

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER'S SALE OF REAL ESTATE
COUNTY OF BUCHANAN, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Buchanan, 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 **Buchanan County Board of Supervisors Meeting Room, 4447 Slate Creek Road, Grundy Virginia 24614**, on **December 19, 2024 at 11:00am**.

The sale of such property is subject to the terms and conditions below, and any term or conditions which may be subsequently posted or announced by Mitch-Ell Auction Firm ("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	Opal Burks Nichols, et al	2HH081150 INST E	759854	5920 Slate Creek Road, Grundy; North Grundy Magisterial District
J2	George Dotson Heirs	2HH175004	760556	Knox Creek AC 63 +/-; Knox Magisterial District
J3	Andy Scarbury Estate	2HH089039	761872	1565 Kershaw Branch Road, Hurley; Knox Magisterial District
J4	J H Branham Estate	2HH182250	761868	0 Hoot Owl Road; 3 & 20 Mile Br AC 60 +/-; North Grundy Magisterial District
J5	Charley Hunt, et al	1HH063008	760787	0 Triton Road; Grassy Creek AC 41.50 +/-; Garden Magisterial District
J6	Catherine Lester, et al	2HH043048	761410	Knox Creek AC 65.5 +/-; Knox Magisterial District
J7	Roger Wayne Coleman, et al	2HH186036 ENLG A	760439	1019 and 1031 Mott Branch Road, Vansant; South Grundy Magisterial District
J8	Andrea Nicole Shrader, et al	2HH237047	761236	31276 Riverside Drive, Grundy; Rock Lick Magisterial District
J9.1	Judy Horn, et al	2HH151026 ENLG A	761312	Slate Creek AC 2.0 +/-; North Grundy Magisterial District
J9.2	Judy Horn, et al	2HH151026 AENLG-A	761312	1015 Greenleaf Road, Grundy; North Grundy Magisterial District
J10	Anthony Lee Hurley	2HH183092	760828	1019 Narrow Gauge Road, Grundy; South Grundy Magisterial District

J11.1	Joann Steffy	2HH107058	760124	2056 Race Ford Road, Hurley; Knox Magisterial District
J11.2	Joann Steffy	2HH107059	760124	Race Fork AC 15 +/-; Knox Magisterial District

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 www.mitchellauctionfirm.com. 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 Mitch-Ell Auction Firm, at (276) 608-4786 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 December 26, 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 County of Buchanan 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 County of Buchanan and you may not be a Defendant in any pending delinquent tax matter. Questions concerning the registration and bidding process should be directed to the Auctioneer online at www.mitchellauctionfirm.com, by email to mark@mitchellauctionfirm.com or by phone to Mark Mitchell, at (276) 608-4786. Questions concerning the property subject to sale should be directed to TACS online at www.taxva.com, by email to taxsales@taxva.com, by phone to 804-506-3102, or by writing to the address below.

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

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

At that certain real estate tax sale which closed on Thursday, December 19, 2024, the undersigned was the highest bidder on the real estate described below, for a bid price of \$_____.

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

Tax Map Number:

Account Number:

TACS Number:

Buyer's Premium: \$ _____

Bid Deposit: \$ _____

Credit Card Hold: \$(_____)

Total Due Now: \$ _____

Sample Contract

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 Buchanan, 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 (December 19, 2024). I further understand that in the event I owe delinquent taxes to or am named as a Defendant in any delinquent tax suit filed by the above-named locality, that this contract shall be voidable and I agree to forfeit any right, title or interest that I may have in the real estate to the next highest bidder as listed in the auction documents.

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

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

I understand that the former owner(s) of this property may for good cause shown, within ninety (90) days from the entry of the Decree of Confirmation in this matter, petition the Court to have the matter reheard. I understand that title to the property described herein will be taken in the name(s) indicated below and I represent that I have the authority to purchase and title the property in the name(s) shown below.

_____ Signature	_____ Street Address
_____ Name (please print)	_____ City, State, Zip
_____ Telephone	_____ Email Address

Title will be taken in the name of:

Type of Interest: Tenants in Common Tenants by Entirety with ROS Joint Tenants None

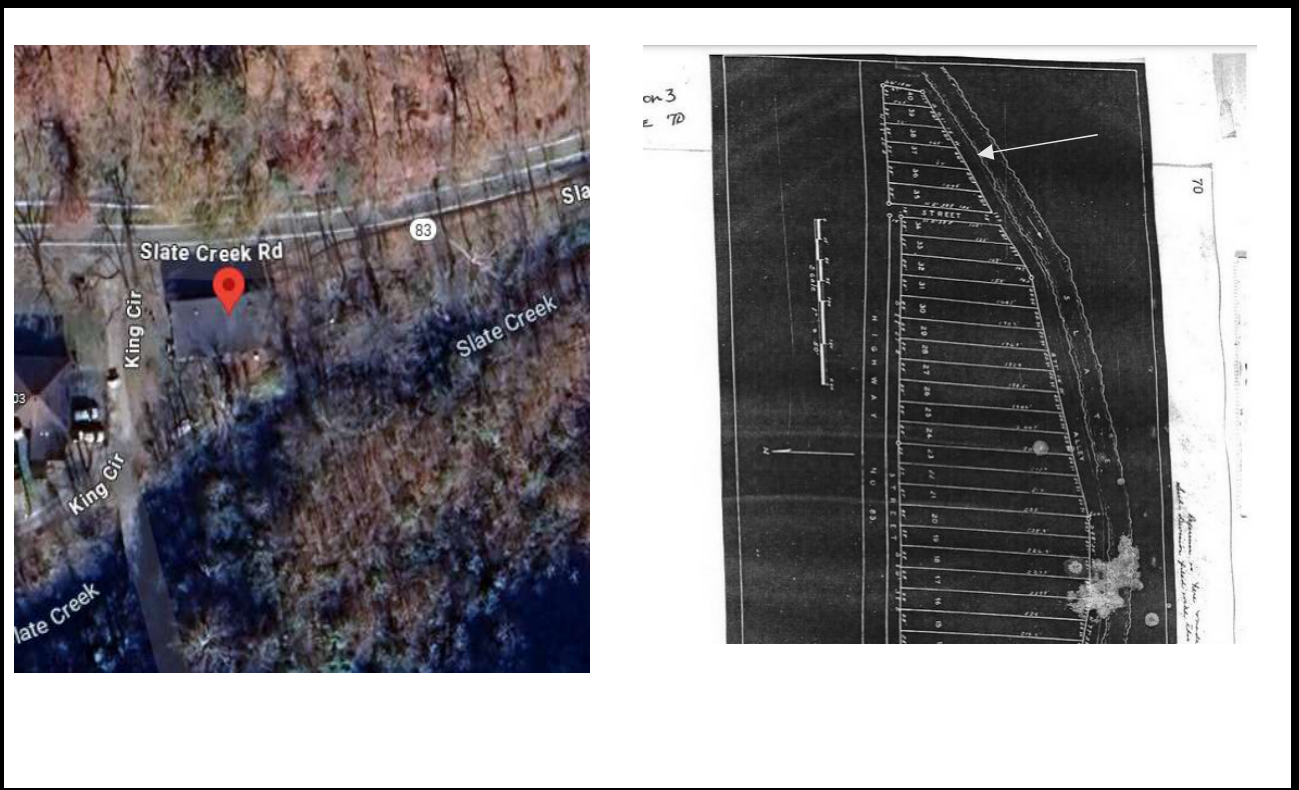
CERTIFICATION

It is hereby certified that the above-referenced purchaser has, on this 19th day of December, 2024, acknowledged and executed the foregoing Purchaser's Acknowledgment and Contract of Sale. I further certify that the contact information and signature shown above belong to the aforementioned purchaser and are true and correct to the best of my knowledge.

Taxing Authority Consulting Services, PC

**J1- Opal Burks Nichols Tax Map Number 2HH081150 INST E TACS Number 759854
5920 Slate Creek Road**

Map ID: 2HH081150 INST E GRUNDY, VA 24614		
Acct No: 11956-1		
Legal Description: SLATE CRK 0 35-40 AC 6 LOTS BURKS, ALFRED & LAURA		
Plat Book/Page: 3 / 70		
Deed Book/Page: 0336 / 520		
Instrument: 00 00		
Occupancy: DWELLING		
Dwelling Type: CINDERBLOC		
Use/Class: SINGLE FAMILY COUNTY	Acreage: 0.000	
Year Assessed: 2021	Year Built: 1972	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 04 NORTH GRUNDY	Year Effective:	Total Land: \$12,000
MH/Type:	On Site Date: 09/25/2020	Total Improvements: \$50,800
Condition: POOR	Review Date:	Total Value: \$62,800



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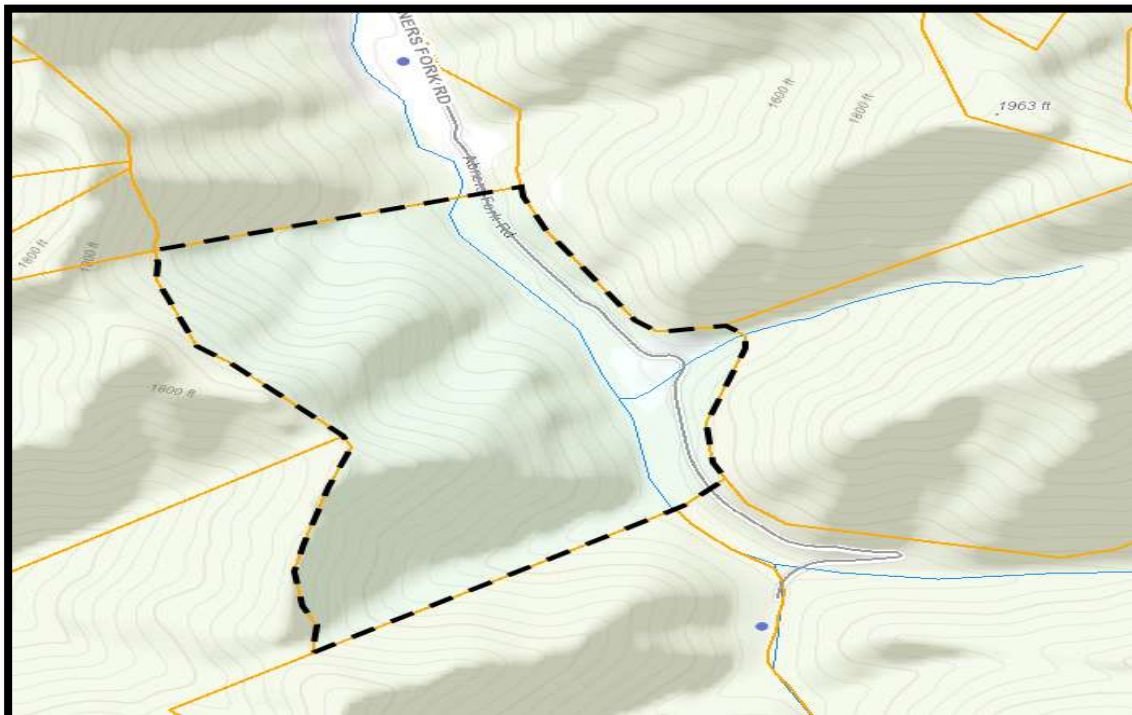
**J2- George Dotson Heirs Tax Map Number 2HH175004 TACS Number 760556
Fronts on Abner's Fork Road**

Map ID: 2HH175004		
Acct No: 5002-1		
Legal Description: KNOX CREEK 0 0		
AC 63 0		
Plat Book/Page: 0000 / No Page		
Deed Book/Page: 0060 / 433		
Instrument: 00 00		
Occupancy: LAND		
Dwelling Type: VACANT		
Use/Class: AGRICULTURE 20-99 ACRES	Acreage: 63.000	
Year Assessed: 2021	Year Built:	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 03 KNOX	Year Effective:	Total Land: \$31,500
MH/Type:	On Site Date: 10/19/2020	Total Improvements: \$0
Condition:	Review Date:	Total Value: \$31,500

----- Improvement Description -----		
Exterior	Interior	Site
		STREET-GRAVEL

----- Land Valuation -----							
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
A	51 MOUNTAIN L E		63.00		500.00		31500
Total Land Value			63.000				31500

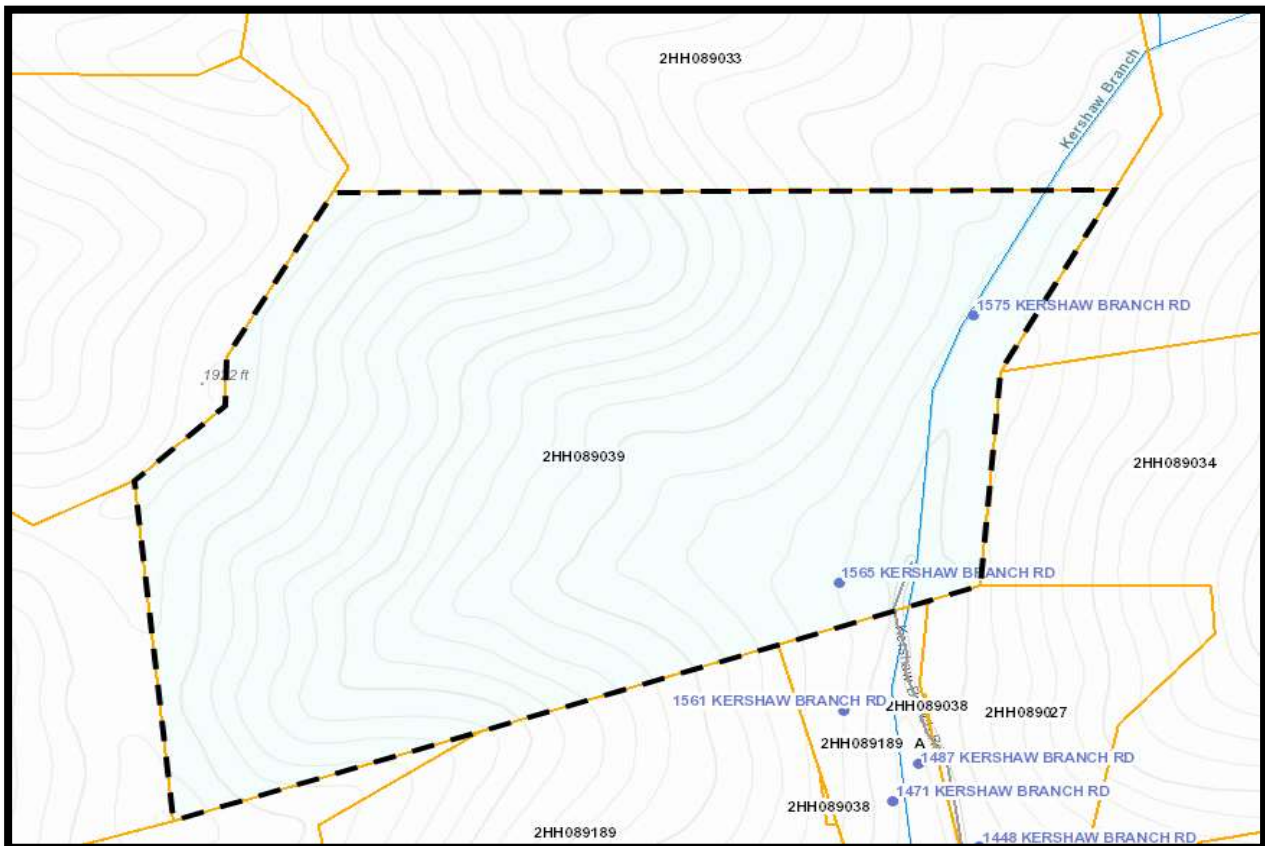
Total Property Value							31500



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**J3- Andy Scarbury Estate Tax Map Number 2HH089039 TACS Number 761872
1565 Kershaw Branch Road**

Map ID: 2HH089039		
Acct No: 14500-1		
Legal Description: KNOX CREEK GUESSES FK 0 0 AC 55 0		
Plat Book/Page: 0000 / No Page		
Deed Book/Page: 0111 / 339		
Instrument: 07 163 00		
Occupancy: DWELLING		
Dwelling Type: MODULAR		
Use/Class: AGRICULTURE 20-99 ACRES	Acreage: 55.000	
Year Assessed: 2021	Year Built: 2003	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 03 KNOX	Year Effective: 2003	Total Land: \$31,000
MH/Type:	On Site Date: 11/04/2020	Total Improvements: \$50,400
Condition: FAIR	Review Date:	Total Value: \$81,400



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**J4- J H Branham Estate Tax Map Number 2HH182250 TACS Number 761868
Fronts on Hoot Owl Road**

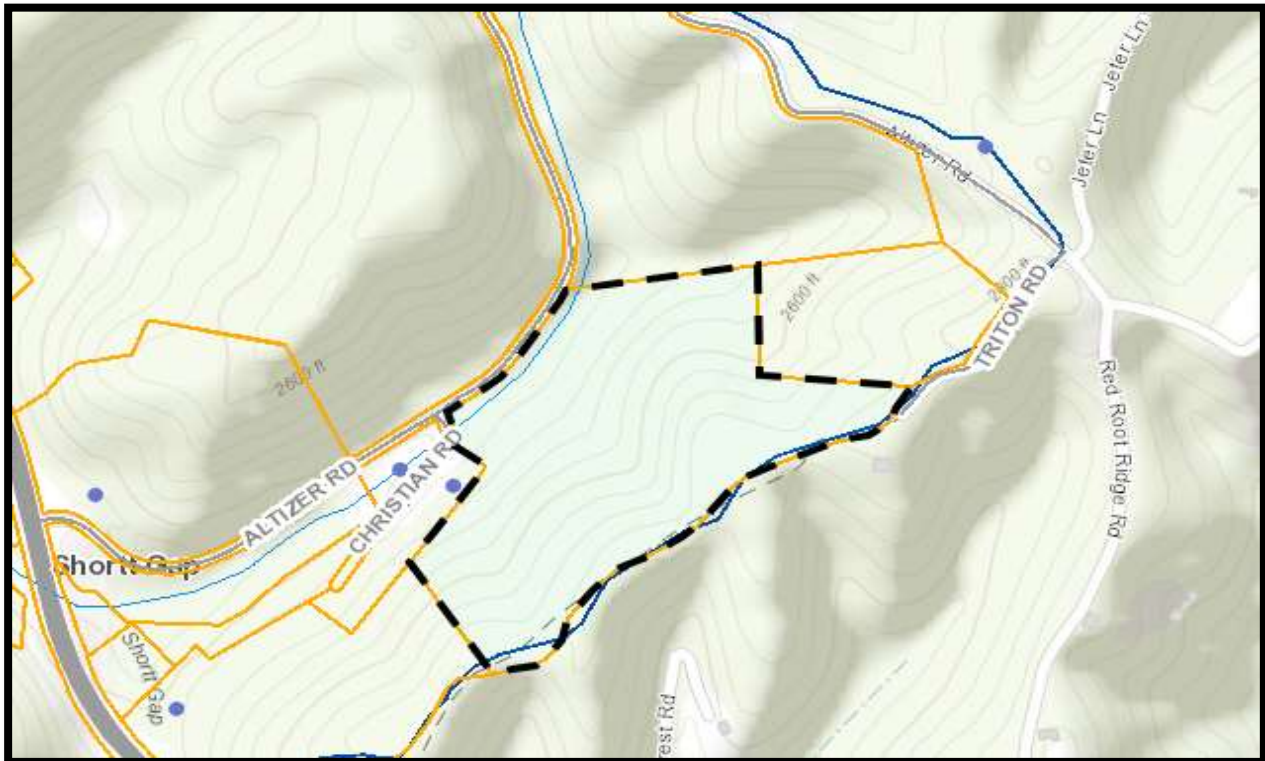
Map ID: 2HH182250 GRUNDY, VA 24614		
Acct No: 1708-1		
Legal Description: 3 & 20 MILE BR 0 0		
AC 60 0		
Plat Book/Page: 0000 / No Page		
Deed Book/Page: 065 / 395		
Instrument: 00 00		
Occupancy: LAND A/O		
Dwelling Type: VACANT		
Use/Class: AGRICULTURE 20-99 ACRES	Acreage: 60.000	
Year Assessed: 2021	Year Built:	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 04 NORTH GRUNDY	Year Effective:	Total Land: \$30,000
MH/Type:	On Site Date: 11/02/2020	Total Improvements: \$0
Condition:	Review Date:	Total Value: \$30,000



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**J5- Charley Hunt, et al Tax Map Number 1HH063008 TACS Number 760787
Fronts on Triton Road**

Map ID: 1HH063008 281 RED BRUSH RD		
Acct No: 7560-1 NEW CASTLE, VA 24127		
Legal Description: GRASSY CRK 0 0 AC 41.50 0		
Plat Book/Page: 0000 / No Page		
Deed Book/Page: 53 / 588		
Instrument: 00 00		
Occupancy: LAND		
Dwelling Type:		
Use/Class: AGRICULTURE 20-99 ACRES	Acreage: 41.500	
Year Assessed: 2021	Year Built:	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 01 GARDEN	Year Effective:	Total Land: \$20,800
MH/Type:	On Site Date: 07/28/2020	Total Improvements: \$0
Condition:	Review Date:	Total Value: \$20,800



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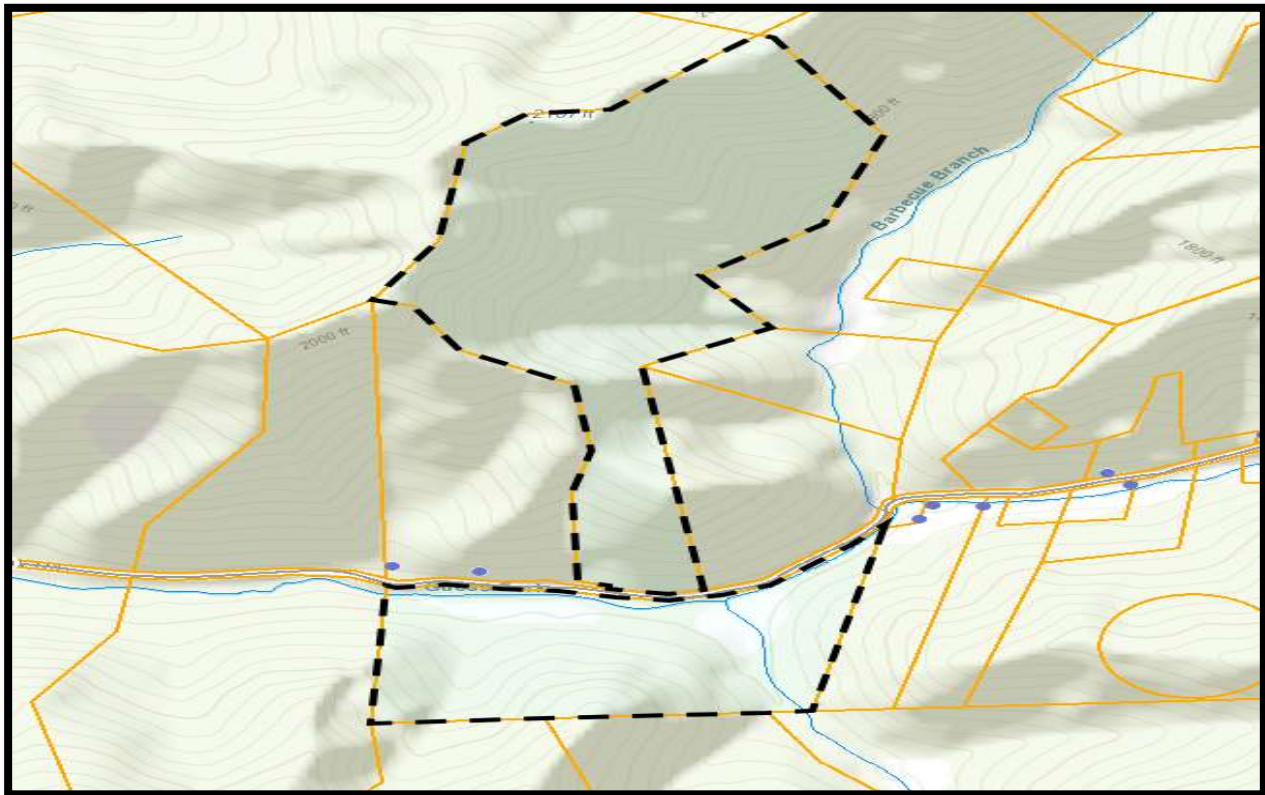
**J6- Catherine Lester, et al Tax Map Number 2HH043048 TACS Number 761410
Fronts and crosses Old Guesses Fork Road**

Map ID: 2HH043048 AKRON, IN 46910		
Acct No: 9599-1		
Legal Description: KNOX CREEK 0 0		
AC 65.5 0		
Plat Book/Page: 0000 / No Page		
Deed Book/Page: 0103 / 209		
Instrument: 06 133 00		
Occupancy: LAND		
Dwelling Type: VACANT		
Use/Class: AGRICULTURE 20-99 ACRES		Acreage: 65.500
Year Assessed: 2021		Year Built:
Zoning:	Year Remodeled:	Land Use:
District: 03 KNOX	Year Effective:	Total Mineral: \$0
MH/Type:	On Site Date: 08/18/2020	Total Land: \$32,800
Condition:	Review Date:	Total Improvements: \$0
		Total Value: \$32,800

----- Improvement Description -----		
Exterior	Interior	Site
		STREET-GRAVEL
		STREET-PAVED

----- Land Valuation -----							
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
A	51 MOUNTAIN L E		65.50		500.00		32750
Total Land Value			65.500				32800

Total Property Value							32800



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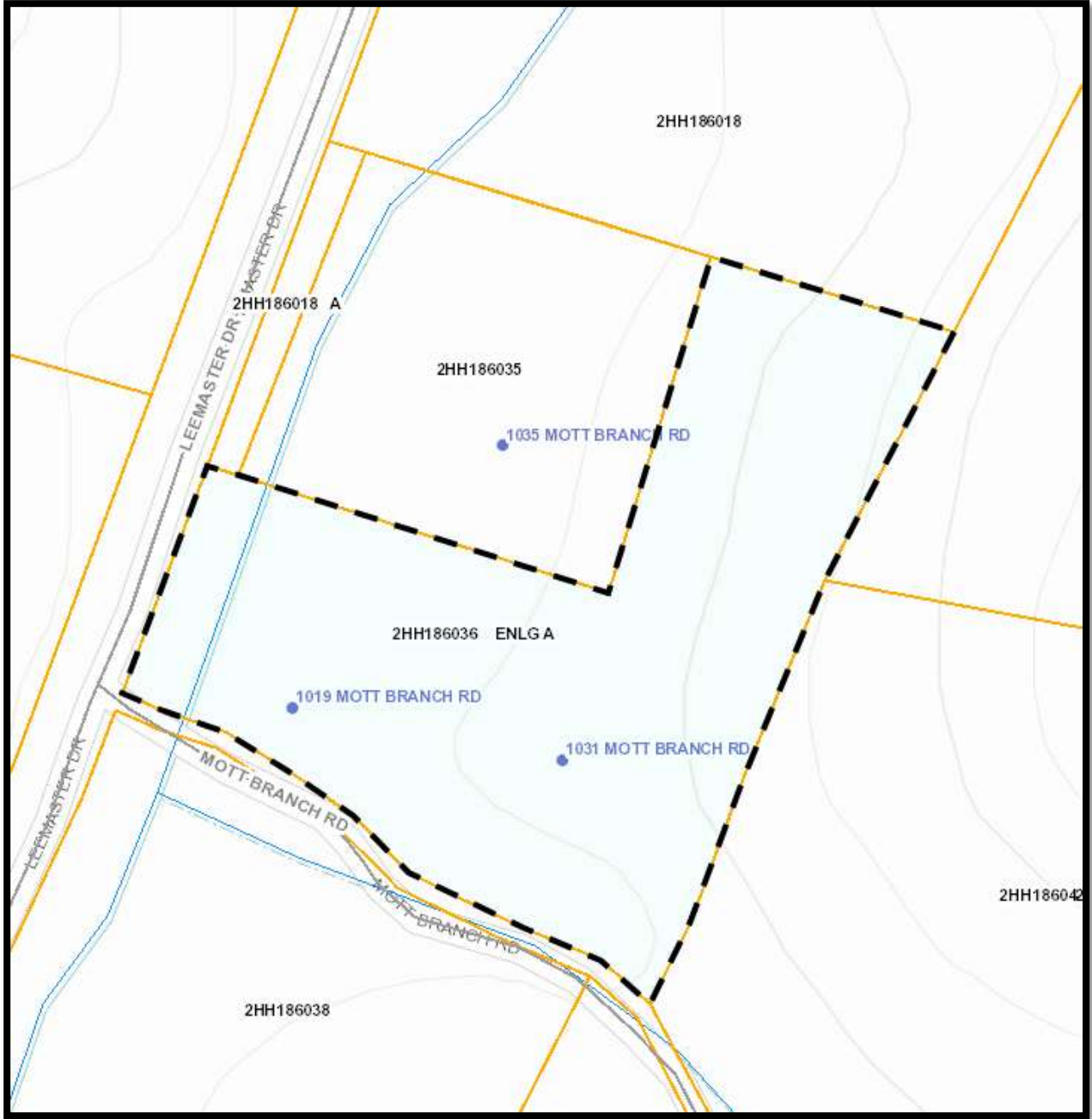
**J7- Roger Wayne Coleman, et al Tax Map Number 2HH186036-ENLG-A TACS # 760439
1019 and 1031 Mott Branch Road**

Property card for 1019 Mott Branch Road

Map ID: 2HH186036 ENLG A		
Acct No: 3126-2		
Legal Description: BIG PRATER CRK RIGHT HD FK AC 4.07 COLEMAN, AUTY & EVA		
Plat Book/Page: 0000 / No Page		
Deed Book/Page: 0195 / 244		
Instrument: 00 00		
Occupancy: DWELLING		
Dwelling Type: 1STY		
Use/Class: SINGLE FAMILY COUNTY	Acreage: 0.000	
Year Assessed: 2021	Year Built:	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 07 SOUTH GRUNDY	Year Effective: 1900	Total Land: 0
MH/Type:	On Site Date: 09/17/2020	Total Improvements: \$5,800
Condition: POOR	Review Date:	Total Value: \$5,800

Property card for 1031 Mott Branch Road

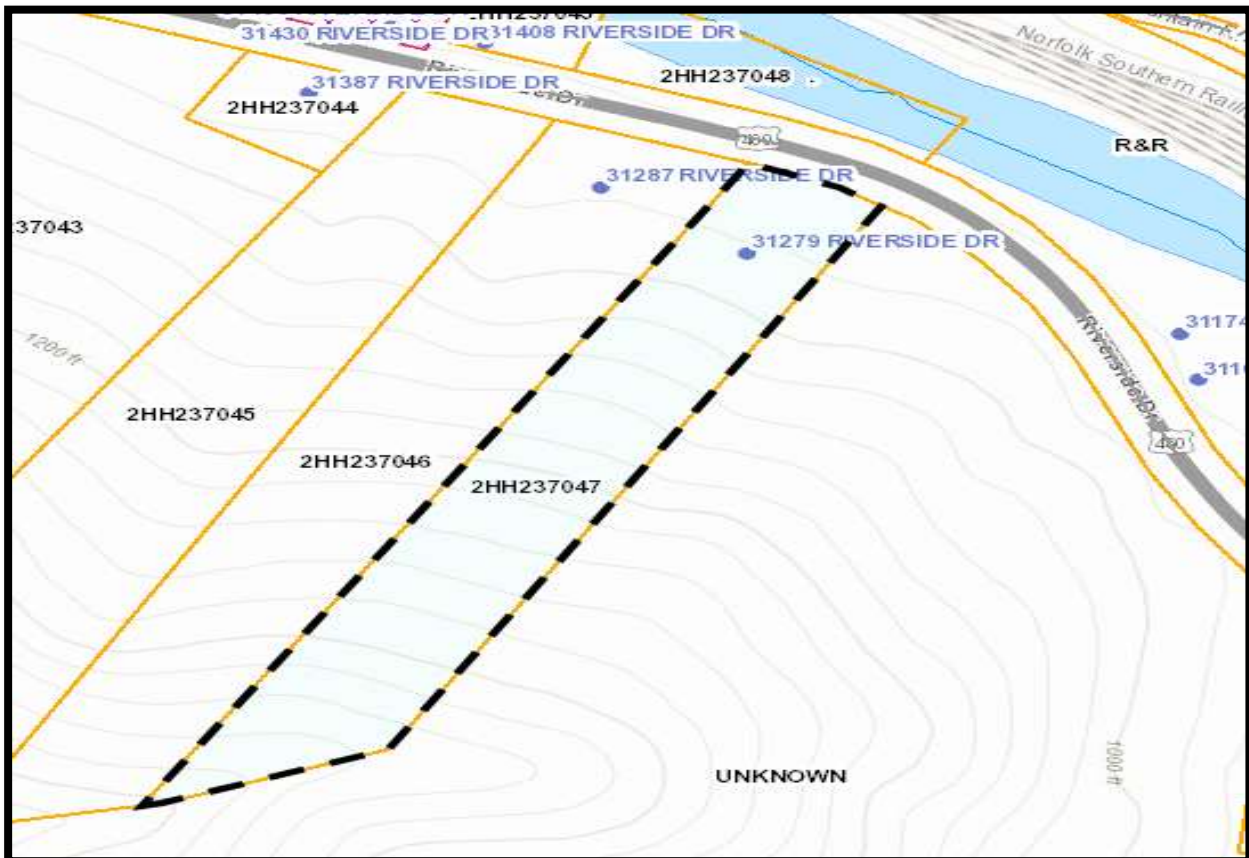
Map ID: 2HH186036 ENLG A		
Acct No: 3126-1		
Legal Description: BIG PRATER CRK RIGHT HD FK AC 4.07 COLEMAN, AUTY & EVA		
Plat Book/Page: 0000 / No Page		
Deed Book/Page: 0195 / 244		
Instrument: 00 00		
Occupancy: DWELLING		
Dwelling Type: FRAME		
Use/Class: SINGLE FAMILY COUNTY	Acreage: 4.070	
Year Assessed: 2021	Year Built: 1970	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 07 SOUTH GRUNDY	Year Effective: 1973	Total Land: \$9,800
MH/Type:	On Site Date: 09/17/2020	Total Improvements: \$34,600
Condition: POOR	Review Date:	Total Value: \$44,400



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**J8- Andrea Nicole Shrader, et al Tax Map Number 2HH237047 TACS Number 761236
31279 Riverside Drive**

Map ID: 2HH237047
Acct No: 12848-1
Legal Description: LEVISA RIV RT460 0 0
AC 5 POTTER, DONALD, JANICE
Plat Book/Page: 0000 / No Page
Deed Book/Page: 547 / 605
Instrument: 00 00
Occupancy: DWELLING
Dwelling Type: FRAME
Use/Class: SINGLE FAMILY COUNTY **Acreage:** 5.000
Year Assessed: 2021 **Year Built:** 1973 **Land Use:**
Zoning: **Year Remodeled:** 1978 **Total Mineral:** \$0
District: 06 ROCK LICK **Year Effective:** 1970 **Total Land:** \$10,000
MH/Type: **On Site Date:** 02/10/2020 **Total Improvements:** \$76,300
Condition: FAIR **Review Date:** **Total Value:** \$86,300



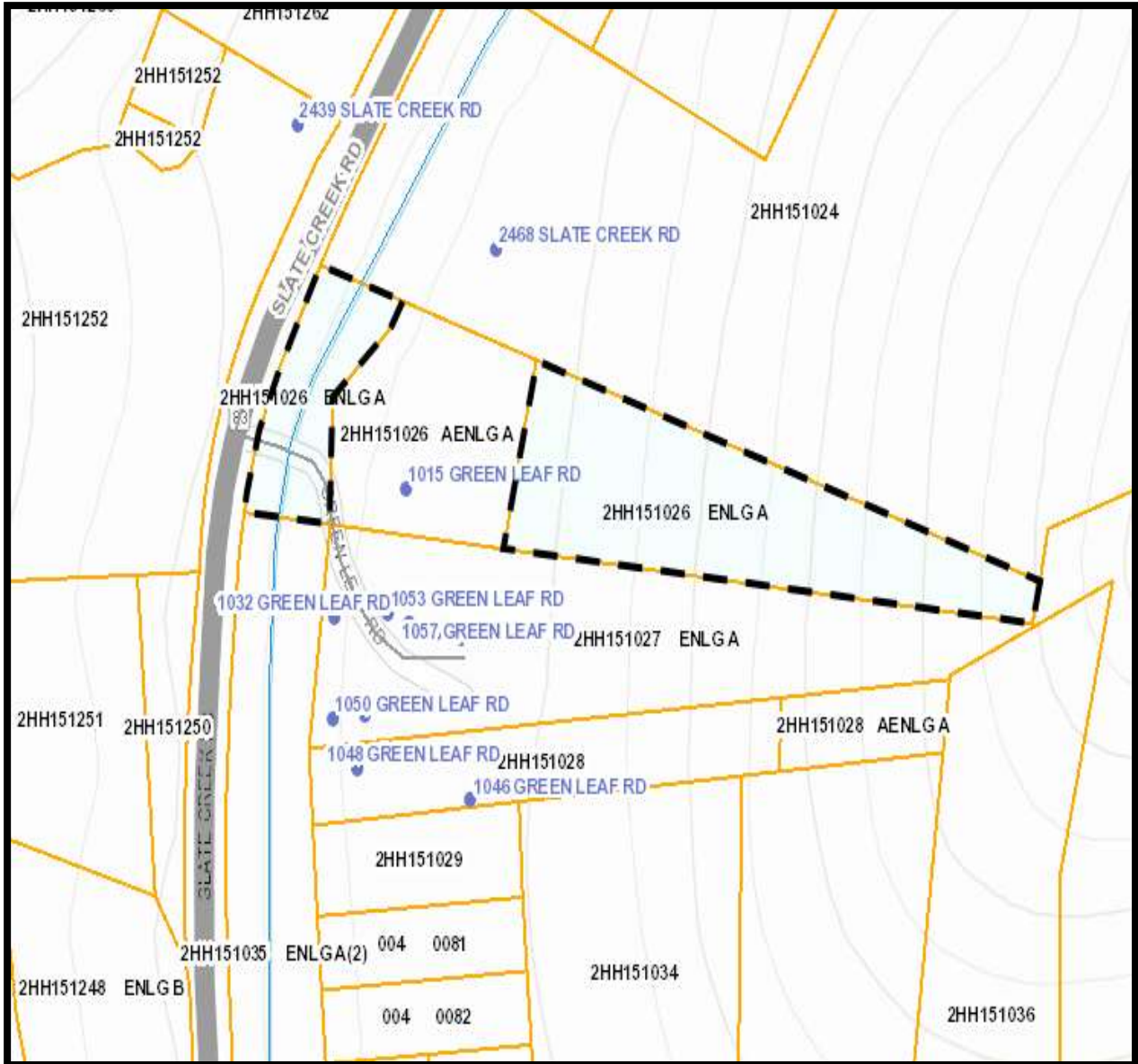
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**J9.1- Judy Horn, et al Tax Map Number 2HH151026-ENLG A TACS # 761312
Fronts on Slate Creek Road and Green Leaf Road, encompasses J9-2**

Map ID: 2HH151026 ENLG A		
Acct No: 7377-1		
Legal Description: SLATE CRK 0 0 AC 2.00 HORN, MACK ERNEST & BOBBY		
Plat Book/Page: 0000 / No Page		
Deed Book/Page: 542 / 390		
Instrument: 00 00		
Occupancy: LAND		
Dwelling Type: IMPROVED		
Use/Class: SINGLE FAMILY COUNTY	Acreage: 2.000	
Year Assessed: 2021	Year Built:	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 04 NORTH GRUNDY	Year Effective:	Total Land: \$8,000
MH/Type:	On Site Date: 03/16/2020	Total Improvements: \$1,100
Condition:	Review Date:	Total Value: \$9,100

**J9-2- Judy Horn, et al Tax Mapo Number 2HH151026-AENLG-A TACS # 761312
1015 Greenleaf Road**

Map ID: 2HH151026 AENLG A		
Acct No: 7378-1		
Legal Description: SLATE CRK 0 0 AC .68 HORN, ERNEST & PINKIE		
Plat Book/Page: 0000 / No Page		
Deed Book/Page: 542 / 390		
Instrument: 00 00		
Occupancy: DWELLING		
Dwelling Type: 2STY		
Use/Class: SINGLE FAMILY COUNTY	Acreage: 0.630	
Year Assessed: 2021	Year Built: 1978	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 04 NORTH GRUNDY	Year Effective: 1976	Total Land: \$17,800
MH/Type:	On Site Date: 03/12/2020	Total Improvements: \$220,600
Condition: AVERAGE	Review Date:	Total Value: \$238,400



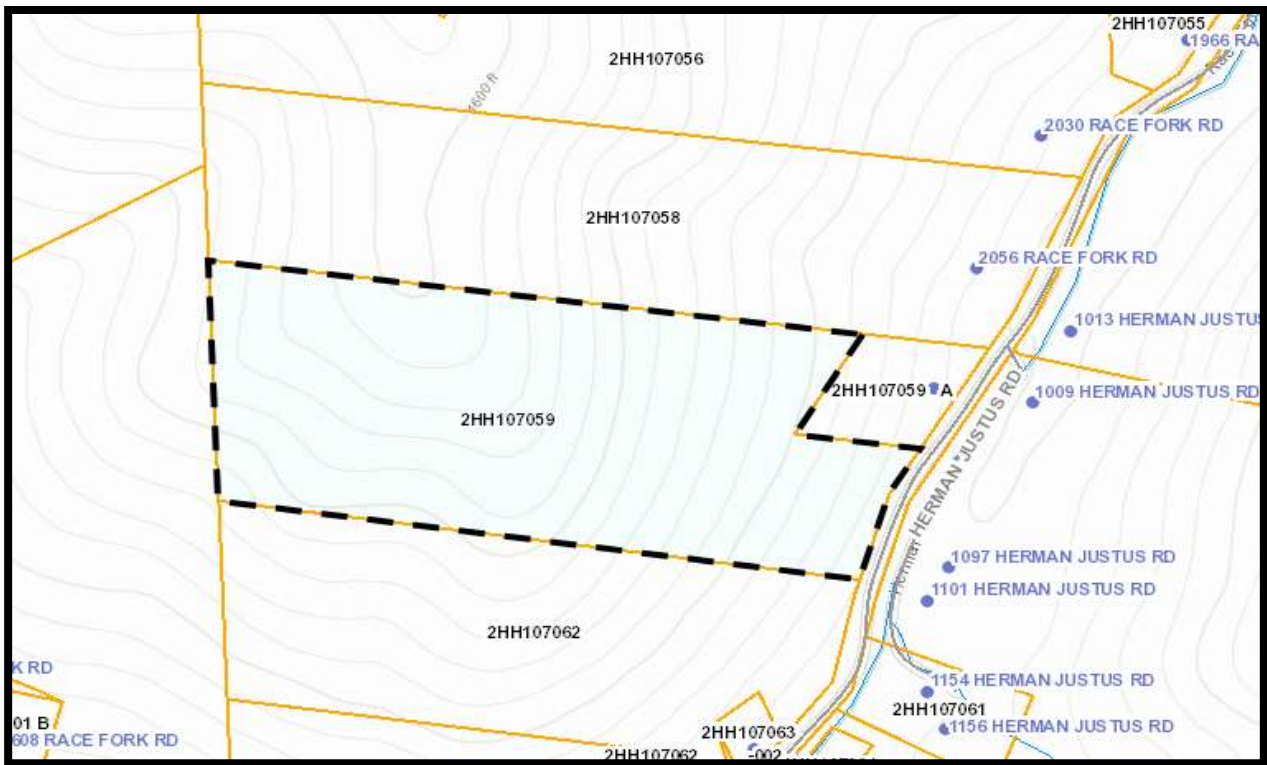
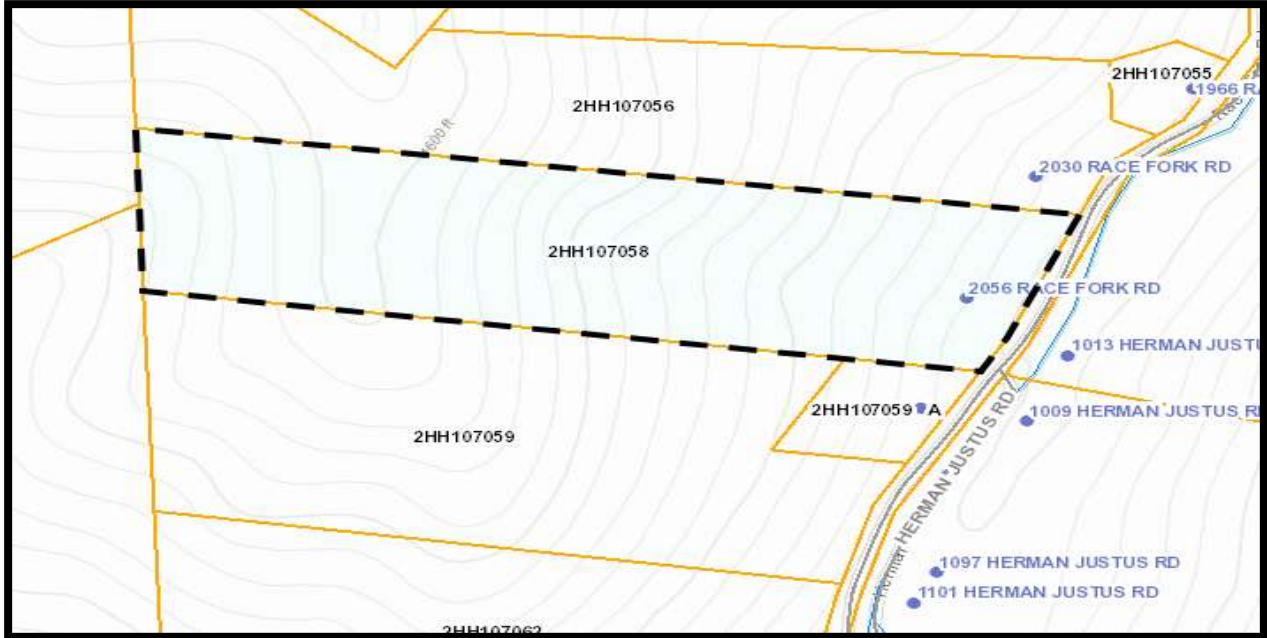
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**J11.1 Joann Steffy Tax Map Number 2HH107058 TACS Number 760124
2056 Race Fork Road- adjoins 2HH107059**

Map ID: 2HH107058		
Acct No: 15617-1		
Legal Description: RACE FORK 0 0 AC 16 SHORTRIDGE, LUTHER & OPAL		
Plat Book/Page: 0000 / No Page		
Deed Book/Page: 0379 / 23		
Instrument: 00 00		
Occupancy: DWELLING/Mobile Home Personal		
Dwelling Type: SINGLEWIDE		
Use/Class: SINGLE FAMILY COUNTY	Acreage: 16.000	
Year Assessed: 2021	Year Built:	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 03 KNOX	Year Effective:	Total Land: \$13,500
MH/Type: Y P	On Site Date: 05/18/2020	Total Improvements: \$7,000
Condition:	Review Date:	Total Value: \$20,500

**J11.2 Joann Steffy Tax Map Number 2HH107059 TACS Number 760124
Adjoins 2HH107058**

Map ID: 2HH107059		
Acct No: 15616-1		
Legal Description: RACE FORK 0 AC 15 SHORTRIDGE, LUTHER & OPAL		
Plat Book/Page: 0000 / No Page		
Deed Book/Page: 0379 / 23		
Instrument: 00 00		
Occupancy: LAND		
Dwelling Type: VACANT		
Use/Class: SINGLE FAMILY COUNTY	Acreage: 15.000	
Year Assessed: 2021	Year Built:	Land Use:
Zoning:	Year Remodeled:	Total Mineral: \$0
District: 03 KNOX	Year Effective:	Total Land: \$7,500
MH/Type:	On Site Date: 09/29/2020	Total Improvements: \$0
Condition:	Review Date:	Total Value: \$7,500



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