

**NOTICE OF PUBLIC AUCTION  
SPECIAL COMMISSIONER’S SALE OF REAL ESTATE  
COUNTY OF MONTGOMERY, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Montgomery, the undersigned Special Commissioner will offer for sale at a simulcast (with online and in person bidding) public auction the following described real estate at the **Montgomery County Government Center, 755 Roanoke Street, Christiansburg, Virginia 24073**, on **September 21, 2022 at 1:00pm in the Board Room on the 2nd floor.**

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 Linkous Auctioneers (“Auctioneer”) and Taxing Authority Consulting Services, PC (“TACS”). Subsequent 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.	Archie E. Cromer, Jr., et al.	Parcel ID No. 004387 Tax Map No. 091-A 35 TACS No. 647066	Riner District; Plum Creek; Pt Lot 2; unimproved; 9.182 acres, more or less
2.	Addie Martin, et al.	Parcel ID No. 011835 Tax Map No. 129-A 66 TACS No. 496172	Riner District; 1880 Rustic Ridge Rd; improved; 1.0 acre, more or less
		Parcel ID No. 011836 Tax Map No. 129-A 67 TACS No. 496172	Riner District; on Rustic Ridge; unimproved; 1.0 acre, more or less
3.	Malena Martin, et al.	Parcel ID No. 011904 Tax Map No. 077-A 44,45 TACS No. 496243	Riner District; 3050 Glasgow Rd; Vicker Lot; improved; 0.83 acres, more or less
4.	Perry L. Morehead, Sr., et al.	Parcel ID No. 006477 Tax Map No. 029-A 29 TACS No. 742392	Mount Tabor District; 1885 Bishop Rd; Alleghany Mt; improved; 1.05 acres, more or less
5.	Darrell Dwayne Stuart, et al.	Parcel ID No. 014052 Tax Map No. 060-A 115 TACS No. 564237	Shawsville District; 5679 Berry Patch Ln; Cove Hollow; improved; 10.0 acres, more or less
6.	Frank Weddle, et al.	Parcel ID No. 020519 Tax Map No. 076-A 82 TACS No. 647162	Riner District; 934 Walton Road; Crab Creek; improved; 0.4 acres, more or less
7.	Frank Weddle, et al.	Parcel ID No. 012321 Tax Map No. 076-A 96 TACS No. 647162	Riner District; 1123 Walton Road; Staples Creek; improved; 0.5 acres, more or less

8.	Keith Edward Weeks	Parcel ID No. 004171 Tax Map No. 047-A A 35 TACS No. 647065	Shawsville District; 2406 Wells St; Lafayette lot; improved; 1.0 acre, more or less
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**GENERAL TERMS OF SALE:** All sales are subject to confirmation by the Circuit Court. The Special Commissioner has the right to reject any bids determined to be unreasonable in relation to the estimated value of the Property. Any unsold property will be offered for sale again at the next auction, whenever that may be.

Properties are conveyed by Special Warranty Deed, subject to any easements, covenants, agreements, restrictions, reservations, and any and all rights of record which may affect the property. Properties are offered for sale as-is, where-is, and if-is, with all faults and without any warranty, either expressed or implied. Persons are encouraged to make a visual inspection of the property within the limits of the law and to obtain an independent title search, at their own expense, prior to bidding on any of the properties to determine the suitability of the property for their purposes. It is not guaranteed that the property has a right-of-way or that it is not landlocked. Property is sold in gross and not by the acre. There is no warranty as to the accuracy of the GIS system, nor is the information contained therein a legal representation of any of the features of the property which it depicts.

**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:** On the day of the auction, 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 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.linkousauctioneers.com](http://www.linkousauctioneers.com). 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 Linkous Auctioneers at (540) 961-2608 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 September 28,**

**2022**). All payments must be made in the form of certified funds, cashier's check, money order or wire transfer. Cash and personal checks **will not** be accepted. Checks and money orders shall be made payable to County of Montgomery and forwarded to TACS, at the address shown below. 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 Montgomery 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.linkousauctioneers.com](http://www.linkousauctioneers.com), or by phone to Linkous Auctioneers at (540) 961-2608. Questions concerning the property subject to sale 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 804-548-4424, or by writing to the address below.

Re: County of Montgomery Judicial Sale Auction  
Taxing Authority Consulting Services, PC  
P.O. Box 31800  
Henrico, Virginia 23294-1800

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

At that certain real estate tax sale held on Wednesday, September 21, 2022 the undersigned was the highest bidder on the real estate described below, for a bid price of \$\_\_\_\_\_.

**[Property Owner]  
[Account Number(s)]  
[Tax Map Number(s)]**

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) 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 Montgomery, 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 Montgomery or if I am named as a Defendant in any delinquent tax suit, that this contract may be made null and void and I agree to forfeit any right, title or interest that I may have in the real estate to the next highest bidder as listed in the auction documents.

If the balance of the purchase price is not paid in full within fifteen (15) days of confirmation, I agree to forfeit the deposit and pay any charges incurred by the Special Commissioner or the Court in collecting on the delinquent amount. I further understand that if I fail to comply with this Purchaser's Acknowledgement and Contract of Sale, that this real estate may be resold and that I will be responsible for any deficiency upon resale, including any expenses that may be incurred.

I understand that the former owner(s) of this property may for good cause shown, within ninety (90) days from the entry of the Decree of Confirmation in this matter, petition the Court to have the matter reheard. I understand that title to the property described herein will be taken in the name(s) indicated below and I represent that I have the authority to purchase and title the property in the name(s) shown below.

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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 the 21<sup>st</sup> day of September, 2022, 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.

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Taxing Authority Consulting Services, PC



**Parcel 1: Archie E. Cromer, Jr., et al.  
Parcel ID No. 004387  
Tax Map No. 091-A 35**

Parcel ID: 004387

CROMER ARCHIE E JR  
CROMER RUTH CHARLTON  
GATE RD

**Owners**

Owner1	CROMER ARCHIE E JR
Owner2	CROMER RUTH CHARLTON
Mailing Address	REPO
Mailing Address2	
City, State, Zip	

**Parcel**

Tax Map Number	091- A 35
Property Address	GATE RD
City, State, Zip	CHRISTIANSBURG VA 24073
Neighborhood Code	MR332000
Class Code/Description	2000/Single Family Res Suburban
Use Code/Description	501/RES,VACANT LAND,SUBURBAN, 0-19.999 ACRES
Primary Zoning Code/Desc	A1/AGRICULTURAL
Restriction Code/Description 1	D/AFD-04 SILVER LAKE RD
Restriction Code/Description 2	/
Restriction Code/Description 3	/
Land Use Program	NO
Notes:	PB 0194-0161
Notes:	
Notes:	
Notes:	
Notes:	

**Legal Description**

Legal Description 1	PLUM CREEK
Legal Description 2	PT LOT 2
Tax District Code/Description	MR/RINER
Deeded Acres	9.182
Deed Book	0194
Page	0160

Assessed Land	\$27,500
Assessed Buildings	\$0
Total Assessed Value	\$27,500
Land Use Program	NO
Deferred Land Use Amount	\$0
Value After Land Use Deferment	\$0
Taxable Type	Taxable



**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 Montgomery 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 2: Addie Martin, et al.  
Parcel ID Nos. 011835 and 011836  
Tax Map Nos. 129-A 66 and 129-A 67**

Parcel ID: 011835

MARTIN ADDIE ESTATE C/O  
BENEFICIAL FINANCIAL INC  
1880 RUSTIC RIDGE RD

**Owners**

Owner1	MARTIN ADDIE ESTATE
Owner2	C/O BENEFICIAL FINANCIAL INC
Mailing Address	PO BOX 1231
Mailing Address2	ACCT#0020571295
City, State, Zip	BRANDON FL 33509 1231

**Parcel**

Tax Map Number	129- A 66		
Property Address	1880 RUSTIC RIDGE RD		
City, State, Zip	RINER VA 24149		
Neighborhood Code	MR336000		
Class Code/Description	2000/Single Family Res Suburban		
Use Code/Description	501/RES,VACANT LAND,SUBURBAN, 0-19.999 ACRES		
Primary Zoning Code/Desc	A1/AGRICULTURAL	<b>Assessed Land</b>	<b>\$30,000</b>
Restriction Code/Description 1	/	<b>Assessed Buildings</b>	<b>\$72,400</b>
Restriction Code/Description 2	/	<b>Total Assessed Value</b>	<b>\$102,400</b>
Restriction Code/Description 3	/	<b>Land Use Program</b>	<b>NO</b>
Land Use Program	NO	<b>Deferred Land Use Amount</b>	<b>\$0</b>
Notes:	FV1 SAL 8X10	<b>Value After Land Use Deferment</b>	<b>\$0</b>
Notes:	2017 OVERGROWN/VACANT	<b>Taxable Type</b>	<b>Taxable</b>
Notes:			
Notes:			
Notes:			
Notes:			

**Legal Description**

Legal Description 1	SOUTH OF RINER
Legal Description 2	
Tax District Code/Description	MR/RINER
Deeded Acres	1
Deed Book	2011
Page	000259



**GOOGLE IMAGE**

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Parcel ID: 011836

MARTIN ADDIE ESTATE C/O  
BENEFICIAL FINANCIAL I INC  
RUSTIC RIDGE RD

**Owners**

Owner1 MARTIN ADDIE ESTATE  
Owner2 C/O BENEFICIAL FINANCIAL I INC  
Mailing Address P O BOX 1231  
Mailing Address2 ACCT #0020571295  
City, State, Zip BRANDON FL 33509 1231

**Parcel**

Tax Map Number	129- A 67		
Property Address	RUSTIC RIDGE RD		
City, State, Zip	VA		
Neighborhood Code	MR336000		
Class Code/Description	2000/Single Family Res Suburban		
Use Code/Description	501/RES,VACANT LAND,SUBURBAN, 0-19.999 ACRES		
Primary Zoning Code/Desc	A1/AGRICULTURAL		
Restriction Code/Description 1	/	Assessed Land	\$6,000
Restriction Code/Description 2	/	Assessed Buildings	\$0
Restriction Code/Description 3	/	Total Assessed Value	\$6,000
Land Use Program	NO	Land Use Program	NO
Notes:	ADJ OWNER	Deferred Land Use Amount	\$0
Notes:		Value After Land Use Deferment	\$0
Notes:		Taxable Type	Taxable
Notes:			
Notes:			
Notes:			
Notes:			

**Legal Description**

Legal Description 1 SOUTH OF RINER  
Legal Description 2  
Tax District Code/Description MR/RINER  
Deeded Acres 1  
Deed Book 2011  
Page 000259



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**Parcel 3: Malena Martin, et al.  
Parcel ID No. 011904  
Tax Map No. 077-A 44,45**

Parcel ID: 011904	MARTIN MALENA ANN L ETAL BARNETT JOYCE AN MARTIN L 3050 GLASGOW R
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**Owners**

Owner1	MARTIN MALENA ANN LE ETAL
Owner2	BARNETT JOYCE ANN MARTIN LE
Mailing Address	3050 GLASGOW RD
Mailing Address2	
City, State, Zip	CHRISTIANSBURG VA 24073

**Parcel**

Tax Map Number	077- A 44,45
Property Address	3050 GLASGOW RD
City, State, Zip	CHRISTIANSBURG VA 24073
Neighborhood Code	MR332000
Class Code/Description	2000/Single Family Res Suburban
Use Code/Description	501/RES,VACANT LAND,SUBURBAN, 0-19.999 ACRES
Primary Zoning Code/Desc	A1/AGRICULTURAL
Restriction Code/Description 1	/
Restriction Code/Description 2	/
Restriction Code/Description 3	/
Land Use Program	NO
Notes:	MOBILE HOME ADJ IS E GRADE-ALSO HAS
Notes:	PREFAV HSE ON SIT APPEARS TO BE VACANT
Notes:	2017 2 BLDGS FV @200EACH
Notes:	M/H REMOVED
Notes:	3

Assessed Land	\$21,500
Assessed Buildings	\$97,900
<b>Total Assessed Value</b>	<b>\$119,400</b>
Land Use Program	NO
Deferred Land Use Amount	\$0
Value After Land Use Deferment	\$0
<b>Taxable Type</b>	<b>Taxable</b>

**Legal Description**

Legal Description 1	VICKER
Legal Description 2	LOT
Tax District Code/Description	MR/RINER
Deeded Acres	.83
Deed Book	2008
Page	005355



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**Parcel 4: Perry L. Morehead, St., et al.  
Parcel ID No. 006477  
Tax Map No. 029-A 29**

Parcel ID: 006477	MOREHEAD PERRY L SR MOREHEAD JUDY I 1885 BISHOP RD
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**Owners**

Owner1	MOREHEAD PERRY L SR
Owner2	MOREHEAD JUDY F
Mailing Address	1885 BISHOP RD
Mailing Address2	
City, State, Zip	BLACKSBURG VA 24060

**Parcel**

Tax Map Number	029- A 29
Property Address	1885 BISHOP RD
City, State, Zip	BLACKSBURG VA 24060
Neighborhood Code	MR313000
Class Code/Description	2000/Single Family Res Suburban
Use Code/Description	501/RES,VACANT LAND,SUBURBAN, 0-19.999 ACRES
Primary Zoning Code/Desc	A1/AGRICULTURAL
Restriction Code/Description 1	/
Restriction Code/Description 2	/
Restriction Code/Description 3	/
Land Use Program	NO
Notes:	0536-0622
Notes:	1 BATH
Notes:	
Notes:	3
Notes:	

**Legal Description**

Legal Description 1	ALLEGHANY MT
Legal Description 2	
Tax District Code/Description	MMT/MOUNT TABOR
Deeded Acres	1.05
Deed Book	0536
Page	0622

Assessed Land	\$50,500
Assessed Buildings	\$121,200
Total Assessed Value	\$171,700
Land Use Program	NO
Deferred Land Use Amount	\$0
Value After Land Use Deferment	\$0
Taxable Type	Taxable



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**Parcel 5: Darrell Dwayne Stuart, et al.  
Parcel ID No. 014052  
Tax Map No. 060-A 115**

Parcel ID: 014052	STUART DARRELL DWAYNE STUART KIM ELAINE 5679 BERRY PATCH LN
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**Owners**

Owner1	STUART DARRELL DWAYNE
Owner2	STUART KIM ELAINE
Mailing Address	5679 BERRY PATCH LN
Mailing Address2	
City, State, Zip	ELLISTON VA 24087

**Parcel**

Tax Map Number	060-A115
Property Address	5679 BERRY PATCH LN
City, State, Zip	ELLISTON VA 24087
Neighborhood Code	MR348000
Class Code/Description	2000/Single Family Res Suburban
Use Code/Description	501/RES,VACANT LAND,SUBURBAN, 0-19.999 ACRES
Primary Zoning Code/Desc	A1/AGRICULTURAL
Restriction Code/Description 1	/
Restriction Code/Description 2	/
Restriction Code/Description 3	/
Land Use Program	NO
Notes:	EAGLE INN
Notes:	
Notes:	
Notes:	
Notes:	

**Legal Description**

Legal Description 1	COVE HOLLOW
Legal Description 2	
Tax District Code/Description	MS/SHAWSVILLE
Deeded Acres	10
Deed Book	2011
Page	000687

Assessed Land	\$42,500
Assessed Buildings	\$84,900
Total Assessed Value	\$127,400
Land Use Program	NO
Deferred Land Use Amount	\$0
Value After Land Use Deferment	\$0
Taxable Type	Taxable



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**Parcel 6: Frank Weddle  
Parcel ID No. 020519  
Tax Map No. 076-A 82**

Parcel ID: 020519	WEDDLE FRANK ETAL 934 WALTON RD
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**Owners**

Owner1	WEDDLE FRANK
Owner2	ETAL
Mailing Address	1123 WALTON RD
Mailing Address2	
City, State, Zip	CHRISTIANSBURG VA 24073

**Parcel**

Tax Map Number	076- A 82
Property Address	934 WALTON RD
City, State, Zip	CHRISTIANSBURG VA 24073
Neighborhood Code	MR332000
Class Code/Description	2000/Single Family Res Suburban
Use Code/Description	501/RES,VACANT LAND,SUBURBAN, 0-19.999 ACRES
Primary Zoning Code/Desc	A1/AGRICULTURAL
Restriction Code/Description 1	/
Restriction Code/Description 2	/
Restriction Code/Description 3	/
Land Use Program	NO
Notes:	
Notes:	VACANT OLD HOUSE
Notes:	POOR TOPO
Notes:	
Notes:	

**Legal Description**

Legal Description 1	CRAB CREEK
Legal Description 2	
Tax District Code/Description	MR/RINER
Deeded Acres	.4
Deed Book	
Page	000

Assessed Land	\$15,800
Assessed Buildings	\$1,200
Total Assessed Value	\$17,000
Land Use Program	NO
Deferred Land Use Amount	\$0
Value After Land Use Deferment	\$0
Taxable Type	Taxable



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**Parcel 7: Frank Weddle, et al.**  
**Parcel ID No. 012321**  
**Tax Map No. 076-A 96**

Parcel ID: 012321

WEDDLE FRANK  
1123 WALTON RD

**Owners**

Owner1	WEDDLE FRANK
Owner2	
Mailing Address	1123 WALTON RD
Mailing Address2	
City, State, Zip	CHRISTIANSBURG VA 24073

**Parcel**

Tax Map Number	076- A 96
Property Address	1123 WALTON RD
City, State, Zip	CHRISTIANSBURG VA 24073
Neighborhood Code	MR332000
Class Code/Description	2000/Single Family Res Suburban
Use Code/Description	501/RES,VACANT LAND,SUBURBAN, 0-19.999 ACRES
Primary Zoning Code/Desc	A1/AGRICULTURAL
Restriction Code/Description 1	/
Restriction Code/Description 2	/
Restriction Code/Description 3	/
Land Use Program	NO
Notes:	0663-0106
Notes:	HAS NO SEPTIC
Notes:	LAND WILL NOT PERK
Notes:	2018 VACANT PER NEIGHBOR
Notes:	3
Notes:	

**Legal Description**

Legal Description 1	STAPLES CREEK
Legal Description 2	
Tax District Code/Description	MR/RINER
Deeded Acres	.5
Deed Book	0663
Page	0106

Assessed Land	\$15,800
Assessed Buildings	\$23,300
Total Assessed Value	\$39,100
Land Use Program	NO
Deferred Land Use Amount	\$0
Value After Land Use Deferment	\$0
Taxable Type	Taxable



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**Parcel 8: Keith Edward Weeks  
Parcel ID No. 004171  
Tax Map No. 047-A A 35**

Parcel ID: 004171	WEEKS KEITH EDWARD 2406 WELLS ST
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**Owners**

Owner1	WEEKS KEITH EDWARD
Owner2	
Mailing Address	2406 WELLS ST
Mailing Address2	
City, State, Zip	ELLISTON VA 24087

**Parcel**

Tax Map Number	047-AA 35
Property Address	2406 WELLS ST
City, State, Zip	ELLISTON VA 24087
Neighborhood Code	MR348001
Class Code/Description	2000/Single Family Res Suburban
Use Code/Description	501/RES,VACANT LAND,SUBURBAN, 0-19.999 ACRES
Primary Zoning Code/Desc	A1/AGRICULTURAL
Restriction Code/Description 1	/
Restriction Code/Description 2	/
Restriction Code/Description 3	/
Land Use Program	NO
Notes:	0630-0020 MH ON SITE
Notes:	2014- NEW CONST ADDING VINYL NOT COMPLETE
Notes:	
Notes:	3
Notes:	

**Legal Description**

Legal Description 1	LAFAYETTE
Legal Description 2	LOT
Tax District Code/Description	MS/SHAWSVILLE
Deeded Acres	1
Deed Book	2010
Page	006103

Assessed Land	\$30,000
Assessed Buildings	\$55,700
Total Assessed Value	\$85,700
Land Use Program	NO
Deferred Land Use Amount	\$0
Value After Land Use Deferment	\$0
Taxable Type	Taxable



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