

JOHN FLANNAGAN DAM PROJECT

WAYS VA

24256

DATE RECORDED

DEED OR WILL BOOK

CONSIDERATION

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CONSIDERATION

BUILDING PERMITS

NO.	TYPE	DATE	% COMP.	DATE PAID	APPROVAL	REMARKS

NOTES:

CLASS

LEGAL DESCRIPTION

7

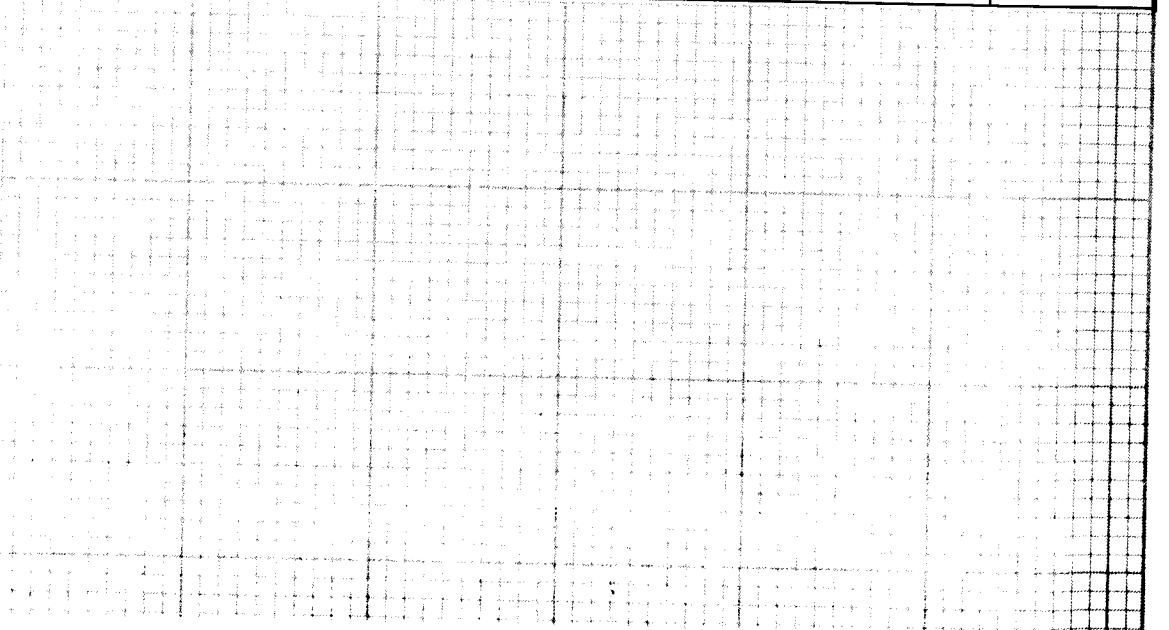
ZONING

8186.5 AC

DISTRICT

04

Year	Value 1	Value 2	Value 3
1992			
1993			
1994	2,497,000	20,021,400	22,518,400
1995	2,497,000	20,021,400	22,518,400
1996			
1997			
1998			
1999			
2000			
2001			
2002			
2003			



Dwelling	Comp. Sh.	Wood Siding	Yr. Built	Remod.	Bemt. [ ] 2nd [ ]	Plaster	BATH(S) Full 1/2 Bath(s)
	Slate	Brick	No. Stories	1st [ ] 3rd [ ]	Sheet rock	Modern Bath <input type="checkbox"/> Modern Kitchen <input type="checkbox"/>	
	Asbestos	Asb. Wood Shg.	S. Level <input type="checkbox"/> S. Foyer <input type="checkbox"/>	Total No. Bedrooms	Ceciled	Cent. Heat <input type="checkbox"/> A/C <input type="checkbox"/>	
	Metal	Cin. Block <input type="checkbox"/> Stone <input type="checkbox"/>				Panel	Fir. or Wall Furnace <input type="checkbox"/> Stove(s) <input type="checkbox"/>
Wood Frame	Tar & Grav.	Stucco <input type="checkbox"/> Con. Block <input type="checkbox"/>	Crawl <input type="checkbox"/> Conc. <input type="checkbox"/>	HW <input type="checkbox"/> Pine <input type="checkbox"/> Carp. <input type="checkbox"/> Tile <input type="checkbox"/>	Unfinished		
Cin. Block	Tile	Aluminum <input type="checkbox"/> Masonite <input type="checkbox"/>	Riers <input type="checkbox"/> Cin. Blk. <input type="checkbox"/>				Number
Steel Frame	Shakes	Storm Doors <input type="checkbox"/> Storm Win. <input type="checkbox"/>	Slab <input type="checkbox"/> Brick <input type="checkbox"/>	Disappearing Stairs	Gd. <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> VP <input type="checkbox"/>	Number Chimneys	

Basement Size		Attic Floor & Stairs	Brick [ ] C. Block [ ]	
Gd. <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> VP <input type="checkbox"/>		Basmt. Finish	1/4 <input type="checkbox"/> 1/2 <input type="checkbox"/> 3/4 <input type="checkbox"/> Full <input type="checkbox"/>	
			Attic <input type="checkbox"/> Walls <input type="checkbox"/> Fl. <input type="checkbox"/>	Stone [ ] Metal [ ]

YEAR	AGE	RATE	VALUE	AREA	REMARKS	YR. 84	YR.	YR.
						Market Value	Market Value	Market
					Dwelling			
					Construction cost, including Dam, Spillway tower, offices, Bridge with gates for overflow of Dam, Shelter, parking lots, and all other improvements.	20,021,400		

M & L	M & L	MOBILE HOME INFORMATION	Market Value All Improvements	20,021,400
DATE	DATE	Owner	Market Value All Land	2497,000
APRP. MS	APRP.	Make Year	TOTAL MARKET VALUE	22,518,400
DATE 2-23-94	DATE	Size Cond.	UNEQUAL APPRAISAL RECAP	
CLASSIFICATION 7	ZONING	Not Home <input type="checkbox"/> Time AM <input type="checkbox"/> PM <input checked="" type="checkbox"/>	Average	Use Value
		Agric.	Property and site information	
		Hort.	Land Cost	
		Forest	\$	
		Open Space	Bldg. Cost	
		Totals	\$	

LAND VALUE COMPUTATIONS				LAND VALUE COMPUTATIONS										
Frontage	Depth	Square Footage	Unit Price	Depth Factor	Front Ft. Rate	TOTAL	ADJ.	18-79 TOTAL APPRAISAL	Unit Price	Depth Factor	Front Ft. Rate	TOTAL	ADJ.	18-84 TOTAL APPRAISAL

PROPERTY FACTORS				PROPERTY FACTORS					
Utilities	Street or Road	CLASSIFICATION	ACRES	RATE	ADJ.	CLASSIFICATION	ACRES	RATE	ADJ.
Public Water	Paved	Home Site	.5	5000		Home Site			
Public Sewer	Gravel		.25	1000					
	Dirt		8156.5	300					
Drainage	No Road								
Optic System	Curb & Gutter	Wasteland				Wasteland			
G. Utilities	Sidewalk	Total Average	8186.5	Total Value Land	2,497,000	Total Average		Total Value Land	

General Remarks:

LEVEL  SLOPES UP  SLOPES DOWN

LOW  STEEP UP  STEEP DOWN

BOARD REVIEW NOTES



DEPARTMENT OF THE ARMY  
HUNTINGTON DISTRICT, CORPS OF ENGINEERS  
502 EIGHTH STREET  
HUNTINGTON, WEST VIRGINIA 25701-2070

REPLY TO  
ATTENTION OF:

March 5, 1992

Real Estate Division  
Management & Disposal Branch

Dickenson County Reassessment Office  
Post Office Box 1098  
Clintwood, Virginia 24228


Gentlemen:

We are returning the tax assessment that you recently forwarded to us placing a tax valuation on 2,718.83 acres of land and improvements at the John W. Flannagan Dam and Reservoir Project. This assessment covers approximately one-third of the land that the Government owns in fee at the project.

Since the property is owned by the United States of America, it is exempt from state and local taxation pursuant to Section 7.1-22 C of the Code of Virginia. In addition, the United States Supreme Court has ruled that state and local taxation of federal lands is a violation of the United States Constitution.

The United States cannot legally pay any tax bills that may be generated as a result of this assessment. We urge you to remove this and any other assessments of federal property you may have from your records.

Sincerely,

  
Gary A. Bennett  
Chief, Management  
and Disposal Branch  
Real Estate Division

Enclosure

IF PROPERTY HAS BEEN SOLD, PLEASE FORWARD NOTICE TO NEW OWNER.

COMMONWEALTH OF VIRGINIA

CM

REAL ESTATE DESCRIBED AS:	ASSESSED VALUE LAND	ASSESSED VALUE BUILDINGS	TOTAL ASSESSED VALUE
718.83 AC ← 8185.5 0000000013121	2,497,000	20,021,400	22,518,400

AS REQUIRED BY STATE LAW YOUR PROPERTY HAS BEEN ASSESSED AT 100% OF FAIR MARKET VALUE.

JOHN FLANNAGAN DAM PROJECT

↔ P.O. Box 60  
Wise Va 24293  
Dickenson County Reassessment Office  
P.O. Box 1098  
Clentwood Va 24228

SEE REVERSE SIDE FOR IMPORTANT INFORMATION

Hearings will be held at the DICKENSON COUNTY COURTHOUSE, 2/26/92 thru 3/11/92 from 8:30 a.m. to 4:00 p.m. If you wish to discuss your assessment, call 703-926-1699.

COMMONWEALTH OF VIRGINIA

Every effort has been made to assess your property for the new tax rate. However, if you feel the assessed value shown on the reverse side is higher than the market value of your property, you may wish to request a hearing. If you feel the assessed value is not uniform (IN LINE) with similar properties in your area, you may come in and discuss your assessment. Values may be raised or lowered during these hearings, in order to obtain equalization.

PROPERTY HAS BEEN ASSESSED AT \$150,000.00. THE NEW TAX RATE WHICH WILL BE APPLICABLE TO THIS ASSESSMENT WILL BE DETERMINED BY THE GOVERNING BODY.

Any person, firm or corporation, who receives tax bills on behalf of the owners of real property and as a result thereof also receives this notice, shall transmit the notice to such owner, at his last known address, immediately on receipt thereof, and shall be liable to sustain in an action at law for liquidated damages of twenty-five dollars, in the event of a failure to so transmit the notice. Mailing such notice to the last known address of the owner shall be deemed to satisfy the requirements of this section.

VA Code 58-792.01  
FEB 24 1992  
JOHN W. FLANNAGAN