



Nelson County, Virginia

Parcel Information

Parcel No:	11J-H-H15
Associated Address(es):	390 SADDLEBACK KNL
Class:	1
Class Description:	1-single family urban
Legal Acres:	5.0500
Description:	STONEY CREEK SEC 1-H
Description 2:	WPI
Description 3:	-
Magisterial District:	04
Deed Book and Page:	-

Current Ownership

Owner Name:	CR 390SL LLC
Owner Name 2:	-
Mail Address:	2819 N PARHAM RD STE 200
Mail City:	HENRICO
Mail State:	VA
Mail Zip:	23294
Physical Address:	390 SADDLEBACK KNOLL



Nelson County, Virginia

Valuation

Land:	\$350,000
Improvements:	\$1,899,400
Total:	\$2,249,400

Prior Record of Ownership

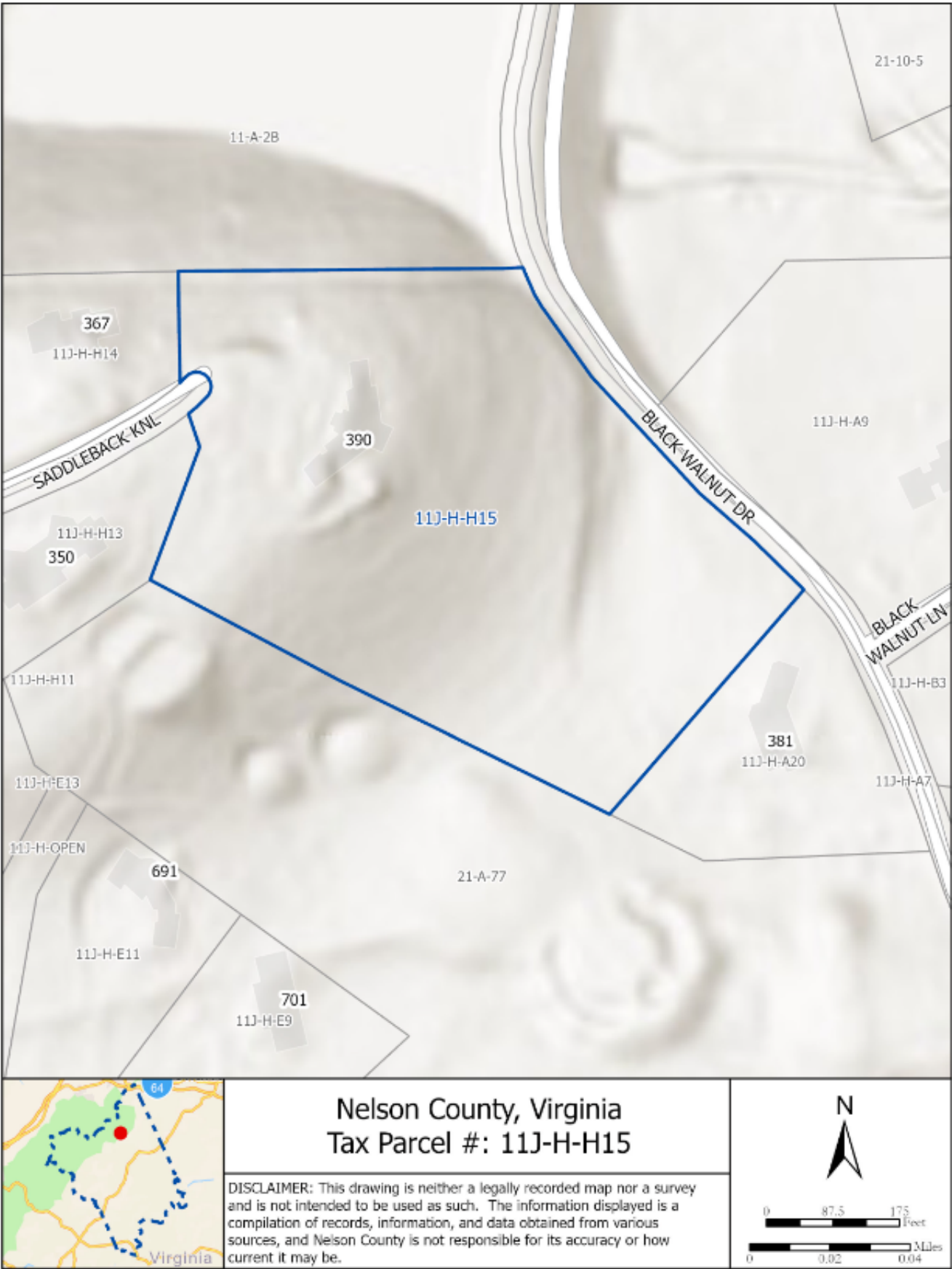
Sale Date	Sale Price	Grantor	Deed Reference
02/02/2022	\$915,000	ADIPSY INC	202200330
01/30/2019	\$0	DONOVAN MICHAEL D & LINDA R	190000198
03/01/1994	\$0	N/A	0

Improvements

Dwelling Information

Exterior		Interior	
Year Built:	1992	Total Rooms:	12
Stories:	2.0	Bedrooms:	6
Size:	6782	Full Baths:	6
Foundation (SqFt):	3/4 Bsmt	Half Baths:	3
Structure:	Wood frame	Interior Walls:	Drywall
Exterior:	C1	Floor Finish:	Hardwood-std oak
Roof Style:	Hip	Heating Type:	Heat pump
Roof Cover:	Shake shingles	Central Air:	Y
Attached Garage:	967	Attic Type:	None
Detached Garage:	-	Attic Finished:	0
Attached Carport:	-	Fireplace:	Y
Basement Garage:	B 1	Basement:	3153
Enclosed Porch:	0	Basement Finished:	2551
Open Porch:	328	Lower:	0
Wood Deck:	567	Lower Finished:	0

Property Map



	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	6	6	3	\$915,000	01/31/2022
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	9,333	219,978	1992	N/A	

OWNER INFORMATION			
Owner Name	Cr 390sl LLC	Mailing Zip	23294
Mailing Address	2819 N Parham Rd Ste 200	Mailing Zip - 4 Code	4425
Mailing City & State	Henrico, VA	Owner Occupied	No

COMMUNITY INSIGHTS			
Median Home Value	\$572,459	School District	NELSON COUNTY PUBLIC SCHOO LS
Median Home Value Rating	8 / 10	Family Friendly Score	53 / 100
Total Crime Risk Score (for the neig hborhood, relative to the nation)	57 / 100	Walkable Score	8 / 100
Total Incidents (1 yr)	16	Q1 Home Price Forecast	\$588,032
Standardized Test Rank	62 / 100	Last 2 Yr Home Appreciation	8%

LOCATION INFORMATION			
Magisterial	Wintergreen	Topography	Rolling/Hilly
Zip Code	22958	Census Tract	9502.02
Zip + 4	8041	Most Hazardous Flood Zone	X
Carrier Route	R001	Flood Zone Panel	51125C0119C

TAX INFORMATION			
PID	11J-H-H15	Parcel ID	11J H H15
Old Map #	11J-H-H15	% Improved	84%
Legal Description	STONEY CREEK SEC 1-H WPI		

ASSESSMENT & TAX			
Assessment Year	2026	2025	2024
Assessed Value - Total	\$2,249,400	\$1,905,800	\$1,905,800
Assessed Value - Land	\$350,000	\$350,000	\$350,000
Assessed Value - Improved	\$1,899,400	\$1,555,800	\$1,555,800
Market Value - Total	\$2,249,400	\$1,905,800	\$1,905,800
Market Value - Land	\$350,000	\$350,000	\$350,000
Market Value - Improved	\$1,899,400	\$1,555,800	\$1,555,800
YOY Assessed Change (%)	18.03%	0%	
YOY Assessed Change (\$)	\$343,600	\$0	
Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$12,388		
2024	\$12,388	\$0	0%
2025	\$12,388	\$0	0%

CHARACTERISTICS			
Lot Acres	5.05	Garage Type	Attached Garage
Lot Sq Ft	219,978	Parking Type	Attached Garage
Land Use - County	Single Family Urban	Garage Capacity	1
Style	Contemporary	Garage Sq Ft	967
Stories	2	Attic Type	None
Year Built	1992	Roof Type	Hip
Bldg Area - Finished Sq Ft	9,333	Roof Material	Wood Shake
Bldg Area - Total Sq Ft	10,902	Roof Shape	Hip
Bldg Area - Above Grade Sq Ft	6,782	Interior Wall	Drywall
Basement Sq Ft	3,153	Floor Cover	Hardwood
Basement - Finished Sq Ft	2,551	Construction	Wood Frame/Cb

Basement - Unfinished Sq Ft	602	Water	Type Unknown
Basement Type	Basement	Electric Service Type	Type Unknown
Total Rooms	12	Condition	Fair
Bedrooms	6	Porch Type	Open Porch
Baths - Total	9	Patio Type	Deck
Baths - Full	6	No. of Patios	1
Baths - Half	3	Patio/Deck 1 Area	567
Cooling Type	Central	Porch	Open Porch
Heat Type	Heat Pump	Porch 1 Area	328

SELL SCORE			
Rating	Low	Value As Of	2026-07-12 11:51:13
Sell Score	472		

ESTIMATED VALUE			
RealAVM™	\$2,128,400	Confidence Score	63
RealAVM™ Range	\$1,833,000 - \$2,423,900	Forecast Standard Deviation	14
Value As Of	06/29/2026		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS			
Estimated Value	5515	Cap Rate	1.6%
Estimated Value High	8824	Forecast Standard Deviation (FSD)	0.6
Estimated Value Low	2206		

(1) Rental Trends is a CoreLogic® derived value and should be used for informational purposes only. Rental Trends is not intended to provide recommendations regarding rental prices, lease renewal terms, or occupancy levels to landlords.

(2) The FSD denotes confidence in a Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Trends estimate will fall within, based on the consistency of the information available at the time of estimation. The FSD can be used to create confidence that the displayed value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY			
Recording Date	02/02/2022	Seller	Adipsy Inc
Settle Date	01/31/2022	Owner Name	Cr 390sl LLC
Sale Price	\$915,000	Document Number	330
Price Per Square Foot	\$98.04	Deed Type	Deed (Reg)

Recording Date	02/02/2022		
Sale/Settlement Date	01/31/2022		
Sale Price	\$915,000		
Buyer Name	Ct 390sk LLC	Donovan Michael D & Linda R	
Buyer Name 2		Donovan Linda R	
Seller Name	Adipsy Inc	Owner Record	
Document Number	330	348-614	
Document Type	Deed (Reg)	Deed (Reg)	

MORTGAGE HISTORY			
Mortgage Date	06/05/2025	12/08/2023	02/02/2022
Mortgage Amount	\$1,589,000	\$1,231,300	\$897,750
Mortgage Lender	Meadowbrook Fin'l Mtg Bankers	144911	144856
Mortgage Term	30	30	
Mortgage Term	Years	Years	
Mortgage Purpose	Refi	Refi	Resale
Mortgage Type	Conventional	Conventional	Conventional
Mortgage Doc #	1148	2746	331

PROPERTY MAP



*Lot Dimensions are Estimated

