



# VALUE-ADD OPPORTUNITY - MIXED-USE BLDG. PLUS 6 MULTI-FAMILY BUILDING LOTS

409 E. LABURNUM AVE.  
RICHMOND, VA 23222

**Tim Dudley, CAI, AARE**  
Senior Advisor  
O: 804.822.3131  
[tdudley@svn.com](mailto:tdudley@svn.com)

# Property Summary



## OFFERING SUMMARY

Sale Date: Thursday, May 10, 2018

Sale Time: 2:00 PM - 3:00 PM

Sale Location: Onsite & Online

Building Size: 9,720 SF

Lot Size: 0.45 Acres

Year Built: 1967

Zoning: B-2

## PROPERTY OVERVIEW

SVN | Motleys is proud to present the 9,720 square foot, mixed-use building located at 409 E. Laburnum Ave., Richmond, VA. Don't miss out on this excellent investment opportunity in up-and-coming Northside Richmond, less than one mile from Richmond Raceway!

The first floor of the building is the perfect space for either an office or retail tenant and was previously occupied by a local painting company. This first-floor commercial space totals 5,752 square feet and includes a showroom at the front of the building, three connecting offices, two bathrooms, as well as a warehouse/storage area in the back of the building.

The second floor of the building totals 3,968 square feet and features nine vacant rooms that have previously been leased as apartment units. These units consist of three (3) one room units and six (6) two room units with private bathrooms. The one room units share a public restroom also located on the second floor. These second-floor units present a unique and significant value-add opportunity for investors as the units can be renovated and leased for approximately 80%-90% more than the previous rental rates for these units.

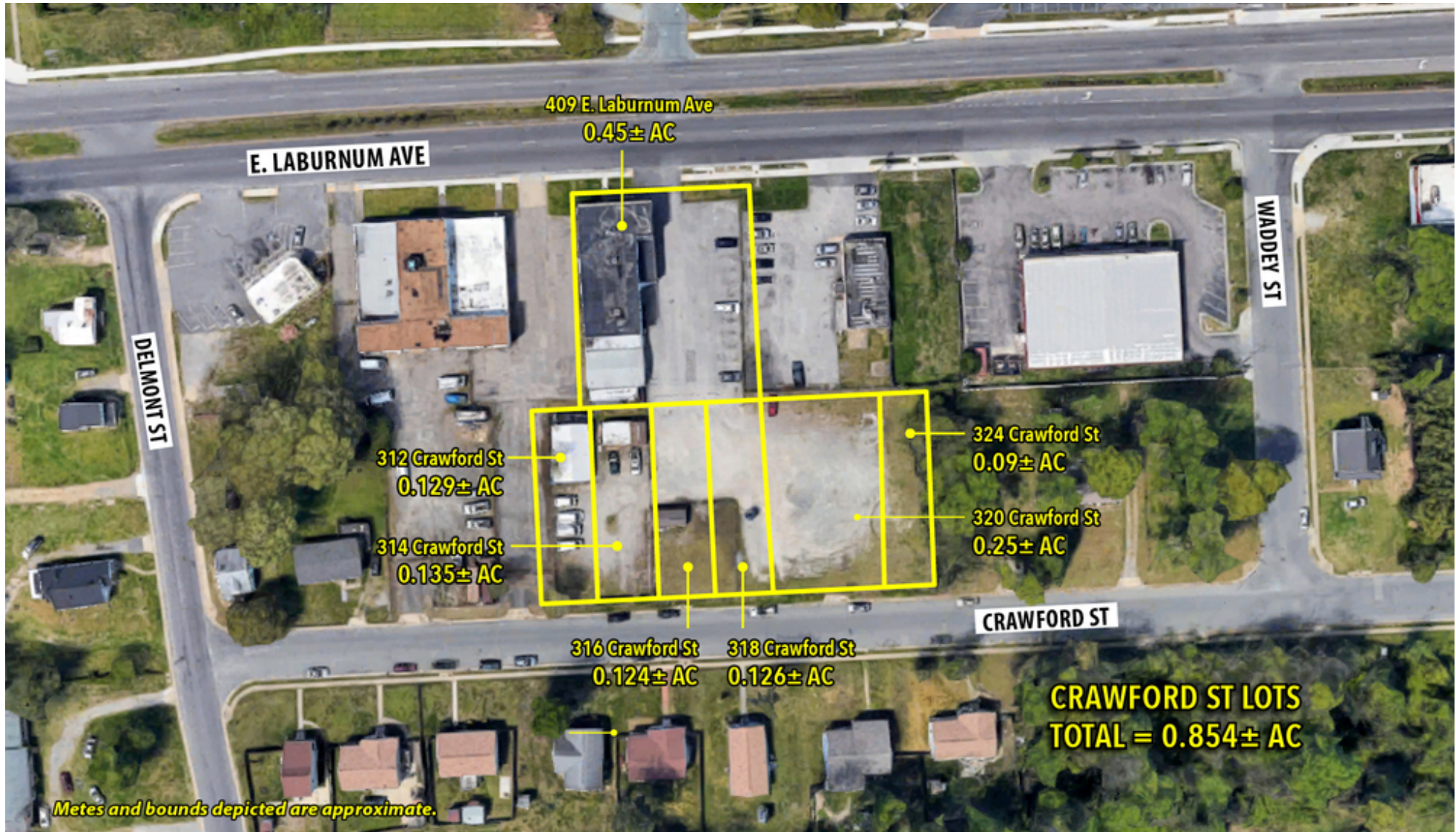
Also offered as a part of this accelerated sale are six adjoining multi-family lots, totaling 0.854 ± acres, which are situated next to the mixed-use building at 409 E. Laburnum Avenue. The lots are fenced-in and vary in size from 0.09 ± acres to 0.25 ± acres. These lots are afforded all the rights and privileges of Henrico County's R-5 zoning ordinance, which allows for multi-family dwellings, townhouses for sale, rooming/boarder houses, group care facilities.

### Summary of Offerings

<b>Offering No.</b>	<b>Address</b>	<b>Parcel ID</b>	<b>Acreage</b>	<b>Square Footage</b>	<b>Opening Offer</b>
1	409 E. Laburnum Ave., Richmond, VA 23222	793-738-7136	0.45	9,720	\$400,000
2	312 Crawford St., Richmond, VA 23222	793-738-6324	0.129	N/A	\$10,000
3	314 Crawford St., Richmond, VA 23222	793-738-6724	0.135	N/A	\$10,000
4	316 Crawford St., Richmond, VA 23222	793-738-7124	0.124	N/A	\$10,000
5	318 Crawford St., Richmond, VA 23222	793-738-7524	0.126	N/A	\$10,000
6	320 Crawford St., Richmond, VA 23222	793-738-8125	0.25	N/A	\$10,000
7	324 Crawford St., Richmond, VA 23222	793-738-8725	0.09	N/A	\$10,000
8	Offering Nos. 2-7 Combined -- 6 Lots		0.854	N/A	\$60,000
9	Offering Nos. 1-7 Combined -- Building and 6 Lots		1.304	N/A	\$460,000

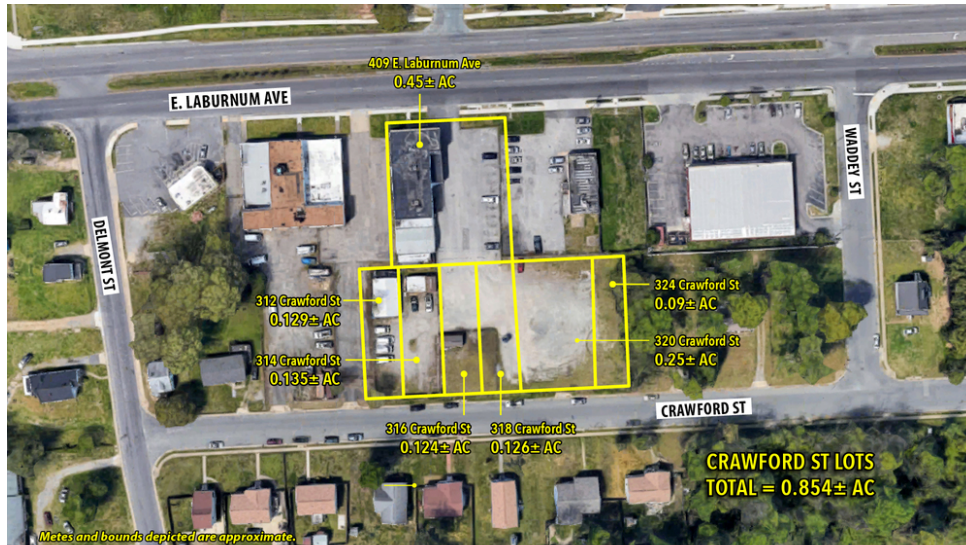


# Additional Photos





# Additional Photos





# Additional Photos



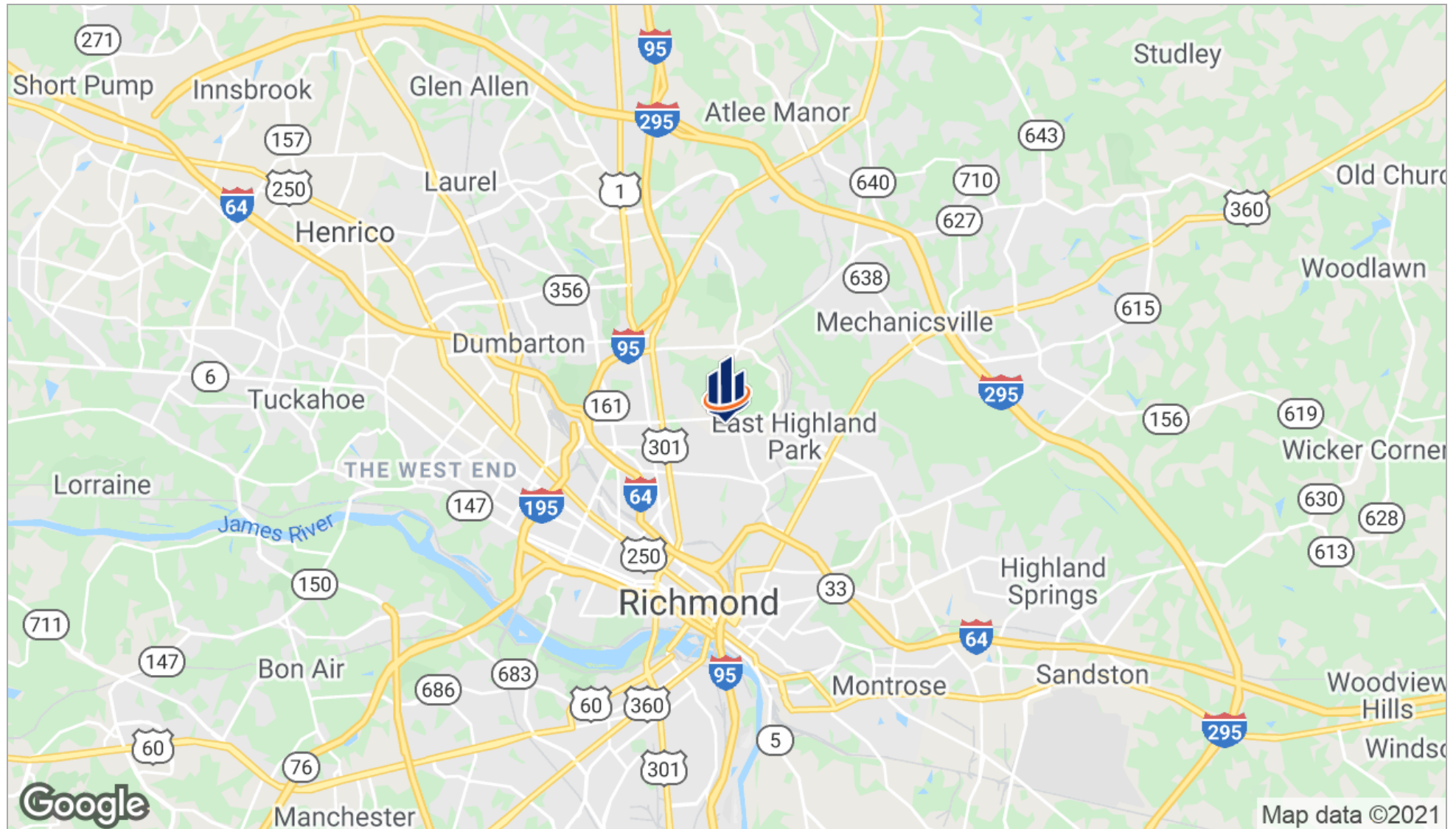


# Aerial Map



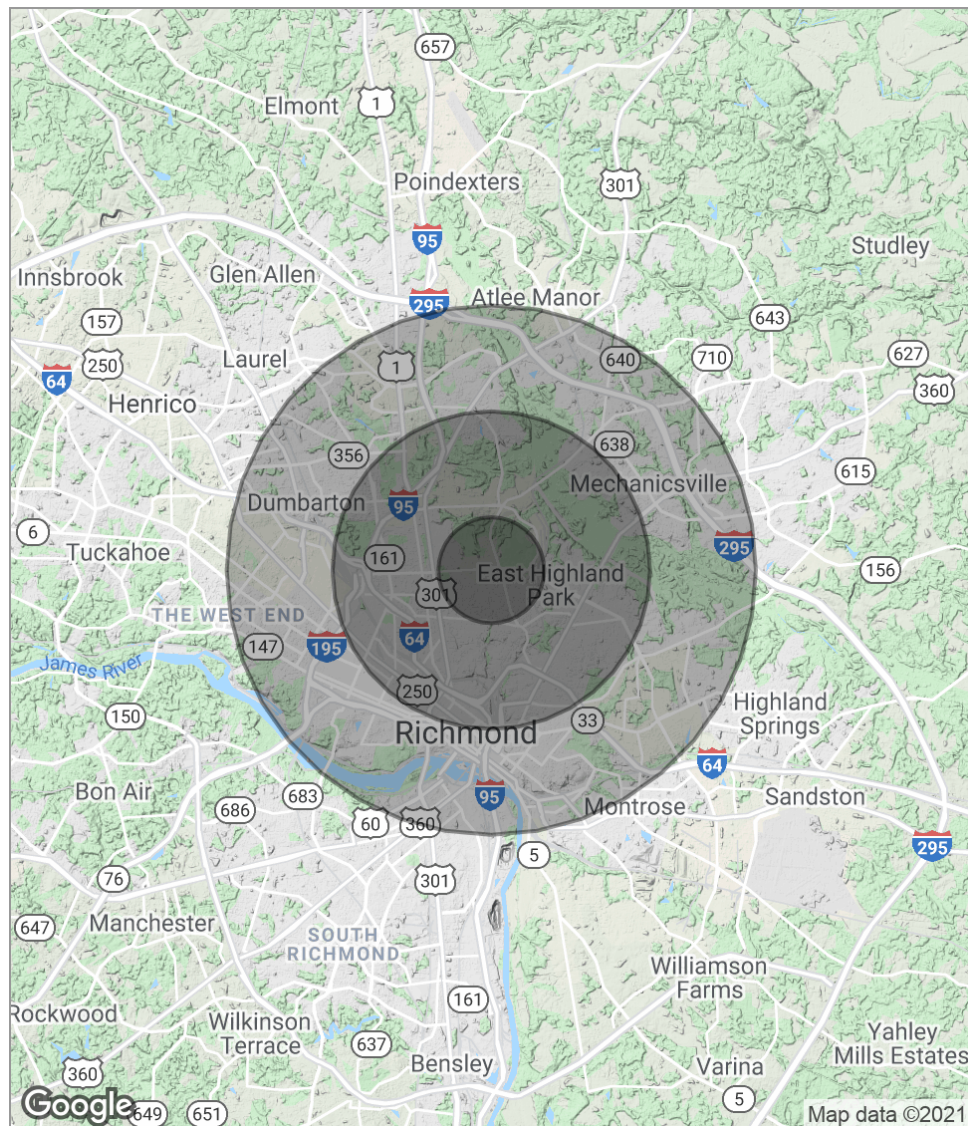


# Location Maps





# Demographics Map



## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	11,963	86,755	215,818
Median age	36.8	35.7	35.0
Median age [Male]	33.2	33.6	33.1
Median age [Female]	39.5	37.2	36.7

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,422	34,289	91,941
# of persons per HH	2.7	2.5	2.3
Average HH income	\$39,074	\$47,088	\$56,172
Average house value	\$133,605	\$206,312	\$227,691

\* Demographic data derived from 2010 US Census



# COUNTY OF HENRICO - FINANCE DEPARTMENT REAL ESTATE ASSESSMENT DIVISION

Address: 4301 E. Parham Rd.  
Henrico, VA 23273-2745  
Phone: 804-501-4300  
Fax: 804-501-5420

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[County Home](#)
[Back](#)

## Base Information

<b>Parcel ID</b>	793-738-7136	<b>Parcel Address</b>	409 E LABURNUM AVE
<b>Vision PID #</b>	77653	<b>Appraiser</b>	D
<b>State Code</b>	Comm & Ind	<b>Neighborhood</b>	09310 - Laburnum N I-64
<b>Use Code</b>	353 Retail Store	<b>Acreage</b>	0.4497
<b>Tax Type</b>	Taxable	<b>Owner (Jan 1)</b>	WINGFIELD WILLIAM A JR
<b>Zoning</b>	B-2	<b>Owner (Cur)</b>	WINGFIELD WILLIAM A JR
<b>Tax Dist</b>	San Dist #12	<b>Mailing Address</b>	
<b>Magisterial</b>	Fairfield		6283 SARATOGA DR
<b>Subdivision</b>	Laburnum Grove		MECHANICSVILLE VA
<b>Section</b>		<b>Zip</b>	23111-4502
<b>Block</b>	A	<b>Old Map #</b>	0106090000A 0008
<b>Lot</b>	8&9&10&AJ8'	<b>Pre 1992 Map #</b>	3 B1 1
		<b>Map Page #</b>	167

## Commercial Information

Building Name	Bldg #	Type	Section	Year Built	Stories	Height	Occupancy	Sqft
City Wide Decorators	1	Occ 1	1	1967	2	12	353 - Retail Store	3,661
City Wide Decorators	1	Occ 2	1	1967	2	12	344 - Office Building	4,659
City Wide Decorators	1	Occ 1	2	1967	1	11	406 - Storage Warehouse	1,400
<b>Report Total:</b>								<b>9,720</b>
								<b>1-3</b>

## Last 5 Transfers

Sale Date	Sale Price	Deed Book	Page	Owner	Sale Comment	# of Parcels
11/04/1965	\$150,000	1235	586	WINGFIELD WILLIAM A JR		

## Last 5 Assessments

Year	Date	Land	Land Use	Improvements	Total
2018	01/30/2018	\$117,600		\$387,300	\$504,900
2017	01/31/2017	\$108,100		\$391,100	\$499,200
2016	01/29/2016	\$108,100		\$385,400	\$493,500
2015	02/02/2015	\$108,100		\$380,400	\$488,500
2014	01/30/2014	\$108,100		\$365,900	\$474,000

## Extras, Features and Outbuildings

Type	Description	Units/Area
Extra	Extras	
1 - 1		

## Land Information

Type	# Units	Unit Type	Sqft	Zoning
S1	19592	SQUARE FOOTAGE	19,592	B-2

## Notes

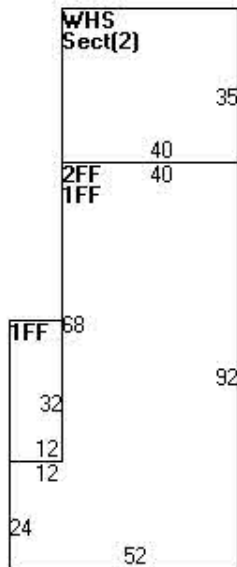
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Last Photo Update 03/17/2014



## Sketch Details

Code	Desc	Gross
1FF	1st FI Finished	4,352
2FF	2nd FI Finished	3,968
WHS	Warehouse	1,400

**Legal Disclaimer:** Non-confidential real estate assessment records are public information under Virginia law, and Internet display of non-confidential property information is specifically authorized by Virginia Code 58.1-3122.2. While the Real Estate Division has worked to ensure that the assessment data contained herein is accurate, Henrico County assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any reliance on any maps or data provided herein. Please consult County records in the Real Estate Division for official information.



**COUNTY OF HENRICO - FINANCE DEPARTMENT**  
**REAL ESTATE ASSESSMENT DIVISION**

Address: 4301 E. Parham Rd.  
Henrico, VA 23273-2745  
Phone: 804-501-4300  
Fax: 804-501-5420

**Base Information**

Parcel ID	793-738-6324	Parcel Address	312 CRAWFORD ST
Vision PID #	77647	Appraiser	N
State Code	Resid (Sub)	Neighborhood	5-120
Use Code	011 Vacant Residential	Acreage	
Tax Type	Taxable	Owner (Jan 1)	WINGFIELD WILLIAM A JR
Zoning	R-5	Owner (Cur)	WINGFIELD WILLIAM A JR
Tax Dist	San Dist #12	Mailing Address	
Magisterial	Fairfield		6283 SARATOGA DR
Subdivision	Laburnum Grove		MECHANICSVILLE VA
Section		Zip	23111-4502
Block	A	Old Map #	0106090000A 0017
Lot	PT 17 & VAC ALLEY	Pre 1992 Map #	3 B1 1
		Map Page #	167

**Last 5 Transfers**

Sale Date	Sale Price	Deed Book	Page	Owner	Sale Comment	# of Parcels
	\$500	1251	71	WINGFIELD WILLIAM A JR		

**Last 5 Assessments**

Year	Date	Land	Land Use	Improvements	Total
2018	01/30/2018	\$9,300		\$0	\$9,300
2017	01/31/2017	\$9,300		\$0	\$9,300
2016	01/29/2016	\$9,300		\$0	\$9,300
2015	02/02/2015	\$9,300		\$0	\$9,300
2014	01/30/2014	\$9,300		\$0	\$9,300

**Land Information**

Type	# Units	Unit Type	Sqft	Zoning
G2	1	LOTS	0	R-5

**Notes**

1) 200 SQ. FT. to RW for Crawford St. per DB 2495-296.

**Image**





**COUNTY OF HENRICO - FINANCE DEPARTMENT**  
**REAL ESTATE ASSESSMENT DIVISION**

Address: 4301 E. Parham Rd.  
Henrico, VA 23273-2745  
Phone: 804-501-4300  
Fax: 804-501-5420

**Base Information**

Parcel ID	793-738-6724	Parcel Address	314 CRAWFORD ST
Vision PID #	77649	Appraiser	N
State Code	Resid (Sub)	Neighborhood	5-120
Use Code	011 Vacant Residential	Acreage	
Tax Type	Taxable	Owner (Jan 1)	WINGFIELD WILLIAM A JR
Zoning	R-5	Owner (Cur)	WINGFIELD WILLIAM A JR
Tax Dist	San Dist #12	Mailing Address	
Magisterial	Fairfield		6283 SARATOGA DR
Subdivision	Laburnum Grove		MECHANICSVILLE VA
Section		Zip	23111-4502
Block	A	Old Map #	0106090000A 0018
Lot	PT 18 & ADJ STRIP	Pre 1992 Map #	3 B1 1
		Map Page #	167

**Last 5 Transfers**

Sale Date	Sale Price	Deed Book	Page	Owner	Sale Comment	# of Parcels
	\$7,000	1482	526	WINGFIELD WILLIAM A JR		

**Last 5 Assessments**

Year	Date	Land	Land Use	Improvements	Total
2018	01/30/2018	\$9,300		\$0	\$9,300
2017	01/31/2017	\$9,300		\$0	\$9,300
2016	01/29/2016	\$9,300		\$0	\$9,300
2015	02/02/2015	\$9,300		\$0	\$9,300
2014	01/30/2014	\$9,300		\$0	\$9,300

**Land Information**

Type	# Units	Unit Type	Sqft	Zoning
G2	1	LOTS	0	R-5

**Notes**

1) 200 SQ. FT. to RW for Crawford St. per DB 2495-296.

**Image**



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Address: 4301 E. Parham Rd.  
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Phone: 804-501-4300  
Fax: 804-501-5420

## Base Information

Parcel ID	793-738-7124	Parcel Address	316 CRAWFORD ST
Vision PID #	77652	Appraiser	N
State Code	Resid (Sub)	Neighborhood	5-120
Use Code	011 Vacant Residential	Acreage	
Tax Type	Taxable	Owner (Jan 1)	WINGFIELD WILLIAM A JR
Zoning	R-5	Owner (Cur)	WINGFIELD WILLIAM A JR
Tax Dist	San Dist #12	Mailing Address	
Magisterial	Fairfield		6283 SARATOGA DR
Subdivision	Laburnum Grove		MECHANICSVILLE VA
Section		Zip	23111-4502
Block	A	Old Map #	0106090000A 0019
Lot	PT 19 & VAC ALLEY	Pre 1992 Map #	3 B1 1
		Map Page #	167

## Last 5 Transfers

Sale Date	Sale Price	Deed Book	Page	Owner	Sale Comment	# of Parcels
	\$7,000	1482	526	WINGFIELD WILLIAM A JR		

## Last 5 Assessments

Year	Date	Land	Land Use	Improvements	Total
2018	01/30/2018	\$9,300		\$0	\$9,300
2017	01/31/2017	\$9,300		\$0	\$9,300
2016	01/29/2016	\$9,300		\$0	\$9,300
2015	02/02/2015	\$9,300		\$0	\$9,300
2014	01/30/2014	\$9,300		\$0	\$9,300

## Land Information

Type	# Units	Unit Type	Sqft	Zoning
G2	1	LOTS	0	R-5

## Notes

1) 200 SQ. FT. to RW for Crawford St. per DB 2495-296.

## Image





# COUNTY OF HENRICO - FINANCE DEPARTMENT REAL ESTATE ASSESSMENT DIVISION

Address: 4301 E. Parham Rd.  
Henrico, VA 23273-2745  
Phone: 804-501-4300  
Fax: 804-501-5420

## Base Information

Parcel ID	793-738-7524	Parcel Address	318 CRAWFORD ST
Vision PID #	77655	Appraiser	N
State Code	Resid (Sub)	Neighborhood	5-120
Use Code	011 Vacant Residential	Acreage	
Tax Type	Taxable	Owner (Jan 1)	WINGFIELD WILLIAM A JR
Zoning	R-5	Owner (Cur)	WINGFIELD WILLIAM A JR
Tax Dist	San Dist #12	Mailing Address	
Magisterial	Fairfield		6283 SARATOGA DR
Subdivision	Laburnum Grove		MECHANICSVILLE VA
Section		Zip	23111-4502
Block	A	Old Map #	0106090000A 0020
Lot	PT 20 & VAC ALLEY	Pre 1992 Map #	3 B1 1
		Map Page #	167

## Last 5 Transfers

Sale Date	Sale Price	Deed Book	Page	Owner	Sale Comment	# of Parcels
	\$0	1482	526	WINGFIELD WILLIAM A JR		

## Last 5 Assessments

Year	Date	Land	Land Use	Improvements	Total
2018	01/30/2018	\$9,300		\$0	\$9,300
2017	01/31/2017	\$9,300		\$0	\$9,300
2016	01/29/2016	\$9,300		\$0	\$9,300
2015	02/02/2015	\$9,300		\$0	\$9,300
2014	01/30/2014	\$9,300		\$0	\$9,300

## Land Information

Type	# Units	Unit Type	Sqft	Zoning
G2	1	LOTS	0	R-5

## Notes

1) 212 SQ. FT. to RW for Crawford St. per DB 2495-296.

## Image



# COUNTY OF HENRICO - FINANCE DEPARTMENT REAL ESTATE ASSESSMENT DIVISION

Address: 4301 E. Parham Rd.  
Henrico, VA 23273-2745  
Phone: 804-501-4300  
Fax: 804-501-5420

## Base Information

Parcel ID	793-738-8125	Parcel Address	320 CRAWFORD ST
Vision PID #	77659	Appraiser	N
State Code	Resid (Urban)	Neighborhood	5-120
Use Code	011 Vacant Residential	Acreage	
Tax Type	Taxable	Owner (Jan 1)	WINGFIELD WILLIAM A JR
Zoning	R-5	Owner (Cur)	WINGFIELD WILLIAM A JR
Tax Dist	San Dist #12	Mailing Address	
Magisterial	Fairfield		6283 SARATOGA DR
Subdivision	New Providence Park		MECHANICSVILLE VA
Section		Zip	23111-4502
Block	3	Old Map #	0106100003 0024
Lot	PT 22-24-26 ETC	Pre 1992 Map #	3 B1 2
		Map Page #	167

## Last 5 Transfers

Sale Date	Sale Price	Deed Book	Page	Owner	Sale Comment	# of Parcels
	\$7,000	1482	526	WINGFIELD WILLIAM A JR		

## Last 5 Assessments

Year	Date	Land	Land Use	Improvements	Total
2018	01/30/2018	\$16,000		\$0	\$16,000
2017	01/31/2017	\$16,000		\$0	\$16,000
2016	01/29/2016	\$16,000		\$0	\$16,000
2015	02/02/2015	\$16,000		\$0	\$16,000
2014	01/30/2014	\$16,000		\$0	\$16,000

## Land Information

Type	# Units	Unit Type	Sqft	Zoning
G2	1	LOTS	0	R-5

## Notes

1) 385 SQ. FT. to RW for Crawford St. per DB 2495/300. 2) paved parking lot for business on Laburnum

## Image





# COUNTY OF HENRICO - FINANCE DEPARTMENT REAL ESTATE ASSESSMENT DIVISION

Address: 4301 E. Parham Rd.  
Henrico, VA 23273-2745  
Phone: 804-501-4300  
Fax: 804-501-5420

## Base Information

Parcel ID	793-738-8725	Parcel Address	324 CRAWFORD ST
Vision PID #	77664	Appraiser	N
State Code	Resid (Urban)	Neighborhood	5-120
Use Code	011 Vacant Residential	Acreage	
Tax Type	Taxable	Owner (Jan 1)	WINGFIELD WILLIAM A JR & DOROTHY T
Zoning	R-5	Owner (Cur)	WINGFIELD WILLIAM A JR & DOROTHY T
Tax Dist	San Dist #12	Mailing Address	
Magisterial	Fairfield		6283 SARATOGA DR
Subdivision	New Providence Park		MECHANICSVILLE VA
Section		Zip	23111-4502
Block	3	Old Map #	0106100003 0020
Lot	PT 20 & 22& ADJ STRD	Pre 1992 Map #	3 B1 2
		Map Page #	167

## Last 5 Transfers

Sale Date	Sale Price	Deed Book	Page	Owner	Sale Comment	# of Parcels
11/01/1993	\$500	2476	592	WINGFIELD WILLIAM A JR & DOROTHY T		
11/01/1993	\$500	652	174	WINGFIELD WILLIAM A JR & D		

## Last 5 Assessments

Year	Date	Land	Land Use	Improvements	Total
2018	01/30/2018	\$5,900		\$0	\$5,900
2017	01/31/2017	\$5,900		\$0	\$5,900
2016	01/29/2016	\$5,900		\$0	\$5,900
2015	02/02/2015	\$5,900		\$0	\$5,900
2014	01/30/2014	\$5,900		\$0	\$5,900

## Land Information

Type	# Units	Unit Type	Sqft	Zoning
G2	1	LOTS	0	R-5

## Notes

1) 150 SQ. FT. to RW for Crawford St. per DB 2495 -292. 2) abandoned house demolished per inspection on 6/14/99.

## Image

ALDIE ABSTRACT & SETTLEMENTS, LLC  
25097 SILURIAN TERR  
ALDIE, VA 20105  
EMAIL: BRANDY@ALDIEABSTRACT.COM  
CELL PHONE: 703-981-8059

SEARCH TYPE CURRENT OWNER

CLIENT CASE # 409 E Laburnum Ave - Henrico  
ALDIE ABSTRACT CASE # 18-0444

FEE SIMPLE TITLE IN: William A Wingfield, JR

BOOK/PAGE AND/OR INST #: 1235/586

RECORDED DATE: 11/4/1965

LEGAL DESCRIPTION: Lots 8, 9 & 10, Block A, LABURNUM GROVE  
AMONG THE LAND RECORDS OF COUNTY OF HENRICO, VIRGINIA

REAL ESTATE TAXES - COUNTY OF HENRICO, VIRGINIA

TAX ID # 793-738-7136

TAX YEAR: 2017

TAXES PAID THRU: 2<sup>nd</sup> 1/2 2017 - \$2,196.48 W/Exception to Penalty & Interest Past Due - \$221.85

TOWN TAX ☐ YES ☒ NO

TOWN OF N/A

TAXES PAID THROUGH: N/A

DEEDS OF TRUST(S)

NONE - Please Confirm

_____	_____	_____
_____	_____	_____
_____	_____	_____

JUDGMENT(S) / LIEN(S)

NONE

NOTES

NONE

EFFECTIVE DATE: 9th DAY OF MARCH, 2018 AT 8:00 A.M.



ALDIE ABSTRACT & SETTLEMENTS, LLC  
25097 SILURIAN TERR  
ALDIE, VA 20105  
EMAIL: BRANDY@ALDIEABSTRACT.COM  
CELL PHONE: 703-981-8059

**SCHEDULE "B"**

**RESTRICTIONS**

**N/A**

**EASEMENTS** ☐ YES ☐ NO / **ASSESSMENTS** ☐ YES ☐ NO / **PARTY WALLS** ☐ YES ☐ NO

**EASEMENTS/RIGHT-OF-WAYS:**

**N/A**

**AS PER PLAT MAP**

**N/A**

**BUILDING RESTRICTIONS LINE(S)**

**N/A**

**NOTES**

**NONE**

**EFFECTIVE DATE: 9th DAY OF MARCH, 2018 AT 8:00 A.M.**

**THIS REPORT OF TITLE IS ISSUED FOR THE SOLE BENEFIT OF CROWGEY & ASSOCIATGES AND CANNOT BE RELIED UPON BY ANY OTHER AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN PERMISSION OF ALDIE ABSTRACT & SETTLEMENTS, LLC. MATTERS AFFECTING THE ABOVE REAL ESTATE WHICH DO NOT APPEAR AMONG THE AFORESAID LAND RECORDS OR ARE NOT VERIFIED ARE NOT COVERED BY THIS REPORT. THIS REPORT IS NOT INTENDED TO BE A COMMITMENT TO INSURE NOR IS IT INTENDED TO BE A POLICY OF TITLE INSURANCE.**

Mailed this 18 day 1965

1965 To Richard G. Richardson, Realtor

Address 1187 8th St

586

1235/586

3632

586

THIS DEED, made this 10th day of September in the year 1965

between L. S. DANIEL and EMMETT S. DANIEL, his wife, and E. RANDOLPH DANIEL and LOIS W. DANIEL, his wife, parties of the first part, and WILLIAM A. WINGFIELD, JR., party of the second part.

WITNESSETH: That for and in consideration of the sum of Ten dollars (\$10.00) cash in hand paid, receipt whereof is hereby acknowledged, and other valuable consideration, the said parties of the first part do grant and convey, with General Warranty, unto the said party of the second part, the following described real estate, to-wit:

All those certain lots or parcels of land, lying and being in Henrico County, Virginia, consisting of Lots 8, 9 and 10, Block A in the plan of Laburnum Grove, plat of which is recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia in Plat Book 18, page 19, and according to said plat, said lots are bounded and described as follows, to-wit:

Beginning at a point on the southern line of Laburnum Avenue distant 294.92 feet east of the eastern line of Delmont Street; thence from said point of beginning running eastwardly along and fronting on the southern line of Laburnum Avenue south 86 degrees 27 minutes 30 seconds east 120 feet to a rod; thence from said rod extending back southwardly south 0 degrees 28 minutes 30 seconds west 150.21 feet to a rod, thence from said rod in a westwardly direction north 86 degrees 27 minutes 30 seconds west 128.04 feet to a rod; thence in a northwardly direction north 3 degrees 32 minutes 30 seconds east 150 feet to the point of beginning.

Said Lots 8 and 9 being the same real estate conveyed to L.S. Daniel and E. Randolph Daniel as joint tenants with the right of survivorship as at common law by deed from Arthur Crawford, unmarried, dated April 10, 1959 and recorded April 15, 1959 in the Clerk's Office of the Circuit Court of Henrico County, Virginia.

Said Lot 10 being a part of the same real estate conveyed to said L.S. Daniel and E. Randolph Daniel as joint tenants with the right of survivorship as at common law by deed from Inez Johnson, widow, dated October 29, 1958 and recorded November 5, 1958 in Deed Book 909, page 440 in the Clerk's Office of the Circuit Court of Henrico County, Virginia.



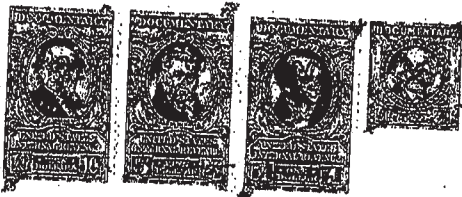
1235/587

587

This conveyance is made subject to the restrictions and conditions of record, to the extent of which lawfully they may apply.

The said parties of the first part covenant that they have the right to convey the said land to the said party of the second part; that they have done no act to encumber said land; that the said party of the second part shall have quiet possession of said land, free from all encumbrances, and that they, the said parties of the first part, will execute such further assurance of said land as may be requisite.

WITNESS the following signatures and seals:



L. S. Daniel (SEAL)  
L. S. Daniel  
Emmett S. Daniel (SEAL)  
Emmett S. Daniel  
E. Randolph Daniel (SEAL)  
E. Randolph Daniel  
Lois W. Daniel (SEAL)  
Lois W. Daniel

STATE OF VIRGINIA,  
CITY OF RICHMOND, to-wit:

I, Ollie S. Tompkins, a Notary Public for the city aforesaid, in the State of Virginia, do certify that L. S. Daniel and Emmett S. Daniel, his wife, whose names are signed to the foregoing deed bearing date September 10, 1965 have each acknowledged the same before me in my city aforesaid.

Given under my hand this 21st day of September, 1965.  
My commission expires November 26, 1968.

Ollie S. Tompkins  
Notary Public

1235/588

STATE OF VIRGINIA,

588

CITY OF CHARLOTTESVILLE, to-wit:

I, Virginia C. Lee, a Notary Public for the city aforesaid, in the State of Virginia, do certify that E. Randolph Daniel and Lois W. Daniel, his wife, whose names are signed to the foregoing deed bearing date September 10, 1965 have each acknowledged the same before me in my city aforesaid.

Given under my hand this    day of September, 1965.

My commission expires My Commission Expires February 7, 1968

Virginia C. Lee  
Notary Public



VIRGINIA: IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT  
OF THE COUNTY OF HENRICO, Nov. 4, 1965  
THIS DEED WAS PRESENTED AND WITH THE CERTIFICATE  
ANNEXED. ADMITTED TO RECORD AT 11.25 o'clock A. M.  
Teste:

State Tax Paid \$22.50

County Tax Paid \$7.50

Helen C. Leasing Clerk



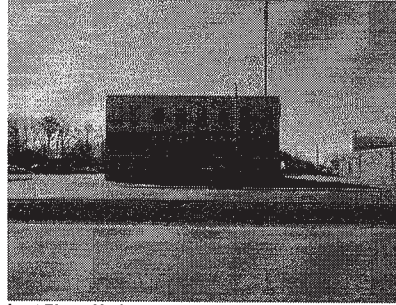

**COUNTY OF HENRICO - FINANCE DEPARTMENT  
REAL ESTATE ASSESSMENT DIVISION**

Address: 4301 E. Parham Rd.  
Henrico, VA 23273-2745  
Phone: 804-501-4300  
Fax: 804-501-5420

**Base Information**

Parcel ID 793-738-7136  
Vision PID # 77653  
State Code Comm & Ind  
Use Code 353 Retail Store  
Tax Type Taxable  
Zoning B-2  
Tax Dist San Dist #12  
Magisterial Fairfield  
Subdivision Laburnum Grove  
Section  
Block A  
Lot 8&9&10&A&B'

Parcel Address 409 E LABURNUM AVE  
Appraiser D  
Neighborhood 09310 - Laburnum N I-64  
Acreage 0.4497  
Owner (Jan 1) WINGFIELD WILLIAM A JR  
Owner (Cur) WINGFIELD WILLIAM A JR  
Mailing Address  
6283 SARATOGA DR  
MECHANICSVILLE VA  
Zip 23111-4502  
Old Map # 0106090000A 0008  
Pre 1992 Map # 3 B1 1  
Map Page # 167

**Image**


Last Photo Update 03/17/2014

**Commercial Information**

Building Name	Bldg #	Type	Section	Year Built	Stories	Height	Occupancy	Sqft
City Wide Decorators	1	Occ 1	1	1967	2	12	353 - Retail Store	3,661
City Wide Decorators	1	Occ 2	1	1967	2	12	344 - Office Building	4,659
City Wide Decorators	1	Occ 1	2	1967	1	11	406 - Storage Warehouse	1,400
<b>Report Total:</b>								<b>9,720</b>

**Last Transfer**

Sale Date	Sale Price	Deed Book	Page	Previous Owner	Sale Comment	# of Parcels
11/04/1965	\$150,000	1235	586			

**Current Assessment**

Year	Date	Land	Land Use	Improvements	Total
2018	01/30/2018	\$117,600		\$387,300	\$504,900

**Extras, Features and Outbuildings**

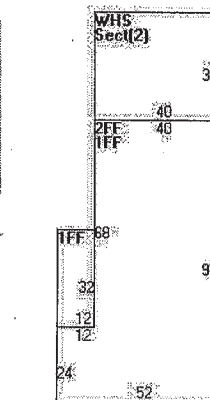
Type	Description	Units/Area
Extra	Extras	-

**Land Information**

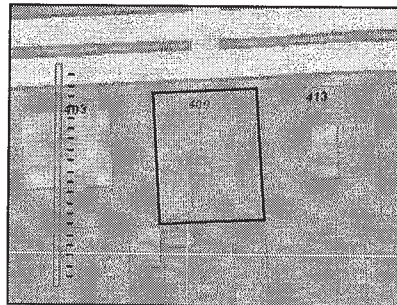
Type	# Units	Unit Type	Sqft	Zoning
S1	19592	SQUARE FOOTAGE	19,592	B-2

**Notes**

no data found


**Sketch Details**

Code	Desc	Gross
1FF	1st FI Finished	4,352
2FF	2nd FI Finished	3,968
WHS	Warehouse	1,400

**Map**


**Legal Disclaimer:** Non-confidential real estate assessment records are public information under Virginia law, and Internet display of non-confidential property information is specifically authorized by Virginia Code 58.1-3122.2. While the Real Estate Division has worked to ensure that the assessment data contained herein is accurate, Henrico County assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any reliance on any maps or data provided herein. Please consult County records in the Real Estate Division for official information.

Click Real\_Estate\_Comments to submit comments or corrections.

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REAL ESTATE ASSESSMENT DIVISION**

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[Property Search](#) [Residential Sales Search](#)  
[Commercial Sales Search](#)

☐ Base ☒ Transfer & Assessment

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**Parcel Information**
**Parcel ID** 793-738-7136

**Parcel Address** 409 E LABURNUM AVE

**Transfer History**

Sale Date	Sale Price	Deed Book	Page	Owner	Sale Comment	# of Parcels
11/04/1965	\$150,000	1235	586	WINGFIELD WILLIAM A JR		

**Assessment Information**

Year	Date	Land	Land Use	Improvements	Total
2018	01/30/2018	\$117,600		\$387,300	\$504,900
2017	01/31/2017	\$108,100		\$391,100	\$499,200
2016	01/29/2016	\$108,100		\$385,400	\$493,500
2015	02/02/2015	\$108,100		\$380,400	\$488,500
2014	01/30/2014	\$108,100		\$365,900	\$474,000
2013	02/05/2013	\$108,100		\$354,100	\$462,200
2012	02/17/2012	\$108,100		\$354,100	\$462,200
2011	03/10/2011	\$108,100		\$354,100	\$462,200
2010	01/26/2010	\$108,100		\$354,100	\$462,200
2009	01/12/2009	\$108,100		\$360,600	\$468,700
2008	01/15/2008	\$103,400		\$340,300	\$443,700
2007	01/10/2007	\$82,300		\$281,700	\$364,000
2006	01/06/2006	\$78,400		\$264,900	\$343,300
2005	06/15/2004	\$78,400		\$242,600	\$321,000
2004	03/20/2003	\$78,400		\$212,400	\$290,800
2003	10/15/2002	\$78,400		\$212,400	\$290,800
2002	03/29/2001	\$78,400		\$208,000	\$286,400
2001	04/19/2000	\$78,400		\$208,000	\$286,400
2000	10/01/1999	\$78,400		\$208,000	\$286,400
1999	04/08/1998	\$49,100		\$216,900	\$266,000
1998	04/21/1997	\$49,100		\$216,900	\$266,000
1997	01/01/1997	\$49,100		\$216,900	\$266,000
1996	01/01/1996	\$49,100		\$216,900	\$266,000
1995	01/01/1995	\$49,100		\$216,900	\$266,000
1994	01/01/1994	\$49,100		\$216,900	\$266,000
1993	01/01/1993	\$49,100		\$216,900	\$266,000
1992	01/01/1992	\$49,100		\$216,900	\$266,000

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Click [Real\\_Estate\\_Comments](#) to submit comments or corrections.



Item PIN: 793-738-7136  
 Account: 7428  
 Map: 40 - Comm. 3rd  
 Class code: 40 - Comm. 3rd  
 Property address: 408 E LABURNUM AVE  
 Owner name: WINGFIELD WILLIAM A JR  
 Legal description: LABURNUM GROVE BLA LT 8868-08-08  
 Year built: 1957  
 District: 12  
 Zoning: 001  
 Status Codes: Recent Notes

Tax Billing: A/R Invoices  
 Transfer History: Other History: Status: Notes: Addresses

Unpaid Taxes:

Current: 0.00  
 Delinquent: 0.00  
 Penalty: 209.65  
 Interest: 2.20  
 Total due: 211.85  
 Calc date: 3/6/2018  
 Change 2 & 1 Calculation Date  
 Total MAB: 0.00  
 Unpaid Invoices only

Account	Invoice	Type	Invoice Date	Due Date	Due	Last Paid Date	Total Paid
7428 - WINGFIELD WILLIAM A JR	189288	RE Tax	10/30/2017	12/05/2017	\$0.00	12/27/2017	\$2,156.48
7428 - WINGFIELD WILLIAM A JR	189288	RE Penalty	10/30/2017	12/05/2017	\$219.65	12/27/2017	\$0.00
7428 - WINGFIELD WILLIAM A JR	189288	RE Interest	10/30/2017	12/05/2017	\$2.20	12/27/2017	\$0.00
7428 - WINGFIELD WILLIAM A JR	189288	Total			\$221.85	12/27/2017	\$2,156.48
7428 - WINGFIELD WILLIAM A JR	189288	RE Tax	04/19/2017	06/05/2017	\$0.00	07/18/2017	\$2,156.48
7428 - WINGFIELD WILLIAM A JR	189288	RE Penalty	04/19/2017	06/05/2017	\$0.00	07/18/2017	\$219.65
7428 - WINGFIELD WILLIAM A JR	189288	RE Interest	04/19/2017	06/05/2017	\$0.00	07/18/2017	\$2.20
7428 - WINGFIELD WILLIAM A JR	189288	Total			\$0.00	07/18/2017	\$2,156.48
7428 - WINGFIELD WILLIAM A JR	189288	RE Tax	11/02/2016	12/05/2016	\$0.00	12/07/2016	\$2,156.48
7428 - WINGFIELD WILLIAM A JR	189288	RE Penalty	11/02/2016	12/05/2016	\$0.00	12/07/2016	\$219.65
7428 - WINGFIELD WILLIAM A JR	189288	RE Interest	11/02/2016	12/05/2016	\$0.00	12/07/2016	\$2.20
7428 - WINGFIELD WILLIAM A JR	189288	Total			\$0.00	12/07/2016	\$2,156.48
7428 - WINGFIELD WILLIAM A JR	189288	RE Tax	04/26/2016	06/05/2016	\$0.00	06/02/2016	\$2,156.48
7428 - WINGFIELD WILLIAM A JR	189288	RE Penalty	04/26/2016	06/05/2016	\$0.00	06/02/2016	\$219.65
7428 - WINGFIELD WILLIAM A JR	189288	RE Interest	04/26/2016	06/05/2016	\$0.00	06/02/2016	\$2.20
7428 - WINGFIELD WILLIAM A JR	189288	Total			\$0.00	06/02/2016	\$2,156.48
7428 - WINGFIELD WILLIAM A JR	189288	RE Tax	04/26/2015	06/05/2015	\$0.00	06/02/2015	\$2,156.48
7428 - WINGFIELD WILLIAM A JR	189288	RE Penalty	04/26/2015	06/05/2015	\$0.00	06/02/2015	\$219.65
7428 - WINGFIELD WILLIAM A JR	189288	RE Interest	04/26/2015	06/05/2015	\$0.00	06/02/2015	\$2.20
7428 - WINGFIELD WILLIAM A JR	189288	Total			\$0.00	06/02/2015	\$2,156.48
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7428 - WINGFIELD WILLIAM A JR	189288	RE Interest	04/20/2012	06/05/2012	\$0.00	06/12/2012	\$2.20
7428 - WINGFIELD WILLIAM A JR	189288	Total			\$0.00	06/12/2012	\$2,156.48
7428 - WINGFIELD WILLIAM A JR	189288	RE Tax	10/27/2011	12/05/2011	\$0.00	12/05/2011	\$2,156.48
7428 - WINGFIELD WILLIAM A JR	189288	RE Penalty	10/27/2011	12/05/2011	\$0.00	12/05/2011	\$219.65
7428 - WINGFIELD WILLIAM A JR	189288	RE Interest	10/27/2011	12/05/2011	\$0.00	12/05/2011	\$2.20
7428 - WINGFIELD WILLIAM A JR	189288	Total			\$0.00	12/05/2011	\$2,156.48

## RUNSHEETS

BORROWER/OWNERS: William A Wingfield, Jr

**BORROWER/OWNERS:** \_\_\_\_\_

JUDGMENTS/LIENS/UCC: \$Judg \$UCC

**PURCHASERS:** \_\_\_\_\_

Lots 8, 9, 10 409 E Laburnum

[illegible]

**BORROWER/OWNERS:** \_\_\_\_\_

**BORROWER/OWNERS:** \_\_\_\_\_

JUDGMENTS/LIENS/UCC: \_\_\_\_\_

[illegible]



# Advisor Bio & Contact 1

## TIM DUDLEY, CAI, AARE

### Senior Advisor

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3600 Deepwater Terminal Rd.  
Suite 200  
Richmond, VA 23234  
T 804.822.3131  
C 757.288.1854  
tdudley@svn.com  
VA #0225104717

## PROFESSIONAL BACKGROUND

Tim Dudley, a licensed Broker and Vice President of SVN/Motleys, is experienced in the sale and valuation of commercial real estate. Some of the properties that Mr. Dudley has sold include office buildings, manufacturing facilities, shopping centers, single and multi-family properties, resort properties, timberland and agricultural tracts, and more. He has worked with many regional and national banks and corporate clients and has conducted transactions in more than 20 states. Mr. Dudley has also provided expert witness testimony in several jurisdictions of the U.S. Bankruptcy Court.

Mr. Dudley is a former director and past president of the Virginia Auctioneers Association [VAA] and is also a Virginia State Champion Auctioneer and in the VAA Hall of Fame [2014]. He is a graduate of the Certified Auctioneers Institute [CAI] and holds the Accredited Auctioneer of Real Estate [AARE] designation. Prior to joining SVN/Motleys, he was a principal in the Tim Dudley auction firms of Fox & Associates and the Dudley Auction Group.

Mr. Dudley has received a SVN Partners Circle Award in 2013, 2014, 2015, and 2016. This award is given to the top 30 producing Advisors in the SVN National Network. Mr. Dudley is also a founding member of SVN Auction Services. Mr. Dudley has been awarded a 2015 CoStar Power Broker award for being a top broker in the Richmond market.

## MEMBERSHIPS & AFFILIATIONS

Certified Auctioneers Institute  
Accredited Auctioneer of Real Estate  
Virginia Auctioneers Association  
National Auctioneers Association  
Richmond Association of Realtors  
Turnaround Management Association

# Advisor Bio & Contact 2

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.