

**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	<del>Carol Carpenter</del> <b>REDEEMED</b>	<del>47-40-44</del> <b>REDEEMED</b>	<del>851608</del> <b>REDEEMED</b>	<del>170 Eastview St. Galax</del> <b>REDEEMED</b>
J5	Goldie Crowder Estate	60-4	851594	221 Kenbrook Dr. Galax
J6	Luigi Bozzo	55-162	851603	200 N. Main St. Galax
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.

**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

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

concerning the registration and bidding process should be directed to the Auctioneer online at <https://www.forsaleatauction.biz/>, by email to [inquiry@forsaleatauction.biz](mailto: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](http://www.taxva.com), by email to [taxsales@taxva.com](mailto: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.

_____ <b>Signature</b>	_____ <b>Street Address</b>
_____ <b>Name (please print)</b>	_____ <b>City, State, Zip</b>
_____ <b>Telephone</b>	_____ <b>Email Address</b>

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

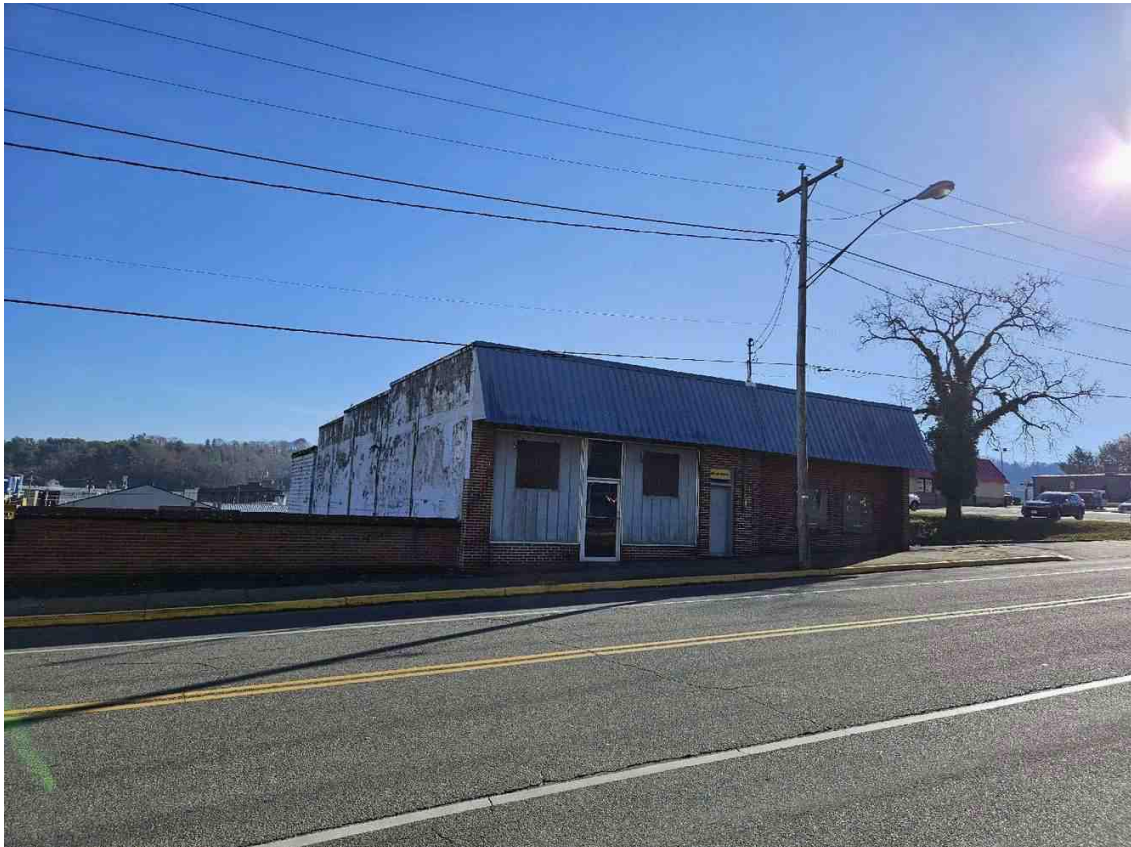
<b>PHYSICAL CHARACTERISTICS</b> Style: 135 Ranch Occupancy: Single family Story Height: 1.0 Finished Area: 812 Attic: None Basement: None  <b>ROOFING</b> Material: Asphalt shingles Type: Gable Framing: Sld for class Pitch: Not Available  <b>FLOORING</b> Sub and joists 1.0 Softwood-standard 1.0  <b>EXTERIOR COVER</b> Vinyl siding 1.0  <b>INTERIOR FINISH</b> Paneling 1.0  <b>ACCOMMODATIONS</b> Finished Rooms: 4 Bedrooms: 2 Fireplaces:  <b>HEATING AND AIR CONDITIONING</b> Primary Heat: Space heater Lower Full Part /Bsmt Upper Upper  <b>PLUMBING</b> <table border="0" style="width: 100%;"> <tr> <td>#</td> <td></td> </tr> <tr> <td>3 Fixt. Baths</td> <td>1 3</td> </tr> <tr> <td>Kit Sink</td> <td>1 1</td> </tr> <tr> <td>Water Heat</td> <td>1 1</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>5</b></td> </tr> </table> <b>REMODELING AND MODERIZATION</b> Amount Date	#		3 Fixt. Baths	1 3	Kit Sink	1 1	Water Heat	1 1	<b>TOTAL</b>	<b>5</b>	<b>IMPROVEMENT DATA</b>   <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;">01</div> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;">BEWARE OF DOG</div> <div style="text-align: right;"> </div>	<div style="text-align: right;">           000008018002            Property Class: 1            1535 MEADOW ST         </div>
#												
3 Fixt. Baths	1 3											
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<b>TOTAL</b>	<b>5</b>											

<b>SPECIAL FEATURES</b> <table border="0" style="width: 100%;"> <tr> <th>Description</th> <th>Value</th> </tr> <tr> <td>D : SWL-PWS</td> <td>2500</td> </tr> </table>	Description	Value	D : SWL-PWS	2500	<b>SUMMARY OF IMPROVEMENTS</b> <table border="0" style="width: 100%;"> <thead> <tr> <th>Description</th> <th>Value</th> <th>ID</th> <th>Use</th> <th>Stry Hgt</th> <th>Const Type</th> <th>Grade</th> <th>Year Constr</th> <th>Eff Year</th> <th>Cond</th> <th>Base Rate</th> <th>Feat-ures</th> <th>Adj Rate</th> <th>Size or Area</th> <th>Computed Value</th> <th>Phys Depr</th> <th>Obsol Depr</th> <th>Market Adj</th> <th>% Comp</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>D DWELL</td> <td>0.00</td> <td>D-10</td> <td>1952</td> <td>1952</td> <td>P</td> <td>0.00</td> <td>Y</td> <td>0.00</td> <td>0</td> <td>73950</td> <td>60</td> <td>52</td> <td>0</td> <td>100</td> <td>37300</td> </tr> <tr> <td>01 FR UTIL</td> <td>0.00</td> <td>1</td> <td>C</td> <td>1970</td> <td>1970</td> <td>AV</td> <td>0.00</td> <td>N</td> <td>0.00</td> <td>8x10</td> <td>0</td> <td>0</td> <td>0</td> <td>100</td> <td>37300</td> </tr> </tbody> </table> <table border="0" style="width: 100%;"> <tr> <td style="width: 25%;">Data Collector/Date</td> <td style="width: 25%;">Appraiser/Date</td> <td style="width: 25%;">Neighborhood</td> <td style="width: 25%;">Supplemental Cards</td> </tr> <tr> <td>CPG 10/24/2023</td> <td>CPG 10/24/2023</td> <td>Neigh 1 AV</td> <td>TOTAL IMPROVEMENT VALUE</td> </tr> </table>	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 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	100	37300	Data Collector/Date	Appraiser/Date	Neighborhood	Supplemental Cards	CPG 10/24/2023	CPG 10/24/2023	Neigh 1 AV	TOTAL IMPROVEMENT VALUE
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(LCM: Something goes here)  
 37300





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

**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 the City of Galax has worked to ensure that the assessment data contained herein is accurate, the City 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 the City records for official information.

PHYSICAL CHARACTERISTICS

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

IMPROVEMENT DATA

10

27

21

25

01

Fr CP

1 s Fr  
C


210

675

E/O 30% SITS NEXT TO LUMBERYARD

000013640001

Property Class: 1  
214 BOYER RD



(LCM: Something goes here)

SPECIAL FEATURES

Description	Value
D : SWL-PWS	2500

SUMMARY OF IMPROVEMENTS

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	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





Property J5

Goldie Crowder Estate

Tax Map No. 60-4

TACS No. 851594

Assessment: \$23,900

Property Description:

221 Kenbrook Dr. Galax

000009561001	CROWDER GOLDIE ESTATE	221 KENBROOK DR	1
ADMINISTRATIVE INFORMATION	OWNERSHIP	Tax ID 60- 4	Printed 05/21/2024
PARCEL NUMBER 000009561001	CROWDER GOLDIE ESTATE 221 KENBROOK DRIVE GALAX VA 24333	TRANSFER OF OWNERSHIP	Card No. 1 of 1
Parent Parcel Number	KENBROOK DR 2 LOTS OLD ACCT# 567	Date 11/07/2016 CROWDER GOLDIE	Bk/Pg: CWF 18, 186
Property Address 221 KENBROOK DR		05/01/1989	\$0 Bk/Pg: 242, 206 \$0
Neighborhood 1 Galax			
Property Class 1 1 SINGLE FAMILY - URBAN			
TAKING DISTRICT INFORMATION			
Jurisdiction 231			
Area 001			
District 01			
Site Description			
Topography: High, Rolling			
Public Utilities: Electric, Sewer, Water			
Street or Road: Paved			
Neighborhood:			
Zoning:			
Legal Acres: 0.3800			
GEN: GENERAL 12/28/2022 REMOVING C/O FREDDIE W SONNER, 1620 SMITH LANE, PULASKI, VA 24301, RETURNING ADDRESS TO 221 KENBROOK DRIVE. MR SONNER HAS NO DEED TO THIS PROPERTY OR OWNERSHIP OF ANY KIND. OMAP: 16-26 KENBROOK DRIVE 2 LOTS SITE ABOVE GRADE WITH LIMITED PARKING			
	Supplemental Cards	Supplemental Cards	
	MEASURED ACREAGE	0.3800	TRUE TAX VALUE 10000
			Supplemental Cards
			TOTAL LAND VALUE 10000

RESIDENTIAL

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	5000	7000	7000	7000	8000	10000
	B	11100	14800	18800	18400	16300	13900
	T	16100	21800	25800	25400	24300	23900

LAND DATA AND CALCULATIONS

Land Type	Rating	Soil ID	Measured Acreage	Table	Prod. Factor	Depth Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1 Homeste			0.3800				1.00	10000.00	10000.00	SV	10000

PHYSICAL CHARACTERISTICS

Style: 112 Conventional  
Occupancy: Single family  
Story Height: 1.0  
Finished Area: 641  
Attic: None  
Basement: None

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

FLOORING  
Sub and joists: 1.0  
Vinyl tile: 1.0

EXTERIOR COVER  
Wood board & batten: 1.0

INTERIOR FINISH  
Drywall: 1.0

ACCOMMODATIONS  
Finished Rooms: 4  
Bedrooms: 2  
Fireplaces:

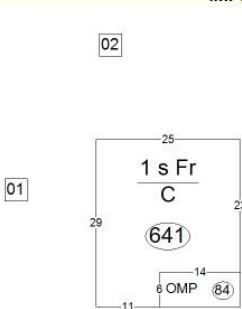
HEATING AND AIR CONDITIONING  
Primary Heat: Space heater  
Lower Full Part  
/Bsmt 1 Upper Upper

PLUMBING  
#  
3 Fixt. Baths: 1 3  
Kit Sink: 1 1  
Water Heat: 1 1  
TOTAL: 5

REMODELING AND MODERNIZATION

Amount Date

IMPROVEMENT DATA



SPECIAL FEATURES

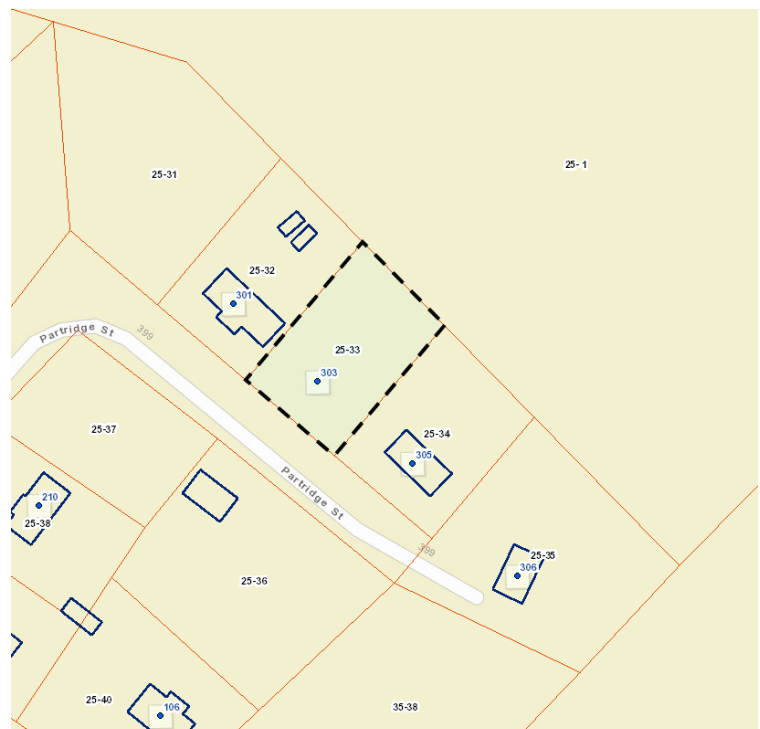
Description	Value
D : SWL-PWS	2500

SUMMARY OF IMPROVEMENTS

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	Obsl Depr	Market Adj	% Comp	Value
D	DWELL	0.00		D-05	1942	1942	P	0.00	Y	0.00	0	66200	65	80	0	100	13900
01	FR SHED	0.00	1	C	1970	1970	AV	0.00	N	0.00	14x 10	0	0	0	NV	100	0
02	FR SHED	0.00	1	C	1970	1970	AV	0.00	N	0.00	10x 20	0	0	0	NV	100	0

Data Collector/Date	Appraiser/Date	Neighborhood	Supplemental Cards	TOTAL IMPROVEMENT VALUE
TJ 11/27/2023	TJ 11/27/2023	Neigh 1 AV		13900





(LCM: Something goes here)



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

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	Proportion	Depth Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
Land Type	Actual Frontage	Effective Depth	Proportion	1.00	11000.00	11000.00	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

01 02

5 EFP 11

6 30 9.5

5

14

84 6

15.5

31

1 s Fr

C

1034

23

30

2 6.5

6

OFF


156

26

000001688002

Property Class: 1

607 GIVENS ST



SPECIAL FEATURES

Description	Value
D : SWL-PWS	2500

SUMMARY OF IMPROVEMENTS

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	DWELL	0.00	D		1930	1930	AV	0.00	Y	0.00	0	102320	50	45	0	100	47300
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	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

TJ 09/19/2023

TJ 09/19/2023

Neigh 1 AV

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

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# 1955

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				

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

Kit Sink: 1

Water Heat: 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

Description

Value

D : SWL-PWS

2500

SUMMARY OF IMPROVEMENTS

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	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	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

000003300002

Property Class: 1  
100 CALLOWAY ST

PHYSICAL CHARACTERISTICS

Style: 109 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 S  
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 Full Part  
/Barnt 1 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

NEW ROOF AND WINDOWS

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

(LCM: Something goes here)

Description	Value	ID	Use	Stry Hgt.	Const Type	Grade	Year Constr.	Eff Year	Cond	Base Rate	Features	Adj Rate	Size or Area	Computed Value	Phys Depr	ObsoL Depr	Market Adj	% Comp	Value
D : SWL-PWS	2500	D	DWELL	0.00		C-10	1947	1947	AV	0.00	Y	0.00	0	132800	45	40	0	100	66900
Data Collector/Data				Appraiser/Date				Neighborhood				Supplemental Cards							
TJ 09/07/2023				TJ 09/07/2023				Nlgh 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 blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper has a slight shadow on the right side, suggesting it's resting on a surface. There is no handwriting or other markings on the paper.