



Blue Ridge Land & Auction Co., Inc

Online Auction Bidders Agreement

Buyer agrees to immediately enter into the Real Estate Auction Purchase Contract approved by Seller, if declared the high bidder (winning bidder) by the auctioneer during the following auction:

AUCTION FOR – Gateway Enterprises LLC & E5 LLC

AUCTION LOCATION – Online at www.BlueRidgeLandandAuction.HiBid.com

AUCTION DATE – Thursday, October 27th, 2023 at 3 PM

*** Bids at 3 PM extend auction 2 minutes, and each bid during extension(s) restart 2-minute extension

See Paragraph 16 that addresses the **“SOFT CLOSE”**.

AUCTIONEER – Matt Gallimore (Broker/Auctioneer) of Blue Ridge Land & Auction Company located at 102 South Locust Street, Floyd VA 24091 (540-745-2005) has contracted with “Seller” to offer to sell at public auction certain real property.

OFFERING –

Legally described as:

1. Tax ID 46A-1-1 THRU 9 & 46A-1-40 THRU 48; Consisting of +/- 4.649 acres
2. Tax ID 46A-1-67; Consisting of +/- 13.77 acres

More Commonly Known As: TBD E Lee Highway, Max Meadows, VA 24360

- **Online Bidding Open NOW**
- **Online Bidding Closes on Thursday, October 27th, 2023 at 3 PM (EST)**

Bidder agrees that they have read and fully understand the Online Auction Bidders Agreement and the Terms and Conditions of this auction.

It is solely bidders' responsibility to contact the auction company at (540) 745-2005 with any questions regarding the auction, purchase agreement, or terms & conditions, prior to placing any bids in said auction.

Online Auction Terms & Conditions

- 1) **Seller Confirmation Auction:** The property is being offered in an Online Only Auction, with all bids being subject to the Seller's approval.
- 2) **Bidding Registration:** Online bidder hereby agrees that they must be properly registered for the online auction. If you need assistance with registration, contact **Kaitlyn Harman at (540) 745-2005 or by email at BlueRidgeLandandAuction@gmail.com**. Seller(s) may at their sole discretion request additional registration requirements from any bidder unknown to them or the auction company.
- 3) **Bidding Opens/Closes:** The Online Only Auction bidding shall be opened and begin closing on the dates and times stated above, subject to the soft close feature as outlined below in (#16).
- 4) **Property Preview Dates:** It is highly recommended that all bidders personally inspect the property prior to placing any bids in the auction. Property inspections are the sole responsibility of the bidders. The property may also be inspected by scheduling an appointment with the Auction Company at (540) 745-2005 or Auctioneer Matt Gallimore at (540) 239-2585.
- 5) **No Financing Contingency:** By participating in this auction, bidders hereby agree that their bid shall **NOT** be subject to the bidder's ability to obtain financing. Financing is NOT a contingency in the purchase agreement. However, if a bidder decides to purchase property with a loan, they should make sure they are approved for a loan and that lender is capable of completing on or before closing date.
- 6) **Buyer's Premium: A Ten Percent (10%)** Buyer's Premium shall be added to the final bid price place online, which will determine the Total Contract Sales Price. Bidders hereby understand that the Buyer's Premium shall be added to the winning bid to create the Total Contract Sales Price for which they are obligated to pay for the property. **Example:** (winning online bid \$100,000 + 10% buyer's premium = total purchase price of \$110,000).
- 7) **Purchase Contract:** Winning bidder hereby agrees to enter into the Real Estate Auction Purchase Contract which has been approved by the Seller, immediately upon being declared the Successful Bidder by the Auctioneer. Upon the close of the auction the winning bidder will be forwarded via email an Auction Real Estate Sales Contract to purchase the property. A signed copy of the Auction Real Estate Sales Contract must be received by **United Country | Blue Ridge Land and Auction** no later than 24 hours from the time said Purchase Contract was sent to the winning bidder. The Auction Real Estate Sales Contract may be e-signed, hand delivered, faxed, or scanned and emailed. A sample purchase contract is available for review online prior to placing any bids in the auction.

- 8) **Earnest Money Deposit:** A \$50,000 per tract. non-refundable deposit will be wire transferred or hand delivered in the form of certified funds to United Country | Blue Ridge Land and Auction no later than 48 hours following the close of auction. See closing agents contact information below. The balance of the purchase price will be due in full at closing.
- 9) **Closing:** Closing shall be on or before **Monday, December 11th, 2023**. Buyers will be afforded the opportunity to close via email, mail, and wire transfer of certified funds.
- 10) **Easements:** The sale of the property is subject to any and all easements of record.
- 11) **Survey:** No survey is required to transfer title to the property and the Seller shall not provide any additional survey. If the Buyer desires a survey, it shall be at the Buyer's sole expense and shall not be a contingency or requirement in the purchase contract.
- 12) **Possession:** Possession of the property will be given upon payment in full of the purchase price and transfer of title, at closing.
- 13) **Deed:** Seller shall execute a general warranty deed conveying the property to the buyer(s).
- 14) **Taxes:** Seller shall pay any previous year's taxes (if due), and the current year's real estate taxes shall be prorated to the date of closing.
- 15) **Online Auction Technology (Disclaimer):** Under no circumstances shall Bidder have any kind of claim against United Country – Blue Ridge Land and Auction, Broker of record, or anyone else, if the Internet service fails to work correctly before or during the auction. Online bidding is subject to technology faults and issues which are outside the control of the auction company. Bidder(s) are encouraged to use the "Maximum Bid" feature on the bidding platform and lock in their maximum bid amount if they are concerned about technology failure during the auction. The SELLER and/or Auction Company reserves the right to **(pause)** the online auction bidding in the event of any internal or external technology failure, to preserve the integrity of the auction event and maintain a fair and impartial bidding environment.
- 16) **Soft Close:** If a bid is received within the last 2 minutes of the auction, the auction close time will automatically extend 2 minutes to allow other bidders an opportunity to competitively bid prior to the auction closing. This feature eliminates "snipers" and encourages fair and impartial bidding from all participants.
- 17) **Simultaneous Close of Lot Bidding:** Bidders desiring more than one offering will need to be high bidder on all offerings desired. Each offering will stay open until all bidding is complete, and all offerings will close simultaneously.

- 18) **Disclaimer:** All information provided is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. Information is subject to change without notice. There are no warranties either expressed or implied pertaining to this property. Real estate is being sold "As-Is, Where-Is" with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding. The Auctioneer reserves the right to bid on behalf of the Seller up to, but not beyond the Seller's reserve price (if applicable). The property is available for and subject to sale prior to auction. By participating in this auction, Buyers hereby acknowledge that any bid(s) placed by them is a binding agreement to purchase the property, subject to the bid being approved by Seller (if applicable).
- 19) **Buyer's Broker Fee:** A Buyer's Broker Fee of (2%) is offered to VA State Licensed Real Estate Brokers under the following conditions: Buyer's agent must contact the Auction company, submit a Broker Participation Form signed by the buyer, and register buyer 48 hours prior to auction date. If these steps have not been completed, no broker participation fee will be paid.
- 20) **Pre-Auction Sales:** As an agent for the Seller, the Auctioneer must present any and all bona fide written offers to the Seller, which may be created outside of the online bidding platform. Therefore, all properties are subject to pre-auction sales. Pre-auction offers must meet all off the auction terms and conditions and must be submitted to the Auctioneer on the Auction Real Estate Sales Contract, along with the required earnest deposit. Properly submitted offers will be presented to the Seller in a timely manner. Seller may accept or reject such offer at their sole and absolute discretion. When a pre-auction offer is submitted, all properly registered online bidders will be notified that "an offer" has been submitted and on which specific property, however the amount of the offer shall remain confidential. All pre-auction offers must allow a minimum of 24 hours for seller's acceptance. A Broker Fee of (2%) is offered to a cooperating VA State Licensed Real Estate Broker on any pre-auction offers that are properly completed and submitted on the appropriate forms provided by the auction company.

Matt Gallimore – United Country Blue Ridge Land and Auction
Owner, Real Estate Broker, Auctioneer, MBA
102 South Locust Street; PO Box 234
Floyd, VA 24091
540-239-2585
Gallimore.matt@gmail.com

Individual State License #'s

Virginia Auctioneer License #	2907004059
Virginia Real Estate Broker License #	0225062681
North Carolina Auctioneer License #	10250
North Carolina Real Estate Broker License #	311692
Tennessee Auctioneer License #	7095
Tennessee Real Estate Broker License #	350819
South Carolina Auctioneer License #	4757

Firm State License #'s

Virginia Auction Firm License #	2906000294
Virginia Real Estate Firm License #	0226000240
North Carolina Auction Firm License #	10299
North Carolina Real Estate Firm License #	C35716
Tennessee Real Estate Firm License #	263941
South Carolina Auction Firm License #	4208

Aerial



**** Aerial, contour, and topo map show approximate boundaries. Use for illustration purposes only. Refer to survey for exact boundaries. ****



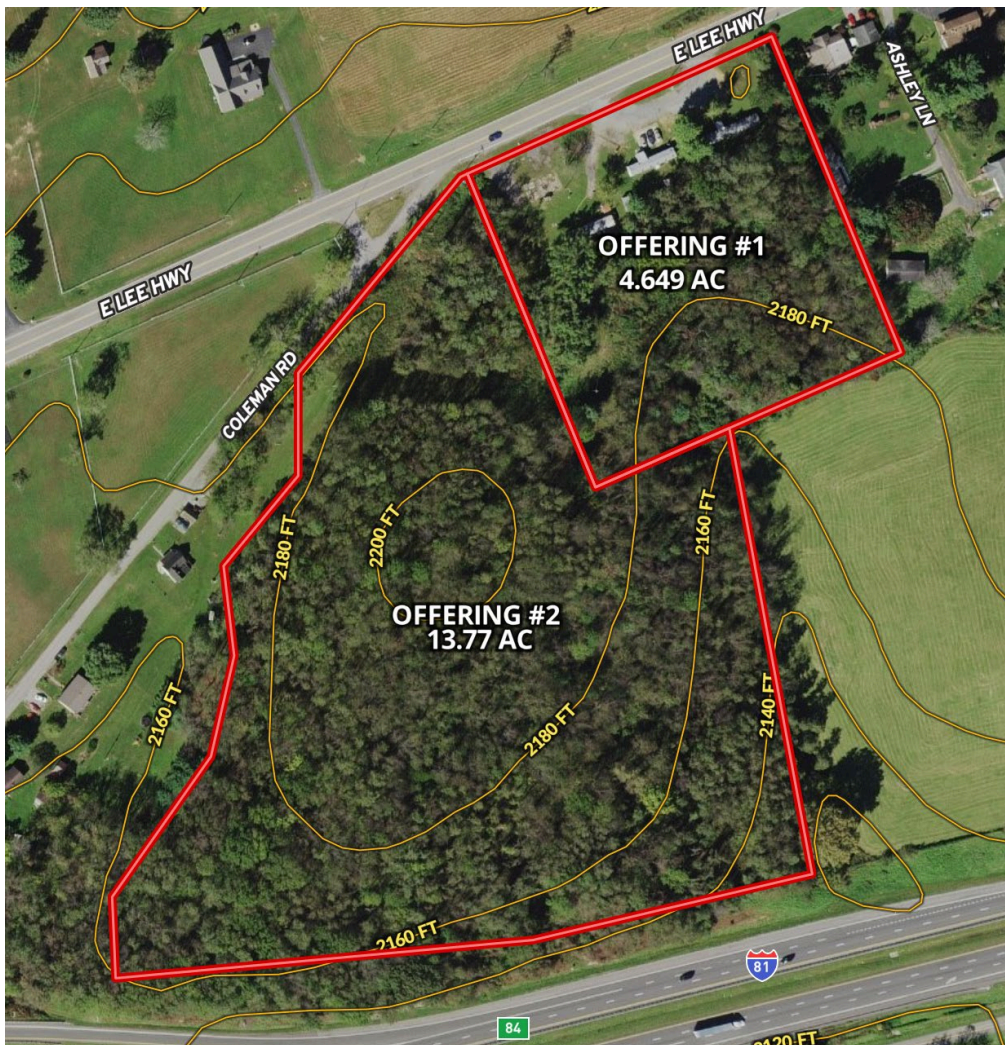
Auction Services

Aerial



**** Aerial, contour, and topo map show approximate boundaries. Use for illustration purposes only. Refer to survey for exact boundaries. ****

Contour



**** Aerial, contour, and topo map show approximate boundaries. Use for illustration purposes only. Refer to survey for exact boundaries. ****

Topo



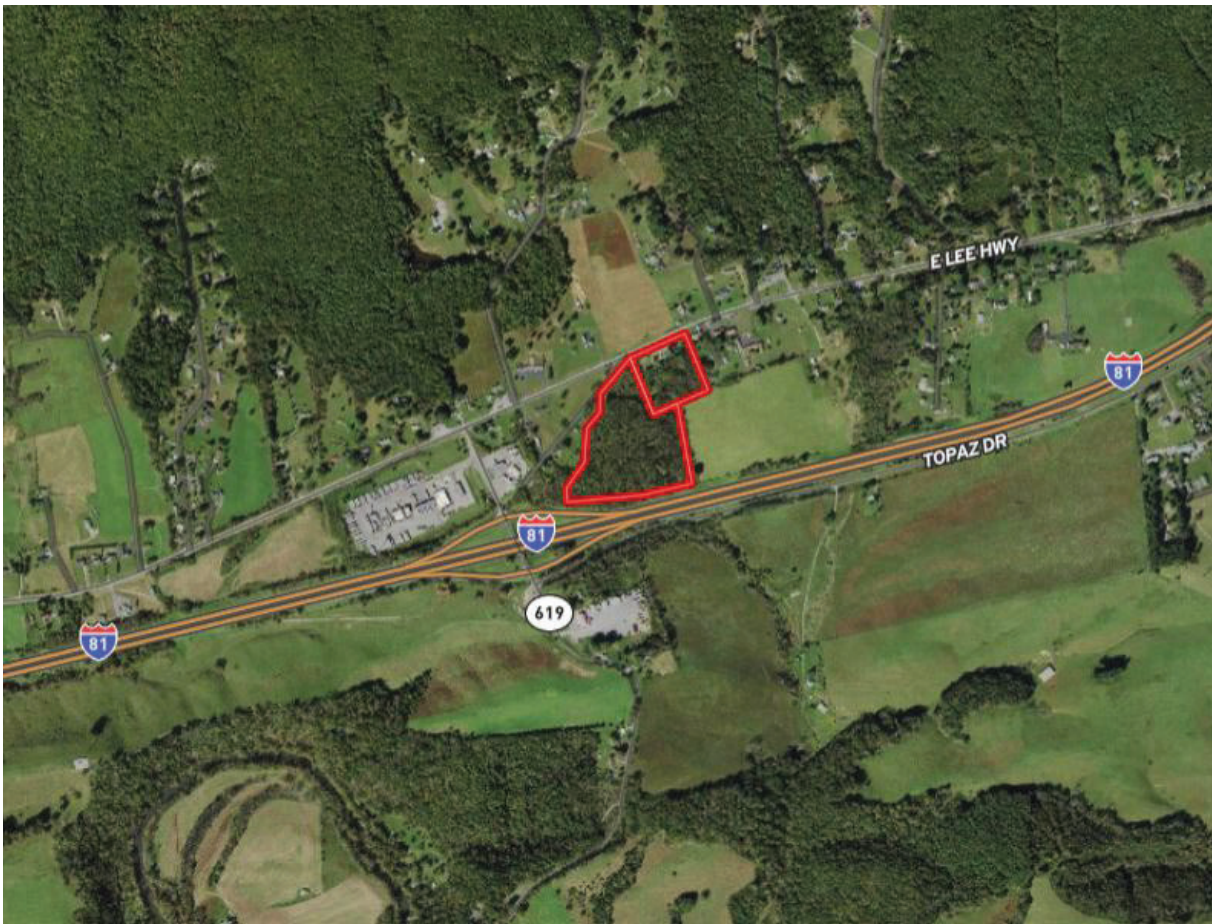
**** Aerial, contour, and topo map show approximate boundaries. Use for illustration purposes only. Refer to survey for exact boundaries. ****



Neighborhood

TBD Lee Highway,

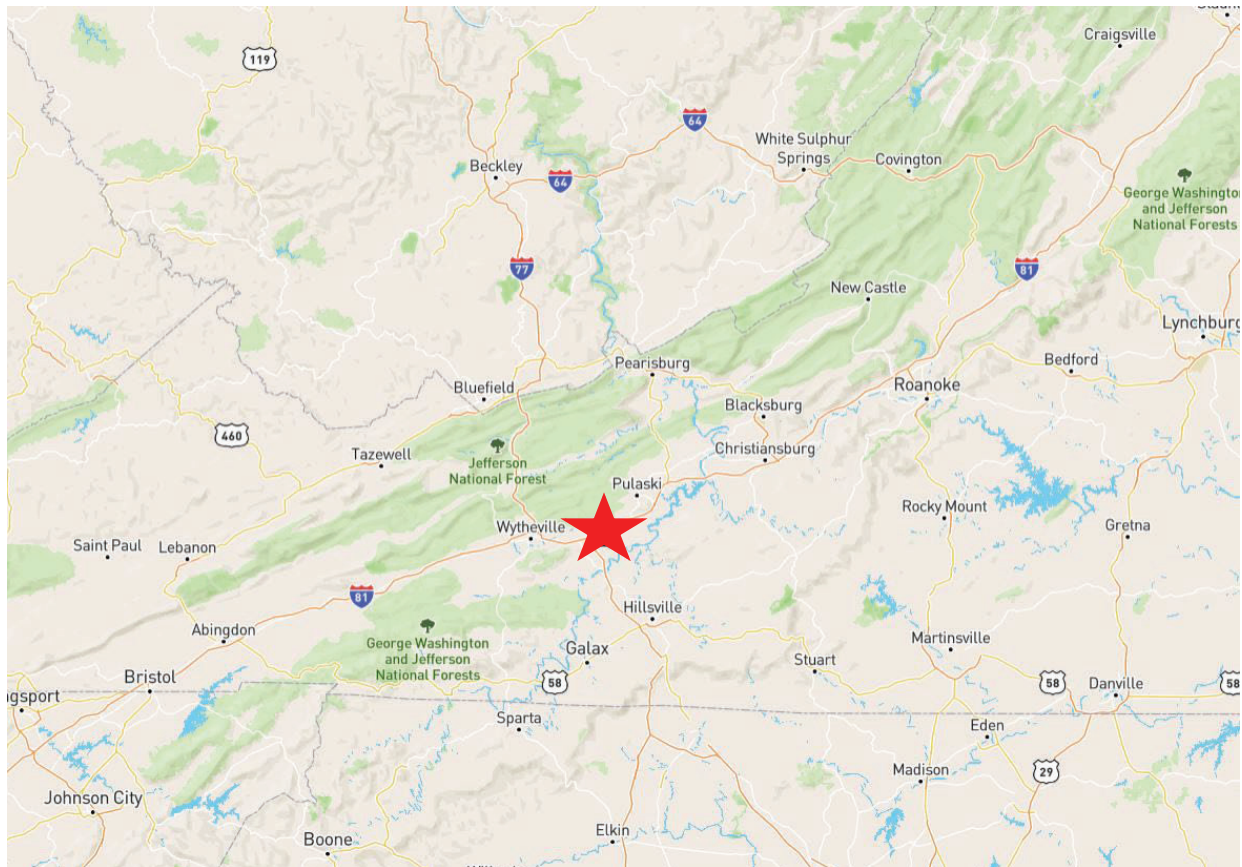
Max Meadows, VA 24360





Location

TBD E Lee Highway,
Max Meadows, VA 24360





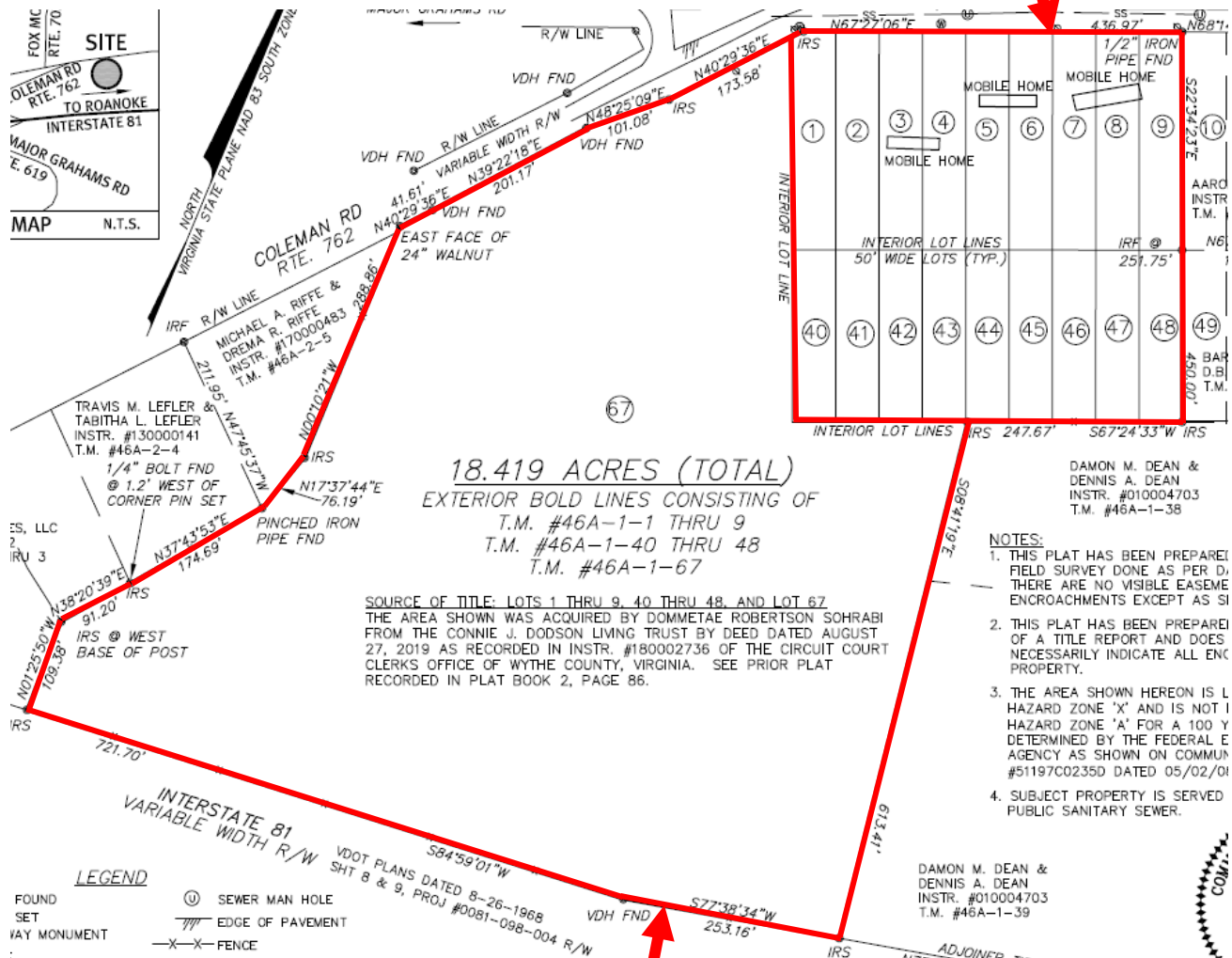
Auction Services

Survey

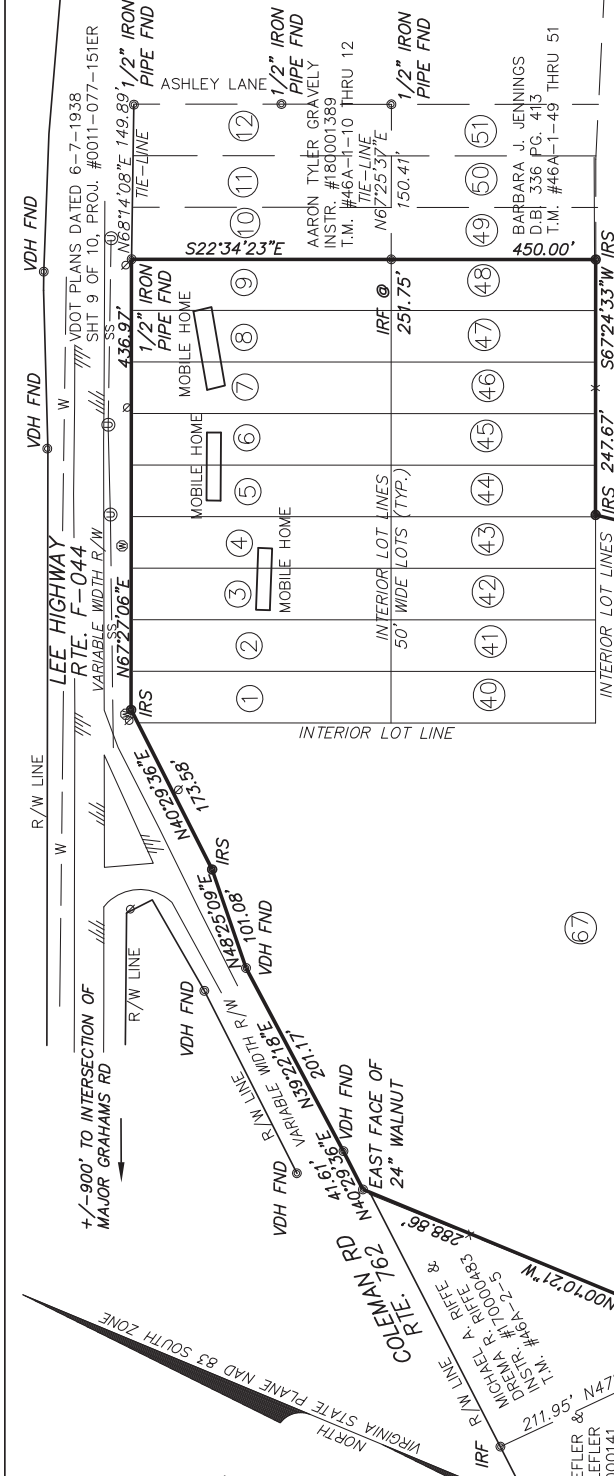
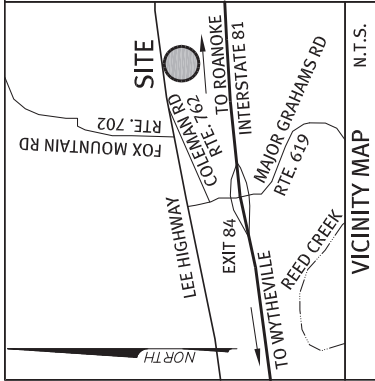
TBD Lee Highway,

Max Meadows, VA 24360

Offering #1: 4.649 AC



Offering #2: 13.77 AC



18.419 ACRES (TOTAL)

EXTERIOR BOLD LINES CONSISTING OF
T.M. #46A-1-1 THRU 9
T.M. #46A-1-40 THRU 48
T.M. #46A-1-67

SOURCE OF TITLE: LOTS 1 THRU 9, 40 THRU 48, AND LOT 67
THE AREA SHOWN WAS ACQUIRED BY DOMMETAE ROBERTSON SOHRABI FROM THE CONNIE J. DODSON LIVING TRUST BY DEED DATED AUGUST 27, 2019 AS RECORDED IN INSTR. #180002736 OF THE CIRCUIT COURT CLERKS OFFICE OF WYTHE COUNTY, VIRGINIA. SEE PRIOR PLAT RECORDED IN PLAT BOOK 2, PAGE 86.

- NOTES:
1. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER DATE OF THIS PLAT AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.
 2. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
 3. THE AREA SHOWN HEREON IS LOCATED IN FLOOD HAZARD ZONE 'X' AND IS NOT LOCATED WITHIN FLOOD HAZARD ZONE 'A' FOR A 100 YEAR FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY-PANEL MAP #51197C0235D DATED 05/02/08.
 4. SUBJECT PROPERTY IS SERVED BY PUBLIC WATER AND PUBLIC SANITARY SEWER.

- LEGEND
- IRF 1/2" REBAR FOUND
 - IRS 1/2" REBAR SET
 - VDH CONC. HIGHWAY MONUMENT
 - UTILITY POLE
 - WATER METER
 - LOT NUMBER
 - SEWER MAN HOLE
 - EDGE OF PAVEMENT
 - FENCE
 - UG SAN. SEWER LINE
 - UG WATER LINE

DAMON M. DEAN &
DENNIS A. DEAN
INSTR. #010004703
T.M. #46A-1-39



CLR210002266

Tax Map Reference No.: 046A-001-0000-0001, 0005, and 0007
Title Insurance Underwriter: Investors Title Insurance Company
Consideration: \$150,000.00
Tax Value: \$42,000.00, \$26,000.00, and \$26,000.00 (\$94,000.00 total)
Property Address: 3847 East Lee Highway, Wytheville, VA 24382

THIS DEED, made and entered into this the 21st day of July, 2021, by and between DOMMETAE ROBERTSON SOHRABI, as Grantor, and GATEWAY ENTERPRISES, LLC, a Virginia limited liability company, and E5 PROPERTIES, LLC, a Virginia limited liability company, PO Box 806, Wytheville, VA 24382, as Grantees;

WITNESSETH

THAT FOR and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and lawful consideration, the receipt of which is hereby acknowledged by Grantor, the Grantor does hereby grant, bargain, sell and convey, with covenants of general warranty of title, to the Grantees as tenants in common (fifty percent to Gateway Enterprises LLC and fifty percent to E5 Properties, LLC), all of those certain parcels or tracts of land, together with the improvements thereon and appurtenances thereto belonging, situated in the Fort Chiswell Magisterial District, Wythe County, Virginia, and more particularly bounded and described as follows, to-wit:

BEING Lots Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 40, 41, 42, 43, 44, 45, 46, 47, 48, and 67, as shown on that certain plat by M. Bradley Tate, Land Surveyor, dated November 5, 2020, attached hereto.

BEING the same property conveyed from Anderson, Desimone, & Green, PC, Trustee under the Connie J. Dodson Living Trust dated August 22, 2012, and any amendments thereto, Devisee under the Last Will and Testament of Connie J. Dodson, to Dommetae Robertson Sohrabi by Deed of Gift dated August 27, 2018, and of record in the Wythe County Clerk's Office as Instrument Number 180002736.

This Instrument
Prepared by:

Scot S. Farthing
VSB#44045
Attorney at Law, PC
P.O. Box 1315
Wytheville, VA
24382

Examined Jul 21, 2021
E5 Properties LLC
PO Box 806 Wytheville 24382
Tested Scot S. Farthing Dep. Clerk
Ret: Scot Farthing

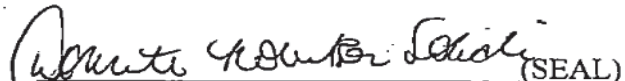
This conveyance is made subject to such conditions, reservations, restrictions, and easements of record to the extent that they may lawfully apply to the property conveyed.

Real estate taxes for the year 2021 on the property herein conveyed will be prorated between Grantor and Grantees as of the date of delivery of this deed.

Possession of the premises shall be delivered by the Grantor to the Grantees with the delivery of this deed.

Grantor covenants that she will warrant generally the title to the property conveyed; that she has the right to convey the same in fee simple; that she has done no act to encumber the same; that she will execute such further assurances of title as may be requisite, and that the Grantees shall have the quiet possession thereof.

WITNESS the following signature and seal:

 (SEAL)
DOMMETAE ROBERTSON SOHRABI

STATE OF VIRGINIA,
COUNTY OF WYTHE, To Wit:

I, Kimberlie A. Mutter, a Notary Public in and for the State and County aforesaid, do hereby certify that **Dommetae Robertson Sohrabi** has personally appeared before me in my State and County aforesaid and acknowledged the same.

Given under my hand this 21st day of July, 2021.

My commission expires: 5/31/2025

My commission ID#: 249385


Notary Public

KIMBERLIE A. MUTTER
NOTARY PUBLIC
REG. #249385
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 5/31/2025

This Instrument
Prepared by:

Scot S. Farthing
VSB#44045
Attorney at Law, PC
P.O. Box 1315
Wytheville, VA
24382

INSTRUMENT 210002266
RECORDED IN THE CLERK'S OFFICE OF
WYTHE CIRCUIT COURT ON
JULY 21, 2021 AT 11:35 AM
\$150.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$75.00 LOCAL: \$75.00
JEREMIAH E. MUSSER, CLERK
RECORDED BY: DRL

A handwritten signature in black ink, appearing to read "Jeremiah E. Musser", is written over the printed name and title.

CONTRACT OF PURCHASE

THIS CONTRACT OF PURCHASE (hereinafter "Contract") is made as of October 27th 2023, between **Gateway Enterprises LLC & E5 LLC** owner of record of the Property sold herein (hereinafter referred to as the "Seller"), and _____

(hereinafter referred to as the "Purchaser", whether one or more). The Purchaser was the successful bidder at a public auction of the Property held on this date and this Contract restates the terms of sale announced prior to the auction sale.

1. **Real Property.** Purchaser agrees to buy, and Seller agrees to sell the land and all improvements thereon and appurtenances thereto which fronts upon a public street or has a recorded access easement to a public street (hereinafter referred to as the "Property"), located in the County of Wythe, Virginia, and described as:

1. Tax ID 46A-1-1 THRU 9 & 46A-1-40 THRU 48; Consisting of +/- 4.649 acres
2. Tax ID 46A-1-67; Consisting of +/- 13.77 acres

Address: TBD E Lee Highway, Max Meadows, VA 24360

2. **Purchase Price:** The purchase price of the Property is equal to the auction bid price plus 10% Buyer's Premium, which is as follows: _____

(hereinafter referred to as the "Purchase Price"), which shall be paid to the Settlement Agent (designated below) at settlement ("Settlement") by certified or cashier's check, or wired funds, subject to the prorations described herein.

3. **Deposit.** Purchaser has made a deposit with the Auction Company, of **\$50,000 PER OFFERING** (hereinafter referred to as the "Deposit"). The Deposit shall be held by the Auction Company, pursuant to the terms of this Contract, until Settlement and then applied to the Purchase Price.

4. **Settlement Agent and Possession.** Settlement shall be made at _____ on or before **December 11th 2023** ("Settlement Date"). Time is of the essence. Possession shall be given at Settlement.

5. **Required Disclosures.**

(a) **Property Owners' Association Disclosure.** Seller represents that the Property is not located within a development that is subject to the Virginia Property Owners' Association Act ("Act") (Virginia Code § 55-508 through § 55-516). If the Property is within such a development, the Act requires Seller to obtain an association disclosure packet from the property owners' association and provide it to Purchaser.

Seller's Initials _____

Purchaser's Initials _____

The information contained in the association disclosure packet shall be current as of a specified date which shall be within 30 days of the date of acceptance of the Contract by the Seller. Purchaser may cancel this Contract: (i) within 3 days after the date of the Contract, if on or before the date that Purchaser signs the Contract, Purchaser receives the association disclosure packet or is notified that the association disclosure packet will not be available; (ii) within 3 days after hand-delivered receipt of the association disclosure packet or notice that the association disclosure packet will not be available; or (iii) within 6 days after the post-marked date, if the association disclosure packet or notice that the association disclosure packet will not be available is sent to Purchaser via the United States mail. Purchaser may also cancel the Contract, without penalty, at any time prior to Settlement if Purchaser has not been notified that the association disclosure packet will not be available and the association disclosure packet is not delivered to Purchaser. Purchaser's notice of cancellation shall be either hand-delivered or sent via United States mail, return receipt requested, to Seller. Purchaser's cancellation pursuant to this subsection shall be without penalty. This Contract shall become void upon cancellation and the Deposit shall be refunded in full to Purchaser upon Purchaser's notice of cancellation.

If more than 6 months have elapsed between the date of ratification of this Contract and the Settlement Date, Purchaser may submit a copy of the Contract to the property owners' association along with a request for assurance that the information required by Virginia Code § 55-512 previously furnished to Purchaser in the association disclosure packet remains materially unchanged; or, if there have been material changes, a statement specifying such changes. Purchaser shall be provided with such assurances or such statement within 10 days of the receipt of such request by the property owner's association. Purchaser may be required to pay a fee for the preparation and issuance of the requested assurances. Said fee shall reflect the actual costs incurred by the property owners' association in providing such assurances but shall not exceed \$100.00 or such higher amount as may now or hereafter be permitted pursuant to applicable statutes.

Any rights of Purchaser to cancel the Contract provided by the Act are waived conclusively if not exercised prior to Settlement.

(b) **Virginia Residential Property Disclosure Act.** The Virginia Residential Property Disclosure Act (§55-517 et seq. of the Code of Virginia) requires the owner of certain residential real property, whenever the property is to be sold or leased with an option to buy, to furnish to the purchaser a RESIDENTIAL PROPERTY DISCLOSURE STATEMENT stating the owner makes certain representations as to the real property. Said form is not attached because property is vacant land and exempt.

(c) **Virginia Condominium Act.** Pursuant to Virginia Code § 55-79.97, Seller represents that the Property is not a condominium unit. If the Property is a condominium unit, this Contract is subject to the Virginia Condominium Act that requires Seller to furnish Purchaser with certain financial and other disclosures prior to entering into a binding contract. If the required disclosures are unavailable on the date of ratification, Seller shall

Seller's Initials _____

Purchaser's Initials _____

promptly request them from the unit condominium owners' association and provide them to Purchaser who shall acknowledge receipt in writing upon delivery. If Purchaser fails to receive the disclosures within 15 days after the date of ratification of this Contract or the disclosures are found unacceptable to Purchaser, Purchaser may void this Contract by delivering notice to the Broker within 3 days after the disclosures are received or due (if not received) and Purchaser's Deposit shall be returned promptly.

If more than 60 days have lapsed between the date of ratification of this Contract and the Settlement Date, Purchaser may submit a copy of the Contract to the unit owners' condominium association with a request for assurance from the unit owners' condominium association that there have been no material changes from the previously furnished information from the unit owners' condominium association.

Purchaser may declare this Contract void within 3 days after either receipt of the required disclosures or of notice that there are material changes, or the failure of the condominium unit owners' association to provide assurances (within 10 days after receipt of Purchaser's request) that there have been no material changes.

(d) **Mechanics' and Materialmen's Liens.**

NOTICE

Virginia law (Virginia Code § 43-1 *et seq.*) permits persons who have performed labor or furnished materials for the construction, removal, repair or improvement of any building or structure to file a lien against the Property. This lien may be filed at any time after the work is commenced or the material is furnished, but not later than the earlier of (i) 90 days from the last day of the month in which the lienor last performed work or furnished materials or (ii) 90 days from the time the construction, removal, repair or improvement is terminated.

AN EFFECTIVE LIEN FOR WORK PERFORMED PRIOR TO THE SETTLEMENT DATE MAY BE FILED AFTER SETTLEMENT. LEGAL COUNSEL SHOULD BE CONSULTED.

(e) **Title Insurance Notification.** Purchaser may wish at Purchaser's expense to purchase owner's title insurance. Depending on the particular circumstances of the transaction, such insurance could include affirmative coverage against possible mechanics' and materialmen's liens for labor and materials performed prior to Settlement and which, though not recorded at the time of recordation of Purchaser's deed, could be subsequently recorded and would adversely affect Purchaser's title to the Property. The coverage afforded by such title insurance would be governed by the terms and conditions thereof, and the premium for obtaining such title insurance coverage will be determined by its coverage.

Seller's Initials _____

Purchaser's Initials _____

(f) **Choice of Settlement Agent.** Virginia's Consumer Real Estate Settlement Protection Act provides that the purchaser or borrower has the right to select the settlement agent to handle the closing of this transaction. The settlement agent's role in closing this transaction involves the coordination of numerous administrative and clerical functions relating to the collection of documents and the collection and disbursement of funds required to carry out the terms of the contract between the parties. If part of the purchase price is financed, the lender for the purchaser will instruct the settlement agent as to the signing and recording of loan documents and the disbursement of loan proceeds. No settlement agent can provide legal advice to any party to the transaction except a settlement agent who is engaged in the private practice of law in Virginia and who has been retained or engaged by a party to the transaction for the purpose of providing legal services to that party.

Variation by agreement: The provisions of the Consumer Real Estate Settlement Protection Act may not be varied by agreement, and rights conferred by this chapter may not be waived. The Seller may not require the use of a particular settlement agent as a condition of the sale of the property.

Escrow, closing and settlement service guidelines: The Virginia State Bar issues guidelines to help settlement agents avoid and prevent the unauthorized practice of law in connection with furnishing escrow, settlement or closing services. As a party to a real estate transaction, the purchaser or borrower is entitled to receive a copy of these guidelines from your settlement agent, upon request, in accordance with the provisions of the Consumer Real Estate Settlement Protection Act.

6. Standard Provisions.

(a) **Deposit.** If Purchaser fails to complete settlement on or before the Settlement Date, time being of the essence, the Deposit shall be forfeited to the Seller. Such forfeiture shall not limit any liability of the defaulting Purchaser or any rights or remedies of the Seller with respect to any such default, and the defaulting Purchaser shall be liable for all costs of re-sale of the Property (including attorney's fees of Seller), plus any amount by which the ultimate sale price for the Property is less than the defaulting purchaser's bid. After any such default and forfeiture, the Property may, at the discretion of the Seller, be conveyed to the next highest bidder of the Property whose bid was acceptable to the Seller. In the event the Seller does not execute a deed of conveyance for any reason, the Purchaser's sole remedy shall be the refund of the deposit. Immediately upon delivery of the deed for the Property by the Seller, all duties, liabilities, and obligations of the Seller, if any, to the purchaser with respect to the Property shall be extinguished.

(b) **Expenses and Prorations.** Seller agrees to pay the costs of preparing the deed, certificates for non-foreign status and state residency and the applicable IRS Form 1099, and the recordation tax applicable to grantors. Except as otherwise agreed herein, all

Seller's Initials _____

Purchaser's Initials _____

other expenses incurred by Purchaser in connection with the Contract and the transaction set forth therein, including, without limitation, title examination costs, insurance premiums, survey costs, recording costs, loan document preparation costs and fees of Purchaser's attorney, shall be borne by Purchaser. All taxes, assessments, interest, rent and mortgage insurance, if any, shall be prorated as of Settlement. In addition to the Purchase Price, Purchaser shall pay Seller (i) for all propane remaining on the Property (if any) at the prevailing market price as of Settlement and (ii) any escrow Deposits made by Seller which are credited to Purchaser by the holders thereof.

(c) **Title.** At Settlement, Seller shall convey to Purchaser good and marketable fee simple title to the Property by Deed of General Warranty, free of all liens, tenancies, defects and encumbrances, except as otherwise indicated herein, and subject only to such restrictions and easements as shall then be of record which do not affect the use of the Property for residential purposes or render the title unmarketable. If a defect is found which can be remedied by legal action within a reasonable time, Seller shall, at Seller's expense, promptly take such action as is necessary to cure the defect. If Seller, acting in good faith, is unable to have such defect corrected within 60 days after notice of such defect is given to Seller, then this Contract may be terminated by either Seller or Purchaser. Purchaser may extend the date for Settlement to the extent necessary for Seller to comply with this Paragraph but not longer than 60 days.

(d) **Land Use Assessment.** In the event the Property is taxed under land use assessment and this sale results in disqualification from land use eligibility, Seller shall pay, when assessed, whether at or after Settlement, any rollback taxes assessed. If the Property continues to be eligible for land use assessment, Purchaser agrees to make application, at Purchaser's expense, for continuation under land use, and to pay any rollback taxes resulting from failure to file or to qualify.

(e) **Risk of Loss.** All risk of loss or damage to the Property by fire, windstorm, casualty or other cause, or taking by eminent domain, is assumed by Seller until Settlement. In the event of substantial loss or damage to the Property before Settlement, Purchaser shall have the option of either (i) terminating this Contract, or (ii) affirming this Contract, with appropriate arrangements being made by Seller to repair the damage, in a manner acceptable to Purchaser, or Seller shall assign to Purchaser all of Seller's rights under any applicable policy or policies of insurance and any condemnation awards and shall pay over to Purchaser any sums received as a result of such loss or damage.

(f) **Property Sold "As Is".** Purchaser agrees to accept the Property at Settlement in its present physical condition. No representations or warranties are made as to zoning, structural integrity, physical condition, environmental condition, construction, workmanship, materials, habitability, fitness for a particular purpose, or merchantability of all or any part of the Property.

Seller's Initials _____

Purchaser's Initials _____

(g) **Counterparts.** This Contract may be executed in one or more counterparts, with each such counterpart to be deemed an original. All such counterparts shall constitute a single agreement binding on all the parties hereto as if all had signed a single document. It is not necessary that all parties sign all or any one of the counterparts, but each party must sign at least one counterpart for this Contract to be effective.

(h) **Assignability.** This Contract may not be assigned by either Seller or Purchaser without the written consent of the other.

(i) **Miscellaneous.** The parties to this Contract agree that it shall be binding upon them, and their respective personal representatives, successors and assigns, and that its provisions shall not survive Settlement and shall be merged into the deed delivered at Settlement except for the provisions relating to rollback taxes. This Contract contains the final agreement between the parties hereto, and they shall not be bound by any terms, conditions, oral statements, warranties or representations not herein contained. This Contract shall be construed under the laws of the Commonwealth of Virginia.

Seller's Initials _____

Purchaser's Initials _____

IN WITNESS WHEREOF, the Purchaser and the Seller have duly executed this Contract as of the day and year first above written.

Gateway Enterprises, LLC
By and through Matthew Ridgeway, Managing Member

10/27/2023

E5, LLC
By and through William G Eaton, Managing Member

10/27/2023

E5, LLC
By and through Lisa R Eaton, Managing Member

10/27/2023

Purchaser Name

Address

Phone #

Email

(Purchaser signature)

10/27/2023

Purchaser Name

Address

Phone #

Email

(Purchaser signature)

10/27/2023

Seller's Initials _____

Purchaser's Initials _____

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION		CURRENT ASSESSMENT			
GATEWAY ENTERPRISES, LLC E5 PROPERTIES, LLC PO BOX 806 WYTHEVILLE VA 24382				0 Well					Type Description	Code	MARKET VALUE	USE VALUE
				0 Septic					Building	400	500	500
									Land	400	41,500	41,500
SUPPLEMENTAL DATA												
Tax Map # 046A-001-0000-0001				User Field								
Area Code 01:Wythe County				Appeal Ch N								
Ag Dist Co 00:None				Appeal No N:No								
User Field												
User Field												
GIS Id 046A-001-0000-0001				Associated P								
				Total								
				42,000								
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[illegible]

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION		CURRENT ASSESSMENT												
GATEWAY ENTERPRISES, LLC E5 PROPERTIES, LLC PO BOX 806 WYTHEVILLE VA 24382				0 Well					Type Description	Code	MARKET VALUE	USE VALUE									
				0 Septic					Building	400	500	500									
									Land	400	41,500	41,500									
				SUPPLEMENTAL DATA																	
Tax Map # 046A-001-0000-0001				User Field																	
Area Code 01:Wythe County				Appeal Ch N																	
Ag Dist Co 00:None				Appeal No N:No																	
User Field																					
User Field																					
GIS Id 046A-001-0000-0001				Associated P																	
								Total		42,000		42,000									
RECORD OF OWNERSHIP													PREVIOUS ASSESSMENTS (HISTORY)								
GATEWAY ENTERPRISES, LLC				BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	Year	Code	Total Assesse	Year	Code	Total Assesse						
SOHRABI DOMMETAE ROBERTSON				210002266	07-21-2021	Q	V	150,000	12	2022	400	500	2020	400	500						
DODSON AUBREY S &				180002736	10-09-2018	U	V	0	00		400	41,500		400	41,500						
DODSON AUBREY S &				970003479	09-16-1997	U	V	0	00		400										
JOHNSON TED J SR				492653	09-09-1997	U	V	93,750	00												
DODSON AUBREY S & CONNIE J				480098	02-13-1997	U	V	0	00												
				Total				42,000		Total		42,000		Total							
Code													Description			Amount			Interest		
ASSESSING NEIGHBORHOOD																					
Prc Assng Dist				Nbhd Name				Street Index Name				Property Use				Class					
0001												15				04					
PROPERTY NOTES																					
TYPE				YEAR				NOTES													
CMNT				2021				dorothy dodson conveyed her 3/8 int to ted j johnson,sr by deed dated 9-9-97 and recorded in db 492-651 10/12/18-#180002736 is a Deed of Gift-ktv													
INCLUDES TAXABLE PARCELS																					
046A-001-0000-0002				046A-001-0000-0040				046A-001-0000-0043													
046A-001-0000-0003				046A-001-0000-0041				046A-001-0000-0067													
046A-001-0000-0004				046A-001-0000-0042																	
LAND LINE VALUATION SECTION																					
B	Use	Description	Front	Depth	Zoni	LA	Land Type	Units	Unit Pri	Size Adj	Site I	Cond.	Nbhd.	Nbhd.	Notes	Location Adjustmen	Adj Unit P	Appraised			
1	400	Comm - Indl - Va	0	0				0 SF	6,500.0	1.00000	0	1.00	1.000	1.000	SWL Well/Septic		6,500	6,500			
1	400	Comm - Indl - Va	0	0				0.000 AC	15,000.	1.00000	0	1.00	1.000	1.000	190 HOME SITE		15,000	15,000			
1	400	Comm - Indl - Va	0	0				0.000 AC	20,000.	1.00000	0	1.00	1.000	1.000	OPEN/WOOD MIX		20,000	20,000			

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd	Description	Element	Cd	Description					
Model	00	Vacant	Total Area							
Style	99	Vacant Land	Basement							
Grade			Fin Bsmt Area							
Stories										
# Units										
Roof Type										
Roof Cover										
Exterior Wall 1										
Exterior Wall 2										
Frame Type										
Heat System										
Heat Fuel										
AC Type										
Interior Wall 1										
Interior Wall 2										
Interior Wall 3										
Interior Floor 1										
Interior Floor 2										
Interior Floor 3										
Interior Floor 4										
Total Room(s)										
Bedroom(s)										
Full Bath(s)										
Half Bath(s)										
Extra Fixture(s)										
Extra Kitchen(s)										
Fireplace(s)										
Gas FPL(s)										
Extra Opening(										
Chimney(s)										
Foundation										
Total Area										
Basement										
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Year	Cond. Cd	Percent	Grade	Grade Adj.	Appr. Value
SHED	Shed	L	1	100.00		AV	1	C	0.70	100
SHED	Shed	L	1	400.00		AV	1	C	0.70	400

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION		CURRENT ASSESSMENT				
GATEWAY ENTERPRISES, LLC E5 PROPERTIES, LLC PO BOX 806 WYTHEVILLE VA 24382				0 Well					Type Description	Code	MARKET VALUE	USE VALUE	
				0 Septic					Building Land	400	500	41,500	500
									Land	400	41,500		
SUPPLEMENTAL DATA													
Tax Map # 046A-001-0000-0001				User Field		Appeal Ch N							
Area Code 01:Wythe County				Appeal No N:No									
Ag Dist Co 00:None													
User Field													
User Field													
GIS Id 046A-001-0000-0001				Associated P									

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd	Description	Element	Cd	Description					
Model	00	Vacant	Total Area							
Style	99	Vacant Land	Basement							
Grade			Fin Bsmt Area							
Stories										
# Units										
Roof Type										
Roof Cover										
Exterior Wall 1										
Exterior Wall 2										
Frame Type										
Heat System										
Heat Fuel										
AC Type										
Interior Wall 1										
Interior Wall 2										
Interior Wall 3										
Interior Floor 1										
Interior Floor 2										
Interior Floor 3										
Interior Floor 4										
Total Room(s)										
Bedroom(s)										
Full Bath(s)										
Half Bath(s)										
Extra Fixture(s)										
Extra Kitchen(s)										
Fireplace(s)										
Gas FPL(s)										
Extra Opening(										
Chimney(s)										
Foundation										
Total Area										
Basement										
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Year	Cond. Cd	Percent	Grade	Grade Adj.	Appr. Value
SHED	Shed	L	1	100.00		AV	1	C	0.70	100
SHED	Shed	L	1	400.00		AV	1	C	0.70	400

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		10131 WYTHE COUNTY, VA															
GATEWAY ENTERPRISES, LLC E5 PROPERTIES, LLC PO BOX 806 WYTHEVILLE VA 24382		0 Well				Type Description	Code	MARKET VALUE	USE VALUE														
		0 Septic				Building	400	500	500														
						Land	400	41,500	41,500														
		SUPPLEMENTAL DATA																					
Tax Map # 046A-001-0000-0001		User Field		Appeal Ch N																			
Area Code 01:Wythe County		Ag Dist Co 00:None		Appeal No N:No																			
User Field		User Field																					
User Field		User Field																					
GIS Id 046A-001-0000-0001		Associated P																					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)															
GATEWAY ENTERPRISES, LLC		210002266	07-21-2021	Q	V	150,000	12	Total	42,000														
SOHRABI DOMMETAE ROBERTSON		180002736	10-09-2018	U	V	0	00	Year	Assessed V														
DODSON AUBREY S &		970003479	09-16-1997	U	V	0	00	2022	500														
JOHNSON TED J SR		492653	09-09-1997	U	V	93,750	00	400	41,500														
DODSON AUBREY S & CONNIE J		480098	02-13-1997	U	V	0	00	400	41,500														
		Total						Total	42,000														
OTHER ASSESSMENTS																							
Code		Description		Number		Amount		Interest															
ASSESSING NEIGHBORHOOD																							
Prc Assng Dist		Nbhd Name		Street Index Name		Property Use		Class															
0001						15		04															
PROPERTY NOTES																							
TYPE		YEAR		NOTES																			
CMNT		2021		dorothy dodson conveyed her 3/8 int to ted j johnson,sr by deed dated 9-9-97 and recorded in db 492-651 10/12/18-#180002736 is a Deed of Gift-ktv																			
INCLUDES TAXABLE PARCELS																							
046A-001-0000-0002		046A-001-0000-0040		046A-001-0000-0043																			
046A-001-0000-0003		046A-001-0000-0041		046A-001-0000-0067																			
046A-001-0000-0004		046A-001-0000-0042																					
LAND LINE VALUATION SECTION																							
B	Use	Description	Front	Depth	Zoni	LA	Land Type	Units	Unit Pri	Size Adj	Site I	Cond.	Nbhd.	Nbhd.	Notes	Location Adjustmen	Adj Unit P	Appraised					
1	400	Comm - Indl - Va	0	0				0 SF	6,500.0	1.00000	0	1.00	1.000	1.000	SWL Well/Septic		6,500	6,500					
1	400	Comm - Indl - Va	0	0				0.000 AC	15,000.	1.00000	0	1.00	1.000	1.000	190 HOME SITE		15,000	15,000					
1	400	Comm - Indl - Va	0	0				0.000 AC	20,000.	1.00000	0	1.00	1.000	1.000	OPEN/WOOD MIX		20,000	20,000					
Total Card Land Units 0.000 SF																			Parcel Total Land Area 0.000		Total Land Value		41,500

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description						
Model	00	Vacant	Total Area								
Style	99	Vacant Land	Basement								
Grade			Fin Bsmt Area								
Stories											
# Units											
Roof Type											
Roof Cover											
Exterior Wall 1											
Exterior Wall 2											
Frame Type											
Heat System											
Heat Fuel											
AC Type											
Interior Wall 1											
Interior Wall 2											
Interior Wall 3											
Interior Floor 1											
Interior Floor 2											
Interior Floor 3											
Interior Floor 4											
Total Room(s)											
Bedroom(s)											
Full Bath(s)											
Half Bath(s)											
Extra Fixture(s)											
Extra Kitchen(s)											
Fireplace(s)											
Gas FPL(s)											
Extra Opening(											
Chimney(s)											
Foundation											
Total Area											
Basement											
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Year	Cond.	Cd	Percent	Grade	Grade Adj.	Appr. Value
SHED	Shed	L	1	100.00		AV		1	C	0.70	100
SHED	Shed	L	1	400.00		AV		1	C	0.70	400

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION		CURRENT ASSESSMENT													
GATEWAY ENTERPRISES, LLC E5 PROPERTIES, LLC PO BOX 806 WYTHEVILLE VA 24382			0 Well					Type Description	Code	MARKET VALUE	USE VALUE										
			0 Septic					Building	400	500	500										
								Land	400	41,500	41,500										
			SUPPLEMENTAL DATA																		
Tax Map # 046A-001-0000-0001			User Field																		
Area Code 01:Wythe County			Appeal Ch N																		
Ag Dist Co 00:None			Appeal No N:No																		
User Field																					
User Field																					
GIS Id 046A-001-0000-0001			Associated P					Total	42,000	42,000											
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)												
GATEWAY ENTERPRISES, LLC			210002266	07-21-2021	Q	V	150,000	12	Year	Code	Year										
SOHRABI DOMMETAE ROBERTSON			180002736	10-09-2018	U	V	0	00	2022	400	2020										
DODSON AUBREY S &			970003479	09-16-1997	U	V	0	00	400	400	400										
JOHNSON TED J SR			492653	09-09-1997	U	V	93,750	00													
DODSON AUBREY S & CONNIE J			480098	02-13-1997	U	V	0	00													
			Total			42,000			Total	42,000	Total										
			Total			42,000			This signature acknowledges a visit by a Data Collector or Assessor												
OTHER ASSESSMENTS																					
Code		Description		Number		Amount		Interest													
ASSESSING NEIGHBORHOOD																					
Prc Assgng Dist		Nbhd Name		Street Index Name		Property Use		Class													
0001						15		04													
PROPERTY NOTES																					
TYPE		YEAR		NOTES																	
CMNT		2021		dorothy dodson conveyed her 3/8 int to ted j johnson,sr by deed dated 9-9-97 and recorded in db 492-651 10/12/18-#180002736 is a Deed of Gift-ktv																	
INCLUDES TAXABLE PARCELS																					
046A-001-0000-0002		046A-001-0000-0040		046A-001-0000-0043																	
046A-001-0000-0003		046A-001-0000-0041		046A-001-0000-0067																	
046A-001-0000-0004		046A-001-0000-0042																			
LAND LINE VALUATION SECTION																					
B	Use	Description	Front	Depth	Zoni	LA	Land Type	Units	Unit Pri	Size Adj	Site I	Cond.	Nbhd.	Nbhd.	Notes	Location Adjustmen	Adj Unit P	Appraised			
1	400	Comm - Indl - Va	0	0				0 SF	6,500.0	1.00000	0	1.00	1.000	1.000	SWL Well/Septic	0.0000	6,500	6,500			
1	400	Comm - Indl - Va	0	0				0.000 AC	15,000.	1.00000	0	1.00	1.000	1.000	190 HOME SITE	0.0000	15,000	15,000			
1	400	Comm - Indl - Va	0	0				0.000 AC	20,000.	1.00000	0	1.00	1.000	1.000	OPEN/WOOD MIX	0.0000	20,000	20,000			

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd	Description	Element	Cd	Description					
Model	00	Vacant	Total Area							
Style	99	Vacant Land	Basement							
Grade			Fin Bsmt Area							
Stories										
# Units										
Roof Type										
Roof Cover										
Exterior Wall 1										
Exterior Wall 2										
Frame Type										
Heat System										
Heat Fuel										
AC Type										
Interior Wall 1										
Interior Wall 2										
Interior Wall 3										
Interior Floor 1										
Interior Floor 2										
Interior Floor 3										
Interior Floor 4										
Total Room(s)										
Bedroom(s)										
Full Bath(s)										
Half Bath(s)										
Extra Fixture(s)										
Extra Kitchen(s)										
Fireplace(s)										
Gas FPL(s)										
Extra Opening(										
Chimney(s)										
Foundation										
Total Area										
Basement										
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Year	Cond. Cd	Percent	Grade	Grade Adj.	Appr. Value
SHED	Shed	L	1	100.00		AV	1	C	0.70	100
SHED	Shed	L	1	400.00		AV	1	C	0.70	400

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT											
GATEWAY ENTERPRISES, LLC E5 PROPERTIES, LLC PO BOX 806 WYTHEVILLE VA 24382				0 Well								Type Description	Code	MARKET VALUE	USE VALUE								
				0 Septic										Land	200	26,000	26,000						
				SUPPLEMENTAL DATA																			
				Tax Map # 046A-001-0000-0005 Area Code 01:Wythe County Ag Dist Co 00:None User Field User Field User Field GIS Id 046A-001-0000-0005										Associated P									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
GATEWAY ENTERPRISES, LLC SOHRABI DOMMETAE ROBERTSON DODSON AUBREY S & CONNIE J DODSON AUBREY ETALS				210002266 180002736 4800098 0 0		07-21-2021 10-09-2018 02-13-1997 01-01-1900		Q U U U		V V V V		150,000 0 0 0		12 00 00 00		Year Code Total Assesse Year Code Assessed V Year Code Total Assesse							
																2022 200 26,000 2021 200 26,000 2020 200 26,000							
																Total 26,000 Total 26,000 Total 26,000							
																This signature acknowledges a visit by a Data Collector or Assessor							
OTHER ASSESSMENTS																APPRAISED VALUE SUMMARY							
Code		Description		Number		Amount		Interest		Appraised Bldg. Value (Card)						0							
Prc Assng Dist		Nbhd Name		Street Index Name		Property Use		Class		Appraised Xf (B) Value (Bldg)						0							
0001						15		02		Appraised Ob (B) Value (Bldg)						0							
TYPE		YEAR		NOTES												0							
CMNT		2021		building removed for 5 months in 2010, taken completely off 01/01/11 10/12/18-#180002736 is a Deed of Gift-ktv 07/23/2021-Consideration in #210002266 includes 46a-1-1 and 46A-1-7-ktv												26,000							
INCLUDES TAXABLE PARCELS																APPRAISED VALUE SUMMARY							
046A-001-0000-0006										Appraised Bldg. Value (Card)						0							
046A-001-0000-0044										Appraised Xf (B) Value (Bldg)						0							
046A-001-0000-0045										Appraised Ob (B) Value (Bldg)						0							
										Special Land Value						0							
										Total Appraised Parcel Value						26,000							
										Value Source						C							
										Total Appraised Parcel Value						26,000							
LAND LINE VALUATION SECTION																							
B	Use	Description	Front	Depth	Zoni	LA	Land Type	Units	Unit Pri	Size Adj	Site I	Cond.	Nbhd.	Nbhd.	Notes	Location Adjustmen	Adj Unit P	Appraised					
1	200	SFD - Suburban	0	0				0 SF	6,500.0	1.00000	0	1.00	1.000	SWL Well/Septic	0.0000	6,500	6,500	6,500					
1	200	SFD - Suburban	0	0				0.000 AC	15,000.	1.00000	0	1.00	1.000	190 HOME SITE	0.0000	15,000	15,000	15,000					
1	200	SFD - Suburban	0	0				0.000 AC	4,500.0	1.00000	0	1.00	1.000	OPEN LAND	0.0000	4,500	4,500	4,500					
Total Card Land Units																0.000	SF	Parcel Total Land Area		0.000	Total Land Value		26,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description						
Model	00	Vacant	Total Area								
Style	99	Vacant Land	Basement								
Grade			Fin Bsmt Area								
Stories											
# Units											
Roof Type											
Roof Cover											
Exterior Wall 1											
Exterior Wall 2											
Frame Type											
Heat System											
Heat Fuel											
AC Type											
Interior Wall 1											
Interior Wall 2											
Interior Wall 3											
Interior Floor 1											
Interior Floor 2											
Interior Floor 3											
Interior Floor 4											
Total Room(s)											
Bedroom(s)											
Full Bath(s)											
Half Bath(s)											
Extra Fixture(s)											
Extra Kitchen(s)											
Fireplace(s)											
Gas FPL(s)											
Extra Opening(											
Chimney(s)											
Foundation											
Total Area											
Basement											
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Year	Cond.	Cd	Percent	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area		0	0	0	0	0					

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				10131 WYTHE COUNTY, VA		VISION									
GATEWAY ENTERPRISES, LLC E5 PROPERTIES, LLC PO BOX 806 WYTHEVILLE VA 24382			0 Well				Type Description	Code	MARKET VALUE	USE VALUE	26,000											
			0 Septic				Land	200	26,000	26,000												
SUPPLEMENTAL DATA																						
Tax Map # 046A-001-0000-0005			User Field																			
Area Code 01:Wythe County			Appeal Ch N																			
Ag Dist Co 00:None			Appeal No N:No																			
User Field																						
User Field																						
GIS Id 046A-001-0000-0005			Associated P																			
							Total 26,000 26,000															
RECORD OF OWNERSHIP												PREVIOUS ASSESSMENTS (HISTORY)										
GATEWAY ENTERPRISES, LLC			BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	Year	Code	Year	Code	Year	Code	Total Assesse							
SOHRABI DOMMETAE ROBERTSON			210002266	07-21-2021	Q	V	150,000	12	2022	200	2021	200	2020	200	26,000							
DODSON AUBREY S & CONNIE J			180002736	10-09-2018	U	V	0	00														
DODSON AUBREY ETALS			480098	02-13-1997	U	V	0	00														
			0	01-01-1900	U	V	0	00														
			Total									26,000	26,000	Total	26,000							
OTHER ASSESSMENTS												This signature acknowledges a visit by a Data Collector or Assessor										
Code			Description			Number			Amount			Interest										
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY										
Prc Assng Dist 0001			Nbhd Name			Street Index Name			Property Use			Class										
						15			02			Appraised Bldg. Value (Card)										
												Appraised Xf (B) Value (Bldg)										
												Appraised Ob (B) Value (Bldg)										
												Appraised Land Value (Bldg)										
												Special Land Value										
												Total Appraised Parcel Value										
												Value Source										
												Total Appraised Parcel Value										
												26,000										
INCLUDES TAXABLE PARCELS												LAND LINE VALUATION SECTION										
046A-001-0000-0006																						
046A-001-0000-0044																						
046A-001-0000-0045																						
B	Use	Description	Front	Depth	Zoni	LA	Land Type	Units	Unit Pri	Size Adj	Site I	Cond.	Nbhd.	Nbhd.	Notes	Location Adjustmen	Adj Unit P	Appraised				
1	200	SFD - Suburban	0	0				0 SF	6,500.0	1.00000	0	1.00	1.000	1.000	SWL Well/Septic	0.0000	6,500	6,500				
1	200	SFD - Suburban	0	0				0.000 AC	15,000.	1.00000	0	1.00	1.000	1.000	190 HOME SITE	0.0000	15,000	15,000				
1	200	SFD - Suburban	0	0				0.000 AC	4,500.0	1.00000	0	1.00	1.000	1.000	OPEN LAND	0.0000	4,500	4,500				
Total Card Land Units												0.000		SF		Parcel Total Land Area		0.000		Total Land Value		26,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description						
Model Style Grade Stories # Units Roof Type Roof Cover Exterior Wall 1 Exterior Wall 2 Frame Type Heat System Heat Fuel AC Type Interior Wall 1 Interior Wall 2 Interior Wall 3 Interior Floor 1 Interior Floor 2 Interior Floor 3 Interior Floor 4 Total Room(s) Bedroom(s) Full Bath(s) Half Bath(s) Extra Fixture(s) Extra Kitchen(s) Fireplace(s) Gas FPL(s) Extra Opening Chimney(s) Foundation Total Area Basement	00 99	Vacant Vacant Land	Total Area Basement Fin Bsmt Area		No Sketch						
COST / MARKET VALUATION											
Building Value New			0								
Year Built											
Effective Year Built			0								
Condition Code											
Remodel Rating											
Year Remodeled											
Depreciation %											
Functional Obsol											
External Obsol			1.000								
Trend Factor											
Special Condition											
Condition %											
Percent Good											
RCNLD			0								
Dep % Ovr											
Misc Imp Ovr Comment											
Misc Imp Ovr Comment											
Cost to Cure Ovr											
Cost to Cure Ovr Comment											
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Year	Cond.	Cd	Percent	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area		Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area		0		0	0	0	0				

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT											
GATEWAY ENTERPRISES, LLC E5 PROPERTIES, LLC PO BOX 806 WYTHEVILLE VA 24382			0 Well				Type Description	Code	MARKET VALUE	USE VALUE								
			0 Septic				Land	200	26,000	26,000								
			SUPPLEMENTAL DATA															
			Tax Map # 046A-001-0000-0007 Area Code 01:Wythe County Ag Dist Co 00:None User Field User Field User Field GIS Id 046A-001-0000-0007 Associated P															
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
GATEWAY ENTERPRISES, LLC			210002266	07-21-2021	Q	V	150,000	12	Total	26,000	26,000							
SOHRABI DOMMETAE ROBERTSON			180002736	10-09-2018	U	V	0	00	Year	Total Assesse	Year							
DODSON AUBREY S &			970003479	09-16-1997	U	V	0	00	2022	200	2020							
JOHNSON TED J SR			492653	09-09-1997	U	V	0	00		200								
DODSON AUBREY S & CONNIE J			480098	02-13-1997	U	V	0	00										
			Total				Total		26,000	26,000	Total							
Code			Description		Number		Amount		This signature acknowledges a visit by a Data Collector or Assessor									
ASSESSING NEIGHBORHOOD																		
Prc Assng Dist			Nbhd Name		Street Index Name		Property Use		Class									
0001							15		02									
PROPERTY NOTES																		
TYPE		YEAR	NOTES															
CMNT		2021	dorothy dodson surface conveyed her 3/8 interest to ted j johnson sr by deed dated 9-9-97 and recorded in db 492-651 2016: SW ON PROPERTY 2016 updated 911 address; bp# 18436 swmth w/ porches (pp) 100% complete 10/24/16/sly 10/12/18-#180002736 is a Deed of Gift-ktv 07/23/2021-Consideration in #210002266 includes 46A-1-1 and 46A-1-5-ktv															
INCLUDES TAXABLE PARCELS																		
046A-001-0000-0008		046A-001-0000-0047																
046A-001-0000-0009		046A-001-0000-0048																
046A-001-0000-0046																		
LAND LINE VALUATION SECTION																		
B	Use	Description	Front	Depth	Zoni	LA	Land Type	Units	Unit Pri	Size Adj	Site I	Cond.	Nbhd.	Nbhd.	Notes	Location Adjustmen	Adj Unit P	Appraised
1	200	SFD - Suburban	0	0				0 SF	6,500.0	1.00000	0	1.00	1.000	1.000	SWL Well/Septic		6,500	6,500
1	200	SFD - Suburban	0	0				0.000 AC	15,000.	1.00000	0	1.00	1.000	1.000	190 HOME SITE		15,000	15,000
1	200	SFD - Suburban	0	0				0.000 AC	4,500.0	1.00000	0	1.00	1.000	1.000	OPEN LAND		4,500	4,500
Total Appraised Parcel Value																		
26,000																		
C																		
Value Source																		
Total Appraised Parcel Value																		
26,000																		
APPRaised VALUE SUMMARY																		
Appraised Bldg. Value (Card)																		
0																		
Appraised Xf (B) Value (Bldg)																		
0																		
Appraised Ob (B) Value (Bldg)																		
0																		
Appraised Land Value (Bldg)																		
26,000																		
Special Land Value																		
0																		
Total Appraised Parcel Value																		
26,000																		
VISION																		
10131																		
WYTHE COUNTY, VA																		

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description						
Model	00	Vacant	Total Area								
Style	99	Vacant Land	Basement								
Grade			Fin Bsmt Area								
Stories											
# Units											
Roof Type											
Roof Cover											
Exterior Wall 1											
Exterior Wall 2											
Frame Type											
Heat System											
Heat Fuel											
AC Type											
Interior Wall 1											
Interior Wall 2											
Interior Wall 3											
Interior Floor 1											
Interior Floor 2											
Interior Floor 3											
Interior Floor 4											
Total Room(s)											
Bedroom(s)											
Full Bath(s)											
Half Bath(s)											
Extra Fixture(s)											
Extra Kitchen(s)											
Fireplace(s)											
Gas FPL(s)											
Extra Opening(											
Chimney(s)											
Foundation											
Total Area											
Basement											
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Year	Cond.	Cd	Percent	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											
		0	0	0	0	0					

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CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			USE VALUE									
GATEWAY ENTERPRISES, LLC E5 PROPERTIES, LLC PO BOX 806 WYTHEVILLE VA 24382			0 Well				Type Description	Code	MARKET VALUE	USE VALUE									
			0 Septic				Land	200	26,000	26,000									
			SUPPLEMENTAL DATA																
Tax Map # 046A-001-0000-0007			User Field																
Area Code 01:Wythe County			Appeal Ch N																
Ag Dist Co 00:None			Appeal No N:No																
User Field																			
User Field																			
GIS Id 046A-001-0000-0007			Associated P																
							Total	26,000	26,000	26,000									
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
GATEWAY ENTERPRISES, LLC			210002266	07-21-2021	Q	V	150,000	12	Year	Code	Total Assesse	Year							
SOHRABI DOMMETAE ROBERTSON			180002736	10-09-2018	U	V	0	00	2022	200	26,000	2020							
DODSON AUBREY S &			970003479	09-16-1997	U	V	0	00			26,000								
JOHNSON TED J SR			492653	09-09-1997	U	V	0	00											
DODSON AUBREY S & CONNIE J			480098	02-13-1997	U	V	0	00											
							Total	26,000	Total	26,000	Total	26,000							
OTHER ASSESSMENTS																			
Code		Description	Number		Amount		Interest												
ASSESSING NEIGHBORHOOD																			
Prc Assng Dist		Nbhd Name	Street Index Name		Property Use		Class												
0001					15		02												
PROPERTY NOTES																			
TYPE		YEAR	NOTES																
CMNT		2021	dorothy dodson surface conveyed her 3/8 interest to ted j johnson sr by deed dated 9-9-97 and recorded in db 492-651 2016: SW ON PROPERTY 2016 updated 911 address; bp# 18436 swmth w/ porches (pp) 100% complete 10/24/16/sly 10/12/18-#180002736 is a Deed of Gift-ktv 07/23/2021-Consideration in #210002266 includes 46A-1-1 and 46A-1-5-ktv																
INCLUDES TAXABLE PARCELS																			
046A-001-0000-0008		046A-001-0000-0047																	
046A-001-0000-0009		046A-001-0000-0048																	
046A-001-0000-0046																			
LAND LINE VALUATION SECTION																			
B	Use	Description	Front	Depth	Zoni	LA	Land Type	Units	Unit Pri	Size Adj	Site I	Nbhd.	Nbhd.	Notes	Location Adjustmen	Adj Unit P	Appraised		
1	200	SFD - Suburban	0	0				0 SF	6,500.0	1.00000	0	1.00	1.000	SWL Well/Septic	0.0000	6,500	6,500		
1	200	SFD - Suburban	0	0				0.000 AC	15,000.	1.00000	0	1.00	1.000	190 HOME SITE	0.0000	15,000	15,000		
1	200	SFD - Suburban	0	0				0.000 AC	4,500.0	1.00000	0	1.00	1.000	OPEN LAND	0.0000	4,500	4,500		

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description						
Model	00	Vacant	Total Area								
Style	99	Vacant Land	Basement								
Grade			Fin Bsmt Area								
Stories											
# Units											
Roof Type											
Roof Cover											
Exterior Wall 1											
Exterior Wall 2											
Frame Type											
Heat System											
Heat Fuel											
AC Type											
Interior Wall 1											
Interior Wall 2											
Interior Wall 3											
Interior Floor 1											
Interior Floor 2											
Interior Floor 3											
Interior Floor 4											
Total Room(s)											
Bedroom(s)											
Full Bath(s)											
Half Bath(s)											
Extra Fixture(s)											
Extra Kitchen(s)											
Fireplace(s)											
Gas FPL(s)											
Extra Opening(											
Chimney(s)											
Foundation											
Total Area											
Basement											
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Year	Cond.	Cd	Percent	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											
		0	0	0	0	0					

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CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
GATEWAY ENTERPRISES, LLC E5 PROPERTIES, LLC PO BOX 806 WYTHEVILLE VA 24382			0 Well				Type Description	Code	MARKET VALUE	USE VALUE	
			0 Septic				Land	200	26,000	26,000	
			SUPPLEMENTAL DATA								
			Tax Map # 046A-001-0000-0007 Area Code 01:Wythe County Ag Dist Co 00:None User Field User Field User Field GIS Id 046A-001-0000-0007			User Field Appeal Ch N Appeal No N:No Associated P					
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)		
GATEWAY ENTERPRISES, LLC			210002266	07-21-2021	Q	V	150,000	12	Total	26,000	26,000
SOHRABI DOMMETAE ROBERTSON			180002736	10-09-2018	U	V	0	00	Year	Total Assesse	Total Assesse
DODSON AUBREY S &			970003479	09-16-1997	U	V	0	00	2022	200	200
JOHNSON TED J SR			492653	09-09-1997	U	V	0	00	2021	200	200
DODSON AUBREY S & CONNIE J			480098	02-13-1997	U	V	0	00	26,000	200	200
									Total	26,000	26,000
Code			Description			Number			Amount		
									Interest		
ASSESSING NEIGHBORHOOD											
Prc Assng Dist			Nbhd Name			Street Index Name			Property Use		
0001									15		
									Class		
									02		
TYPE			YEAR			NOTES					
CMNT			2021			dorothy dodson surface conveyed her 3/8 interest to ted j johnson sr by deed dated 9-9-97 and recorded in db 492-651 2016: SW ON PROPERTY 2016 updated 911 address; bp# 18436 swmth w/ porches (pp) 100% complete 10/24/16/sly 10/12/18-#180002736 is a Deed of Gift-ktv 07/23/2021-Consideration in #210002266 includes 46A-1-1 and 46A-1-5-ktv					

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description						
Model	00	Vacant	Total Area								
Style	99	Vacant Land	Basement								
Grade			Fin Bsmt Area								
Stories											
# Units											
Roof Type											
Roof Cover											
Exterior Wall 1											
Exterior Wall 2											
Frame Type											
Heat System											
Heat Fuel											
AC Type											
Interior Wall 1											
Interior Wall 2											
Interior Wall 3											
Interior Floor 1											
Interior Floor 2											
Interior Floor 3											
Interior Floor 4											
Total Room(s)											
Bedroom(s)											
Full Bath(s)											
Half Bath(s)											
Extra Fixture(s)											
Extra Kitchen(s)											
Fireplace(s)											
Gas FPL(s)											
Extra Opening(											
Chimney(s)											
Foundation											
Total Area											
Basement											
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Year	Cond.	Cd	Percent	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											
		0	0	0	0	0					

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CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION		CURRENT ASSESSMENT									
GATEWAY ENTERPRISES, LLC E5 PROPERTIES, LLC PO BOX 806 WYTHEVILLE VA 24382				0 Well					Type Description	Code	MARKET VALUE	USE VALUE						
				0 Septic					Building Land	400	500	41,500	500					
									Land	400	41,500							
SUPPLEMENTAL DATA																		
Tax Map # 046A-001-0000-0001				User Field		Appeal Ch N												
Area Code 01:Wythe County				Appeal No N:No														
Ag Dist Co 00:None																		
User Field																		
User Field																		
GIS Id 046A-001-0000-0001				Associated P														
								Total		42,000		42,000						
RECORD OF OWNERSHIP																		
BK-VOL/PAGE		SALE DATE		Q/U	VI	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)									
210002266		07-21-2021		Q	V	150,000		12	Year	Code	Total Assesse	Year						
180002736		10-09-2018		U	V	0		00	2022	400	500	2020						
970003479		09-16-1997		U	V	0		00	400	400	41,500	400						
492653		09-09-1997		U	V	93,750		00										
480098		02-13-1997		U	V	0		00										
									Total		42,000							
									Total		42,000							
This signature acknowledges a visit by a Data Collector or Assessor																		
OTHER ASSESSMENTS																		
Code		Description		Number		Amount		Interest										
ASSESSING NEIGHBORHOOD																		
Prc Assng Dist		Nbhd Name		Street Index Name		Property Use		Class										
0001						15		04										
PROPERTY NOTES																		
TYPE		YEAR		NOTES														
CMNT		2021		dorothy dodson conveyed her 3/8 int to ted j johnson,sr by deed dated 9-9-97 and recorded in db 492-651 10/12/18-#180002736 is a Deed of Gift-ktv														
INCLUDES TAXABLE PARCELS																		
046A-001-0000-0002		046A-001-0000-0040		046A-001-0000-0043														
046A-001-0000-0003		046A-001-0000-0041		046A-001-0000-0067														
046A-001-0000-0004		046A-001-0000-0042																
LAND LINE VALUATION SECTION																		
B	Use	Description	Front	Depth	Zoni	LA	Land Type	Units	Unit Pri	Size Adj	Site I	Cond.	Nbhd.	Nbhd.	Notes	Location Adjustmen	Adj Unit P	Appraised
1	400	Comm - Indl - Va	0	0				0 SF	6,500.0	1.00000	0	1.00	1.000	1.000	SWL Well/Septic		6,500	6,500
1	400	Comm - Indl - Va	0	0				0.000 AC	15,000.	1.00000	0	1.00	1.000	1.000	190 HOME SITE		15,000	15,000
1	400	Comm - Indl - Va	0	0				0.000 AC	20,000.	1.00000	0	1.00	1.000	1.000	OPEN/WOOD MIX		20,000	20,000
Total Appraised Parcel Value																	42,000	
Value Source																		
Total Appraised Parcel Value																		
C																		
42,000																		
0																		
0																		
500																		
41,500																		
0																		
42,000																		
APPRaised VALUE SUMMARY																		
Appraised Bldg. Value (Card)																		
Appraised Xf (B) Value (Bldg)																		
Appraised Ob (B) Value (Bldg)																		
Appraised Land Value (Bldg)																		
Special Land Value																		
Total Appraised Parcel Value																		
Value Source																		
Total Appraised Parcel Value																		
42,000																		
Total Land Value																		
41,500																		

VISION

10131

WYTHE COUNTY, VA

[illegible]

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION		CURRENT ASSESSMENT				
GATEWAY ENTERPRISES, LLC E5 PROPERTIES, LLC PO BOX 806 WYTHEVILLE VA 24382				0 Well					Type Description	Code	MARKET VALUE	USE VALUE	
				0 Septic					Building Land	400	500	41,500	500
									Land	400	41,500		
				SUPPLEMENTAL DATA									
Tax Map # 046A-001-0000-0001				User Field									
Area Code 01:Wythe County				Appeal Ch N									
Ag Dist Co 00:None				Appeal No N:No									
User Field													
User Field													
GIS Id 046A-001-0000-0001				Associated P									

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd	Description	Element	Cd	Description					
Model	00	Vacant	Total Area							
Style	99	Vacant Land	Basement							
Grade			Fin Bsmt Area							
Stories										
# Units										
Roof Type										
Roof Cover										
Exterior Wall 1										
Exterior Wall 2										
Frame Type										
Heat System										
Heat Fuel										
AC Type										
Interior Wall 1										
Interior Wall 2										
Interior Wall 3										
Interior Floor 1										
Interior Floor 2										
Interior Floor 3										
Interior Floor 4										
Total Room(s)										
Bedroom(s)										
Full Bath(s)										
Half Bath(s)										
Extra Fixture(s)										
Extra Kitchen(s)										
Fireplace(s)										
Gas FPL(s)										
Extra Opening(										
Chimney(s)										
Foundation										
Total Area										
Basement										
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Year	Cond. Cd	Percent	Grade	Grade Adj.	Appr. Value
SHED	Shed	L	1	100.00		AV	1	C	0.70	100
SHED	Shed	L	1	400.00		AV	1	C	0.70	400
									</	

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT												
GATEWAY ENTERPRISES, LLC E5 PROPERTIES, LLC PO BOX 806		0 Well				Type Description	Code	MARKET VALUE	USE VALUE									
		0 Septic				Building	400	500	500									
						Land	400	41,500	41,500									
WYTHEVILLE VA 24382		SUPPLEMENTAL DATA																
		Tax Map #	046A-001-0000-0001	User Field														
		Area Code	01:Wythe County	Appeal Ch	N													
		Ag Dist Co	00:None	Appeal No	N:No													
		User Field																
		User Field																
		GIS Id	046A-001-0000-0001	Associated P														
						Total	42,000	42,000	42,000									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
GATEWAY ENTERPRISES, LLC SOHRABI DOMMETAE ROBERTSON DODSON AUBREY S & JOHNSON TED J SR DODSON AUBREY S & CONNIE J		210002266	07-21-2021	Q	V	150,000	12	Year	Total Asses	Year	Assessed V	Code	Total Assesse					
		180002736	10-09-2018	U	V	0	00	0	2022	400	2021	500	400	500				
		970003479	09-16-1997	U	V	0	00	0	400	400	400	41,500	400	41,500				
		492653	09-09-1997	U	V	93,750	00											
		480098	02-13-1997	U	V	0	00											
						Total	42,000	Total	42,000	Total	42,000	Total	42,000					
OTHER ASSESSMENTS																		
Code		Description		Number		Amount		Interest										
ASSESSING NEIGHBORHOOD																		
Prc Assng Dist		Nbhd Name		Street Index Name		Property Use		Class										
0001						15		04										
PROPERTY NOTES																		
TYPE		YEAR		NOTES														
CMNT		2021		dorothy dodson conveyed her 3/8 int to ted j johnson,sr by deed dated 9-9-97 and recorded in db 492-651 10/12/18-#180002736 is a Deed of Gift-ktv														
INCLUDES TAXABLE PARCELS																		
046A-001-0000-0002		046A-001-0000-0040		046A-001-0000-0043														
046A-001-0000-0003		046A-001-0000-0041		046A-001-0000-0067														
046A-001-0000-0004		046A-001-0000-0042																
LAND LINE VALUATION SECTION																		
B	Use	Description	Front	Depth	Zoni	LA	Land Type	Units	Unit Pri	Size Adj	Site I	Cond.	Nbhd.	Nbhd.	Notes	Location Adjustmen	Adj Unit P	Appraised
1	400	Comm - Indl - Va	0	0				0 SF	6,500.0	1.00000	0	1.00	1.000	1.000	SWL Well/Septic	0.0000	6,500	6,500
1	400	Comm - Indl - Va	0	0				0.000 AC	15,000.	1.00000	0	1.00	1.000	1.000	190 HOME SITE	0.0000	15,000	15,000
1	400	Comm - Indl - Va	0	0				0.000 AC	20,000.	1.00000	0	1.00	1.000	1.000	OPEN/WOOD MIX	0.0000	20,000	20,000
Total Card Land Units 0.000 SF Parcel Total Land Area 0.000 Total Land Value 41,500																		

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd	Description	Element	Cd	Description					
Model	00	Vacant	Total Area							
Style	99	Vacant Land	Basement							
Grade			Fin Bsmt Area							
Stories										
# Units										
Roof Type										
Roof Cover										
Exterior Wall 1										
Exterior Wall 2										
Frame Type										
Heat System										
Heat Fuel										
AC Type										
Interior Wall 1										
Interior Wall 2										
Interior Wall 3										
Interior Floor 1										
Interior Floor 2										
Interior Floor 3										
Interior Floor 4										
Total Room(s)										
Bedroom(s)										
Full Bath(s)										
Half Bath(s)										
Extra Fixture(s)										
Extra Kitchen(s)										
Fireplace(s)										
Gas FPL(s)										
Extra Opening(										
Chimney(s)										
Foundation										
Total Area										
Basement										
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Year	Cond. Cd	Percent	Grade	Grade Adj.	Appr. Value
SHED	Shed	L	1	100.00		AV	1	C	0.70	100
SHED	Shed	L	1	400.00		AV	1	C	0.70	400
										</

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT																		
GATEWAY ENTERPRISES, LLC E5 PROPERTIES, LLC PO BOX 806 WYTHEVILLE VA 24382			0 Well				Type Description	Code	MARKET VALUE	USE VALUE															
			0 Septic				Building	400	500	500															
							Land	400	41,500	41,500															
			SUPPLEMENTAL DATA																						
Tax Map # 046A-001-0000-0001			User Field																						
Area Code 01:Wythe County			Appeal Ch	N																					
Ag Dist Co 00:None			Appeal No	N:No																					
User Field																									
User Field																									
GIS Id 046A-001-0000-0001			Associated P																						
							Total	42,000	42,000	42,000															
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)																
GATEWAY ENTERPRISES, LLC SOHRABI DOMMETAE ROBERTSON DODSON AUBREY S & JOHNSON TED J SR DODSON AUBREY S & CONNIE J			210002266	07-21-2021	Q	V	150,000	12	Year	Code	Total Assesse	Year	Assessed V	Code	Total Assesse										
			180002736	0	10-09-2018	U	V	0	00	0	2022	400	500	2021	400	500	400	500							
			970003479	0	09-16-1997	U	V	0	00	0	400	400	41,500	2020	400	41,500	400	41,500							
			492653	0	09-09-1997	U	V	93,750	00																
			480098	0	02-13-1997	U	V	0	00																
			Total							Total		42,000		Total		42,000									
This signature acknowledges a visit by a Data Collector or Assessor																									
APPRAISED VALUE SUMMARY																									
			Appraised Bldg. Value (Card)												0										
			Appraised Xf (B) Value (Bldg)												0										
			Appraised Ob (B) Value (Bldg)												500										
			Appraised Land Value (Bldg)												41,500										
			Special Land Value												0										
			Total Appraised Parcel Value												42,000										
			Value Source												C										
			Total Appraised Parcel Value												42,000										
LAND LINE VALUATION SECTION																									
INCLUDES TAXABLE PARCELS			046A-001-0000-0040			046A-001-0000-0043																			
046A-001-0000-0002			046A-001-0000-0041			046A-001-0000-0067																			
046A-001-0000-0004																									
B	Use	Description	Front	Depth	Zoni	LA	Land Type	Units	Unit Pri	Size Adj	Site I	Cond.	Nbhd.	Nbhd.	Notes	Location Adjustmen	Adj Unit P	Appraised							
1	400	Comm - Indl - Va	0	0				0 SF	6,500.0	1.00000	0	1.00	1.000	1.000	SWL Well/Septic		6,500	6,500							
1	400	Comm - Indl - Va	0	0				0.000 AC	15,000.	1.00000	0	1.00	1.000	1.000	190 HOME SITE		15,000	15,000							
1	400	Comm - Indl - Va	0	0				0.000 AC	20,000.	1.00000	0	1.00	1.000	1.000	OPEN/WOOD MIX		20,000	20,000							
Total Card Land Units																		0.000	SF	Parcel Total Land Area		0.000	Total Land Value		41,500

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd	Description	Element	Cd	Description					
Model	00	Vacant	Total Area							
Style	99	Vacant Land	Basement							
Grade			Fin Bsmt Area							
Stories										
# Units										
Roof Type										
Roof Cover										
Exterior Wall 1										
Exterior Wall 2										
Frame Type										
Heat System										
Heat Fuel										
AC Type										
Interior Wall 1										
Interior Wall 2										
Interior Wall 3										
Interior Floor 1										
Interior Floor 2										
Interior Floor 3										
Interior Floor 4										
Total Room(s)										
Bedroom(s)										
Full Bath(s)										
Half Bath(s)										
Extra Fixture(s)										
Extra Kitchen(s)										
Fireplace(s)										
Gas FPL(s)										
Extra Opening(										
Chimney(s)										
Foundation										
Total Area										
Basement										
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Year	Cond. Cd	Percent	Grade	Grade Adj.	Appr. Value
SHED	Shed	L	1	100.00		AV	1	C	0.70	100
SHED	Shed	L	1	400.00		AV	1	C	0.70	400

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION		CURRENT ASSESSMENT			10131 WYTHE COUNTY, VA								
GATEWAY ENTERPRISES, LLC E5 PROPERTIES, LLC PO BOX 806 WYTHEVILLE VA 24382			0 Well					Type Description	Code	MARKET VALUE	USE VALUE								
			0 Septic					Land	200	26,000	26,000								
			SUPPLEMENTAL DATA							Total	26,000	26,000							
Tax Map # 046A-001-0000-0005			User Field		Appeal Ch N														
Area Code 01:Wythe County			Ag Dist Co 00:None		Appeal No N:No														
User Field																			
User Field																			
GIS Id 046A-001-0000-0005			Associated P																
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
GATEWAY ENTERPRISES, LLC			210002266	07-21-2021	Q	V	150,000	12	Year	Code	Assessed V	Year	Code	Total Assesse					
SOHRABI DOMMETAE ROBERTSON			180002736	10-09-2018	U	V	0	00	2022	200	26,000	2020	200	26,000					
DODSON AUBREY S & CONNIE J			4800098	02-13-1997	U	V	0	00											
DODSON AUBREY ETALS			0	01-01-1900	U	V	0	00											
OTHER ASSESSMENTS																			
Code			Description		Number		Amount		Interest										
ASSESSING NEIGHBORHOOD																			
Prc Assng Dist			Nbhd Name		Street Index Name		Property Use		Class										
0001							15		02										
TYPE			YEAR		NOTES														
CMNT			2021		building removed for 5 months in 2010, taken completely off 01/01/11 10/12/18-#180002736 is a Deed of Gift-ktv 07/23/2021-Consideration in #210002266 includes 46a-1-1 and 46A-1-7-ktv														
INCLUDES TAXABLE PARCELS																			
046A-001-0000-0006																			
046A-001-0000-0044																			
046A-001-0000-0045																			
LAND LINE VALUATION SECTION																			
B	Use	Description	Front	Depth	Zoni	LA	Land Type	Units	Unit Pri	Size Adj	Site I	Cond.	Nbhd.	Nbhd.	Notes	Location Adjustmen	Adj Unit P	Appraised	
1	200	SFD - Suburban	0	0				0 SF	6,500.0	1.00000	0	1.00	1.000	SWL Well/Septic	0.0000	6,500	6,500	6,500	
1	200	SFD - Suburban	0	0				0.000 AC	15,000.	1.00000	0	1.00	1.000	190 HOME SITE	0.0000	15,000	15,000	15,000	
1	200	SFD - Suburban	0	0				0.000 AC	4,500.0	1.00000	0	1.00	1.000	OPEN LAND	0.0000	4,500	4,500	4,500	
Total Card Land Units																	Total Land Value		26,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description						
Model Style Grade Stories # Units Roof Type Roof Cover Exterior Wall 1 Exterior Wall 2 Frame Type Heat System Heat Fuel AC Type Interior Wall 1 Interior Wall 2 Interior Wall 3 Interior Floor 1 Interior Floor 2 Interior Floor 3 Interior Floor 4 Total Room(s) Bedroom(s) Full Bath(s) Half Bath(s) Extra Fixture(s) Extra Kitchen(s) Fireplace(s) Gas FPL(s) Extra Opening Chimney(s) Foundation Total Area Basement	00 99	Vacant Vacant Land	Total Area Basement Fin Bsmt Area		No Sketch						
COST / MARKET VALUATION											
Building Value New			0								
Year Built											
Effective Year Built			0								
Condition Code											
Remodel Rating											
Year Remodeled											
Depreciation %											
Functional Obsol											
External Obsol			1.000								
Trend Factor											
Special Condition											
Condition %											
Percent Good											
RCNLD			0								
Dep % Ovr											
Dep Ovr Comment											
Misc Imp Ovr											
Misc Imp Ovr Comment											
Cost to Cure Ovr											
Cost to Cure Ovr Comment											
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Year	Cond.	Cd	Percent	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area						0	0	0	0	0	0

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			USE VALUE													
GATEWAY ENTERPRISES, LLC E5 PROPERTIES, LLC PO BOX 806 WYTHEVILLE VA 24382			0 Well				Type Description	Code	MARKET VALUE	USE VALUE													
			0 Septic				Land	200	26,000	26,000													
			SUPPLEMENTAL DATA																				
Tax Map # 046A-001-0000-0005			User Field																				
Area Code 01:Wythe County			Appeal Ch N																				
Ag Dist Co 00:None			Appeal No N:No																				
User Field																							
User Field																							
GIS Id 046A-001-0000-0005			Associated P																				
							Total	26,000	26,000														
RECORD OF OWNERSHIP												PREVIOUS ASSESSMENTS (HISTORY)											
GATEWAY ENTERPRISES, LLC			BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	Year	Code	Total Assesse	Year	Code	Total Assesse									
SOHRABI DOMMETAE ROBERTSON			210002266	07-21-2021	Q	V	150,000	12	2022	200	26,000	2021	200	26,000									
DODSON AUBREY S & CONNIE J			180002736	10-09-2018	U	V	0	00			26,000	2020											
DODSON AUBREY ETALS			480098	02-13-1997	U	V	0	00															
			0	01-01-1900	U	V	0	00															
									Total		26,000	Total		26,000									
This signature acknowledges a visit by a Data Collector or Assessor																							
APPRAISED VALUE SUMMARY																							
Appraised Bldg. Value (Card)															0								
Appraised Xf (B) Value (Bldg)															0								
Appraised Ob (B) Value (Bldg)															0								
Appraised Land Value (Bldg)															26,000								
Special Land Value															0								
Total Appraised Parcel Value															26,000								
Value Source															C								
Total Appraised Parcel Value															26,000								
LAND LINE VALUATION SECTION																							
B	Use	Description	Front	Depth	Zoni	LA	Land Type	Units	Unit Pri	Size Adj	Site I	Cond.	Nbhd.	Nbhd.	Notes	Location Adjustmen	Adj Unit P	Appraised					
1	200	SFD - Suburban	0	0				0 SF	6,500.0	1.00000	0	1.00	1.000	1.000	SWL Well/Septic	0.0000	6,500	6,500					
1	200	SFD - Suburban	0	0				0.000 AC	15,000.0	1.00000	0	1.00	1.000	1.000	190 HOME SITE	0.0000	15,000	15,000					
1	200	SFD - Suburban	0	0				0.000 AC	4,500.0	1.00000	0	1.00	1.000	1.000	OPEN LAND	0.0000	4,500	4,500					
Total Card Land Units															0.000	SF	Parcel Total Land Area		0.000	Total Land Value		26,000	26,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description						
Model Style Grade Stories # Units Roof Type Roof Cover Exterior Wall 1 Exterior Wall 2 Frame Type Heat System Heat Fuel AC Type Interior Wall 1 Interior Wall 2 Interior Wall 3 Interior Floor 1 Interior Floor 2 Interior Floor 3 Interior Floor 4 Total Room(s) Bedroom(s) Full Bath(s) Half Bath(s) Extra Fixture(s) Extra Kitchen(s) Fireplace(s) Gas FPL(s) Extra Opening Chimney(s) Foundation Total Area Basement	00 99	Vacant Vacant Land	Total Area Basement Fin Bsmt Area								
COST / MARKET VALUATION											
Building Value New			0								
Year Built											
Effective Year Built			0								
Condition Code											
Remodel Rating											
Year Remodeled											
Depreciation %											
Functional Obsol											
External Obsol			1.000								
Trend Factor											
Special Condition											
Condition %											
Percent Good											
RCNLD			0								
Dep % Ovr											
Dep Ovr Comment											
Misc Imp Ovr											
Misc Imp Ovr Comment											
Cost to Cure Ovr											
Cost to Cure Ovr Comment											
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Year	Cond.	Cd	Percent	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area		Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area											
				0	0	0	0	0			

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			USE VALUE		
GATEWAY ENTERPRISES, LLC E5 PROPERTIES, LLC PO BOX 806 WYTHEVILLE VA 24382			0 Well				Type Description	Code	MARKET VALUE	USE VALUE		
			0 Septic				Land	200	26,000	26,000		
			SUPPLEMENTAL DATA									
Tax Map # 046A-001-0000-0007			User Field									
Area Code 01:Wythe County			Appeal Ch N									
Ag Dist Co 00:None			Appeal No N:No									
User Field												
User Field												
GIS Id 046A-001-0000-0007			Associated P									

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description						
Model	00	Vacant	Total Area								
Style	99	Vacant Land	Basement								
Grade			Fin Bsmt Area								
Stories											
# Units											
Roof Type											
Roof Cover											
Exterior Wall 1											
Exterior Wall 2											
Frame Type											
Heat System											
Heat Fuel											
AC Type											
Interior Wall 1											
Interior Wall 2											
Interior Wall 3											
Interior Floor 1											
Interior Floor 2											
Interior Floor 3											
Interior Floor 4											
Total Room(s)											
Bedroom(s)											
Full Bath(s)											
Half Bath(s)											
Extra Fixture(s)											
Extra Kitchen(s)											
Fireplace(s)											
Gas FPL(s)											
Extra Opening(											
Chimney(s)											
Foundation											
Total Area											
Basement											
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Year	Cond.	Cd	Percent	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											
0											

No Sketch	
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CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			10131 WYTHE COUNTY, VA			VISION										
GATEWAY ENTERPRISES, LLC E5 PROPERTIES, LLC PO BOX 806 WYTHEVILLE VA 24382			0 Well				Type Description	Code	MARKET VALUE	USE VALUE	26,000												
			0 Septic				Land	200	26,000	26,000													
										Total		26,000		26,000									
			SUPPLEMENTAL DATA																				
			Tax Map #	046A-001-0000-0007	User Field																		
			Area Code	01:Wythe County	Appeal Ch	N																	
			Ag Dist Co	00:None	Appeal No	N:No																	
			User Field																				
			User Field																				
			GIS Id	046A-001-0000-0007	Associated P																		
							Total	26,000	Total	26,000	Total	26,000											
RECORD OF OWNERSHIP												PREVIOUS ASSESSMENTS (HISTORY)											
GATEWAY ENTERPRISES, LLC SOHRABI DOMMETAE ROBERTSON DODSON AUBREY S & JOHNSON TED J SR DODSON AUBREY S & CONNIE J			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Total Assesse	Year	Code	Total Assesse									
			210002266		07-21-2021	Q	V	150,000	12	2022	200	26,000	2021	200	26,000								
			180002736	0	10-09-2018	U	V	0	00				26,000	2020	200	26,000							
			970003479	0	09-16-1997	U	V	0	00														
			492653	0	09-09-1997	U	V	0	00														
			480098	0	02-13-1997	U	V	0	00														
							Total	26,000	Total	26,000	Total	26,000	Total	26,000									
OTHER ASSESSMENTS												This signature acknowledges a visit by a Data Collector or Assessor											
Code			Description			Number			Amount			Interest											
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY											
Prc Assng Dist			Nbhd Name			Street Index Name			Property Use			Class											
0001									15			02											
PROPERTY NOTES												APPRAISED VALUE SUMMARY											
TYPE	YEAR		NOTES																				
CMNT	2021		dorothy dodson surface conveyed her 3/8 interest to ted j johnson sr by deed dated 9-9-97 and recorded in db 492-651 2016: SW ON PROPERTY 2016 updated 911 address; bp# 18436 swmh w/ porches (pp) 100% complete 10/24/16/sly 10/12/18-#180002736 is a Deed of Gift-ktv 07/23/2021-Consideration in #210002266 includes 46A-1-1 and 46A-1-5-ktv									Appraised Bldg. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Value Source											
												26,000											
												0											
												0											
												26,000											
												0											
												26,000											
												C											
												26,000											
INCLUDES TAXABLE PARCELS																							
046A-001-0000-0008			046A-001-0000-0047																				
046A-001-0000-0009			046A-001-0000-0048																				
046A-001-0000-0046												Total Appraised Parcel Value											
LAND LINE VALUATION SECTION																							
B	Use	Description	Front	Depth	Zoni	LA	Land Type	Units	Unit Pri	Size Adj	Site I	Cond.	Nbhd.	Nbhd.	Notes	Location Adjustmen	Adj Unit P	Appraised					
1	200	SFD - Suburban	0	0				0 SF	6,500.0	1.00000	0	1.00	1.000	SWL Well/Septic		0.0000	6,500	6,500					
1	200	SFD - Suburban	0	0				0.000 AC	15,000.	1.00000	0	1.00	1.000	190 HOME SITE		0.0000	15,000	15,000					
1	200	SFD - Suburban	0	0				0.000 AC	4,500.0	1.00000	0	1.00	1.000	OPEN LAND		0.0000	4,500	4,500					
Total Card Land Units																0.000	SF	Parcel Total Land Area		0.000	Total Land Value		26,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description						
Model	00	Vacant	Total Area								
Style	99	Vacant Land	Basement								
Grade			Fin Bsmt Area								
Stories											
# Units											
Roof Type											
Roof Cover											
Exterior Wall 1											
Exterior Wall 2											
Frame Type											
Heat System											
Heat Fuel											
AC Type											
Interior Wall 1											
Interior Wall 2											
Interior Wall 3											
Interior Floor 1											
Interior Floor 2											
Interior Floor 3											
Interior Floor 4											
Total Room(s)											
Bedroom(s)											
Full Bath(s)											
Half Bath(s)											
Extra Fixture(s)											
Extra Kitchen(s)											
Fireplace(s)											
Gas FPL(s)											
Extra Opening(											
Chimney(s)											
Foundation											
Total Area											
Basement											
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Year	Cond.	Cd	Percent	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area						0					

No Sketch

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT															
GATEWAY ENTERPRISES, LLC E5 PROPERTIES, LLC PO BOX 806 WYTHEVILLE VA 24382		0 Well				Type Description	USE VALUE														
		0 Septic				Land	26,000														
		SUPPLEMENTAL DATA					26,000	26,000													
Tax Map # 046A-001-0000-0007		User Field		Associated P		Total	26,000														
Area Code 01:Wythe County		Appeal Ch N																			
Ag Dist Co 00:None		Appeal No N:No																			
User Field																					
User Field																					
GIS Id 046A-001-0000-0007						Total	26,000														
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC														
GATEWAY ENTERPRISES, LLC		210002266	07-21-2021	Q	V	150,000	12														
SOHRABI DOMMETAE ROBERTSON		180002736	10-09-2018	U	V	0	00														
DODSON AUBREY S &		970003479	09-16-1997	U	V	0	00														
JOHNSON TED J SR		492653	09-09-1997	U	V	0	00														
DODSON AUBREY S & CONNIE J		480098	02-13-1997	U	V	0	00														
OTHER ASSESSMENTS																					
Code		Description		Number		Amount															
						Interest															
ASSESSING NEIGHBORHOOD																					
Prc Assng Dist		Nbhd Name		Street Index Name		Property Use															
0001						15															
PROPERTY NOTES																					
TYPE		YEAR		NOTES																	
CMNT		2021		dorothy dodson surface conveyed her 3/8 interest to ted j johnson sr by deed dated 9-9-97 and recorded in db 492-651 2016: SW ON PROPERTY 2016 updated 911 address; bp# 18436 swmh w/ porches (pp) 100% complete 10/24/16/sly 10/12/18-#180002736 is a Deed of Gift-ktv 07/23/2021-Consideration in #210002266 includes 46A-1-1 and 46A-1-5-ktv																	
INCLUDES TAXABLE PARCELS																					
046A-001-0000-0008		046A-001-0000-0047																			
046A-001-0000-0009		046A-001-0000-0048																			
046A-001-0000-0046																					
LAND LINE VALUATION SECTION																					
B	Use	Description	Front	Depth	Zoni	LA	Land Type	Units	Unit Pri	Size Adj	Site I	Cond.	Nbhd.	Nbhd.	Notes	Location Adjustmen	Adj Unit P	Appraised			
1	200	SFD - Suburban	0	0				0 SF	6,500.0	1.00000	0	1.00	1.000	1.000	SWL Well/Septic	0.0000	6,500	6,500			
1	200	SFD - Suburban	0	0				0.000 AC	15,000.	1.00000	0	1.00	1.000	1.000	190 HOME SITE	0.0000	15,000	15,000			
1	200	SFD - Suburban	0	0				0.000 AC	4,500.0	1.00000	0	1.00	1.000	1.000	OPEN LAND	0.0000	4,500	4,500			
Total Card Land Units														0.000	SF	Parcel Total Land Area		0.000	Total Land Value		26,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description						
Model	00	Vacant	Total Area								
Style	99	Vacant Land	Basement								
Grade			Fin Bsmt Area								
Stories											
# Units											
Roof Type											
Roof Cover											
Exterior Wall 1											
Exterior Wall 2											
Frame Type											
Heat System											
Heat Fuel											
AC Type											
Interior Wall 1											
Interior Wall 2											
Interior Wall 3											
Interior Floor 1											
Interior Floor 2											
Interior Floor 3											
Interior Floor 4											
Total Room(s)											
Bedroom(s)											
Full Bath(s)											
Half Bath(s)											
Extra Fixture(s)											
Extra Kitchen(s)											
Fireplace(s)											
Gas FPL(s)											
Extra Opening(											
Chimney(s)											
Foundation											
Total Area											
Basement											
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Year	Cond.	Cd	Percent	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											
		0	0	0	0	0					

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