

WV Real Estate Assessment Data



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|-----------|----------------------|----------|------|--------|-----------|------|-----------|
| Parcel ID | 14-05-0014-0030-0003 | Tax Year | 2025 | County | Hampshire | Date | 5/19/2026 |
| Root PID | 14050014003000030000 | | | | | | |

Property Owner and Mailing Address

| | |
|-----------------|--|
| Owner(s) | LESSARD ANTHONY J & MELISSA G |
| Mailing Address | 2237 NICODEMUS RD, WESTMINSTER, MD 21157 |

Property Location

| | |
|------------------|---|
| Physical Address | DAVE MORELAND RD |
| E-911 Address | --- |
| Parcel ID | 14-05-0014-0030-0003 |
| County | 14 - Hampshire |
| District | 5 - Gore District |
| Map | 0014 (Click for PDF tax map) |
| Parcel No. | 0030 |
| Parcel Suffix | 0003 |
| Map View Link | http://mapwv.gov/parcel?pid=14-05-0014-0030-0003 |

General Information

| Tax Class | Book / Page | Deeded Acres | Calculated Acres | Legal Description |
|-----------|-------------|------------------------------|----------------------------------|--|
| 2 | 502 / 599 | 40.400 | 40.41 | 40.40 ACLOT #3 THE WOODS AT THE CACAPON SD |

Cost Value

| | |
|------------------------|----------|
| Dwelling Value | \$0 |
| Other Bldg/Yard Values | \$69,150 |
| Commercial Value | --- |

Appraisal Value

| | |
|--------------------|-----------|
| Land Appraisal | \$123,300 |
| Building Appraisal | \$69,200 |
| Total Appraisal | \$192,500 |

Building Information

| | |
|------------------------|-----------------------------|
| Property Class | R - Residential |
| Land Use | 109 - Auxiliary Improvement |
| Sum of Structure Areas | 0 |
| # of Buildings (Cards) | 0 |

Other Buiding and Yard Improvements

| Bldg/Card | Line | Type | Year Built | CG | Units | Size | Area | Replace Cost | Adjusted Replace Cost |
|-----------|------|--------------------------------|------------|----|-------|---------|-------|--------------|-----------------------|
| 1 | 1 | Cabin Cabin | 2015 | 22 | 1 | 30 x 40 | 1,200 | \$30,860 | \$54,420 |
| 1 | 2 | Basement (Mod.) Mobile Home | 2015 | 22 | 1 | 30 x 40 | 1,200 | \$9,140 | \$11,010 |
| 1 | 3 | Frame Utility Shed | 2000 | 11 | 1 | 10 x 14 | 140 | \$910 | \$390 |

| | | | | | | | | | | |
|---|---|---|------|----|---|--------|----------|--------------|-----------------|-----------------|
| 1 | 4 | OPF (Dwelling Type) (Mod.) Mobile Home | 2016 | 22 | 1 | 6 x 40 | 240 | \$2,580 | \$3,330 | |
| | | | | | | | 4 | 2,780 | \$43,490 | \$69,150 |

Flood Zone Information

Lean more at [WV Flood Tool](#)

| Acres (c.) | Risk | |
|------------|------|--|
| 40.41 | Low | This parcel appears not to be within any identified flood hazard zone. |

Sales History

[Lean more](#)

| Sale Date | Price | Sale Type | Source Code | Validity Code | Book | Page |
|------------|----------|-----------|-------------|---------------|------|------|
| 10/10/2011 | \$85,000 | Land only | 4 | 0 | 502 | 599 |
| 12/1/1995 | \$45,000 | Land only | 4 | 0 | | |

Parcel History

| Tax Year | Tax Class | Owner | Owner Address | Book / Page | Legal Description | Land | Building | Total |
|----------|-----------|---|--|-------------|---|-----------|----------|-----------|
| 2025 | 2 | LESSARD ANTHONY J & MELISSA G & JAMES E LEDFORD ET AL | 2237 NICODEMUS RD, WESTMINSTER, MD 21157 | 502 / 599 | 40.40 AC LOT #3 THE WOODS AT THE CACAPON SD | \$123,300 | \$69,200 | \$192,500 |
| 2024 | 2 | LESSARD ANTHONY J & MELISSA G & JAMES E LEDFORD ET AL | 2237 NICODEMUS RD, WESTMINSTER, MD 21157 | 502 / 599 | 40.40 AC LOT #3 THE WOODS AT THE CACAPON SD | \$112,100 | \$66,600 | \$178,700 |
| 2023 | 2 | LESSARD ANTHONY J & MELISSA G & JAMES E LEDFORD ET AL | 2237 NICODEMUS RD, WESTMINSTER, MD 21157 | 502 / 599 | 40.40 AC LOT #3 THE WOODS AT THE CACAPON SD | \$102,300 | \$66,600 | \$168,900 |
| 2022 | 2 | LESSARD ANTHONY J & MELISSA G & JAMES E LEDFORD ET AL | 2237 NICODEMUS RD, WESTMINSTER, MD 21157 | 502 / 599 | 40.40 AC LOT #3 THE WOODS AT THE CACAPON SD | \$97,400 | \$68,900 | \$166,300 |
| 2021 | 2 | LESSARD ANTHONY J & MELISSA G & JAMES E | 2237 NICODEMUS RD , WESTMINSTER , MD 21157 | 502 / 599 | 40.40 AC LOT #3 THE WOODS AT THE | \$97,400 | \$71,300 | \$168,700 |

LEDFORD ET
AL

CACAPON SD

| | | | | | | | | |
|------|---|--|--|-----------------|---|----------|----------|-----------|
| 2020 | 2 | LESSARD ANTHONY J & MELISSA G & JAMES E LEDFORD ET AL | 2237 NICODEMUS RD, WESTMINSTER, MD 21157 | 502 / 599 | 40.40 AC LOT #3 THE WOODS AT THE CACAPON SD | \$93,000 | \$73,100 | \$166,100 |
| 2019 | 3 | LESSARD ANTHONY J & MELISSA G & JAMES E LEDFORD ET AL | 3226 HARNEY RD, TANEYTOWN, MD 21787 | 502 / 599 | 40.40 AC LOT #3 THE WOODS AT THE CACAPON SD | \$93,000 | \$25,400 | \$118,400 |
| 2018 | 3 | LESSARD ANTHONY J & MELISSA G & JAMES E LEDFORD ET AL | 3226 HARNEY RD, TANEYTOWN, MD 21787 | 502 / 599 | 40.40 AC LOT #3 THE WOODS AT THE CACAPON SD | \$93,000 | \$26,500 | \$119,500 |
| 2017 | 3 | LESSARD ANTHONY J & MELISSA G & JAMES E LEDFORD ET AL | 3226 HARNEY RD, TANEYTOWN, MD 21787 | 502 / 599 | 40.40 AC LOT #3 THE WOODS AT THE CACAPON SD | \$93,000 | \$27,500 | \$120,500 |
| 2016 | 3 | LESSARD ANTHONY J & MELISSA G & JAMES E LEDFORD ET AL | 3226 HARNEY RD, TANEYTOWN, MD 21787 | 502 / 599 | 40.40 AC LOT #3 THE WOODS AT THE CACAPON SD | \$93,000 | \$27,600 | \$120,600 |
| 2015 | 3 | LESSARD ANTHONY J & MELISSA G & JAMES E LEDFORD ET AL | 3226 HARNEY RD, TANEYTOWN, MD 21787 | 502 / 599 | 40.40 AC LOT #3 THE WOODS AT THE CACAPON SD | \$88,500 | \$0 | \$88,500 |
| 2014 | 3 | LESSARD ANTHONY J & MELISSA G & JAMES E LEDFORD ET AL | 3226 HARNEY RD, TANEYTOWN, MD 21787 | 502 / 599 | 40.40 AC LOT #3 THE WOODS AT THE CACAPON SD | \$97,400 | \$0 | \$97,400 |
| 2013 | 3 | LESSARD | 3226 HARNEY RD, | 502 | 40.40 AC LOT | \$97,400 | \$0 | \$97,400 |

ANTHONY J &
MELISSA G &
JAMES E
LEDFORD ET
AL

TANEYTOWN, MD 21787 / #3 THE
599 WOODS AT
THE
CACAPON SD

| | | | | | | | | |
|------|---|----------------------|--|-----------------|---|-----------|-----|-----------|
| 2012 | 3 | NOSSAMAN JUDITH D | 3226 HARNEY RD, TANEYTOWN, MD 21787 | 365 / 101 | 40.40 AC LOT #3 THE WOODS AT THE CACAPON SD | \$101,800 | \$0 | \$101,800 |
| 2011 | 3 | NOSSAMAN JUDITH D | 8033 DEVLIN RD, BRISTOW, VA 20136 | 365 / 101 | 40.40 AC LOT #3 THE WOODS AT THE CACAPON SD | \$110,700 | \$0 | \$110,700 |
| 2010 | 3 | NOSSAMAN JUDITH D | 8033 DEVLIN RD, BRISTOW, VA 20136 | 365 / 101 | 40.40 AC LOT #3 THE WOODS AT THE CACAPON SD | \$137,200 | \$0 | \$137,200 |
| 2009 | 3 | NOSSAMAN JUDITH D | 8033 DEVLIN RD, BRISTOW, VA 20136 | 365 / 101 | 40.40 AC LOT #3 THE WOODS AT THE CACAPON SD | \$137,200 | \$0 | \$137,200 |
| 2008 | 3 | NOSSAMAN JUDITH D | 8033 DEVLIN RD, BRISTOW, VA 20136 | 365 / 101 | 40.40 AC LOT #3 THE WOODS AT THE CACAPON SD | \$128,400 | \$0 | \$128,400 |
| 2007 | 3 | NOSSAMAN JUDITH D | 8033 DEVLIN RD, BRISTOW, VA 20136 | 365 / 101 | 40.40 AC LOT #3 THE WOODS AT THE CACAPON SD | \$109,400 | \$0 | \$109,400 |
| 2006 | 3 | NOSSAMAN JUDITH D | 8033 DEVLIN RD, BRISTOW, VA 20136 | 365 / 101 | 40.40 AC LOT #3 THE WOODS AT THE CACAPON SD | \$98,250 | \$0 | \$98,250 |
| 2005 | 3 | NOSSAMAN JUDITH D | 8033 DEVLIN RD, BRISTOW, VA 20136 | 365 / 101 | 40.40 AC LOT #3 THE WOODS AT THE | \$78,600 | \$0 | \$78,600 |

CACAPON SD

| | | | | | | | | |
|------|---|----------------------|--------------------------------------|-----------------|---|----------|-----|----------|
| 2004 | 3 | NOSSAMAN JUDITH D | 8033 DEVLIN RD, BRISTOW, VA 20136 | 365 / 101 | 40.40 AC LOT #3 THE WOODS AT THE CACAPON SD | \$45,300 | \$0 | \$45,300 |
| 2003 | 3 | NOSSAMAN JUDITH D | 8033 DEVLIN RD, BRISTOW, VA 20136 | 365 / 101 | 40.40 AC LOT #3 THE WOODS AT THE CACAPON SD | \$45,300 | \$0 | \$45,300 |
| 2002 | 3 | NOSSAMAN JUDITH D | 8033 DEVLIN RD, BRISTOW, VA 20136 | 365 / 101 | 40.40 AC LOT #3 THE WOODS AT THE CACAPON SD | \$45,300 | \$0 | \$45,300 |