

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER’S SALE OF REAL ESTATE
WYTHE COUNTY, VIRGINIA
TOWN OF WYTHEVILLE, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of Wythe County, Virginia, the undersigned Special Commissioner will offer for sale at a 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 **Wednesday, October 18, 2023 at 2:00pm** or as soon thereafter as may be affected. The sale of such property is subject to the terms and conditions below, any conditions which may be subsequently posted by Edwin Wagoner & Associates (“Auctioneer”) and Taxing Authority Consulting Services, PC (“TACS”), 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>Property Owner(s)</u>	<u>Account Nos.</u>	<u>Property Description</u>
J1	Gregory Altizer, et al.	Tax Map No. 41-10 TACS No. 725694	Speedwell District; Barrett Mill Road, Wytheville; Vacant Land; 2 Acres +/-
J2	Mary R. Bralley, et al.	Tax Map No. 41A-1-177-1A TACS No. 730559	Town of Wytheville; 795 West Madison Street, Wytheville; 0.63 Acre +/-
J3	Warren E. Burnett, et al.	Tax Map No. 75-3-220 TACS No. 135392	Lead Mines District; 123 A Street, Austinville; Lot 220
J4	Franklin Crockett Estate, et al.	Tax Map No. 86-54 TACS No. 672782	Lead Mines District; Near Mount Carmel Drive, Ivanhoe; Vacant Land; 2.75 Acres +/-
J5	Daniel L. East, et al.	Tax Map No. 59-5G TACS No. 672623	Fort Chiswell District; Near Turnerville Lane, Max Meadows; 1.15 Acres +/-
J6	James Kevin Funk, et al.	Tax Map No. 41A-7-7-3 TACS No. 730562	Town of Wytheville; 850 West North Street, Wytheville; Lots 4, 5, Pt. 3; Block 7; Trinkle Addition
J7	W.E. Gravley, et al.	Tax Map No. 31-9 TACS No. 135305	Fort Chiswell District; Fox Mountain Road, Max Meadows; Vacant Land; 16.5 Acres +/-
J8	Donna Lee Gray, et al.	Tax Map No. 62-1-22 TACS No. 672628	Lead Mines District; 185 Vineland Lane, Barren Springs; 3 Acres +/-
J9	Lewis Holloway, Jr., et al.	Tax Map No. 86-44 TACS No. 672791	Lead Mines District; Mount Carmel Drive, Ivanhoe; Powder Mill Road, Ivanhoe; Vacant Land; 2.5 Acres +/-

J10	James David Lovern, et al.	Tax Map No. 48-3A TACS No. 665877	Lead Mines District; 991 Gardner Road, Barren Springs; 2.35 Acres +/-
J11	Edward Stephen Murphy, et al.	Tax Map No. 41A-1-87-9 TACS No. 729743	Town of Wytheville; 420 East Washington Street, Wytheville; 101 x 167.5 Square Feet Lot
J12	Sidney Smart Estate, et al.	Tax Map No. 29-3 TACS No. 660556	Fort Chiswell District; Near Millers Creek Road and Moss Lane, Max Meadows; Vacant Land; 24.5 Acres +/-
J13	Sidney Smart Estate, et al.	Tax Map No. 29-12 TACS No. 660556	Fort Chiswell District; Near Wildlife Drive and Regency Lane, Max Meadows; Vacant Land; 7 Acres +/-
J14	Sam E. Terry Estate, et al.	Tax Map No. 45-29 TACS No. 665888	Fort Chiswell District; Rome Road, Max Meadows; Adjacent to I-77; 1.22 Acres +/-

GENERAL TERMS OF SALE: All sales are subject to confirmation by the Circuit Court of Wythe County, Virginia. 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. 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: The highest bidder shall make a deposit in the amount of 25% or One Thousand Dollars (\$1,000.00), whichever is higher, along with a 10% buyer's premium, subject to a minimum buyer's premium of One Hundred Dollars (\$100.00), added to the final bid on the day 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. The deposit and buyer's premium together determine the "Final Contract Price". Deposits shall not exceed Twenty Thousand Dollars (\$20,000.00) per parcel. Such sum shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale. All payments must be made in the form of personal check, cashier's check, or money order. **No cash will be accepted.**

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. Subsequent taxes will be prorated from the auction date, and the highest bidder will be responsible for taxes from that date forward.

Please be advised that in order to qualify as a bidder at this auction, you may not owe delinquent taxes to Wythe County, Virginia, or the Town of Wytheville, Virginia, 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.wagonerauctions.com, by email to wagonerauctions@gmail.com or by phone to (276) 768-8539. Questions concerning the property subject to sale should be directed to TACS online at www.taxva.com, by email to taxsales@taxva.com, by phone to (804) 545-2377, or by writing to the address below.

Wythe County Judicial Sale Auction
Town of Wytheville Judicial Sale Auction
Taxing Authority Consulting Services, PC
P.O. Box 31800
Henrico, Virginia 23294-1800

****SAMPLE****

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

At that certain real estate tax sale which closed on Wednesday, October 18, 2023, the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

Case Name: County of Wythe v. _____ (**Case No.** _____)

Tax Map Number: _____

Account Number: _____

TACS Number: _____

Buyer's Premium: \$ _____

Bid Deposit: \$ _____

Credit Card Hold: \$(_____)

Total Due Now: \$ _____

I understand that the above-referenced "Total Due Now" is required to be deposited today with the Special Commissioner and that the balance of the high bid and the deed recordation cost will be due within fifteen (15) days after confirmation of this sale by the Circuit Court of the County of Wythe, Virginia. I understand that in the event my payment is returned or otherwise does not clear within twenty (20) days, this contract of sale may be voided, I may be responsible for damages or costs of resale, and the next highest bidder may be contacted to purchase the property.

I understand that this property is being sold subject to any covenants, easements, agreements, restrictions, reservations, conditions of record, and any claims of persons in possession. I understand that this property may not have a right-of-way to a public road, and I hereby accept this limitation. I understand that I will be notified at the address below of the date the Special Commissioner intends to ask the Court 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 (October 18, 2023). I further understand that in the event I owe delinquent taxes to or am named as a Defendant in any delinquent tax suit filed by the above-named locality, that this contract shall be voidable

and I agree to forfeit any right, title or interest that I may have in the real estate to the next highest bidder as listed in the auction documents.

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

I understand that by bidding, I have entered into a legally binding contract and that I waive all rescission rights. I understand that my bid was immediately binding, irrevocable, and enforceable.

I understand that 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	_____ Street Address
_____ Name (please print)	_____ City, State, Zip
_____ Telephone	_____ Email Address

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 18th day of October, 2023, 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 J1* - Gregory Altizer, et al

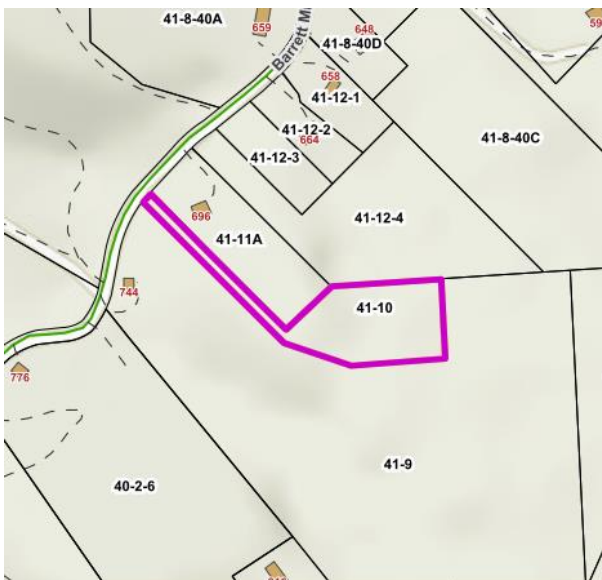
Tax Map Number: 41-10

Description: 2 Acres +/-

Property Description: on Barrett Mill Road

Land Value: \$15,000 Improvement Value: \$0.00 Total Value: \$15,000

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				VISION											
ALTIZER GREGORY & JUDY LYNN		0 None				Type Description	Code	MARKET VALUE	USE VALUE	10131 WYTHE COUNTY, VA											
2922 COVE RD APT 2 WYTHEVILLE VA 24382-0000		0 None				Land	200	15,000	15,000	VISION											
SUPPLEMENTAL DATA																					
Tax Map # 041-000-0000-0010		User Field		Appeal Ch N		Appeal No N/A															
Area Code 01-Wythe County		Ag Dist Co 00/None		User Field		User Field															
GIS Id 041-000-0000-0010		Associated P						Total		15,000 15,000											
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	WF	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
ALTIZER GREGORY & JUDY LYNN WALDEN ROBERT SCOTT &		030000316 401014	0 0	01-22-2003 08-17-1992	U U	V V	8,000 32,000	00 00	Year	Code	Total Assesse	Year	Code	Assessed V	Year	Code	Total Assessed				
									2022	200	15,000	2021	200	15,000	2020	200	15,000				
									Total		15,000	Total		15,000	Total		15,000				
OTHER ASSESSMENTS																					
Code	Description	Number	Amount	Interest	This signature acknowledges a visit by a Data Collector or Assessor																
APPRaised VALUE SUMMARY																					
Appraised Bldg. Value (Card)										0											
Appraised Xf (B) Value (Bldg)										0											
Appraised Ob (B) Value (Bldg)										0											
Appraised Land Value (Bldg)										15,000											
Special Land Value										0											
Total Appraised Parcel Value										15,000											
Value Source										C											
Total Appraised Parcel Value										15,000											
LAND LINE VALUATION SECTION																					
B	Use	Description	Front	Depth	Zone	LA	Land Type	Units	Unit Pri	Size Adj	Site I	Cond.	Nohd.	Nohd.	Notes	Location Adjustmen	Adj Unit P	Appraised			
1	200	SFD - Suburban	0	0				1.000	AC	10,000.0	1.00000	0	1.00	1.000	145 HOME SITE	1.0000	10,000	10,000			
1	200	SFD - Suburban	0	0				1.000	AC	5,000.0	1.00000	0	1.00	1.000	WOODED	1.0000	5,000	5,000			
Total Card Land Units												2.000 AC		Parcel Total Land Area		2.000		Total Land Value		15,000	



Property J3* - Warren E. Burnett, et al.

Tax Map Number: 75-3-220

Description: Lot 220

Property Description: 123 A Street

Land Value: \$14,500 Improvement Value: \$22,600 Total Value: \$37,100

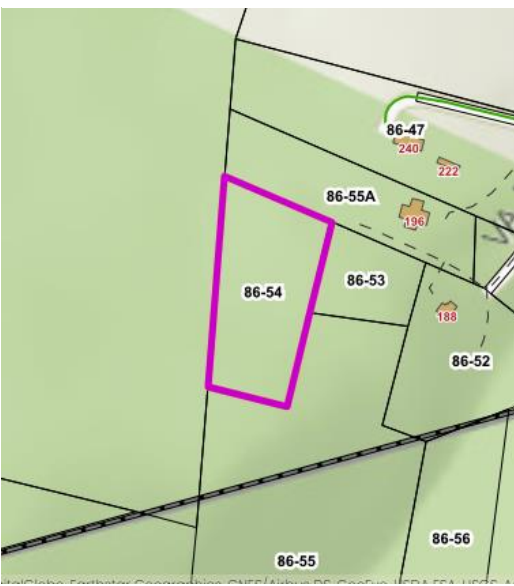
CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				VISION												
BURNETT WARREN E & KAY		0 Public Water 0 Public Sewer				Type Description Building Land	Code 200 200	MARKET VALUE 22,600 14,500	USE VALUE 22,600 14,500	10131 WYTHE COUNTY, VA												
2951 MARINA BAY DR #130-338 LEAGUE CITY TX 77573		SUPPLEMENTAL DATA				Total		37,100	37,100	VISION												
Tax Map # 075-003-0000-0220 Area Code 01:Wythe County Ag Dist Co 00:None User Field User Field User Field GIS Id 075-003-0000-0220		User Field Appeal Ch Y Appeal No N:No		Associated P		Total		37,100	37,100													
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QTY	VM	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)														
BURNETT WARREN E & KAY		418708 0	09-29-1993	U	I	1,000	00	Year	Code	Total Assesse	Year	Code	Assessed V	Year	Code	Total Assesse						
								2022	200	22,600	2021	200	7,900	2020	200	7,900						
								200	200	14,500	200	200	14,500									
								Total		37,100	Total		22,400	Total		22,400						
OTHER ASSESSMENTS																						
Code	Description	Number	Amount	Interest	This signature acknowledges a visit by a Data Collector or Assessor																	
APPRAISED VALUE SUMMARY																						
Appraised Bldg. Value (Card)														22,300								
Appraised Xf (B) Value (Bldg)														0								
Appraised Clo (B) Value (Bldg)														300								
Appraised Land Value (Bldg)														14,500								
Special Land Value														0								
Total Appraised Parcel Value														37,100								
Value Source														C								
Total Appraised Parcel Value														37,100								
LAND LINE VALUATION SECTION																						
B	Use	Description	Front	Depth	Zoni	LA	Land Type	Units	Unit Prt	Size Adj	Site I	Cond.	Nbhd.	Nbhd.	Notes	Location Adjustmen	Adj Unit P	Appraised				
1	200	SFD - Suburban	0	0				0 SF	6,500.0	1.00000	0	1.00		1.000	SWL Pub Wtr/Pub Swr	0.0000	6,500	6,500				
1	200	SFD - Suburban	0	0				0.000 AC	8,000.0	1.00000	0	1.00		1.000	125 HOME SITE	0.0000	8,000	8,000				
Total Card Land Units								0.000	SF	Parcel Total Land Area								0.000	Total Land Value			14,500



Property J4* - Franklin Crockett Estate, et al.

Tax Map Number: 86-54
 Description: 2.75 Acres +/-
 Property Description: near Mount Carmel Drive
 Land Value: \$71,000 Improvement Value: \$0.00 Total Value: \$17,000

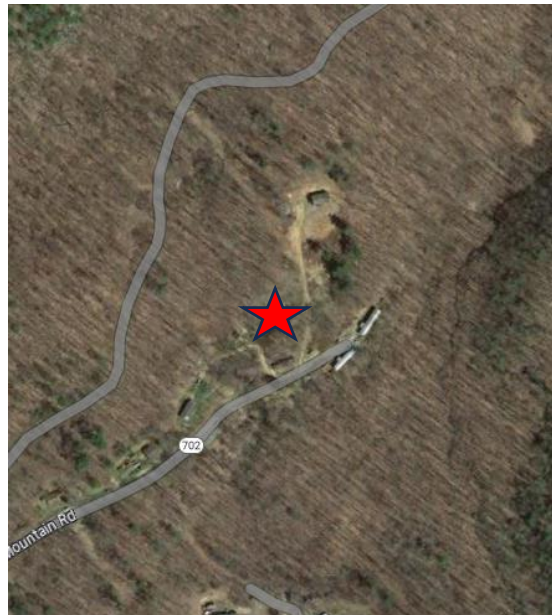
CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				VISION								
CROCKETT FRANKLIN EST RT 2 BOX 48 SUNNYVIEW LANE WOODLAWN VA 24381-0000		U:None D:None				Type Description Land	Code 200	MARKET VALUE 17,000	USE VALUE 17,000	10131 WYTHE COUNTY, VA								
SUPPLEMENTAL DATA																		
Tax Map # 086-0000-0000-0054		User Field																
Area Code 01:Wythe County		Appeal Ch N																
Ag Dist Co 00:None		Appeal No N:No																
User Field																		
User Field																		
GIS Id 086-0000-0000-0054		Associated P																
						Total		17,000	17,000									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
CROCKETT FRANKLIN EST		471236 0	09-17-1995	U	V		0 00	Year	Code	Total Assesse	Year	Code	Total Assesse					
CROCKETT ESTER BROWN ETALS		0 0	01-01-1900	U	V		0 00	2022	200	17,000	2021	200	17,000					
								2020	200	17,000	2020	200	17,000					
						Total		17,000	Total	17,000	Total	17,000	Total	17,000				
OWNER ASSESSMENTS										APPRaised VALUE SUMMARY								
Code Description Number Amount Interest										Appraised Bldg. Value (Card)		0						
										Appraised XT (B) Value (Bldg)		0						
										Appraised Ob (B) Value (Bldg)		0						
										Appraised Land Value (Bldg)		17,000						
										Special Land Value		0						
										Total Appraised Parcel Value		17,000						
										Value Source		C						
										Total Appraised Parcel Value		17,000						
LAND LINE VALUATION SECTION																		
B	Use	Description	Front	Depth	Zoni	LA	Land Type	Units	Unit Pri	Size Adj	Site I	Cond.	Nohd.	Nohd.	Notes	Location Adjustmen	Adj Unit P	Appraised
1	200	SFD - Suburban	0	0				1.750 AC	4,000.0	1.00000	0	1.00		1.000	RESIDUE LOT	1,0000	4,000	7,000
1	200	SFD - Suburban	0	0				1.000 AC	10,000.	1.00000	0	1.00		1.000	145 HOME SITE	1,0000	10,000	10,000
			Total Card Land Units			2.750 AC			Parcel Total Land Area			2.750			Total Land Value			17,000



Property J7* - W. E. Gravley, et al.

Tax Map Number: 31-9
 Description: 16.5 Acres +/-
 Property Description: on Fox Mountain Road
 Land Value: \$45,500 Improvement Value: \$10,700 Total Value: \$56,200

Property Location Vision ID 3162	UNASSIGNED	Account # 3492	Map ID 311191	Road Frontage Bid # 1	RT 702 - PAVED & GRAVEL Sec # 1 of 1	District: 02 Fort Chiswell Card # 1 of 1	State Use SFD - Suburban - Vac Print Date 2/8/2023 4:48:05 PM											
CURRENT OWNER		TOPO	UTILITIES	STRY / ROAD	LOCATION	CURRENT ASSESSMENT												
GRAVELY W E & JESSIE M		<input type="checkbox"/> Public Water <input checked="" type="checkbox"/> Septic				Type Description Code	MARKET VALUE USE VALUE											
126 LANCELOT RD		SUPPLEMENTAL DATA				200	10,700 45,500											
DAHLONEGA GA 30533-0000		Tax Map # 031-000-0000-0009 Area Code 01:Wythe County Ag Dist Co 00:None User Field User Field User Field GIS Id 031-000-0000-0009	User Field Appeal Ch N Appeal No N:No															
						Total	56,200 56,200											
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC											
GRAVELY W E & JESSIE M		213690 0	01-01-1900	U	V	0	00											
						Year	Code											
						2022	200											
						10,700	200											
						45,500	200											
						Total	56,200											
						Year	Code											
						2021	200											
						10,700	200											
						45,500	200											
						Total	56,200											
						Year	Code											
						2020	200											
						10,700	200											
						45,500	200											
						Total	56,200											
OTHER ASSESSMENTS																		
Code	Description	Number	Amount	Interest														
ASSESSING NEIGHBORHOOD																		
Prct Assng Dist	Nbhd Name	Street Index Name	Property Use	Class														
0001			23	02														
PROPERTY NOTES																		
TYPE	YEAR	NOTES																
CMINT	2021	2016: MH HUP X 3																
INCLUDES TAXABLE PARCELS																		
LAND LINE VALUATION SECTION																		
B	Use	Description	Front	Depth	Zoni	LA	Land Type	Units	Unit Pr	Size Adj	Site I	Cond.	Nbhd.	Nbhd.	Notes	Location Adjustmen	Adj Unit P	Appraised
1	200	SFD - Suburban	0	0				0 SF	6,500.0	1.00000	0	1.00		1.000	SWL Pub Wtr/Septic	0.0000	6,500	6,500
1	200	SFD - Suburban	0	0				1.000 AC	8,000.0	1.00000	0	1.00		1.000	125 MOBILE HOME SITE	1.0000	8,000	8,000
1	200	SFD - Suburban	0	0				15.500 AC	2,000.0	1.00000	0	1.00		1.000	OPEN RESIDUE	1.0000	2,000	31,000
						Total Card Land Units			16.500	SF	Parcel Total Land Area			16.500	Total Land Value			45,500



Property J8* - Donna Lee Gray, et al.

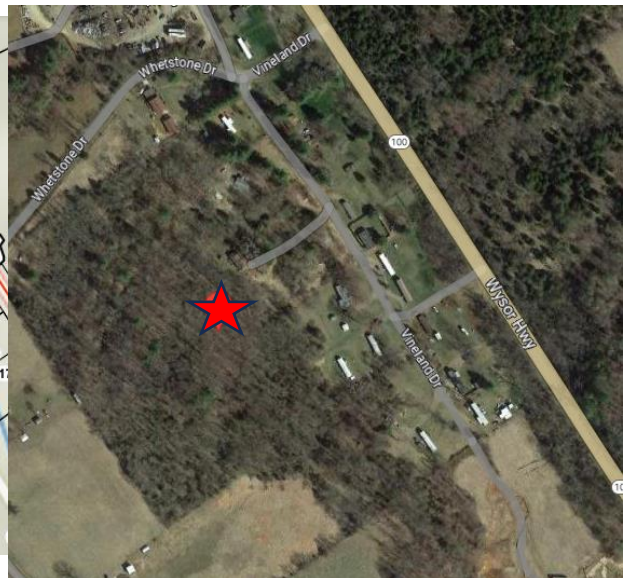
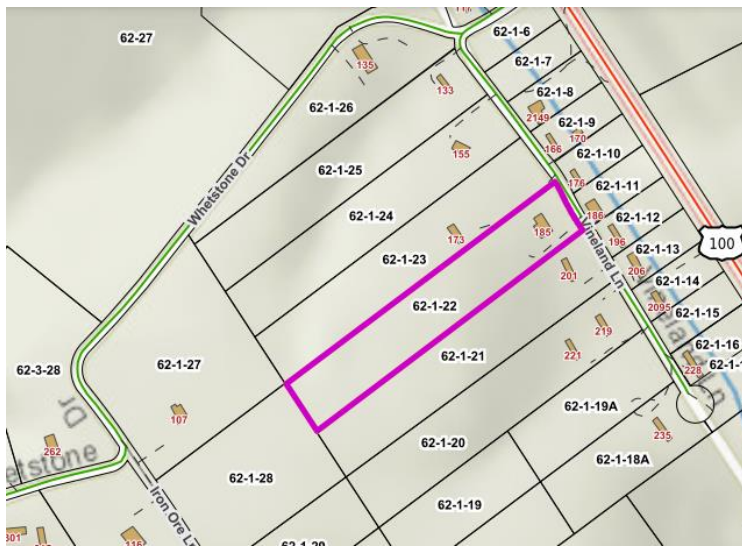
Tax Map Number: 62-1-22

Description: 3 Acres +/-

Property Description: 185 Vineland Lane

Land Value: \$29,500 Improvement Value: \$100 Total Value: \$29,500

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				10131 WYTHE COUNTY, VA VISION									
GRAY DONNA LEE & DANIEL LEONARD 185 VINELAND LANE BARREN SPRIN VA 24313-0000		U Well 0 Septic				Type Description Building Land	Code 200 200	MARKET VALUE 100 29,500	USE VALUE 100 29,500										
SUPPLEMENTAL DATA																			
Tax Map # 062-001-0000-0022		Area Code 01:Wythe County		User Field		Appeal Ch N		Appeal No N:No											
Ag Dist Co 00:None		User Field		User Field		User Field		User Field											
GIS Id 062-001-0000-0022		Associated P				Total		29,600		29,600									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU / VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)												
GRAY DONNA LEE & JOYCE ADAM R & GINDY B		467535 435239	0 0	07-09-1996 09-27-1994	U U	V V	47,000 35,000	00 00	Year 2022	Code 200	Total Assessed 100 29,500	Year 2021	Code 200	Assessed V 100 29,500	Year 2020	Code 200	Total Assessed 100 29,500		
								Total		29,600		Total		29,600		Total		29,600	
OTHER ASSESSMENTS										APPROXIMATED VALUE SUMMARY									
Code	Description	Number	Amount	Interest	This signature acknowledges a visit by a Data Collector of Assessor														
										Appraised Bldg. Value (Card)	0								
										Appraised Xt (B) Value (Bldg)	0								
										Appraised Co (B) Value (Bldg)	100								
										Appraised Land Value (Bldg)	29,500								
										Special Land Value	0								
										Total Appraised Parcel Value	29,600								
										Value Source	C								
										Total Appraised Parcel Value	29,600								
LAND LINE VALUATION SECTION																			
B	Use	Description	Front	Depth	Zoni	LA	Land Type	Units	Unit Pr	Size Adj	Site I	Cond.	Nbrhd.	Notes	Location Adjustmen	Adj Unit P	Appraised		
1	200	SFD - Suburban	0	0			SF	0	6,500.0	1.00000	0	1.00	1.000	SWL Well/Septic	0.0000	6,500	6,500		
1	200	SFD - Suburban	0	0			AC	1,000	15,000.0	1.00000	0	1.00	1.000	190 HOME SITE	1,0000	15,000	15,000		
1	200	SFD - Suburban	0	0			AC	2,000	4,000.0	1.00000	0	1.00	1.000	OPENWOOD MIX	1,0000	4,000	8,000		
Total Card Land Units 3,000 SF																			
Parcel Total Land Area 3,000																			
Total Land Value 29,500																			



Property J10* - James David Lovern, et al.

Tax Map Number: 48-3A
 Description: 2.35 Acres +/-
 Property Description: 991 Gardner Road
 Land Value: \$25,600 Improvement Value: \$71,700 Total Value: \$97,300

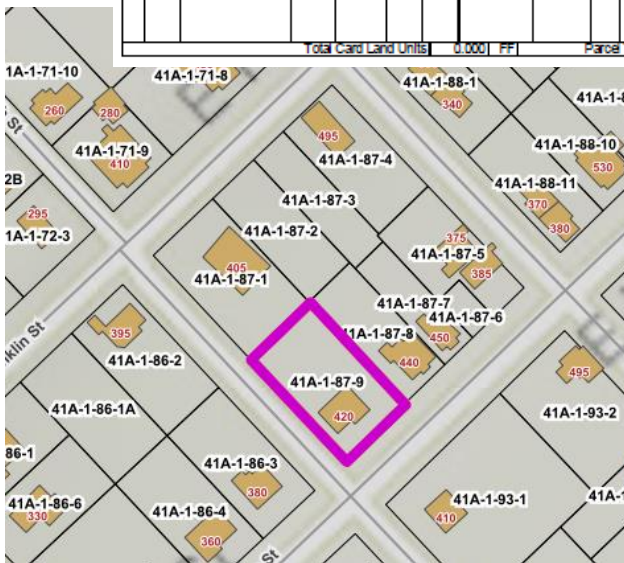
CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				10131 WYTHE COUNTY, VA VISION								
LOVERN JAMES DAVID & LINDA MCKINNEY ETALS 991 GARDNER RD BARREN SPRIN VA 24313-3579		U / Well D / Septic				Type Description Building Land	Code 200 200	MARKET VALUE 71,700 25,600	USE VALUE 71,700 25,600									
SUPPLEMENTAL DATA																		
Tax Map # 048-000-0000-0003A Area Code 01:Wythe County Ag Dist Co 00:None User Field User Field User Field GIS Id 048-000-0000-0003A		User Field Appeal Ch N Appeal No N:No Associated P																
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
LOVERN JAMES DAVID & LINDA LOVERN CLAUDE EDWARD		100000074 376686	0 0	05-03-2010 10-09-1990	U U	I I	0 12,000	00 00	Year 2022	Code 200	Total Assesse 71,700	Year 2021	Code 200	Assessed V 43,400	Year 2020	Code 200	Total Assesse 43,500	
									Year 2022	Code 200	Total Assesse 25,600	Year 2021	Code 200	Assessed V 25,600	Year 2020	Code 200	Total Assesse 25,600	
									Total		97,300	Total		97,300	Total		97,300	
OTHER ASSESSMENTS																		
Code	Description	Number	Amount	Interest	This signature acknowledges a visit by a Data Collector or Assessor													
APPRAISED VALUE SUMMARY																		
Appraised Bldg. Value (Card)										68,000								
Appraised Xt (B) Value (Bldg)										0								
Appraised Ob (B) Value (Bldg)										3,700								
Appraised Land Value (Bldg)										25,600								
Special Land Value										0								
Total Appraised Parcel Value										97,300								
Value Source										C								
Total Appraised Parcel Value										97,300								
LAND LINE VALUATION SECTION																		
B	Use	Description	Front	Depth	Zoni	LA	Land Type	Units	Unit Prt	Size Adj	Site	Cond.	Nbhd.	Nbhd.	Notes	Location Adjustmen	Adj Unit P	Appraised
1	200	SFD - Suburban	0	0				0	SF	6,500.0	1.00000	0	1.00	1,000	SWL Well/Septic	0.0000	6,500	6,500
1	200	SFD - Suburban	0	0				1,000	AC	15,000	1.00000	0	1.00	1,000	190 HOME SITE	1.0000	15,000	15,000
1	200	SFD - Suburban	0	0				1,350	AC	3,000.0	1.00000	0	1.00	1,000	OPEN LAND	1.0250	3,000	4,100
Total Card Land Units 2.350 SF																		
Parcel Total Land Area 2.350																		
Total Land Value 25,600																		



Property J11* - Edward Stephen Murphy, et al.

Tax Map Number: 41A-1-87-9
 Description: 101 x 167.5 Square Feet Lot; Town of Wytheville
 Property Description: 420 East Washington Street
 Land Value: \$30,000 Improvement Value: \$109,700 Total Value: \$139,700

Property Location Vision ID 10518		420 E WASHINGTON STREET Account # 11489		Map ID 41A/ 1/ 87/ 9/		Road Frontage Blgd # 1		WASHINGTON STREET PAV Sec # 1 of 1		District: 08 Town Of Wyth Card # 1 of 1		State Use SFD - Urban Res Print Date 2/10/2023 11:29:20 A										
CURRENT OWNER				TOPO		UTILITIES		STRY / ROAD		LOCATION		CURRENT ASSESSMENT										
MURPHY EDWARD STEPHEN & MICHAEL DANIEL MURPHY 3913 GREEN SPRING AVE NW ROANOKE VA 24017				U Public Water D Public Sewer						Type Description Building Land		Code 100 100										
										MARKET VALUE 109,700 30,000		USE VALUE 109,700 30,000										
										Total 139,700		139,700										
SUPPLEMENTAL DATA												10131 WYTHE COUNTY, VA VISION										
Tax Map # 041A-001-0087-0009 Area Code 02:Town Of Wytheville Ag Dist Co 00:None User Field User Field User Field GIS Id 041A-001-0087-0009				User Field Appeal Ch N Appeal No N:No																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		QU / VI		SALE PRICE		VC										
MURPHY EDWARD STEPHEN & MURPHY DANIEL W JR				090000165 0 0 0		09-17-2009 01-01-1900		U I U V		0 00 0 00												
												PREVIOUS ASSESSMENTS (HISTORY)										
												Year Code Total Assesse 2022 100 109,700 100 30,000										
												Year Code Assessed V 2021 100 76,700 2020 100 30,000										
												Year Code Total Assesse Total 139,700 Total 106,700 Total 106,700										
OTHER ASSESSMENTS												This signature acknowledges a visit by a Data Collector or Assessor										
Code Description Number Amount Interest												APPRAISED VALUE SUMMARY										
												Appraised Bldg. Value (Card) 109,100										
												Appraised XT (B) Value (Bldg) 0										
ASSESSING NEIGHBORHOOD												Appraised Ob (B) Value (Bldg) 600										
Prct Assng Dist 0001				Nbhd Name		Street Index Name		Property Use 10		Class 01		Appraised Land Value (Bldg) 30,000										
												Special Land Value 0										
												Total Appraised Parcel Value 139,700										
												Value Source C										
												Total Appraised Parcel Value 139,700										
LAND LINE VALUATION SECTION																						
B	Use	Description	Front	Depth	Zoni	LA	Land Type	Units	Unit Pr	Size Adj	Site I	Cond.	Nobhd.	Nobhd.	Notes	Location Adjustmen	Adj Unit P	Appraised				
1	100	SFD - Urban Res	101	167				101	FF	225.00	1.00000	0	1.00		HOME SITE, RES DEPTH A		1.0000	232.63	23,500			
1	100	SFD - Urban Res	0	0				0	SF	6,500.0	1.00000	0	1.00		SWL Pub Wtr/Pub Swr	0.0000	6,500	6,500				
			Total Card Land Units			0.000			FF			Parcel Total Land Area			0.000			Total Land Value			30,000	



Property J12* - Sidney Smart Estate, et al.

Tax Map Number: 29-3
 Description: 24.5 Acres +/-
 Property Description: near Millers Creek Road & Moss Lane
 Land Value: \$49,000 Improvement Value: \$0.00 Total Value: \$49,000

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				10131 WYTHE COUNTY, VA											
SMART SIDNEY EST		U:None				Type Description	Code	MARKET VALUE	USE VALUE	VISION											
c/o PATRICIA HAYES 211 OXFORD 200 WEST PALM BC FL 33417-0000		D:None				Land	200	49,000	49,000												
SUPPLEMENTAL DATA																					
Tax Map # 029-000-0000-0003		User Field		Appeal Ch N		Appeal No N:No															
Area Code 01:Wythe County		User Field		Appeal Ch N		Appeal No N:No															
Ag Dist Co 00:None		User Field		Appeal No N:No		Appeal No N:No															
User Field		User Field		User Field		User Field															
User Field		User Field		User Field		User Field															
GIS Id 029-000-0000-0003		Associated P																			
Total								49,000	49,000												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VM	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
SMART SIDNEY EST		0 0	01-01-1900	U	V	0 00	00	Year	Code	Total Assesse	Year	Code	Assessed V	Year	Code	Total Assesse					
								2022	200	49,000	2021	200	49,000	2020	200	49,000					
Total								49,000	Total	49,000	Total	49,000	Total	49,000							
OTHER ASSESSMENTS																					
Code	Description	Number	Amount	Interest																	
ASSESSING NEIGHBORHOOD																					
Prc Assng Dist	Nbhd Name	Street Index Name	Property Use	Class																	
0001			15	02																	
PROPERTY NOTES																					
TYPE	YEAR	NOTES																			
INCLUDES TAXABLE PARCELS																					
LAND LINE VALUATION SECTION																					
B	Use	Description	Front	Depth	Zoni	LA	Land Type	Units	Unit Pct	Size Adj	Site I	Cond.	Nbhd.	Nbhd.	Notes	Location Adjustmen	Adj Unit P	Appraised			
1	200	SFD - Suburban	0	0				24.500	AC	2,000.0	1.00000	0	1.00		WOODED		1,000	2,000	49,000		
Total Card Land Units							24.500	AC	Parcel Total Land Area							24.500	Total Land Value				49,000



Property J14* - Sam E. Terry Estate, et al.

Tax Map Number: 45-29

Description: 1.22 Acres +/-; Adjacent to I-77

Property Description: on Rome Road

Land Value: \$19,400 Improvement Value: \$2,000 Total Value: \$21,400

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				10131 WYTHE COUNTY, VA								
TERRY SAM E & MARGARET J EST		0 Well 0 Septic				Type Description Building Land	Code 200 200	MARKET VALUE 2,000 19,400	USE VALUE 2,000 19,400	VISION								
197 PRES JACKSON RD MAX MEADOWS VA 24360-0000		SUPPLEMENTAL DATA																
		Tax Map # 045-000-0000-0029 Area Code 01:Wythe County Ag Dist Co 00:None User Field User Field User Field GIS Id 045-000-0000-0029			User Field Appeal Ch N Appeal No N:No Associated P		Total		21,400	21,400								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
TERRY SAM E & MARGARET J EST		235920 0	01-01-1900	U	V	0	00	Year	Code	Total Assesse	Year	Code	Assessed V	Year	Code	Total Assesse		
								2022	200	2,000	2021	200	4,000	2020	200	4,000		
									200	19,400		200	19,400		200	19,400		
								TOTAL		21,400	TOTAL		23,400	TOTAL		23,400		
OTHER ASSESSMENTS																		
Code	Description	Number	Amount	Interest	This signature acknowledges a visit by a Data Collector or Assessor													
APPRaised VALUE SUMMARY																		
Appraised Bldg. Value (Card)										2,000								
Appraised XT (B) Value (Bldg)										0								
Appraised Ob (B) Value (Bldg)										0								
Appraised Land Value (Bldg)										19,400								
Special Land Value										0								
Total Appraised Parcel Value										21,400								
Value Source										C								
Total Appraised Parcel Value										21,400								
LAND LINE VALUATION SECTION																		
B	Use	Description	Front	Depth	Zoni	LA	Land Type	Units	Unit Pri	Size Adj	Site I	Cond.	Nbhd.	Nbhd.	Notes	Location Adjustmen	Adj Unit P	Appraised
1	200	SFD - Suburban	0	0				0 SF	6,500.0	1.00000	0	1.00	1.000	1.000	SWL Well/Septic	0.0000	6,500	6,500
1	200	SFD - Suburban	0	0				1.000 AC	12,000	1.00000	0	1.00	1.000	1.000	160 HOME SITE	1.0000	12,000	12,000
1	200	SFD - Suburban	0	0				0.220 AC	4,000.0	1.00000	0	1.00	1.000	1.000	OPEN RESIDUE	1.0000	4,000	900
Total Card Land Units			1.220			SFI			Parcel Total Land Area			1.220			Total Land Value			19,400



