

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of Lee County, the undersigned Special Commissioner will offer for sale at public auction the following described real estate on the **front steps of the Lee County Circuit Courthouse**, in Jonesville, Virginia, on **Friday, June 25, 2021 at 10:30 am**, 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.

	<u><b>Owner(s) and TACS No.</b></u>	<u><b>Account Nos.</b></u>	<u><b>Description</b></u>
1.	Michael Shaun Belcher TACS No. 181862	Tax Map No. 14-(A)-95 Account No. 10721	Yokum Station Mineral District; 6989 State Route 606, Keokee +/- 0.578 acre
2.	Frank Brady, et al. TACS No. 182090	Tax Map No. 82-(A)-27 Account No. 217	Rose Hill District; Lick Branch 2629 Frog Level Road, Ewing +/- 19.00 acres
3.	Frank Brady, et al. TACS No. 182090	Tax Map No. 82-(A)-27A Account No. 1322	Rose Hill District, Lick Branch
4.	Frank Brady, et al. TACS No. 182090	Tax Map No. 82-(A)-27B Account No. 216	Rose Hill District; Lick Branch +/- 20.00 acres
5.	Donald Carter, et al. TACS No. 35713	Tax Map No. 56E-(1)-TR5,6 Account No.17307	Rocky Station District, 369 Sugar Maple Drive, Jonesville; +/- 51.9 acres
6.	L. J. Johnson, et al. TACS No. 35105	Tax Map No. 23E-(9)-BK1,29,30 Account No. 6266	Town of Pennington Gap; Lots 29, 30 Weston S.D.
7.	Joseph Cedric Lane, Life Estate, et al. TACS No. 387466	Tax Map No. 18-(A)-89 Account No.11906	Yokum Station District; Wildcat +/- 3.850 acres
8.	John Newton, et al. TACS No. 34966	Tax Map No. 23E-(8)-124 Account No. 5848	Town of Pennington Gap; Lots 1-2 Block 8
9.	Maude S. Osborne, et al. TACS No. 34238	Tax Map No. 14-(A)-28A Account No. 9677	Rocky Station Mineral District +/- 1.54 acres

10.	Kelly Shuler, et al. TACS No. 67236	Tax Map No. 23E-(34)-14 Account No. 6622	Town of Pennington Gap; 229 Mulberry Street, Pennington Gap
11.	William Thomas Slemp, et al. TACS No. 35349	Tax Map No. 36A-(10)-11 Account No.21851	Jonesville District; TR 11, Slemp Property +/- 3.2 acres
12.	Mark Edward Spade TACS No. 382405	Tax Map No. 78A-(2)-3 Account No. 2289	Rose Hill District 3256 Wilderness Road, Ewing +/- 2.2 acres
13.	Scott Spencer TACS No. 34705	Tax Map No. 89-(A)-32 Account No. 3712	Jonesville District; Blackwater +/- 30.0 acres
14.	Mary Lou Jaeger Sturgill TACS No. 35687	Tax Map No. 48-(A)-90 Account No. 13937	White Shoals District; Hagan House & Lot
15.	Mary E. Stamey, et al. TACS No. 96116	Tax Map No. 12A-(1)-49 Account No. 10159	Rocky Station Mineral District 653 Graveyard Hill Loop, St. Charles
16.	Mary E. Stamey, et al. TACS No. 96116	Tax Map No. 12A-(1)-49A Account No. 10169	Rocky Station Mineral District
17.	Emerold Claude Swiney, Jr. TACS No. 67276	Tax Map No. 23E-(1)-26 Account No. 6173	Town of Pennington Gap; 143 Brewer Ave, Pennington Gap +/- 0.347 acre
18.	Catherine Ann Thompson Holt TACS No. 96630	Tax Map No. 34-(A)-2A Account No. 16975	Jonesville District +/- 114.21 acres
19.	Floyd Wilder, et al. TACS No. 34761	Tax Map No. 46-(A)-12 Account No. 2544	Rose Hill District; Poor Valley +/- 9.62 acres

**TERMS OF SALE:** All sales are subject to confirmation by the Circuit Court of Lee County. 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). 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. 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. Properties are conveyed by Special

Warranty Deed, subject to any easements, covenants, agreements, restrictions, reservations, and any and all rights of record which may effect the property. **There will be a 10% buyer's premium added to the final bid to determine final contract price and shall be paid with the deposit at the time of the auction.** Costs for deed recordation will be the responsibility of the successful bidder and shall also be deposited with the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court.

Properties are offered for sale as-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 prior to bidding on any of the properties. Bidders are strongly encouraged to make their own inspection to determine the suitability of the property and it is assumed that all bidders will perform due diligence prior to the day of the auction. Any costs incurred by the bidder to inspect the property are at the expense of the bidder and are non-refundable. Ownership is not transferred until Court approval of the sale, however, high bidders are encouraged to protect any interest they may have due to risk of loss.

Please be advised that in order to qualify as a bidder at this auction, you may not owe delinquent taxes to Lee County or the Town of Pennington Gap and you may not be a Defendant in any pending delinquent tax matter. Questions concerning the properties subject to sale or the tax sale process should be directed to TACS online at [www.taxva.com](http://www.taxva.com), by email to [taxsales@taxva.com](mailto:taxsales@taxva.com), or by phone to (804) 223-8449.

John A. Rife, Esq.;  
Jeffrey A. Scharf, Esq.;  
Andrew M. Neville, Esq.;  
Paul L. LaBarr, Esq.,  
Special Commissioners  
Taxing Authority Consulting Services, PC  
P.O. Box 31800  
Henrico, Virginia 23294-1800

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

At that certain Special Commissioner's sale held on Friday, April 12, 2019 in the cause styled County of Lee v. \_\_\_\_\_ (Case No. CL \_\_\_\_\_), 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, not to exceed \$20,000.00, or the entire purchase price if less than \$1,000.00) 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 Lee, Virginia. Further, I understand that a 10% 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 Lee or the Town of Pennington Gap, or if I am named as a Defendant in any delinquent tax matter, 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 buyer's premium 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 day of April, 2019, 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

[illegible]



## Parcel #2

Frank Brady, et al.

Tax Map No. 82-(A)-27 • Account No. 217

**Property Address**  
2629 FROG LEVEL RD  
EWING, VA

**Owner Name/Address**  
BRADY FRANK & PAULA  
C/O CURTIS ROWLETT  
2532 DR THOMAS WALKER RD

**Map ID:** 82-(A)-27 EWING VA 24248

**Acct No:** 217-1

**Legal Description:** LICK BRANCH

**Deed Book/Page:** 271 / 247

**Instrument:** 00 00

**Occupancy:**

**Dwelling Type:** 1ST FRM

**Use/Class:** RESIDENTIAL / SINGLE FAMILY COUNTY

**Year Assessed:** 2016

**Zoning:**

**District:** 04 ROSE HILL DISTRICT

**MH/Type:**

**Condition:**



**Acres:** 19.000

**Year Built:**

**Land Use:**

**Year Remodeled:**

**Total Mineral:**

**Year Effective:**

**Total Land:** \$26,000

**On Site Date:** 03/17/2015

**Total Improvements:** \$1,000

**Review Date:**

**Total Value:** \$27,000

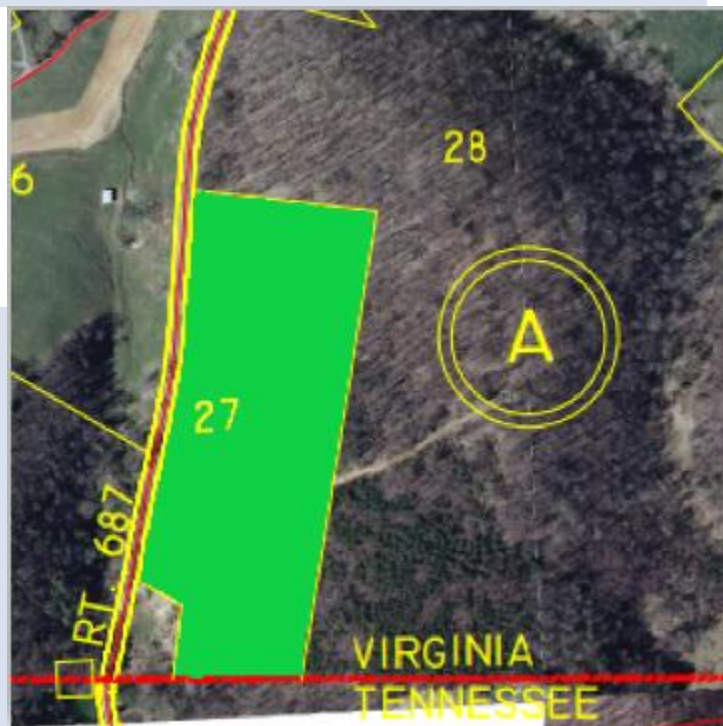
Improvement Description		
Exterior	Interior	Site
CONSTRUCTION-WOOD	NO. ROOMS - 4	STREET-PAVED
EXT COND-POOR	NO. BEDROOMS - 2	UTILITIES-PUB SEWE
EXTERIOR-WOOD SIDI	NO. BATHS - 1	UTILITIES-WELL
FOUNDATION-CINDER	FLOORS-HARDWOOD	
ROOFING-METAL	HEAT-STOVE	
	INTERIOR CONDTH-PO	
	INTERIOR-SHEET ROC	

Dwelling Valuation			
Item	Size	Rate	Value
DWELLING		58.00	
Total Bldg. Value -- Fair Valued			1000

Land Valuation						
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct Value
A	1 HOMESITE	H	1.000		8000.00	8000
A	21 TILLABLE	R	3.000		2000.00	6000
A	41 WOODED	G	15.000		800.00	12000
Total Land Value			19.000			26000

Comments -----  
2004 EQUALIZATION BOARD  
WOODED, ROCKY  
JC 6-197

Total Property Value 27000



Sec	Type	Str	Description	Area
Total Square Feet				
			Cur. Value	Prev. Value
			26000	20000
			Improvements	1000
			2000	( )
			Total	27000
			22000	
			Average Price Per Acre	1368

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

### Parcel #3

Frank Brady, et al.

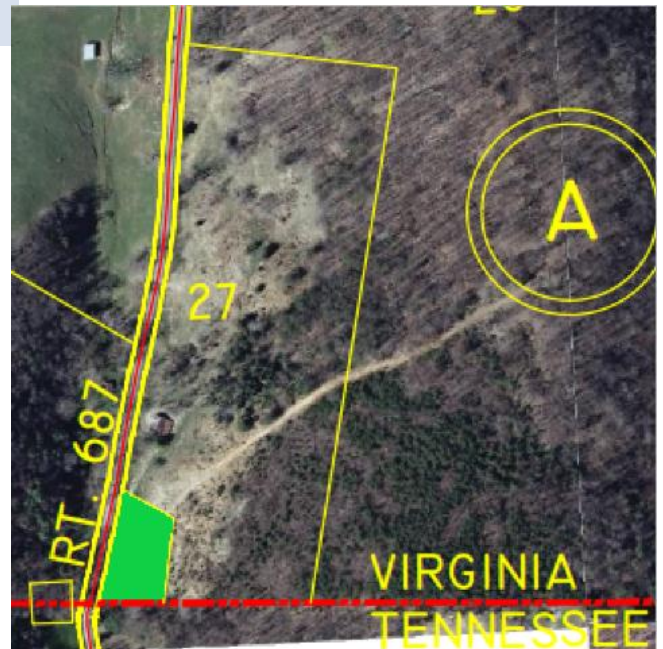
Tax Map No. 82-(A)-27A • Account No. 1322

<b>Property Address</b>	<b>Owner Name/Address</b>	
	BRADY FRANK & PAULA	
	C/O CURTIS ROWLETT	
	2532 DR THOMAS WALKER RD	
<b>Map ID:</b> 82-(A)-27A EWING VA 24248		
<b>Acct No:</b> 1322-1		
<b>Legal Description:</b> LICK BRANCH		
<b>Deed Book/Page:</b> 0271 / 247		
<b>Instrument:</b> 00 00		
<b>Occupancy:</b> 2		
<b>Dwelling Type:</b>		
<b>Use/Class:</b> RESIDENTIAL / SINGLE FAMILY COUNTY	<b>Acreage:</b> 0.000	
<b>Year Assessed:</b> 2016	<b>Year Built:</b>	<b>Land Use:</b>
<b>Zoning:</b>	<b>Year Remodeled:</b>	<b>Total Mineral:</b>
<b>District:</b> 04 ROSE HILL DISTRICT	<b>Year Effective:</b>	<b>Total Land:</b> \$4,000
<b>MH/Type:</b> Y	<b>On Site Date:</b> 03/17/2015	<b>Total Improvements:</b> \$ 0
<b>Condition:</b>	<b>Review Date:</b>	<b>Total Value:</b> \$4,000

Improvement Description									Sec	Type	Str	Description	Area
Exterior			Interior			Site			Total	Square	Feet		
						STREET-GRAVEL							

Land Valuation									Cur. Value	Prev. Value	%Inc.
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value		4000	3200	
A	2 LOT	A				4000	4000				
Total Land Value								4000			
									4000	3200	
Average Price Per Acre											

Comments									
FRONTS ON ST RT 687. M/H MOVED.									
Total Property Value								4000	



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## Parcel #4

Frank Brady, et al.

Tax Map No. 82-(A)-27B • Account No. 216

### Property Address

### Owner Name/Address

BRADY FRANK & PAULA  
C/O CURTIS ROWLETT  
2532 DR THOMAS WALKER RD

Map ID: 82-(A)-27B EWING VA 24248

Acct No: 216-1

Legal Description: LICK BRANCH

Deed Book/Page: 271 / 247

Instrument: 00 00

Occupancy:

Dwelling Type:

Use/Class: AGRICULTURE 20-100 ACRES

Acreage: 20.000

Year Assessed: 2016

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral:

District: 04 ROSE HILL DISTRICT

Year Effective:

Total Land: \$16,000

MH/Type:

On Site Date: 03/17/2015

Total Improvements: \$ 0

Condition:

Review Date:

Total Value: \$16,000

Improvement Description							
Exterior		Interior			Site		
					STREET-GRAVEL		
					UTILITIES-SEPTIC		
					UTILITIES-WELL		
Land Valuation							
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
A 41	WOODED	G	20.000		800.00		16000
Total Land Value			20.000				16000
Comments							
FRONTS ON ST RT 687							
2004 EQUALIZATION BOARD							
Total Property Value							16000

Sec	Type	Str	Description	Area
Total Square Feet				
			Cur. Value	Prev. Value
Land			16000	16000
Improvements				
Total			16000	16000
Average Price Per Acre				800



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## Parcel #5

Donald Carter, et al.

Tax Map No. 56E-(1)-TR5,6 • Account No. 17307

### Property Address

369 SUGAR MAPLE DR  
JONESVILLE, VA

### Owner Name/Address

CARTER DONALD W & TERESA L  
369 SUGAR MAPLE DR  
JONESVILLE VA 24263

Map ID: 56E-(1)-TR5,6

Acct No: 17307-1

Legal Description: TR 6=40 AC., TR 5=11.9 AC. NELSON ARTHUR COWDEN PROP

Plat Book/Page: 0098 / No Page

Deed Book/Page: 410 / 703

Instrument: 00 00



### Occupancy:

Dwelling Type: 1SFR

Use/Class: RESIDENTIAL / AGRICULTURE 20-100 ACRES

Acreage: 51.900

Year Assessed: 2016

Year Built: 1984

Land Use:

Zoning:

Year Remodeled:

Total Mineral:

District: 02 ROCKY STATION DISTRICT

Year Effective:

Total Land: \$64,200

MH/Type:

On Site Date: 11/19/2014

Total Improvements: \$59,000

Condition: SF AVG

Review Date:

Total Value: \$123,200

Improvement Description		
Exterior	Interior	Site
CONSTRUCTION-WOOD	NO. ROOMS - 7	UTILITIES-SEPTIC
E/XT COND-AVERAGE	NO. BEDROOMS - 3	UTILITIES-SPRING
EXTERIOR TYPE-STOR	NO. BATHS - 2	
EXTERIOR TYPE-STOR	FIREPLACE - 2	
EXTERIOR-VINYL SID	CHIMNEY - 2	
FOUNDATION-STONE	BASEMENT-FULL	
ROOFING-COMPOSITE	FLOORS-CARPET	
	HEAT-ELECTRIC	
	INTERIOR CONDITN-AV	
	INSULATION-ATTIC	
	INSULATION-WALLS	
	INTERIOR-SHEET ROC	

Dwelling Valuation			
Item	Size	Rate	Value
DWELLING	736	58.00	42688
BATH-EXTRA	1	2500.00	2500
BSMT-WALKO	736	12.00	8832
BSMT-WALKO	736	12.00	8832
FPLC-BRICK	2	2500.00	5000
DECK-TREAT	180	8.00	1440
DWELLING	600	58.00	34800
PORCH-OPEN	90	12.00	1080
DECK-TREAT	180	8.00	1440
DECK-TREAT	256	8.00	2048
DECK-TREAT	100	8.00	800
CARPORT-FR	280	14.00	3920

Grade Factor (E-)		.65
Replacement Cost New		73710
Phys Depr. % (.200)	- AVRG	14742
Total Bldg. Value		59000

Land Valuation							
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
A	1 HOMESITE	J	1.000		10000.00		10000
A	31 PASTURE	L	35.900		1300.00		46670
A	41 WOODED	D	15.000		500.00		7500
Total Land Value			51.900				64200

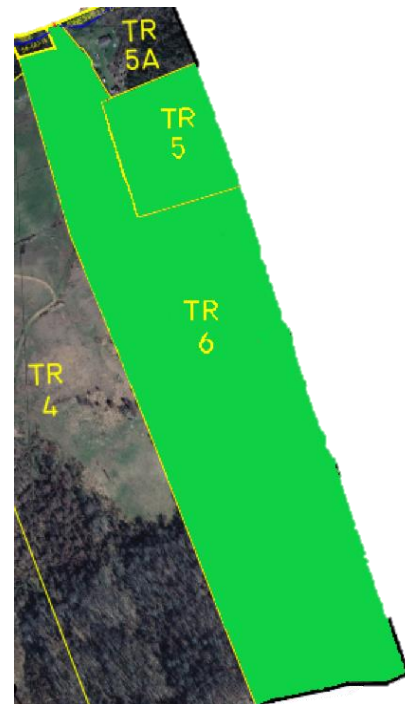
Comments							
FRONTS OFF 612. BLUE HOUSE ACROSS BRIDGE							
NICE VIEW							
PIC JC3-69							
Total Property Value							123200

+-20----		
:	:	:
:	:	:
14	14	
:FCP	:	
+-20----		
6	:	
+-10--	:	
10	10	20
:WD	:	
+-10--	:	
:	+-9--	
14	10	10
:DWL	:OFF	:

+5+--14--	+-20----	+-9--3+5--
:WD	:	:WD:
:16	:	16 :
21 :	:	: 21
:DWL	:	:
: +-15---5--16---	5-15---	:
+-20----	WD +-20----	
:	:	
11	11	
+-16----		

Sec	Type	Str	Description	Area
1.00	DWELLING	N16E14E20E9E3S16		736
		W15W16W15		
1.00	DECK-TREAT	W5S21E20N5W15N16		180
1.00	DWELLING	N14N10N6E20S20S10		600
		W20		
1.00	PORCH-OPEN	N10E9S10W9		90
1.00	DECK-TREAT	E5S21W20N5E15N16		180
1.00	DECK-TREAT	S5S11W16N11N5E16		256
1.00	DECK-TREAT	W10N10E10S10		100
1.00	FCP CARPORT-FR	N14E20S14W20		280
Total Square Feet				2422

	Cur. Value	Prev. Value	%Inc.
Land	64200	46200	
Improvements	59000	71300	( )
Total	123200	117500	
Average Price Per Acre		1236	
Sale Date/Amount	1/00/1993		



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## Parcel #6

L. J. Johnson, et al.

Tax Map No. 23E-(9)-BK1,29,30 • Account No. 6266

<b>Property Address</b>	<b>Owner Name/Address</b>						
	JOHNSON L J & LULA MAE						
	C/O VINNIE MOORE						
	3924 8TH ST						
<b>Map ID:</b> 23E-(9)-BK1,29,30	BALTIMORE MD 21225						
<b>Acct No:</b> 6266-1							
<b>Legal Description:</b> LOTS 29, 30 WESTON S.D.							
<b>Deed Book/Page:</b> 0345 / 99							
<b>Instrument:</b> 00 00							
<b>Occupancy:</b>							
<b>Dwelling Type:</b>							
<b>Use/Class:</b> SINGLE FAMILY CITY	<b>Acreage:</b> 0.000						
<b>Year Assessed:</b> 2016	<b>Year Built:</b>	<b>Land Use:</b>					
<b>Zoning:</b>	<b>Year Remodeled:</b>	<b>Total Mineral:</b>					
<b>District:</b> 82 TOWN OF PENNINGTON GAP	<b>Year Effective:</b>	<b>Total Land:</b> \$5,000					
<b>MH/Type:</b>	<b>On Site Date:</b> 02/02/2015	<b>Total Improvements:</b> \$ 0					
<b>Condition:</b>	<b>Review Date:</b>	<b>Total Value:</b> \$5,000					
----- Improvement Description -----							
Exterior	Interior	Site					
		STREET-GRAVEL					
		UTILITIES-PUB SEWE					
		UTILITIES-PUB WATE					
----- Land Valuation -----							
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
A	2 LOT	A				5000	5000
Total Land Value							5000
----- Comments -----							
FRONTS ON CEMETARY DR.							
-----							
Total Property Value							5000



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## Parcel #7

Joseph Cedric Lane, Life Estate, et al.  
Tax Map No. 18-(A)-89 • Account No. 11906

**Property Address**  
28666 US HIGHWAY 23  
BIG STONE GAP, VA

**Owner Name/Address**  
LANE JOSEPH CEDRIC LIFE ESTATE  
LANE SUMMER LIFE ESTATE  
309 CABIN AVE

**Map ID:** 18-(A)-89 BIG STONE GAP VA 24219

**Acct No:** 11906-1

**Legal Description:** WILDCAT

**Plat Book/Page:** 0000 / No Page

**Deed Book/Page:** 350 / 120

**Will Book/Page:** 32 / 247

**Instrument:** WB 2011 145

**Occupancy:**

**Dwelling Type:** DW

**Use/Class:** RESIDENTIAL / SINGLE FAMILY COUNTY

**Year Assessed:** 2016

**Zoning:**

**District:** 06 YOKUM STATION DISTRICT

**MH/Type:**

**Condition:**

**Use/Class:** SINGLE FAMILY COUNTY

**Year Assessed:** 2016

**Zoning:**

**District:** 06 YOKUM STATION DISTRICT

**MH/Type:**

**Condition:** SF AVG

**Acreage:** 3.850

**Year Built:** 1986

**Year Remodeled:**

**Year Effective:**

**On Site Date:** 02/04/2015

**Review Date:**

**Acreage:** 0.000

**Year Built:** 2005

**Year Remodeled:**

**Year Effective:**

**On Site Date:** 02/04/2015

**Review Date:**

**Land Use:**

**Total Mineral:**

**Total Land:** \$22,200

**Total Improvements:** \$700

**Total Value:** \$22,900

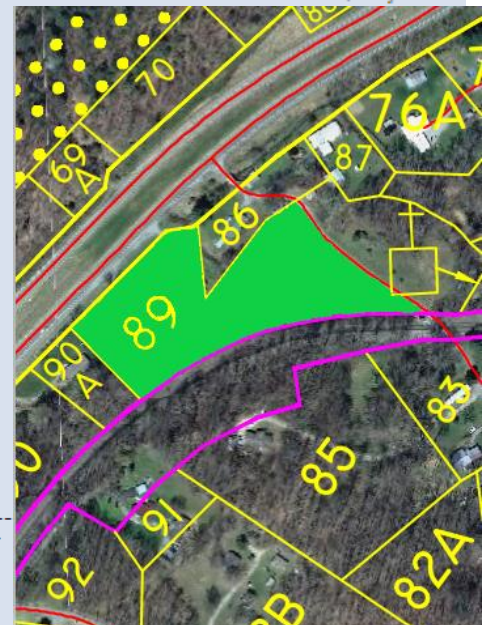
**Land Use:**

**Total Mineral:**

**Total Land:**

**Total Improvements:** \$51,000

**Total Value:** \$51,000



Improvement Description			
Exterior	Interior	Site	
CONSTRUCTION-WOOD	NO. ROOMS - 5	STREET-PAVED	
EXT COND-GOOD	NO. BEDROOMS - 3	UTILITIES-SEPTIC	
EXTERIOR-VINYL SID	NO. BATHS - 2	UTILITIES-WELL	
FOUNDATION-CINDER	FLOORS-CARPET		
FOUNDATION-PIERS	FLOORS-LINOLEUM		
ROOFING-COMPOSITE	HEAT-HEAT PUMP		
	INTERIOR CONDITN-GO		
	INSULATION-ATTIC		
	INSULATION-FLOORS		
	INSULATION-WALLS		
	INTERIOR-SHEET ROC		
Dwelling Valuation			
Item	Size	Rate	Value
DWELLING	1378	58.00	79924
BATH-EXTRA	1	2500.00	2500
CENTRAL AI	1378	2.50	3445
PORCH-OPEN	132	12.00	1584
DECK-TREAT	312	8.00	2496
Grade Factor (E)		.70	
Replacement Cost New			62930
Phys Depr. % (.190)		- AVRG	11957
Total Bldg. Value			51000
Comments			
BEHIND BLUE DW			
BLD FRMT# 2166/ 2-2-05 DW/MH 100+ 2006,			
2005 MEDALLION VIN 22009111AB			
VACANT-VERY POOR CONDITION			
SS 5-900			
Total Property Value			
		Land	51000
		Improvements	51000
		Total	51000
		Average Price Per Acre	

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## Parcel #8

John Newton, et al.

Tax Map No. 23E-(8)-124 • Account No. 5848

### Property Address

242 N JOHNSON DR  
PENNINGTON GAP, VA

### Owner Name/Address

NEWTON JOHN & STEPHANIE  
PO BOX 204  
ST CHARLES VA 24282

Map ID: 23E-(8)-124

Acct No: 5848-1

Legal Description: LT 1-2 BL 8

Deed Book/Page: 389 / 277

Instrument: 00 00

Occupancy:

Dwelling Type:

Use/Class: RESIDENTIAL / SINGLE FAMILY CITY

Acreage: 0.000

Year Assessed: 2016

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral:

District: 82 TOWN OF PENNINGTON GAP

Year Effective:

Total Land: \$10,000

MH/Type: Y

On Site Date: 02/03/2015 Total Improvements: \$2,000

Condition: SF FAIR

Review Date:

Total Value: \$12,000

Exterior		Improvement Description		Interior		Site	
							STREET-PAVED
							UTILITIES-PUB SEWE
							UTILITIES-PUB WATE

Other Improvements Valuation							
Desc	Length	Width	Size	Grade	Rate	FV/Pct	Value
MH-ADD-FR	8.0	16.0	128		16.00	.50	1024
MH-ADD-OF	8.0	20.0	160		10.00	.60	640
MISC FRAM							300
Total Imp Value							2000

Land Valuation							
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
A	1 HOMESITE	J			10000.00	10000	10000
Total Land Value							10000

Comments

FRONTS ON N. JOHNSON ST.  
MOBILE HOME HERE TPP# 7879  
HOUSE BURNED NOVEMBER 1999  
CB 6-54

Total Property Value		12000	Sec	Type	Str	Description	Area	
			Total Square Feet					
						Cur. Value	Prev. Value	#Inc.
						Land	10000	10000
						Improvements	2000	2000
						Total	12000	12000
			Average Price Per Acre					
			Sale Date/Amount					1/00/1991



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## Parcel #9

Maude S. Osborne, et al.

Tax Map No. 14-(A)-28A • Account No. 9677

### Property Address

### Owner Name/Address

OSBORNE MAUDE S  
PO BOX 5154  
CHATTANOOGA TN 37406

Map ID: 14-(A)-28A

Acct No: 9677-1

### Legal Description:

Plat Book/Page: 0000 / No Page

Deed Book/Page: 0000 / No Page

Instrument: 00 00

### Occupancy:

### Dwelling Type:

Use/Class: SINGLE FAMILY COUNTY

Acreage: 1.540

Year Assessed: 2016

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral:

District: 03 ROCKY STATION MINERAL DIS

Year Effective:

Total Land: \$6,000

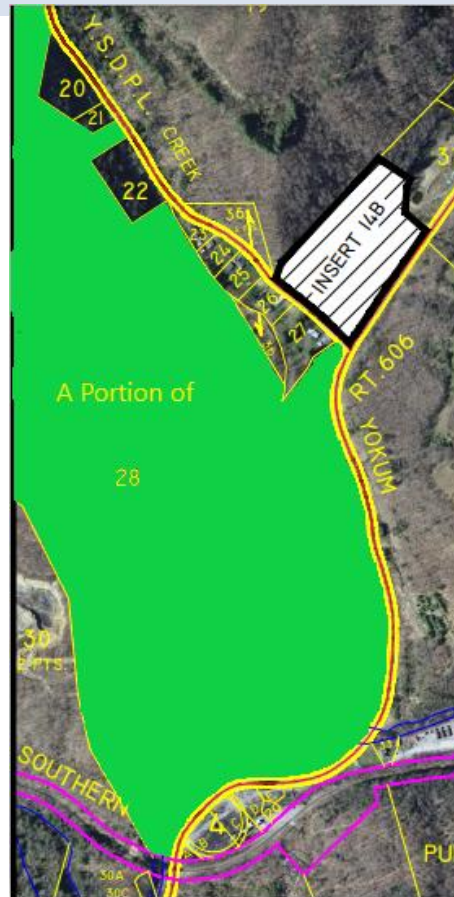
MH/Type:

On Site Date: 09/29/2014 Total Improvements: \$ 0

Condition:

Review Date:

Total Value: \$6,000



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## Parcel #10

Kelly Shuler, et al.

Tax Map No. 23E-(34)-14 • Account No. 6622

**Property Address**  
229 MULBERRY ST  
PENNINGTON GAP, VA

**Owner Name/Address**  
SHULER KELLY & WESLEY EDWARD  
229 MULBERRY ST  
PENNINGTON GAP VA 24277

**Map ID:** 23E-(34)-14

**Acct No:** 6622-1

**Legal Description:** LT 14 MULBERRY

**Deed Book/Page:** 416 / 328

**Will Book/Page:** 30 / 537

**Instrument:** 00 00

**Occupancy:**

**Dwelling Type:** 1STFR

**Use/Class:** RESIDENTIAL / SINGLE FAMILY CITY

**Acreage:** 0.000

**Year Assessed:** 2016

**Year Built:** 1950

**Land Use:**

**Zoning:**

**Year Remodeled:**

**Total Mineral:**

**District:** 82 TOWN OF PENNINGTON GAP

**Year Effective:**

**Total Land:** \$7,000

**MH/Type:**

**On Site Date:** 06/05/2015 **Total Improvements:** \$20,500

**Condition:** SF FAIR

**Review Date:**

**Total Value:** \$27,500

Improvement Description		Site
Exterior	Interior	Site
CONSTRUCTION-WOOD	NO. ROOMS - 5	STREET-PAVED
EXTERIOR-MASONITE	NO. BEDROOMS - 3	UTILITIES-PUB SEWE
EXTERIOR-WOOD SIDI	NO. BATHS - 1	UTILITIES-PUB WATE
FOUNDATION-CINDER	FLOORS-CARPET	
ROOFING-METAL	HEAT-STOVE	
	INTERIOR-PANLEING	
	INTERIOR-SHEET ROC	

Dwelling Valuation			
Item	Size	Rate	Value
DWELLING	1120	58.00	64960
PORCH-ENCL	144	24.00	3456
Grade Factor ( E+ )			.75
Replacement Cost New			51300
Phys Depr. % (.600 )		- FAIR	30780
Total Bldg. Value			20500

Land Valuation						
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct Value
A	1 HOMESITE	G			7000.00	7000
Total Land Value						7000

Comments	
FRONTS ON MULBERRY ST.TAN HOUSE BESIDE GRN.HOUSE.	
SS 10-2154	

Total Property Value 27500

+-----28-----+	
Sec	Str
DWL	DWELLING
2A	24
6	6
+-----24-----+	

Sec	Type	Str	Description	Area
DWL	DWELLING	1.00	N40E28S40W24W2	1120
EFP	PORCH-ENCL	1.00	S6W24N6E24	144
Total Square Feet				1264

	Cur. Value	Prev. Value	%Inc.
Land	7000	6000	
Improvements	20500	20600	( )
Total	27500	26600	
Average Price Per Acre			
Sale Date/Amount 7/96/1911			



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## Parcel #11

William Thomas Slem, et al.  
Tax Map No. 36A-(10)-11 • Account No. 21851

### Property Address

### Owner Name/Address

SLEMP WILLIAM THOMAS  
ADDRESS UNKNOWN

Map ID: 36A-(10)-11

Acct No: 21851-1

Legal Description: TR 11 SLEMP PROPERTY

Deed Book/Page: 76 / 549

Will Book/Page: 12 / 72

Occupancy:

Dwelling Type:

Use/Class: SINGLE FAMILY COUNTY

Acreage: 3.200

Year Assessed: 2016

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral:

District: 01 JONESVILLE DISTRICT

Year Effective:

Total Land: \$5,500

MH/Type:

On Site Date: 12/16/2014 Total Improvements: \$ 0

Condition:

Review Date:

Total Value: \$5,500



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# Parcel #12

Mark Edward Spade  
Tax Map No. 78A-(2)-3 • Account No. 2289

**Property Address**  
3256 WILDERNESS RD  
EWING, VA

**Owner Name/Address**  
SPADE MARK EDWARD  
3256 WILDRENESS RD  
EWING VA 24248

**Map ID:** 78A-(2)-3  
**Acct No:** 2289-1

**Legal Description:** STATION CREEK

**Deed Book/Page:** 232 / 132

**Will Book/Page:** 34 / 124

**Instrument:** DG 2007 704118

**Occupancy:**

**Dwelling Type:** 1ST BR

**Use/Class:** RESIDENTIAL / SINGLE FAMILY COUNTY

**Year Assessed:** 2016

**Zoning:**

**District:** 04 ROSE HILL DISTRICT

**MH/Type:**

**Condition:** SF GOOD



**Acreage:** 2.200

**Year Built:** 1967

**Year Remodeled:**

**Year Effective:**

**On Site Date:** 04/21/2015

**Review Date:**

**Land Use:**

**Total Mineral:**

**Total Land:** \$18,000

**Total Improvements:** \$117,200

**Total Value:** \$135,200

Exterior	Improvement Description	Interior	Site
CONSTRUCTION-CINDE	NO. ROOMS - 7	STREET-PAVED	
EXT COND-AVERAGE	NO. BEDROOMS - 4	UTILITIES-PUB WATE	
EXTERIOR TYPE-STOR	NO. BATHS - 2	UTILITIES-SEPTIC	
EXTERIOR-BRICK	NO. 1/2 BATHS - 1		
FOUNDATION-CINDER	FIREPLACE - 2		
ROOFING-COMPOSITE	CHIMNEY - 2		
	FLOORS-CARPET		
	FLOORS-TILE		
	HEAT-HEAT PUMP		
	INTERIOR COND-TN-FA		
	INSULATION-ATTIC		
	INSULATION-FLOORS		
	INSULATION-WALLS		
	INTERIOR-PANLEING		
	INTERIOR-SHEET ROC		

Item	Size	Rate	Value
DWELLING	2399	65.00	155935
BATH-EXTRA	1	2500.00	2500
BATH-EXTRA	1	1500.00	1500
CENTRAL AI	2399	2.50	5997
FPLC-BRICK	2	2500.00	5000
Grade Factor (C)			
Replacement Cost New			170900
Phys Depr. % (.320)		- GOOD	
Total Bldg. Value			116200

Desc	Length	Width	Size	Grade	Rate	FV/Pct Value	Cur. Value	Prev. Value	%Inc.
MISC FRAM						1000	18000	14000	
Total Imp Value						1000	117200	113800	
							135200	127800	
							Average Price Per Acre	6364	
							Sale Date/Amount	4/26/2007	

M Cls	Desc	G	Size	Dpth	Rate	FV/Pct Value	Value
A 1	HOME SITE	N	1.000		14000.00		14000
A 2	LOT	H	1.200			4000	4000
Total Land Value			2.200				18000

Comments							
FRONTS ON US 58.							
SS 9-1874							
Total Property Value							135200



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## Parcel #13

Scott Spencer

Tax Map No. 89-(A)-32 • Account No. 3712

Property Address	Owner Name/Address	
	SPENCER SCOTT	
	136 SPRING PLACE	
	DAWSONVILLE GA 30534	
Map ID: 89-(A)-32		
Acct No: 3712-1		
Legal Description: BLACKWATER		
Plat Book/Page: 0000 / No Page		
Deed Book/Page: 0514 / 219		
Instrument: 00 00		
Occupancy:		
Dwelling Type:		
Use/Class: AGRICULTURE 20-100 ACRES		Acreage: 30.000
Year Assessed: 2016	Year Built:	Land Use:
Zoning:	Year Remodeled:	Total Mineral:
District: 01 JONESVILLE DISTRICT	Year Effective:	Total Land: \$18,000
MH/Type:	On Site Date: 09/15/2014	Total Improvements: \$ 0
Condition:	Review Date:	Total Value: \$18,000

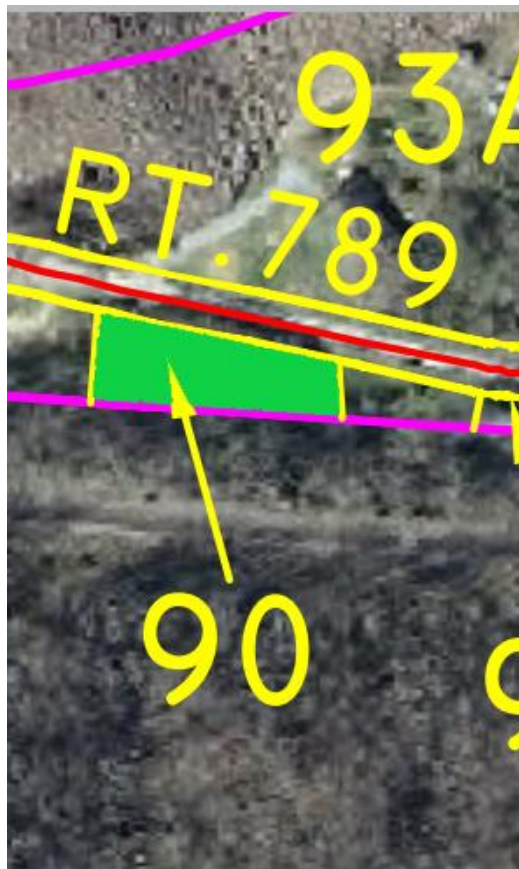


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## Parcel #14

Mary Lou Jaeger Sturgill  
Tax Map No. 48-(A)-90 • Account No. 13937

Property Address	Owner Name/Address	
	STURGILL MARY LOU JAEGER	
	16317 BOSLEY DR	
	SPRING HILL FL 34610	
Map ID: 48-(A)-90		
Acct No: 13937-1		
Legal Description: HAGAN HOUSE & LOT		
Plat Book/Page: 0000 / No Page		
Deed Book/Page: 0351 / 388		
Instrument: 00 00		
Occupancy:		
Dwelling Type:		
Use/Class: RESIDENTIAL / SINGLE FAMILY COUNTY	Acreage: 0.000	
Year Assessed: 2016	Year Built:	Land Use:
Zoning:	Year Remodeled:	Total Mineral:
District: 05 WHITE SHOALS DISTRICT	Year Effective:	Total Land: \$8,000
MH/Type:	On Site Date: 03/20/2015	Total Improvements: \$ 0
Condition:	Review Date:	Total Value: \$8,000



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## Parcel #15

Mary E. Stamey, et al.

Tax Map No. 12A-(1)-49 • Account No. 10159

**Property Address**  
653 GRAVEYARD HILL LOOP  
ST CHARLES, VA

**Owner Name/Address**  
STAMEY MARY ELIZABETH  
653 GRAVEYARD HILL LOOP  
ST CHARLES VA 24282

**Map ID:** 12A-(1)-49

**Acct No:** 10159-1

**Legal Description:** STRAIGHT CREEK TOMLINSON LAND

**Plat Book/Page:** 0000 / No Page

**Deed Book/Page:** 438 / 213

**Instrument:** LH 2009 900041

**Occupancy:**

**Dwelling Type:** 1SBR

**Use/Class:** RESIDENTIAL / SINGLE FAMILY COUNTY

**Year Assessed:** 2016

**Zoning:**

**District:** 03 ROCKY STATION MINERAL DIS

**MH/Type:**

**Condition:** SF FAIR

**Acreage:** 0.000

**Year Built:**

**Year Remodeled:**

**Year Effective:**

**On Site Date:** 10/27/2014

**Review Date:**

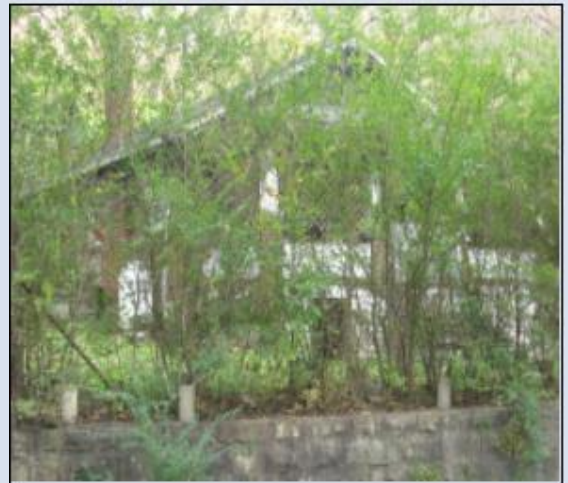
**Land Use:**

**Total Mineral:**

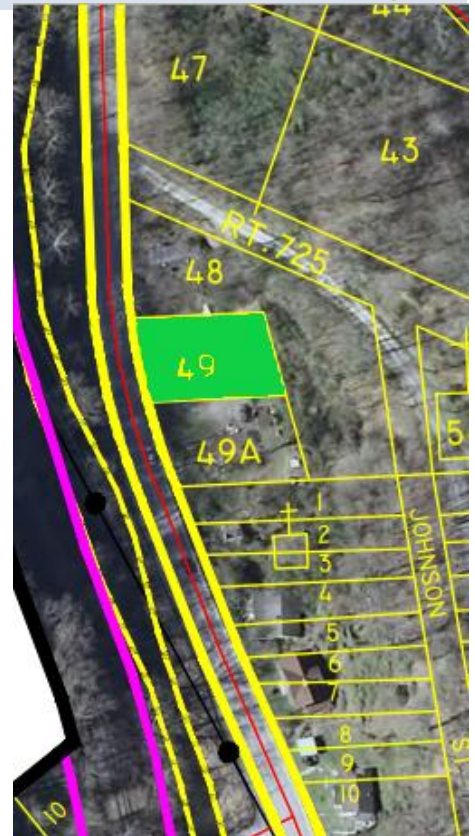
**Total Land:** \$4,000

**Total Improvements:** \$4,400

**Total Value:** \$8,400



Improvement Description				29	
Exterior	Interior	Site		:	:
CONSTRUCTION-CINDE	NO. ROOMS - 5	STREET-PAVED		:	:
EXTERIOR-BRICK	NO. BEDROOMS - 2	UTILITIES-PUB SEWE		:	:
FOUNDATION-CINDER	NO. BATHS - 1	UTILITIES-PUB WATE		:	:
ROOFING-COMPOSITE	BASEMENT-HALF			:	:
	FLOORS-PINE			:	:
	HEAT-STOVE			:	:
	INTERIOR-SHEET ROC			:	:
Dwelling Valuation				35	35
Item	Size	Rate	Value	:	:
DWELLING	1015	65.00	65975	:	:
BSMT-UG-UN	508	9.00	4572	:	:
PORCH-OPEN	175	12.00	2100	:	:
Grade Factor ( F+ )			.60	:	:
Replacement Cost New			43560	:	:
Phys Depr. % (.900)		- FAIR	39204	:	:
Total Bldg. Value			4400	:	:
Land Valuation				25	25
M CIs Desc G Size Dpth Rate FV/Pot Value				:	OFF :
A 2 LOT A			4000	7	7
Total Land Value			4000		
Comments				25	
FRONTS ON 352.	Sec	Type	Str	Description	Area
MOVED FROM ACCT 10169.	DWL	DWELLING	1.00	N35E29S35W2W25W2	1015
PIC DA-3-116	OFF	PORCH-OPEN	1.00	S7W25N7E25	175
	Total Square Feet				1190
Total Property Value				8400	
	Land		Cur. Value	Prev. Value	#Inc.
	Improvements		4000	4000	( )
	Total		4400	5500	( )
			8400	9500	( )
	Average Price Per Acre				
	Sale Date/Amount		2/24/1995		1000



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## Parcel #16

Mary E. Stamey, et al.

Tax Map No. 12A-(1)-49A • Account No. 10169

### Property Address

### Owner Name/Address

STAMEY MARY ELIZABETH  
653 GRAVEYARD HILL LOOP  
ST CHARLES VA 24282

Map ID: 12A-(1)-49A

Acct No: 10169-1

### Legal Description:

Deed Book/Page: 518 / 653

Instrument: LH 2009 900041

Occupancy:

Dwelling Type:

Use/Class: SINGLE FAMILY COUNTY

Acreage: 0.000

Year Assessed: 2016

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral:

District: 03 ROCKY STATION MINERAL DIS

Year Effective:

Total Land: \$3,000

MH/Type:

On Site Date: 10/20/2014 Total Improvements: \$ 0

Condition:

Review Date:

Total Value: \$3,000



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## Parcel #18

Catherine Ann Thompson Holt  
Tax Map No. 34-(A)-2A • Account No. 16975

### Property Address

### Owner Name/Address

THOMPSON CATHERINE ANN  
887 OAKWOOD DR SW  
ROANOKE VA 24015

Map ID: 34-(A)-2A

Acct No: 16975-1

### Legal Description:

Deed Book/Page: 0314 / 308

Instrument: 00 00

### Occupancy:

### Dwelling Type:

Use/Class: AGRICULTURE OVER 100 ACRE

Acreage: 114.210

Year Assessed: 2016

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral:

District: 01 JONESVILLE DISTRICT

Year Effective:

Total Land: \$57,100

MH/Type:

On Site Date: 03/10/2015 Total Improvements: \$ 0

Condition:

Review Date:

Total Value: \$57,100

Land Valuation							
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
A	41 WOODED	D	114.210		500.00		57105
Total Land Value			114.210				57100
Comments							
MOUNTAIN TOP AT KY LINE.							
Total Property Value							57100



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## Parcel #19

Floyd Wilder, et al.

Tax Map No. 46-(A)-12 • Account No. 2544

Property Address	Owner Name/Address	
	WILDER FLOYD	
	C/O CARL WILDER	
	2107 W 4TH AVE	
Map ID: 46-(A)-12 KENNEW CK WA 99336		
Acct No: 2544-1		
Legal Description: POOR VALLEY		
Plat Book/Page: 0000 / No Page		
Deed Book/Page: 0000 / No Page		
Instrument: 00 00		
Occupancy:		
Dwelling Type:		
Use/Class: SINGLE FAMILY COUNTY	Acreage: 9.620	
Year Assessed: 2016	Year Built:	Land Use:
Zoning:	Year Remodeled:	Total Mineral:
District: 04 ROSE HILL DISTRICT	Year Effective:	Total Land: \$9,600
MH/Type:	On Site Date: 06/08/2015	Total Improvements: \$ 0
Condition:	Review Date:	Total Value: \$9,600



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