

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER’S SALE OF REAL ESTATE
COUNTY OF LEE & TOWN OF PENNINGTON GAP, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Lee, the undersigned Special Commissioner will offer for sale at a live public auction the following described real estate inside the **Courtroom** of the **Lee County Circuit Court** located at **33640 Main Street, Jonesville Virginia 24263**, on **February 21, 2025** at **10:00am**.

The sale of such property is subject to the terms and conditions below, and any term or conditions which may be subsequently posted or announced by Lee Auction Company (“Auctioneer”) and Taxing Authority Consulting Services, PC (“TACS”). Subsequent announcements take precedence over any prior written or verbal terms of sale.

	Property Owner(s)	Tax Map No.	Account No.	TACS No.	Property Description
J1	Beatrice Reasor	12A-(5)-BK3,1,2	5761	35536	112 Big Branch Rd., Town of St. Charles, Lots 1 & 2
J2	Stephanie A. Newton & Joshua Welch	23E-(6)-10B1	6261	162753	40992 W Morgan Ave., Rt. 58, Town of Pennington Gap, 0.49 Ac +/-
J3	Burl Hughes & Virgie Hughes	12A-(8)-44	9322	387606	284 Monarch Rd., Rocky Station Dist., 0.25 AC +/-
J4	Virginia Fuel Corporation & Blackstone Energy, LTD	21-(A)-38	9690	206015	on Jackson Rd.; Rocky Station Dist., 2.5 Ac +/-
J5	Bill Mallory & Helen W. Mallory	8A-(1)-46	10409	96090	348 Ballfield Rd., Yokum Station Dist., Lot 46
J6	Claude C. Lawson, Life Estate	16-(A)-15A	12532	35673	5181 Cave Springs Rd., Yokum Station Dist., 1.06 Ac +/-
J7	Virginia Fuel Corporation & Blackstone Energy, LTD	7-(A)-61, 15A-(3)-BK1,1-10, 15A-(3)-BK1,42-50A	10906	206015	near Copperhead Dr., Yokum Station Dist., 179.5 Ac +/-

GENERAL TERMS OF SALE: All sales are subject to confirmation by the Circuit Court. The Special Commissioner has the right to reject any bids determined to be unreasonable in relation to the estimated value of the Property. Any unsold property will be offered for sale again at the next auction, whenever that may be.

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. Properties are offered for sale as-is, where-is, and if-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, at their own expense, prior to bidding on any of the properties to determine the suitability of the property for their purposes. It is not guaranteed that the property has a right-of-way or that it is not landlocked. Property is sold in gross and not by the acre. There is no warranty as to the accuracy of any information contained in the GIS system, nor is the information contained therein a legal representation of any of the features of the property which it depicts. We do not provide and do not assist with obtaining title insurance or title to personal property.

The sale of property to the highest bidder is not contingent upon obtaining financing. Financing, if needed, is the sole responsibility of the high bidder. By bidding, parties are entering into a legally binding contract, waive all rescission rights, and understand that their bid is immediately binding, irrevocable, and enforceable. Additionally, by bidding, parties are representing that they have read, and agree to be bound by, all terms and conditions for this sale. Failure to complete the property purchase will result in forfeiture of any funds paid and may subject the highest bidder to additional damages, which may include expenses and any deficit upon resale.

PAYMENT TERMS: The highest bidder shall make a deposit in the amount of twenty-five percent (25%) or One Thousand Dollars (\$1,000.00), whichever is higher, **along with a 10% buyer's premium, subject to a minimum of \$150, added to the final bid.** Bids which are less than One Thousand Dollars (\$1,000.00) shall be paid in full at the time of the auction. Deposits shall not exceed Twenty Thousand Dollars (\$20,000.00) per parcel. Such sum shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale. Subsequent taxes will be prorated from the auction date, and the highest bidder will be responsible for taxes from that date forward.

The balance of the purchase price and recording costs for deed recordation shall be deposited by the highest bidder with the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court.

All payments must be made in the form of personal check, cashier's check or money order. **No cash will be accepted.**

GENERAL TERMS: To qualify as a purchaser at this auction, you may not owe delinquent taxes to County of Lee and/or Town of Pennington Gap and you may not be a Defendant in any pending delinquent tax matter. Questions concerning the property subject to sale should be directed to TACS online at www.taxva.com, by email to taxsales@taxva.com, by phone to 804-548-4418, or by writing to the address below.

Taxing Authority Consulting Services, PC
Attn: Tax Sales
P.O. Box 31800
Henrico, Virginia 23294-1800

****SAMPLE****

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

At that certain real estate tax sale which closed on Friday, February 21, 2025, the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

Case Name: County of Lee v. _____ (Case No. _____)

Tax Map Number: _____

Account Number: _____

TACS Number: _____

Buyer's Premium: \$ _____

Bid Deposit: \$ _____

Credit Card Hold: \$(_____)

Total Due Now: \$ _____

I understand that the above-referenced "Total Due Now" is required to be deposited today with the Special Commissioner and that the balance of the high bid and the deed recordation cost will be due within fifteen (15) days after confirmation of this sale by the Circuit Court of the County of Lee, Virginia. I understand that in the event my payment is returned or otherwise does not clear within twenty (20) days, this contract of sale may be voided, I may be responsible for damages or costs of resale, and the next highest bidder may be contacted to purchase the property.

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 Special Commissioner intends to ask the Court 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 (February 21, 2025). I further understand that in the event I owe delinquent taxes to or am named as a Defendant in any delinquent tax suit filed by the above-named locality, that this contract

shall be voidable 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.

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

I understand that by bidding, I have entered into a legally binding contract and that I waive all rescission rights. I understand that my bid was immediately binding, irrevocable, and enforceable.

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	Street Address
_____	_____
Name (please print)	City, State, Zip
_____	_____
Telephone	Email Address

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 21st day of February, 2025, 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 J1* - Beatrice Reasor

Tax Map Number: 12A-(5)-BK3,1,2

Account Number: 5761

Property Address: 112 Big Branch Rd.

Property Description: Town of St. Charles, Lots 1 & 2

Land Value: \$4,000 Improvement Value: \$14,000 Total Value: \$18,000

Property Address
112 BIG BRANCH RD
ST CHARLES, VA

Owner Name/Address
REASOR BEATRICE
PO BOX 612
PENNINGTON GAP VA 24277

Map ID: 12A-(5)-BK3,1,2
Acct No: 5761-1

Legal Description:

Plat Book/Page: 0000 / No Page
Deed Book/Page: 0468 / 513

Instrument: 00 00

Occupancy:

Dwelling Type: 1SFR
Use/Class: RESIDENTIAL / SINGLE FAMILY CITY **Acreage:** 0.000

Year Assessed: 2016

Year Built:

Land Use:

Zoning:
District: 83 TOWN OF ST CHARLES

Year Remodeled:

Total Mineral: \$0

MH/Type:
Condition: SF POOR

Year Effective:

Total Land: \$4,000

On Site Date: 10/23/2014 **Total Improvements:** \$14,000

Review Date:

Total Value: \$18,000



Improvement Description		Size	Rate	Value								
CONSTRUCTION-WOOD	NO. ROCKS - 4	STREET-PAVED										
EXTERIOR-ALUMINUM	NO. BEDROOMS - 2	UTILITIES-POB SEW	8	0								
FOUNDATION-CIRCON	NO. BATHS - 1	UTILITIES-POB WATE	1	0								
ROOFING-COMPOSITE	FLOORS-HARDWOOD											
	FLOORS-LINOLEUM											
	HEAT-OIL											
	INTERIOR-PANELLING											
	INTERIOR-PLASTER											
Dwelling Valuation												
Item	Size	Rate	Value									
DWELLING	1072	59.00	62176	24								
PORCH-ENCL	100	24.00	4032									
PORCH-OPEN	100	12.00	1200									
Grade Factor (E -)			65									
Replacement Cost New			43875									
Pipe Depr. 8 (.450)			2935									
Total Bldg. Value			14000									
Other Improvements Valuation												
Desc	Length	Width	Size	Grade	Rate	FV/Pct	Value					
DRIVE-GR	12.0	22.0	264				6					
Total Imp Value							6					
Land Valuation												
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value	Imp	Type	Sta	Description	Area
A	2 LIT	A				4000	4000	0.00	DRIVE-ENCL	1.00	DRIVE-ENCL	1072
						4000	4000	0.00	PORCH-OPEN	1.00	NOV1856E18	100
Total Land Value												
1348												
Comments												
FRONTS ON 352 & 628. WHITE WITH GRAY TRIM												
VACANT												
PIC BA-3-72 (LOG SAID COULD NOT FIND PIC)												
SF REVISED PIC SS 10-21-96												
Cur. Value												
Land 4000												
Improvements 14000												
Total 18000												
Average Price Per Acre 18000												
Prev. Value												
Land 4000												
Improvements 14000												
Total 18000												
Average Price Per Acre 18000												
Inc.												
Sale Date/Amount 9/09/1997 15000												
Total Property Value												
18000												



Property J2* - Stephanie A. Newton, et al.

Tax Map Number: 23E-(6)-10B1

Account Number: 6261

Property Address: 40992 W Morgan Ave.

Property Description: Rt. 58, Town of Pennington Gap, 0.49 Ac +/-

Land Value: \$10,000 Improvement Value: \$8,000 Total Value: \$18,000

Property Address 40992 W MORGAN AVE PENNINGTON GAP, VA	Owner Name/Address WELCH JOSHUA 513 BROWN SCHOOL RD MARYVILLE TN 37804	----- Other Improvements Valuation ----- Desc Length Width Size Grade Rate FV/Pct Value TENANT HO 14.0 60.0 840 Total Imp Value 8000
Map ID: 23E-(6)-10B1 Acct No: 6261-1		----- Land Valuation ----- M Cls Desc G Size Dpth Rate FV/Pct Value A 1 HOMESITE L .153 12000.00 8164 10000 Total Land Value .153 10000
Legal Description: PT TRACT 1 JOHNS PROP		----- Comments ----- FRONTS ON 58A. TWO NICE HOUSE SITES HOME BURNED 2009 9-2-14 CB PIC# 5-243
Plat Book/Page: 0000 / No Page Deed Book/Page: 0503 / 43 Instrument: DG 2024 2024019 66		----- Total Property Value 18000
Occupancy: Dwelling Type: 1 STFRM Use/Class: RESIDENTIAL / SINGLE FAMILY CITY Year Assessed: 2016	Acreage: 0.153	
Zoning: District: S2 TOWN OF PENNINGTON GAP MH/Type: Condition: SF FAIR	Year Remodeled: Year Effective: On Site Date: 01/13/2015 Review Date:	Land Use: Total Mineral: \$0 Total Land: \$10,000 Total Improvements: \$8,000 Total Value: \$18,000



Property J3* - Burl Hughes, et al.

Tax Map Number: 12A-(8)-44

Account Number: 9322

Property Address: 284 Monarch Rd.

Property Description: Rocky Station Dist., 0.25 AC +/-

Land Value: \$3,900 Improvement Value: \$13,800 Total Value: \$17,700

Property Address
284 MONARCH RD
ST CHARLES, VA

Owner Name/Address
HUGHES BURL & VIRGIE
C/O MICHAEL HUGHES
10601 ARBOR RD

Map ID: 12A-(8)-44 WISE VA 24293

Acct No: 9322-1

Legal Description: LOT NEAR ST CHARLES

Deed Book/Page: 211 / 117

Will Book/Page: 21 / 2

Instrument: 00 00

Occupancy:

Dwelling Type: 1SFR

Use/Class: RESIDENTIAL / SINGLE FAMILY COUNTY

Year Assessed: 2016

Zoning:

District: 03 ROCKY STATION MINERAL DIS

MH/Type:

Condition: SF FAIR

Acres: 0.250

Year Built:

Year Remodeled:

Year Effective:

On Site Date: 10/24/2014

Review Date:

Land Use:

Total Mineral: \$0

Total Land: \$3,900

Total Improvements: \$13,800

Total Value: \$17,700

Improvement Description		Area	Rate	Value			
Exterior	Interior	Site					
CONSTRUCTION-WOOD	NO. ROOMS - 5	STREET-PAVED		4			
EXTERIOR-PASCHITE	NO. BATHS - 2	UTILITIES-PUB SEWER		13			
FOUNDATION-CONCRETE	NO. BATHS - 1	UTILITIES-PUB WATER		7			
ROOFING-COMPOSITE	FLOORS-CARPET	HEAT-ELECTRIC		23			
	INTERIOR-PANELLING						
Dwelling Valuation							
Item	Size	Rate	Value				
DWELLING	979	55.00	53792	42			
CARPET-FR	281	14.00	3934				
POURCH-OPEN	120	12.00	1440				
Grade Factor (F)			60	29			
Replacement Cost New			37320				
Pipe Depr. % (.630)		- FAIR	2382				
Total Bldg. Value			13800				
Land Valuation							
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
A	1	RESERVE	E	.250	8000.00	263	3975
Total Land Value							3900
Comments							
FRONTS ON ESK. TAW W/ROWN TRAIL.							
Total Property Value							
17700							
Total Square Feet							
120							
1380							
Cur. Value							
3900							
Prev. Value							
13800							
Total							
17700							
Average Price Per Acre							
5000							



Property J4* - Virginia Fuel Corporation, et al.

Tax Map Number: 21-(A)-38

Account Number: 9690

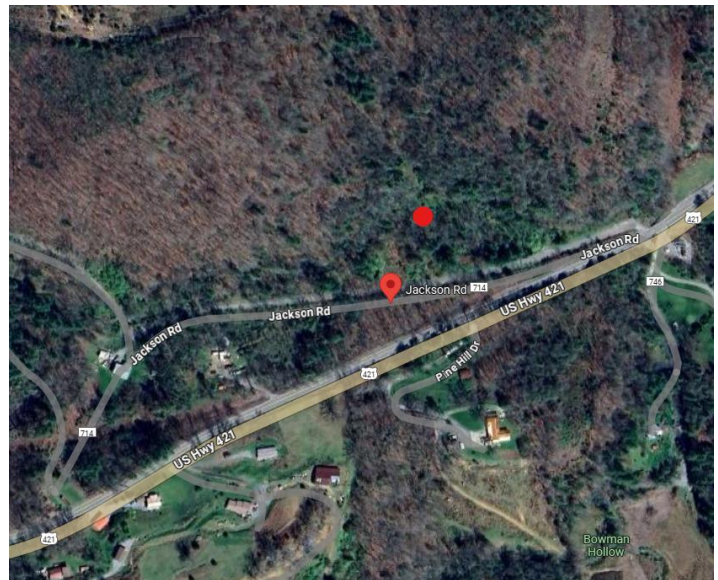
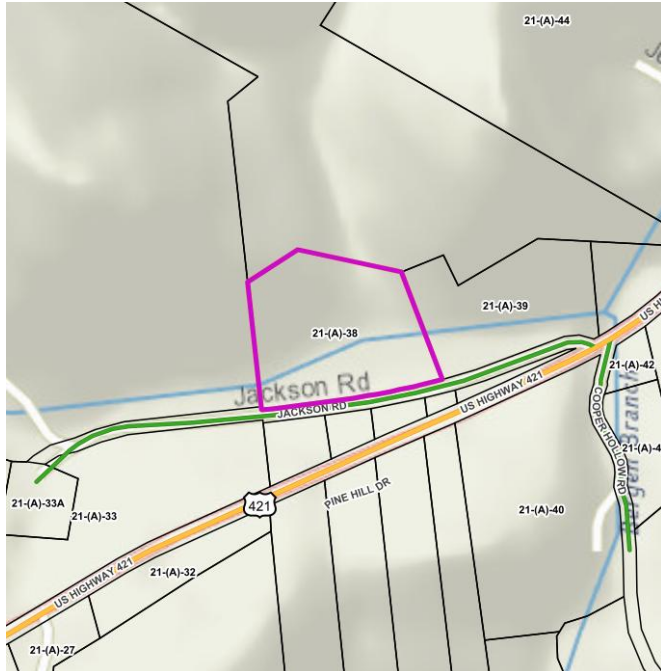
Property Description: on Jackson Rd.; Rocky Station Dist., 2.5 Ac +/-
 Land Value: \$8,000 Improvement Value: \$0.00 Total Value: \$8,000

Property Address	Owner Name/Address	
	BLACKSTONE ENERGY LTD 302 S JEFFERSON ST ROANOKE VA 24011	
Map ID: 21-(A)-38		
Acct No: 9690-1		
Legal Description: STONE CREEK		
Plat Book/Page: 0000 / No Page		
Deed Book/Page: 0471 / 297		
Instrument: QC 2019 1903249		
Occupancy:		
Dwelling Type:		
Use/Class: RESIDENTIAL / SINGLE FAMILY COUNTY	Acres: 2.500	
Year Assessed: 2016	Year Built:	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 03 ROCKY STATION MINERAL DIS	Year Effective:	Total Land: \$8,000
MH/Type:	On Site Date: 10/02/2014	Total Improvements: \$0
Condition: SF FAIR	Review Date:	Total Value: \$8,000

		Improvement Description			
		Exterior	Interior	Site	
				STREET-GRAVEL	
				UTILITIES-SEPTIC	
				UTILITIES-WELL	

		Land Valuation						
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value	
A	2 LOT	A	1.500			2000	2000	
A	2 LOT	A	1.000			6000	6000	
Total Land Value			2.500				8000	

		Comments
		FRONTS OFF 714.
Total Property Value		8000



Property J5* - Bill Mallory, et al.

Tax Map Number: 8A-(1)-46

Account Number: 10409

Property Address: 348 Ballfield Rd.

Property Description: Yokum Station Dist., Lot 46

Land Value: \$5,000 Improvement Value: \$18,700 Total Value: \$23,700

Property Address
348 BALL FIELD RD
KEOKEE, VA

Owner Name/Address
MALLORY BILL & HELEN W
PO BOX 14
KEOKEE VA 24265

Map ID: 8A-(1)-46

Acct No: 10409-1

Legal Description: KEOKEE LT 46

Plat Book/Page: C / 23

Deed Book/Page: 292 / 148

Instrument: 00 00

Occupancy:

Dwelling Type: 1SFR

Use/Class: RESIDENTIAL / SINGLE FAMILY COUNTY

Year Assessed: 2016

Zoning:

District: 07 YOKUM STATION MINERAL DIS

MH/Type: Y

Condition: SF FAIR

Acreage: 0.000

Year Built: 1940

Year Remodeled:

Year Effective:

On Site Date: 09/24/2014

Review Date:

Land Use:

Total Mineral: \$0

Total Land: \$5,000

Total Improvements: \$18,700

Total Value: \$23,700

Improvement Description		Exterior	Interior	Site									
CONSTRUCTION-WOOD	NO. ROOMS - 5			STREET-PAVED									
ECT COND-FAIR	NO. RESOURCES - 3			UTILITIES-FIB WATE	+6-1	-25							
EXTERIOR-MASONRY	NO. BATHS - 1			UTILITIES-SEPTIC									
FOUNDATION-CINDER				FLOORS-CARPET	8	8	7						
ROOFING-COMPOSITE				HEAT-COAL									
				INTERIOR COND-TN-FA	+6-+		-16						
				INSULATION-ATTIC									
				INSULATION-WALLS									
				INTERIOR-PARKLEING									
				INTERIOR-SHEET ROC									
Dwelling Valuation					22		24						
Item	Size	Rate	Value										
DWELLING	1159	59.00	67222										
PORCH-OPEN	48	12.00	576										
PORCH-OPEN	84	12.00	1008										
Grade Factor (F)			55	DWL									
Replacement Cost New			37840										
Phya Depr. % (.650)		- FAIR	24596										
Total Bldg. Value			13200										
Other Improvements Valuation													
Desc	Length	Width	Size	Grade	Rate	FV/Pct Value	Sec	Type	Str	Description	Area		
GARAGE-FR	24.0	24.0	576		5.00	.50	1440	DWL	DWELLING	1.00	N2288H22857816524	1159	
IN-ADD-NO	12.0	46.0	552		16.00	.60	3313				9693		
MISC FRAM										100 OFF PORCH-OPEN	1.00	W5882628	48
MISC-META										100 OFF PORCH-OPEN	1.00	S5914W8E14	84
GARAGE-FR										300 Total Square Feet		1291	
Total Imp Value										5500			
Land Valuation										Cur. Value	Prev. Value	Inc.	
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct Value	Improvements			5000	5000		
A	2 LOT	A				5000	5000 Total			18700	18700		
Total Land Value							5000 Average Price Per Acre			23700	23700		
Comments													
FRONTS ON 1002. SHOWN 4 FEET END OF ROAD.													
M/H OWNER DAVID MALLORY. T7P# 6768													
TRAILER HAS BEEN BUILT AROUND													
PIC #JCL-21622													
Total Property Value										23700			



Property J6* - Claude C. Lawson, Life Estate

Tax Map Number: 16-(A)-15A

Account Number: 12532

Property Address: 5181 Cave Springs Rd.

Property Description: Yokum Station Dist., 1.06 Ac +/-

Land Value: \$7,000 Improvement Value: \$55,400 Total Value: \$62,400

Property Address 5181 CAVE SPRINGS RD DRYDEN, VA	Owner Name/Address LAWSON CLAUDE C LIFE ESTATE C/O LORA MOORE PO BOX 504	<table border="1"> <tr> <th>Item</th> <th>Size</th> <th>Rate</th> <th>Value</th> <th></th> </tr> <tr> <td>CONSTRUCTION-WOOD</td> <td>NO. ROOMS - 5</td> <td></td> <td></td> <td></td> </tr> <tr> <td>ELECT COND-AVERAGE</td> <td>NO. BEDROOMS - 3</td> <td></td> <td></td> <td></td> </tr> <tr> <td>EXTERIOR-VINYL SID</td> <td>NO. BATHS - 2</td> <td></td> <td></td> <td></td> </tr> <tr> <td>FOUNDATION-CINDER</td> <td>FLOORS-CARPET</td> <td></td> <td></td> <td></td> </tr> <tr> <td>ROOFING-COMPOSITE</td> <td>FLOORS-LINOLEUM</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>HEAT-HEAT PUMP</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>INTERIOR CONDITN-AV</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>INTERIOR-SHEET ROC</td> <td></td> <td></td> <td></td> </tr> </table>		Item	Size	Rate	Value		CONSTRUCTION-WOOD	NO. ROOMS - 5				ELECT COND-AVERAGE	NO. BEDROOMS - 3				EXTERIOR-VINYL SID	NO. BATHS - 2				FOUNDATION-CINDER	FLOORS-CARPET				ROOFING-COMPOSITE	FLOORS-LINOLEUM					HEAT-HEAT PUMP					INTERIOR CONDITN-AV					INTERIOR-SHEET ROC																							
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Map ID: 16-(A)-15A DRYDEN VA 24243	Acct No: 12532-1	<table border="1"> <tr> <td colspan="4">Dwelling Valuation</td> <td></td> </tr> <tr> <td>DWELLING</td> <td>1566</td> <td>58.00</td> <td>90944.28</td> <td>27</td> </tr> <tr> <td>BATH-EXTRA</td> <td>1</td> <td>2500.00</td> <td>2500.00</td> <td>10</td> </tr> <tr> <td>CENTRAL AI</td> <td>1566</td> <td>2.50</td> <td>3920.00</td> <td>10</td> </tr> <tr> <td>PATIO-CNCR</td> <td>340</td> <td>3.00</td> <td>1020.00</td> <td>DWL</td> </tr> <tr> <td>PATIO-CNCR</td> <td>128</td> <td>3.00</td> <td>384.00</td> <td>--20--16--20--27--26--</td> </tr> <tr> <td>PORCH-OPEN</td> <td>150</td> <td>12.00</td> <td>1800.00</td> <td>10 OFP10</td> </tr> <tr> <td>DWELLING</td> <td>729</td> <td>58.00</td> <td>42222.00</td> <td>++-16-+</td> </tr> <tr> <td>PORCH-OPEN</td> <td>150</td> <td>12.00</td> <td>1800.00</td> <td></td> </tr> <tr> <td>Grade Factor (E)</td> <td></td> <td></td> <td>- .70</td> <td></td> </tr> <tr> <td>Replacement Cost New</td> <td></td> <td></td> <td>101360.00</td> <td></td> </tr> <tr> <td>Phys Depr. % (.453)</td> <td></td> <td></td> <td>- 45916.00</td> <td></td> </tr> <tr> <td>Total Bldg. Value</td> <td></td> <td></td> <td>55400.00</td> <td></td> </tr> </table>		Dwelling Valuation					DWELLING	1566	58.00	90944.28	27	BATH-EXTRA	1	2500.00	2500.00	10	CENTRAL AI	1566	2.50	3920.00	10	PATIO-CNCR	340	3.00	1020.00	DWL	PATIO-CNCR	128	3.00	384.00	--20--16--20--27--26--	PORCH-OPEN	150	12.00	1800.00	10 OFP10	DWELLING	729	58.00	42222.00	++-16-+	PORCH-OPEN	150	12.00	1800.00		Grade Factor (E)			- .70		Replacement Cost New			101360.00		Phys Depr. % (.453)			- 45916.00		Total Bldg. Value			55400.00	
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CENTRAL AI	1566	2.50	3920.00	10																																																																
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PATIO-CNCR	128	3.00	384.00	--20--16--20--27--26--																																																																
PORCH-OPEN	150	12.00	1800.00	10 OFP10																																																																
DWELLING	729	58.00	42222.00	++-16-+																																																																
PORCH-OPEN	150	12.00	1800.00																																																																	
Grade Factor (E)			- .70																																																																	
Replacement Cost New			101360.00																																																																	
Phys Depr. % (.453)			- 45916.00																																																																	
Total Bldg. Value			55400.00																																																																	
Legal Description: POWELL RIVER	Deed Book/Page: 434 / 720	<table border="1"> <tr> <td colspan="4">Land Valuation</td> <td></td> </tr> <tr> <td>M Cls</td> <td>Desc</td> <td>G</td> <td>Size</td> <td>Dpth</td> <td>Rate</td> <td>FV/Fac</td> <td>Value</td> <td></td> </tr> <tr> <td>A</td> <td>1</td> <td>RESERVE</td> <td>G</td> <td>1.060</td> <td></td> <td>420-</td> <td>7000</td> <td>7000</td> </tr> <tr> <td>Total Land Value</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>7000</td> <td></td> </tr> </table>		Land Valuation					M Cls	Desc	G	Size	Dpth	Rate	FV/Fac	Value		A	1	RESERVE	G	1.060		420-	7000	7000	Total Land Value							7000																																		
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Occupancy: Dwelling Type: DW	Use/Class: SINGLE FAMILY COUNTY	Acres: 1.060	Year Assessed: 2016	Year Built:	Land Use:	<table border="1"> <tr> <td></td> <td>Cur. Value</td> <td>Prev. Value</td> <td>%Inc.</td> </tr> <tr> <td>Land</td> <td>7000</td> <td>7000</td> <td></td> </tr> <tr> <td>Improvements</td> <td>55400</td> <td>55400</td> <td></td> </tr> <tr> <td>Total</td> <td>62400</td> <td>62400</td> <td></td> </tr> <tr> <td>Average Price Per Acre</td> <td>7000</td> <td>7000</td> <td></td> </tr> <tr> <td>Sale Date/Amount</td> <td>11/02/1994</td> <td>5500</td> <td></td> </tr> </table>			Cur. Value	Prev. Value	%Inc.	Land	7000	7000		Improvements	55400	55400		Total	62400	62400		Average Price Per Acre	7000	7000		Sale Date/Amount	11/02/1994	5500																																						
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Year Assessed: 2016	Year Built:	Year Remodeled:	Year Effective:	On Site Date: 12/29/2014	Total Improvements: \$55,400	Total Value: \$62,400																																																														
Zoning:	District: 06 YOKUM STATION DISTRICT	MH/Type:	Condition:	Review Date:	Total Mineral: \$0	Total Land: \$7,000																																																														



Property J7* - Virginia Fuel Corporation, et al.

Tax Map Number: 7-(A)-61, 15A-(3)-BK1,1-10, 15A-(3)-BK1,42-50A

Account Number: 10906

Property Description: near Copperhead Dr., Yokum Station Dist., 179.5 Ac +/-

Land Value: \$62,800 Improvement Value: \$90,000 Total Value: \$152,800

Property Address Map ID: 7-(A)-61,15A-(3)-BK1,1- Acct No: 10906-1 Legal Description: N F POWELL RIVER Plat Book/Page: 0000 / No Page Deed Book/Page: 0471 / 307 Instrument: QC 2019 1903249 Occupancy: Dwelling Type: Use/Class: COMMERCIAL & INDUSTRIAL Year Assessed: 2016 Zoning: District: 07 YOKUM STATION MINERAL DIS MH/Type: Condition:	Owner Name/Address BLACKSTONE ENERGY LTD 302 S JEFFERSON ST ROANOKE VA 24011 Acreage: 179.500 Year Built: Year Remodeled: Year Effective: On Site Date: 09/26/2014 Review Date:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="4">Improvement Description</th> </tr> <tr> <td>Exterior</td> <td>Interior</td> <td colspan="2">Site</td> </tr> <tr> <td colspan="4" style="text-align: center;">STREET-NO ROAD</td> </tr> <tr> <th colspan="4">Other Improvements Valuation</th> </tr> <tr> <td>Desc</td> <td>Length</td> <td>Width</td> <td>Size Grade Rate FV/Pct Value</td> </tr> <tr> <td>MINERALS</td> <td></td> <td></td> <td>180 500.00 90000</td> </tr> <tr> <td colspan="3">Total Imp Value</td> <td>90000</td> </tr> <tr> <th colspan="4">Land Valuation</th> </tr> <tr> <td>M Cls</td> <td>Desc</td> <td>G</td> <td>Size Dpth Rate FV/Pct Value</td> </tr> <tr> <td>A</td> <td>41 WOODED</td> <td>B</td> <td>179.500 350.00 62825</td> </tr> <tr> <td colspan="3">Total Land Value</td> <td>62800</td> </tr> <tr> <th colspan="4">Comments</th> </tr> <tr> <td colspan="4">OFF 625</td> </tr> <tr> <td colspan="3">Total Property Value</td> <td>152800</td> </tr> </table>	Improvement Description				Exterior	Interior	Site		STREET-NO ROAD				Other Improvements Valuation				Desc	Length	Width	Size Grade Rate FV/Pct Value	MINERALS			180 500.00 90000	Total Imp Value			90000	Land Valuation				M Cls	Desc	G	Size Dpth Rate FV/Pct Value	A	41 WOODED	B	179.500 350.00 62825	Total Land Value			62800	Comments				OFF 625				Total Property Value			152800
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Sec	Type	Str	Description	Area
				Total Square Feet
			Cur. Value	Prev. Value
Land			62800	62800
Improvements			90000	90000
Total			152800	152800
Average Price Per Acre			350	
Sale Date/Amount			5/10/2019	1900000



