



Property Information		Request Information		Update Information
File#:	BF-Y01867-9100748469	Requested Date:	03/14/2025	Update Requested:
Owner:	Mark Flynn	Branch:		Requested By:
Address 1:	12305 OSPREY LN	Date Completed:	04/02/2025	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	CULPEPER, VA	# of Parcel(s):	1	

## Notes

CODE VIOLATIONS	<p>Per Culpeper County Department of Zoning there are No Open Code Violation cases on this property.</p> <p>Collector: Culpeper County Address: 1835 Industry Dr, Culpeper, VA 22701 Phone#: 540-727-3404</p> <p>UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED</p>
PERMITS	<p>Per Culpeper County Building Department there are No Open/Pending/Expired Permits on this property.</p> <p>Collector: Culpeper County Address: 1835 Industry Dr, Culpeper, VA 22701 Phone#: 540-727-3404</p> <p>UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED</p>
SPECIAL ASSESSMENTS	<p>Per Culpeper County Finance Department there are no Special Assessments/liens on the property.</p> <p>Collector: Culpeper County Address: 1835 Industry Dr, Culpeper, VA 22701 Phone#: 540-727-3404</p> <p>??????UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED</p>
DEMOLITION	<p>NO</p>
UTILITIES	<p>Water and Sewer Account:#NA Status: Pvt &amp; Lienable Amount Due: NA Due Date: NA Payment Status: NA Collector: Culpeper Utility Billing Address: 400 S Main St, Culpeper, VA 22701 Phone#: (540) 829-8220</p> <p>UNABLE TO PROVIDE INFORMATION TO THIRD PARTIES. HOMEOWNERS AUTHORIZATION REQUIRED.</p> <p>Garbage: UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED</p>

12305 OSPREY LN

Location	12305 OSPREY LN	Parcel ID	50/ W 1/ 71/ /
Acct#	22686	Owner	FLYNN, MARK D ET UX
Assessment	\$367,500	Appraisal	\$367,500
PID	20364	Building Count	1
Legal Description	THREE FLAGS PHASE 1, LOT 71 6,590 SQ FT PC 8/571-587	Magisterial Dist:	02
Historic District			

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$257,400	\$110,100	\$367,500
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$257,400	\$110,100	\$367,500

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner	FLYNN, MARK D ET UX	Sale Price	\$303,490
Address	12305 OSPREY LN	Parcels in sale	1
	CULPEPER, VA 22701	Book & Page	575/0
		Sale Date	01/23/2007

Ownership History

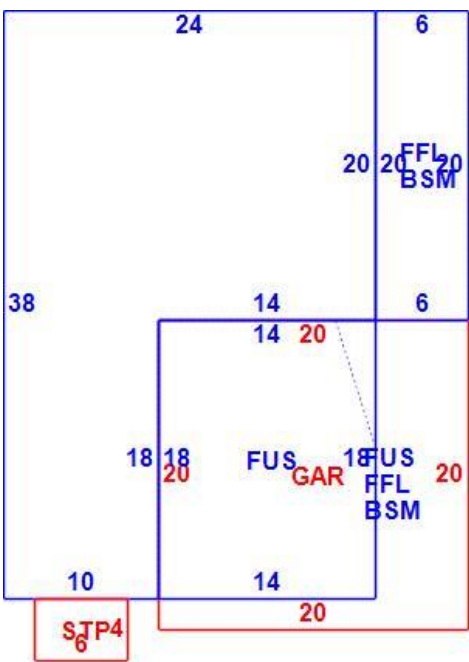
Ownership History					
Owner	Sale Price	Parcels in sale	Book & Page	Sale Date	Instrument
FLYNN, MARK D ET UX	\$303,490	1	575/0	01/23/2007	575
NVR INC	\$900,000	6	3716/0	04/04/2006	3716
THREE FLAGS/CULPEPER LLC	\$0	244	6735/0	06/08/2005	6735

Building Information

<b>Year Built:</b>	2006
<b>Living Area:</b>	1,692
<b>Replacement Cost:</b>	\$276,232
<b>Building Percent Good:</b>	93
<b>Replacement Cost</b>	
<b>Less Depreciation:</b>	\$256,900

Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade	C
Stories	2
Occupancy	1
Exterior Wall 1	VINYL SIDING
Exterior Wall 2	BRICK
Roof Type	GABLE
Roof Cover	COMPOSITION SHINGLE
Interior Wall 1	DRYWALL
Interior Wall 2	
Interior Floor 1	WOOD FLOORING
Interior Floor 2	CARPET
Heat Fuel	GAS
Heat Type	FORCED AIR
AC Percent	100
Bedroom(s)	3
Full Bath(s)	2
Half Bath(s)	1
Extra Fixture(s)	
Total Room(s)	7
Bathrm Style	Average
Kitchen Style	Average
Extra Kitchen(s)	0
FBM Quality	N/A
Interior Floor 3	VINYL
Interior Floor 1	
Basement Area	780
Fin Basement Area	0
Heat Fuel	
Gas Fireplace	1
Fireplace(s)	1
BSMT Garage #	0.00
Extra FPL Opening	0
Interior Wall 3	
Flue/ IFPL	0

## Building Layout



(ParcelSketch.ashx?pid=20364&bid=20364)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Finished Upper Story	912	912
FFL	First Floor	780	780
BSM	Basement	780	0
GAR	Garage	400	0
STP	Stoop	24	0
		2,896	1,692

Stacked Fireplace(s)	
Flue(s)	
Gas Fireplace(s)	
Inop Flue/FPL	
Foundation	CONCRETE
Basement	FULL BASEMENT
# Cars - Garage 2	
Metal Flue(s)	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use	Land Line Valuation
Use Code100R	Size (Acres)0.15
DescriptionSFD - Urban Res	Frontage
ZoneR3	Depth
Neighborhood0350	Assessed Value\$110,100
Alt Land ApprNo	
Category	

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
DW	DRIVEWAY 5	TY5	TYPICAL	1.00 UNITS	\$500	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$252,300	\$88,800	\$341,100
2024	\$252,300	\$88,800	\$341,100
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2024	\$252,300	\$88,800	\$341,100
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2022	\$197,600	\$74,900	\$272,500
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2021	\$197,600	\$74,900	\$272,500

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2020	\$181,800	\$65,500	\$247,300
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2020	\$181,800	\$65,500	\$247,300
2019	\$181,800	\$65,500	\$247,300
2019	\$181,800	\$65,500	\$247,300
2019	\$181,800	\$65,500	\$247,300
2019	\$181,800	\$65,500	\$247,300
2019	\$147,300	\$65,500	\$212,800
2018	\$147,300	\$65,500	\$212,800
2018	\$147,300	\$65,500	\$212,800
2018	\$147,300	\$65,500	\$212,800
2017	\$147,300	\$65,500	\$212,800
2017	\$147,300	\$65,500	\$212,800
2017	\$147,300	\$65,500	\$212,800
2016	\$138,900	\$56,700	\$195,600
2016	\$138,900	\$56,700	\$195,600
2015	\$138,900	\$56,700	\$195,600

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2019	\$181,800	\$65,500	\$247,300
2019	\$181,800	\$65,500	\$247,300
2019	\$147,300	\$65,500	\$212,800
2018	\$147,300	\$65,500	\$212,800
2018	\$147,300	\$65,500	\$212,800
2018	\$147,300	\$65,500	\$212,800
2017	\$147,300	\$65,500	\$212,800
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