

~~WESSAGE FAMILY FUNERAL SERVICES~~
~~P O BOX 730~~
~~ELIZABETHTON TN~~
 37643

DATE RECORDED *10-11-93*
 DEED OR WILL BOOK **DB**
 CONSIDERATION *300,600*

~~MULLENS RECK & TERESA D.~~
~~RL 3 Box 128~~
~~CLINTWOOD, VA. 24228~~

DATE RECORDED *10-11-93*
 DEED OR WILL BOOK *296-162*
 CONSIDERATION *2 LOTS 300,600*

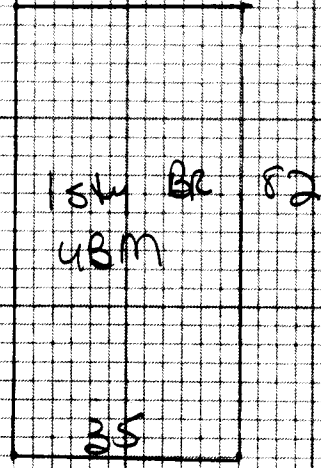
~~Dickinson County~~
~~P O Box 1989~~
~~Clintwood, Va 24228~~

DATE RECORDED *4-16-99*
 DEED OR WILL BOOK *344-456*
 CONSIDERATION *120,000*

DATE RECORDED
 DEED OR WILL BOOK
 CONSIDERATION

CLASS **4**
 ZONING
 DISTRICT **06**
 LEGAL DESCRIPTION
MAIN STREET
LOT 3

1992			
1993			
1994	57,400	81,700	139,100
1995	57,400	81,700	139,100
1996			
1997			
1998	57,400	81,700	139,100
1999			
2000			
2001			
2002			
2003			



NOTES:
Consideration on 263-111 (includes purchase) of
business. TOTAL Assessed value for both
CARDS will be \$80,000 until new reassessment is
DONE.

*Muller
Personal
Home
New Bldg*

Dwelling	Chapel	Comp. Sh.	Wood Siding	Yr. Built 76	Remod.	Bemt. [] 2nd []	Plaster	BATHS 70 Full 1/2 Bath(s)
	✓	Slate	Brick	✓	No. Stories	1st [] 3rd []	Sheet rock	Modern Bath [] Modern Kitchen []
		Asbestos	Asb. Wood Shg.	S. Level [] S. Foyer []	Total No. Bedrooms	Ceciled	Cont. Heat HP AC	Flr. or Wall Furnace [] Stove(s) []
		Metal	Cin. Block [] Stone []			Panel		
Wood Frame		Tar & Grav.	Stucco [] Con. Block []	Crawl [] Conc. []	HW [] Pine [] Carp. [] Tile []	Unfinished		
Cin. Block	✓	Tile	Aluminum [] Masonite []	Riers [] Cin. Blk. []				Number 70
Steel Frame	✓	Shakes	Storm Doors [] Storm Win. []	Slab [] Brick []	Disappearing Stairs	Gd. [] Fair [] Poor [] VP []		Number Chimneys
				Basement Size FULL	Attic Floor & Stairs			Brick [] C. Block []
				Gd. [] Fair [] Poor [] VP []	Basmt. Finish	1/4 [] 1/2 [] 3/4 [] Full []		Stone [] Metal []

1 Sty	2870	36	74,620					YR. 94	YR.	YR.
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Dwelling				C-		96,145	15%	81,700		
Porch										
Porch										
Carport										
Garage										
Cent. A/C	2870	1	2870							

Basement	2870	6.5	18,655	M & L	M & L	Market Value All Improvements	81,700
Basmt. Finish				DATE	DATE	Market Value All Land	27,400
Attic				APRP. MC	APRP.	Size	139,100
Fireplace(s)				DATE 3/21/94	DATE	Not Home [] Time	
Heating				CLASSIFICATION	ZONING	Agric.	
Bath(s)						Hort.	
Total	96,145					Forest	
Factor						Open Space	
Replacement						Totals	

82	165			700		57,400				
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CLASSIFICATION	ACRES	RATE	ADJ.	CLASSIFICATION	ACRES	RATE	ADJ.
Home Site				Home Site			
Public Water	✓ Paved	✓		Comm Lot			
Public Sewer	✓ Gravel						
Well	Dirt						
Spring	No Road						
Septic System	Curb & Gutter			Wasteland			
U. G. Utilities	Sidewalks						
						57,400	

General Remarks:

LEVEL [] SLOPES UP [] SLOPES DOWN []

LDW [] STEEP UP [] STEEP DOWN []

BOARD REVIEW NOTES

CLASS	4	LEGAL DESCRIPTION MAIN STREET LOT 2 + Lot 3
ZONING		
DISTRICT	06	

HERITAGE FAMILY FUNERAL SERVICES P O BOX 730 ELIZABETH TN 37643	DATE RECORDED	
	DEED OR WILL BOOK	DB
	CONSIDERATION	

<i>MULLINS RICK & TERESA D.</i> <i>Rt 3 Box 243</i> <i>CLINTWOOD, VA. 24228</i>	DATE RECORDED	<i>10/11/93</i>
	DEED OR WILL BOOK	<i>296-165</i>
	CONSIDERATION	<i>2 Lots 300,600</i>

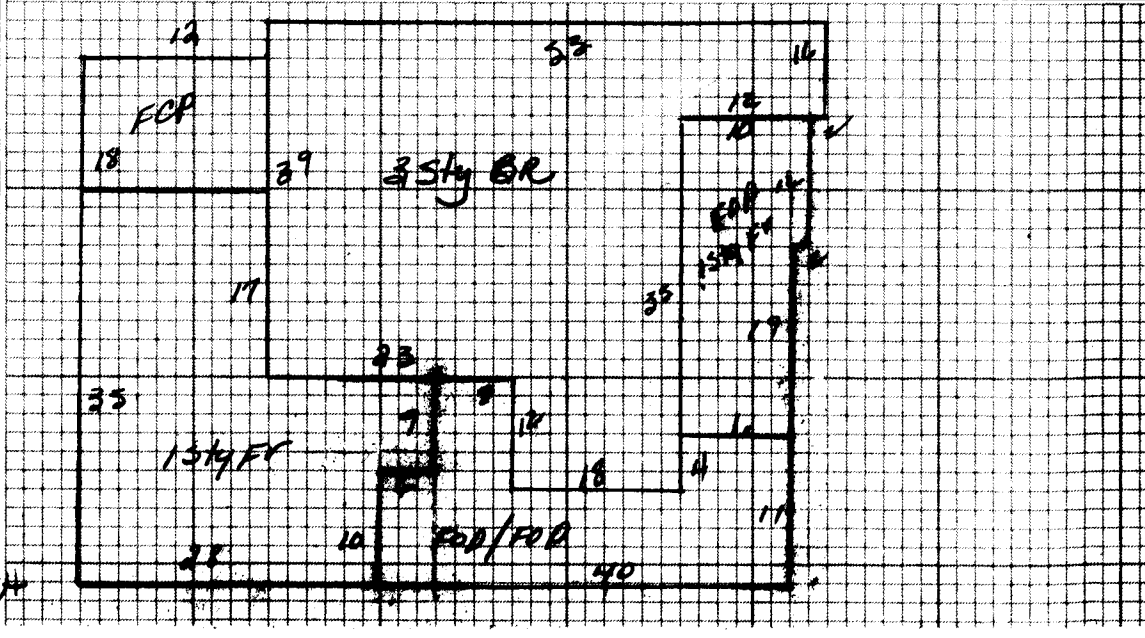
	DATE RECORDED	
	DEED OR WILL BOOK	
	CONSIDERATION	

	DATE RECORDED	
	DEED OR WILL BOOK	
	CONSIDERATION	

	DATE RECORDED	
	DEED OR WILL BOOK	
	CONSIDERATION	

NOTES: *Consideration on 263-411 includes purchase of building sold at public auction for \$50,000, the building is old and fair market value is around \$23,600 cost of auction contract included. TOTAL ASSESSMENT FOR BOTH CARDS WILL BE \$90,000 UNTIL NEW REASSESSMENT IS DONE.*

1992			
1993			
1994	57,400	104,100	161,500
1995	57,400	104,100	161,500
1996	57,400	22,600 40,000	132,400 40,000
1997			
1998			
1999			
2000			
2001			
2002			
2003			



Mother General Home

Dwelling	Comp. Sh.	Wood Siding	Yr. Built 70 Remod.	Bmnt. [] 2nd 14	Plaster	BATHS 2 Full / 1/2 Bath(s)
<input checked="" type="checkbox"/> Slate	<input checked="" type="checkbox"/> Brick	<input checked="" type="checkbox"/> No. Stories 3	1st 15 3rd 12	Sheet rock	Modern Bath <input type="checkbox"/> Modern Kitchen <input type="checkbox"/>	
Asbestos	Aeb. Wood Shg.	S. Level <input type="checkbox"/> S. Foyer <input type="checkbox"/>	Total No. Bedrooms	Ceciled	Cent. Heat Oil AC 70	
Metal	Cin. Block <input type="checkbox"/> Stone <input type="checkbox"/>	Crawl <input type="checkbox"/> Conc. <input type="checkbox"/>	HW <input type="checkbox"/> Pine <input type="checkbox"/> Carp. <input checked="" type="checkbox"/> Tile <input type="checkbox"/>	Unfinished	Flr. or Wall Furnace <input type="checkbox"/> Stove(s) <input type="checkbox"/>	
Wood Frame <input checked="" type="checkbox"/>	Ter & Grav.	Aluminum <input type="checkbox"/> Masonite <input type="checkbox"/>	Flers <input type="checkbox"/> Cin. Blk. <input type="checkbox"/>		Number 11 Home used	
Cin. Block	Tile	Storm Doors <input type="checkbox"/> Storm Win. <input type="checkbox"/>	Slab <input type="checkbox"/> Brick <input type="checkbox"/>	Disappearing Stairs	Number Chimneys	
Steel Frame	Shakes	Basement Size 70	Attic Floor & Stairs	Gd. <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> VP <input type="checkbox"/>	Brick <input checked="" type="checkbox"/> 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"/>	

1stly	1060	33	34,980
2ndly	6021	265	159,556

Dwelling **Office as House** **B-** **808,206** **50%** **100,100**
FV Reduce because of age & weather **FV** **80,000**
 The fair market value of buildings is **22,600**
 Copy of the auction contract attached

Porch	0	853	10	8520
Porch	0	304	10	3040
Carport	216	10	2160	

Basement	M & L	M & L	Market Value All Improvements	100,100	80,000	22,600.00
Basmt. Finish	DATE	DATE	Market Value All Land	57,400	57,400	57,400.00
Attic	APRP MC	APRP RR	Size	161,500	107,400	80,000.00
Fireplace(s)	DATE 3/22/94	DATE 9/20/96	Not Home <input type="checkbox"/> Time			
Heating	CLASSIFICATION 14	ZONING	AM <input type="checkbox"/> PM <input type="checkbox"/>			
Bath(s)			Agric.			
Total	208,206		Hort.			
Factor			Forest			
Replacement			Open Space			
			Totals			

82	165	700	57,400
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CLASSIFICATION	ACRES	RATE	ADJ.	CLASSIFICATION	ACRES	RATE	ADJ.
Home Site				Home Site			
Public Water	<input checked="" type="checkbox"/> Paved						
Public Sewer	<input checked="" type="checkbox"/> Gravel						
Well	<input type="checkbox"/> Dirt						
Spring	<input type="checkbox"/> No Road						
Septic System	<input type="checkbox"/> Curb & Gutter						
U. G. Utilities	<input type="checkbox"/> Sidewalk						
						57,400	

General Remarks:

LEVEL SLOPES UP SLOPES DOWN

LOW STEEP UP STEEP DOWN

BOARD REVIEW NOTES

Buddy H. Wallen, P.C.

ATTORNEY AT LAW
FIRST UNION NATIONAL BANK BUILDING
P. O. BOX 705
CLINTWOOD, VIRGINIA 24228

(540) 926-4678 • FAX No. (540) 926-4963

August 19, 1996

Mr. Ronnie Robbins
Commissioner of Revenue
P. O. BOX 1067
Clintwood, Virginia 24228

RE: Rick and Teresa Mullins
Mullins Funeral Home Property

Dear Mr. Robbins:

Please consider this a request to review and adjust the value placed on the Miller Funeral Home property. As you are aware, the property was sold at public auction in active bidding for \$80,000. The sale was well-attended and we believe this process would lead to a more accurate fair market value.

I am enclosing a copy of a letter dated August 8, 1996, from Mr. Gaines Dickenson who handled the auction and a copy of the auction contract for purchase showing the actual highest bid was \$80,000.

Sincerely yours,


Buddy H. Wallen

BHW/sm
Enc.

XC: Rick Mullins



Gaines Dickenson Auctioneers & Real Estate Brokers

Route 3, Box 83 • Castlewood, Virginia 24224 • 703-738-9230

P. O. Box 69
Castlewood, Virginia 24224-0069

August 8, 1996

Mr. Rick Mullins
Route 3, box 152
Clintwood, Virginia 24228

Dear Mr. Mullins:

As per your request I have enclosed a copy of the contract of purchase regarding the Miller Funeral Home in Clintwood, Virginia. As indicated on the contract you purchased the property September 18, 1993 which included lots 2 and 3, Main street and Volunteer Avenue, along with all improvements, for a purchase price of \$80 000.00(Eighty Thousand Dollars).

If I may be of further help in this matter, please let me know.

Sincerely,


Gaines Dickenson, CAI

GWD/ih

Enclosure

AUCTION CONTRACT FOR PURCHASE

STATE OF VIRGINIA
COUNTY OF DICKENSON

THIS IS TO CERTIFY THAT I HAVE THIS DAY PURCHASED PROPERTY AT AUCTION FROM HERITAGE FAMILY FUNERAL SERVICES, INCORPORATED, 2223 VOLUNTEER PARKWAY, BRISTOL, TENNESSEE 37620, THROUGH GAINES DICKENSON AUCTIONEERS-REAL ESTATE BROKERS, P. O. BOX 69, CASTLEWOOD, VIRGINIA 24224, SELLING AGENTS:

DESCRIPTION:

LOTS 2 AND 3, MAIN STREET AND VOLUNTEER AVENUE, CLINTWOOD, VIRGINIA, INCLUDING IMPROVEMENTS OF A THREE-STORY BRICK BUILDING, AND A ONE-STORY ATTACHED BRICK BUILDING, FORMERLY KNOWN AS MILLER FUNERAL HOME.

PURCHASE PRICE	<u>50,000.00</u>	METHOD OF PAYMENT:
DEPOSIT PAID	<u>8,000.-</u>	CASH
BALANCE	<u>72,000.-</u>	CHECK # <u>1081</u>

AS PER ANNOUNCEMENTS. I HEREBY BIND MYSELF TO ACCEPT SAID PROPERTY AS PER TERMS, CONDITIONS, RESERVATIONS, RESTRICTIONS, ETC., AND PAY FOR SAME ACCORDINGLY SUBJECT TO SELLERS' CONFIRMATION. ALL EASEMENTS APPURTENANT TO THE LANDS ACQUIRED BY DEED OF RECORD OR PAST USAGE WILL BE HEREBY CONVEYED. TOWN ORDINANCES APPLY. CLOSING TO BE HELD AT OFFICE OF BUD PHILLIPS, ATTORNEY, ST PAUL, VIRGINIA, 703-762-2201.

THIS THE 18TH DAY OF SEPTEMBER, 1993.

PURCHASER:

Bud A. Mullins
SIGNATURE

P.O. Box 928
ADDRESS
Clintwood, VA. 24228
CITY / ST ZIP

703-924-8973 or 926-4646
TELEPHONE RES () OFF () 926-8896

MAKE DEED TO Will call office

ABOVE OFFER ACCEPTED:
SELLER:

HERITAGE FAMILY FUNERAL SERVICES,

Sid Oakley
BY: Vice President

Synda A. Dickerson
WITNESS: