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	47-40-44	851608	170 Eastview St. Galax
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 suitableness 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 concerning the registration and bidding process should be directed to the Auctioneer online at

https://www.forsaleatauction.biz/, by email to info@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

SAMPLE

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

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

SAMPLE

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

SAMPLE

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

Property J1 Annasena Fairlene Crowder

Tax Map No. 73-38 **TACS No. 851580**

2024 Assessment: $45,400

Property Description:

1535 Meadow St. Galax

000008016002 CROWDER ANNASENA FAIRLENE 1535 MEADOW ST 1

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
000008016002

Parent Parcel Number

Property Address
1535 MEADOW ST

Neighborhood
1 Galax

Property Class
1 1 SINGLE FAMILY - URBAN

TAXING DISTRICT INFORMATION

Jurisdiction	231
Area	001
District	01

OWNERSHIP **Tax ID 73- 38**

CROWDER ANNASENA FAIRLENE
4211 BRUSH CREEK ROAD
IVANHOE VA 24350-3040

LINEBERRY RD
125 FT FRONT
OLD ACCT#: 1182

Printed 05/21/2024 Card No. 1 of 1

TRANSFER OF OWNERSHIP

Date		Bk/Pg: 438, 347
04/01/1993		$22000

RESIDENTIAL

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	4500	4500	4500	4500	4500	5000	8100
0	B	13900	10700	22500	22100	21400	22900	37300
	T	18400	15200	27000	26600	25900	27900	45400

Site Description

Topography:
High, Rolling

Public Utilities:
Electric, Sewer, Water

Street or Road:
Paved

Neighborhood:

Zoning:

Legal Acres:
0.3400

OMAP: 10- 29

LAND DATA AND CALCULATIONS

	Land Type	Rating Soil ID --or-- Actual Frontage	Measured Acreage --or-- Effective Frontage	Table Effective Depth	Prod. Factor --or-- Depth Factor --or-- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1	Homesite		0.3400		1.00	9000.00	9000.00	9000		8100

Supplemental Cards		Supplemental Cards	
MEASURED ACREAGE	0.3400	TRUE TAX VALUE	8100
		Supplemental Cards	
		TOTAL LAND VALUE	8100

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.

IMPROVEMENT DATA

000008016002 Property Class: 1
1535 MEADOW ST

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

ACCOMODATIONS

Finished Rooms:	4
Bedrooms:	2
Fireplaces:	

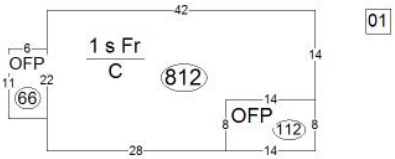
HEATING AND AIR CONDITIONING
Primary Heat: Space heater

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 MODERIZATION
Amount Date



BEWARE OF DOG

(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		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	8x 10	0	0	0	NV	100	0

Data Collector/Date	Appraiser/Date	Neighborhood	Supplemental Cards TOTAL IMPROVEMENT VALUE	
CPG 10/24/2023	CPG 10/24/2023	Neigh 1 AV		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

PARCEL NUMBER
000014216001

Parent Parcel Number

Property Address
313 S MAIN ST

Neighborhood
1 Galax

Property Class
4 4 COMMERCIAL & INDUSTRIAL

TAXING DISTRICT INFORMATION

Jurisdiction	231
Area	001
District	01

OWNERSHIP

SMITH JR CHARLES L &
DEBORAH C SMITH
10 CLYDE ST
SPARTA NC 28675-9113

TRACT 1A 30 X 125
TRACT P1B 87.5
OLD ACCT#: 2730

Tax ID 64-171

Printed 05/21/2024

Card No. 1 of 1

TRANSFER OF OWNERSHIP

Date			Bk/Pg: 541, 261
08/31/2011	STANDARD AUTO PARTS COMPANY	$99500	

COMMERCIAL

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	22900	27400	38800	38800	38800	38800	46700
0	B	48200	63400	60700	65600	65600	75300	75300
	T	71100	90800	99500	104400	104400	114100	122000

Site Description

Topography:
Rolling

Public Utilities:
Electric, Sewer, Water

Street or Road:
Paved

Neighborhood:

Zoning:

Legal Acres:
0.4199

LAND DATA AND CALCULATIONS

	Land Type	Rating Soil ID --or-- Actual Frontage	Measured Acreage --or-- Effective Frontage	Table Effective Depth	Prod. Factor --or-- Depth Factor --or-- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1	Primary Commercial/Indust Land				18290.00	3.00	3.00	54900	-14%	46700

OMAP: BL 32(1A,1B)
STANDARD AUTO PARTS- GABLE ROOF, COMP SHINGLES, PANELED WALLS, VINYL & CONC FLOORS, FORCED AIR HEAT, 2 HALF BATHS, BLOCK & BRICK EXT

Supplemental Cards
MEASURED ACREAGE 0.4199

Supplemental Cards
TRUE TAX VALUE 46700

Supplemental Cards

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

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

PARCEL NUMBER
000013640001

Parent Parcel Number

Property Address
214 BOYER RD

Neighborhood
1 Galax

Property Class
1 1 SINGLE FAMILY - URBAN

TAXING DISTRICT INFORMATION

Jurisdiction	231
Area	001
District	01

OWNERSHIP **Tax ID 76- 20**

BAUMGARDNER DANNY JOSEPH ESTATE
C/O ELIZABETH CROUSE AND TONYA BELTON
663 BULLHEAD ROAD
SPARTA NC 28675

BOYER RD
68 FT
OLD ACCT#: 202

RESIDENTIAL

Printed 05/21/2024

Card No. 1 of 1

TRANSFER OF OWNERSHIP

Date			
04/05/2023	BAUMGARDNER DANNY JOSEPH ESTATE	$0	Doc #: 230000058
06/26/2008	BAUMGARDNER ILA MAE	$0	Doc #: CWF 08-94

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	3000	3500	3500	3500	3500	4000	8000
0	B	7800	11900	17000	17500	16500	17800	30000
	T	10800	15400	20500	21000	20000	21800	38000

Site Description

Topography:
Rolling

Public Utilities:
Electric, Sewer, Water

Street or Road:
Paved

Neighborhood:

Zoning:

Legal Acres:
0.1900

GEN.: GENERAL
4/5/23 CF 230000058 LIST ELIZABETH CROUSE AND TONYA BELTON AS HEIRS.
OMAP: 01- 21A

LAND DATA AND CALCULATIONS

	Land Type	Rating Soil ID --or-- Actual Frontage	Measured Acreage --or-- Effective Frontage	Table Effective Depth	Prod. Factor --or-- Depth Factor --or-- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1	Homesite		0.1900		1.00	8000.00	8000.00	8000	SV	8000

Supplemental Cards
MEASURED ACREAGE 0.1900

Supplemental Cards
TRUE TAX VALUE 8000

Supplemental Cards

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IMPROVEMENT DATA

000013640001 Property Class: 1
214 BOYER RD

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

ACCOMODATIONS

Finished Rooms:	4
Bedrooms:	2
Fireplaces:	

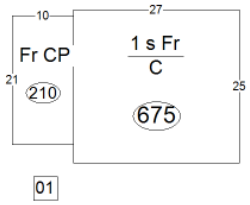
HEATING AND AIR CONDITIONING

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 MODERIZATION
Amount Date



E/O 30% SITS NEXT TO LUMBERYARD

(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		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 TOTAL IMPROVEMENT VALUE	
CXPG 10/26/2023	CPG 10/26/2023	Neigh 1 AV		30000

Property J4

Carol Carpenter

Tax Map No. 47-40-44

TACS No. 851608

2024 Assessment: $109,600

Property Description:

170 Eastview St. Galax

000000524002 CARPENTER CAROL 170 EASTVIEW ST 1

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
000000524002

Parent Parcel Number

Property Address
170 EASTVIEW ST

Neighborhood
1 Galax

Property Class
1 1 SINGLE FAMILY - URBAN

TAXING DISTRICT INFORMATION
Jurisdiction 231
Area 001
District 01

OWNERSHIP

CARPENTER CAROL
C/O CAROL JEAN COLEMAN
170 EASTVIEW ST
GALAX VA 24333

EASTVIEW ST
125 FT FRONTAGE
OLD ACCT#: 1177

Tax ID 47- 40- 44

Printed 05/21/2024

Card No. 1 of 1

TRANSFER OF OWNERSHIP

Date

RESIDENTIAL

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	8500	12000	13000	14000	14000	16000	16000
0	B	37300	38700	56400	58300	53700	58900	93600
	T	45800	50700	69400	72300	67700	74900	109600

Site Description

Topography:
High, Rolling

Public Utilities:
Electric, Sewer, Water

Street or Road:
Paved

Neighborhood:

Zoning:

Legal Acres:

OMAP: 08- 95(4-8)
EFP ADDED IN 2003

LAND DATA AND CALCULATIONS

	Land Type	Rating Soil ID --or-- Actual Frontage	Measured Acreage --or-- Effective Frontage	Table Effective Depth	Prod. Factor --or-- Depth Factor Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1	Homesite				1.00	16000.00	16000.00	16000	SV	16000

Supplemental Cards

MEASURED ACREAGE 0.0000

Supplemental Cards

TRUE TAX VALUE 16000

Supplemental Cards

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

Property J5 Goldie Crowder Estate

Tax Map No. 60-4 **TACS No. 851594**

Assessment: $133,000

Property Description:

221 Kenbrook Dr. Galax

000009561001 CROWDER GOLDIE ESTATE 221 KENBROOK DR 1

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
000009561001

Parent Parcel Number

Property Address
221 KENBROOK DR

Neighborhood
1 Galax

Property Class
1 1 SINGLE FAMILY - URBAN

TAXING DISTRICT INFORMATION

Jurisdiction	231
Area	001
District	01

OWNERSHIP

CROWDER GOLDIE ESTATE
221 KENBROOK DRIVE
GALAX, VA 24333

KENBROOK DR
2 LOTS
OLD ACCT#: 567

Tax ID 60- 4

Printed 05/21/2024

Card No. 1 of 1

RESIDENTIAL

TRANSFER OF OWNERSHIP

Date			
11/07/2016	CROWDER GOLDIE	Bk/Pg: CWF 16, 186	$0
05/01/1989		Bk/Pg: 242, 206	$0

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	5000	7000	7000	7000	7000	8000	10000
0	B	11100	14800	18800	18400	14700	16300	13900
	T	16100	21800	25800	25400	21700	24300	23900

Site Description

Topography:
High, Rolling

Public Utilities:
Electric, Sewer, Water

Street or Road:
Paved

Neighborhood:

Zoning:

Legal Acres:
0.3800

LAND DATA AND CALCULATIONS

	Land Type	Rating Soil ID --or-- Actual Frontage	Measured Acreage --or-- Effective Frontage	Table Effective Depth	Prod. Factor --or-- Depth Factor --or-- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1	Homesite		0.3800		1.00	10000.00	10000.00	10000	SV	10000

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: 18- 25
KENBROOK DRIVE, 2 LOTS SITE ABOVE GRADE WITH LIMITED PARKING

Supplemental Cards
MEASURED ACREAGE 0.3800

Supplemental Cards
TRUE TAX VALUE 10000

Supplemental Cards
TOTAL LAND VALUE 10000

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IMPROVEMENT DATA

000009561001 Property Class: 1
221 KENBROOK DR

PHYSICAL CHARACTERISTICS

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

ROOFING

Material: Asphalt shingles
Type: Gable
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

ACCOMODATIONS

Finished Rooms: 4
Bedrooms: 2
Fireplaces:

HEATING AND AIR CONDITIONING

Primary Heat: Space heater

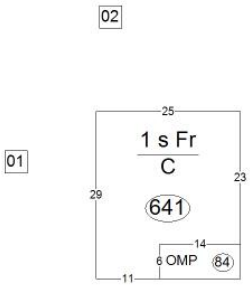
Lower		Full	Part
/Bsmt	1	Upper	Upper

PLUMBING

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

REMODELING AND MODERIZATION

Amount Date



(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		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
TJ 11/27/2023	TJ 11/27/2023	Neigh 1 AV	TOTAL IMPROVEMENT VALUE 13900

Property J6

Luigi Bozzo

Tax Map No. 55-162

TACS No. 851603

2024 Assessment: $397,000

Property Description:

200 N. Main St. Galax

000008735001 BOZZO LUIGI 200 N MAIN ST 4

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
000008735001

Parent Parcel Number

Property Address
200 N MAIN ST

Neighborhood
1 Galax

Property Class
4 4 COMMERCIAL & INDUSTRIAL

TAXING DISTRICT INFORMATION

Jurisdiction	231
Area	001
District	01

OWNERSHIP

BOZZO LUIGI
2792 DESERT ROSE ST
LITTLE RIVER SC 29566-7126

N MAIN ST
125 FT FRONTAGE
SIGNET BANK

Tax ID 55-162

Printed 05/21/2024

Card No. 1 of 1

COMMERCIAL

TRANSFER OF OWNERSHIP

Date			
04/27/2016	DIVERSIFIED CAPITAL-GALAX LLC	$110000	Bk/Pg: 594, 846
11/14/2001	WHITTIER DOWNS MANAGEMENT CO	$380000	Bk/Pg: 378, 408

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	56900	56900	89400	89400	89400	89400	97500
0	B	594700	657200	672900	578800	479600	247600	299500
	T	651600	714100	762300	668200	569000	337000	397000

Site Description

Topography:
Rolling

Public Utilities:
Electric, Sewer, Water

Street or Road:
Paved

Neighborhood:

Zoning:

Legal Acres:
0.3730

OMAP: BL 13(1-5)
CORNER LOT, STORAGE IN BSMT
FLAT/SHED ROOF, TARPAPER/ROLL, PANELED & DRYWALL, VINYL & CARPET & MARBLE, FORCED AIR HEAT, A/C, 5 HALF BATHS, APPEARS TO BE VACANT

LAND DATA AND CALCULATIONS

	Land Type	Rating Soil ID --or-- Actual Frontage	Measured Acreage --or-- Effective Frontage	Table Effective Depth	Prod. Factor --or-- Depth Factor --or-- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1	Primary Commercial/Indust Land				16250.00	6.00	6.00	97500		97500

Supplemental Cards		Supplemental Cards	
MEASURED ACREAGE	0.3730	TRUE TAX VALUE	97500
		Supplemental Cards	
		TOTAL LAND VALUE	97500

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

Property J7

Hazel Haynes

Tax Map No. 25-33

TACS No. 851627

2024 Assessment: $14,000

Property Description:

303 Partridge St. Galax

000009887001 HAYNES HAZEL 303 PARTRIDGE ST 1

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
000009887001

Parent Parcel Number

Property Address
303 PARTRIDGE ST

Neighborhood
1 Galax

Property Class
1 1 SINGLE FAMILY - URBAN

TAXING DISTRICT INFORMATION

Jurisdiction	231
Area	001
District	01

OWNERSHIP

HAYNES HAZEL
303 PARTRIDGE ST
GALAX VA 24333

PARTRIDGE ST
LOT 51
OLD ACCT#: 3106

Tax ID 25- 33

Printed 05/21/2024

Card No. 1 of 1

TRANSFER OF OWNERSHIP

Date

RESIDENTIAL

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	8500	10000	12000	12000	12000	12000	14000
0	B	32200	29500	38700	38700	37500	41100	0
	T	40700	39500	50700	50700	49500	53100	14000

Site Description

Topography:
Rolling

Public Utilities:
Sewer, Water

Street or Road:
Unpaved

Neighborhood:

Zoning:

Legal Acres:

LAND DATA AND CALCULATIONS

	Land Type	Rating Soil ID --or-- Actual Frontage	Measured Acreage --or-- Effective Frontage	Table Effective Depth	Prod. Factor --or-- Depth Factor --or-- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1	Homesite				1.00	14000.00	14000.00	14000	SV	14000

OMAP: 21- 19A
2022 DWELLING RAZED

Supplemental Cards
MEASURED ACREAGE 0.0000

Supplemental Cards
TRUE TAX VALUE 14000

Supplemental Cards
TOTAL LAND VALUE 14000

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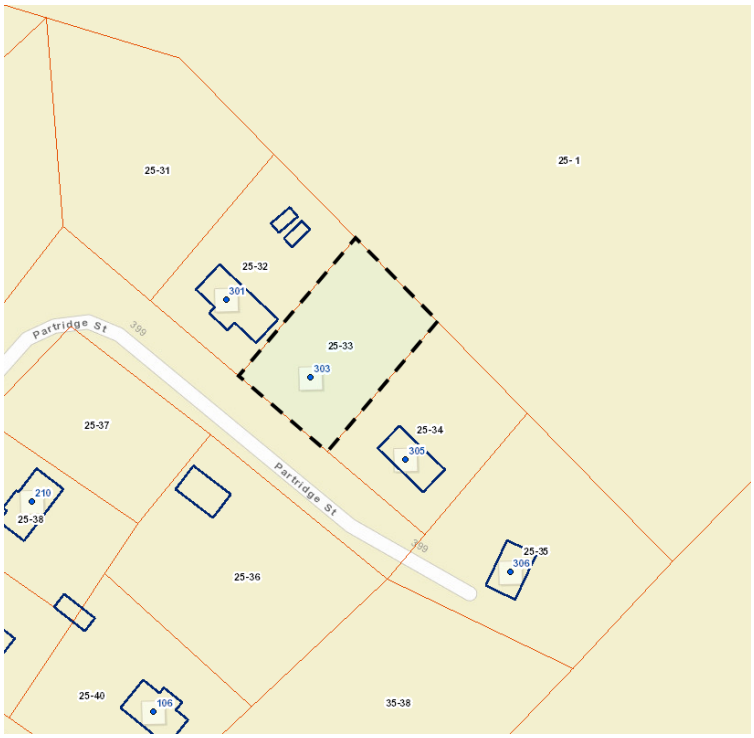

City of Galax Judicial Properties Auction Booklet
July 2, 2024 at 1:00 PM

Property J8

James Roy Pauley, III

Tax Map No. 56-112

TACS No. 851599

2024 Assessment: $19,500

Property Description:

111 Matthews St. Galax

000009579001 PAULEY JAMES ROY III 111 MATTHEWS ST 1

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
000009579001

Parent Parcel Number

Property Address
111 MATTHEWS ST

Neighborhood
1 Galax

Property Class
1 1 SINGLE FAMILY - URBAN

TAXING DISTRICT INFORMATION

Jurisdiction	231
Area	001
District	01

OWNERSHIP

PAULEY JAMES ROY III
111 MATTHEWS ST
GALAX VA 24333

MATTHEWS ST
75 FT FRONTAGE
OLD ACCT#: 782

Tax ID 56-112

Printed 05/21/2024

Card No. 1 of 1

TRANSFER OF OWNERSHIP

Date	Bk/Pg: 495, 591
08/27/1996	$0

RESIDENTIAL

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	5000	5000	6000	6000	6000	7500	9000
0	B	16000	13700	17500	19800	18000	18200	10500
	T	21000	18700	23500	25800	24000	25700	19500

Site Description

Topography:
High, Rolling

Public Utilities:
Electric, Sewer, Water

Street or Road:
Paved

Neighborhood:
Improving

Zoning:

Legal Acres:

OMAP: BL 60(17)

LAND DATA AND CALCULATIONS

Land Type	Rating Soil ID --or-- Actual Frontage	Measured Acreage --or-- Effective Frontage	Table Effective Depth	Prod. Factor --or-- Depth Factor --or-- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1 Homesite				1.00	9000.00	9000.00	9000	SV	9000

Supplemental Cards		Supplemental Cards	
MEASURED ACREAGE	0.0000	TRUE TAX VALUE	9000
		Supplemental Cards	
		TOTAL LAND VALUE	9000

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IMPROVEMENT DATA

000009579001 Property Class: 1
111 MATTHEWS ST

PHYSICAL CHARACTERISTICS

Style:	112 Conventional
Occupancy:	Single family
Story Height:	1.0
Finished Area:	1187
Attic:	None
Basement:	None

ROOFING

Material:	Metal
Type:	Gable
Framing:	Std for class
Pitch:	Not Available

FLOORING

Sub and joists	1.0
Softwood-standard	1.0

EXTERIOR COVER
Alum siding 1.0

INTERIOR FINISH
Plaster 1.0

ACCOMODATIONS

Finished Rooms:	6
Bedrooms:	3
Fireplaces:	

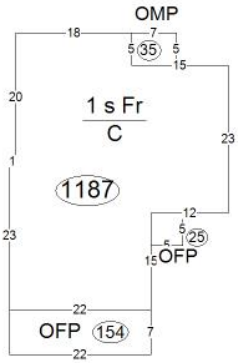
HEATING AND AIR CONDITIONING
Primary Heat: Space heater

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 MODERIZATION
Amount Date



(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		D-10	1930	1930	VP	0.00	Y	0.00	0	99560	75	90	0	100	10500

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

Property J9

Erma M. Jones

Tax Map No. 56-69

TACS No. 851598

2024 Assessment: $58,300

Property Description:

607 Givens St. Galax

000001688002 JONES ERMA M 607 GIVENS ST 1

ADMINISTRATIVE INFORMATION | **OWNERSHIP** | **Tax ID 56- 69** | **Printed 05/21/2024** | Card No. 1 of 1

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

OWNERSHIP
JONES ERMA M
112 VALLEY ST
GALAX VA 24333-2224

GIVENS ST 75' FRONTAG
MOXLEY ADDITION
OLD ACCT#: 1674

TRANSFER OF OWNERSHIP
Date

RESIDENTIAL

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	5000	7000	7000	7000	7000	9000	11000
0	B	16400	27600	35000	34400	32300	35200	47300
	T	21400	34600	42000	41400	39300	44200	58300

Site Description

Topography:
High, Rolling

Public Utilities:
Electric, Sewer, Water

Street or Road:
Paved

Neighborhood:
Improving

Zoning:

Legal Acres:

LAND DATA AND CALCULATIONS

Land Type	Rating Soil ID --or-- Actual Frontage	Measured Acreage --or-- Effective Frontage	Table Effective Depth	Prod. Factor --or-- Depth Factor --or-- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1 Homesite				1.00	11000.00	11000.00	11000	SV	11000

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

Supplemental Cards
MEASURED ACREAGE 0.0000

Supplemental Cards
TRUE TAX VALUE 11000

Supplemental Cards
TOTAL LAND VALUE 11000

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IMPROVEMENT DATA

000001688002 Property Class: 1
607 GIVENS ST

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

ACCOMODATIONS

Finished Rooms:	5
Bedrooms:	3
Fireplaces:	

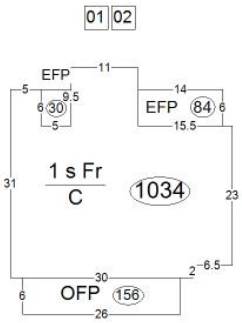
HEATING AND AIR CONDITIONING
Primary Heat: Space heater

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 MODERIZATION
Amount Date



(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		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 TOTAL IMPROVEMENT VALUE	
TJ 09/19/2023	TJ 09/19/2023	Neigh 1 AV		47300

Property J10

Robert L. Jones II

Tax Map No. 71-53

TACS No. 851578

2024 Assessment: $48,500

Property Description:

120 Ernie Pyle St. Galax

000010008001 JONES ROBERT L II & NINA F 120 ERNIE PYLE ST 1

ADMINISTRATIVE INFORMATION **OWNERSHIP** **Tax ID 71- 53** **Printed 05/21/2024** Card No. 1 of 1

PARCEL NUMBER
000010008001

Parent Parcel Number

Property Address
120 ERNIE PYLE ST

Neighborhood
1 Galax

Property Class
1 1 SINGLE FAMILY - URBAN

TAXING DISTRICT INFORMATION

Jurisdiction	231
Area	001
District	01

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

ERNIE PYLE ST
110 FT FRONTAGE
OLD ACCT#: 1685

TRANSFER OF OWNERSHIP

Date

RESIDENTIAL

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	8000	9000	10000	10000	10000	12000	19000
0	B	24500	25700	47200	46500	38700	39200	29500
	T	32500	34700	57200	56500	48700	51200	48500

Site Description

Topography:
Rolling

Public Utilities:
Electric, Sewer, Water

Street or Road:
Paved

Neighborhood:

Zoning:

Legal Acres:

OMAP: 01- 89

LAND DATA AND CALCULATIONS

Land Type	Rating Soil ID --or-- Actual Frontage	Measured Acreage --or-- Effective Frontage	Table Effective Depth	Prod. Factor --or-- Depth Factor --or-- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1 Homesite				1.00	19000.00	19000.00	19000	SV	19000

Supplemental Cards		Supplemental Cards	
MEASURED ACREAGE	0.0000	TRUE TAX VALUE	19000
		Supplemental Cards	
		TOTAL LAND VALUE	19000

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IMPROVEMENT DATA

000010008001 Property Class: 1
120 ERNIE PYLE ST

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

ACCOMODATIONS

Finished Rooms:	7
Bedrooms:	3
Formal Dining Room:	1
Fireplaces:	

HEATING AND AIR CONDITIONING

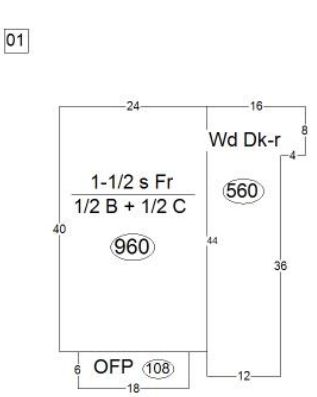
Primary Heat:	Forced hot air		
Lower /Bsmt	1	Full Upper	Part Upper

PLUMBING

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

REMODELING AND MODERIZATION

Amount	Date



2019 POSTED ON DOOR/KEEP OUT

(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		D	1954	1954	VP	0.00	Y	0.00	0	112550	65	75	0	100	29500
01	A G POOL	0.00	1	C	1954	1954	P	0.00	N	0.00	0	0	0	0	NV	100	0

Data Collector/Date	Appraiser/Date	Neighborhood	Supplemental Cards TOTAL IMPROVEMENT VALUE	
CPG 10/17/2023	CPG 10/17/2023	Neigh 1 AV		29500

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

Property J11

Elsie Williams

Tax Map No. 47-150

TACS No. 851610

2024 Assessment: $76,900

Property Description:

169 Calloway St. Galax

000003300002 WILLIAMS ELSIE MRS 169 CALLOWAY ST 1

ADMINISTRATIVE INFORMATION **Tax ID 47-150** **Printed 05/21/2024** Card No. 1 of 1

PARCEL NUMBER
000003300002

Parent Parcel Number

Property Address
169 CALLOWAY ST

Neighborhood
1 Galax

Property Class
1 1 SINGLE FAMILY - URBAN

TAXING DISTRICT INFORMATION
Jurisdiction 231
Area 001
District 01

OWNERSHIP
WILLIAMS ELSIE MRS
4240 QUAIL DR. NW
ROANOKE VA 24017

CALLOWAY ST
50 FT FRONTAGE
OLD ACCT#: 3148

TRANSFER OF OWNERSHIP
Date

RESIDENTIAL

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	3500	6000	8000	8000	8000	10000	10000
0	B	24800	40700	61000	57500	63400	69700	66900
	T	28300	46700	69000	65500	71400	79700	76900

Site Description

Topography:
Rolling

Public Utilities:
Electric, Sewer, Water

Street or Road:
Paved

Neighborhood:
Improving

Zoning:

Legal Acres:

LAND DATA AND CALCULATIONS

Land Type	Rating Soil ID --or-- Actual Frontage	Measured Acreage --or-- Effective Frontage	Table Effective Depth	Prod. Factor --or-- Depth Factor Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1 Homesite				1.00	10000.00	10000.00	10000	SV	10000

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

Supplemental Cards
MEASURED ACREAGE 0.0000

Supplemental Cards
TRUE TAX VALUE 10000

Supplemental Cards
TOTAL LAND VALUE 10000

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.

IMPROVEMENT DATA

000003300002 Property Class: 1
169 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 B
Vinyl siding 1.0, 1.5

INTERIOR FINISH
Unfinished B
Drywall 1.0, 1.5

ACCOMODATIONS
Finished Rooms: 6
Bedrooms: 3
Fireplaces:

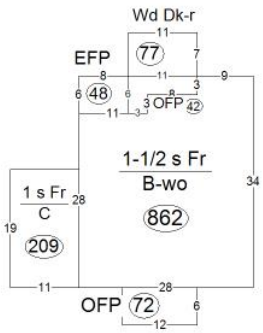
HEATING AND AIR CONDITIONING
Primary Heat: Forced hot air

		Full	Part
Lower /Bsmt	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



NEW ROOF AND WINDOWS

(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		C-10	1947	1947	AV	0.00	Y	0.00	0	132800	45	40	0	100	66900

Data Collector/Date	Appraiser/Date	Neighborhood	Supplemental Cards TOTAL IMPROVEMENT VALUE	
TJ 09/07/2023	TJ 09/07/2023	Neigh 1 AV		66900

NOTES