

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of Wythe County, the undersigned Special Commissioner will offer for sale at public auction the following described real estate at the **4th Street Civic Center (former Town of Wytheville Recreation Center)**, located at **250 South 4th Street, Wytheville, Virginia 24382** on **Tuesday, June 29, 2021 at 2:00pm** or as soon thereafter as may be effected. The sale of such property is subject to the terms and conditions below and any such terms and conditions which may be announced on the day of the auction. Announcements made on the day of the auction take precedence over any prior written or verbal terms of sale.

<b>No.</b>	<b>Property Owner(s)</b>	<b>Account Nos.</b>	<b>Description</b>
1.	W. E. Gravley, et al.	Tax Map No. 31-9 TACS No. 135305	563 Fox Mountain Road; Fort Chiswell Magisterial District; 16.50 Acres +/-
2.	John W. Childress, et al.	Tax Map No. 31-13B TACS No. 135383	on or near East US Highway 11; Vacant land; 0.40 Acre +/-
3.	Robert James Thomas	Tax Map No. 51A-1-4B TACS No. 135292	864 Radio Drive; Black Lick Magisterial District; 3.00 Acres +/-
		Tax Map No. 51A-1-3C TACS No. 135292	On Radio Drive; Black Lick Magisterial District; 0.16 Acre +/-
4.	Judson Council	Tax Map No. 29-7-143-13 TACS No. 135291	on or near Ramsey Mountain Road; Near the Town of Max Meadows; Vacant land; Lot 13, Section 143, Plan G
5.	Joyce L. Cox	Tax Map No. 51-354C TACS No. 135378	414 East Buck Avenue; Town of Rural Retreat; 0.69 Acre +/-
6.	Oliver Pickett Estate	Tax Map No. 73-126 TACS No. 135334	On Painters Hill Road; Lead Mines Magisterial District; Vacant land; Old Bank Lot
7.	Ron Alonzo Crockett, et al.	Tax Map No. 86-42 TACS No. 135296	1665 Powder Mill Road; Near Town of Ivanhoe; 1.50 Acres +/-
8.	Obie W. Stilwell	Tax Map No. 30-31 TACS No. 135348	156 Stone Drive; Fort Chiswell Magisterial District; Gunton Park; 1.00 Acre +/-
9.	Charles W. Riggins, et al.	Tax Map No. 58-107E TACS No. 135415	1592 Ivanhoe Road; Lead Mines Magisterial District; 1.57 Acres +/-
10.	Amanda Shaffer	Tax Map No. 29-22C TACS No. 135342	438 Brock Avenue' Fort Chiswell Magisterial District; 1.00 Acre +/-
11.	A. W. Thompson Estate	Tax Map No. 41A-1-112-6 TACS No. 135376	510 West Jefferson Street; Town of Wytheville
12.	James M. Rudisill, Sr., et al.	Tax Map No. 81A-6-10 TACS No. 135297	377 Rudisill Road; Speedwell Magisterial District; 3.198 Acres +/-

**TERMS OF SALE:** All sales are subject to confirmation by the Circuit Court of Wythe County. The Special Commissioner of Sale has the right to reject any bids determined to be unreasonable in relation to the estimated value of the Property.

All properties are sold in gross and not by the acre. Properties are offered for sale as-is, with all faults and without any warranty, either expressed or implied. It is not guaranteed that the property has a right-of-way or that it is not landlocked. 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 cost, prior to bidding on any of the properties to determine the suitability of the property for their purposes.

**There will be a 10% buyer's premium added to the final bid to determine final contract price. The buyer's premium is due at the time of the auction.** The highest bidder shall deposit twenty-five percent (25%) or One Thousand Dollars (\$1,000.00), whichever is higher, at the time of the auction. Bids which are less than One Thousand Dollars (\$1,000.00) shall be paid in full at the time of the auction. Deposits shall not exceed Twenty Thousand Dollars (\$20,000.00) per property. Such sum shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale. All deposits must be made in the form of personal check, traveler's check, cashier's check or money order. NO CASH WILL BE ACCEPTED.

The balance of the purchase price shall be deposited by the highest bidder with the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court. **Recording costs for deed recordation will be the responsibility of the successful bidder and will be due with the balance of the purchase price within fifteen (15) days of confirmation of sale by the Court.** 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. Subsequent taxes will be prorated from the auction date, and the highest bidder will be responsible for taxes from that date forward.

In order to qualify as a purchaser at this auction, you may not owe delinquent taxes to Wythe County. Questions should be directed to TACS online at [www.taxva.com](http://www.taxva.com), by email to [taxsales@taxva.com](mailto:taxsales@taxva.com), by phone to (804) 548-4418, or by writing to the address below.

Andrew M. Neville, Esq.  
Taxing Authority Consulting Services, PC  
RE: Wythe County Auction  
P.O. Box 31800  
Henrico, Virginia 23294-1800

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

At that certain Special Commissioner's sale held on Tuesday, June 29, 2021 in the cause styled County of Wythe 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 the County of Wythe, 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 (auction date). I further understand that in the event I owe delinquent taxes to the County of Wythe or if I am named as a Defendant in any delinquent tax suit filed by the County of Wythe, Virginia, 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.

[Remainder of page intentionally left blank]

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 29th day of June, 2021, 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 1

## Tax Map Number: 31-9

### Owner Name: W. E. Gravley, et al.

### E911 Address: 563 Fox Mountain Road

Map Number:  
**031-000-0000-0009**

Building Type:  
Construction:  
Stories: **0**  
Total Sq Ft:  
Foundation:  
Roofing:  
Ext. Finish:  
Fireplace:  
Addl. FPs: **0**  
# Rooms: **0**  
Bedrooms: **0**  
Full Baths: **0**      Half Baths: **0**

Int. Finish:  
Floors:  
Year Built:  
Effective Age:  
Condition:

Heat:  
Air Cond: ☐

Utilities: Water: **Public Water**  
Sewer: **Septic**

Legal Description:  
**FOX MT**

Road Frontage:  
**RT 702 - PAVED & GRAVEL**

Remarks:  
**2016: MH HUP X 3**

Appraiser: **SB**  
Date: **3/08/2016**      Time:  
Given By:

Name:  
**GRAVELY W E & JESSIE M**  
**126 LANCELOT RD**  
**DAHLONEGA GA 30533**

District: **2: FORT CHISWELL**  
Class: **2: SINGLE FAMILY RES SUBURBAN**  
Purchase Info:  
Deed Book: **DB 213-690**  
E911 Addr:  
Spec. Asmnt: **NONE**

Account:  
**3,492**  
Card Number  
**1 of 1**

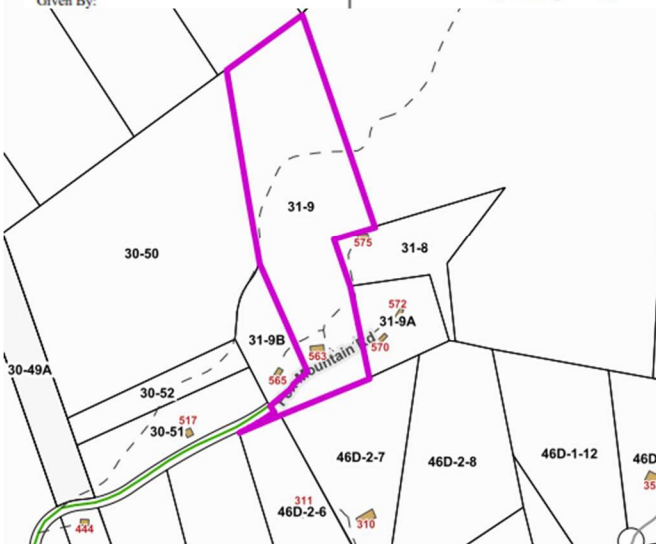
Building Values				Outbuilding Values					
Item	Sq.Ft.	Rate	Value	Description	L x W	Sq.Ft.	Rate	Adj	Value
				SHED-FRAME	1 x 2	2	200.00		200
				MH HOOKUP			3500		3,500
				MH HOOKUP			3500		3,500
				MH HOOKUP			3500		3,500
Heat & Air Cond									
Fireplaces									
Bathrooms									
Subtotal:									
Grade:									
Grade Factor:									
Replacement Cost:									
Phys. Depreciation:									
Func. Depreciation:									
Economic Adj:									

Building Market Value: **0**      Outbuilding Market Value: **10,700**

Land Information								
Description	Frt x Dpth	Acres	Rate	Adj.1	Adj.2	Value		
SWL Pub Wtr/Septic			6500			6,500	Buildings:	0
125 MOBILE HOME SITE	1.00		8000			8,000	Outbuildings:	10,700
OPEN RESIDUE	15.50		2000			31,000	Additional Cards:	0
							Total Building Value:	10,700
							Land Value:	45,500
							Total Market Value:	56,200

Total Acreage: **16.50**

Total Land Value: **45,500**



**DISCLAIMER:** The information contained on this page is NOT to be used as a LEGAL DOCUMENT. The map information displayed is believed to be accurate, but accuracy is not guaranteed.



# Property 2

## Tax Map Number: 31-13B

### Owner Name: John W. Childress, et al.

Map Number: <b>031 -000-0000-0013B</b>	Name: <b>CHILDRESS JOHN W &amp; MARLISS C</b>	District: <b>2: FORT CHISWELL</b>	Account: <b>13,379</b>
Building Type: Construction: Stories: <b>0</b> Total Sq Ft:	<b>539 BRUSH CREEK RD</b>	Class: <b>2: SINGLE FAMILY RES SUBURBAN</b>	
Foundation: Roofing: Ext. Finish: Fireplace: Addl. FPs: <b>0</b>	<b>FRIES VA 24330</b>	Purchase Info: <b>9/14/1987</b> <b>\$800</b> Deed Book: <b>DB 339-555</b> E911 Addr: Spec. Asmnt: <b>NONE</b>	Card Number <b>1 of 1</b>
# Rooms: <b>0</b> Bedrooms: <b>0</b> Full Baths: <b>0</b> Half Baths: <b>0</b>			
Int. Finish: Floors: Year Built: Effective Age: Condition:			
Heat: Air Cond: <input type="checkbox"/>			
Utilities: Water: <b>Well</b> Sewer: <b>Septic</b>			
Legal Description: <b>FOX MT</b>			
Road Frontage: <b>RT 11 PAVED</b>			
Remarks: <b>3-29-11 mnc Mapped incorrectly until this date - situated between the old and new U. S. 11.</b>			
Appraiser: <b>SB</b> Date: <b>3/15/2016</b> Time: Given By:			

Building Values				Outbuilding Values					
Item	Sq.Ft.	Rate	Value	Description	L x W	Sq.Ft.	Rate	Adj	Value
Heat & Air Cond			0						
Fireplaces			0						
Bathrooms			0						
Subtotal:			0						
Grade:		Grade Factor:	0.00						
Replacement Cost:			0						
Phys. Depreciation:			0.00						
Func. Depreciation:			0.00						
Economic Adj:			0.00						
<b>Building Market Value:</b>			<b>0</b>	<b>Outbuilding Market Value:</b>					<b>0</b>

Land Information						
Description	Frt x Dpth	Acres	Rate	Adj.1	Adj.2	Value
OPEN LAND		<b>0.40</b>	<b>7500</b>			<b>7,500</b>
<b>Total Acreage: 0.40</b>			<b>Total Land Value: 7,500</b>			

<b>Buildings:</b>	<b>0</b>
<b>Outbuildings:</b>	<b>0</b>
<b>Additional Cards:</b>	<b>0</b>
<b>Total Building Value:</b>	<b>0</b>
<b>Land Value:</b>	<b>7,500</b>
<b>Total Market Value:</b>	<b>7,500</b>



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# Property 3

## Tax Map Number: 51A-1-4B

### Owner Name: Robert James Thomas

### E911 Address: 864 Radio Drive

Map Number:  
**051A-001-0000-0004B**

Building Type: **SINGLE FAMILY DWELLING**  
 Construction: **WOOD FRAME**  
 Stories: **2**  
 Total Sq Ft: **1,536**  
 Foundation: **PIER**  
 Roofing: **METAL**  
 Ext. Finish: **WOOD SIDING**  
 Fireplace: **0**  
 Addl. FPs: **0**  
 # Rooms: **4**  
 Bedrooms: **2**  
 Full Baths: **1** Half Baths: **0**

Int. Finish: **PLASTER**  
 Floors: **WOOD**

Year Built: **1920**  
 Effective Age: **1920**  
 Condition: **Poor**

Heat: **WOOD/COAL SPACE HEAT**  
 Air Cond: ☐

Utilities: Water: **Well**  
 Sewer: **Septic**

Legal Description:  
**GROVER C GRUBB EST**

Road Frontage:  
**RT 679 PAVED**

Remarks:

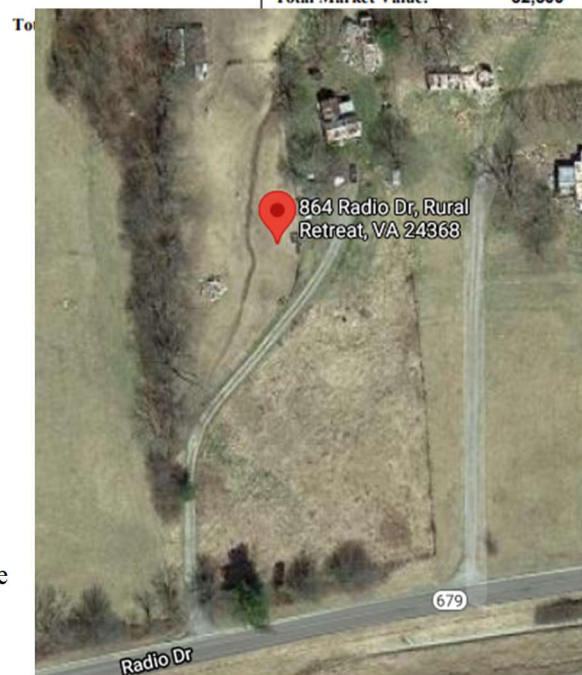
Name:  
**THOMAS ROBERT JAMES**  
**PO BOX 361**  
**RURAL RETREAT VA 24368**

District: **1: BLACK LICK**  
 Class: **2: SINGLE FAMILY RES SUBURBAN**  
 Purchase Info: **11/17/2003 \$10,500**  
 Deed Book: **030 005 751**  
 E911 Addr: **864 RADIO DRIVE**  
 Spec. Asmnt: **NONE**

Account:  
**2,136**  
 Card Number  
**1 of 1**

Building Values				Outbuilding Values					
Item	Sq.Ft.	Rate	Value	Description	L x W	Sq.Ft.	Rate	Adj	Value
NONE									
2 STORY WOOD FRAME	1,536	3.26	5,007						
PORCH	112	15.00	1,680						
PORCH	150	15.00	2,250						

Land Information								
Description	Frt x Dpth	Acres	Rate	Adj. 1	Adj. 2	Value		
SWL Well/Septic			6500			6,500	Buildings:	5,000
190 HOME SITE		1.00	15000			15,000	Outbuildings:	0
OPEN RESIDUE		2.00	3000			6,000	Additional Cards:	0
							Total Building Value:	5,000
							Land Value:	27,500
							Total Market Value:	32,500



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# Property 3

## Tax Map Number: 51A-1-3C

### Owner Name: Robert James Thomas

Map Number:  
**051A-001-0000-0003C**

Building Type:  
Construction:  
Stories: **0**  
Total Sq Ft:  
  
Foundation:  
Roofing:  
Ext. Finish:  
Fireplace:  
Addl. FPs: **0**  
  
# Rooms: **0**  
Bedrooms: **0**  
Full Baths: **0**      Half Baths: **0**

Int. Finish:  
Floors:

Year Built:  
Effective Age:  
Condition:

Heat:  
Air Cond: ☐

Utilities: Water: **None**  
Sewer: **None**

Legal Description:  
**PART OF GROVER C GRUBB**

Road Frontage:  
**RT 679 PAVED**

Remarks:

Appraiser: **KB**  
Date: **4/27/2016**      Time:  
Given By:

Name:  
**THOMAS ROBERT JAMES**  
  
**PO BOX 361**  
  
**RURAL RETREAT VA 24368**

District: **1: BLACK LICK**  
Class: **2: SINGLE FAMILY RES SUBURBAN**  
Purchase Info: **11/17/2003**  
Deed Book: **030 005 751**  
E911 Addr:  
Spec. Asmnt: **NONE**

Account:  
**2,137**  
  
Card Number  
**1 of 1**

Building Values				Outbuilding Values					
Item	Sq.Ft.	Rate	Value	Description	L x W	Sq.Ft.	Rate	Adj	Value
Heat & Air Cond									
Fireplaces			0						
Bathrooms			0						
Subtotal:			0						
Grade:		Grade Factor:	0.00						
Replacement Cost:			0						
Phys. Depreciation:			0.00						
Func. Depreciation:			0.00						
Economic Adj:			0.00						
<b>Building Market Value:</b>			<b>0</b>	<b>Outbuilding Market Value:</b>			<b>0</b>		

Land Information								
Description	Frt x Dpth	Acres	Rate	Adj.1	Adj.2	Value		
<b>ASSEMBLAGE</b>		<b>0.16</b>	<b>1000</b>			<b>1,000</b>		
							<b>Buildings:</b>	<b>0</b>
							<b>Outbuildings:</b>	<b>0</b>
							<b>Additional Cards:</b>	<b>0</b>
							<b>Total Building Value:</b>	<b>0</b>
							<b>Land Value:</b>	<b>1,000</b>
							<b>Total Market Value:</b>	<b>1,000</b>

Total Acreage: **0.16**

Total Land Value: **1,000**



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# Property 5

## Tax Map Number: 51-354C

### Owner Name: Joyce L. Cox

### E911 Address: 414 East Buck Avenue

Map Number:  
**051-000-0000-0354C**

Building Type: **OLDER**  
 Contruction: **WOOD FRAME**  
 Stories: **1**  
 Total Sq Ft: **672**  
 Foundation: **CINDERBLOCK**  
 Roofing: **METAL**  
 Ext. Finish: **VINYL SIDING**  
 Fireplace:  
 Addl. FPs: **0**  
 # Rooms: **6**  
 Bedrooms: **3**  
 Full Baths: **1** Half Baths: **0**

Int. Finish: **PLASTER/PANELED**  
 Floors: **WOOD/CARPET**  
 Year Built: **1930**  
 Effective Age: **1941**  
 Condition: **Poor**

Heat: **OIL FORCED AIR**  
 Air Cond: ☐

Utilities: Water: **Public Water**  
 Sewer: **Public Sewer**

Legal Description:  
**NEAR RURAL RETREAT**

Road Frontage:  
**BUCK PAVED**

Remarks:

Appraiser: **KB**  
 Date: **4/06/2016** Time:  
 Given By:

Name:  
**COX JOYCE L**  
**PO BOX 686**  
**RURAL RETREAT VA 24368**

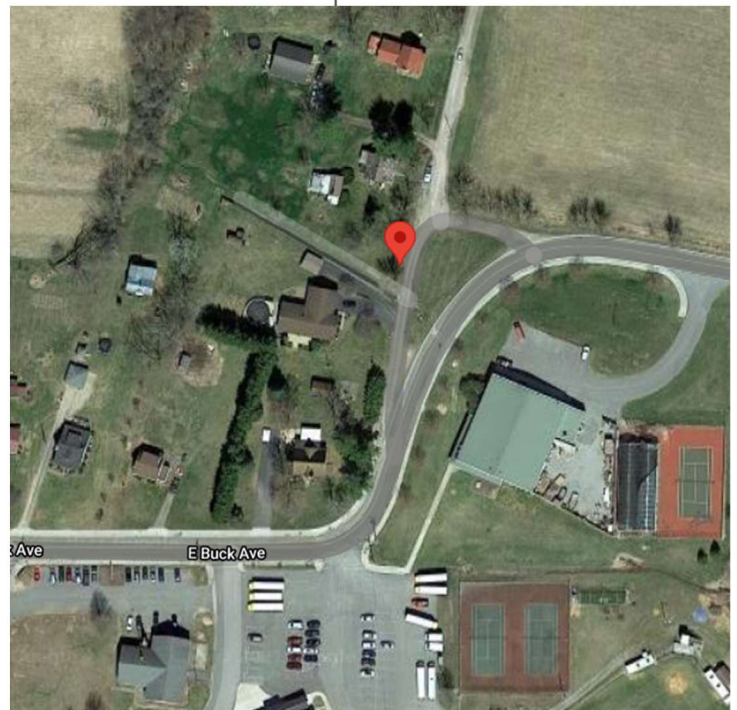
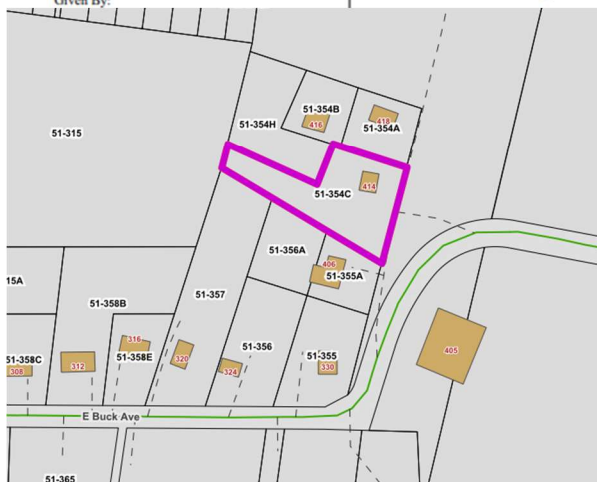
District: **7: TOWN OF RURAL RETREAT**  
 Class: **1: Single Family Res-Urban**  
 Purchase Info: **7/14/1994** \$5,000  
 Deed Book: **DB 340-327**  
 E911 Addr: **414 E BUCK AVENUE**  
 Spec. Asmnt: **NONE**

Account:  
**12,762**  
 Card Number  
**1 of 1**

Building Values				Outbuilding Values				
Item	Sq.Ft.	Rate	Value	Description	L x W	Sq.Ft.	Rate	Adj Value
PARTIAL BASEMENT	336	12.00	4,032	SHED-FRAME			200.00	200
1 STORY WOOD FRAME	672	66.92	44,970					
ENCLOSED PORCH	156	28.00	4,368					
PORCH	196	15.00	2,940					
Heat & Air Cond								
Fireplaces								
Bathrooms								
Subtotal:								
Grade: <b>D-10</b>								
Replacement Cost:								
Phys. Depreciation: <b>Poor</b>								
Func. Depreciation: <b>5% FUNC. DEPR.</b>								
Economic Adj: <b>10% ECONOMIC DEPR.</b>								
Building Market Value:				Outbuilding Market Value:				

Land Information								
Description	Frt x Dpth	Acres	Rate	Adj.1	Adj.2	Value		
SWL Pub Wtr/Pub Swr			6500			6,500	Buildings:	13,000
190 HOME SITE		0.69	15000			15,000	Outbuildings:	200
							Additional Cards:	0
							Total Building Value:	13,200
							Land Value:	21,500
							Total Market Value:	34,700

Total Acreage: **0.69**



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# Property 6

## Tax Map Number: 73-126

### Owner Name: Oliver Pickett Estate

Map Number:  
**073 -000-0000-0126**

Building Type:  
Construction:  
Stories: **0**  
Total Sq Ft:  
Foundation:  
Roofing:  
Ext. Finish:  
Fireplace:  
Addl. FPs: **0**  
  
# Rooms: **0**  
Bedrooms: **0**  
Full Baths: **0**      Half Baths: **0**

Int. Finish:  
Floors:

Year Built:  
Effective Age:  
Condition:

Heat:  
Air Cond: ☐

Utilities: Water: **None**  
Sewer: **None**

Legal Description:  
**OLD BANK LOT**

Road Frontage:  
**MAIN ST PAVED**

Remarks:

Name:  
**PICKETT OLIVER EST**  
  
c/o HOWARD DYER PICKETT  
1730 HIGHLAND ROAD  
FREDERICKSBURGVA 22401

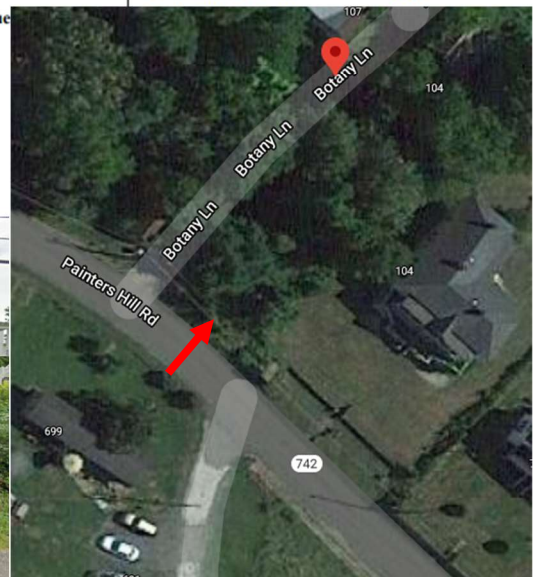
District: **3: LEAD MINES**  
Class: **2: SINGLE FAMILY RES SUBURBAN**  
Purchase Info:  
Deed Book: **DB 0-000**  
E911 Addr:  
Spec. Asmnt: **NONE**

Account:  
**6,808**  
  
Card Number  
**1 of 1**

Building Values				Outbuilding Values					
Item	Sq.Ft.	Rate	Value	Description	L x W	Sq.Ft.	Rate	Adj	Value
<b>Heat &amp; Air Cond</b>									
<b>Fireplaces</b>			0						
<b>Bathrooms</b>			0						
Subtotal:			0						
Grade:		Grade Factor:	0.00						
Replacement Cost:			0						
Phys. Depreciation:			0.00						
Func. Depreciation:			0.00						
Economic Adj:			0.00						
<b>Building Market Value:</b>			<b>0</b>	<b>Outbuilding Market Value:</b>			<b>0</b>		

Land Information						
Description	Frt x Dpth	Acres	Rate	Adj.1	Adj.2	Value
<b>ASSEMBLAGE</b>			<b>3000</b>			<b>3,000</b>

**Buildings:** 0  
**Outbuildings:** 0  
**Additional Cards:** 0  
**Total Building Value:** 0  
  
**Land Value:** 3,000  
**Total Market Value:** 3,000



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# Property 7

## Tax Map Number: 86-42

### Owner Name: Ron Alonzo Crockett, et al.

### E911 Address: 1665 Powder Mill Road

Map Number:  
**086 -000-0000-0042**

Building Type: **CONVENTIONAL**  
 Construction: **WOOD FRAME**  
 Stories: **1**  
 Total Sq Ft: **796**  
 Foundation: **CINDERBLOCK**  
 Roofing: **COMPOSITION SHINGLE**  
 Ext. Finish: **WOOD SIDING**  
 Fireplace:  
 Addl. FPs: **0**  
 # Rooms: **4**  
 Bedrooms: **2**  
 Full Baths: **1** Half Baths: **0**  
 Int. Finish: **DRYWALL**  
 Floors: **WOOD/CARPET**  
 Year Built: **1969**  
 Effective Age: **1969**  
 Condition: **Poor**

Heat: **WOOD/COAL SPACE HEAT**  
 Air Cond: ☐

Utilities: Water: **Public Water**  
 Sewer: **Septic**

Legal Description:  
**OLD PORTERS FORD ROAD**

Road Frontage:  
**RT 644 PAVED**

Remarks:  
**9-26-97 etals Daniel Kevin, David Keith & Keisha Diana Crockett.**

Name:  
**CROCKETT RON ALONZO ETALS**

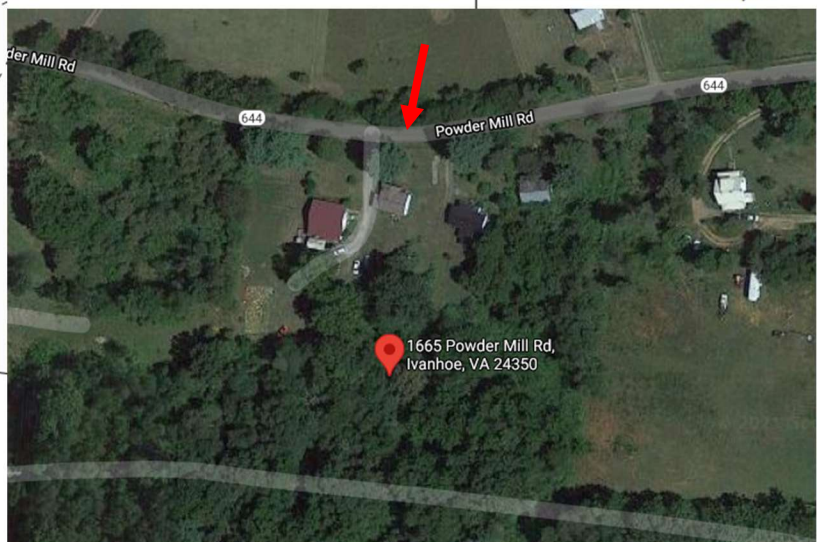
**1665 POWDER MILL RD**  
**IVANHOE VA 24350**

District: **3: LEAD MINES**  
 Class: **2: SINGLE FAMILY RES SUBURBAN**  
 Purchase Info: **6/30/1993**  
 Deed Book: **DB 414-579**  
 E911 Addr: **1665 POWDER MILL RD**  
 Spec. Asmnt: **NONE**

Account:  
**2,273**  
 Card Number  
**1 of 1**

Building Values				Outbuilding Values				
Item	Sq.Ft.	Rate	Value	Description	L x W	Sq.Ft.	Rate	Adj. Value
NONE								
1 STORY WOOD FRAME	796	66.92	53,268					
PORCH	72	15.00	1,080					
Heat & Air Cond								
Fireplaces								
Bathrooms								
Subtotal:								
Grade: D								
Replacement Cost:								
Phys. Depreciation: Poor								
Func. Depreciation: 10% FUNC. DEPR.								
Economic Adj: 10% ECONOMIC DEPR.								
Building Market Value:			20,100	Outbuilding Market Value:				

Land Information							
Description	Frt x Dpth	Acres	Rate	Adj.1	Adj.2	Value	
SWL Pub Wtr/Septic			6500			6,500	Buildings: 20,100
190 HOME SITE	1.00	15000				15,000	Outbuildings: 0
OPEN RESIDUE	0.50	5000				2,500	Additional Cards: 0
							Total Building Value: 20,100
							Land Value: 24,000
							Total Market Value: 44,100



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# Property 8

## Tax Map Number: 30-31

### Owner Name: Obie W. Stilwell

### E911 Address: 156 Stone Drive

Map Number:  
**030 -000-0000-0031**

Building Type:  
Construction:  
Stories: **0**  
Total Sq Ft:  
Foundation:  
Roofing:  
Ext. Finish:  
Fireplace:  
Addl. FPs: **0**  
  
# Rooms: **0**  
Bedrooms: **0**  
Full Baths: **0**      Half Baths: **0**

Int. Finish:  
Floors:  
Year Built:  
Effective Age:  
Condition:

Heat:  
Air Cond: ☐

Utilities: Water: **Well**  
Sewer: **Septic**

Legal Description:  
**GUNTON PARK**

Road Frontage:  
**RT 613 - GRAVEL**

Remarks:

Name:  
**STILWELL OBIE W**

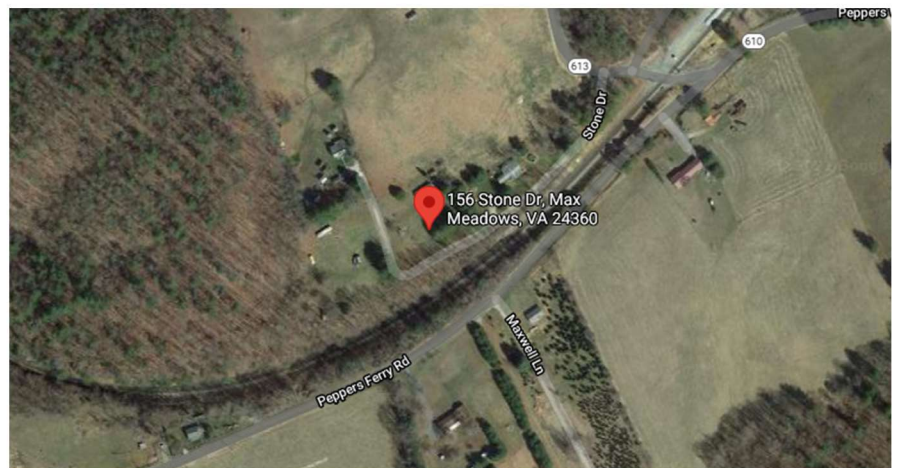
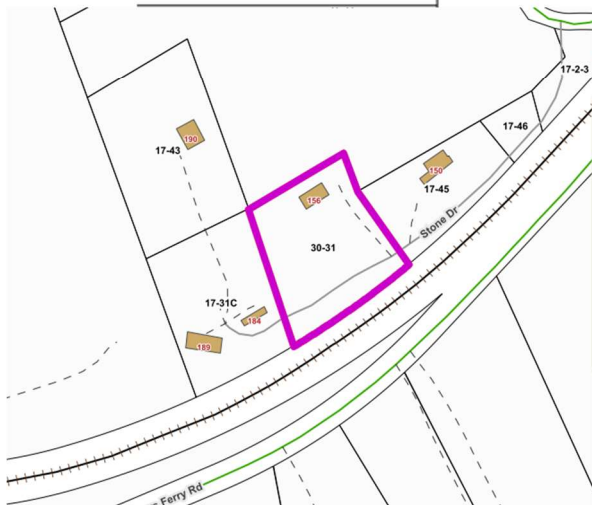
c/o RALPH B STILWELL  
37 LITTLE CREEK RD  
PLEASANT SHADE TN 37145

District: **2: FORT CHISWELL**  
Class: **2: SINGLE FAMILY RES SUBURBAN**  
Purchase Info:  
Deed Book: **DB 264-543**  
E911 Addr:  
Spec. Asmnt: **NONE**

Account:  
**8,184**  
  
Card Number  
**1 of 1**

Building Values				Outbuilding Values					
Item	Sq.Ft.	Rate	Value	Description	L x W	Sq.Ft.	Rate	Adj	Value
Heat & Air Cond									
Fireplaces			0						
Bathrooms			0						
Subtotal:			0						
Grade:		Grade Factor:	0.00						
Replacement Cost:			0						
Phys. Depreciation:			0.00						
Func. Depreciation:			0.00						
Economic Adj:			0.00						
<b>Building Market Value:</b>				<b>Outbuilding Market Value:</b>					
0				0					

Land Information								
Description	Frt x Dpth	Acres	Rate	Adj.1	Adj.2	Value		
SWL Well/Septic			6500			6,500	<b>Buildings:</b>	<b>0</b>
125 MOBILE HOME SITE		1.00	8000			8,000	<b>Outbuildings:</b>	<b>0</b>
							<b>Additional Cards:</b>	<b>0</b>
							<b>Total Building Value:</b>	<b>0</b>
							<b>Land Value:</b>	<b>14,500</b>
							<b>Total Market Value:</b>	<b>14,500</b>



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# Property 9

## Tax Map Number: 58-107E

### Owner Name: Charles W. Riggins, et al.

### E911 Address: 1592 Ivanhoe Road

Map Number:  
**058 -000-0000-0107E**

Building Type: **CONVENTIONAL**  
Construction: **WOOD FRAME**  
Stories: **2**  
Total Sq Ft: **1,576**  
  
Foundation: **CINDERBLOCK**  
Roofing: **METAL**  
Ext. Finish: **WOOD SIDING**  
Fireplace:  
Addl. FPs: **0**  
  
# Rooms: **6**  
Bedrooms: **4**  
Full Baths: **1** Half Baths: **0**  
  
Int. Finish: **PLASTER**  
Floors: **WOOD**  
  
Year Built: **1900**  
Effective Age: **1931**  
Condition: **Fair**  
  
Heat: **OIL FORCED AIR**  
Air Cond: ☐  
  
Utilities: Water: **Public Water**  
Sewer: **Septic**  
  
Legal Description:  
**S S LICK MT**

Name:  
**RIGGINS CHARLES W & ANNIE D**  
**RIGGINS & CARLINA W RIGGINS**  
**1592 IVANHOE RD**  
  
**MAX MEADOWS VA 24360**

District: **3: LEAD MINES**  
Class: **2: SINGLE FAMILY RES SUBURBAN**  
Purchase Info: **6/13/2002**  
Deed Book: **020 002 838**  
E911 Addr:  
Spec. Asmnt: **NONE**

Account:  
**18,986**  
  
Card Number  
**1 of 1**

Building Values

Item	Sq.Ft.	Rate	Value
NONE			
2 STORY WOOD FRAME	1,152	61.88	71,286
Addition	424	61.88	26,237
ENCLOSED PORCH	200	28.00	5,600
ENCLOSED PORCH	240	28.00	6,720
PORCH	168	15.00	2,520
Heat & Air Cond			0
Fireplaces			-2,000
Bathrooms			110,363
Subtotal:			0.70
Grade: D-10	Grade Factor:		77,254
Replacement Cost:			0.40
Phys. Depreciation: Fair			N/A
Func. Depreciation: N/A			1.00
Economic Adj: N/A			1.00

Building Market Value:

30,900

Outbuilding Values

Description	L x W	Sq.Ft.	Rate	Adj	Value
GARAGE-FRAME			400.00		400

Outbuilding Market Value:

400

Road Frontage:  
**RT 94**

Remarks:  
**from cecil & anne riggins**

Land Information

Description	Frt x Dpth	Acres	Rate	Adj.1	Adj.2	Value
SWL Pub Wtr/Septic			6500			6,500
190 HOME SITE		1.00	15000			15,000
OPEN RESIDUE		0.57	5000			2,900

Buildings:

30,900

Outbuildings:

400

Additional Cards:

0

Total Building Value:


31,300

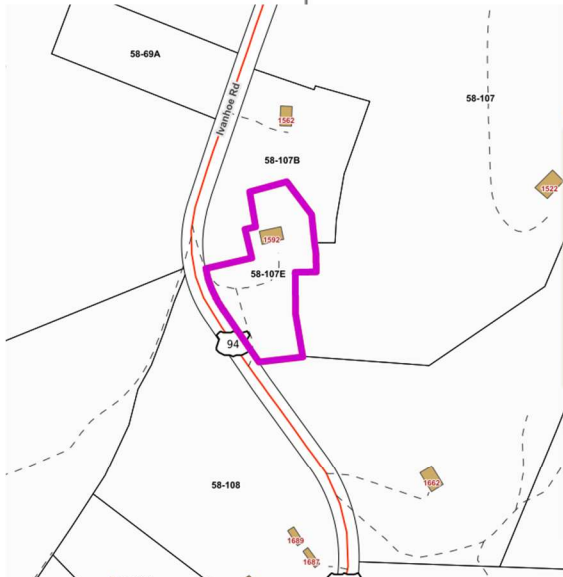
Land Value:

24,400

Total Market Value:

55,700





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**Property 10**  
**Tax Map Number: 29-22C**  
**Owner Name: Amanda Shaffer**  
**E911 Address: 438 Brock Avenue**

Map Number:  
**029 -000-0000-0022C**

Building Type:  
Construction:  
Stories: **0**  
Total Sq Ft:  
Foundation:  
Roofing:  
Ext. Finish:  
Fireplace:  
Addl. FPs: **0**  
# Rooms: **0**  
Bedrooms: **0**  
Full Baths: **0** Half Baths: **0**

Int. Finish:  
Floors:  
Year Built:  
Effective Age:  
Condition:

Heat:  
Air Cond: ☐

Utilities: Water: **Public Water**  
Sewer: **Septic**

Legal Description:  
**PATTERSON LAND**

Road Frontage:  
**OFF RT 1005 - PAVED & GRAVEL R/W**

Remarks:

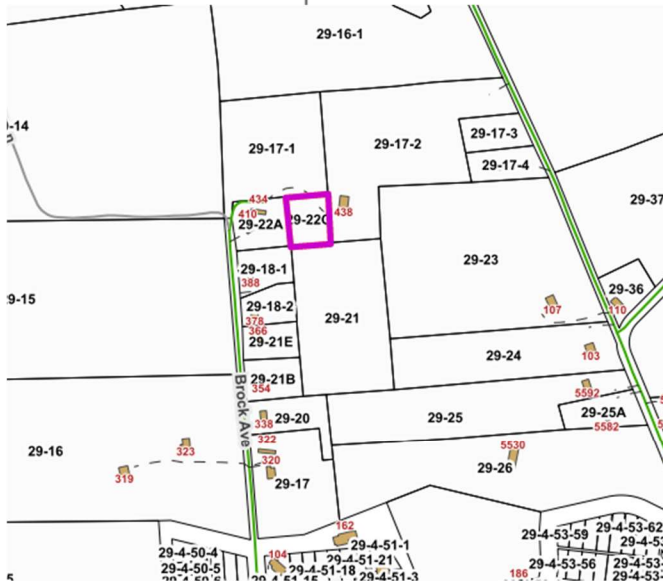
Name:  
**SHAFFER AMANDA**  
**1776 E LEE HWY**  
**WYTHEVILLE VA 24382-3844**

District: **2: FORT CHISWELL**  
Class: **2: SINGLE FAMILY RES SUBURBAN**  
Purchase Info: **9/18/2001**  
Deed Book: **010 003 945**  
E911 Addr: **438 BROCK AVENUE**  
Spec. Asmnt: **NONE**

Account:  
**7,661**  
Card Number  
**1 of 1**

Building Values				Outbuilding Values					
Item	Sq.Ft.	Rate	Value	Description	L x W	Sq.Ft.	Rate	Adj	Value
				<b>SHED-FRAME</b>			<b>500.00</b>		<b>500</b>
Heat & Air Cond									
Fireplaces			<b>0</b>						
Bathrooms			<b>0</b>						
Subtotal:			<b>0</b>						
Grade:		Grade Factor:	<b>0.00</b>						
Replacement Cost:			<b>0</b>						
Phys. Depreciation:			<b>0.00</b>						
Func. Depreciation:			<b>0.00</b>						
Economic Adj:			<b>0.00</b>						
Building Market Value:			<b>0</b>	Outbuilding Market Value:			<b>500</b>		

Land Information								
Description	Frt x Dpth	Acres	Rate	Adj.1	Adj.2	Value		
SWL Pub Wtr/Septic			<b>6500</b>			<b>6,500</b>	<b>Buildings:</b>	<b>0</b>
145 HOME SITE		<b>1.00</b>	<b>10000</b>			<b>10,000</b>	<b>Outbuildings:</b>	<b>500</b>
							<b>Additional Cards:</b>	<b>0</b>
							<b>Total Building Value:</b>	<b>500</b>
							<b>Land Value:</b>	<b>16,500</b>





# Property 11

## Tax Map Number: 41A-1-112-6

### Owner Name: A. W. Thompson Estate

### E911 Address: 510 West Jefferson Street

Map Number:  
**041A-001-0112-0006**

Building Type: **SINGLE FAMILY DWELLING**  
 Contruction: **WOOD FRAME**  
 Stories: **2**  
 Total Sq Ft: **1,477**

Foundation: **BRICK/CINDERBLOCK**  
 Roofing: **COMPOSITION SHINGLE**  
 Ext. Finish: **WOOD SIDING**  
 Fireplace:  
 Addl. FPs: **0**

# Rooms: **6**  
 Bedrooms: **3**  
 Full Baths: **1**      Half Baths: **0**

Int. Finish: **DRYWALL/PLASTER**  
 Floors: **WOOD/PINE**

Year Built: **1940**  
 Effective Age: **1940**  
 Condition: **Fair**

Heat: **OIL FORCED AIR**  
 Air Cond: ☐

Utilities: Water: **Public Water**  
 Sewer: **Public Sewer**

Legal Description:  
**L & H JEFFERSON & 8TH STS**

Road Frontage:  
**W JEFFERSON ST PAVED**

Remarks:

Name:  
**THOMPSON A W EST**

c/o LOLA G STEVENS  
 102 TANGLEWOOD DRIVE  
 NORTH TAZEWELL VA 24630

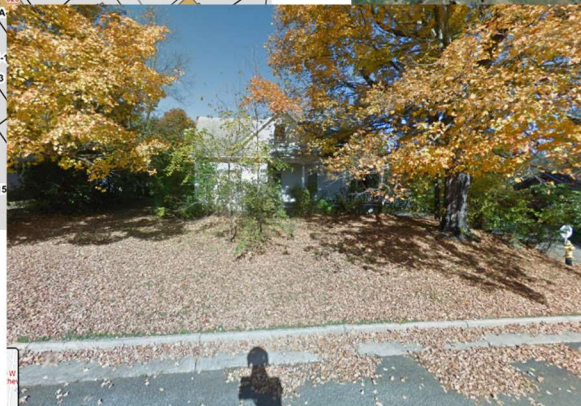
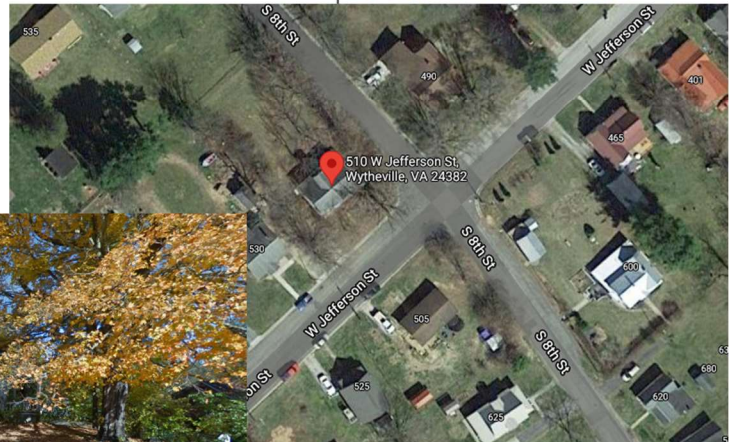
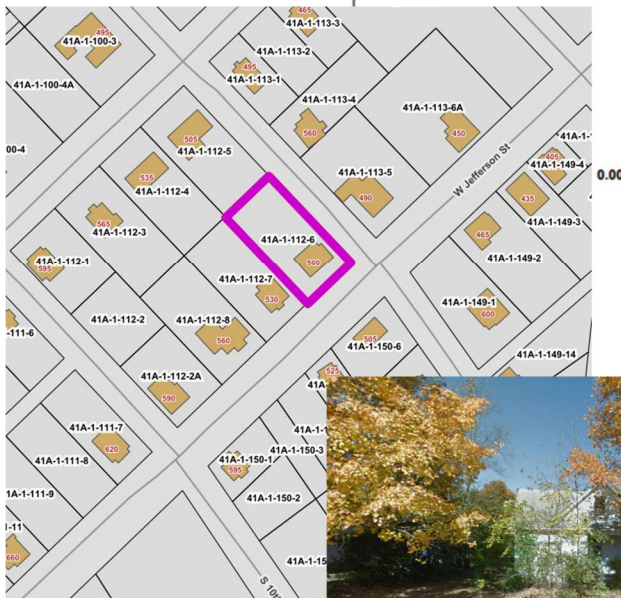
District: **8: TOWN OF WYTHEVILLE**  
 Class: **1: Single Family Res-Urban**  
 Purchase Info:  
 Deed Book: **DB 122-173**  
 E911 Addr: **510 WEST JEFFERSON ST**  
 Spec. Asmnt: **NONE**

Account:  
**12,254**

Card Number  
**1 of 1**

Building Values				Outbuilding Values					
Item	Sq.Ft.	Rate	Value	Description	L x W	Sq.Ft.	Rate	Adj	Value
NONE									
1.5 STORY WOOD FRAME	1,477	62.46	92,253						
PORCH	45	15.00	675						
PORCH	269	15.00	4,035						

**Buildings: 35,400**  
**Outbuildings: 0**  
**Additional Cards: 0**  
**Total Building Value: 35,400**  
  
**Land Value: 25,700**  
**Total Market Value: 61,100**



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# Property 12

## Tax Map Number: 81A-6-10

### Owner Name: James M. Rudisill, Sr., et al.

### E911 Address: 377 Rudisill Road

Map Number:  
**081A-006-0000-0010**

Building Type: **CONVENTIONAL**  
 Construction: **WOOD FRAME**  
 Stories: **1**  
 Total Sq Ft: **1,230**  
 Foundation: **CINDERBLOCK**  
 Roofing: **METAL**  
 Ext. Finish: **BRICK**  
 Fireplace: **1 FP**  
 Addl. FPs: **0**

# Rooms: **6**  
 Bedrooms: **3**  
 Full Baths: **1** Half Baths: **0**

Int. Finish: **DRYWALL/PANELED**  
 Floors: **WOOD/CARPET**

Year Built: **1940**  
 Effective Age: **1976**  
 Condition: **Poor**

Heat: **OIL FORCED AIR**  
 Air Cond: ☐

Utilities: Water: **Well**  
 Sewer: **Septic**

Legal Description:  
**CORNETT LAND**

Road Frontage:  
**RT 684 GRAVEL**

Remarks:

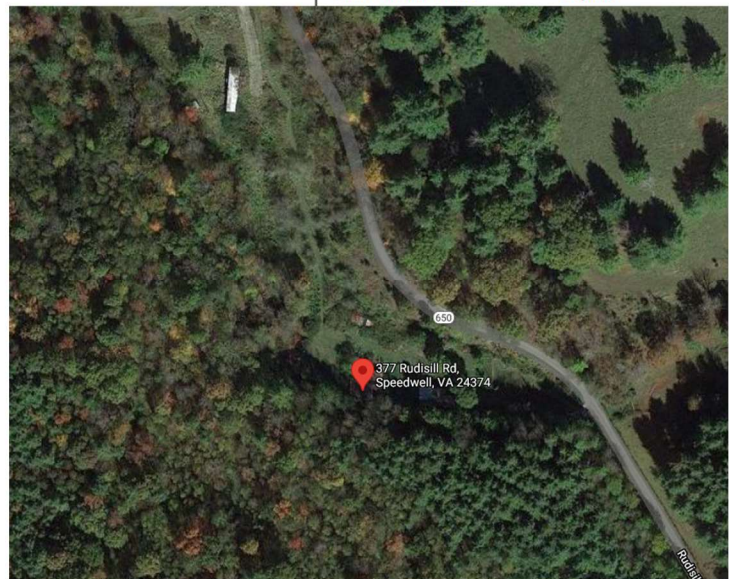
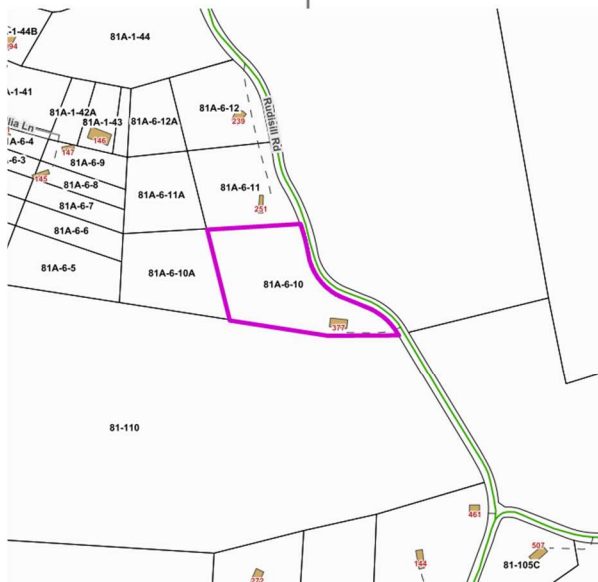
Name:  
**RUDISILL JAMES M SR &  
 JAMES M RUDISILL JR  
 377 RUDISILL RD  
 SPEEDWELL VA 24374**

District: **4: SPEEDWELL**  
 Class: **2: SINGLE FAMILY RES SUBURBAN**  
 Purchase Info: **3/31/2006**  
 Deed Book: **060 001 326**  
 E911 Addr: **377 RUDISILL ROAD**  
 Spec. Asmnt: **NONE**

Account:  
**2,329**  
 Card Number  
**1 of 1**

Building Values				Outbuilding Values					
Item	Sq.Ft.	Rate	Value	Description	L x W	Sq.Ft.	Rate	Adj	Value
NONE				GARAGE	48 x 60	2,880	12100		12,100
1 STORY WOOD FRAME	1,230	68.87	84,710						
PORCH	119	15.00	1,785						
ENCLOSED PORCH	176	28.00	4,928						
DECK	96	10.00	960						
Heat & Air Cond									
Fireplaces			3,500						
Bathrooms			-2,000						
Subtotal:			93,883						
Grade: D		Grade Factor:	0.80						
Replacement Cost:			75,106						
Phys. Depreciation: Poor			0.70						
Func. Depreciation: N/A			1.00						
Economic Adj: N/A			1.00						
Building Market Value:				Outbuilding Market Value:					
52,600				12,100					

Land Information							
Description	Frt x Dpth	Acres	Rate	Adj.1	Adj.2	Value	
SWL Well/Septic			6500			6,500	Buildings: 52,600
145 HOME SITE	1.00	10000				10,000	Outbuildings: 12,100
OPEN RESIDUE	2.20	2000				4,400	Additional Cards: 0
							Total Building Value: 64,700
							Land Value: 20,900
							Total Market Value: 85,600



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## NOTES

[illegible]