

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER'S SALE OF REAL ESTATE
CITY OF GALAX, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court Grayson County, the undersigned Special Commissioner will offer for sale at a simulcast (with online and in person bidding) public auction the following described real estate at **The Crossroads Institute** located at **1117 E. Stuart Dr. Galax, Virginia 24333**, on **April 15, 2025 at 11:30 AM**.

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 For Sale At Auction ("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.	TACS No.	Property Description
J1	James Kegley REDEEMED	55-119 REDEEMED	592312 REDEEMED	106 W. Oldtown St. Galax REDEEMED
J2	Jeffery E. Leagans	60-13	851593	208 Greenville Road, Galax
J3	Gypsie Carico REMOVED	22-3 REMOVED	851628 REMOVED	292 Waterwheel Rd. Galax REMOVED
J4	N Lee Baker	44-42	851623	100 First Ave. Galax
J5	James Roy Pauley, III	56-112	851599	111 Matthews St. Galax

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) 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.

Terms applicable to In-Person Bidders ONLY: The deposit and buyer's premium are due on the day of the auction. All payments must be made in the form of personal check, cashier's check or money order. **No cash will be accepted.**

Terms applicable to Online Bidders ONLY: All interested parties must register and be approved by the Auctioneer. Registration and bidding are free of charge and are done through the Auctioneer's website www.forsaleatauction.biz. If any interested bidders are unable to attend for in-person bidding and wish to bid on property, but do not have access to the internet, please contact For Sale At Auction, at (540) 899-1776 for assistance.

The highest bidder will receive their purchase contract and balance due via email following the close of the auction. The contract shall immediately be executed and returned to TACS. **The deposit and buyer's premium must be received in full within seven (7) days following the auction closing (no later than April 22, 2025).** All payments must be made in the form of certified funds, cashier's check, money order or wire transfer. Cashier's checks and money orders shall be made payable to City of Galax and forwarded to TACS, at the address shown below. Cash and personal checks will not be accepted. Wire transfer instructions will be provided to the highest bidder upon request.

GENERAL TERMS: To qualify as a purchaser at this auction, you may not owe delinquent taxes to City of Galax and you may not be a Defendant in any pending delinquent tax matter. Questions concerning the registration and bidding process should be directed to the Auctioneer online at www.forsaleatauction.biz, by email to inquiry@forsaleatauction.biz or by phone to , at (540) 899-1776. 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 804-548-4429, or by writing to the address below.

Taxing Authority Consulting Services, PC

Attn: Tax Sales
P.O. Box 31800
Henrico, Virginia 23294-1800

SAMPLE “Online bidders ONLY”
PURCHASER’S ACKNOWLEDGEMENT AND
CONTRACT OF SALE

PURCHASER’S ACKNOWLEDGEMENT AND CONTRACT OF SALE At that certain real estate tax sale which closed on _____, the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

Case Name _____
Tax Map No. _____
Account No. _____
TACS No. _____

I understand that a buyer’s premium in the amount \$_____, and a deposit in the amount 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 received by TACS within five (5) business days following the auction closing (no later than _____ at _____ EST) and that the balance will be due within fifteen (15) days after confirmation of this sale by the Circuit Court of the _____, Virginia.

Cashier’s checks and money orders shall be made out to _____ and forwarded to TACS at the address below. Wire transfer instructions will be provided on request. All payments must reference the Tax Map No. of the parcel. I understand that cash and personal checks will not be accepted. I understand that in the event my payment is returned, improperly tendered, or is otherwise not made, the contract of sale may be voided, and the next highest bidder will 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 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 auction closing date. 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

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. 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 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 if I fail to comply with this Purchaser's Acknowledgment and Contract of Sale, that any funds paid hereunder will be forfeited, and that I will be responsible for any deficiency or damages upon resale, including any expenses that may be incurred. I also understand that my electronic signature shall be considered true and accurate for the purposes of this transaction.

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.

High Bidder Electronic Signature

Date: _____

Bidder Name: _____

Street Address: _____

City, State, ZIP: _____

Phone: _____

Email: _____

Title will be taken in the name of: _____

Type of Interest: ☐ Tenants in Common ☐ Tenants by Entirety with ROS
 ☐ Joint Tenants with ROS ☐ N/A

If **purchaser** contact information is different from **bidder** contact information, please provide it below.

CERTIFICATION

It is hereby certified that TACS has received this Purchaser's Acknowledgment and Contract of Sale, signed and dated by the above-referenced bidder, on _____.

Taxing Authority Consulting Services, PC
Attn: Litigation Department (_____)
P.O. Box 31800
Henrico, Virginia 23294-1800

SAMPLE “In-person bidders ONLY”
PURCHASER’S ACKNOWLEDGEMENT AND
CONTRACT OF SALE

At that certain Special Commissioner’s sale held on April 15, 2025 in the cause styled City of Galax 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 Grayson County, 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 April 15, 2025. I further understand that in the event I owe delinquent taxes to the City of Galax or if I am named as a Defendant in any delinquent tax suit filed by City of Galax, 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 April 15, 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 No. J1

Tax Map No. 55-19

Owner: James Kegley

000008642001 KEGLEY III JAMES HOWARD & 106 W OLDTOWN ST 4
ADMINISTRATIVE INFORMATION OWNERSHIP Tax ID 55-119 Printed 03/04/2025 Card No. 1 of 1
PARCEL NUMBER 000008642001 KEGLEY III JAMES HOWARD & KEGLEY KIMBERLY GAY
Parent Parcel Number 6415 WEST FRIENDLY AVE GREENSBORO NC 27410
Property Address 106 W OLDTOWN ST
Neighborhood 1 Galax
Property Class 4 4 COMMERCIAL & INDUSTRIAL
TAXING DISTRICT INFORMATION
Jurisdiction 231
Area 001
District
COMMERCIAL
VALUATION RECORD
Assessment Year 01/01/2000 01/01/2004 01/01/2008 01/01/2012 01/01/2016 01/01/2020 01/01/2024
Reason for Change Split 2004 Reass REVAL 2012 REVAL 2016 2020 REVAL 2024 REVAL
VALUATION L 14400 18900 28800 28800 28800 28800 36000
B 46400 88800 106500 106500 106500 124100 124100
T 60800 106800 135300 135300 135300 152900 160100
Site Description
Topography: Rolling
Rating: Soil ID
Public Utilities: Electric, Sewer, Water
Street or Road: Paved
Neighborhood:
Zoning:
Legal Acres: 0.1652
OMAP: BL 15(13)
UP: 12 APPTS
DOWN: BLUE SLATE BOOKS & MUSIC
FLATISHED ROOF, TAPPAWERNICK, PLASTER
WOOD FLOOR, FORCED AIR HEAT, 1 FL
BUILDING APPEARS 100% VACANT
PARTIALLY GUTTED
LAND DATA AND CALCULATIONS
Table
Prodt Factor
Use
Adjusted
Rate
Influence
Factor
Value
30000
30000
Supplemental Cards
TRUE TAX VALUE 36000
Supplemental Cards
TOTAL LAND VALUE 36000

PHYSICAL CHARACTERISTICS IMPROVEMENT DATA 000008642001 Property Class: 4
106 W OLDTOWN ST
1
4418
SPECIAL FEATURES SUMMARY OF IMPROVEMENTS (LCM: Something goes here)
Description Value ID Use Stry Const Type Grade Year Constr Eff Year Cond Base Rate Feat-ures Adj Rate Size or Area Computed Value Phys Depr Obsol Depr Market Adj % Comp Value
01 2STY BRK 0.00 1 D 1928 1928 F 0.00 N 12.00 47x 94 106030 0 0 SV 100 106000
02 1 STY CB 0.00 1 D 1928 1928 F 0.00 N 8.00 47x 48 18140 0 0 SV 100 18100
Data Collector/Date Appraiser/Date Neighborhood Supplemental Cards
CPG 11/01/2023 CPG 11/01/2023 Neigh 1 AV TOTAL IMPROVEMENT VALUE 124100

Legal Disclaimer: Non-confidential real estate assessment records are public information under Virginia law, and internet display of non-confidential property information is specifically authorized by Virginia Code 58.1-3122.2. While the City of Galax has worked to ensure that the assessment data contained herein is accurate, The City of Galax assumes no liability for any errors, omissions, or inaccuracies in the information provided for any reliance on any maps or data provided herein. Please consult The City of Galax records for official information

Property No. J2

Tax Map No. 60-13

Owner: Jeffery E. Leagans

000011106001

ADMINISTRATIVE INFORMATION

PARCEL NUMBER:
000011106001

Parent Parcel Number

Property Address:
208 GREENVILLE ROAD

Neighborhood:
T Jates

Property Class:
1 1 SINGLE FAMILY - URBAN

TAXING DISTRICT INFORMATION

Jurisdiction: 201

Area: 001

District: 01

LEAGANS JEFFERY E & COLLEEN B

OWNERSHIP

LEAGANS JEFFERY E & COLLEEN B

LEAGANS
208 GREENVILLE RD
GALAX, VA 24333

OLD TOWN ROAD
LOT 11
OLD ACCT# 2175

RESIDENTIAL

208 GREENVILLE ROAD

Printed 03/04/2025

Card No. 1 of 1

TRANSFER OF OWNERSHIP

Date:
09/15/2003

BELLM C & IRENE

12/02/1997

\$30000

BkPg 412, 419

\$19000

BkPg 325, 590

VALUATION RECORD

Assessment Year	01/01/2000	01/01/2004	01/01/2008	01/01/2012	01/01/2016	01/01/2020	01/01/2024
Reason for Change		Split	2004 Reass	REVAL	2016	2020 REVAL	2024 REVAL
VALUATION	L	5500	8000	8000	8000	9000	11000
	B	10500	25200	30200	32300	31300	34800
	T	23500	33200	38200	40300	43900	55900

Site Description

Topography:
Rolling

Public Utilities:
Electric, Sewer, Water

Street or Road:
Paved

Neighborhood:

Zoning:

Legal Acres:
OMAP: 16.72
PRIVATE SALE @ \$27,000. CLOSING WAS 9-03

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Depth	Base	Adjusted	Extended	Influence	Value
SWI ID	Acres	Area	Factor	Rate	Rate	Value	Factor	
Actual	Frontage	Effective	Depth	Rate	Rate	Value	Factor	
1	Homestead	Land Type	1.00	11000.00	11000.00	11000	SV	11000

Supplemental Cards

MEASURED ACREAGE

0.0000

Supplemental Cards

TRUE TAX VALUE

11000

Supplemental Cards

TOTAL LAND VALUE

11000

PHYSICAL CHARACTERISTICS

Style: 112 Conventional

Occupancy: Single family

Story Height: 1.0

Finished Area: 1014

Attic: None

Basement: Full

ROOFING

Material: Asphalt shingles

Type: Gable

Framing: Std for class

Pitch: Not Available

FLOORING

Slab: B

Sub and joists: 1.0, 1.5

Carpet: 1.0, 1.0, 1.5, 1.5

EXTERIOR COVER

Wood siding: B

Asbestos siding: 1.0, 1.5

INTERIOR FINISH

Drywall: 1.0, 1.5

ACCOMMODATIONS

Finished Rooms: 6

Bedrooms: 3

Fireplaces:

HEATING AND AIR CONDITIONING

Primary Heat: Wall/Floor furnace

Lower: Full

Upper: Part

PLUMBING

3 Fixt. Baths: 1 3

Kit Sink: 1 1

Water Heat: 1 1

TOTAL: 5

REMODELING AND MODERIZATION

Amount: Date

IMPROVEMENT DATA

02

01

30

26

11

7

12

6

4

8

24

1-1/2 s Fr

B-wo

780

OF 6

M Stp

42


72

Wd Dk-r

000011106001

Property Class: 1

208 GREENVILLE ROAD



(LCM: Something goes here)

SPECIAL FEATURES

Description	Value
D : SWL-PWS	2500

SUMMARY OF IMPROVEMENTS

ID	Use	Stry Hgt	Const Type	Grade	Year Constr	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
D DWELL	0.00		D	1941	1941	F	0.00	Y	0.00	0	94100	55	52	0	100	47400	
01 PAVEMENT	0.00	1	C	1970	1970	AV	0.00	N	0.00	0	0	0	0	0	SV	100	500
02 FR SHED	0.00	1	C	2015	2015	AV	0.00	N	8.00	10x12	960	0	0	0	SV	100	1000

Data Collector/Date

TJ 11/28/2023

Appraiser/Date

TJ 11/28/2023

Neighborhood

Neigh 1 AV

Supplemental Cards

TOTAL IMPROVEMENT VALUE

48900

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Property No. J4

Tax Map No. 44-42

Owner: N Lee Baker

000009275001

BAKER N LEE & BARBARA K

Tax ID 44-42

100 FIRST AVE

Printed 03/04/2025

Card No. 1 of 1

ADMINISTRATIVE INFORMATION

OWNERSHIP

TRANSFER OF OWNERSHIP

PARCEL NUMBER

000009275001

BAKER N LEE & BARBARA K

100 FIRST AVE

GALAX VA 24333

Parent Parcel Number

FRIES RD

134 FT FRONTAGE

OLD ACCT# 3133

Date

05/17/1996

\$50000

Bk/Fig 251, 070

Property Address

100 FIRST AVE

Neighborhood

1 Gates

Property Class

1 1 SINGLE FAMILY - URBAN

TAXING DISTRICT INFORMATION

Jurisdiction

231

Area

001

District

01

RESIDENTIAL

VALUATION RECORD

Assessment Year	Reason for Change	Split	2004 Reass	REVAL	2012 REVAL	2016	2020 REVAL	2024 REVAL
0	L	7000	10000	12000	12000	12000	15000	15000
0	T	50000	62300	90100	90100	92500	110500	127800
		65000	75300	102100	102100	97900	110500	146900

Site Description

Topography

Rolling

Public Utilities

Electric, Sewer, Water

Street or Road

Paved

Neighborhood

Zoning

Legal Acres

OMAP: 04-11

LAND DATA AND CALCULATIONS

Table	Prod. Factor	Depth Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
MEASURED ACREAGE	0.0000		19000.00	19000.00	19000	SV	19000
					19000		19000
					19000		19000

PHYSICAL CHARACTERISTICS

Style: 112 Conventional

Occupancy: Single family

Story Height: 1.5

Finished Area: 2380

Attic: None

Basement: 3/4

ROOFING

Material: Asphalt shingles

Type: Gable

Framing: Std for class

Pitch: Not Available

FLOORING

Slab: B

Sub and joists: 1.0, 1.5

Carpet: 1.0, 1.5, 1.5

Wood: 1.0

EXTERIOR COVER

Brick: 1.0, 1.5

INTERIOR FINISH

Drywall: 1.0, 1.5

ACCOMMODATIONS

Finished Rooms: 6

Bedrooms: 3

Fireplaces:

HEATING AND AIR CONDITIONING

Primary Heat: Forced hot air

Lower /Bsmt: 1

Full Upper:

Part Upper:

PLUMBING

#

3 Fixt. Baths: 1

2 Fixt. Baths: 1

Kit Sink: 1

Water Heat: 1

TOTAL: 7

REMODELING AND MODERIZATION

Amount


Date

IMPROVEMENT DATA

000009275001

Property Class: 1

100 FIRST AVE



NEEDS TRIM/WINDOWS REPAIRED

01

SPECIAL FEATURES

Summary of Improvements

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Constr	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
D : 10FSFP	3500	D	DWELL	0.00	C+05	D	1946	1946	F	0.00	Y	0.00	0	232700	50	48	0	100	127100
SWL-PWS	2500	01	PAVEMENT	0.00	1	D	1970	1970	F	0.00	N	0.00	17x 73	0	0	0	SV	100	800

Data Collector/Date

TJ 11/03/2023

Appraiser/Date

TJ 11/03/2023

Neighborhood

Neigh 1 AV

Supplemental Cards

TOTAL IMPROVEMENT VALUE

127900

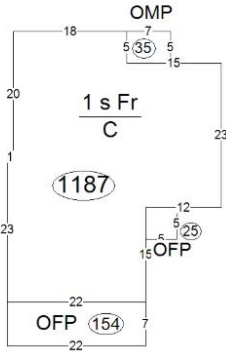

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Property No. J5

Tax Map No. 56-112

Owner: James Roy Pauley, III

000009579001	PAULEY JAMES ROY III	111 MATTHEWS ST	1
ADMINISTRATIVE INFORMATION	OWNERSHIP	Tax ID 56-112	Printed 03/04/2025
PARCEL NUMBER 000009579001	PAULEY JAMES ROY III 111 MATTHEWS ST GALAX VA 24333	TRANSFER OF OWNERSHIP	Card No. 1 of 1
Parent Parcel Number	MATTHEWS ST 75 FT FRONTAGE OLD ACCT# 762	Date 00/27/1996	DRPg: 495, 591 \$0
Property Address 111 MATTHEWS ST			
Neighborhood 1 Galax			
Property Class 1 1 SINGLE FAMILY - URBAN			
TAXING DISTRICT INFORMATION			
Jurisdiction 231			
Area 001			
District 01			
	RESIDENTIAL		
	VALUATION RECORD		
	Assessment Year 01/01/2000 01/01/2004 01/01/2008 01/01/2012 01/01/2016 01/01/2020 01/01/2024		
	Reason for Change	2004 REVAL	2012 REVAL
	2016	2020 REVAL	2024 REVAL
	VALUATION L 5000 5000 6000 6000 6000 7500 9000		
	0 B 16000 13700 17500 19000 18000 18200 10500		
	0 T 21000 10700 23900 26000 24000 25700 19500		
	LAND DATA AND CALCULATIONS		
	Topography: High, Rolling		
	Public Utilities: Electric, Sewer, Water		
	Street or Road: Paved		
	Neighborhood: Improving		
	Zoning:		
	Legal Acres:		
	OMAP: BL 60(17)		
	Supplemental Cards		
	MEASURED ACREAGE 0.0000		
	Supplemental Cards		
	TRUE TAX VALUE 9000		
	Supplemental Cards		
	TOTAL LAND VALUE 9000		

PHYSICAL CHARACTERISTICS Style: 112 Conventional Occupancy: Single family Story Height: 1.0 Finished Area: 1187 Attic: None Basement: None ROOFING Material: Metal Type: Gable Framing: Std for class Pitch: Not Available FLOORING Sub and joists 1.0 Softwood-standard 1.0 EXTERIOR COVER Alum siding 1.0 INTERIOR FINISH Plaster 1.0 ACCOMMODATIONS Finished Rooms: 6 Bedrooms: 3 Fireplaces: HEATING AND AIR CONDITIONING Primary Heat: Space heater Lower /Bsmt 1 Full Upper Part PLUMBING # 3 Fixt. Baths 1 3 Kit Sink 1 1 Water Heat 1 1 TOTAL 5 REMODELING AND MODERNIZATION Amount Date	IMPROVEMENT DATA 	000009579001 Property Class: 1 111 MATTHEWS ST 																																				
	SPECIAL FEATURES <table border="1"> <thead> <tr> <th>Description</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>D : SWL-PWS</td> <td>2500</td> </tr> </tbody> </table>	Description	Value	D : SWL-PWS	2500	SUMMARY OF IMPROVEMENTS <table border="1"> <thead> <tr> <th>ID</th> <th>Use</th> <th>Stry Hgt</th> <th>Const Type</th> <th>Year Constr</th> <th>Eff Year</th> <th>Base Rate</th> <th>Feat-ures</th> <th>Adj Rate</th> <th>Size or Area</th> <th>Computed Value</th> <th>Phys Depr</th> <th>Obsol Depr</th> <th>Market Adj</th> <th>% Comp</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>D</td> <td>DWELL</td> <td>0.00</td> <td>D-10</td> <td>1930</td> <td>1930</td> <td>VP</td> <td>0.00</td> <td>Y</td> <td>0.00</td> <td>0</td> <td>99560</td> <td>75</td> <td>90</td> <td>0</td> <td>10500</td> </tr> </tbody> </table>	ID	Use	Stry Hgt	Const Type	Year Constr	Eff Year	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value	D	DWELL	0.00	D-10	1930	1930	VP	0.00	Y	0.00	0	99560	75	90	0	10500
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