

**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	55-119	592312	106 W. Oldtown St. Galax
J2	Jeffery E. Leagans	60-13	851593	208 Greenville Road, Galax
J3	Gypsie Carico	22-3	851628	292 Waterwheel Rd. Galax
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 6415 WEST FRIENDLY AVE GREENSBORO NC 27410
 Parent Parcel Number OLD TOWN ST TRANSFER OF OWNERSHIP
 Date 08/22/2001 HORTON CECIL G \$65000 Bk/Pg 374, 896
 10/28/1991 \$27500 Bk/Pg 262, 540

Property Address 106 W OLDTOWN ST
 Neighborhood 1 Galax
 Property Class 4 4 COMMERCIAL & INDUSTRIAL
 Reason for Change

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	
VALUATION	L	Split	2004 Reass	REVAL	2012 REVAL	2016	2020 REVAL	2024 REVAL
0	B	46400	88800	106500	106500	106500	124100	124100
	T	60800	106800	135300	135300	135300	152900	160100

TAXING DISTRICT INFORMATION

Jurisdiction 231
 Area 001
 District

Site Description

Topography: Rolling
 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
 FLAT/RED ROOF, TRAPAPERS/ROLL, PLASTER WALLS,
 WOOD FLOOR, FORCED AIR HEAT, 1 FULL 1 HALF BATH
 BUILDING APPEARS 100% VACANT/FIRST FLOOR
 PARTIALLY GUTTED

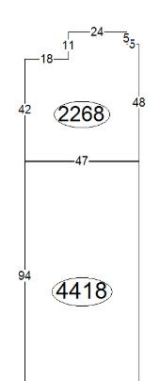

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	Acres	Area	Factor	Rate	Rate	Value	Factor	
Actual	Effective	Effective	Depth	Square	Rate	Value	Factor	
Frontage	Frontage	Depth	Feet	Feet	Rate	Value	Factor	
T Primary Commercial/Industrial Land				7200.00	5.00	36000		36000

Supplemental Cards
 MEASURED ACREAGE 0.1653
 Supplemental Cards
 TRUE TAX VALUE 36000
 Supplemental Cards
 TOTAL LAND VALUE 36000

PHYSICAL CHARACTERISTICS

IMPROVEMENT DATA 000008642001 Property Class: 4
 106 W OLDTOWN ST

(LCM. Something goes here)

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
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		TOTAL IMPROVEMENT VALUE											
CPG 11/01/2023		CPG 11/01/2023		Neigh 1 AV				124100											

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Property No. J2

Tax Map No. 60-13

Owner: Jeffery E. Leagans

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							
VALUATION	L	B	B	B	B	B	B
Area	951	951	951	951	951	951	951
District	01	01	01	01	01	01	01

Site Description	Rating	Measured	Table	Prof. Factor	Base	Adjusted	Extended	Influence	Value
Topography	Soil ID	Acres	Depth	Factor	Rate	Rate	Value	Factor	Value
Public Utilities					1.00	11000.00	11000.00	11000	SV 11000
Street or Road									
Neighborhood									
Zoning									
Legal Acres									
Supplemental Cards									
MEASURED ACREAGE		0.0000							11000
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 Part
/Bsmt: 1 Upper Upper

PLUMBING

3 Fixt. Baths: 1 3
Kit Sink: 1 1
Water Heat: 1 1
TOTAL: 5

REMODELING AND MODERIZATION

Amount Date

IMPROVEMENT DATA

000011106001 Property Class: 1
208 GREENVILLE ROAD

(LCM: Something goes here)

SPECIAL FEATURES		SUMMARY OF IMPROVEMENTS															
Description	Value	ID	Use	Stry Hgt	Const	Year	Year	Base	Feat	Adj	Size or	Computed	Phys	Obsol	Market	%	Value
D : SWL-PWS	2500	D	DWELL	0.00	D	1941	1941	F	0.00	Y	0.00	94100	55	52	0	100	47400
01 PAVEMENT		01	PAVEMENT	0.00	1	1970	1970	AV	0.00	N	0.00	0	0	0	SV	100	500
02 FR SHED		02	FR SHED	0.00	1	2015	2015	AV	0.00	N	8.00	10x12	960	0	SV	100	1000
TOTAL IMPROVEMENT VALUE																	

Data Collector/Date	Appraiser/Date	Neighborhood	Supplemental Cards
TJ 11/28/2023	TJ 11/28/2023	Neigh 1 AV	48900

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Property No. J3

Tax Map No. 22-3

Owner: Gypsie Carico

00009454001 CARICO GYPSIE
 ADMINISTRATIVE INFORMATION OWNERSHIP
 PARCEL NUMBER 00009454001
 Parent Parcel Number
 Property Address 292 WATERWHEEL RD
 Neighborhood 1 Galax
 Property Class 1 1 SINGLE FAMILY - URBAN
 TAXING DISTRICT INFORMATION
 Jurisdiction 231
 Area 01
 District 01

292 WATERWHEEL RD
 Printed 03/04/2025
 TRANSFER OF OWNERSHIP
 Date

RESIDENTIAL

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	13600	20500	21300	21300	23300	25300
	B	38400	46500	62100	62100	59600	101900
	T	52200	67000	83400	83400	80900	127200

Topography Rating	Land Type	Rating Soil ID	Measured Acreage	Effective Frontage	Effective Depth	Pool Factor	Depth Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value			
1	1	1	1.5000	1.5000	1.00	1.00	3500.00	20000.00	20000.00	5300	SV	20000			
2	2							3500.00	3500.00			5300			
Supplemental Cards											MEASURED ACREAGE	1.5000	Supplemental Cards	TRUE TAX VALUE	25300
Supplemental Cards											TOTAL LAND VALUE		Supplemental Cards	TOTAL LAND VALUE	25300

PHYSICAL CHARACTERISTICS
 Style: 112 Conventional
 Occupancy: Single family
 Story Height: 1.3
 Finished Area: 1603
 Attic: None
 Basement: None

ROOFING
 Material: Asphalt shingles
 Type: Gable
 Framing: Std for class
 Pitch: Not Available

FLOORING
 Sub and joists 1.0, 1.5
 Softwood-standard 1.0
 Carpet 1.5

EXTERIOR COVER
 Brick 1.0, 1.5

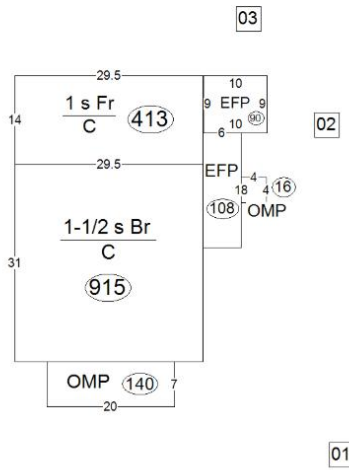
INTERIOR FINISH
 Drywall 1.0, 1.5
 Paneling 1.0

ACCOMMODATIONS
 Finished Rooms: 5
 Bedrooms: 3
 Fireplaces:

HEATING AND AIR CONDITIONING
 Primary Heat: Forced hot air
 Lower /Bsmt 1 Full Upper Part Upper

PLUMBING
 #
 3 Fixt. Baths 1 3
 Kt Sink 1 1
 Water Heat 1 1
 TOTAL 5

IMPROVEMENT DATA



00009454001 Property Class: 1
 292 WATERWHEEL RD

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Constr	Eff Year	Constr	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	ObsoL Depr	Market Adj	% Comp	Value
D : ATTSHEDF	1130	D	DWELL	0.00		C-10	1934	1934	AV	0.00	Y	0.00	0	147360	50	45	0	100	85100
SWL-PWS	2500	01	FR BARN	0.00	1	C	1970	1970	AV	0.00	N	0.00	30x 40	0	0	0	NV	100	0
		02	FR BLDG	0.00	1	C	1934	1934	P	0.00	N	0.00	0	0	0	0	NV	100	0
		03	GAR SHOP	0.00	1	C	1970	1970	AV	0.00	N	40.00	20x 30	24000	0	30	SV	100	16800
Data Collector/Date: TJ 11/16/2023																			
Appraiser/Date: TJ 11/16/2023																			
Neighborhood: Neigh 1 AV																			
Supplemental Cards: TOTAL IMPROVEMENT VALUE 101900																			

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Property No. J4

Tax Map No. 44-42

Owner: N Lee Baker

00009275001 BAKER N LEE & BARBARA K 100 FIRST AVE 1
 ADMINISTRATIVE INFORMATION OWNERSHIP Tax ID 44-42 Printed 03/04/2025 Cont No. 1 of 1
 PARCEL NUMBER 00009275001 BAKER N LEE & BARBARA K 100 FIRST AVE GALAX VA 24333 TRANSFER OF OWNERSHIP
 Parent Parcel Number FRIES RD 134 FT FRONTAGE OLD ACCT# 3133 Date 05/17/1990 Bk/Fig 25T, 070 \$50000

Property Address 100 FIRST AVE
 Neighborhood 1 Gates
RESIDENTIAL
 Property Class 1 1 SINGLE FAMILY - URBAN

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 7000	10000	12000	12000	13000	15000	19000	
	0 52000	62300	92100	92100	92000	95500	127800	
	T 65000	75300	102100	102100	97900	110500	146900	

TAXING DISTRICT INFORMATION
 Jurisdiction 231
 Area 001
 District 01

Site Description
 Topography: Rolling
 Public Utilities: Electric, Sewer, Water
 Street or Road: Paved
 Neighborhood: 1 Gates
 Zoning
 Legal Acres: OMAP: 04-11

LAND DATA AND CALCULATIONS
 Rating: Soil ID
 Measured Acreage
 Table
 Prod. Factor
 Depth Factor
 Effective Depth
 Effective Frontage
 Square Feet
 Base Rate
 Adjusted Rate
 Extended Value
 Influence Factor
 Value

Supplemental Cards
 MEASURED ACREAGE 0.0000
 TRUE TAX VALUE 19000
 Supplemental Cards
 TOTAL LAND VALUE 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

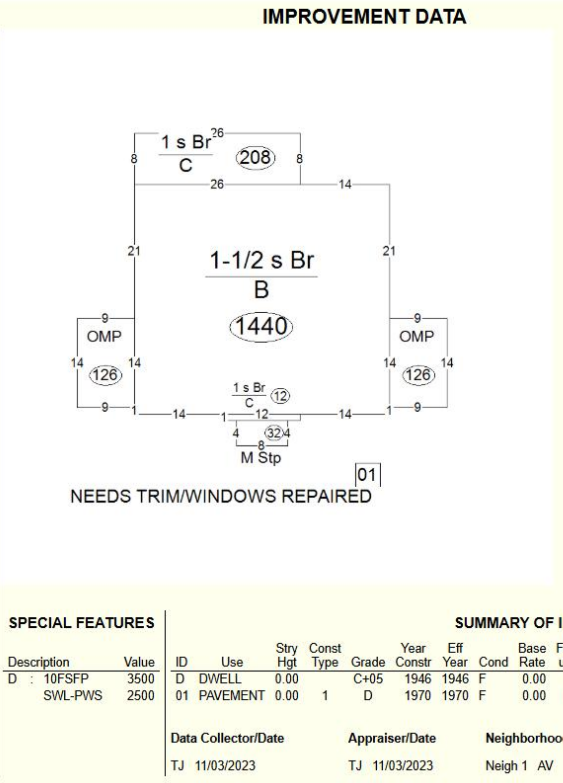
INTERIOR FINISH
 Drywall: 1.0, 1.5

ACCOMMODATIONS
 Finished Rooms: 6
 Bedrooms: 3
 Fireplaces:

HEATING AND AIR CONDITIONING
 Primary Heat: Forced hot air
 Lower /Bsmt: 1 Full Upper Part

PLUMBING
 #
 3 Fixt. Baths: 1 3
 2 Fixt. Baths: 1 2
 Kit Sink: 1 1
 Water Heat: 1 1
 TOTAL: 7

REMODELING AND MODERNIZATION
 Amount Date



00009275001 Property Class: 1
 100 FIRST AVE

(LCM: Something goes here)

SPECIAL FEATURES

Description	Value
D : 10FSFP	3500
SWL-PWS	2500

SUMMARY OF IMPROVEMENTS

ID	Use	Stry Hgt	Const Type	Grade	Year Constr	Eff Year	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsl Depr	Market Adj	% Comp	Value
D	DWELL	0.00		C+05	1946	1946	F	0.00	Y	0.00	232700	50	48	0	100	127100
01	PAVEMENT	0.00	1	D	1970	1970	F	0.00	N	0.00	17x 73	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

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							
VALUATION	L	B	T				
Area	0	0	0				
Value	5000	15000	17500	19000	18000	12200	10500
REVAL	5000	5000	6000	6000	6500	7500	9000
REASON							
Value	21000	18700	23900	25900	24000	25700	19500

Land Type	Rating	Measured Acreage	Table	Depth Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
T Homesite					1.00	9000.00	9000.00	9000	SV 9000
Supplemental Cards									
MEASURED ACREAGE 0.0000 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

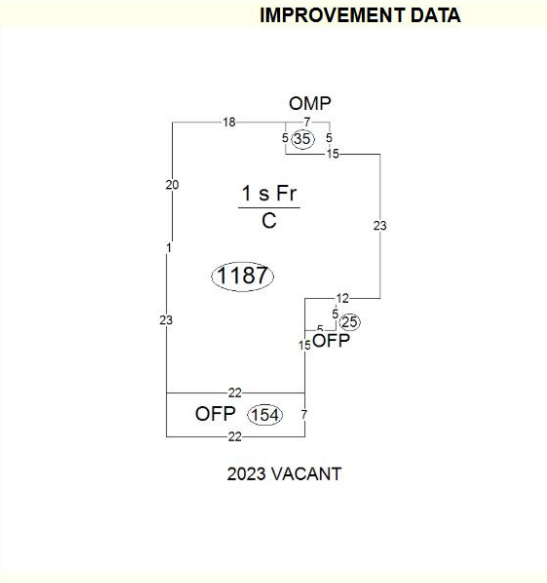
INTERIOR FINISH
 Plaster: 1.0

ACCOMMODATIONS
 Finished Rooms: 6
 Bedrooms: 3
 Fireplaces:

HEATING AND AIR CONDITIONING
 Primary Heat: Space heater
 Lower /Bsmt: 1 Full Upper Part
 Upper

PLUMBING
 #
 3 Fixt. Baths: 1 3
 Kit Sink: 1 1
 Water Heat: 1 1
 TOTAL: 5

REMODELING AND MODERIZATION
 Amount Date



(LCM: Something goes here)

SPECIAL FEATURES		SUMMARY OF IMPROVEMENTS																	
Description	Value	ID	Use	Stry Hgt	Const Type	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 : SWL-PWS	2500	D	DWELL	0.00		D-10	1930	1930	VP	0.00	Y	0.00	0	99560	75	90	0	100	10500
Data Collector/Date		Appraiser/Date		Neighborhood		Supplemental Cards		TOTAL IMPROVEMENT VALUE											10500
TJ 09/12/2023		TJ 09/12/2023		Neigh 1 AV															

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