

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER'S SALE OF REAL ESTATE
DICKENSON COUNTY, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of Dickenson County, the undersigned Special Commissioner will offer for sale at public auction the following described real estate at the **Upstairs Conference Room** of the **Higher Education Center**, located at **818 Happy Valley Drive, Clintwood, Virginia 24228**, on **Thursday, September 24, 2020 at 11:00am** or as soon thereafter as may be effected. The sale of such property is subject to the terms and conditions below and any such terms and conditions which may be announced on the day of the auction. Announcements made on the day of the auction take precedence over any prior written or verbal terms of sale.

	<u>Owner</u>	<u>Parcel Information</u>	<u>Parcel Description</u>
1.	David Allen Stanley	Tax Map No. 8422 Account No. 13271 TACS No. 216479	1495 Crooked Branch Road, Haysi; Crooked Branch 1.5 acre, more or less; Sandlick Magisterial District
2.	David Allen Stanley	Tax Map No. 8423 Account No. 13273 TACS No. 216479	1495 Crooked Branch Road, Haysi; Crooked Branch 14 acres, more or less; Sandlick Magisterial District
3.	David Allen Stanley	Tax Map No. 8424 Account No. 13272 TACS No. 216479	1495 Crooked Branch Road, Haysi; Crooked Branch 1 acre, more or less; Sandlick Magisterial District
4.	Shirley Patrick	Tax Map No. 3090 Account No. 8444 TACS No. 216486	Improved Parcel near Route 657; Sandy Ridge 2.711 acres, more or less; Ervinton Magisterial District
5.	Ellen Kelly, et al	Tax Map No. 15167 Account No. 5472 TACS No. 226536	Improved parcel; Wolf Pen Branch 1.02 acres, more or less; Willis Magisterial District
6.	Gary Pilkerton and Theresa Pilkerton, et al	Tax Map No. 19752 Account No. 1827034 TACS No. 281443	Improvement only; Wolf Pen Branch Improvements Only; Willis Magisterial District
7.	John C. Sutherland , also known as William John Sutherland, et al	Tax Map No. 3921 Account No. 12398 TACS No. 216444	Improved parcel near Lick Branch; Frying Pan 15 acres, more or less; Ervinton Magisterial District
8.	Shirley Rose, et al	Tax Map No. 6363 Account No. 10950 TACS No. 216492	494 Tempes Branch, Coeburn; Tempy's Branch 0.5 acres, more or less; Kenady Magisterial District
9.	Jennifer Mullins-Tate	Tax Map No. 9659 Account No. 7734 TACS No. 226590	Improved parcel, Pound River 5.1 acres, more or less; Willis Magisterial District
10.	Jennifer Mullins-Tate	Tax Map No. 12597 Account No. 7736 TACS No. 226590	Unimproved parcel, including minerals; Wolf Pen Branch 3 acres, more or less; Willis Magisterial District

11.	Jennifer Mullins-Tate	Tax Map No. 9660 Account No. 7735 TACS No. 226590	Improved parcel, including mineral, near; Wolf Pen of Pound River 2.5 acres, more or less; Willis Magisterial District
12.	The Pittston Company, et al	Tax Map No. 2658 Account No. 5402 TACS No. 216433	Unimproved parcel near; Lick Creek Undivided Interest in 72 acres, more or less; Ervinton Magisterial District
13.	The Pittston Company, et al	Tax Map No. 2657 Account No. 5401 TACS No. 216433	Unimproved parcel near, Lick Creek Undivided Interest in 16 acres, more or less; Ervinton Magisterial District
14.	The Pittston Company, et al	Tax Map No. 2656 Account No. 5400 TACS No. 216433	Unimproved parcel; Lick Creek Undivided Interest in 13.50 acres, more or less; Ervinton Magisterial District

TERMS OF SALE: All sales are subject to confirmation by the Circuit Court of Dickenson County. The Special Commissioner of Sale has the right to reject any bids determined to be unreasonable in relation to the estimated value of the Property. The highest bidder shall deposit twenty-five percent (25%) or One Thousand Dollars (\$1,000.00), whichever is more, at the time of the auction. Bids which are less than \$1,000.00 shall be paid in full at the time of the auction. Deposits shall not exceed Twenty Thousand Dollars (\$20,000.00). Such sum shall be held by the Special Commissioner of Dickenson County and credited towards the purchase price following confirmation of the sale. All deposits must be made in the form of personal check, traveler's check, cashier's check or money order. No cash will be accepted. There will be a 10% buyer's premium added to final bid to determine final contract price and shall be paid with the deposit at the time of auction.

The balance of the purchase price shall be deposited by the highest bidder with the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court. Deed recordation costs will be the responsibility of the successful bidder and shall also be deposited with the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court. The Special Commissioner of Sale has the right to rewatermject any bids determined to be unreasonable in relation to the estimated value of the Property. Properties are conveyed by Special Warranty Deed, subject to any easements, covenants, agreements, restrictions, reservations, and any and all rights of record which may affect the property.

All properties are sold in gross and not by the acre. Properties are offered for sale as-is, with all faults and without any warranty, either expressed or implied. Persons are encouraged to make a visual inspection of the property within the limits of the law and to obtain an independent title search prior to bidding on any of the properties. Bidders are strongly encouraged to make their own inspection to determine the suitability of the property and it is assumed that all bidders will perform due diligence prior to the day of the auction. Any costs incurred by the bidder to inspect the property are at the expense of the bidder and are non-refundable.

Please be advised that in order to qualify as a bidder at this auction, you may not owe delinquent taxes to Dickenson County and you may not be a Defendant in any pending delinquent tax matter. Questions concerning the properties subject to sale or the tax sale process should be directed to TACS online at www.taxva.com, by email to taxsales@taxva.com, or by phone to (804) 506-3102.

**PURCHASER'S ACKNOWLEDGEMENT AND
CONTRACT OF SALE**

At that certain Special Commissioner's sale held on Thursday, September 24, 2020 in the cause styled County of Dickenson v. _____ (Case No. _____), the undersigned was the highest bidder on the real estate described below, for a bid price of \$ _____, and a buyer's premium of \$ _____.

Tax Map No. _____

Account No. _____

I understand that a deposit of \$ _____ (25% of the purchase price or \$1,000.00, whichever is more, or the entire purchase price if less than \$1,000.00, or \$20,000.00 if purchase price is more than \$80,000.00) is required to be deposited today with the Special Commissioner and that the balance will be due within fifteen (15) days after confirmation of this sale by the Circuit Court of the County of Dickenson, Virginia. Further, I understand that a buyer's premium is required in this auction and have agreed to pay \$ _____ as a buyer's premium.

I understand that this property is being sold subject to any covenants, easements, agreements, restrictions, reservations, conditions of record, and any claims of persons in possession. I understand that this property may not have a right-of-way to a public road, and I hereby accept this limitation. I understand that I will be notified at the address below of the date the Court intends to confirm this sale, and that this Court hearing will be my last opportunity to raise any questions concerning this sale. I understand that this property is offered for sale as-is, with all faults and without any warranty, either expressed or implied, and I confirm that I have satisfied myself as to the property's existence and location prior to the execution of this contract.

I understand that I will be responsible for any real estate taxes on this parcel from the date of sale (auction date). I further understand that in the event I owe delinquent taxes to the County of Dickenson or if I am named as a Defendant in any delinquent tax suit filed by the County of Dickenson, Virginia, that this contract may be made null and void and I agree to forfeit any right, title or interest that I may have in the real estate to the next highest bidder as listed in the auction documents.

If the balance of the purchase price is not paid in full within fifteen (15) days of confirmation, I agree to forfeit the deposit and pay any charges incurred by the Special Commissioner or the Court in collecting on the delinquent amount. I further understand that if I fail to comply with this Purchaser's Acknowledgement and Contract of Sale, that this real estate may be resold and that I will be responsible for any deficiency upon resale, including any expenses that may be incurred.

I understand that the former owner(s) of this property may for good cause shown, within ninety (90) days from the entry of the Decree of Confirmation in this matter, petition the Court to have the matter reheard. I understand that title to the property described herein will be taken in the name(s) indicated below and I represent that I have the authority to purchase and title the property in the name(s) shown below.

Signature

Print Name:

Address:

Phone:

Email:

Title will be taken in the name of:

Type of Interest: Tenants in Common Tenants by Entirety with ROS Joint Tenants None

CERTIFICATION

It is hereby certified that the above-referenced purchaser has, on this 24th day of September, 2020, acknowledged and executed the foregoing Purchaser's Acknowledgment and Contract of Sale. I further certify that the contact information and signature shown above belong to the aforementioned purchaser and are true and correct to the best of my knowledge.

Taxing Authority Consulting Services, PC

Property No. 1
 David Allen Stanley
 Tax Map Number 8422

Property Address	Owner Name/Address		
	STANLEY DAVID ALLEN 1495 CROOKED BRANCH RD HAYSI VA 24256		
Map ID:	00000000008422		
Acct No:	13271-1		
Legal Description:	CROOKED BRANCH 1.5AC 146D-339		
Plat Book/Page:	287 / 224		
Deed Book/Page:	321 / 318		
Instrument:	00 00		
Occupancy:	VACANT		
Dwelling Type:	LAND		
Use/Class:	SINGLE/FAM RES SUBURB	Acreage:	1.500
Year Assessed:	2018	Year Built:	
Zoning:		Land Use:	0
District:	04 SANDLICK	Year Remodeled:	
MH/Type:		Year Effective:	
Condition:		On Site Date:	06/07/2017
		Total Mineral:	
		Total Land:	\$1,200
		Total Improvements:	\$ 0
		Total Value:	\$1,200

----- Land Valuation -----							
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
A 800	WOODLAND	D	1.50		800.00		1200
Total Land Value			1.500				1200
----- Comments -----							
146D (A) 339.							

Total Property Value							1200

Sec	Type	Str	Description	Area
Total Square Feet				
		Cur. Value	Prev. Value	%Inc.
Land		1200	1500	()
Improvements				
Total		1200	1500	()
Average Price Per Acre			800	



Approximate location of subject property.

Property No. 2
David Allen Stanley
Tax Map Number 8423

Property Address 1495 CROOKED BRANCH RD
Owner Name/Address STANLEY DAVID ALLEN
1495 CROOKED BRANCH RD
HAYSI VA 24226

Map ID: 0000000008424
Acct No: 13272-1

Legal Description: CROOKED BRANCH 1AC
146D-337

Plat Book/Page: 287 / 224

Deed Book/Page: 321 / 318

Instrument: 00 00

Occupancy: DWELLING

Dwelling Type: CONV

Use/Class: SINGLE/FAM RES SUBURB **Acreage:** 1.000

Year Assessed: 2018

Year Built: 1945

Land Use: 0

Zoning:

Year Remodeled: 1997

Total Mineral:

District: 04 SANDLICK

Year Effective: 1945

Total Land: \$6,000

MH/Type:

On Site Date: 06/21/2017 **Total Improvements:** \$32,800

Condition: FAIR

Review Date:

Total Value: \$38,800

Improvement Description							
Exterior	Interior	Site					
CONST-WOOD FRAME	NO. ROOMS - 5	STREET-PAVED					
EKT*1-VINYL	NO. BEDROOMS - 2	UTILITY-PUB WATER					
FOUND-CINDER BLOCK	NO. BATHS - 1	UTILITY-SEPTIC SYS					
ROOF_-METAL	FLOOR-CARPET						
	FLOOR-HARDWOOD			+-12-	+-12-	+-36-	-----+
	FLOOR-VINYL		:	:	:	DWL	:
	INTER-SHEET ROCK		:	:	:	:	:

Dwelling Valuation									
Item	Size	Rate	Value						
DWELLING	864	36.28	31345.29	:	24	24	:	24:	:
BATH FULL	1	2400.00	2400.00	:	:	:	:	:	:
BSMT UNDER	1152	12.00	13824.00	:	:	:	:	:	:
A/C CENTRL	1152	1.50	1728.00	:	:	:	:	:	:
PUBLIC WAT	1	2500.00	2500.00	:	+-12-	+-36-	-----+	-----+	:
SEPTIC	1	4000.00	4000.00	:	:	:	:	:	FOR
HEAT CENTR	1152	1.75	2016.00	+	-----24-	+-36-	-----+	-----+	:
PORCH OPEN	180	18.00	3240.00	:	:	:	:	:	:
DWELLING	288	36.28	10448.00	:	:	:	:	:	:
WOOD DECK	408	15.00	6120.00	:	:	:	:	:	:
Grade Factor (D+05)			.90						
Replacement Cost New			69840.00						
Phys Depr. % (.530)	1945	- FAIR	37015.00	Sec	Type	Str	Description	Area	
Total Bldg. Value			32800.00	DWL	DWELLING	1.00	E36N24W36S24	864	
				POR	PORCH OPEN	1.00	W36S5E36N5	180	
				DWL	DWELLING	1.00	W12S24E12N24	288	
				WDK	WOOD DECK	1.00	W12N24W12S29E24N5	408	
				Total	Square Feet			1740	

Land Valuation										
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value			
A 100	HOME SITE	G	1.00		6000.00		6000.00	Total	Square Feet	1740
Total	Land Value		1.000				6000.00	Total	Square Feet	1740

Comments				Land	Cur. Value	Prev. Value	%Inc.
146D (A) 337.				Land	6000	8000	()
				Improvements	32800	35900	()
				Total	38800	43900	()
Total Property Value					38800	43900	()
				Average Price Per Acre	6000		



Approximate location of subject property.

Property No. 3
 Shirley Patrick
 Tax Map Number 3090

Property Address		Owner Name/Address	
		PATRICK SHIRLEY C/O RICHIE PATRICK 615 DHARMA CIRCLE	
Map ID: 00000000003090 WINTER GARDEN FL 34787			
Acct No: 8444-1			
Legal Description: SANDY RIDGE 2.711 AC 126C-1829			
Plat Book/Page: 0000 / No Page			
Deed Book/Page: 186 / 165			
Instrument: 00 00			
Occupancy: DWELLING			
Dwelling Type: ENCLOSEDMH			
Use/Class: SINGLE/FAM RES SUBURB		Acreage: 2.710	
Year Assessed: 2018		Year Built: 1975	
		Land Use: 0	
Zoning:		Year Remodeled:	
District: 02 ERVINTON		Year Effective: 1965	
MH/Type:		On Site Date: 02/01/2017	
Condition: POOR		Review Date:	
		Total Mineral:	
		Total Land: \$9,500	
		Total Improvements: \$12,300	
		Total Value: \$21,800	

----- Improvement Description -----				
Exterior	Interior	Site		
CONST-WOOD FRAME	NO. BATHS - 1	STREET-PAVED		
EKT*1-BRICK		UTILITY-SEPTIC SYS		
FOUND-CINDER BLOCK		UTILITY-WELL		
ROOF_-COMP SHINGLE			+------47-----	:
			:SW	:
			:	:
			:	:

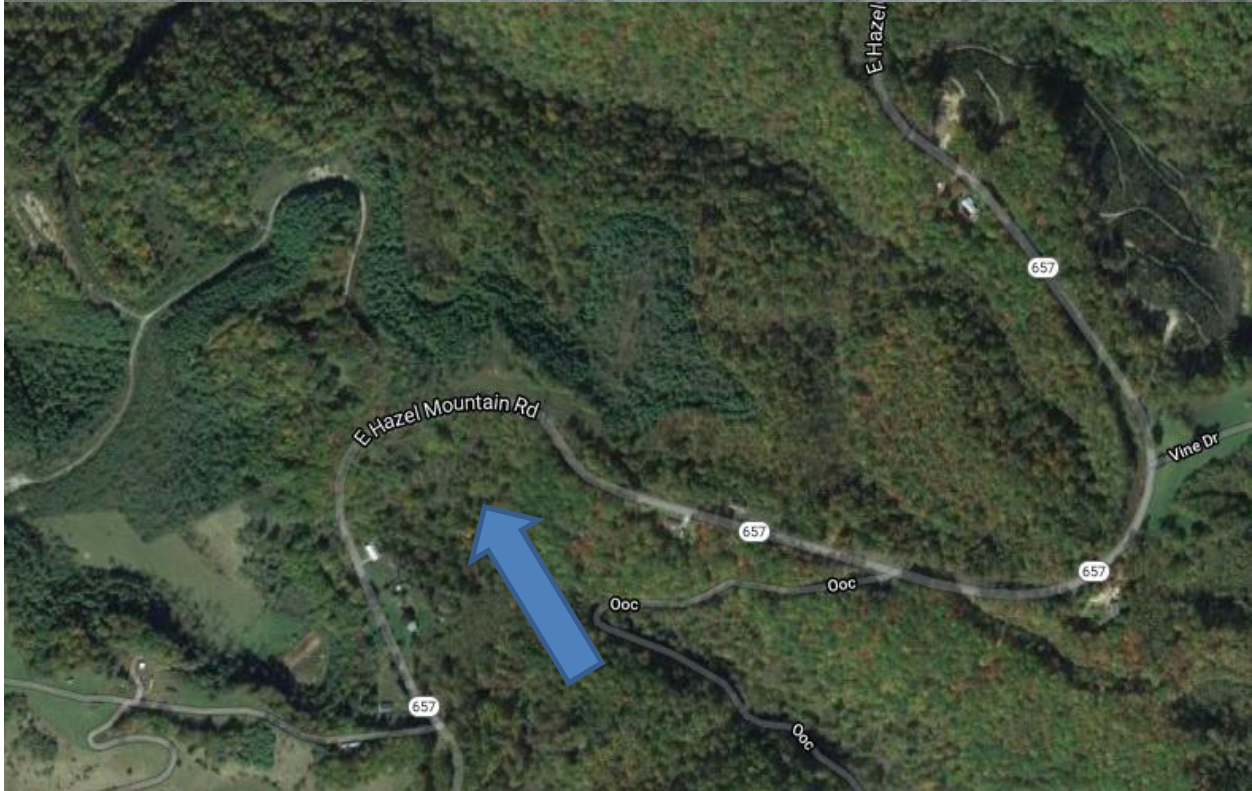
----- Dwelling Valuation -----				
Item	Size	Rate	Value	:
BATH FULL	1	2400.00	:	:
SEPTIC	1	4000.00	:	:
HEAT CENTR	1175	1.75	25	25:
WELL	1	4000.00	:	:
SINGLEWIDE	1175	31.50	:	:
PORCH OPEN	329	18.00	:	:
Total Bldg. Value -- Fair Valued			8000	:
			:	:
			:	:

----- Other Improvements Valuation -----							
Desc	Length	Width	Size	Grade	Rate	FV/Pct Value	+------47-----
M/H HOOKU			1		4000.00	4000	:POR
STG FRAME	10.0	12.0	120			200	7:
STG METAL	8.0	10.0	80			100	+------47-----
Total Imp Value						4300	:
							:

----- Land Valuation -----							
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
A 100	HOME SITE	K	1.00		8000.00		8000
A 800	WOODLAND	F	1.71		1000.00	.10-	1539
Total Land Value							9500

----- Comments -----							
-10 TOPO			126C (A) 1829				Land
OLD MH N.C.V PER 2012 REASSESSMENT							Improvements
Total							21800
Average Price Per Acre							3583

Total Property Value							21800



Approximate location of subject property.

Property No. 5.
 Ellen Kelly
 Tax Map Number 15167

Property Address	Owner Name/Address		
	KELLY ELLEN C/O ELEANOR DOTSON P O BOX 1025		
Map ID: 00000000015167	POUND VA 24279		
Acct No: 5472-1			
Legal Description: WOLF PEN BRANCH 1.02 AC 187B-157			
Plat Book/Page: 0000 / No Page			
Deed Book/Page: 216 / 434			
Will Book/Page: 27 / 768			
Instrument: 00 00			
Occupancy: DWELLING			
Dwelling Type: SINGLEWIDE			
Use/Class: SINGLE/FAM RES SUBURB	Acreage: 1.020		
Year Assessed: 2018	Year Built: 1985	Land Use: 0	
Zoning:	Year Remodeled: 1980	Total Mineral:	
District: 05 WILLIS	Year Effective: 1975	Total Land: \$8,200	
MH/Type:	On Site Date: 04/26/2017	Total Improvements: \$27,700	
Condition: POOR	Review Date:	Total Value: \$35,900	

----- Improvement Description -----			
Exterior	Interior	Site	
CONST-WOOD FRAME	NO. ROOMS - 5	STREET-PAVED	
EKT*1-VINYL	NO. BEDROOMS - 3	UTILITY-PUB WATER	
FOUND-BRICK	NO. BATHS - 1	UTILITY-SEPTIC SYS	
ROOF_-COMP SHINGLE	FLOOR-CARPET		
	FLOOR-VINYL		
	INTER-SHEET ROCK		

----- Dwelling Valuation -----				+-6-+
				6POR6
Item	Size	Rate	Value	
BATH FULL	1	2400.00	2400	:SW
PUBLIC WAT	1	2500.00	2500	14
SEPTIC	1	4000.00	4000	:
HEAT CENTR	1260	1.75	2205	:
SINGLEWIDE	1260	31.50	39690	+-----30-----+
PORCH OPEN	128	18.00	2304	8
PORCH OPEN	36	18.00	648	+-----28-----+-----16-----+
Grade Factor (D+05)			.90	
Replacement Cost New			48330	
Phys Depr. % (.430)	1975	- POOR	20782	
Total Bldg. Value			27500	

----- Other Improvements Valuation -----												
Desc	Length	Width	Size	Grade	Rate	FV/Pct	Value	Sec	Type	Str	Description	Area
STG FRAME							200	SW	SINGLEWIDE	1.00	E42E6E26S14W16S8	1260
Total Imp Value							200				W28N8W30N14	
											POR PORCH OPEN	128
											POR PORCH OPEN	36
												1424

----- Land Valuation -----										
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value	Total Square Feet		
A 100	HOME SITE	K	1.02		8000.00		8160			
Total Land Value			1.020				8200			

----- Comments -----			
187B (A) 157. CONVERTED MH.	Land	Cur. Value	8200
CONV MH CHANGED FROM DWELLING TO SINGLEWIDE	Improvements	27700	35600 ()
FOR TAX YEAR 2016.	Total	35900	43800 ()
	Average Price Per Acre		8000

Total Property Value			35900



Approximate location of subject property.

Property No. 6
 Gary Pilkerton and Theresa Pilkerton, et al
 Tax Map Number 19752

Property Address **Owner Name/Address**
 PILKERTON GARY
 11104 BOGGS HOLLOW RD
 POUND VA 24279

Map ID: 0000000019752
Acct No: 1827034-1

Legal Description: WOLF PEN BRANCH IMPROVEMENTS ONLY
 187D-134

Occupancy: DWELLING
Dwelling Type: DW
Use/Class: SINGLE/FAM RES SUBURB **Acreage:** 0.000
Year Assessed: 2018 **Year Built:** 1998 **Land Use:** 0
Zoning: **Year Remodeled:** **Total Mineral:**
District: 05 WILLIS **Year Effective:** 1988 **Total Land:**
MH/Type: **On Site Date:** 04/25/2017 **Total Improvements:** \$39,100
Condition: FAIR **Review Date:** **Total Value:** \$39,100

----- Improvement Description -----		
Exterior	Interior	Site
CONST-WOOD FRAME	NO. ROOMS - 5	STREET-PAVED
EXT*1-VINYL	NO. BEDROOMS - 3	UTILITY-PUB WATER
FOUND-BRICK	NO. BATHS - 2	UTILITY-SEPTIC SYS
ROOF_-COMP SHINGLE	FLOOR-CARPET	
	FLOOR-TILE	
	INTER-SHEET ROCK	

----- Dwelling Valuation -----				
Item	Size	Rate	Value	
BATH FULL	2	2400.00	4800	:
A/C CENTRAL	1215	1.50	1822	:
PUBLIC WAT	1	2500.00	2500	27:
SEPTIC	1	4000.00	4000	:
HEAT CENTR	1215	1.75	2126	:
DOUBLEWIDE	1215	31.50	38272	:
Grade Factor (C-05)			.95	:
Replacement Cost New			50825	:
Phys Depr. % (.230) 1988 - FAIR			11690	:
Total Bldg. Value			39100	+-----45-----+

----- Comments -----
 DW SITS ON CARD # 10334.

Sec	Type	Str	Description	Area
39100	DW	DOUBLEWIDE	1.00 E45S27W45N27	1215
Total Square Feet				1215

	Cur. Value	Prev. Value	±Inc.
Land			
Improvements	39100	50900	()
Total	39100	50900	()
Average Price Per Acre			



Approximate location of subject property.

Property No. 7
 John C. Sutherland, et al
 Tax Map Number 3921

Property Address **Owner Name/Address**
 SUTHERLAND JOHN C
 RT 1 BOX 391
 CLINTWOOD VA 24228

Map ID: 00000000003921

Acct No: 12398-1

Legal Description: FRYING PAN 15AC
 123C-2332

Plat Book/Page: 0000 / No Page

Deed Book/Page: 000 / No Page

Instrument: 00 00

Occupancy: DWELLING

Dwelling Type: CAPE COD

Use/Class: SINGLE/FAM RES SUBURB **Acreage:** 15.000

Year Assessed: 2018

Year Built: 1945

Land Use: 0

Zoning:

Year Remodeled:

Total Mineral:

District: 02 ERVINTON

Year Effective: 1960

Total Land: \$16,200

MH/Type:

On Site Date: 05/15/2017 **Total Improvements:** \$62,800

Condition: AVERAGE

Review Date:

Total Value: \$79,000

Improvement Description		
Exterior	Interior	Site
CONST-WOOD FRAME	NO. BATHS - 1	STREET-GRAVEL
EKT*1-VINYL		UTILITY-PUB WATER
FOUND-STONE		UTILITY-SEPTIC SYS
ROOF_-COMP SHINGLE		

Dwelling Valuation					+-----40-----+	
Item	Size	Rate	Value			
DWELLING	1050	33.65	35332		9	:
BATH FULL	1	2400.00	2400	+-----33-----	3	:WDK
BSMT UNDER	550	12.00	6600	: +-----25-----	F	:
A/C CENTRL	1600	1.50	2400	:		: 31:
PUBLIC WAT	1	2500.00	2500	:		:
SEPTIC	1	4000.00	4000	25 16	25	22 :
HEAT CENTR	1600	1.75	2800	:	22	:
WOOD DECK	580	15.00	8700	:	E	:
DWELLING	550	34.78	19129	WDK 6	DWL :DWL	+-----10-----+
WOOD DECK	275	15.00	4125	+-----8-----	25	+-----30-----+
Grade Factor (C)			1.00			
Replacement Cost New			88000			
Phys Depr. % (.290)	1960	- AVG	25520			
Total Bldg. Value			62500			

Other Improvements Valuation							Sec	Type	Str	Description	Area	
Desc	Length	Width	Size	Grade	Rate	FV/Pct	Value	DWL	DWELLING	1.40	N25E30S25W30	1050
STG FRAME							300	WDK	WOOD DECK	1.00	N9E40S31W10N22W30	580
Total Imp Value							300	DWL	DWELLING	1.00	W25N6N16E25S22	550
								WDK	WOOD DECK	1.00	W8N25E33S3W25S22	275
Total Square Feet											2455	

Land Valuation							Total Square Feet				
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value		Cur. Value	Prev. Value	±Inc.
A 100	HOME SITE	E	1.00		5000.00		5000	Land	16200	16200	
A 800	WOODLAND	D	14.00		800.00		11200	Improvements	62800	67700	()
Total Land Value							15.000		79000	83900	()
Average Price Per Acre										1080	

----- Comments -----
 123C (A) 2332.
 DOG ON PROPERTY, COULD NOT VERIFY MEASUREMENTS
 (PER 2012 REASSESSMENT).

Total Property Value 79000



Approximate location of subject property.

Property No. 8
 Shirley Rose, et al
 Tax Map Number 6363

Property Address 494 TEMPES BR
Owner Name/Address ROSE SHIRLEY
 494 TEMPES BR
 COEBURN VA 24230

Map ID: 00000000006363
Acct No: 10950-1

Legal Description: TEMPY'S BRANCH .5AC
 205A-1103

Deed Book/Page: 201 / 758
Instrument: 00 00

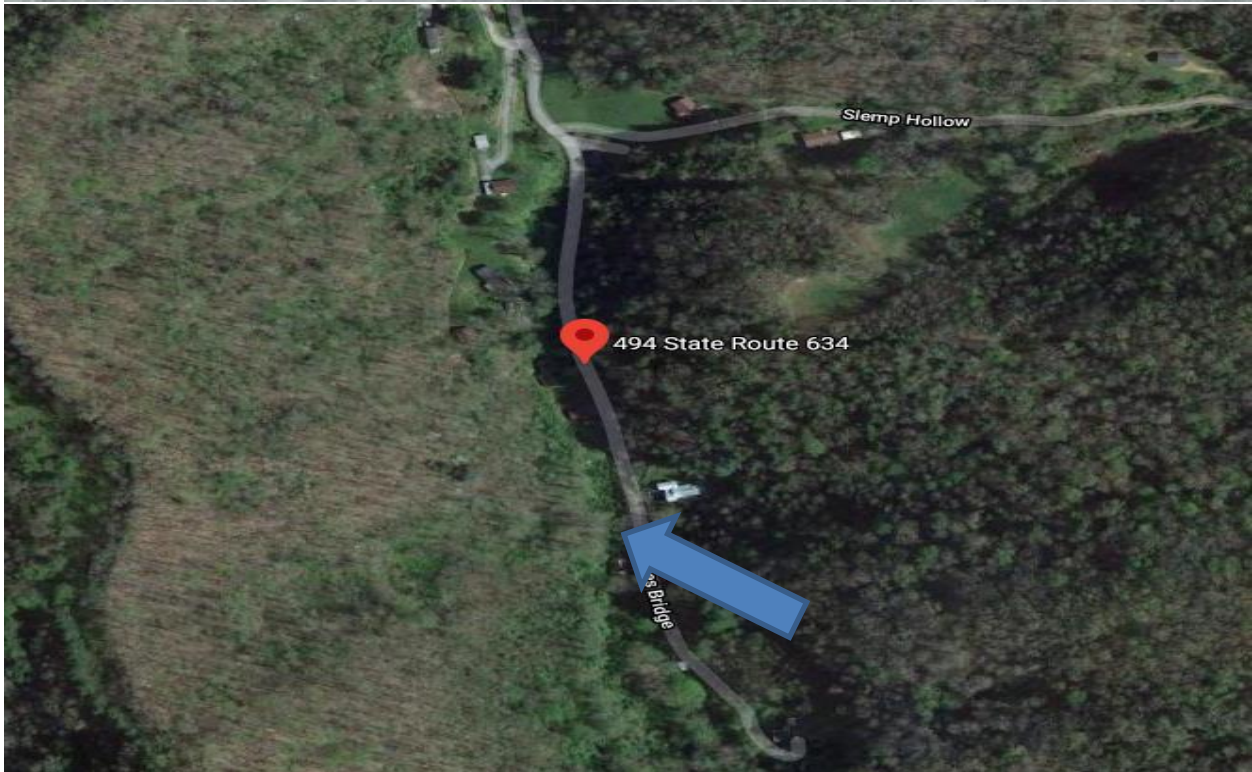
Occupancy: DWELLING
Dwelling Type: DW

Use/Class: SINGLE/FAM RES SUBURB **Acreage:** 0.500
Year Assessed: 2018 **Year Built:** 2002 **Land Use:** 0

Zoning: **Year Remodeled:** **Total Mineral:**
District: 03 KENADY **Year Effective:** 1992 **Total Land:** \$3,800
MH/Type: **On Site Date:** 05/19/2017 **Total Improvements:** \$71,000
Condition: AVERAGE **Review Date:** **Total Value:** \$74,800

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|----- Improvement Description -----|
      Exterior      Interior      Site
CONST-WOOD FRAME  NO. ROOMS - 5   STREET-PAVED
EKT*1-VINYL      NO. BEDROOMS - 3  UTILITY-PUB WATER
FOUND-PIERS      NO. BATHS - 2   UTILITY-SEPTIC SYS
ROOF_-COMP SHINGLE FLOOR-CARPET    UTILITY-WELL
                                      2---18-----+
                                      +-8-2--7-+    8
                                      4              POR
                                      +-----33-----+-----36-----+
|----- Dwelling Valuation -----|:DW   :
      Item       Size      Rate     Value :
BATH FULL         2         2400.00  4800 :
A/C CENTRL      1863         1.50   2794 :
FP PREFAB         1        1500.00  1500 27 :
PUBLIC WAT         1         2500.00  2500 :
SEPTIC           1         4000.00  4000 :
HEAT CENTR      1863         1.75   3260 :
DOUBLEWIDE      1863        31.50  58684 :
PORCH OPEN       218        18.00   3924 +------28-----+-----18-----+-----23-----+
PORCH OPEN       144        18.00   2592                               8    POR 8
Grade Factor ( D+05)                               .90      +----18-----+
Replacement Cost New                               75690
Phys Depr. %   (.130 ) 1992 - AVG                               9840
Total Bldg. Value                               65900
|----- Other Improvements Valuation -----|
      Desc  Length Width  Size  Grade  Rate  FV/Pot Value  | DW  Type  Str  Description  Area
STG METAL  10.0   12.0   120                   100  POR PORCH OPEN 1.00 N8W18S2W7S2W6S4E33  218
GARAGE ME  24.0   26.0   624                   8.00  5000  POR PORCH OPEN 1.00 S8W18N8E18  144
Total Imp Value                               5100  Total Square Feet                               2225
|----- Land Valuation -----|
      M Cls  Desc  G  Size  Dpth  Rate  FV/Pot  Value  Land  Cur. Value  Prev. Value  %Inc.
A 100 HOME SITE  E   .50             7500.00  3750  Improvements  71000  78700  ( )
Total Land Value .500                               3800  Total  74800  84000  ( )
                                      Average Price Per Acre 7500
|----- Comments -----|
MAP 205A (A ) 1103.
CHANGED NAME ON CARD FROM SHIRLEY ROSE SLEMP TO
SHIRLEY ROSE 4-25-02 AFTER PEGGY FLEMING CAME INTO
THE OFFICE AND PROVIDED US WITH DB 201 PG 758 AND
THE GRANTEE'S NAME WAS LISTED AS ROSE.
REMOVED DW 5-2-02. ACCORDING TO SHELBY THIS HOME
BURNT APRIL 7, 2002. LEFT HOME SITE, SUPPOSE TO
BE PUTTING A DOUBLE WIDE BACK ON PROPERTY.
PICKED UP DW PER BP # 161-2002
  
```

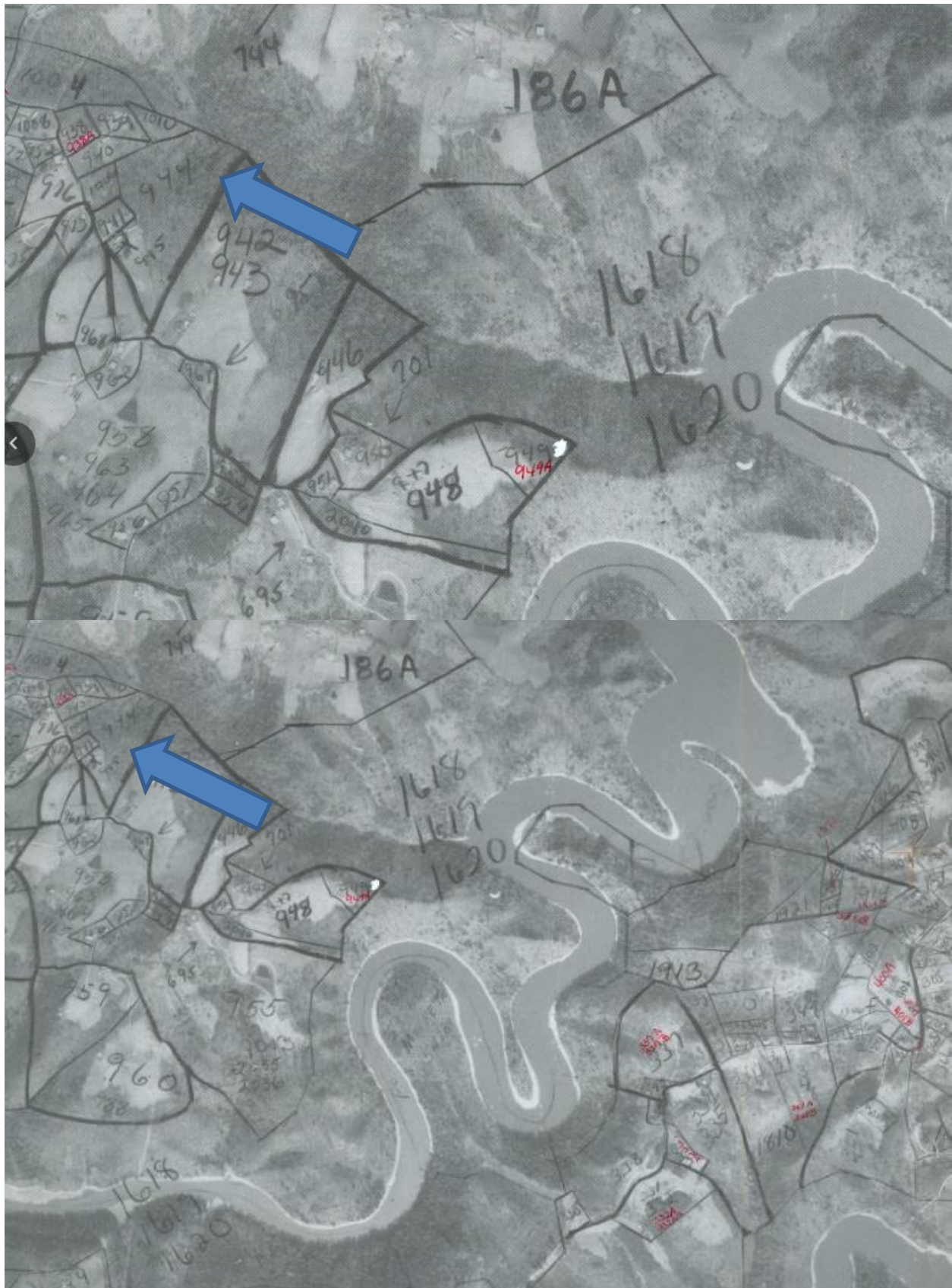


Approximate location of subject property.

Property No. 9
 Jennifer Mullins-Tate
 Tax Map Number 9659

Property Address	Owner Name/Address		
	MULLINS-TATE JENNIFER & ET ALS		
	323 SKYLINE DRIVE		
	GATE CITY VA 24251		
Map ID:	0000000009659		
Acct No:	7734-1		
Legal Description:	POUND RIVER 5.1AC		
	186B-944		
Plat Book/Page:	182 / 486		
Deed Book/Page:	473 / 169		
Instrument:	00 00		
Occupancy:	DWELLING		
Dwelling Type:	CONV		
Use/Class:	SINGLE/FAM RES SUBURB	Acres:	5.100
Year Assessed:	2018	Year Built:	1940
Zoning:		Land Use:	0
District:	05 WILLIS	Year Remodeled:	1985
MH/Type:		Total Mineral:	
Condition:	POOR	Year Effective:	1940
		Total Land:	\$18,200
		On Site Date:	03/09/2017
		Total Improvements:	\$35,900
		Review Date:	
		Total Value:	\$54,100

----- Improvement Description -----				+-----47-----+	
Exterior	Interior	Site			
CONST-WOOD FRAME	NO. ROOMS - 7	STREET-PAVED			
EXT*1-ALUMINUM	NO. BEDROOMS - 4	UTILITY-PUB WATER	16		16
FOUND-CINDER BLOCK	NO. BATHS - 2	UTILITY-SEPTIC SYS			
ROOF_-COMP SHINGLE	CHIMNEY - 1				
	FLOOR-CARPET		+5+-----35-----+		+5+
	FLOOR-HARDWOOD		: :DWL		:
	FLOOR-VINYL		:		:
	INTER-PANEL		:		:
	INTER-SHEET ROCK		2424		:
			:		32 32
			:		:
----- Dwelling Valuation -----					
Item	Size	Rate	Value	WDK	
DWELLING	2268	32.52	73755	+5+	
BATH FULL	2	2400.00	4800		:WDK
A/C CENTRAL	2268	1.50	3402		+--12--+
PUBLIC WAT	1	2500.00	2500	23	
SEPTIC	1	4000.00	4000		
HEAT CENTR	2268	1.75	3969		
WOOD DECK	1136	15.00	17040		22
PORCH OPEN	147	18.00	2646	+---21-----+	
WOOD DECK	120	15.00	1800	7	POR
Grade Factor (D+05)			.90	+---21-----+14--+	
Replacement Cost New			102510	Sec	Type
Phys Depr. % (.660)	1940	- POOR	67657	DWL	DWELLING
Total Bldg. Value			34900	1.20	E35S32S22W14W21N7
					N23N24
				WDK	WOOD DECK
				1.00	E12N32WSN16W47S16
					E5E35S32
----- Other Improvements Valuation -----					
Desc	Length	Width	Size	Grade	Rate
GARAGE FR					FV/Pct
STG FRAME			2		Value
POOL HCV					1000
Total Imp Value					1000
					Cur. Value
					18200
					Prev. Value
					14900
					Improvements
					35900
					Total
					54100
					Average Price Per Acre
					3569
					%Inc.
					()
					()
----- Land Valuation -----					
M CIs	Desc	G	Size	Dpth	Rate
A 100 HOME SITE	O		1.00		10000.00
A 600 OPEN LAND	H		4.10		2000.00
Total Land Value			5.100		18200



Approximate location of subject property.

Property No. 10
 Jennifer Mullins-Tate
 Tax Map Number 12597

Property Address	Owner Name/Address	
	MULLINS-TATE JENNIFER & ET ALS	
	323 SKYLINE DRIVE	
	GATE CITY VA 24251	
Map ID:	00000000012597	
Acct No:	7736-1	
Legal Description:	WOLF PEN BRANCH 3AC	
	187D-1775 WILLIS DIST COAL	
Plat Book/Page:	158 / 378	
Deed Book/Page:	473 / 169	
Instrument:	00 00	
Occupancy:	MINERAL	
Dwelling Type:	LAND	
Use/Class:	COMMERCIAL/INDUSTRIAL	Acreage: 3.000
Year Assessed:	2018	Year Built:
Zoning:		Land Use: 0
District:	09 MIN LND NOT UND DEV	Year Remodeled:
MH/Type:		Total Mineral: \$300
Condition:		Year Effective:
		Total Land: \$3,900
		On Site Date:
		Total Improvements: \$ 0
		Review Date: 06/26/2017
		Total Value: \$3,900

----- Land Valuation -----							
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
A 800	WOODLAND	H	3.00		1200.00		3600
Total Land Value			3.000				3600
----- Mineral Valuation -----							
Total Mineral Value							300

----- Comments -----	
187D (A) 1775.	
IN INSTRUMENT #090000123, LIST OF HEIRS RECORDED FOR MARGARET JEAN MULLINS TRIPLETT (DOD 09/16/09) - DAVID TRIPLETT (HUSBAND), MELISSA SUEETTE MULLINS, JENNIFER LEIGH MULLINS TATE.	
TRANSFERRED FROM DAVID TRIPLETT, JENNIFER MULLINS-TATE, MELISSA SUEETTE MULLINS TO JENNIFER MULLINS-TATE, MELISSA SUEETTE MULLINS IN DB 473 PG 169 ON 12/11/09. THE CONSIDERATION WAS \$0.00-DEED OF GIFT. THERE WAS THREE CARDS INVOLVED IN THE TRANSFER, CARDS #9660, #12597, #9659.	

Total Property Value	3900

Sec	Type	Str	Description	Area
Total Square Feet				
		Cur. Value	Prev. Value	%Inc.
Land		3600	3600	
Improvements				
Mineral		300	300	%
Total		3900	3900	
Average Price Per Acre		1200		



Approximate location of subject property.

Property No. 11
 Jennifer Mullins-Tate
 Tax Map Number 9660

Property Address		Owner Name/Address						
		MULLINS-TATE JENNIFER & ET ALS						
		323 SKYLINE DRIVE						
		GATE CITY VA 24251						
Map ID: 00000000009660								
Acct No: 7735-1								
Legal Description: WOLF PEN OF POUND RIVER 2.5AC								
186B-224 WILLIS DIST								
Plat Book/Page: 158 / 378								
Deed Book/Page: 473 / 169								
Instrument: 00 00								
Occupancy: MISC/Mobile Home Personal								
Dwelling Type: MH-HOOKUP								
Use/Class: COMMERCIAL/INDUSTRIAL		Acreage: 2.500						
Year Assessed: 2018		Year Built:						
Zoning:		Land Use: 0						
District: 09 MIN LND NOT UND DEV		Total Mineral: \$300						
MH/Type: Y P		Total Land: \$7,800						
Condition:		Total Improvements: \$4,000						
		Total Value: \$11,800						
----- Improvement Description -----								
Exterior		Interior						
		Site						
		STREET-PAVED						
		UTILITY-PUB WATER						
		UTILITY-SEPTIC SYS						
----- Other Improvements Valuation -----								
Desc	Length	Width	Size	Grade	Rate	FV/Pct	Value	
M/H HOOKUP			1		4000.00		4000	
Total Imp Value							4000	
----- Land Valuation -----								
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value	
A 100	HOME SITE	G	1.00		6000.00		6000	
A 800	WOODLAND	F	1.50		1000.00		1500	
Total Land Value							7500	
----- Mineral Valuation -----								
Total Mineral Value							300	
----- Comments -----								
MAP 186B (A) 224.								
IN INSTRUMENT #090000123 LIST OF HEIRS RECORDES								
FOR MARGARET JEAN MULLINS TRIPLETT (DOD 09/16/09) -								
DAVID TRIPLETT (HUSBAND), MELISSA SUEETTE MULLINS,								
JENNIFER LEIGH MULLINS TATE.								
TRANSFERED FROM DAVID TRIPLETT, JENNIFER MULLINS-								
TATE, MELISSA SUEETTE MULLINS TO JENNIFER MULLINS-								
TATE, MELISSA SUEETTE MULLINS IN DB 473 PG 169 ON								
12/11/09. THE CONSIDERATION WAS \$0.00-DEED OF GIFT								
THERE WAS THREE CARDS INVOLVED IN THIS TRANSFER,								
CARDS #9660, #12597, #9659.								
				Sec	Type	Str	Description	Area
				Total Square Feet				
					Cur. Value		Prev. Value	±Inc.
				Land	7500		9500	()
				Improvements	4000		4000	
				Mineral	300		300	±
				Total	11800		13800	()
Total Property Value				11800		Average Price Per Acre		3000



Approximate location of subject property.

Property No. 12
 The Pittston Company, et al
 Tax Map Number 2658

Property Address		Owner Name/Address	
		JOHNSON W R EST TRAMMEL VA	
Map ID: 00000000002658			
Acct No: 5402-1			
Legal Description: LICK CREEK UND INT IN 72AC 175B-2468			
Plat Book/Page: 0000 / No Page			
Deed Book/Page: 39 / 390			
Instrument: 00 00			
Occupancy: VACANT			
Dwelling Type: LAND			
Use/Class: AGRICULTURAL 20-100 AC		Acreage: 41.140	
Year Assessed: 2018		Year Built:	
Zoning:		Land Use: 0	
District: 02 ERVINTON		Total Mineral:	
MH/Type:		Total Land: \$32,900	
Condition:		On Site Date: 05/01/2017 Total Improvements: \$ 0	
		Review Date:	
		Total Value: \$32,900	

----- Improvement Description -----							
Exterior		Interior			Site		
					STREET-PAVED		
----- Land Valuation -----							
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
A 800	WOODLAND	F	41.14		1000.00	.20-	32912
Total Land Value			41.140				32900
----- Comments -----							
175B (A) 2468. -20 TOPO. WILLIAM C & BRENDA AUSTIN DEED 1/63 UND INT TO PYKIS RES CO 328-44 7-23-97. RONALD N AUSTIN DEEDS HIS 1/63 UND DIV INT TO PYKIS 328-690. 8-15-97.							

Total Property Value						32900	

Sec	Type	Str	Description	Area

Total Square Feet				
		Cur. Value	Prev. Value	%Inc.
Land		32900	32900	
Improvements				
Total		32900	32900	
Average Price Per Acre		1000		

Approximate location of subject property.

Property No. 13
 The Pittston Company, et al
 Tax Map Number 5401

Property Address	Owner Name/Address	
	JOHNSON W R EST TRAMMEL VA	
Map ID: 0000000002657		
Acct No: 5401-1		
Legal Description: LICK CREEK UND INT IN 16AC 175B-2469		
Plat Book/Page: 0000 / No Page		
Deed Book/Page: 21 / 114		
Instrument: 00 00		
Occupancy: VACANT		
Dwelling Type: LAND		
Use/Class: SINGLE/FAM RES SUBURB	Acreage: 9.140	
Year Assessed: 2018	Year Built:	Land Use: 0
Zoning:	Year Remodeled:	Total Mineral:
District: 02 ERVINTON	Year Effective:	Total Land: \$7,300
MH/Type:	On Site Date: 05/01/2017	Total Improvements: \$ 0
Condition:	Review Date:	Total Value: \$7,300

----- Improvement Description -----						
Exterior	Interior		Site			
			STREET-PAVED			
----- Land Valuation -----						
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct Value
A 800	WOODLAND	F	9.14		1000.00	.20- 7312
Total Land Value			9.140			7300
----- Comments -----						
-20 TOPO. WILLIAM C & BRENDA AUSTIN DEED 1/13 UND INT TO PYXIS RESC CO 328-44 7-2397. RONALD M AUSTIN DEEDSHIS 1/63 UND INT TO PYXIS 328 690 8-15-97. 175B (A) 2469.						
Total Property Value						7300

Sec	Type	Str	Description	Area
Total Square Feet				
		Cur. Value	Prev. Value	%Inc.
Land		7300	7300	
Improvements				
Total		7300	7300	
Average Price Per Acre			1000	



Approximate location of subject property.

Property No. 14
 The Pittston Company, et al
 Tax Map Number 2656

Property Address	Owner Name/Address	
	JOHNSON W R EST TRAMMEL VA	
Map ID: 00000000002656		
Acct No: 5400-1		
Legal Description: LICK CREEK UND INT IN 13.50AC 175B-2470		
Plat Book/Page: 0000 / No Page		
Deed Book/Page: 31 / 61		
Instrument: 00 00		
Occupancy: VACANT		
Dwelling Type: LAND		
Use/Class: SINGLE/FAM RES SUBURB	Acreage: 7.700	
Year Assessed: 2018	Year Built:	Land Use: 0
Zoning:	Year Remodeled:	Total Mineral:
District: 02 ERVINTON	Year Effective:	Total Land: \$6,200
MH/Type:	On Site Date: 05/01/2017	Total Improvements: \$ 0
Condition:	Review Date:	Total Value: \$6,200

----- Improvement Description -----			
Exterior	Interior	Site	
		STREET-PAVED	

----- Land Valuation -----							
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
A 800	WOODLAND	F	7.70		1000.00	.20-	6160
Total Land Value			7.700				6200

----- Comments -----	
-20 TOPO. 175B (A) 2470. WILLIAM C AUSTIN DEEDS HIS 1/13 UND. INT PYKIS RES. CO. 328-44-7-2397 RONALD K AUSTIN DEEDS HIS 1/63 UND INT TO PYKIS 328-690 8-15-97.	

Total Property Value	6200

Sec	Type	Str	Description	Area
Total Square Feet				
		Cur. Value	Prev. Value	%Inc.
Land		6200	6200	
Improvements				
Total		6200	6200	
Average Price Per Acre			1000	





Approximate location of subject property.

**The information in this booklet is provided for general reference only and is not intended to be a true and accurate representation of the shape of the property. This is no substitute for a survey of the property and is intended to be informational in nature. Interested bidders should exercise their due diligence to determine the size, shape, location, percability, zoning, road frontage, and any other matters of interest related to this property.

