



List Number:	892329	Status:	Active
List Price:	\$389,000	Subdiv Map:	
Style of House:	2 Story	Lot:	0
Property Sub-Type:	Single Family Residence	Block:	0
Year Built:	1900	Section:	0
Construction Status:	Completed	Zoning Code:	
Total Acreage:	49.25	Tax ID:	4709-3
Lot Dimensions:	49.25 Acres	Annual Taxes:	\$1,110
Municipality:	Patrick County		

Listing Type: Exclusive Right to Represent Seller
Major Area: 12 - Patrick County
Area: 1200 - Patrick County
Subdivision: NA
Phase: 0

Entry Above Grd Fin SQFT:	1,656	Detached Above Grd Fin SQFT:	
Upper Above Grd Fin SQFT:	864	Total Above Grd Fin SQFT:	2,520
Other Above Grd Fin SQFT:	0	Total Fnsht SqFt:	2,520
Entry Below Grd Fin SQFT:		Total Unfin SQFT:	0
Lower Below Grd Fin SQFT:		Grand Total Attached SQFT:	2,520
Other Below Grd Fin SQFT:			

Total Bdrm:	3	Basement Y/N:	No	Elementary School:	Other - See Remarks
Total F Baths:	2	Basement:	Crawl Space	Middle School:	Other - See Remarks
Total H Baths:	0	# Add Cov Spaces:		High School:	Patrick County
Prim. Covered Prking:	Garage Attached	Addl Covered Parking SQFT:		Water ID:	
# Prim Cov Spaces:	2	Total Cov'd Prk Spc:	2	Water Class:	N/A
Primary Covered sqft:		Uncovered Parking:		Length of Waterfront:	
Add'l Covered Parking:		Uncovered # Spaces:			

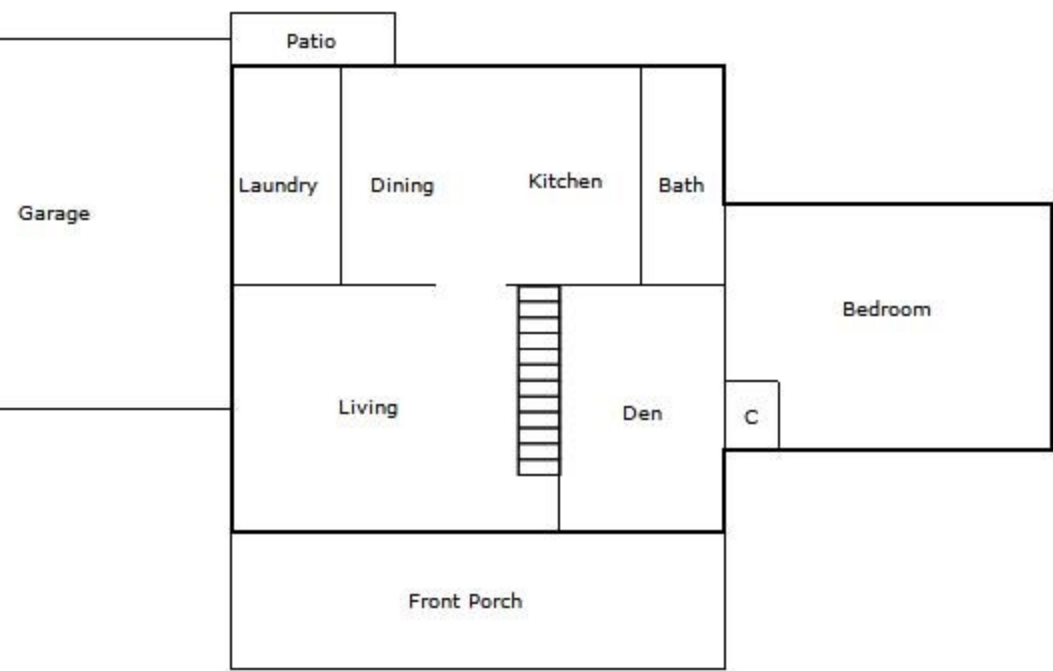
Directions: From Stuart - Take VA-8 South for 3.6 miles, then turn right onto Dry Pond Hwy / After 0.8 miles, property is on left and right sides of the road marked by signs

Public Remarks: Check out this beautiful piece of Patrick County history! This colonial style farmhouse has been passed down over generations and sits on over 49 acres, awaiting its new owners. The large home offers 2,520 square feet of living space with 4 bedrooms and 2 full baths, featuring tall ceilings and the original hardwood floors from 1900. Home also has an attached two car garage, large front porch, eat-in kitchen, large master suite, and more! Enjoy the large shade trees and level yard around the home. Property features 49.25 acres on both sides of the highway with a mixture of open fields and wooded areas. Located conveniently just 5 minutes from Stuart and within an hour of Martinsville, Greensboro, and Winston Salem.

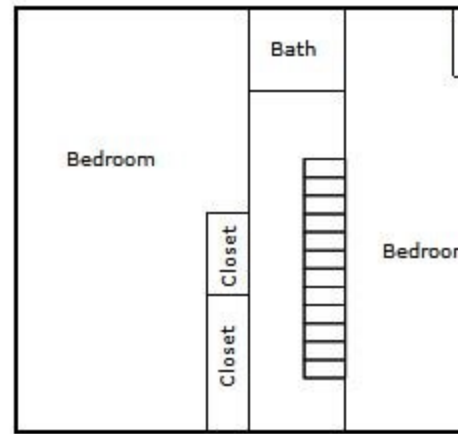
Construction:	Vinyl	Room Name	Level	Remarks
Heating:	Baseboard Electric; Gas – Propane; Heat Pump Electric			
Cooling:	Heat Pump Electric			
Fireplace:	# Fireplaces: 1; Great Room			
Interior Features:	Gas Log Fireplace			
Exterior Features:	Covered Porch; Patio			
Appliances:	Dishwasher; Clothes Dryer; Refrigerator; Range Gas; Clothes Washer			
Floors:	Carpet; Wood			
Porch:	Front Porch			
Water Description:	Private Well			
Sewer Description:	Private Septic			
Master Bedrooms:	Master BR Entry Lvl: 1; Master BR Upper Lvl: 0; Master BR Lower Lvl: 0; Master BR Other Lvl: 0			
Bedrooms:	BR Entry Level: 1; BR Upper Level: 2; BR Lower Level: 0; BR Other Level: 0			
Full Baths:	Full Baths Entry Lvl: 1; Full Baths Upper Lvl: 1; Full Baths Lower Lvl: 0; Full Baths Other Lvl: 0			
Half Baths:	Half Baths Entry Lvl: 0; Half Baths Upper Lvl: 0; Half Baths Lower Lvl: 0; Half Baths Other Lvl: 0			
Limited Service:	Not Limited Service			

List Date: 08/22/2022	Buyer Agent Comp:	POA Y/N: No
	3	POA/Condo Terms A/M:
	Subagent Comp: 0	POA/Condo Dues:





FIRST FLOOR



SECOND FLOOR

5616 DRY POND HWY
STUART, VA 24171

Assess Year: 2022 Printed: 2022-08-17 11:00

Values	
Land:	110,900
Build:	73,100
Other:	1,000
Total:	185,000
Heated SF:	2520
Road:	103
Class:	5
MH:	0
Acres:	49.2500
Trac:	0.0000

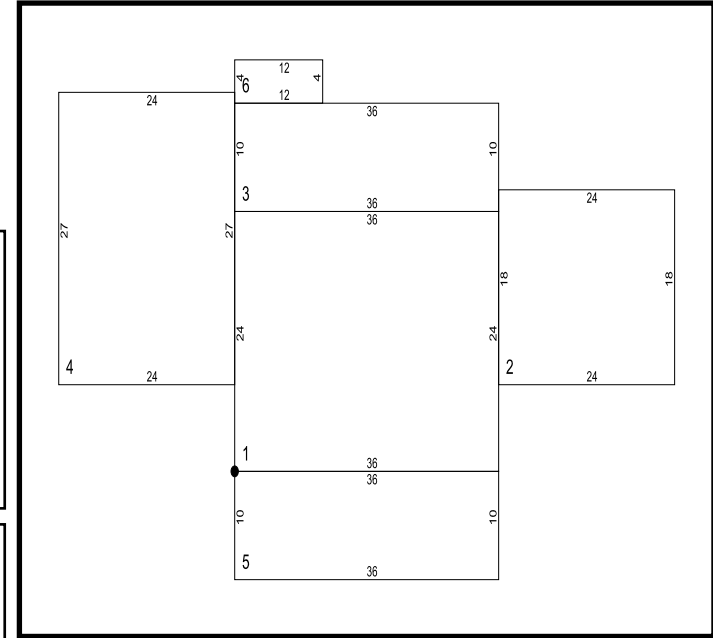
P4 4709(-)-3-
5616 DRY POND HWY
RUSSELL CR
DB296/458 WB43/360

Topo: ROLLING
Utilities: WELL, SEP SYS
Zoning:
Street: PAVED

Building Info	
Cnst: COLONIAL	YrBlt: 1900
Bsnm:	YrRmd: 0000
Fuel: OIL	YrEff: 1960
Fndt: CONC BLOCK, BRICK	PhysC: A
Roof: GABLE	FEDP: 0
Rfmt: COMP SHGLS	DEPO: 0
Wall: DRY WALL, PANEL	SndVal: 0
Floor: CARPET, HARDWOOD, ASPHAL	Rms: 6 BR: 4

Sales	
Date:	Tracts:
Price:	
DB/WB:	
Instrumt:	
Plat:	
Grantor:	

Reassessment			
List:	Initials	Date	Info By
DT		12/30/2019	E
Review:			
Revisit:			
Appeal:			
Last Reval: 2021			



Land:	Segment	Class	Description	Method	Grade	Acres	Lots	Base Rate	Adjusted Rate	Asmt Value
	1	2	BLDG SITE	ACREAGE METHOD	A	1.0000		14,400	14,400	14,400
	2	23	WOODLAND	ACREAGE METHOD	S	48.2500		2,500	2,000	96,500
								16,900	16,400	110,900

Building:	Section	%Cmp	Class	Description	Grade	Finish	HVAC	Cnt	Area	Story	Wall	EffYr	RepCstNew	Asmt Value
	1	100	1	SINGLE FAMILY	C	ALUM	C/HT/ AC		864	2.00	1.00	1960	97,044	38,818
	2	100	1	SINGLE FAMILY	C	ALUM	C/HT/ AC		432	1.00	1.00	1960	26,957	10,783
	3	100	1	SINGLE FAMILY	C	ALUM	C/HT/ AC		360	1.00	1.00	1960	22,464	8,986
	4	100	100	ATT FIN GARAGE	C	ALUM			648	1.00	1.00	1960	18,254	7,302
	5	100	124	COLONIAL PORCH	C				360	1.00	1.00	1960	6,084	2,434
	6	100	137	BRK/SLATE PATIO	C				48	1.00	1.00	1960	422	169
	Opening	100		FRPL OPENINGS	C			2					2,400	960
	Chimney	100		1 STORY MASONRY	C			2					6,000	2,400
	Plumbing	100		3FXBTH	C			1					3,000	1,200
													182,626	73,050

Other Features:	Section	%Cmp	Class	Description	Grade	Cond	Comment	Area	Story	BaseRt	BldYr	Asmt Value
	1	100	66	OLD DWELLG			POOR COND.	0	1.00			1,000S