

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Grayson, 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	Deran McDarrell Brewer	32-A-52A	591659	498 Buck Mtn Rd., Troutdale
J2	Kathleen M. Alfano	65-2-3B	852283	3.289 +/- acres, vacant lot
J3	David Keith Goodman	98-A-12	852311	Vacant Land, Oldtown Magisterial District, (not mapped on GIS)
J4	Bonnie G. Plummer	25A1-4-114	591395	165 W. Main St., Fries
J5	Viola D. Blevins, Estate	61-A-10	591587	1387 Pond Mtn Ln, Whitetop
J6	Kenneth Miller	32-A-70B	591775	20 Honey Grove Rd. Troutdale (not mapped on GIS)
J7	Darren Dewayne Lineberry	25D1-A-48	591739	647 Eagle Bottom Rd., Fries
J8	Sandra B. Martin REDEEMED	58-A-122 REDEEMED	591714 REDEEMED	65 Pigeon Ln, Galax, REDEEMED
J9	Timothy Frazier REDEEMED	74-A-44 REDEEMED	591773 REDEEMED	583 Riding Trail Rd., Independence REDEEMED
J10	Isaac Blevins	64-A-4	591561	1877 Middle Fork Ln, Whitetop
J11	Doley C. Moss	33-A-75B	591795	4.63 +/- acres, along Little Wood Ln
J12	Gracy Mae Spears	39-A-85	852291	1773 Turkey Knob Rd., Fries
J13	Irene C. Bennett	73A2-A-103	852278	523 Melrose Ln, Independence
J14	Clarence M. Brown	25C-A-22	591666	1244 Stevens Creek Rd. Fries

J15	Clarence M. Brown	25C-A-10	591666	Unknown acreage along Stevens Creek Rd.
J16	Judy McMillian	52-A-41A	436723	Elliott Pl (not mapped on GIS)
J17	Judy McMillian	52-A-38B	436723	7.019 +/- acres along Elliott Pl
J18	Carl S. McMillian	52-A-38A	591774	2568 Elliott Pl. Independence
J19	Mamie Reedy	62-A-110	852284	15569 Highlands Parkway Whitetop
J20	George C. Frye REDEEMED	55-A-18 REDEEMED	591687 REDEEMED	2195 Riverside Dr. Independence REDEEMED
J21	Katherine McKinney Sexton	70-A-9	852300	7522 Wilson Hwy, Independence

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 <https://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 County of Grayson 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 County of Grayson 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 <https://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 Grayson County 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 Grayson County or if I am named as a Defendant in any delinquent tax suit filed by Grayson County, 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. 32-A-52A

Owner: Deran McDarrell Brewer

Map Number: 32-A-52A
Owner: ALLEN TESTERMAN
610 BEECH GROVE LN
GALAX VA 24333
Acres: 1.995
Occupancy Code: DW Mobile Home
Building Value: \$55,200
Land Value: \$24,500
Year Built: 1998
Year Sold: 1991
Deed Book: 262 Pg: 333
Description: 32-A-52A
Physical Address:
498 BUCK MTN
TROUTDALE VA 24378

Map #:	32-A-52A	Tax Account Id:	442049
Property Location:	498 BUCK MTN RD	Zoning Code:	
Owner Name/Address:	BREWER, DERAN MCDARRELL & DONITA	Land Value:	24,500
	610 BEECH GROVE LN	Improvement Value:	55,200
	GALAX, VA 24333	Exempt Value:	0
		Total Assessed Value:	79,700
		Deductions:	None



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 Grayson County has worked to ensure that the assessment data contained herein is accurate, Grayson County 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 Grayson County records for official information.

Property No. J2

Tax Map No. 65-2-3B

Owner: Kathleen M. Alfano

Map #:	65-2-3B	Tax Account Id:	453599
Property Location:		Zoning Code:	
Owner Name/Address:	ALFANO, KATHLEEN M 1837 VERMONT ST APT 516 FAIRFIELD, CA 94533	Land Value:	14,800
		Improvement Value:	0
		Exempt Value:	0
		Total Assessed Value:	14,800
		Deductions:	None

Map Number: 65-2-3B
Owner: ALFANO, KATHLEEN M
1837 VERMONT ST APT 516
FAIRFIELD CA
Acres: 3.289
Occupancy Code: Vacant Land
Land Value: \$14,800
Year Sold: 2007
Deed Book: 483 Pg: 616
Grantor: ABSHER, TIMOTHY M & REBECCA L
Description: 65-2-3B



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 Grayson County has worked to ensure that the assessment data contained herein is accurate, Grayson County 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 Grayson County records for official information.

Property No. J3

Tax Map No. 98-A-12

Owner: David Keith Goodman

Map #:	98-A-12	Tax Account Id:	441018
Property Location:		Zoning Code:	
Owner Name/Address:	GOODMAN, DAVID KEITH	Land Value:	60,100
	PO BOX 1253	Improvement Value:	0
	COBB, CA 95426	Exempt Value:	0
		Total Assessed Value:	60,100
		Deductions:	None

Deed indicates 11 acres more or less

Recorded in the Grayson County Circuit Court Clerk's Office on August 18, 1975 as Deed Book 159, Page 608

Not Mapped on GIS

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 Grayson County has worked to ensure that the assessment data contained herein is accurate, Grayson County 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 Grayson County records for official information.

Property No. J4

Tax Map No. 25A1-4-114

Owner: Bonnie G. Plummer

Map #:	25A1-4-114	Tax Account Id:	446937
Property Location:	165 W MAIN ST	Zoning Code:	
Owner Name/Address:	PLUMMER, BONNIE G	Land Value:	10,000
	17 SUNSHINE LN	Improvement Value:	60,000
	FRIES, VA 24330	Exempt Value:	0
		Total Assessed Value:	70,000
		Deductions:	None

Map Number: 25A1-4-114
Owner: MIRANDA VAUGHAN
17 SUNSHINE LN
FRIES VA 24330
Occupancy Code: Dwelling
Building Value: \$60,000
Land Value: \$10,000
Year Built: 1900
Year Sold: 2019
Will Book: 19 Pg: 60
Grantor: PLUMMER, BONNIE G
Description: 25A1-4-114
Physical Address:
165 MAIN
FRIES VA 24330



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 Grayson County has worked to ensure that the assessment data contained herein is accurate, Grayson County 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 Grayson County records for official information.

Property No. J5

Tax Map No. 61-A-10

Owner: Viola D. Blevins, Estate

Map #:	61-A-10	Tax Account Id:	439278
Property Location:	1387 POND MTN LN	Zoning Code:	
Owner Name/Address:	BLEVINS, VIOLA D ESTATE	Land Value:	13,200
	11271 TOOLE CREEK ROAD	Improvement Value:	43,600
	ABINGDON, VA 24210	Exempt Value:	0
		Total Assessed Value:	56,800
		Deductions:	None

Map Number: 61-A-10
Owner: RONNIE BLEVINS
11271 TOOLE CREEK ROAD
ABINGDON VA 24210
Acres: 1
Occupancy Code: Dwelling
Building Value: \$43,600
Land Value: \$13,200
Year Built: 1972
Year Sold: 2015
Deed Book: 586 Pg: 417
Will Book: 15 Pg: 92
Description: 61-A-10
Physical Address:
1387 POND MTN
WHITETOP VA 24292



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 Grayson County has worked to ensure that the assessment data contained herein is accurate, Grayson County 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 Grayson County records for official information.

Property No. J6

Tax Map No. 32-A-70B

Owner: Kenneth Miller

Map #:	32-A-70B	Tax Account Id:	445317
Property Location:	20 HONEY GROVE RD	Zoning Code:	
Owner Name/Address:	MILLER, KENNETH ETAL	Land Value:	16,500
	20 HONEY GROVE LN	Improvement Value:	8,300
	TROUTDALE, VA 24378	Exempt Value:	0
		Total Assessed Value:	24,800
		Deductions:	None

Deed indicates 0.19 acres more or less

Recorded in the Grayson County Circuit Court Clerk's Office on September 18, 1997 as Deed
Book 323, Page 317

Not Mapped on GIS

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 Grayson County has worked to ensure that the assessment data contained herein is accurate, Grayson County 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 Grayson County records for official information.

Property No. J7

Tax Map No. 25D1-A-48

Owner: Darren Dewayne Lineberry

Map #:	25D1-A-48	Tax Account Id:	444276
Property Location:	647 EAGLE BOTTOM RD	Zoning Code:	
Owner Name/Address:	LINEBERRY, DARREN DEWAYNE ETALS	Land Value:	8,000
	647 EAGLE BOTTOM RD	Improvement Value:	82,700
	FRIES, VA 24330	Exempt Value:	0
		Total Assessed Value:	90,700
		Deductions:	None

Map Number: 25D1-A-48
Owner: BRADLEY LINEBERRY
647 EAGLE BOTTOM RD
FRIES VA 24330
Acres: 0.25
Occupancy Code: Dwelling
Building Value: \$82,700
Land Value: \$8,000
Year Built: 2018
Will Book: 17 Pg: 100
Grantor: LINEBERRY, IMA JEAN
Description: 25D1-A-48
Physical Address:
647 EAGLE BOTTOM
FRIES VA 24330



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 Grayson County has worked to ensure that the assessment data contained herein is accurate, Grayson County 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 Grayson County records for official information.

Property No. J8

Tax Map No. 58-A-122

Owner: Sandra B. Martin

Map Number: 58-A-122
Owner: MARTIN, SANDRA B & TERRY JAMES BURC HAM
65 PIGEON LN
GALAX VA 24333
Acres: 0.58
Occupancy Code: Dwelling
Building Value: \$86,300
Land Value: \$9,500
Year Built: 1980
Year Sold: 2015
Deed Book: 589 Pg: 2
Grantor: BURCHAM, SHIRLEY
Description: 58
Physical Address:
65 PIGEON
GALAX VA 24333

Map #:	58-A-122	Tax Account Id:	443426
Property Location:	65 PIGEON LN	Zoning Code:	
Owner Name/Address:	MARTIN, SANDRA B & TERRY JAMES BURC	Land Value:	9,500
	65 PIGEON LN	Improvement Value:	86,300
	GALAX, VA 24333	Exempt Value:	0
		Total Assessed Value:	95,800
		Deductions:	None



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 Grayson County has worked to ensure that the assessment data contained herein is accurate, Grayson County 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 Grayson County records for official information.

Property No. J9

Tax Map No. 74-A-44

Owner: Timothy Frazier

Map #:	74-A-44	Tax Account Id:	5298
Property Location:	583 RIDING TRAIL RD	Zoning Code:	
Owner Name/Address:	FRAZIER, TIMOTHY S 2195 RIVERSIDE DR INDEPENDENCE, VA 24348	Land Value:	53,000
		Improvement Value:	0
		Total Assessed Value:	53,000
		Deductions:	None

Map Number: 74-A-44
Owner: FRAZIER, TIMOTHY S
2195 RIVERSIDE DR
INDEPENDENCE VA 24348
Acres: 9.1
Occupancy Code: Fair Value
Land Value: \$53,000
Year Built: 1953
Deed Book: 405 Pg: 331
Grantor: MCMICKLE, RUTH
Description: 74-A-44
Physical Address:
583 RIDING TRAIL
INDEPENDENCE VA 24348



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 Grayson County has worked to ensure that the assessment data contained herein is accurate, Grayson County 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 Grayson County records for official information.

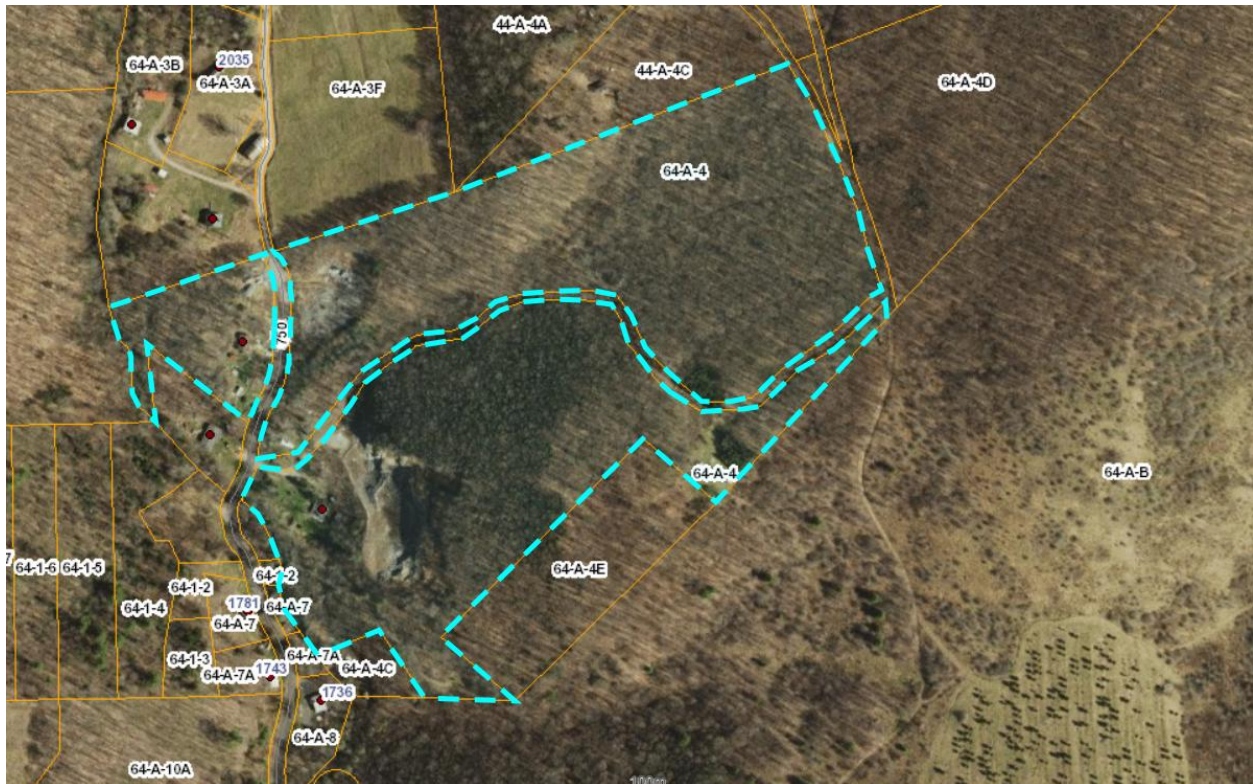
Property No. J10

Tax Map No. 64-A-4

Owner: Isaac Blevins

Map #:	64-A-4	Tax Account Id:	438499
Property Location:	1877 MIDDLE FORK LN	Zoning Code:	
Owner Name/Address:	BLEVINS, ISAAC & WIFE	Land Value:	98,500
	1877 MIDDLE FORK LN	Improvement Value:	45,900
	WHITETOP, VA 24292	Exempt Value:	0
		Total Assessed Value:	144,400
		Deductions:	None

Map Number: 64-A-4
 Owner: NORMA MCMEANS
 1575 MIDDLE FORK LN
 WHITETOP VA 24292
 Acres: 21.5
 Occupancy Code: Dwelling
 Building Value: \$45,900
 Land Value: \$98,500
 Year Built: 2005
 Year Sold: 2005
 Deed Book: 451 Pg: 435
 Description: 64-A-4
 Physical Address:
 1877 MIDDLE FORK
 WHITETOP VA 24292



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 Grayson County has worked to ensure that the assessment data contained herein is accurate, Grayson County 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 Grayson County records for official information.

Property No. J11

Tax Map No. 33-A-75B

Owner: Doley C. Moss

Map #:	33-A-75B	Tax Account Id:	446057
Property Location:		Zoning Code:	
Owner Name/Address:	MOSS, DOLEY C ETALS	Land Value:	20,800
	3032 FALLS RD	Improvement Value:	0
	ELK CREEK, VA 24326	Exempt Value:	0
		Total Assessed Value:	20,800
		Deductions:	None

Map Number: 33-A-75B
Owner: MOSS, DOLEY C ETALS
3032 FALLS RD
ELK CREEK VA 24326
Acres: 4.63
Occupancy Code: Vacant Land
Land Value: \$20,800
Deed Book: 534 Pg: 26
Description: 33-A-75B



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 Grayson County has worked to ensure that the assessment data contained herein is accurate, Grayson County 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 Grayson County records for official information.

Property No. J12

Tax Map No. 39-A-85

Owner: Gracy Mae Spears

Map #:	39-A-85	Tax Account Id:	449437
Property Location:	1773 TURKEY KNOB RD	Zoning Code:	
Owner Name/Address:	SPEARS, GRACY MAE 1773 TURKEY KNOB RD FRIES, VA 24330	Land Value:	12,300
		Improvement Value:	26,400
		Exempt Value:	0
		Total Assessed Value:	38,700
		Deductions:	None

Map Number: 39-A-85
 Owner: SPEARS, GRACY MAE
 1773 TURKEY KNOB RD
 FRIES VA 24330
 Acres: 2
 Occupancy Code: Dwelling
 Building Value: \$26,400
 Land Value: \$12,300
 Year Built: 1934
 Deed Book: 233 Pg: 261
 Description: 39-A-85
 Physical Address:
 1773 TURKEY KNOB



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 Grayson County has worked to ensure that the assessment data contained herein is accurate, Grayson County 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 Grayson County records for official information.

Property No. J13

Tax Map No. 73A2-A-103

Owner: Irene C. Bennett

Map #:	73A2-A-103	Tax Account Id:	444424
Property Location:	523 MELROSE LN	Zoning Code:	
Owner Name/Address:	BENNETT, IRENE C & THOMAS MYERS JR	Land Value:	11,000
	1615 MEADOWVIEW LN	Improvement Value:	51,000
	MARTINSVILLE, VA 24112	Exempt Value:	0
		Total Assessed Value:	62,000
		Deductions:	None

Map Number: 73A2-A-103
Owner: BENNETT, IRENE C & THOMAS MYERS JR
1615 MEADOWVIEW LN
MARTINSVILLE VA 24112
Acres: 0.544
Occupancy Code: Dwelling
Building Value: \$51,000
Land Value: \$11,000
Year Built: 1950
Year Sold: 2015
Deed Book: 589 Pg: 839
Grantor: BENNETT, IRENE C & THOMAS MYER
Description: 73A2-A-103
Physical Address:
523 MELROSE
INDEPENDENCE VA 24348



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 Grayson County has worked to ensure that the assessment data contained herein is accurate, Grayson County 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 Grayson County records for official information.

Property No. J14

Tax Map No. 25C-A-22

Owner: Clarence M. Brown

Map #:	25C-A-10	Tax Account Id:	442207
Property Location:	STEVENS CREEK RD	Zoning Code:	
Owner Name/Address:	BROWN, CLARENCE M EST	Land Value:	8,000
	1244 STEVENS CREEK RD	Improvement Value:	2,000
	FRIES, VA 24330	Exempt Value:	0
		Total Assessed Value:	10,000
		Deductions:	None

Map Number: 25C-A-22
Owner: FRANCES DORSEY
1244 STEVENS CREEK RD
FRIES VA 24330
Acres: 0.75
Occupancy Code: Dwelling
Building Value: \$46,700
Land Value: \$8,000
Year Built: 1900
Year Sold: 2007
Deed Book: 169 Pg: 426
Will Book: 07 Pg: 118
Description: 25C-A-22
Physical Address:
1244 STEVENS CREEK
FRIES VA 24330



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 Grayson County has worked to ensure that the assessment data contained herein is accurate, Grayson County 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 Grayson County records for official information.

Property No. J15

Tax Map No. 25C-A-10

Owner: Clarence M. Brown

Map #:	25C-A-10	Tax Account Id:	442207
Property Location:	STEVENS CREEK RD	Zoning Code:	
Owner Name/Address:	BROWN, CLARENCE M EST	Land Value:	8,000
	1244 STEVENS CREEK RD	Improvement Value:	2,000
	FRIES, VA 24330	Exempt Value:	0
		Total Assessed Value:	10,000
		Deductions:	None

Map Number: 25C-A-10
Owner: FRANCES DORSEY
1244 STEVENS CREEK RD
FRIES VA 24330
Occupancy Code: Fair Value
Building Value: \$2,000
Land Value: \$8,000
Year Sold: 2007
Deed Book: 259 Pg: 90
Will Book: 07 Pg: 118
Description: 25C-A-10
Physical Address:
STEVENS CREEK



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 Grayson County has worked to ensure that the assessment data contained herein is accurate, Grayson County 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 Grayson County records for official information.

Property No. J16

Tax Map No. 52-A-41A

Owner: Judy McMillian

Map #:	52-A-41A	Tax Account Id:	439612
Property Location:	ELLIOTT PL	Zoning Code:	
Owner Name/Address:	MCMILLAN, JUDY	Land Value:	53,400
	2451 ELLIOTT PL	Improvement Value:	0
	INDEPENDENCE, VA 24348	Exempt Value:	0
		Total Assessed Value:	53,400
		Deductions:	None

Deed indicates 10 acres more or less

Recorded in the Grayson County Circuit Court Clerk's Office on January 7, 1952 as Deed Book 105, Page 319

Not Mapped on GIS

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 Grayson County has worked to ensure that the assessment data contained herein is accurate, Grayson County 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 Grayson County records for official information.

Property No. J17

Tax Map No. 52-A-38B

Owner: Judy McMillian

Map #:	52-A-38B	Tax Account Id:	453371
Property Location:	ELLIOTT PL	Zoning Code:	
Owner Name/Address:	MCMILLAN, JUDY	Land Value:	43,600
	2451 ELLIOTT PL	Improvement Value:	0
	INDEPENDENCE, VA 24348	Exempt Value:	0
		Total Assessed Value:	43,600
		Deductions:	None

Map Number: 52-A-38B
Owner: JUDY MCMILLAN ESTATE
2451 ELLIOTT PL
INDEPENDENCE VA 24348
Acres: 7.019
Occupancy Code: Vacant Land
Land Value: \$43,600
Year Sold: 2024
Will Book: 24 Pg: 3
Description: 52-A-38B
Physical Address:
ELLIOTT



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 Grayson County has worked to ensure that the assessment data contained herein is accurate, Grayson County 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 Grayson County records for official information.

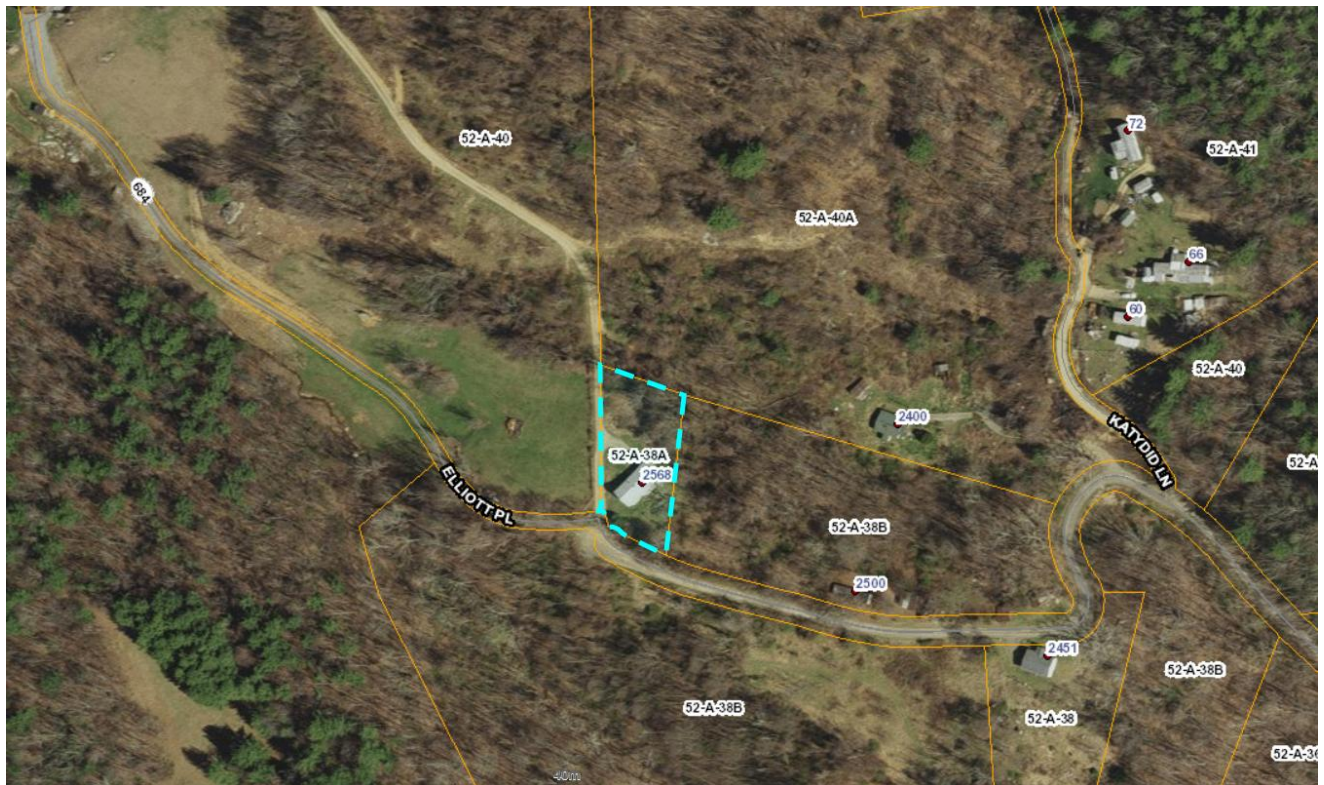
Property No. J18

Tax Map No. 52-A-38A

Owner: Carl S. McMillian

Map #:	52-A-38A	Tax Account Id:	445303
Property Location:	2568 ELLIOT PL	Zoning Code:	
Owner Name/Address:	MCMILLIAN, CARL S & JUDY B	Land Value:	16,500
	2568 ELLIOT PL	Improvement Value:	69,600
	INDEPENDENCE, VA 24348	Exempt Value:	0
		Total Assessed Value:	86,100
		Deductions:	None

Map Number: 52-A-38A
Owner: MCMILLIAN, CARL S & JUDY B
2568 ELLIOT PL
INDEPENDENCE VA 24348
Acres: 0.46
Occupancy Code: Dwelling
Building Value: \$69,600
Land Value: \$16,500
Year Built: 1959
Deed Book: 166 Pg: 535
Description: 52-A-38A
Physical Address:
2568 ELLIOT
INDEPENDENCE VA 24348



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 Grayson County has worked to ensure that the assessment data contained herein is accurate, Grayson County 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 Grayson County records for official information.

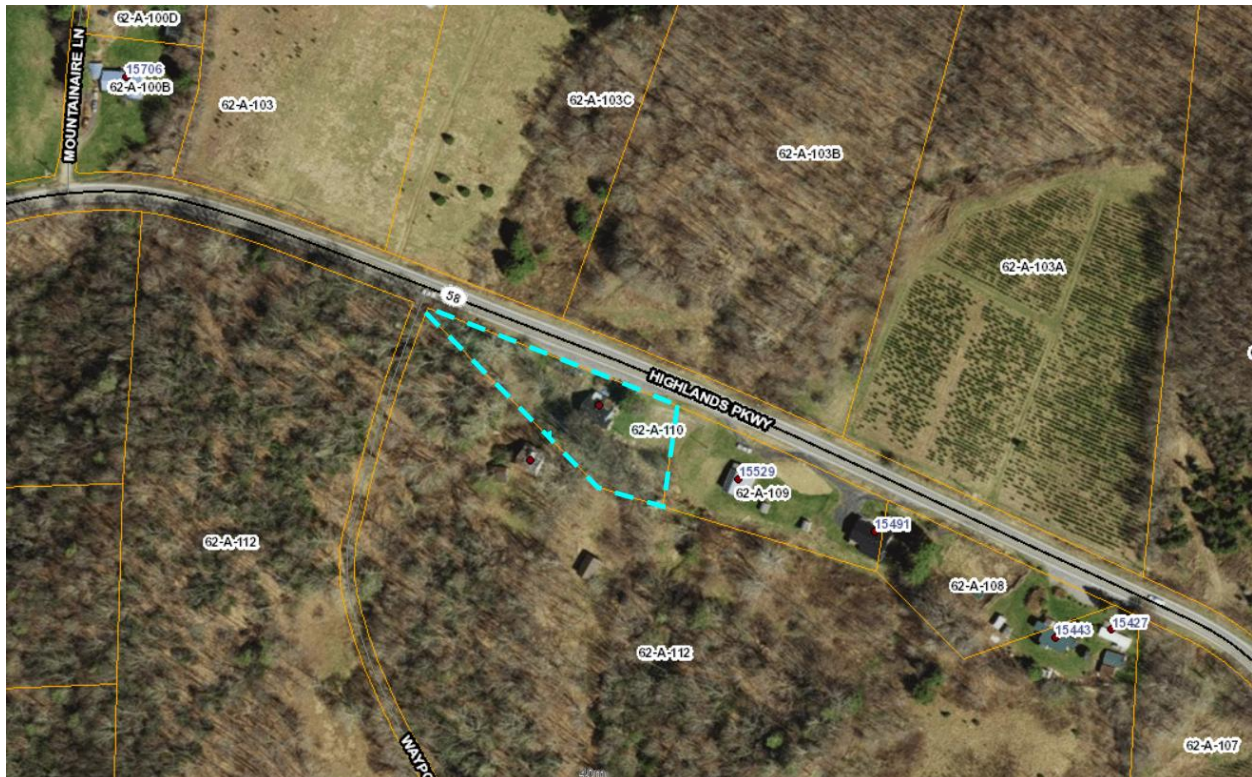
Property No. J19

Tax Map No. 62-A-110

Owner: Mamie Reedy

Map #:	62-A-110	Tax Account Id:	447087
Property Location:	15569 PARKWAY BLVD	Zoning Code:	
Owner Name/Address:	REEDY, MAMIE	Land Value:	16,500
	605 BURLINGTON CT	Improvement Value:	13,900
	EDGEWOOD, MD 21040	Exempt Value:	0
		Total Assessed Value:	30,400
		Deductions:	None

Map Number: 62-A-110
Owner: KATHERINE WILES
605 BURLINGTON CT
EDGEWOOD MD 21040
Acres: 1
Occupancy Code: Dwelling
Building Value: \$13,900
Land Value: \$16,500
Year Built: 1900
Deed Book: 121 Pg: 224
Description: 62-A-110
Physical Address:
15569 PARKWAY



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 Grayson County has worked to ensure that the assessment data contained herein is accurate, Grayson County 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 Grayson County records for official information.

Property No. J20

Tax Map No. 55-A-18

Owner: George C. Frye

Singlewide trailer on property will be included

Map #:	55-A-18	Tax Account Id:	442568
Property Location:	2195 RIVERSIDE DR	Zoning Code:	
Owner Name/Address:	FRYE, GEORGE C & NANCY	Land Value:	14,000
	2195 RIVERSIDE DR	Improvement Value:	0
	INDEPENDENCE, VA 24348	Exempt Value:	
		Total Assessed Value:	14,000
		Reductions:	None

Map Number: 55-A-18
Owner: FRYE, GEORGE C & NANCY
2195 RIVERSIDE DR
INDEPENDENCE VA 24348
Acres: 0.5
Occupancy Code: Vacant Land Mobile Home
Land Value: \$14,000
Seed Book: 190 Pg: 168
Description: 55-A-18
Physical Address:
2195 RIVERSIDE
INDEPENDENCE VA 24348



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 Grayson County has worked to ensure that the assessment data contained herein is accurate, Grayson County 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 Grayson County records for official information.

Property No. J21

Tax Map No. 70-A-9

Owner: Katherine McKinney Sexton

Map #:	70-A-9	Tax Account Id:	445025
Property Location:	7522 WILSON HWY	Zoning Code:	
Owner Name/Address:	SEXTON, KATHERINE MCKINNEY	Land Value:	16,500
	101 HIGH ST	Improvement Value:	16,500
	GALAX, VA 24333	Exempt Value:	0
		Total Assessed Value:	33,000
		Deductions:	None

Map Number: 70-A-9
Owner: SEXTON, KATHERINE MCKINNEY
101 HIGH ST
GALAX VA 24333
Acres: 1
Occupancy Code: Dwelling
Building Value: \$16,500
Land Value: \$16,500
Year Built: 1950
Will Book: 06 Pg: 78
Description: 70-A-9
Physical Address:
7522 WILSON
INDEPENDENCE VA 24348



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 Grayson County has worked to ensure that the assessment data contained herein is accurate, Grayson County 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 Grayson County records for official information.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.