

CARROLL COUNTY · GALAX, VIRGINIA

# INFORMATION PACKET

## *Cliffside Mansion & Barns*



New River Trail



Chestnut Creek



## 8.169± ACRE COUNTRY ESTATE

HISTORIC 6,100 SF VICTORIAN MANOR HOME - 2 GUEST HOUSES -  
3 BARNs - FRONTS NEW RIVER TRAIL STATE PARK - CHESTNUT CREEK

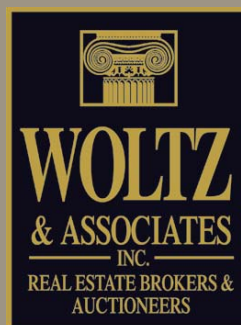
506 CLIFFVIEW ROAD, GALAX, VA 24333

OFFERED AT \$849,950

DAVID BOUSH

RUSSELL SENEFF

JIM WOLTZ



800-551-3588

540-342-3560

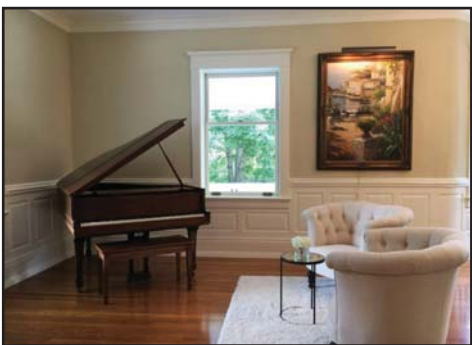
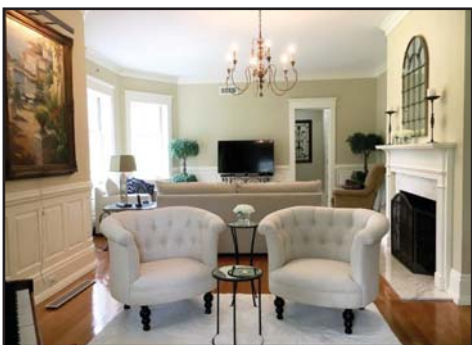
WOLTZ.COM

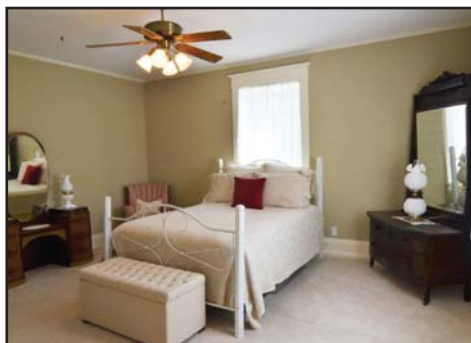
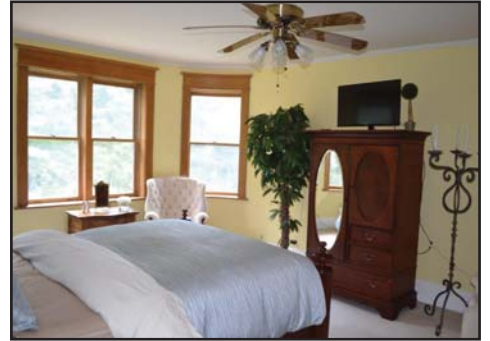




This beautiful Historic Country Estate located in Galax, Virginia was once the residence of Thomas L. Felts of the Baldwin-Felts Detective Agency. Originally built in 1902 & commonly known as the “Cliffside Mansion,” this magnificent 6100 SF Victorian Manor Home has been beautifully restored and includes 6 bedrooms and 4.1 baths and includes 2 guest houses and sits on 8.169 acres. Property fronts the New River Trail State Park and just across trail is Chestnut Creek. This property is ideal as a primary residence, retreat, B&B or wedding venue. 3 large barns with multiple stalls & upper level has a full-length basketball court. Call for preview today, more acreage and cottages available.







# AERIAL PHOTOGRAPHY



Boundaries are Approximate



THOMPSON & LITTON  
 726 Auburn Avenue  
 Radford, Virginia 24141

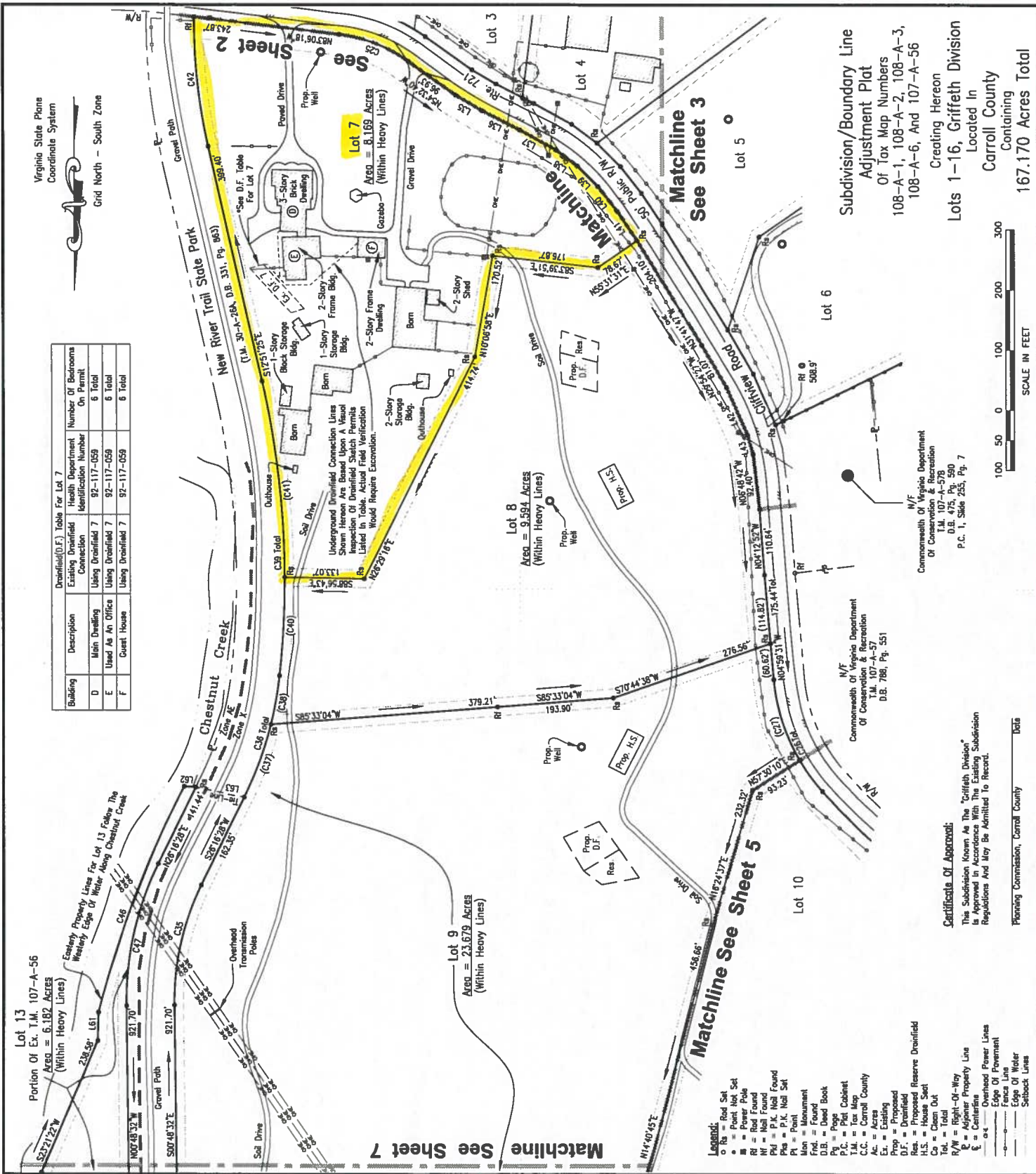
Subdivision/Boundary Line Adjustment Plat  
 Griffith Division  
 Sulphur Springs Magisterial District  
 Carroll County, Virginia

Designed: —  
 Drawn: JLN  
 Checked: CHF  
 Date: 1 OCT 2012

Project Number:  
**11819-001**

Sheet No.

**4 Of 8**



Drainfield (D.F.) Table For Lot 7			
Building	Description	Existing Drainfield Connection	Health Department Identification Number
D	Main Dwelling	Using Drainfield 7	92-117-059
E	Used As An Office	Using Drainfield 7	92-117-059
F	Guest House	Using Drainfield 7	92-117-059
		<b>6 Total</b>	<b>6 Total</b>
		<b>6 Total</b>	<b>6 Total</b>

Virginia State Plane Coordinate System  
 Grid North - South Zone

Subdivision/Boundary Line Adjustment Plat  
 Of Tax Map Numbers 108-A-1, 108-A-2, 108-A-3, 108-A-4, 108-A-5, 108-A-6, And 107-A-56  
 Creating Hereon  
 Lots 1-16, Griffith Division  
 Located In  
 Carroll County  
 Containing  
 167.170 Acres Total

Legend	Description
o Ra	Road Set
o	Point Not Set
o	Power Pole
o	Road Found
o	Rail Found
o	P.K. Not Found
o	P.K. Found
o	P.K. Not Set
o	Monument
o	Found
o	Deed Book
o	Page Cabinet
o	Not Map
o	Carroll County
o	Existing
o	Proposed
o	Drainfield
o	Proposed Reserve Drainfield
o	House Suel
o	Chain Out
o	Total
o	Right-Of-Way
o	Owner Property Line
o	Edge Of Powerline
o	Overhead Power Lines
o	Fence Line
o	Edge Of Water
o	Setback Lines

Scale in Feet: 0, 100, 200, 300

Planning Commission, Carroll County

Date

Commenwealth of Virginia Department Of Conservation & Recreation  
 T.M. 107-A-57  
 D.B. 788, Pg. 551

Commenwealth of Virginia Department Of Conservation & Recreation  
 T.M. 107-A-57  
 D.B. 475, Pg. 590  
 P.C. 1, 586 255, Pg. 7

Commenwealth of Virginia Department Of Conservation & Recreation  
 T.M. 107-A-57  
 D.B. 788, Pg. 551

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 T.M. 107-A-57  
 D.B. 788, Pg. 551

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 108 A 6  
Parent Parcel Number  
Property Address 506 CLIFFVIEW RD  
Neighborhood 200 COUNTY NORTH  
Property Class 2 2-Single Family Sub(.01-19.99)

Tax ID 21065

TRANSFER OF OWNERSHIP

Printed 01/27/2017

Card No. 1 of 3

RD 721 TRACT 7

01/10/2013 GRIFFETH JAMES KENNETH & BK/Pg: 958, 127 \$740250  
01/01/2000 BK/Pg: 363, 0066 \$325000

RESIDENTIAL

VALUATION RECORD

Assessment Year	01/01/1998	01/01/2004	01/01/2008	01/01/2013	01/01/2014	01/01/2017
Reason for Change	20	Reassessment	Reassessment	2013	Split	2017
VALUATION	L 44500	83200	106700	91200	57600	57600
	B 282800	442400	587700	773400	773400	681600
	T 327300	525600	694400	864600	831000	739200

Site Description

Topography: Rolling  
Public Utilities: Electric  
Street or Road: Paved  
Neighborhood: Static  
Zoning: 1 9 Homesite  
8.1690  
2 3 Rural Open Land

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	Acreage	Depth	-or- Square Feet	Rate	Rate	Value	Factor	
Actual	Effective	Effective	Frontage	Rate	Rate	Value		
7	2.0000	1.00	18000.00	18000.00	36000	36000		36000
8	6.1690	1.00	3500.00	3500.00	21600	21600		21600

COM1: 108 -(A)- 6  
PT13: PROPERTY SPLIT 2013  
5.594 ACRE TO RALPH SMITH BY DB 958-683 DATED 1/15/2013  
PLAT ON FILE  
TR13: TRANSFER 2013

Supplemental Cards  
TRUE TAX VALUE 57600

Supplemental Cards  
TOTAL LAND VALUE 57600

Construction	Base Area	Floor Area	Sq Ft	Value
1 Wood frame	2705	1.0	2705	289520
1 Wood frame	2320	2.0	2320	200540
1 Wood frame	2320	2.5	1160	35070
4 Concrete block	2320	Bsm	0	59610
		Crawl	----	-1870

**PHYSICAL CHARACTERISTICS**  
 Style: 112 Conventional  
 Occupancy: Single family  
 Story Height: 2.5  
 Finished Area: 6185  
 Attic: None  
 Basement: 3/4

**ROOFING**  
 Material: Slate or tile  
 Type: Gambrel  
 Framing: Std for class  
 Pitch: Not available

**FLOORING**  
 Slab and joists 1.0, 2.0, 2.5  
 Carpet 1.0, 2.0, 2.5

**EXTERIOR COVER**  
 Brick 1.0, 2.0, 2.5  
 Masonry B

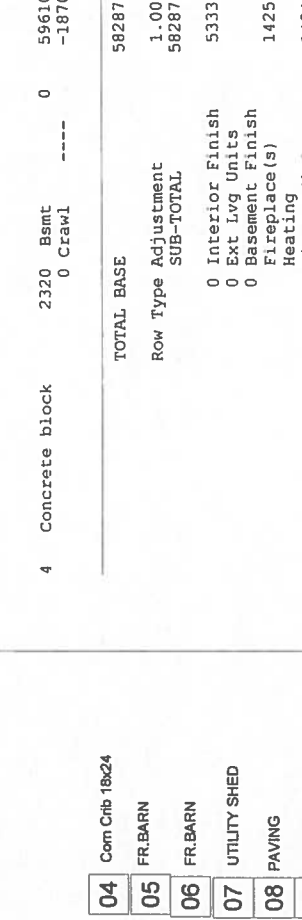
**INTERIOR FINISH**  
 Plaster 1.0, 2.0, 2.5

**ACCOMMODATIONS**  
 Finished Rooms 12  
 Bedrooms 6  
 Fireplaces: 3

**HEATING AND AIR CONDITIONING**  
 Primary Heat: Central Warm Air  
 Lower Full Part /Bsm 1 Upper Upper 0 2705 2320 1160

**PLUMBING**  
 3 Fixt. Baths 4 12  
 2 Fixt. Baths 1 2  
 Kit Sink 1 1  
 Water Heat 1 1  
 TOTAL 16

**REMODELING AND MODERNIZATION**  
 Amount Date



**IMPROVEMENT DATA**

ID	Use	Stry Hgt	Const Year	Grade	Const	Year	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Obsol	Market %	Depr Adj	Comp Value
01	GAZEBO		1880	A+15	0.00	1	21.42	N	0.00	28x 35	20990	0	0	0	524200
04	Com Crib 18x24				0.00		21.42	N	0.00			0	0	0	0
05	FR.BARN		2003		0.00	1	0.00	N	3.00	432	1300	20	SV	100	2800
06	FR.BARN				0.00	1	0.00	N	0.00			0	SV	100	1000
07	UTILITY SHED				0.00	1	0.00	N	0.00			0	SV	100	700
08	PAVING				0.00	1	0.00	N	0.00			0	SV	100	3500
09	FR.SHED		2003		0.00	1	0.00	N	0.00			0	SV	100	1500
10	FR.BARN 30x50 + 45x100		2000		0.00	1	0.00	N	5.00	6000	30000	15	SV	100	800
11	CRIB				0.00		0.00	N	0.00			0	SV	100	25500
11	CRIB				0.00		0.00	N	0.00			0	SV	100	800

**EXTERIOR FEATURES**

Description	Value
Off	25200
Garages	0
Integral	0
Att Garage	0
Att Carports	980
Bsm Garage	0
Ext features	25200
<b>SUB-TOTAL ONE UNIT</b>	<b>753440</b>
<b>SUB-TOTAL 0 UNITS</b>	<b>753440</b>
Quality Class/Grade	A+15
<b>GRADE ADJUSTED VALUE</b>	<b>919580</b>

**SPECIAL FEATURES**

Description	Value
D :MAS	9500
MAS	4750
SWL-PRIV	0

**SUMMARY OF IMPROVEMENTS**

ID	Use	Stry Hgt	Const Year	Grade	Const	Year	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Obsol	Market %	Depr Adj	Comp Value
D DWELL			1880	A+15	0.00	1	21.42	N	0.00	9665	919580	40	0	95	100
G01 ICP					0.00		21.42	N	0.00	28x 35	20990	0	0	0	524200
01 GAZEBO					0.00		21.42	N	0.00			0	0	0	0
04 CRIB			2003		0.00	1	0.00	N	3.00	432	1300	20	SV	100	2800
05 FR.BARN					0.00	1	0.00	N	0.00			0	SV	100	1000
06 FR.BARN					0.00	1	0.00	N	0.00			0	SV	100	700
07 UTLSHED					0.00	1	0.00	N	0.00			0	SV	100	3500
08 PAV			2003		0.00	1	0.00	N	0.00			0	SV	100	1500
09 UTILSHED			2003		0.00	1	0.00	N	0.00			0	SV	100	4000
10 FR.BARN			2000		0.00	1	0.00	N	5.00	6000	30000	15	SV	100	800
11 CRIB					0.00		0.00	N	0.00			0	SV	100	25500
11 CRIB					0.00		0.00	N	0.00			0	SV	100	800

**Supplemental Cards**

Neighborhood	Supplemental Cards	TOTAL IMPROVEMENT VALUE
Neigh 200 AV		564800

**Data Collector/Date**  
 CPG 12/16/2015

**Appraiser/Date**  
 CPG 12/16/2015

**LCM: 100.00)**



108 A 6 CLIFFSIDE ESTATE LLC  
ADMINISTRATIVE INFORMATION OWNERSHIP

506 CLIFFVIEW RD  
Tax ID 21065 TRANSFER OF OWNERSHIP

Printed 01/27/2017 Card No. 2 of 3

Date

VALUATION RECORD

Assessment Year  
Reason for Change  
VALUATION

Site Description

LAND DATA AND CALCULATIONS

Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value

Supplemental Cards  
TOTAL LAND VALUE

**PHYSICAL CHARACTERISTICS**

Style: 112 Conventional  
Occupancy: Single family  
Story Height: 1.5  
Finished Area: 2913  
Attic: None  
Basement: None  
**ROOFING:**  
Material: Comp sh to 235#  
Type: Gable  
Framing: Std for class  
Pitch: Not available

**FLOORING**  
Slab 1.0  
Sub and joists 1.5  
Carpet 1.0, 1.5

**EXTERIOR COVER**  
Wood siding 1.0, 1.5

**INTERIOR FINISH**  
Plaster 1.0, 1.5

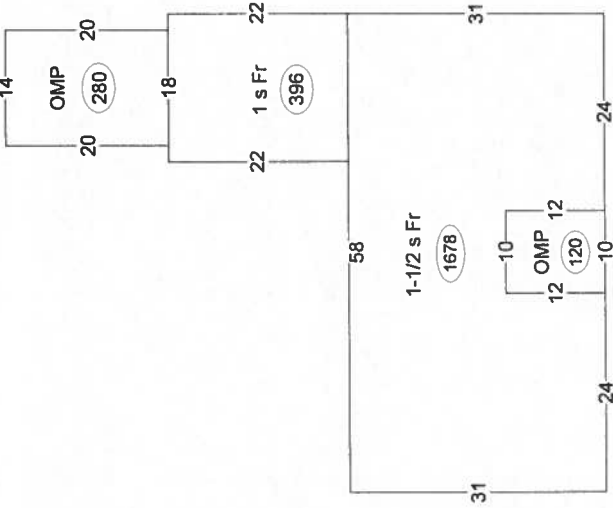
**ACCOMMODATIONS**  
Finished Rooms 5  
Bedrooms 3

**HEATING AND AIR CONDITIONING**  
Primary Heat: Forced hot air-gas  
Lower Full Part  
/Bsmt 1 Upper Upper

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

**REMODELING AND MODERNIZATION**  
Amount Date

**IMPROVEMENT DATA**



Construction	Base Area	Floor Area	Sq Ft	Value
1 Wood frame	2074	1.0	2074	115240
1 Wood frame	1678	1.5	839	13330

0 Crawl ----- -5560

Row	Type	Adjustment	SUB-TOTAL	Value
TOTAL	BASE			123010
		1.00%		123010

0	Interior Finish	22270
0	Ext Lvg Units	0
0	Basement Finish	0
0	Fireplace(s)	0
0	Heating	0
0	Air Condition	0
0	Frame/Siding/Roof	2680
0	Plumbing Fixt: 5	2295

Exterior features	Description	Value
OMP	4410	
OMP	2090	
SUB-TOTAL ONE UNIT 150255		
SUB-TOTAL 0 UNITS 150255		
Garages	0	Integral
0	Att Garage	0
0	Att Carports	0
0	Bsmt Garage	0
0	Ext Features	6500

SUB-TOTAL	156755
Quality Class/Grade	D
GRADE ADJUSTED VALUE	156760

(LCM: 100.00)

**SUMMARY OF IMPROVEMENTS**

ID	Use	Stry Hgt	Const Year	Elf Grade	Base Rate	Feat-Adj Rate	Size of Area	Computed Value	Phys Obsol	Market %	Depr	Comp	Value
D	DWELL	0.00	1940	D	0.00	N	0.00	3752	156760	44	0	95	100
TOTAL IMPROVEMENT VALUE 83400													

**SPECIAL FEATURES**

Description	Value

Data Collector/Date: CPG 12/16/2015  
Appraiser/Date: CPG 12/16/2015  
Neighborhood: Neigh 200 AV  
Supplemental Cards: 83400

TRANSFER OF OWNERSHIP

Date

VALUATION RECORD

Assessment Year  
Reason for Change  
VALUATION

Site Description

LAND DATA AND CALCULATIONS

Land Type	Rating Soil ID	Measured Acres	Table	Prod. Factor	Depth Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
	-Or- Actual	-Or- Effective	Effective Depth	Square Feet	Rate	Value				

**IMPROVEMENT DATA**

**PHYSICAL CHARACTERISTICS**

Style: 99 Other  
Occupancy: Single family

Story Height: 1.0  
Finished Area: 1080  
Attic: None  
Basement: None

**ROOFING**  
Material: Comp sh to 235#  
Type: Gable  
Framing: Std for class  
Pitch: Not available

**FLOORING**  
Slab 1.0  
Carpet 1.0

**EXTERIOR COVER**  
Wood siding 1.0

**INTERIOR FINISH**  
Plaster 1.0

**ACCOMMODATIONS**  
Finished Rooms 5  
Bedrooms 3

**HEATING AND AIR CONDITIONING**

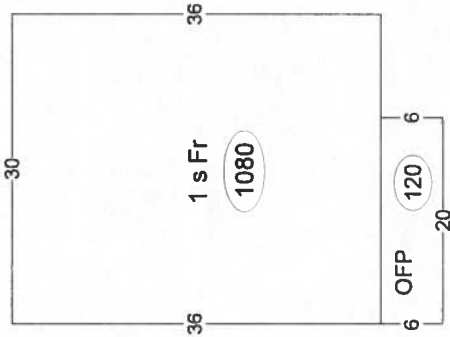
Primary Heat: Forced hot air-gas  
Lower Full Part  
/Bsmt 1 Upper Upper

**PLUMBING**

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

**REMODELING AND MODERNIZATION**

Amount Date



Construction	Base Area	Floor Area	Sq Ft	Value
1 Wood frame	1080	1.0	1080	66770

0 Crawl ----- -2890

Row Type	Adjustment	SUB-TOTAL	TOTAL BASE
1.00%		63880	63880

Interior Finish	Value
0 Interior Finish	0
0 Ext Lvg Units	0
0 Basement Finish	0
0 Fireplace(s)	0
0 Heating	0
0 Air Condition	0
0 Frame/Siding/Roof	1130
0 Plumbing Fixt: 5	2295

Exterior Features	Description	Value	Garages	SUB-TOTAL ONE UNIT	SUB-TOTAL 0 UNITS
0FF	2460	0	0 Integral	67305	67305
0 Att Garage		0	0 Att Carports		
0 Bsmt Garage		0	0 Ext Features		2460

Quality Class/Grade	SUB-TOTAL	Value
D-10	69765	69765
GRADE ADJUSTED VALUE	62790	62790

(LCM: 100.00)

**SPECIAL FEATURES**

ID	Description	Value	Year Const	Year Eff	Const	Year Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	PhysObsol	Market %	Depr	Adj Comp	Value
D	DWELL	0.00	D-10	1940	G	0.00	N	0.00	1080	62790	44	0	95	100	33400	

**SUMMARY OF IMPROVEMENTS**

Data Collector/Date	Appraiser/Date	Neighborhood	Supplemental Cards
CPG 12/16/2015	CPG 12/16/2015	Neigh 200 AV	TOTAL IMPROVEMENT VALUE 33400