

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER'S SALE OF REAL ESTATE
CITY OF GALAX, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of City of Galax, 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 **1117 East Stuart Drive, Galax VA 24333**, on **July 2, 2024 at 1:00 PM. Conference Room of Crossroads Institute**

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 For Sale At Auction, Inc. ("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	Annasena Fairlene Crowder	73-38	851580	1535 Meadow St. Galax
J2	Charles L. Smith Jr.	64-171	851585	313 S. Main St. Galax
J3	Danny Joseph Baumgardner	76-20	696988	214 Boyer Rd. Galax
J4	Carol Carpenter REDEEMED	47-40-44 REDEEMED	851608 REDEEMED	170 Eastview St. Galax REDEEMED
J5	Goldie Crowder Estate	60-4	851594	221 Kenbrook Dr. Galax
J6	Luigi Bozzo REDEEMED	55-162 REDEEMED	851603 REDEEMED	200 N. Main St. Galax REDEEMED
J7	Hazel Haynes	25-33	851627	303 Partridge St. Galax
J8	James Roy Pauley III	56-112	851599	111 Matthews St. Galax
J9	Erma M. Jones	56-69	851598	607 Givens St. Galax
J10	Robert L. Jones II	71-53	851578	120 Ernie Pyle St. Galax
J11	Elsie Williams	47-150	851610	169 Calloway St. Galax

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.

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 <https://www.forsaleatauction.biz/>. 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 For Sale At Auction, Inc., at (540) 899-1776 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 July 9, 2024).** All payments must be made in the form of certified funds, cashier's check, money order or wire transfer. Cashier's checks and money orders shall be made payable to City of Galax and forwarded to TACS, at the address shown below. Cash and personal checks will not be accepted. Wire transfer instructions will be provided to the highest bidder upon request.

City of Galax Judicial Properties Auction Booklet
July 2, 2024 at 1:00 PM

GENERAL TERMS: To qualify as a purchaser at this auction, you may not owe delinquent taxes to City of Galax 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 <https://www.forsaleatauction.biz/>, by email to inquiry@forsaleatauction.biz or by phone to (540) 899-1776. 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 804-548-4429, or by writing to the address below.

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

SAMPLE “Online bidders ONLY”
PURCHASER’S ACKNOWLEDGEMENT AND
CONTRACT OF SALE

PURCHASER’S ACKNOWLEDGEMENT AND CONTRACT OF SALE At that certain real estate tax sale which closed on _____, the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

Case Name _____
Tax Map No. _____
Account No. _____
TACS No. _____

Buyer’s Premium: \$ _____
Bid Deposit: \$ _____
Credit Card Hold: \$(_____) _____
Total Due Now: \$ _____

I understand that the above-referenced “Total Due Now” is required to be **received** by TACS **no later than** _____ and that the balance and the deed recordation cost will be due within fifteen days after confirmation of this sale by the Circuit Court of the _____, Virginia.

Certified funds shall be made payable to _____ and forwarded to TACS at the address below. Wire transfer instructions will be provided on request. All payments must reference the Tax Map No. of the parcel. I understand that cash and personal checks will not be accepted. I understand that in the event my payment is returned, improperly tendered, or is otherwise not made, I may be liable for damages, the contract of sale may be voided, 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 auction closing date. I 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. 5

City of Galax Judicial Properties Auction Booklet
July 2, 2024 at 1:00 PM

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 also understand that my electronic signature shall be considered true and accurate for the purposes of this transaction.

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.

High Bidder Electronic Signature

Date: _____

Bidder Name: _____

Street Address: _____

City, State, ZIP: _____

Phone: _____

Email: _____

Title will be taken in the name of:

Type of Interest: Tenants in Common ☐ Tenants by Entirety with ROS ☐ Joint Tenants with ROS ☐ N/A ☐

If **purchaser** contact information is different from **bidder** contact information, please provide it below.

CERTIFICATION

It is hereby certified that TACS has received this Purchaser's Acknowledgment and Contract of Sale, signed and dated by the above-referenced bidder, on _____.

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

SAMPLE “In-person bidders ONLY”
PURCHASER’S ACKNOWLEDGEMENT AND
CONTRACT OF SALE

At that certain real estate tax sale which closed on Tuesday, July 2, 2024, the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

Case Name: City of Galax 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 Grayson, 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 (July 2, 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

City of Galax Judicial Properties Auction Booklet
July 2, 2024 at 1:00 PM

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 2nd day of July, 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

Property J1 Annasena Fairlene Crowder

Tax Map No. 73-38 TACS No. 851580

2024 Assessment: \$45,400

Property Description:

1535 Meadow St. Galax

000008018002	CROWDER ANNASENA FAIRLENE	1535 MEADOW ST	Printed 05/21/2024	1
ADMINISTRATIVE INFORMATION	OWNERSHIP	Tax ID 73-38	TRANSFER OF OWNERSHIP	Card No. 1 of 1
PARCEL NUMBER 000008018002	CROWDER ANNASENA FAIRLENE 4211 BRUSH CREEK ROAD NANHOKE VA 24050-3040		Date 04/01/1993	Bk/Pg: 435, 347
Parent Parcel Number	LINEBERRY RD 125 FT FRONT OLD ACCTW: 1182			\$22000

RESIDENTIAL

Property Class 1 1 SINGLE FAMILY - URBAN	VALUATION RECORD								
	Assessment Year		01/01/2000	01/01/2004	01/01/2008	01/01/2012	01/01/2016	01/01/2020	01/01/2024
	Reason for Change		Split	2004 Reass	REVAL	2012 REVAL	2016	2020 REVAL	2024 REVAL
TAKING DISTRICT INFORMATION									
Jurisdiction	231	VALUATION	L	4500	4500	4500	4500	5000	8100
Area	001		0	13900	10700	22500	22100	21400	22900
District	01		T	18400	15200	27000	26800	25900	27900
									45400

Site Description	Land Type	Rating Soil ID -01-	Measured Acreage -01-	Table Effective Depth	Prod. Factor -01-	Depth Factor -01-	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
Topography: High, Rolling	1 Homesite		0.3400		1.00		9000.00	9000.00	9000		8100
Public Utilities: Electric, Sewer, Water											
Street or Road: Paved											
Neighborhood:											
Zoning:											
Legal Acres: 0.3400											
OMAP: 10-29											

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PHYSICAL CHARACTERISTICS

Style: 135 Ranch
Occupancy: Single family
Story Height: 1.0
Finished Area: 812
Attic: None
Basement: None

ROOFING

Material: Asphalt shingles
Type: Gable
Framing: Std for class
Pitch: Not Available

FLOORING

Sub and joists: 1.0
Softwood-standard: 1.0

EXTERIOR COVER

Vinyl siding: 1.0

INTERIOR FINISH

Paneling: 1.0

ACCOMMODATIONS

Finished Rooms: 4
Bedrooms: 2
Fireplaces:

HEATING AND AIR CONDITIONING

Primary Heat: Space heater
Lower /Bsmt: 1 Full Upper: Part Upper

PLUMBING

3 Flot. Baths: 1 3
Kit Sink: 1 1
Water Heat: 1 1
TOTAL: 5

REMODELING AND MODERNIZATION

Amount Date

IMPROVEMENT DATA

000008018002 Property Class: 1
1535 MEADOW ST

66

1 s Fr

812

14

14

28

14

112

8

OFF

OFF


22

11

6

01

BEWARE OF DOG



SPECIAL FEATURES

Description Value
D : SWL-PWS 2500

SUMMARY OF IMPROVEMENTS

(LCM: Something goes here)

ID	Use	Stry Hgt	Const Type	Grade	Year Constr	E# Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
D	DWELL	0.00		D-10	1952	1952	P	0.00	Y	0.00	0	73950	60	52	0	100	37300
01	FR UTIL	0.00	1	C	1970	1970	AV	0.00	N	0.00	8x10	0	0	0	NV	100	0

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

CPG 10/24/2023

CPG 10/24/2023

Neigh 1 AV

TOTAL IMPROVEMENT VALUE

37300

Property J2

Charles L. Smith, Jr.

Tax Map No. 64-171

TACS No. 851585

2024 Assessment: \$122,000

Property Description:

313 S. Main St. Galax

000014216001	SMITH JR CHARLES L &	313 S MAIN ST	4
ADMINISTRATIVE INFORMATION	OWNERSHIP	Tax ID 64-171	Printed 05/21/2024
PARCEL NUMBER 00014216001	SMITH JR CHARLES L & DEBORAH C SMITH 10 CLYDE ST SPARTA NC 28675-0113	TRANSFER OF OWNERSHIP	Card No. 1 of 1
Parent Parcel Number	TRACT 1A 30 X 125 TRACT P18 87.5 OLD ACCT# 2730	Date 08/31/2011 STANDARD AUTO PARTS COMPANY	BookPg 541, 261
Property Address 313 S MAIN ST		59900	
Neighborhood 1 Galax			
Property Class 4 4 COMMERCIAL & INDUSTRIAL	COMMERCIAL		
TAXING DISTRICT INFORMATION		VALUATION RECORD	
Jurisdiction 281		Assessment Year	01/01/2000 01/01/2004 01/01/2008 01/01/2012 01/01/2016 01/01/2020 01/01/2024
Area 001		Reason for Change	
District 01		Split 2004 Reass. REVAL 2012 REVAL 2016 2020 REVAL 2024 REVAL	
		VALUATION L 22900 27400 38800 38800 38800 38800 48700	
		0 48200 63400 60700 69600 69600 75300 75300	
		T 71100 90800 99500 104400 104400 114100 122000	
Site Description		LAND DATA AND CALCULATIONS	
Topography:		Rating	
Rolling		Soil ID	
Public Utilities:		Measured	
Electric, Sewer, Water		Acres	
Street or Road:		Effective	
Paved		Depth	
Neighborhood:		Table	
Zoning:		Prod. Factor	
Legal Acres:		Depth Factor	
0.4198		Square Feet	
OMAP: BL 32(1A,1B)		Base Rate	
STANDARD AUTO PARTS: GABLE ROOF, COMP SHINGLES,		Adjusted Rate	
PANELED WALLS, VINYL & CONC FLOORS, FORCED AIR		Extended Value	
HEAT, 2 HALF BATHS, BLOCK & BRICK EXT		Influence Factor	
		Value	
		16280.00 3.00 3.00 54600 -14%	48700
		Supplemental Cards	
		MEASURED ACREAGE 0.4198	TRUE TAX VALUE 48700
		Supplemental Cards	
		Supplemental Cards	

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Property J3 Danny Joseph Baumgardner

Tax Map No. 76-20 TACS No. 696988

2024 Assessment: \$38,000

Property Description:

214 Boyer Rd. Galax

000013640001	BAUMGARDNER DANNY JOSEPH ESTATE	214 BOYER RD	1
ADMINISTRATIVE INFORMATION	OWNERSHIP Tax ID 76- 20	Printed 05/21/2024	Card No. 1 of 1
PARCEL NUMBER 000013640001	BAUMGARDNER DANNY JOSEPH ESTATE C/O ELIZABETH CROUSE AND TONYA BELTON 593 BULLHEAD ROAD SPARTA NC 28675	TRANSFER OF OWNERSHIP	
Parent Parcel Number	BOYER RD 58 FT OLD ACCT# 202	Date 04/05/2023 BAUMGARDNER DANNY JOSEPH ESTATE	Doc #: 230000058
Property Address 214 BOYER RD		05/28/2008 BAUMGARDNER ILA MAE	Doc #: CWF 08-04
Neighborhood 1 Galax	RESIDENTIAL		
Property Class 1 1 SINGLE FAMILY - URBAN	VALUATION RECORD		
TAXING DISTRICT INFORMATION	Assessment Year Reason for Change	01/01/2000 01/01/2004 01/01/2005 01/01/2012 01/01/2015 01/01/2020 01/01/2024	
Jurisdiction Area District	231 001 01	Split 2004 Reass. REVAL 2012 REVAL 2015 2020 REVAL 2024 REVAL VALUATION L 3000 3500 3500 3500 3500 4000 8000 B 7600 11500 17000 17500 17500 30000 T 10800 15400 20500 21000 20000 21800 38000	
Site Description	LAND DATA AND CALCULATIONS		
Topography: Rating	Rating Soil ID Actual Frontage	Measured Acreage Effective Frontage	Table Prod. Factor Depth Factor Square Feet
Public Utilities: Electric, Sewer, Water	Land Type	Effective Depth	Base Rate Adjusted Rate Extended Value Influence Factor SV Value
Street or Road: Paved	1 Homeste	0.1900	8000.00 8000.00 8000
Neighborhood:			
Zoning:			
Legal Acres: 0.1900			
GEN: GENERAL 4/5/23 CF 230000058 LIST ELIZABETH CROUSE AND TONYA BELTON AS HEIRS OMAP 01- 21A	Supplemental Cards MEASURED ACREAGE	0.1900	Supplemental Cards TRUE TAX VALUE 8000 Supplemental Cards

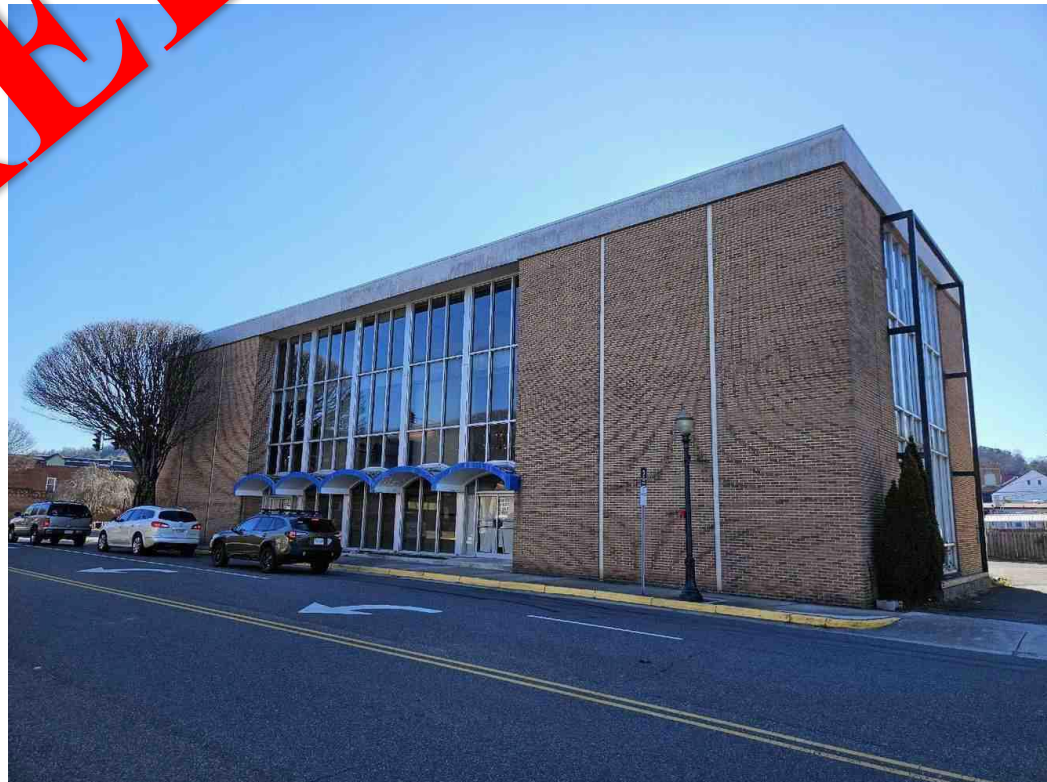
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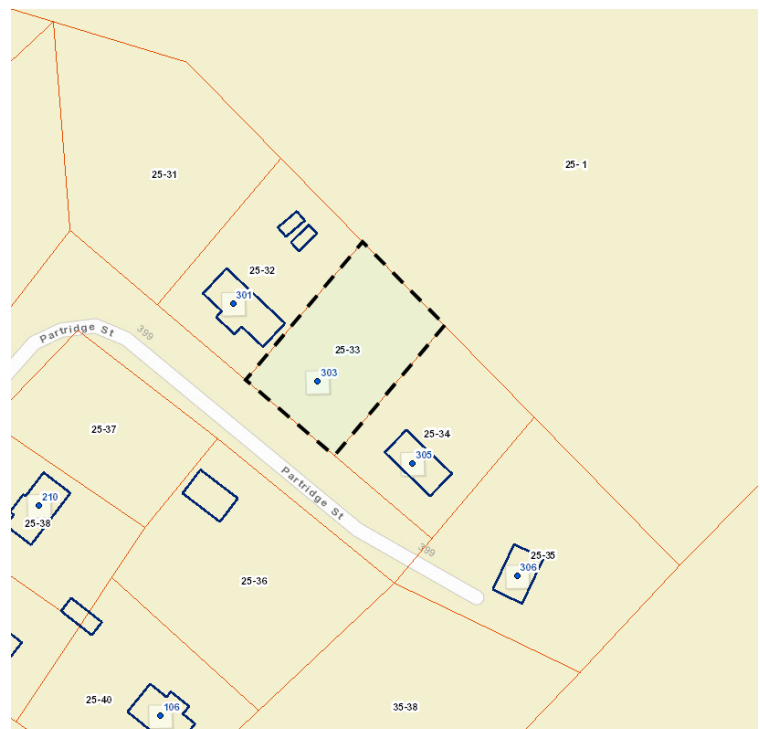
PHYSICAL CHARACTERISTICS	IMPROVEMENT DATA	000013640001	Property Class: 1 214 BOYER RD
Style: 112 Conventional Occupancy: Single family Story Height: 1.0 Finished Area: 675 Attic: None Basement: None			
ROOFING Material: Asphalt shingles Type: Gable Framing: Std for class Pitch: Not Available			
FLOORING Sub and joists 1.0 Softwood-standard 1.0			
EXTERIOR COVER Vinyl siding 1.0			
INTERIOR FINISH Drywall 1.0			
ACCOMMODATIONS Finished Rooms: 4 Bedrooms: 2 Fireplaces:			
HEATING AND AIR CONDITIONING Primary Heat: Space heater Lower Full Part /Bsmr 1 Upper Upper			
PLUMBING # 3 Fixt Baths 1 3 Kit Sink 1 1 Water Heat 1 1 TOTAL 5			
REMODELING AND MODERNIZATION Amount Date			
SPECIAL FEATURES	SUMMARY OF IMPROVEMENTS		(LCM: Something goes here)
Description Value	ID Use Strg Hgt Const Type Grade Year Constr Eff Year Cond Base Rate Feat-ures Adj Rate Size or Area Computed Value Phys Depr Obsol Depr Market Adj % Comp Value		
D : SWL-PWS 2500	D DWELL 0.00 1 D-10 1946 1946 F 0.00 Y 0.00 0 65490 50 38 0 100 29800		
	G01 ICP 0.00 1 AV 13.00 N 13.00 10x 21 2730 0 0 0 100 0		
	01 PAVEMENT 0.00 1 C 1970 1970 AV 0.00 N 0.00 0 0 0 0 SV 100 200		
Data Collector/Date	Appraiser/Date	Neighborhood	Supplemental Cards
CXPG 10/26/2023	CPG 10/26/2023	Neigh 1 AV	TOTAL IMPROVEMENT VALUE 30000





Data Collector/Date	Appraiser/Date	Neighborhood	Supplemental Cards	
TJ 11/27/2023	TJ 11/27/2023	Neigh 1 4V	TOTAL IMPROVEMENT VALUE	13800





Data Collector/Date	Appraiser/Date	Neighborhood	Supplemental Cards	
TJ 09/12/2023	TJ 09/12/2023	Neigh 1 AV	TOTAL IMPROVEMENT VALUE	10500

Property J9

Tax Map No. 56-69

2024 Assessment: \$58,300

Erma M. Jones

TACS No. 851598

Property Description:

607 Givens St. Galax

000001688002

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
000001688002

Parent Parcel Number

Property Address
607 GIVENS ST

Neighborhood
1 Galax

Property Class
1 1 SINGLE FAMILY - URBAN

TAXING DISTRICT INFORMATION

Jurisdiction
231

Area
001

District
01

JONES ERMA M

OWNERSHIP

JONES ERMA M
112 VALLEY ST
GALAX VA 24333-2224

GIVENS ST 75' FRONTAGE
MCKLEY ADDITION
OLD ACCT# 1974

RESIDENTIAL

Tax ID 56- 69

Printed 05/21/2024

Card No. 1 of 1

TRANSFER OF OWNERSHIP

Date

607 GIVENS ST

VALUATION RECORD

Assessment Year	01/01/2000	01/01/2004	01/01/2008	01/01/2012	01/01/2016	01/01/2020	01/01/2024	
Reason for Change		Split	2004 Reass.	REVAL	2012 REVAL	2016	2020 REVAL	2024 REVAL
VALUATION	L	6000	7000	7000	7000	6000	11000	
	B	16400	27800	35000	34400	32300	35200	47300
	T	21400	34800	42000	41400	38300	44200	58300

Site Description

Topography:
High, Rolling

Public Utilities:
Electric, Sewer, Water

Street or Road:
Paved

Neighborhood:
Improving

Zoning:

Legal Acres:

OMAP: BL 1(17)
NEW ROOF
2023 E/O -20% LOCATION

LAND DATA AND CALCULATIONS

Rating	Measured Acreage	Prod. Factor	Depth Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
Land Type	Effective Frontage	Effective Depth	Square Feet	1.00	11000.00	11000.00	11000	SV 11000
Supplemental Cards	MEASURED ACREAGE	0.0000			TRUE TAX VALUE	11000		
Supplemental Cards					TOTAL LAND VALUE	11000		

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PHYSICAL CHARACTERISTICS

Style: 112 Conventional

Occupancy: Single family

Story Height: 1.0

Finished Area: 1034

Attic: None

Basement: None

ROOFING

Material: Asphalt shingles

Type: Hip

Framing: Std for class

Pitch: Not Available

FLOORING

Sub and joists 1.0

Softwood-standard 1.0

EXTERIOR COVER

Wood siding 1.0

INTERIOR FINISH

Plaster 1.0

ACCOMMODATIONS

Finished Rooms: 5

Bedrooms: 3

Fireplaces:

HEATING AND AIR CONDITIONING

Primary Heat: Space heater

Lower /Bsmt 1 Full Upper Part Upper

PLUMBING

#

3 Fixt. Baths 1 3

Kit Sink 1 1

Water Heat 1 1

TOTAL 5

REMODELING AND MODERNIZATION

Amount Date

IMPROVEMENT DATA

000001688002

Property Class: 1
607 GIVENS ST

01 02

5 11 14 6

5 6 30 9.5 5

1 s Fr C 1034

31 23 2 6.5

6 30 26 156

OFF

PHOTO

(LCM: Something goes here)

SPECIAL FEATURES

Summary of Improvements

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Constr	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
D : SWL-PWS	2500	D	DWELL	0.00	D		1930	1930	AV	0.00	Y	0.00	0	102320	50	45	0	100	47300
01 BRK BLDG		01	BRK BLDG	0.00	1	C	1970	1970	F	0.00	N	0.00	10x 15	0	0	0	NV	100	0
02 STRGSHED		02	STRGSHED	0.00	1	C	1970	1970	F	0.00	N	0.00	6x 7	0	0	0	NV	100	0

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

TOTAL IMPROVEMENT VALUE

47300

Property J10

Tax Map No. 71-53

2024 Assessment: \$48,500

Robert L. Jones II

TACS No. 851578

Property Description:

120 Ernie Pyle St. Galax

000010008001

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
000010008001

Parent Parcel Number

Property Address
120 ERNIE PYLE ST

Neighborhood
1 Galax

Property Class
1 SINGLE FAMILY - URBAN

TAXING DISTRICT INFORMATION

Jurisdiction
231

Area
001

District
01

JONES ROBERT L II & NINA F

OWNERSHIP

JONES ROBERT L II & NINA F
1442 BREEZY RIDGE RD
WOODLAWN VA 24381

ERNIE PYLE ST
110 FT FRONTAGE
OLD ACCT# 1995

RESIDENTIAL

120 ERNIE PYLE ST

Printed 05/21/2024

Card No. 1 of 1

TRANSFER OF OWNERSHIP

Date

VALUATION RECORD

Assessment Year	Reason for Change	01/01/2000	01/01/2004	01/01/2008	01/01/2012	01/01/2016	01/01/2020	01/01/2024
VALUATION	L	8000	9000	10000	10000	10000	12000	19000
	B	24500	26700	47200	46500	38700	39200	29500
	T	32500	34700	57200	56500	48700	51200	48500

LAND DATA AND CALCULATIONS

Table	Prod. Factor	Depth Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1.00	19000.00	19000.00	19000				

Site Description

Topography:
Rolling

Public Utilities:
Electric, Sewer, Water

Street or Road:
Paved

Neighborhood:

Zoning:

Legal Acres:

OMAP: 01-89

Supplemental Cards

MEASURED ACREAGE

0.0000

Supplemental Cards

TRUE TAX VALUE

19000

Supplemental Cards

TOTAL LAND VALUE

19000

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PHYSICAL CHARACTERISTICS

Style: 109 Cape cod

Occupancy: Single family

Story Height: 1.3

Finished Area: 1248

Attic: None

Basement: 1/2

ROOFING

Material: Asphalt shingles

Type: Gable

Framing: Std for class

Pitch: Not Available

FLOORING

Slab: B

Sub and joists: 1.0, 1.5

Softwood-standard: 1.0, 1.5

EXTERIOR COVER

Cinder block: B

Wood siding: 1.0, 1.5

INTERIOR FINISH

Unfinished: B

Plaster: 1.0, 1.5

ACCOMMODATIONS

Finished Rooms: 7

Bedrooms: 3

Formal Dining Room: 1

Fireplaces:

HEATING AND AIR CONDITIONING

Primary Heat: Forced hot air

Lower /Bamt: 1

Full Upper

Part Upper

PLUMBING

#

3 Fixt. Baths: 1

3

Kit Sink: 1

1

Water Heat: 1

1

TOTAL: 5

REMODELING AND MODERIZATION

Amount

Date

IMPROVEMENT DATA

01

24

16

8

4

36

12

18

6

40

44

1-1/2 s Fr

1/2 B + 1/2 C

560

960

OFF (108)


Wd Dk-r

2019 POSTED ON DOOR/KEEP OUT

000010008001

Property Class: 1

120 ERNIE PYLE ST



SPECIAL FEATURES

Summary of Improvements

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Constr	EF Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
D : SWL-PWS	2500	D	DWELL	0.00	D	D	1954	1954	VP	0.00	Y	0.00	0	112550	65	75	0	100	29500
01 AG POOL	0.00	1	C	1954	1954	P	0.00	N	0.00	0	0	0	0	0	0	0	NV	100	0

Data Collector/Date

CPG 10/17/2023

Appraiser/Date

CPG 10/17/2023

Neighborhood

Neigh 1 AV

Supplemental Cards

TOTAL IMPROVEMENT VALUE

29500

Property J11

Tax Map No. 47-150

2024 Assessment: \$76,900

Elsie Williams

TACS No. 851610

Property Description:

169 Calloway St. Galax

000003300002

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
000003300002

Parent Parcel Number

Property Address
169 CALLOWAY ST

Neighborhood
1 Galax

Property Class
1 1 SINGLE FAMILY - URBAN

TAKING DISTRICT INFORMATION

Jurisdiction
231

Area
001

District
01

WILLIAMS ELSIE MRS

OWNERSHIP

WILLIAMS ELSIE MRS
4240 QUAIL DR, NW
ROANOKE VA 24017

CALLOWAY ST
50 FT FRONTAGE
OLD ACCT# 3148

RESIDENTIAL

VALUATION RECORD

Assessment Year	Reason for Change	01/01/2000	01/01/2004	01/01/2008	01/01/2012	01/01/2016	01/01/2020	01/01/2024
2004	Reass.							
VALUATION	L	3500	6000	8000	8000	8000	10000	10000
	B	24800	40700	61000	57500	63400	66700	66900
	T	28300	46700	69000	65500	71400	76700	76900

Site Description

Topography:
Rolling

Public Utilities:
Electric, Sewer, Water

Street or Road:
Paved

Neighborhood:
Improving

Zoning:

Legal Acres:

OMAP: 09-53
BAD LEAK IN LIVING ROOM
2023 VACANT SEVERAL YEARS
2023 F/O -20%

Supplemental Cards

MEASURED ACREAGE

0.0000

TRUE TAX VALUE

10000

Supplemental Cards

TOTAL LAND VALUE

10000

169 CALLOWAY ST

Printed 05/21/2024

Card No. 1 of 1

TRANSFER OF OWNERSHIP

Date

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PHYSICAL CHARACTERISTICS

Style: 100 Cape cod

Occupancy: Single family

Story Height: 1.5

Finished Area: 1502

Attic: None

Basement: 3/4

ROOFING

Material: Asphalt shingles

Type: Gable

Framing: Std for class

Pitch: Not Available

FLOORING

Slab: B

Sub and joists: 1.0, 1.5

Softwood-standard: 1.0, 1.5

EXTERIOR COVER

Cinder block: B

Vinyl siding: 1.0, 1.5

INTERIOR FINISH

Unfinished: B

Drywall: 1.0, 1.5

ACCOMMODATIONS

Finished Rooms: 6

Bedrooms: 3

Fireplaces:

HEATING AND AIR CONDITIONING

Primary Heat: Forced hot air

Lower /Bsmt: 1

Full Upper: Part

Upper: Upper

PLUMBING

#

3 Fixt. Baths: 1

3

2 Fixt. Baths: 1

2

Kit Sink: 1

1

Water Heat: 1

1

TOTAL: 7

REMODELING AND MODERIZATION

Amount: Date:

IMPROVEMENT DATA

000003300002

Property Class: 1

169 CALLOWAY ST

NEW ROOF AND WINDOWS

Diagram showing roof layout with labels: Wd Dk-r, EFP, 11, 7, 9, 11, 3, 42, 11, 3, 19, 28, 11, 12, 28, 6, 19, 209, 1 s Fr, C, 1-1/2 s Fr, B-wo, 862, OFP, 72.

PHOTO

Image of a white house with a red roof and porch.

SPECIAL FEATURES

Table with 2 columns: Description, Value

Row 1: D : SWL-PWS, 2500

SUMMARY OF IMPROVEMENTS

Table with 15 columns: ID, Use, Stry, Const, Hgt, Type, Grade, Constr, Year, Eff, Year, Cond, Base, Rate, Feat-ures, Adj, Rate, Size or, Area, Computed, Value, Phys, Depr, Obsol, Depr, Market, Adj, % Comp, Value

Row 1: D, DWELL, 0.00, C-10, 1947, 1947, AV, 0.00, Y, 0.00, 0, 132800, 45, 40, 0, 100, 66900

Table with 4 columns: Data Collector/Date, Appraiser/Date, Neighborhood, Supplemental Cards

Row 1: TJ, 09/07/2023, TJ, 09/07/2023, Neigh 1 AV, TOTAL IMPROVEMENT VALUE, 66900

City of Galax Judicial Properties Auction Booklet
July 2, 2024 at 1:00 PM

NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.