

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Dickenson, the undersigned Special Commissioner will offer for sale at a live public auction the following described real estate at **Meeting Room outside of the Treasurer’s Office, located at 818 Happy Valley Drive, Clintwood, Virginia 24228, on June 10, 2024 at 10:00am.**

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 Wayne Mefford Auctions (“Auctioneer”) and Taxing Authority Consulting Services, PC (“TACS”). Subsequent announcements take precedence over any prior written or verbal terms of sale.

	Property Owner(s)	Tax Map No.	TACS No.	Property Description
J1	Richard Owens Heirs	6115	493907	230 Omaha Sunset Road; Caney Ridge 2.16 AC +/-; Kenady Magisterial District
J2	Robin Wright	11027	490331	434 Brush Creek Road; Brush Creek .5AC +/-; Town of Clintwood
J3	Neal Stevens	8193	225556	Bartlick 10AC +/-; Sandlick Magisterial District
J4.1	David Wampler	13330	396553	467 College View Addition Lane; Holly Creek 1AC +/-; Town of Clintwood
J4.2	David Wampler	1905	396553	Holly Creek 2AC +/-; Town of Clintwood
J5	Dave Mullins	7463	366094	Lonesome Branch 30 AC +/-; Sandlick Magisterial District
J6	Hattie W. Mullins Heirs	7491	441916	1862 Big Ridge Road; Big Ridge .5AC +/-; Sandlick Magisterial District
J7	Judy Dotson	4498	407554	Cranesnest 16.8 AC +/-; Kenady Magisterial District; Surface Only
J8	George Lee Swiney	8266	366057	715 Little Lick Hollow; Little Lick Creek 15.80 AC +/-; Sandlick Magisterial District

J9	Mancie Williams Estate	4100	226516	Clinchco Lot 49; Town of Clinchco
J10.1	Christopher Dean	133	580151	1828 Coeburn Road; Longs Fork .25 AC +/-; Town of Clintwood
J10.2	Christopher Dean	18217	580151	Longs Fork .44 AC +/-; Town of Clintwood
J11	Gerri Hernandez	19028	396512	Big Ridge 5.00 AC +/-; Willis Magisterial District
J12.1	J & D Holdings, Inc	4030	226520	Clinchco Lot 191 Block B; fronts on Gilmore Street; Town of Clinchco
J12.2	J & D Holdings, Inc	4031	226520	Clinchco Lot 192 Block B; fronts on Gilmore Street; Town of Clinchco
J12.3	J & D Holdings, Inc	4032	226520	158 Gilmore Street; Clinchco Lot 193 Block B; Town of Clinchco
J13	J & D Holdings, Inc	3107	226520	231 Adams Street; Clinchco Lot 151; Town of Clinchco
J14	Jerry Rose and Brenda Rose, et al	9979	699053	315 Cane Bridge; Big Ridge 4AC; Willis Magisterial District
J15	Donald & Diane Hamilton	22756	226588	Georges Fork .8161 AC +/-; Town of Clintwood

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 any information contained in the GIS system, nor is the information contained therein a legal representation of any of the features of the property which it depicts. We do not provide and do not assist with obtaining title insurance or title to personal property.

The sale of property to the highest bidder is not contingent upon obtaining financing. Financing, if needed, is the sole responsibility of the high bidder. By bidding, parties are entering into a legally binding contract, waive all rescission rights, and understand that their bid is immediately binding, irrevocable, and enforceable. Additionally, by bidding, parties are representing that they have read, and agree to be bound by, all terms and conditions for this sale. Failure to complete the property purchase will result in forfeiture of any funds paid and may subject the highest bidder to additional damages, which may include expenses and any deficit upon resale.

PAYMENT TERMS: The highest bidder shall make a deposit in the amount of twenty-five percent (25%) or One Thousand Dollars (\$1,000.00), whichever is higher, **along with a 10% buyer's premium, subject to a minimum of \$150, added to the final bid.** Bids which are less than One Thousand Dollars (\$1,000.00) shall be paid in full at the time of the auction. Deposits shall not exceed Twenty Thousand Dollars (\$20,000) per parcel. Such sum shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale. Subsequent taxes will be prorated from the auction date, and the highest bidder will be responsible for taxes from that date forward.

The balance of the purchase price and recording costs for deed recordation shall be deposited by the highest bidder with the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court.

All payments must be made in the form of personal check, cashier's check or money order. **No cash will be accepted.**

GENERAL TERMS: To qualify as a purchaser at this auction, you may not owe delinquent taxes to County of Dickenson and you may not be a Defendant in any pending delinquent tax matter. 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 804-506-3102, or by writing to the address below.

Taxing Authority Consulting Services, PC
Attn: Tax Sales
P.O. Box 31800
Henrico, Virginia 23294-1800

SAMPLE CONTRACT

At that certain real estate tax sale which closed on Monday, June 10, 2024, the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

Case Name: County of Dickenson 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 Dickenson, 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 (June 10, 2024). 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

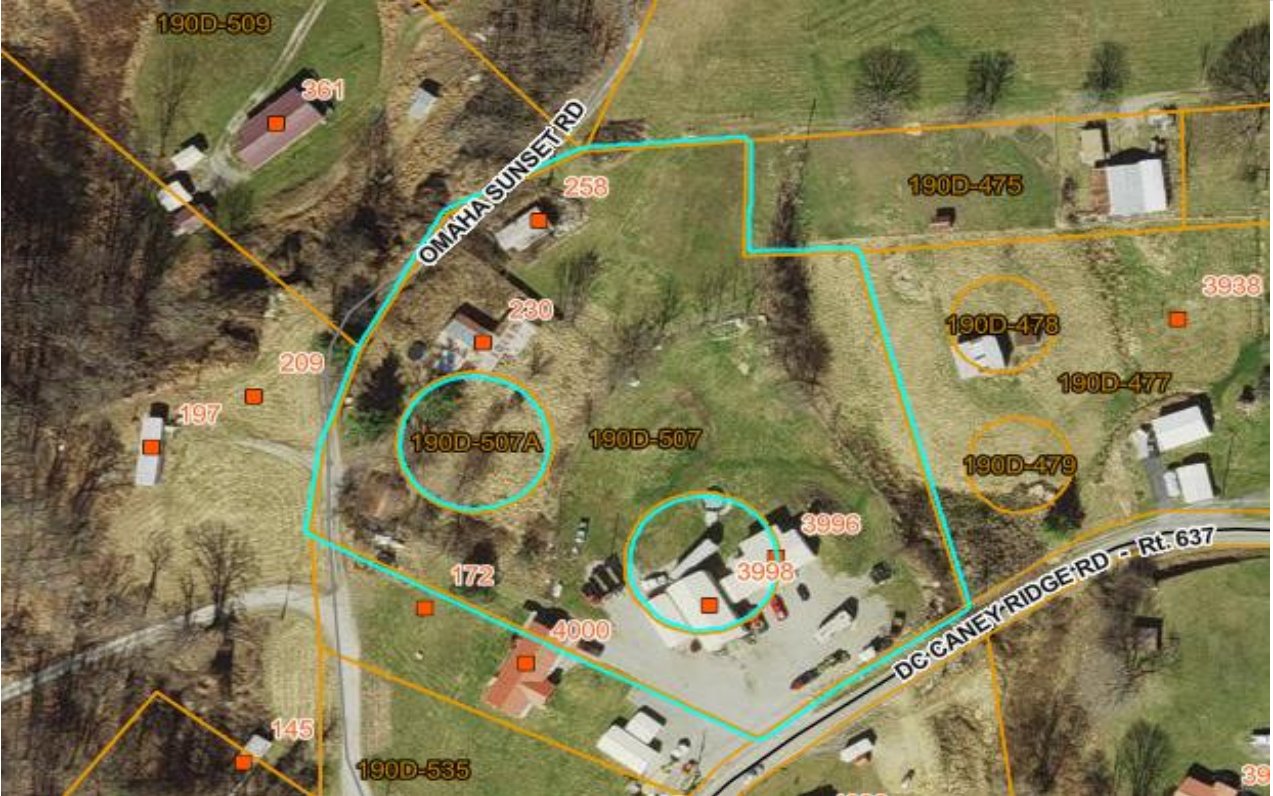
CERTIFICATION

It is hereby certified that the above-referenced purchaser has, on this 10th day of June, 2024, 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

J1	Richard Owens Heirs	6115	493907	230 Omaha Sunset Road; Caney Ridge 2.16 AC +/-; Kenady Magisterial District
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Map ID: 00000000006115 HAYSI VA 24256
Acct No: 11727-1
Legal Description: CANEY RIDGE 2.16 AC
190D-507
Plat Book/Page: 320 / 510
Deed Book/Page: 0427 / 424
Will Book/Page: 31 / 23
Instrument: WB 2015 1500000 49
Occupancy: DWELLING
Dwelling Type: ENCL MH
Use/Class: SINGLE/FAM RES SUBURB **Acreage:** 2.160
Year Assessed: 2018 **Year Built:** 1991 **Land Use:**
Zoning: **Year Remodeled:** **Total Mineral:** \$0
District: 03 KENADY **Year Effective:** 1981 **Total Land:** \$12,500
MH/Type: **On Site Date:** 08/01/2017 **Total Improvements:** \$41,600
Condition: POOR **Review Date:** **Total Value:** \$54,100

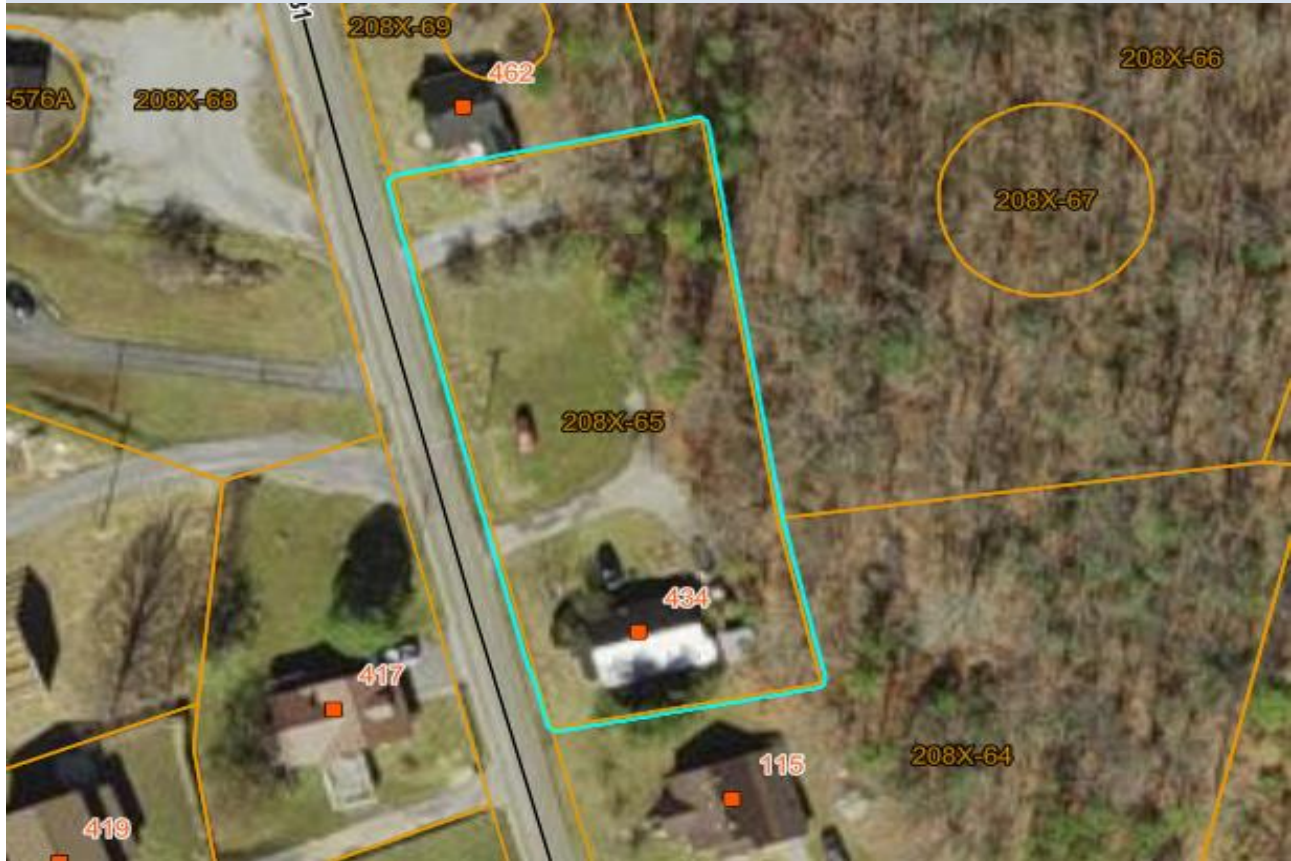


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J2	Robin Wright	11027	490331	434 Brush Creek Road; Brush Creek .5AC +/-; Town of Clintwood
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Map ID: 00000000011027
Acct No: 12170-1
Legal Description: BRUSH CREEK .5 AC
 208X-65
Plat Book/Page: 312 / 678
Deed Book/Page: 355 / 543
Will Book/Page: 29 / 189
Instrument: 00 00

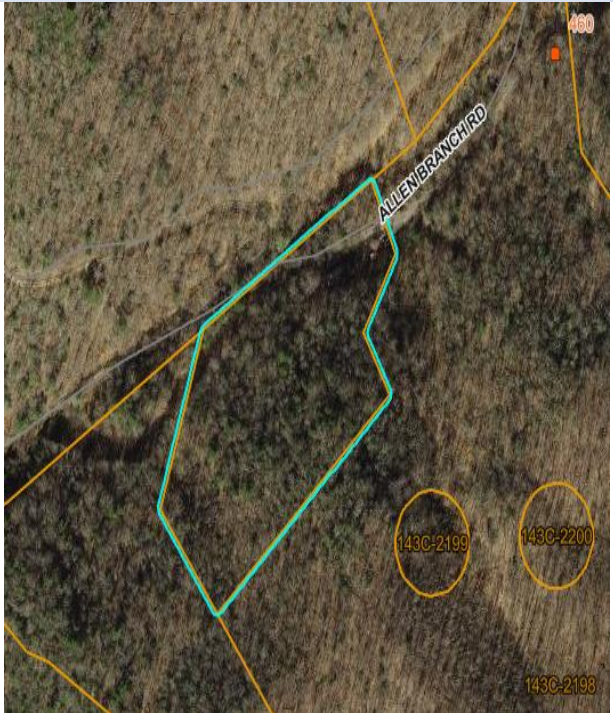
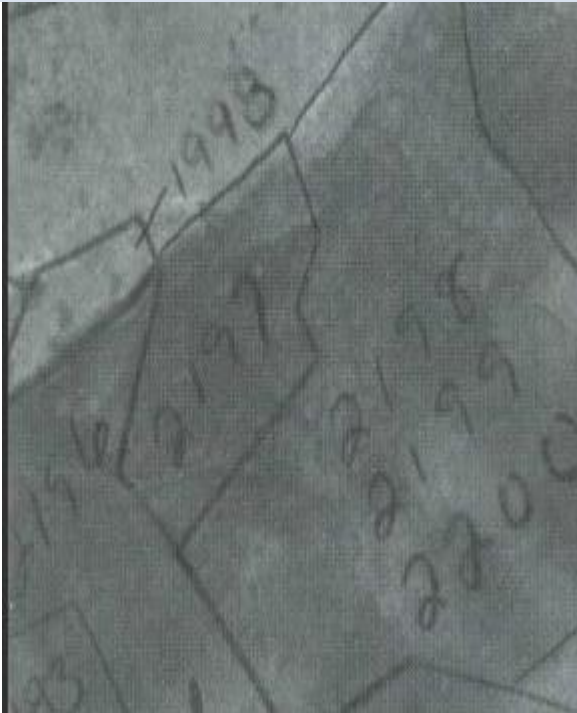
Occupancy: DWELLING
Dwelling Type: CONV
Use/Class: SINGLE/FAM RES URBAN **Acreage:** 0.500
Year Assessed: 2018 **Year Built:** 1938 **Land Use:**
Zoning: **Year Remodeled:** **Total Mineral:** \$0
District: 06 TOWN OF CLINTWOOD **Year Effective:** 1945 **Total Land:** \$15,000
MH/Type: **On Site Date:** 03/08/2017 **Total Improvements:** \$18,600
Condition: FAIR **Review Date:** **Total Value:** \$33,600



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J3	Neal Stevens	8193	225556	Bartlick 10AC +/-; Sandlick Magisterial District
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Map ID: 00000000008193
Acct No: 12129-1
Legal Description: BARTLICK 18AC
 143C-2197
Plat Book/Page: 0000 / No Page
Deed Book/Page: 000 / No Page
Instrument: 00 00
Occupancy: VACANT
Dwelling Type: LAND
Use/Class: SINGLE/FAM RES SUBURB **Acreage:** 18.000
Year Assessed: 2018 **Year Built:** **Land Use:**
Zoning: **Year Remodeled:** **Total Mineral:** \$0
District: 04 SANDLICK **Year Effective:** **Total Land:** \$14,400
MH/Type: **On Site Date:** 03/30/2017 **Total Improvements:** \$0
Condition: **Review Date:** **Total Value:** \$14,400



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J4.1	David Wampler	13330	396553	467 College View Addition Lane; Holly Creek 1AC +/-; Town of Clintwood
J4.2	David Wampler	1905	396553	Holly Creek 2AC +/-; Town of Clintwood

<p>Map ID: 00000000013330 Acct No: 13967-1 Legal Description: HOLLY CREEK 1AC 188C-1416 Deed Book/Page: 264 / 484 Instrument: 00 00 Occupancy: MISC/Mobile Home Personal Dwelling Type: MHHOOK-UP Use/Class: SINGLE/FAM RES URBAN Acreage: 1.000 Year Assessed: 2018 Year Built: Land Use: Zoning: Year Remodeled: Total Mineral: \$0 District: 06 TOWN OF CLINTWOOD Year Effective: Total Land: \$13,500 MH/Type: Y P On Site Date: 08/15/2017 Total Improvements: \$5,100 Condition: AVERAGE Review Date: Total Value: \$18,600</p>			
<p>Map ID: 00000000001905 Acct No: 13411-1 Legal Description: HOLLY CREEK 2 AC 188C-1377 Plat Book/Page: 0000 / No Page Will Book/Page: 24 / 183 Instrument: 00 00 Occupancy: VACANT AO Dwelling Type: LAND Use/Class: SINGLE/FAM RES SUBURB Acreage: 2.000 Year Assessed: 2018 Year Built: Land Use: Zoning: Year Remodeled: Total Mineral: \$0 District: 01 CLINTWOOD Year Effective: Total Land: \$1,600 MH/Type: On Site Date: 08/09/2017 Total Improvements: \$0 Condition: Review Date: Total Value: \$1,600</p>			

#13330



#1905



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J5	Dave Mullins	7463	366094	Lonesome Branch 30 AC +/-; Sandlick Magisterial District
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Map ID: 00000000007463 HAYSI VA 24256

Acct No: 7127-1

Legal Description: LONESOME BRANCH 30AC

143C-2349

Plat Book/Page: 0000 / No Page

Deed Book/Page: 0411 / 454

Instrument: 00 00

Occupancy: VACANT

Dwelling Type: LAND

Use/Class: AGRICULTURAL 20-100 AC

Acreage: 30.000

Year Assessed: 2018

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 04 SANDLICK

Year Effective:

Total Land: \$24,000

MH/Type:

On Site Date: 03/30/2017 Total Improvements: \$0

Condition:

Review Date:

Total Value: \$24,000



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J6	Hattie W. Mullins Heirs	7491	441916	1862 Big Ridge Road; Big Ridge .5AC +/-; Sandlick Magisterial District
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Map ID: 00000000007491 LINCOLN PARK MI 48146
Acct No: 7347-1
Legal Description: BIG RIDGE .5AC
 177C-2176
Deed Book/Page: 129 / 2
Will Book/Page: 32 / 32
Instrument: 00 00
Occupancy: DWELLING
Dwelling Type: CONV
Use/Class: SINGLE/FAM RES SUBURB **Acreage:** 0.500
Year Assessed: 2018 **Year Built:** 1940 **Land Use:**
Zoning: **Year Remodeled:** 1975 **Total Mineral:** \$0
District: 04 SANDLICK **Year Effective:** 1940 **Total Land:** \$7,500
MH/Type: **On Site Date:** 06/08/2017 **Total Improvements:** \$15,100
Condition: FAIR **Review Date:** **Total Value:** \$22,600



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J7	Judy Dotson	4498	407554	Cranesnest 16.8 AC +/-; Kenady Magisterial District; Surface Only
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Map ID: 00000000004498
Acct No: 3330-1
Legal Description: CRANESNEST 16.8AC
 207B-2040
Deed Book/Page: 80 / 23
Instrument: 00 00
Occupancy: VACANT
Dwelling Type: LAND
Use/Class: SINGLE/FAM RES SUBURB **Acreage:** 16.800
Year Assessed: 2018 **Year Built:** **Land Use:**
Zoning: **Year Remodeled:** **Total Mineral:** \$0
District: 03 KENADY **Year Effective:** **Total Land:** \$13,400
MH/Type: **On Site Date:** 06/23/2017 **Total Improvements:** \$0
Condition: **Review Date:** **Total Value:** \$13,400



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J8	George Lee Swiney	8266	366057	715 Little Lick Hollow; Little Lick Creek 15.80 AC +/-; Sandlick Magisterial District
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Map ID: 0000000008266 HAYSI VA 24256
Acct No: 12528-1
Legal Description: LITTLE LICK CREEK 15.80 AC
 143C-1730
Deed Book/Page: 0082 / 1
Instrument: 09 630000 00
Occupancy: DWELLING
Dwelling Type: CONV
Use/Class: SINGLE/FAM RES SUBURB **Acreage:** 15.800
Year Assessed: 2018 **Year Built:** 1925 **Land Use:**
Zoning: **Year Remodeled:** **Total Mineral:** \$0
District: 04 SANDLICK **Year Effective:** 1925 **Total Land:** \$16,800
MH/Type: **On Site Date:** 04/04/2017 **Total Improvements:** \$4,000
Condition: POOR **Review Date:** **Total Value:** \$20,800



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J9	Mancie Williams Estate	4100	226516	Clinchco Lot 49; Town of Clinchco
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Map ID: 00000000004100 KILLEEN TX 76543
Acct No: 13528-1
Legal Description: CLINCHCO LOT 49
 177C-153
Deed Book/Page: 119 / 195
Instrument: 00 00
Occupancy: DWELLING
Dwelling Type: CONV
Use/Class: SINGLE/FAM RES URBAN **Acreage:** 0.000
Year Assessed: 2018 **Year Built:** 1920 **Land Use:**
Zoning: **Year Remodeled:** **Total Mineral:** \$0
District: 11 TOWN OF CLINCHCO **Year Effective:** 1920 **Total Land:** \$6,000
MH/Type: **On Site Date:** 06/14/2017 **Total Improvements:** \$6,700
Condition: POOR **Review Date:** **Total Value:** \$12,700



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J10.1	Christopher Dean	133	580151	1828 Coeburn Road; Longs Fork .25 AC +/-; Town of Clintwood
J10.2	Christopher Dean	18217	580151	Longs Fork .44 AC +/-; Town of Clintwood

Map ID: 00000000000133

Acct No: 956-1

Legal Description: LONG FORK .25AC

208D-334

Plat Book/Page: 422 / 421

Deed Book/Page: 440 / 783

Instrument: 00 00

Occupancy: DWELLING

Dwelling Type: RANCH

Use/Class: SINGLE/FAM RES SUBURB

Acreage: 0.250

Year Assessed: 2018

Year Built: 1955

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 01 CLINTWOOD

Year Effective: 1955

Total Land: \$6,000

MH/Type:

On Site Date: 02/07/2017 **Total Improvements:** \$24,700

Condition: POOR

Review Date:

Total Value: \$30,700

Map ID: 00000000018217

Acct No: 18076-1

Legal Description: LONGS FORK .44 AC

208D-335A

Plat Book/Page: 422 / 421

Deed Book/Page: 440 / 783

Instrument: 00 00

Occupancy: VACANT

Dwelling Type: LAND

Use/Class: SINGLE/FAM RES SUBURB

Acreage: 0.440

Year Assessed: 2018

Year Built:

Land Use:

Zoning:

Year Remodeled:

Total Mineral: \$0

District: 01 CLINTWOOD

Year Effective:

Total Land: \$400

MH/Type:

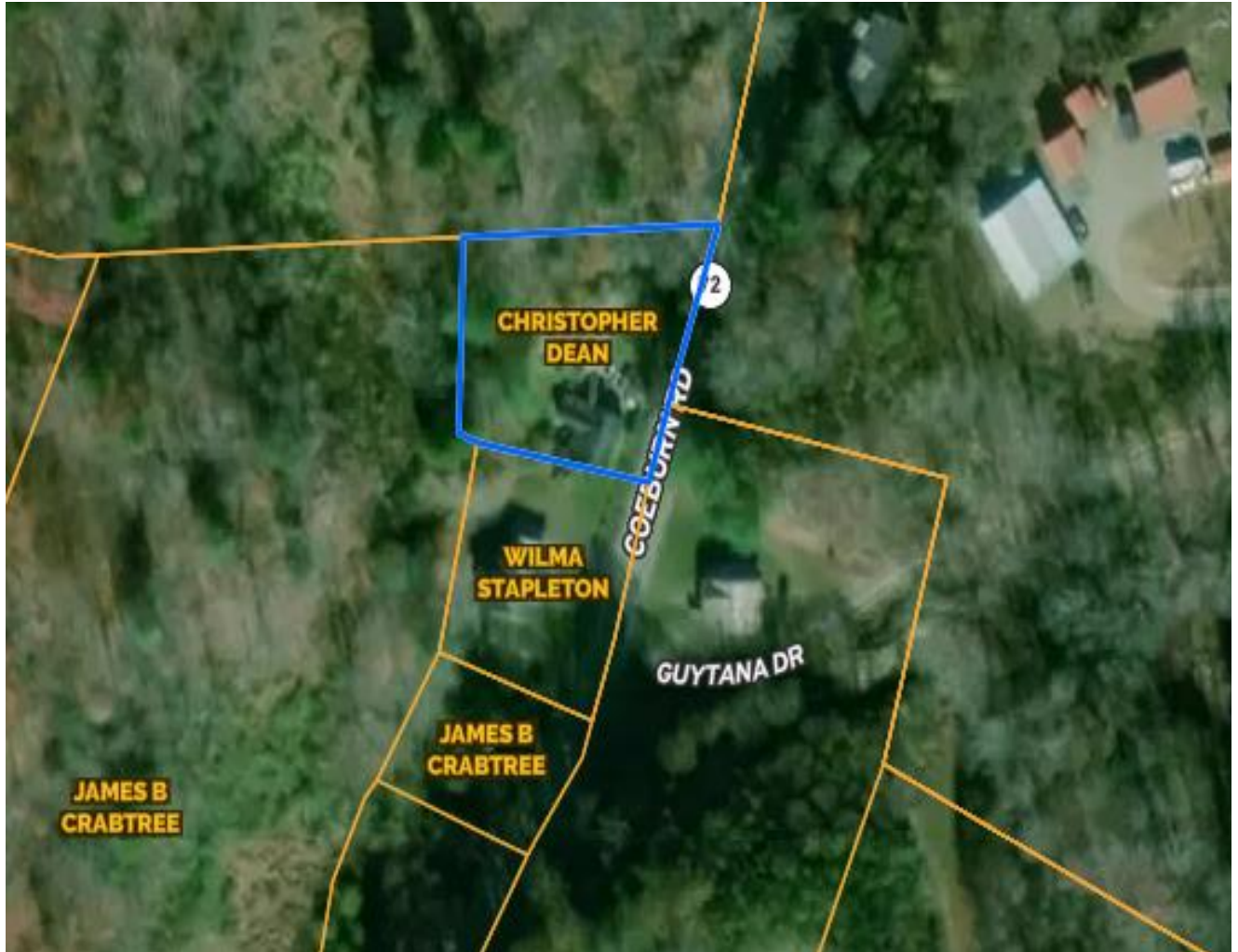
On Site Date: 02/07/2017 **Total Improvements:** \$0

Condition:

Review Date:

Total Value: \$400

#133 and #18217



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J11	Gerri Hernandez	19028	396512	Big Ridge 5.00 AC +/-; Willis Magisterial District
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Map ID: 00000000019028
Acct No: 1826101-1
Legal Description: BIG RIDGE 5.00 AC
 178C-1444A
Deed Book/Page: 294 / 528
Instrument: 00 00
Occupancy: MISC
Dwelling Type: MH-HOOKUP
Use/Class: SINGLE/FAM RES SUBURB **Acreage:** 5.000
Year Assessed: 2018 **Year Built:** **Land Use:**
Zoning: **Year Remodeled:** **Total Mineral:** \$0
District: 05 WILLIS **Year Effective:** **Total Land:** \$10,400
MH/Type: **On Site Date:** 07/10/2017 **Total Improvements:** \$4,000
Condition: **Review Date:** **Total Value:** \$14,400



NOTE- IT IS BELIEVED THAT THE SUBJECT PROPERTY IS A PORTION OF THE HIGHLIGHTED PARCEL AND NOT THE PARCEL IN IT'S ENTIRETY.
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J12.1	J & D Holdings, Inc	4030	226520	Clinchco Lot 191 Block B; fronts on Gilmore Street; Town of Clinchco
J12.2	J & D Holdings, Inc	4031	226520	Clinchco Lot 192 Block B; fronts on Gilmore Street; Town of Clinchco
J12.3	J & D Holdings, Inc	4032	226520	158 Gilmore Street; Clinchco Lot 193 Block B; Town of Clinchco

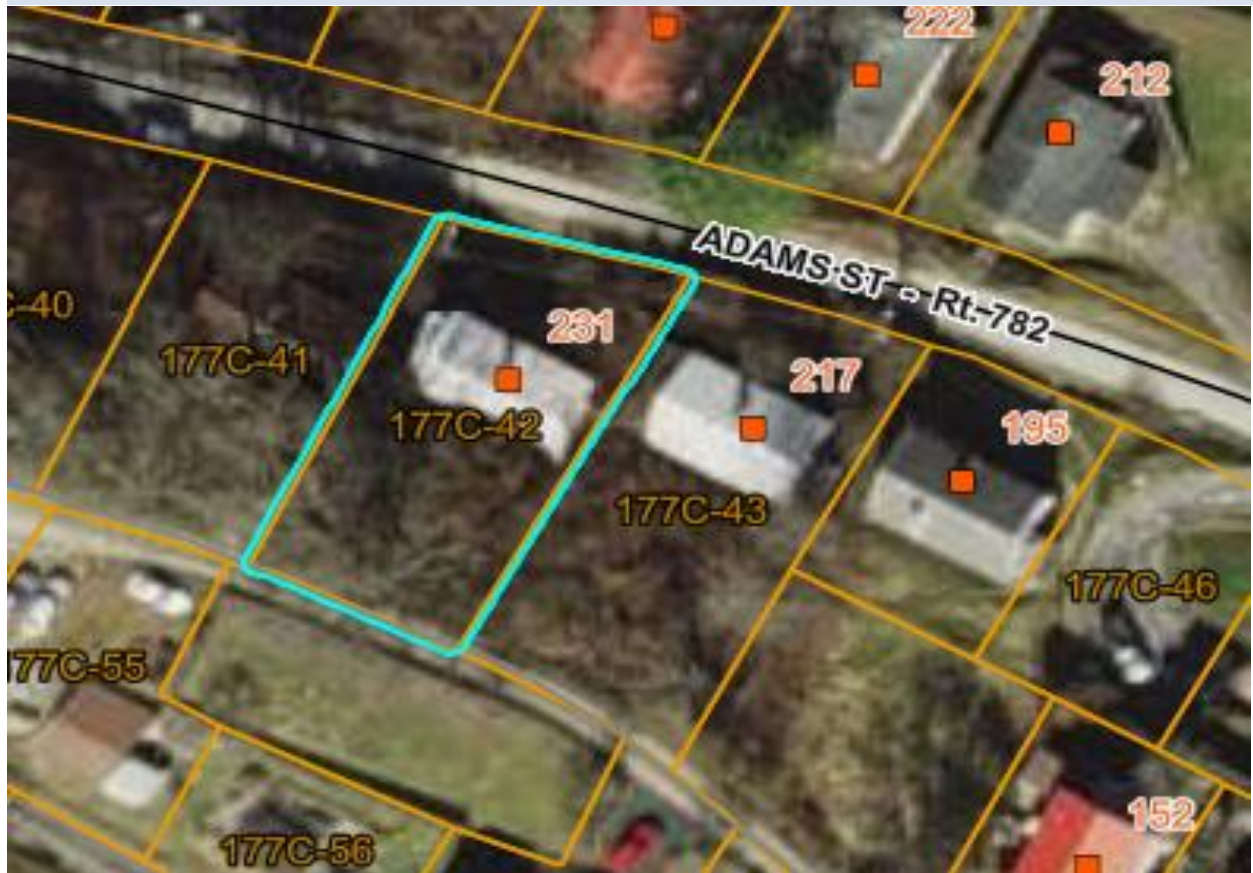
<p>Map ID: 00000000004030 Acct No: 12735-1 Legal Description: CLINCHCO LOT 191 177C-4 Plat Book/Page: 155 / 324 Deed Book/Page: 315 / 45 Instrument: 00 00 Occupancy: VACANT AO Dwelling Type: LAND Use/Class: SINGLE/FAM RES URBAN Acreage: 0.000 Year Assessed: 2018 Year Built: Land Use: Zoning: Year Remodeled: Total Mineral: \$0 District: 11 TOWN OF CLINCHCO Year Effective: Total Land: \$4,000 MH/Type: On Site Date: 05/23/2017 Total Improvements: \$0 Condition: Review Date: Total Value: \$4,000</p> <p>Map ID: 00000000004031 Acct No: 12736-1 Legal Description: CLINCHCO LOT 192 BLOCK B 177C-5 Plat Book/Page: 155 / 324 Deed Book/Page: 315 / 45 Instrument: 00 00 Occupancy: VACANT AO Dwelling Type: LAND Use/Class: SINGLE/FAM RES URBAN Acreage: 0.000 Year Assessed: 2018 Year Built: Land Use: Zoning: Year Remodeled: Total Mineral: \$0 District: 11 TOWN OF CLINCHCO Year Effective: Total Land: \$4,000 MH/Type: On Site Date: 05/23/2017 Total Improvements: \$0 Condition: Review Date: Total Value: \$4,000</p> <p>Map ID: 00000000004032 Acct No: 12737-1 Legal Description: CLINCHCO LOT 193 177C-6 Plat Book/Page: 133 / 524 Deed Book/Page: 315 / 43 Instrument: 00 00 Occupancy: VACANT Dwelling Type: LAND Use/Class: SINGLE/FAM RES URBAN Acreage: 0.000 Year Assessed: 2018 Year Built: Land Use: Zoning: Year Remodeled: Total Mineral: \$0 District: 11 TOWN OF CLINCHCO Year Effective: Total Land: \$4,000 MH/Type: On Site Date: 06/21/2017 Total Improvements: \$0 Condition: Review Date: Total Value: \$4,000</p>				
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J13	J & D Holdings, Inc	3107	226520	231 Adams Street; Clinchco Lot 151; Town of Clinchco
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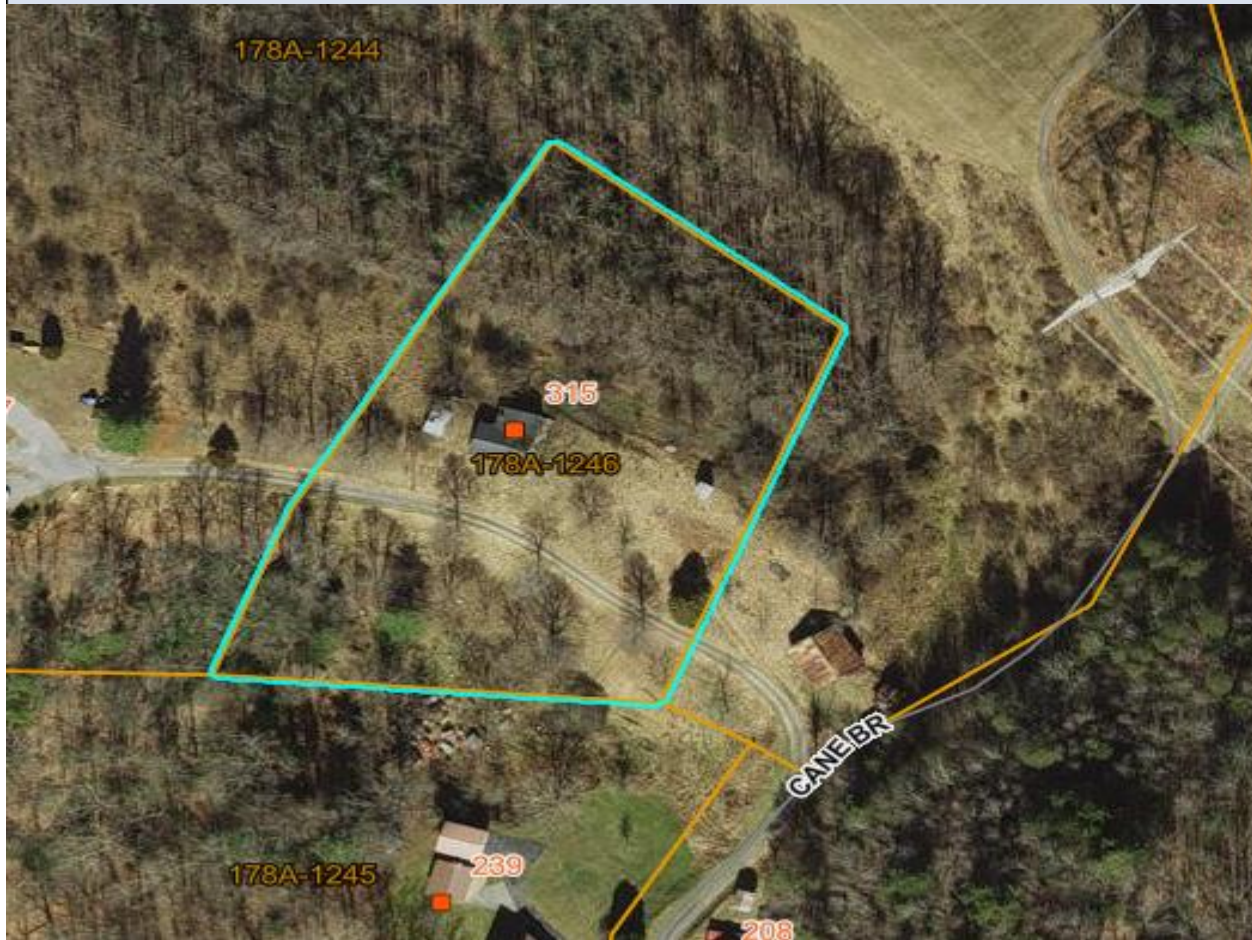
Map ID: 00000000003107
Acct No: 9561-1
Legal Description: CLINCHCO LOT 151
 177C-42
Plat Book/Page: 258 / 528
Deed Book/Page: 309 / 294
Instrument: 00 00
Occupancy: DWELLING
Dwelling Type: CONV
Use/Class: SINGLE/FAM RES URBAN **Acreage:** 0.000
Year Assessed: 2018 **Year Built:** 1920 **Land Use:**
Zoning: **Year Remodeled:** **Total Mineral:** \$0
District: 11 TOWN OF CLINCHCO **Year Effective:** 1920 **Total Land:** \$4,000
MH/Type: **On Site Date:** 06/20/2017 **Total Improvements:** \$11,400
Condition: FAIR **Review Date:** **Total Value:** \$15,400



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J14	Jerry Rose and Brenda Rose, et al	9979	699053	315 Cane Bridge; Big Ridge 4AC; Willis Magisterial District
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Map ID: 00000000009979 CLINTWOOD VA 24228
Acct No: 10871-1
Legal Description: BIG RIDGE 4AC
 178A-1246
Deed Book/Page: 271 / 659
Instrument: 00 00
Occupancy: DWELLING
Dwelling Type: CONV
Use/Class: SINGLE/FAM RES SUBURB **Acreage:** 4.000
Year Assessed: 2018 **Year Built:** 1968 **Land Use:**
Zoning: **Year Remodeled:** **Total Mineral:** \$0
District: 05 WILLIS **Year Effective:** 1968 **Total Land:** \$12,400
MH/Type: **On Site Date:** 06/26/2017 **Total Improvements:** \$35,900
Condition: AVERAGE **Review Date:** **Total Value:** \$48,300



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J15	Donald & Diane Hamilton	22756	226588	Georges Fork .8161 AC +/-; Town of Clintwood
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Map ID: 00000000022756
Acct No: 1830087-1
Legal Description: GEORGES FORK .8161 AC
 208D-303A
Deed Book/Page: 467 / 790
Occupancy: DWELLING
Dwelling Type: RANCH
Use/Class: SINGLE/FAM RES SUBURB **Acreage:** 0.820
Year Assessed: 2018 **Year Built:** 1970 **Land Use:**
Zoning: **Year Remodeled:** 2009 **Total Mineral:** \$0
District: 01 CLINTWOOD **Year Effective:** 1970 **Total Land:** \$10,600
MH/Type: **On Site Date:** 01/26/2017 **Total Improvements:** \$61,200
Condition: AVERAGE **Review Date:** **Total Value:** \$71,800



NOTE- THE SUBJECT PROPERTY IS A 0.820 ACRE PORTION OF THE ABOVE PARCEL, AND NOT THE ENTIRE PARCEL.

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