NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER'S SALE OF REAL ESTATE
COUNTY OF PRINCE EDWARD, VIRGINIA

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Prince Edward, 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 **Prince Edward County Courthouse, 111 South Street, Farmville, Virginia 23901,** on **August 13, 2025** at **11:00 AM. 3rd Floor in Court Room "A"**

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	Farmville Area Development	023B-1-L	947132	2.240+/- acres (Industrial Park Lot L & PT 4 See C DB 207/237)
J2	Harry Barksdale	093-A-22A	947122	81 Barksdale Dr. Meherrin, VA
J3	Ruth Miller	116-A-44A	947143	358 Levi Road, Green Bay, VA
J4	Sammie N Womack	050-A-104	947152	5335 Farmville Road, Farmville, VA
J5	Gracie Glasgow Handy	037-A-39	768905	1352 Commerce Road, Farmville, VA
J6	Dennis J. Lusby	055-A-18A	768909	318 Haskins Lane, Rice, VA
J7	Abdul Nasir	020-A-78	492652	230 First Rock Road, Prospect, VA
J8	Grace Scott	0023A08(0A)00 -019	747820	1.500 +/- acres along Andrews Drive located in the Town of Farmville
J9	Claude Walker	019-A-27	747840	27 Walker Drive, Prospect, VA
J10	Hylner L. Haskins	059-A-23	576386	9.00 +/- acres, Buffalo Magisterial District
J11	Hylner L. Haskins	044-A-77A	576336	5658 Heights School Road, Pamplin, VA

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.

[Remainder of page intentionally left blank]

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 suitableness 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 August 20, 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 Prince Edward 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 Prince Edward 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, 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

SAMPLE

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

SAMPLE "In-person bidders ONLY"

PURCHASER'S ACKNOWLEDGEMENT AND CONTRACT OF SALE

At that certain Special Commissioner's sale held on August 13, 2025 in the cause styled Prince Edward 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 Prince Edward 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 August 13, 2025. I further understand that in the event I owe delinquent taxes to the Prince Edward County or if I am named as a Defendant in any delinquent tax suit filed by Prince Edward 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.

SAMPLE

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 13th day of August, 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

SAMPLE

Property No. J1

Tax Map No. 023B-1-L
Owner: Farmville Area Development

Property Address | **Owner Name/Address**

FARMVILLE AREA DEVELOPMENT CORP
C/O BRENDA BARRIL
531 BOWSPRIT LANE
LONGBOAT KEY FL 34228

Map ID: 023B 1 L
Acct No: 22184 1
Legal Description: INDUSTRIAL PARK LOT L & PT 4 SEE C DB 207/237

Instrument: 00 00
Occupancy: VACANT
Dwelling Type:
Use/Class: COMMERCIAL/INDUSTRIAL **Acreage:** 2.240
Year Assessed: 2025 **Year Built:** **Land Use:**
Zoning: **Year Remodeled:** **Total Mineral:** $0
District: 02 FARMVILLE **Year Effective:** **Total Land:** $22,400
MH/Type: N **On Site Date:** 04/15/2024 **Total Improvements:** $0
Condition: **Review Date:** **Total Value:** $22,400

Improvement Description

Exterior	Interior	Site
		SITE-NO ROAD

Land Valuation

M	Cls	Desc	G	Size	Depth	Rate	FV/Fct	Value
A	17	COMMERCIAL	S	2.240		10000.00		22400
Total Land Value				2.240				22400

Comments

2000 REASSESSMENT CHANGE.
21 REAS LOCATED BEHIND YRK ATTACH (235-A-2)

Total Property Value 22400

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

Property No. J2

Tax Map No. 093-A-22A
Owner: Harry Barksdale

Property Address
81 BARKSDALE DRIVE
MEHERRIN, VA

Owner Name/Address
BARKSDALE HARRY
C/O MICHAEL HOOD
1516 SHEFFIELD ROAD
BALTIMORE MD 21218

Map ID: 093 A 22A
Acct No: 10636-1
Legal Description: BARKSDALE

Deed Book/Page: 2009 / 718

Instrument: 00 00

Occupancy: DWELLING/Mobile Home Personal
Dwelling Type: SINGLEWIDE
Use/Class: SINGLE FAMILY: 0-19.99 AC **Acreage:** 1.000

Year Assessed: 2025	**Year Built:**	**Land Use:**
Zoning:	**Year Remodeled:**	**Total Mineral:** $0
District: 04 LEIGH	**Year Effective:**	**Total Land:** $20,000
MH/Type: Y P	**On Site Date:** 07/15/2024	**Total Improvements:** $0
Condition:	**Review Date:** 12/22/2024	**Total Value:** $20,000

```
|---------------- Improvement Description -----------------|
      Exterior              Interior               Site
                                              SITE-PRIVATE
                                              SITE-R.O.W.
                                              SITE-SEPTIC
                                              SITE-WELL

|--------------- Other Improvements Valuation -------------|
   Desc    Length  Width    Size  Grade    Rate    FV/Pct Value
MH HOOK U                     1        10000.00 1.00
MH PORCH     8.0    12.0     96           16.00 1.00
MH PORCH    10.0    30.0    300           16.00 1.00
SHED                          2
SHED
Total Imp Value

|--------------------- Land Valuation ---------------------|
M Cls    Desc    G   Size   Dpth     Rate     FV/Pct  Value
A   1 HOMESITE A H   1.000         20000.00            20000
Total Land Value     1.000                             20000

|------------------------ Comments ------------------------|
1980 S/W MARSHFIELD RED/TAN 14X70 HARRY BARKSDALE.
20 REAS 1 MH PP VERY POOR/UNLIVABLE
|---------------------------------------------------------|Sec    Type
Total Property Value                                  20000 Total Square
```

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Property No. J3

Tax Map No. 116-A-44A
Owner: Ruth Miller

Property Address	**Owner Name/Address**
358 LEVI ROAD	MILLER RUTH M
GREEN BAY, VA	C/O DONALD B KELLUM JR
	1080 TWIN BRIDGES ROAD

Map ID: 116 A 44A GREEN BAY VA 23942
Acct No: 15516-1
Legal Description: MILLER 2 ACS DB 219/717

Instrument: 00 00

Occupancy: DWELLING
Dwelling Type: RANCH

Use/Class:	SINGLE FAMILY: 0-19.99 AC	**Acreage:**	2.000		
Year Assessed:	2025	**Year Built:**	1965	**Land Use:**	
Zoning:		**Year Remodeled:**		**Total Mineral:**	$0
District:	04 LEIGH	**Year Effective:**	1968	**Total Land:**	$17,500
MH/Type:	N	**On Site Date:**	04/02/2024	**Total Improvements:**	$54,400
Condition:	POOR	**Review Date:**	07/29/2024	**Total Value:**	$71,900

```
|---------------- Improvement Description -----------------|
     Exterior           Interior              Site
EXTERIOR-CINDERBLO  NO. ROOMS - 4       SITE-PUBLIC          +----------24-----------+
EXTERIOR-MASONITE   NO. BEDROOMS - 2    SITE-PAVED           :                       :
EXTERIOR-CRAWL SPA  NO. BATHS - 1       SITE-SEPTIC          :                       :
EXTERIOR-COMPOSITI  INTERIOR-CARPET     SITE-WELL           10                      10
CONSTRUCTION-FRAME  INTERIOR-SHEET ROC                       :                       :
                                                             :ENP                    :
|------------------- Dwelling Valuation -------------------|+-4-+----------24-----------+-----14------+
   Item                 Size          Rate          Value :                                       :
DWELLING                1008        115.78         116706 :                                       :
HEAT CENTR               240          2.00            480 :                                       :
AIR COND                 240          3.00            720 :                                       :
BATH FULL                  1       4000.00           4000 :                                       :
WELL                       1       7500.00           7500 :                                       :
SEPTIC                     1       7500.00           7500 24                                    24:
PORCH ENCL               240         50.00          12000 :                                       :
  Grade Factor     ( D   )                            .85 :                                       :
Replacement Cost New                               126565 :                                       :
  Phys Depr. %     (.570 )  1968  - PR              72142 :                                       :
Total Bldg. Value                                   54400 :                                       :
                                                          :DWL                                    :
|--------------------- Land Valuation ---------------------|+------------------42-------------------+
M Cls    Desc     G   Size  Dpth     Rate     FV/Pct  Value
A   1 HOMESITE A F    1.000        16000.00           16000 Sec    Type      Str       Description  Area
A  18 RESIDUAL   F    1.000         1500.00            1500 DWL DWELLING    1.00 N24E4E24E14S24W42  1008
Total Land Value      2.000                           17500 ENP PORCH ENCL 1.00 N10E24S10W24        240
                                                            Total Square Feet                      1248
|----------------------- Comments -------------------------|----------------------------------------
REAS25 OVERGROWN APPEARS VACANT                                          Cur. Value   Prev. Value  %Inc.
|----------------------------------------------------------|Land             17500        12500
Total Property Value                                  71900 Improvements     54400        41100
                                                            Total            71900        53600
                                                            Average Price Per Acre         8750
```

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Property No. J4

Tax Map No. 050-A-104
Owner: Sammie N. Womack

Property Address
5335 FARMVILLE ROAD
FARMVILLE, VA

Owner Name/Address
WOMACK SAMMIE N ET AL
C/O RAVEN MARIE GRISBY
1426 MCNEIL STREET
DUPONT WA 98327

Map ID: 050 A 104
Acct No: 18698-1
Legal Description: SCOTT WB 34/334

Will Book/Page: 2009 / 228
Instrument: 00 00

Occupancy: DWELLING
Dwelling Type: CAPE
Use/Class: SINGLE FAMILY: 0-19.99 AC **Acreage:** 1.780

Year Assessed: 2025	**Year Built:** 1948	**Land Use:**
Zoning:	**Year Remodeled:**	**Total Mineral:** $0
District: 03 HAMPDEN	**Year Effective:** 1940	**Total Land:** $27,900
MH/Type: N	**On Site Date:** 01/30/2024	**Total Improvements:** $79,600
Condition: FAIR	**Review Date:**	**Total Value:** $107,500

```
|---------------- Improvement Description -----------------|         +--------24---------+
     Exterior           Interior             Site                     :                   :
 EXTERIOR-CINDERBLO  NO. ROOMS - 7       SITE-PUBLIC                  :                   :
 EXTERIOR-VINYL      NO. BEDROOMS - 3    SITE-PAVED                  11                  11
 EXTERIOR-CRAWL SPA  NO. BATHS - 1       SITE-SEPTIC                  :                   :
 EXTERIOR-COMPOSITI  FIREPLACE - 1       SITE-WELL                    :                  DWL
 CONSTRUCTION-FRAME  CHIMNEY - 1                                +--8---+--------24---------+---8--+
                     INTERIOR-CARPET                            :      :                          :
                     INTERIOR-HARD WOOD                         :      :                          :
                     INTERIOR-SHEET ROC                         :      :                          :
                                                               14     14                          :
|------------------- Dwelling Valuation -------------------|    :      :                          :
    Item                Size          Rate          Value       :      :                          :
 DWELLING               1344         94.55         127075       :  SCP :                          :
 HEAT CENTR             1608          2.00           3216       +--8---+                         28
 FIREPLACE                 1       2500.00           2500              :                          :
 CHIMNEY                   1       4000.00           4000              :                          :
 BATH FULL                 1       4000.00           4000              :                          :
 SEPTIC                    1       7500.00           7500             14                          :
 PORCH SCRE              112         30.00           3360              :                          :
 DWELLING                264        107.59          28403              :DWL                       :
 PORCH OPEN               24         25.00            600              +---13-----+--6--+---13-----+
   Grade Factor      ( D+10)                          .95                         4 OPM 4
 Replacement Cost New                              171665                         +--6--+
   Phys Depr. %      (.550 )  1940  - FAIR          94416 Sec    Type     Str       Description  Area
 Total Bldg. Value                                  77200 DWL DWELLING    1.50 N14N14E24E828W13  1344
                                                                               W6W13
|--------------- Other Improvements Valuation -------------|SCP PORCH SCRE 1.00 W8N14E8S14          112
   Desc    Length  Width   Size  Grade   Rate   FV/Pct Value DWL DWELLING   1.00 N11W24S11E24        264
 STORAGE C                    2                           600 OPM PORCH OPEN 1.00 S4W6N4E6             24
 SHED        10.0   20.0    200                          1800 Total Square Feet                     1744
 Total Imp Value                                         2400 -----------------------------------------------
                                                                      Cur. Value   Prev. Value  %Inc.
|-------------------- Land Valuation ----------------------|Land               27900        20500
 M Cls    Desc     G   Size   Dpth      Rate     FV/Pct  Value Improvements     79600        88000    (    )
 A   1 HOMESITE A L    1.000          25000.00           25000 Total           107500       108500    (    )
 A  21 RESIDUAL   C     .780           3700.00            2886 Average Price Per Acre        15666
 Total Land Value      1.780                             27900 Sale Date/Amount  11/18/2009

|----------------------- Comments -------------------------|
 2021 REAS CHANGE
 25 REAS NO REAR PIC, OVERGROWN - TP 1.30.24
|----------------------------------------------------------|
 Total Property Value                                  107500
```

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Property No. J5

Tax Map No. 037-A-39
Owner: Gracie Glasgow Handy

Property Address	Owner Name/Address
1352 COMMERCE ROAD	HANDY GRACIE GLASGOW
FARMVILLE, VA	478 GREEN TOWN RD
	FARMVILLE VA 23901

Map ID: 037 A 39
Acct No: 13574-1
Legal Description: CARLTON
Deed Book/Page: 171 / 705
Instrument: 00 00
Occupancy: DWELLING/Mobile Home Personal
Dwelling Type: SINGLEWIDE
Use/Class: SINGLE FAMILY: 0-19.99 AC **Acreage:** 0.430

Year Assessed:	2025	**Year Built:**		**Land Use:**	
Zoning:		**Year Remodeled:**		**Total Mineral:**	$0
District:	02 FARMVILLE	**Year Effective:**		**Total Land:**	$16,500
MH/Type:	Y P	**On Site Date:**	06/27/2024	**Total Improvements:**	$7,600
Condition:		**Review Date:**		**Total Value:**	$24,100

|---------- Improvement Description ----------|

Exterior	Interior	Site
		SITE-PUBLIC
		SITE-PAVED
		SITE-SEPTIC
		SITE-WELL

|---------- Other Improvements Valuation ----------|

Desc	Length	Width	Size	Grade	Rate	FV/Pct	Value
MH HOOK U			1	D-5	10000.00	.20	6400
MH PATIO	8.0	22.0	176	D-5	4.00	1.00	
STORAGE F	8.0	16.0	128				
MH PORCH	10.0	20.0	200	D-5	15.00	.50	1200
Total Imp Value							7600

|---------- Land Valuation ----------|

M	Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
A	1	HOMESITE A	K	.430		38400.00		16512
Total Land Value				.430				16500

|---------- Comments ----------|

1960+-TAN 12X56 POOR-HANDY, DAVID & GRACIE GLASGOW
ROOF IS COLLAPSING ON 8X16 STORAGE - 2014
DAUGHTER STATED LAND WOULD NOT PERK. CHECKED W/
PAUL HEALTH DEPT DOES'NT HAVE RECORD OF TESTING
SEE EASEMENT AGREEMENT 1700-0711
SEE EASEMENT AGREEMENT 1700-0747
25 REAS VACANT / OVERGROWN

|---|

Total Property Value 24100

Sec	Type	Str	Description	Area
Total Square Feet				

	Cur. Value	Prev. Value	%Inc.
Land	16500	11700	
Improvements	7600	3800	
Total	24100	15500	
Average Price Per Acre		38400	

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Property No. J6

Tax Map No. 055-A-18A
Owner: Dennis J. Lusby

Property Address
318 HASKINS LANE

Owner Name/Address
LUSBY DENNIS J ET AL
25 8TH STREET APT 67
CAMBRIDGE MA 02141

Map ID: 055 A 18A
Acct No: 15126-1
Legal Description: MEADE
Deed Book/Page: 2003 / 1412
Instrument: 00 00
Occupancy: DWELLINGS/Mobile Home Personal
Dwelling Type: SINGLEWIDE
Use/Class: SINGLE FAMILY: 0-19.99 AC **Acreage:** 10.000

Year Assessed: 2025	**Year Built:**	**Land Use:**
Zoning:	**Year Remodeled:**	**Total Mineral:** $0
District: 05 LOCKETT	**Year Effective:**	**Total Land:** $42,000
MH/Type: Y P	**On Site Date:** 05/06/2024	**Total Improvements:** $6,800
Condition:	**Review Date:** 08/23/2024	**Total Value:** $48,800

```
|----------------- Improvement Description ------------------|
      Exterior             Interior                Site
                                              SITE-GRAVEL
                                              SITE-PRIVATE
                                              SITE-SEPTIC
                                              SITE-WELL

|---------------- Other Improvements Valuation --------------|
   Desc   Length  Width   Size  Grade   Rate    FV/Pct Value
MH HOOK U                    1 C-10  10000.00  .25      6800
Total Imp Value                                         6800

|---------------------- Land Valuation ----------------------|
M Cls    Desc     G   Size  Dpth     Rate      FV/Pct  Value
A   1 HOMESITE A K   1.000          24000.00           24000
A  18 RESIDUAL   K   9.000           2000.00           18000
Total Land Value    10.000                             42000

|------------------------- Comments -------------------------|
1967 IMPERIAL SILVER/AQUA 10 X 50 POOR-SAME OWNER
1979 CONNER WHITE/BROWN 14 X 66 FAIR - HURT NANNIE
21 REAS BOTH MH'S ABANDONED/NO VALUE
|------------------------------------------------------------|
Total Property Value                                   48800
```

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Property No. J7

Tax Map No. 020-A-78
Owner: Abdul Nasir

Property Address
230 FIRST ROCK ROAD
PROSPECT, VA

Owner Name/Address
NASIR ABDUL
2321 EVANS MILL ROAD
DILLWYN VA 23936

Map ID: 020 A 78
Acct No: 13647-1
Legal Description: WILTSE

Deed Book/Page: 1800 / 804
Will Book/Page: 1600 / 58
Instrument: 00 00

Occupancy: DWELLING
Dwelling Type: RANCH
Use/Class: SINGLE FAMILY: 0-19.99 AC **Acreage:** 10.000

Year Assessed: 2025	**Year Built:** 1920	**Land Use:**
Zoning:	**Year Remodeled:**	**Total Mineral:** $0
District: 06 PROSPECT	**Year Effective:** 1920	**Total Land:** $46,500
MH/Type: N	**On Site Date:** 03/26/2024	**Total Improvements:** $1,100
Condition: POOR	**Review Date:**	**Total Value:** $47,600

```
|----------------- Improvement Description ------------------|
      Exterior              Interior               Site
 EXTERIOR-ASBESTOS    NO. ROOMS - 5        SITE-PUBLIC
 EXTERIOR-CINDERBLO   NO. BEDROOMS - 2     SITE-PAVED
 EXTERIOR-CRAWL SPA   NO. BATHS - 1        SITE-SEPTIC
 EXTERIOR-COMPOSITI   INTERIOR-PINE        SITE-WELL
 EXTERIOR-METAL       INTERIOR-SHEET ROC
 CONSTRUCTION-FRAME

|------------------- Dwelling Valuation -------------------|
    Item                  Size          Rate         Value
 DWELLING                 1004        115.78        116243
 BATH FULL                   1       4000.00          4000
 WELL                        1       7500.00          7500
 SEPTIC                      1       7500.00          7500
 SPACE HEAT               1004          1.00          1004
 PORCH OPEN                176         25.00          4400
   Grade Factor     ( D-5 )                            .80
 Replacement Cost New                               112480
   Phys Depr. %     (.990 )  1920  - PR             111355
 Total Bldg. Value                                    1100

|--------------- Other Improvements Valuation -------------|
   Desc    Length  Width   Size  Grade   Rate   FV/Pct Value
 STORAGE M    8.0    8.0     64
 Total Imp Value

|--------------------- Land Valuation ---------------------|
 M Cls    Desc     G   Size   Dpth      Rate     FV/Pct  Value
 A   1 HOMESITE A K    1.000         24000.00           24000
 A  18 RESIDUAL   P    9.000          2500.00           22500
 Total Land Value     10.000                            46500

|----------------------- Comments -------------------------|
 SEE LIST OF HEIRS  1600-0057
 SEE LIST OF HEIRS 1600-0058
|----------------------------------------------------------|
 Total Property Value                                 47600
```

```
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:                  :
:                  4
:                  +-----15------+
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:                               14
:                                :
:                                :
32                               :
:                             +-4-+
:                             :
:                             :
:                             :
:                            14
:                             :
:                             :
:DWL                          :
+-5-+---------22---------+-4-+
    :                OPM :
    8                    8
    :                    :
    +---------22---------+
```

Sec	Type	Str	Description	Area
DWL	DWELLING	1.00	N32E20S4E15S14W4 S14W4W22W5	1004
OPM	PORCH OPEN	1.00	S8W22N8E22	176
Total Square Feet				1180

	Cur. Value	Prev. Value	%Inc.
Land	46500	35000	
Improvements	1100	1000	
Total	47600	36000	
Average Price Per Acre		4650	

Sale Date/Amount 5/09/2018 40000

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Property No. J8

Tax Map No. 0023A08(0A)00-019
Owner: Grace Scott

Property Address
0 ANDREWS DRIVE

Owner Name/Address
SCOTT GRACE
C/O STEVE SCOTT
8259 BUFFIN ROAD
RICHMOND VA 23231

Map ID: 023A8 A 19
Acct No: 16724-1
Legal Description: H-S ROAD 1.50AC

Instrument: 00 00
Occupancy: VACANT
Dwelling Type:
Use/Class: SINGLE FAM URBAN
Acreage: 1.500
Year Assessed: 2025
Year Built:
Land Use:
Zoning:
Year Remodeled:
Total Mineral: $0
District: 07 TOWN OF FARMVILLE
Year Effective:
Total Land: $49,100
MH/Type: N
On Site Date: 02/14/2024
Total Improvements: $0
Condition:
Review Date:
Total Value: $49,100

|---------- Improvement Description ----------|

Exterior	Interior	Site
		SITE-PUBLIC
		SITE-PAVED

|---------- Land Valuation ----------|

M	Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
A	53	FV HOMESIT	F	1.000		45000.00		45000
A	54	FV RESIDUA	J	.500		11000.00	.25-	4125
Total Land Value				1.500				49100

|---------- Comments ----------|

2013: RESIDUAL SHAPE -25%
21 REAS GIS HAS THIS MAPPED AS .23 ACRE

|---------- |

Total Property Value 49100

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J9

Tax Map No. 019-A-27

Owner: Claude Walker

Property Address	Owner Name/Address
27 WALKER DRIVE	WALKER CLAUDE ET AL
PROSPECT, VA	C/O ANNIE N WALKER
	4505 SPRUCE WOOD COURT
	TEMPLE HILLS MD 20748

Map ID: 019 A 27
Acct No: 17975-1
Legal Description: CLAY 1 AC
Plat Book/Page: 2023 / 1191
Deed Book/Page: 2022 / 2518
Instrument: 00
Occupancy: DWELLING/Mobile Home Personal
Dwelling Type: SINGLEWIDE
Use/Class: SINGLE FAMILY: 0-19.99 AC **Acreage:** 0.963

Year Assessed:	2025	**Year Built:**		**Land Use:**	
Zoning:		**Year Remodeled:**		**Total Mineral:**	$0
District:	06 PROSPECT	**Year Effective:**		**Total Land:**	$23,800
MH/Type:	Y P	**On Site Date:**	05/29/2024	**Total Improvements:**	$7,600
Condition:		**Review Date:**		**Total Value:**	$31400

Improvement Description

Exterior	Interior	Site
		SITE-PUBLIC
		SITE-PAVED
		SITE-SEPTIC
		SITE-WELL

Other Improvements Valuation

Desc	Length	Width	Size	Grade	Rate	FV/Pct	Value
MH HOOK U			1	D-5	10000.00	.30	5600
MH ADDITI	12.0	10.0	120	D-5	30.00	.30	2000
Total Imp Value							7600

Land Valuation

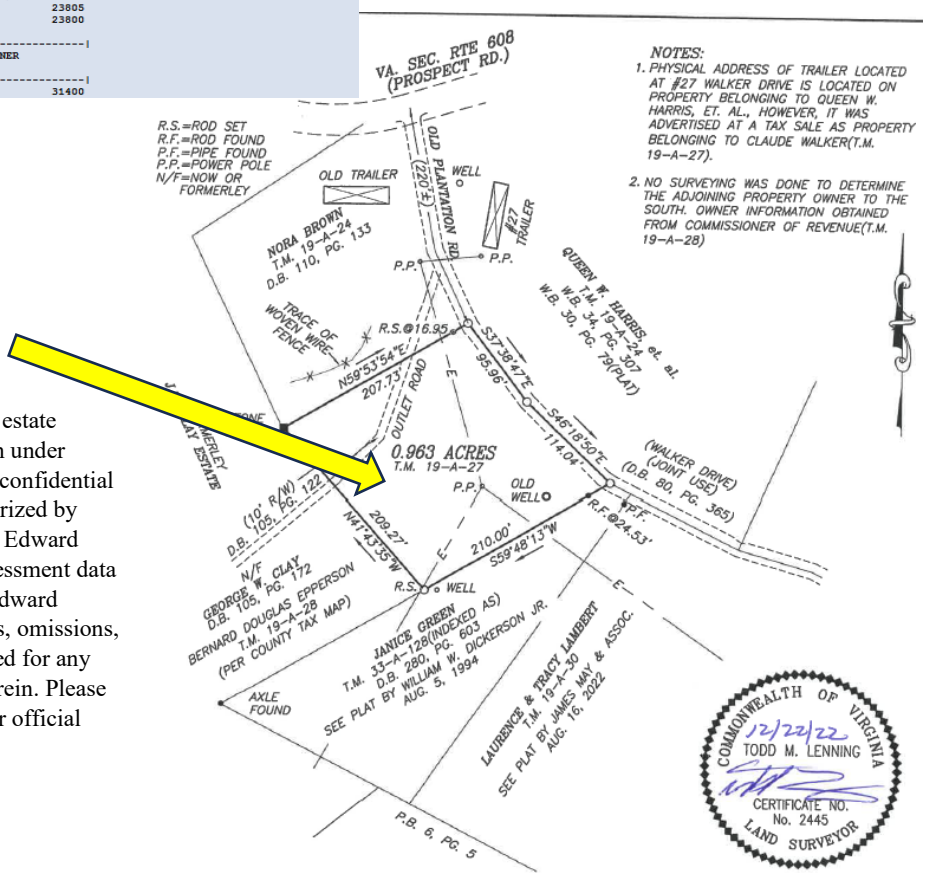
--- TRAC: 6.000 LMAT: .00 ---

M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
A	1 HOMESITE A	K	.963		24720.00		23805
Total Land Value			.963				23800

Comments

1979+/- OAKWOOD CREAM/BROWN 14X64 POOR- SAME OWNER
ACREAGE ADJUSTED ACCORDING TO PLAT 2023-1191

Total Property Value 31400



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Property No. J10

Tax Map No. 059-A-23
Owner: Hylner L. Haskins

Property Address

Owner Name/Address
HASKINS HYLNER L
C/O ANTOINETTE JENNINGS
5658 HEIGHTS SCHOOL ROAD
PAMPLIN VA 23958

Map ID: 059 A 23
Acct No: 13704-1
Legal Description: COCKRAN
Deed Book/Page: 228 / 913
Instrument: 00 00
Occupancy: VACANT
Dwelling Type:
Use/Class: SINGLE FAMILY: 0-19.99 AC **Acreage:** 9.000

Year Assessed: 2025	**Year Built:**	**Land Use:**
Zoning:	**Year Remodeled:**	**Total Mineral:** $0
District: 01 BUFFALO	**Year Effective:**	**Total Land:** $22,500
MH/Type: N	**On Site Date:** 01/11/2024	**Total Improvements:** $0
Condition:	**Review Date:**	**Total Value:** $22,500

```
|----------------- Improvement Description -------------------|
     Exterior              Interior               Site
                                             SITE-NO ROAD
                                             SITE-PRIVATE
                                             SITE-R.O.W.

|---------------------- Land Valuation -----------------------|
 M Cls    Desc    G   Size   Dpth     Rate     FV/Pct  Value
 A  18 RESIDUAL   P    9.000          2500.00           22500
 Total Land Value      9.000                            22500
|-------------------------------------------------------------|
 Total Property Value                                   22500
```

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Property No. J11

Tax Map No. 044-A-77A
Owner: Hylner L. Haskins

Property Address
5658 HEIGHTS SCHOOL ROAD
PAMPLIN, VA

Owner Name/Address
HASKINS HYLINER L
C/O ANTOINETTE JENNINGS
5658 HEIGHTS SCHOOL ROAD
PAMPLIN VA 23958

Map ID: 044 A 77A
Acct No: 13703-1
Legal Description: PAMPLIN DB 229/908

Instrument: 00 00
Occupancy: DWELLING
Dwelling Type: DOUBLEWIDE
Use/Class: SINGLE FAMILY: 0-19.99 AC
Acreage: 2.030
Year Assessed: 2025
Year Built: 2006
Land Use:
Zoning:
Year Remodeled:
Total Mineral: $0
District: 01 BUFFALO
Year Effective: 1996
Total Land: $26,600
MH/Type: N R
On Site Date: 12/13/2023
Total Improvements: $184,400
Condition: AVERAGE
Review Date:
Total Value: $211,000

|---------- Improvement Description ----------|

Exterior	Interior	Site
EXTERIOR-VINYL	NO. ROOMS - 9	SITE-PUBLIC
EXTERIOR-PIERS	NO. BEDROOMS - 5	SITE-PAVED
EXTERIOR-COMPOSITI	NO. BATHS - 3	SITE-SEPTIC
CONSTRUCTION-FRAME	INTERIOR-CARPET	SITE-WELL
	INTERIOR-VINYL	
	INTERIOR-SHEET ROC	

```
+------------------68-------------------+
:                                       :
11                                      :
:                                       :
+5+                                     :
+5+                                    31:
:                                       :
16                                      :
:                                       :
:DW                                     :
+-----24------+----20-----+-----24------+
:       OPF :
10          10
 +----20-----+
```

|---------- Dwelling Valuation ----------|

Item	Size	Rate	Value
HEAT CENTR	2108	2.00	4216
AIR COND	2108	3.00	6324
BATH FULL	3	4000.00	12000
WELL	1	7500.00	7500
SEPTIC	1	7500.00	7500
DOUBLEWIDE	2108	88.00	185504
WOOD DECK	20	20.00	400
PORCH OPEN	200	25.00	5000
Grade Factor (C-5)			95
Replacement Cost New			216980
Phys Depr. + (.150) 1996 - AVG			32547
Total Bldg. Value			184400

|---------- Other Improvements Valuation ----------|

Desc	Length	Width	Size	Grade	Rate	FV/Pct	Value
SHELTER							
Total Imp Value							

|---------- Land Valuation ----------|

M	Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
A	1	HOMESITE A	K	1.000		24000.00		24000
A	18	RESIDUAL	P	1.030		2500.00		2575
Total Land Value				2.030				26600
Total Property Value								211000

Sec	Type	Str	Description	Area
DW	DOUBLEWIDE	1.00	N16N4N11E68S31W24 W20W24	2108
WDK	WOOD DECK	1.00	W5N4E5S4	20
OPF	PORCH OPEN	1.00	S10W20N10E20	200
Total Square Feet				2328

	Cur. Value	Prev. Value	%Inc.
Land	26600	19100	
Improvements	184400	116700	
Total	211000	135800	
Average Price Per Acre		13091	

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NOTES