


CURRENT OWNER				RECORD OF OWNERSHIP				DEED BOOK		SALE DATE	Q/U	SALE PRICE		VC
T R PROPERTIES INC				T R PROPERTIES INC				LR12/00509		05-10-2012	U	19,500		0
PO BOX 3565				SHEVOS ERIC RYAN				WF05/00338		08-26-2005	U	0		0
MARTINSVILLE VA 24115-356				SHEVOS VASILIOS BILLY				DB 180/366		06-22-1988	U	0		0
ASSESSMENT EFFECTIVE 7/1/2021				LEGAL DESCRIPTION		PREVIOUS ASSESSMENTS EFFECTIVE JULY 1st OF ASSESSMENT YEAR								
Description	Code	Appraised	Assessed	FRONT 55 FT		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
Building	100	35900	35,900			2021	100	35900	2020	100	35900	2019	100	35900
Land	100	4000	4,000					4000			4000			4000
BLDG DESCRIPTION							100	4000		100	4000		100	4000
Total		39,900	39,900	2 STR VIN SID		Total		39900	Total		39900	Total		39900
SUPPLEMENTAL DATA				BUILDING SUB-AREA SUMMARY SECTION							COST / MARKET VALUATION			
# Of Parcels 1	Year Built 1935	SUB	Description	LIVING	GROSS	EFF AREA	Unit C	Undeprec Val	Base Rate	70.00				
Plat Ref 1200509	Classification 01:Single Family-	1ST	1st Floor	2,160	2,160	2,160	28.75	62,089	Rcn	62,089				
Land Acres 0.154	Zoning R-C								Net Other Adj	0				
Land SF 6,708	Prop Use 01:Residential								AYB	1935				
Assoc. Parcel	District 32S2:Uptown 2 Str Sid								Effective Year Built	1947				
									Condition	P				
CONSTRUCTION DETAIL									Remodel Rating					
Element	Cd	Description							Year Remodeled					
Style	01	Residential							Eyb Dpr	69				
Model	01	Residential							Functional Obsol					
Grade	E	POOR							Economic Obsol					
Stories	2.00								Cost Trend Factor	1				
Foundation Typ	03	BRICK							Adjustment					
Exterior Wall 1	03	VINYL							Percent					
Roof Structure									Percent Good	31				
Roof Cover	04	METAL							RCNLD	19,200				
Interior Wall 1	08	CEILED							% Good Ovr					
Interior Floor 1	08	PINE							% Good Ovr Comment					
Exterior Cond	03	Good							Misc Imp Ovr					
Central Heat	01	Yes							Misc Imp Ovr Comment					
Central AC	00	No							Cost to Cure Ovr					
Bedrooms	0								Cost to Cure Ovr Comm.					
Total Rooms	8													
Full Baths	1													
Half Baths	0													
Chimneys	1													
Fireplaces	1													
Exterior Wall 2														
Interior Wall 2														
Sketch Factor	00	Use Story Factor												
Basement Type	10	FULL												
Living Area	2160.00													
Split Foyer	00	No												
Split Level	00	No												
PROPERTY FACTORS														
PUB WATE	UG UTILITI	TOPO	SIDEWALK											
Y	N	N	N											
PUB SEWE	CURB & GU	SOIL												
Y	N	N												
SEPTIC	VIEW	LOCATION												
N	N	N												

1ST  
(2,160 sf)





BORROWER \_\_\_\_\_  
REFERENCE # \_\_\_\_\_

ADDRESS \_\_\_\_\_  
COUNTY \_\_\_\_\_  
EFFECTIVE DATE \_\_\_\_\_

TAX MAP NO. \_\_\_\_\_ AMOUNT \_\_\_\_\_ LAST PAID \_\_\_\_\_  
DELINQUENT \_\_\_\_\_ YEARS \_\_\_\_\_  
ASSESSED VALUE \_\_\_\_\_ LV \_\_\_\_\_ IV \_\_\_\_\_  
PAID \_\_\_\_\_ NEXT DUE \_\_\_\_\_

\*\*\*Tax Information is provided by the jurisdictional Treasurer's Office and is for informational purposes only. Closing/Settlement Agents should NOT rely on this information for final settlement. You are responsible for verifying exact taxes, storm water, utilities, abatements or other special assessments and fees. No responsibility is assumed by Wahoo Research in the reporting of this data other than the accuracy of the information given to us by the Treasurer's Office\*\*\*

VESTING DEED

GRANTOR \_\_\_\_\_  
GRANTEE \_\_\_\_\_  
DATED \_\_\_\_\_ RECORDED \_\_\_\_\_ BK/PG/INST # \_\_\_\_\_  
CONSIDERATION \_\_\_\_\_  
LEGAL \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

OUTSALES \_\_\_\_\_

DOT  
TYPE \_\_\_\_\_  
BORROWER, same as current owner? \_\_\_\_\_  
LENDER \_\_\_\_\_  
TRUSTEE \_\_\_\_\_  
DATED \_\_\_\_\_ RECORDED \_\_\_\_\_ BK/PG/INST # \_\_\_\_\_  
AMOUNT \_\_\_\_\_ MATURITY DATE \_\_\_\_\_  
LEGAL \_\_\_\_\_  
ASSIGNED \_\_\_\_\_ MORE THAN ONE ASSIGNMENT? \_\_\_\_\_  
FROM \_\_\_\_\_  
TO \_\_\_\_\_  
DATED \_\_\_\_\_ RECORDED \_\_\_\_\_ BK/PG/INST # \_\_\_\_\_  
NOTES \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

JUDGMENTS  
NAMES CHECKED \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

EASEMENTS FOUND IN SEARCH PERIOD \_\_\_\_\_ HOA \_\_\_\_\_  
AGREEMENTS FOUND IN SEARCH PERIOD \_\_\_\_\_  
ESTATES FOUND \_\_\_\_\_

## CHAIN OF TITLE

LINK \_\_\_\_\_  
GRANTORS \_\_\_\_\_  
GRANTEES \_\_\_\_\_  
DATED \_\_\_\_\_ RECORDED \_\_\_\_\_ BK/PG/INST \_\_\_\_\_  
CONSIDERATION \_\_\_\_\_

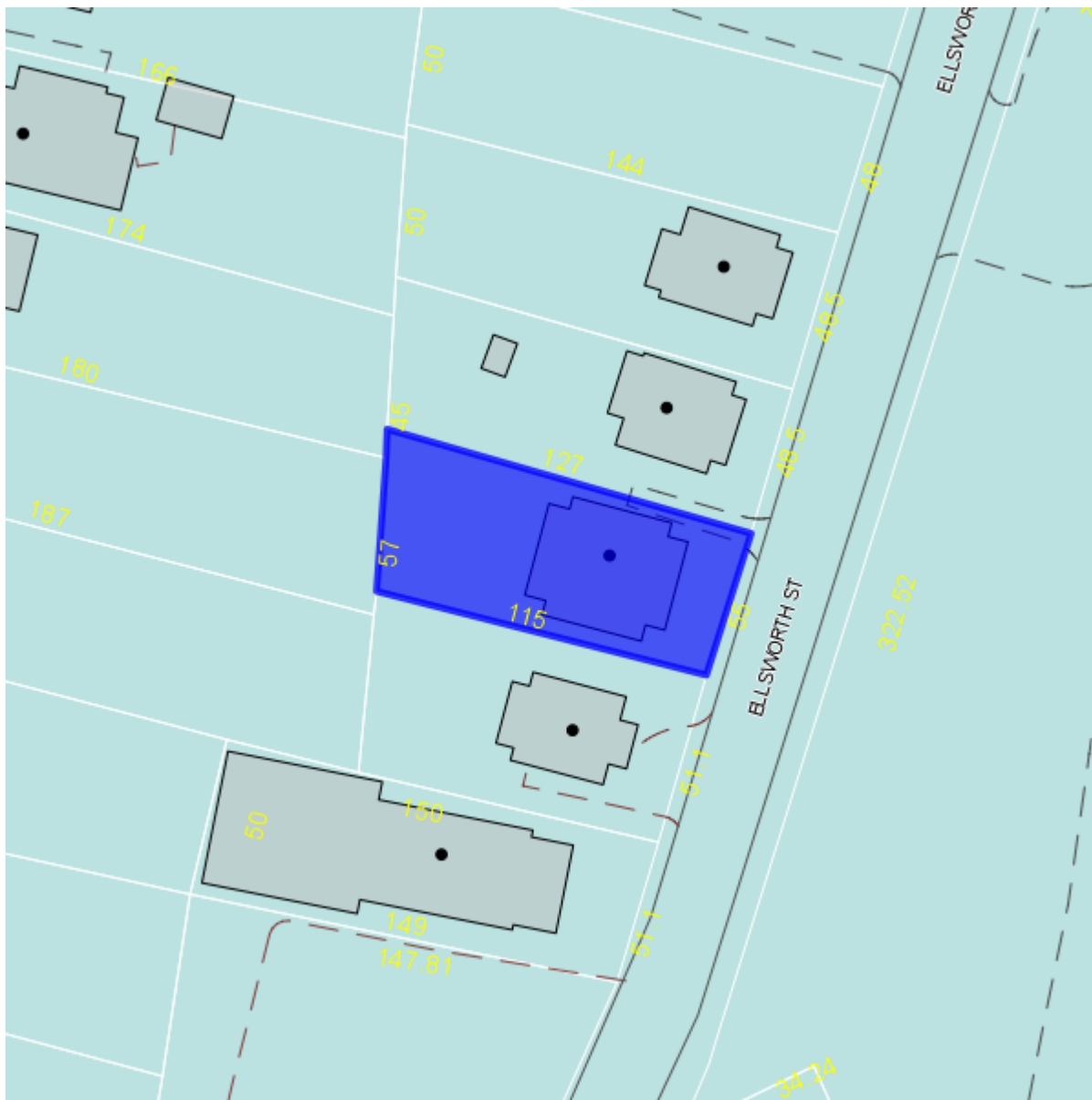
LINK \_\_\_\_\_  
GRANTORS \_\_\_\_\_  
GRANTEES \_\_\_\_\_  
DATED \_\_\_\_\_ RECORDED \_\_\_\_\_ BK/PG/INST# \_\_\_\_\_  
CONSIDERATION \_\_\_\_\_

LINK \_\_\_\_\_  
GRANTORS \_\_\_\_\_  
GRANTEES \_\_\_\_\_  
DATED \_\_\_\_\_ RECORDED \_\_\_\_\_ BK/PG/INST # \_\_\_\_\_  
CONSIDERATION \_\_\_\_\_

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CONSIDERATION \_\_\_\_\_

LINK \_\_\_\_\_  
GRANTORS \_\_\_\_\_  
GRANTEES \_\_\_\_\_  
DATED \_\_\_\_\_ RECORDED \_\_\_\_\_ BK/PG/INST # \_\_\_\_\_  
CONSIDERATION \_\_\_\_\_

# Property Report - City of Martinsville

**Current Data:****Property ID:** 000559400 **Tax Map Number:** 33 (03 )P /19**Owner:** T R PROPERTIES INC**Address:** PO BOX 3565 **City/State/Zip:** MARTINSVILLE VA**Deed/Page:** LR12/00509 **Legal Description:** FRONT 55 FT**Acquired Date:** NA **Consideration:** \$19500.00**Year Built:** 1935 **Property Desc:** 2 STR VIN SID **Above Grade Sq Ft:** 2160**Acres:** 1 **Zoning:** R-C**Land Value:** \$4000.00 **Building Value:** \$35900.00 **Total Value:** \$39900.00**Previous Data:****Owner:** SHEVOS ERIC RYAN**Acquired Date:** NA **Deed/Page:** WF05/00338 **Consideration:** \$0.00



Real Estate

View Bill

[View bill image](#)

As of	7/6/2022
Bill Year	2021
Bill	7728
Owner	T R PROPERTIES INC
Parcel ID	000559400

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/6/2021	\$207.43	\$207.43	\$0.00	\$0.00	\$0.00
2	6/6/2022	\$207.43	\$207.43	\$0.00	\$0.00	\$0.00
TOTAL		\$414.86	\$414.86	\$0.00	\$0.00	\$0.00

T R PROPERTIES, INC.,  
a Virginia Corporation

FROM: DEED

ERIC RYAN SHEVOS

This Deed was prepared by James  
H. Ford, Attorney, without the  
benefit of a title examination  
or current survey.

PIN NO.: 33(03)P/19

When recorded return to: James H.  
Ford, Attorney, P. O. Box 1352,  
Martinsville, VA 24114

Assessed Value: \$30,700.00

THIS DEED is made this 18th day of April, 2012, by  
and between Eric Ryan SHEVOS, unmarried, party of the first  
part and Grantor herein, and T R PROPERTIES, INC., a Virginia  
Corporation, party of the second part and Grantee herein.

WITNESSETH: That for and in consideration of the sum  
of One Hundred Dollars cash in hand paid to the Grantor by the  
Grantee and other good and valuable consideration, the receipt  
of all of which is hereby acknowledged, the Grantor does hereby  
bargain, sell, grant and convey, in fee simple with general war-  
ranty and English covenants of title unto the Grantee, all that  
certain lot or parcel of land located in the City of Martins-  
ville, Virginia, and bound and described as follows:

"All of that certain lot or parcel of land, together  
with the improvements thereon located and the appurtenances  
thereunto belonging, lying and being on the West side of Ells-  
worth Street, in the City of Martinsville, Virginia, as shown on  
a map of property belonging to J. F. Willis, as prepared by  
McGhee and McGhee, Surveyors, on September 10, 1946, and being  
more particularly bounded and described as follows, to-wit:

"BEGINNING at a point on the West side of Ellsworth  
Street, which point is South 19 degrees West 301.3 feet from the  
intersection of the South line of Brown Street with the West line  
of Ellsworth Street; thence leaving said Street, North 74 degrees  
57 minutes West 128 feet to the back line of a lot fronting on the  
East side of Maple Street; thence with said back line, South 6  
degrees 40 minutes West 55.46 feet; thence a new line, South 74




degrees 57 minutes East 116.3 feet to the west side of Ellsworth Street; thence with the west side of Ellsworth Street, North 19 degrees East 55 feet to the point of beginning," and being the same property designated as Parcel Two obtained by Vasilios Billy Shevos by deed dated November 11, 1987, from Helen B. Willis, widow, recorded in Deed Book 180, page, 336 of the Martinsville Circuit Court Clerk's Office. Vasilios Billy Shevos died testate August 23, 2005, leaving as his sole devisee and legatee Eric Ryan Shevos, the Grantor herein. See Case No. CWF05-060, document WF0500339 in the same Clerk's Office.

Helen B. Willis reserved a life estate in the above-described property in her aforesaid deed to Vasilios Billy Shevos. Helen B. Willis died intestate September 21, 2001, while a resident of Martinsville, Virginia, leaving Vasilios Billy Shevos as her sole heir.

Reference is here made to the foregoing deed and the references therein contained for a more particular description of the property hereby conveyed.

WITNESS the following signature and seal on this the day and year first above written:

  
Eric Ryan Shevos (SEAL)

STATE OF VIRGINIA

CITY OF MARTINSVILLE, TO-WIT:

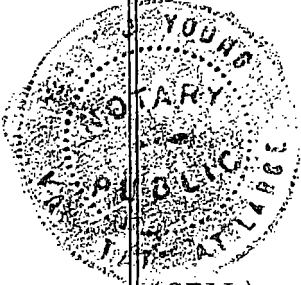
I, Peggy J. Young, a Notary Public in the State and for the City aforesaid, do hereby certify that Eric Ryan Shevos, whose name is signed to the foregoing writing bearing date of the 18<sup>th</sup> day of April, 2012, has acknowledged the same before me within my City and State aforesaid.

Given under my hand this 9th day of May,

2012.

My Commission expires: 12-31-13.

NRN: 206299



(SEAL)

Peggy J. Young  
Notary Public

py/45

INSTRUMENT #1200509  
RECORDED IN THE CLERK'S OFFICE OF  
MARTINSVILLE ON  
MAY 10, 2012 AT 02:25PM  
\$31.00 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$15.50 LOCAL: \$15.50

ASHBY R. PRITCHETT, CLERK  
RECORDED BY: ERH