

CURRENT OWNER		RECORD OF OWNERSHIP				DEED BOOK	SALE DATE	Q/U	SALE PRICE	VC
T R PROPERTIES INC PO BOX 3565 MARTINSVILLE VA 24115-356		T R PROPERTIES INC MERRICKS OBADIAH R JR & MERRICKS OBADIAH				LR12/01289 DB 193/753 DB 010/477	12-27-2012 07-01-1990 10-22-1947	U U U	55,000 0 0	0 0 0

ASSESSMENT EFFECTIVE 7/1/2021				LEGAL DESCRIPTION	PREVIOUS ASSESSMENTS EFFECTIVE JULY 1st OF ASSESSMENT YEAR								
Description	Code	Appraised	Assessed	FRONT 53 FT	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
Building	300	3000	3,000		BLDG DESCRIPTION	2021	300	14200	2020	300	14200	2019	300
Land	300	19300	19,300	300			300	300		300			
Outbldg	300	11200	11,200	300			19300	300		19300			
Total		33,500	33,500	2 ST W/B	Total		33500	Total		33500	Total		33500

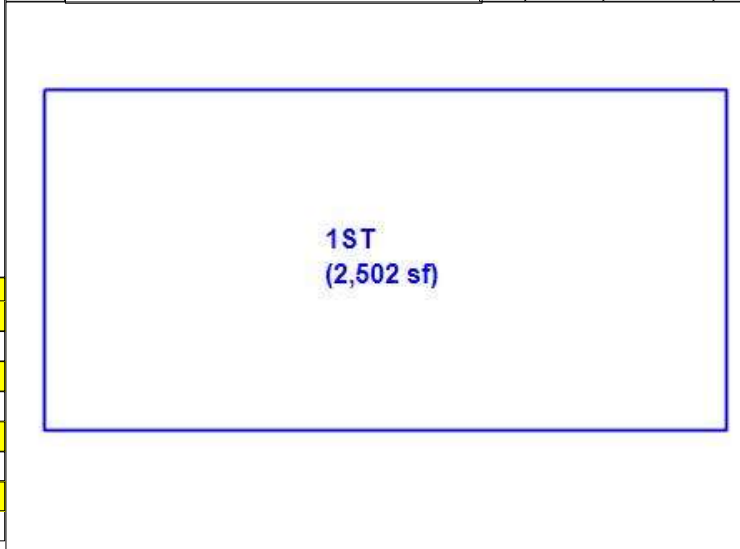
SUPPLEMENTAL DATA			BUILDING SUB-AREA SUMMARY SECTION							COST / MARKET VALUATION		
# Of Parcels 1	Year Built 1910	SUB	Description	LIVING	GROSS	EFF AREA	Unit C	Undeprec Val	Base Rate	50.00		
Plat Ref DB 193-753	Classification 04:Commercial	1ST	1st Floor	2,502	2,502	2,502	38.84	97,178	Rcn	97,178		
Land Acres 0.174	Zoning C-C								Net Other Adj	0		
Land SF 7,579	Prop Use 01:Residential								AYB	1910		
Assoc. Parcel	District 32S2:Uptown 2 Str Sid								Effective Year Built	1957		
									Condition	A		
									Remodel Rating			
									Year Remodeled			
									Eyb Dpr	59		
									Functional Obsol	25		
									Economic Obsol			
									Cost Trend Factor	1		
									Adjustment	FD		
									Percent	0		
									Percent Good	41		
									RCNLD	3,000		
									% Good Ovr			
									% Good Ovr Comment			
									Misc Imp Ovr			
									Misc Imp Ovr Comment			
									Cost to Cure Ovr			
									Cost to Cure Ovr Comm.			

**CONSTRUCTION DETAIL**

Element	Cd	Description
Style	01	Residential
Model	94	Commercial
Grade	C	AVERAGE
Stories	2.00	
Foundation Typ	04	C/B
Exterior Wall 1	15	WOOD SIDING
Roof Cover	04	METAL
Interior Wall 1	02	PLASTER
Interior Floor 1	05	HARDWOOD
Exterior Cond	03	Good
Central Heat	00	No
Central AC	00	No
Bedrooms	0	
Total Rooms	8	
Full Baths	2	
Half Baths	0	
Chimneys	1	
Fireplaces	1	
Sketch Factor		
Basement Type	04	1/4 BSMT
Living Area	2502	

**OB - OUTBUILDING & YARD ITEMS(L) / EF - BUILDING EXTRA FEATURES(B)**

Code	Description	La	Size	Rate	%	Dep	Qu	Adj	Apprais Val
038	OB-CARPORT PREFAB 2 CAR WITH FL	L	1	1800.00	100	1.00		0.00	1,800
022	OB-BUILDING	L	1	10000.00	100	1.00		0.00	10,000



**PROPERTY FACTORS**

PUB WATE	UG UTILITI	TOPO	SIDEWALK
Y Yes	N No	N No	Y Yes
PUB SEWE	CURB & GU	SOIL	
Y Yes	Y Yes	N No	
SEPTIC	VIEW	LOCATION	
N No	Y Yes	N No	

BORROWER TR Properties  
REFERENCE # 10553866-1

ADDRESS 205 Broad St  
COUNTY Martinsville  
EFFECTIVE DATE 6/24/22(LR/JD) 6/22/22(WF)

TAX MAP NO. 000538300 AMOUNT \$174.16/hf LAST PAID 6/6/2022  
DELINQUENT 0 YEARS \_\_\_\_\_  
ASSESSED VALUE \$33500.00 LV \$19300.00 IV \$14200.00  
PAID semi NEXT DUE 12/5/22(1st hf 2022-23)

\*\*\*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 Obadiah R Merricks Jr & Deborah M Wells (aka Deborah Kay Merricks Martin)  
GRANTEE T R Properties Inc  
DATED 12/27/2012 RECORDED 12/27/2012 BK/PG/INST # 12-1289  
CONSIDERATION \$100.00  
LEGAL M&B (NO MAP FOUND)

OUTSALES 0

DOT  
TYPE none  
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 0  
NAMES CHECKED TR Properties Deborah Martin  
Obadiah Merricks Deborah Merricks  
Deborah Wells

EASEMENTS FOUND IN SEARCH PERIOD 0 HOA no  
AGREEMENTS FOUND IN SEARCH PERIOD 0  
ESTATES FOUND 0

CHAIN OF TITLE

LINK 2

GRANTORS Obadiah Merricks & Winnie V Merricks (HW)

GRANTEES Obadiah R Merricks Jr & Deborah Kay Merricks Martin (JTRS)

DATED 7/6/1990 RECORDED 7/10/1990 BK/PG/INST 193/753

CONSIDERATION 0.00

LINK 3

GRANTORS Garry E Merricks & Minnie Elsie Warren Merricks (HW) selling their 1/2 interest

GRANTEES Obadiah Merricks

DATED 10/22/1947 RECORDED 10/23/1947 BK/PG/INST# 10/477

CONSIDERATION \$100.00

LINK 4

GRANTORS Trustees of Anderson Memorial Presbyterian Church of City of Martinsville VA

GRANTEES Garry E Merricks & Obadiah R Merricks

DATED 9/24/1946 RECORDED 11/12/1946 BK/PG/INST # 6/485

CONSIDERATION \$13300.00

LINK \_\_\_\_\_

GRANTORS \_\_\_\_\_

GRANTEES \_\_\_\_\_

DATED \_\_\_\_\_ RECORDED \_\_\_\_\_ BK/PG/INST # \_\_\_\_\_

CONSIDERATION \_\_\_\_\_

LINK \_\_\_\_\_

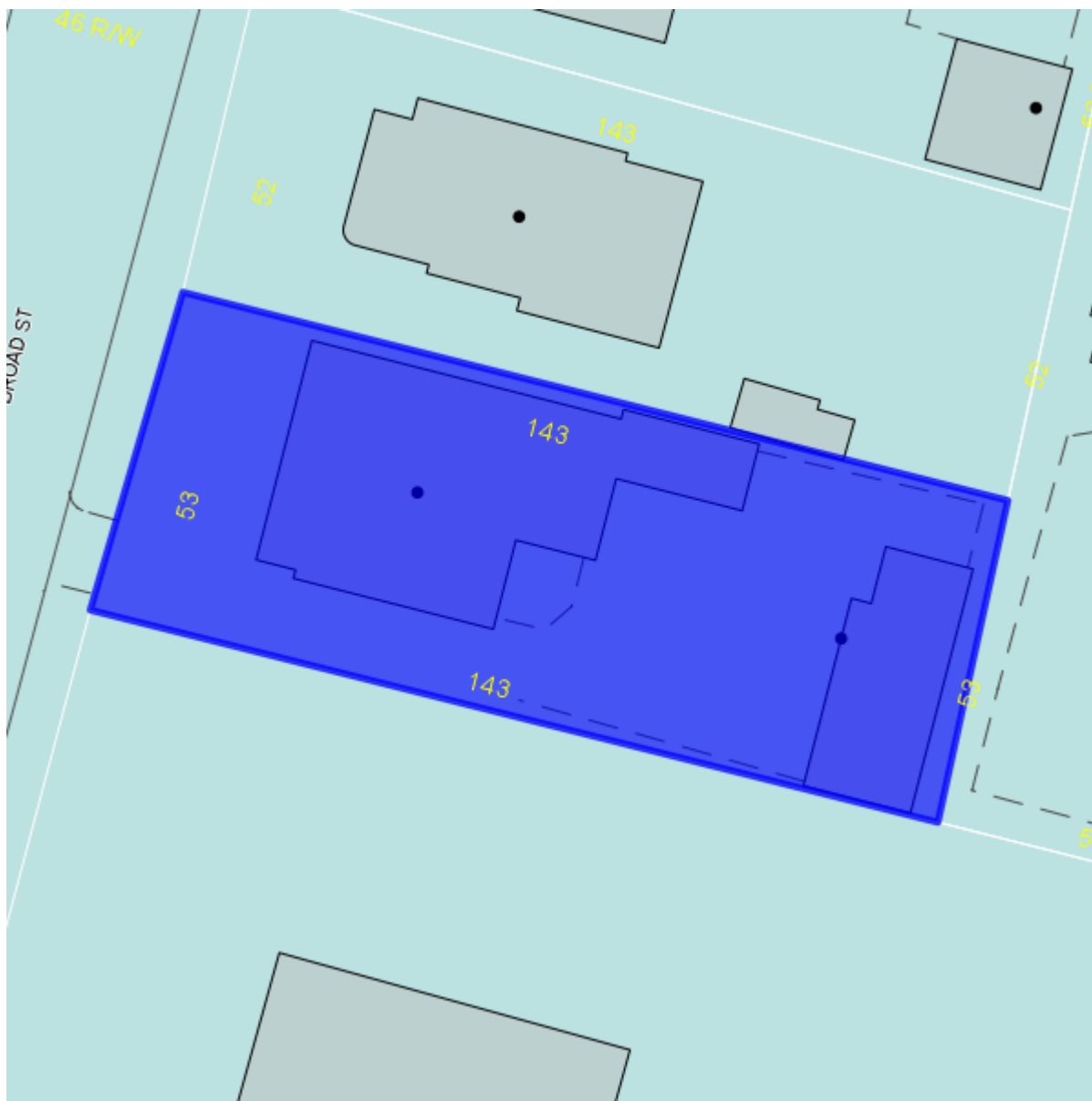
GRANTORS \_\_\_\_\_

GRANTEES \_\_\_\_\_

DATED \_\_\_\_\_ RECORDED \_\_\_\_\_ BK/PG/INST # \_\_\_\_\_

CONSIDERATION \_\_\_\_\_

# Property Report - City of Martinsville

**Current Data:**

**Property ID:** 000538300 **Tax Map Number:** 32 (01 )L /03

**Owner:** T R PROPERTIES INC

**Address:** PO BOX 3565 **City/State/Zip:** MARTINSVILLE VA

**Deed/Page:** LR12/01289 **Legal Description:** FRONT 53 FT

**Acquired Date:** NA **Consideration:** \$55000.00

**Year Built:** 1910 **Property Desc:** 2 ST W/B **Above Grade Sq Ft:** 2502

**Acres:** 1 **Zoning:** C-C

**Land Value:** \$19300.00 **Building Value:** \$14200.00 **Total Value:** \$33500.00

**Previous Data:**

**Owner:** MERRICKS OBADIAH R JR & MERRICKS DEBORAH M

**Acquired Date:** NA **Deed/Page:** DB 193/753 **Consideration:** \$0.00



# Real Estate

[View Bill](#)

[View bill image](#)

<b>As of</b>	6/28/2022
<b>Bill Year</b>	2021
<b>Bill</b>	7727
<b>Owner</b>	T R PROPERTIES INC
<b>Parcel ID</b>	000538300

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/6/2021	\$174.16	\$174.16	\$0.00	\$0.00	\$0.00
2	6/6/2022	\$174.16	\$174.16	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$348.32	\$348.32	\$0.00	\$0.00	\$0.00

©2022 Tyler Technologies, Inc.

T R PROPERTIES, INC.,  
a Virginia Corporation

This Deed was prepared by James  
H. Ford, Attorney [Bar No. 07613]

FROM: DEED

PIN NO.: 32(01)L/03

OBADIAH R. MERRICKS, JR. and  
DEBORAH M. WELLS

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



Tax Assessment Value: \$81,600.00

Consideration: \$55,000.00

THIS DEED, made this 27th day of December, 2012, by  
and between OBADIAH R. MERRICKS, JR. and DEBORAH M. WELLS (also  
known as DEBORAH KAY MERRICKS MARTIN), parties of the first part  
and Grantors, and T R PROPERTIES, INC., a Virginia corporation,  
party of the second part and Grantee.

WITNESSETH: That for and in consideration of the sum  
of One Hundred Dollars (\$100.00) cash in hand paid to the Grantors  
by the Grantee and other good and valuable consideration, the  
receipt of all of which is hereby acknowledged, the Grantors do  
hereby bargain, sell, grant and convey, in fee simple with general  
warranty and English covenants of title unto the Grantee, the  
following, to-wit:

"All that certain lot or parcel of land, with improve-  
ments thereon located and appurtenances thereunto appertaining,  
lying and being on Broad Street in the City of Martinsville,  
Virginia and being more particularly described as follows:

"BEGINNING at a corner of Mrs. Blanche Spencer's lot on  
Broad Street; thence with the East line of said Street, South 17  
West 53 feet; thence South 73 East 143 feet to H. G. Mullin's  
line; thence with his line North 17 East 53-1/2 feet to a point  
where the lines of the said H. G. Mullin and Blanche Spencer  
intersect; thence with Blanche Spencer's line North 73 West 143

feet to the beginning;" and

BEING the same property acquired by the Grantors herein by gift deed dated July 6, 1990, from Obadiah Merricks and Winnie V. Merricks, his wife, recorded in Deed Book 193, page 753 of the Martinsville Circuit Court Clerk's Office.

The property herein described is being conveyed subject to any and all lawful easements, restrictions, and/or rights-of-way properly of record and affecting the subject property.

WITNESS the following signatures and seals on this the day and year first above written:

 (SEAL)  
OBADIAH R. MERRICKS, JR.

 (SEAL)  
DEBORAH M. WELLS

STATE OF VIRGINIA

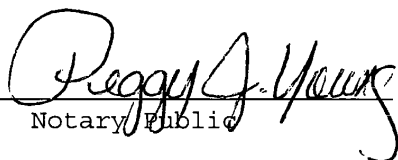
CITY OF MARTINSVILLE, TO-WIT:

I, Peggy J. Young, a Notary Public in the State and for the City aforesaid, do hereby certify that Obadiah R. Merricks, Jr. and Deborah M. Wells, whose names are signed to the foregoing writing bearing date of the 27th day of December, 2012, have acknowledged the same before me within my City and State aforesaid.

Given under my hand this 27th day of December, 2012.

My Commission expires: 12-31-13.

NRN: 206299

  
Notary Public



(SEAL)  
25/py

INSTRUMENT #1201289  
RECORDED IN THE CLERK'S OFFICE OF  
MARTINSVILLE ON  
DECEMBER 27, 2012 AT 04:45PM  
\$82.00 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$41.00 LOCAL: \$41.00

ASHBY R. PRITCHETT, CLERK  
RECORDED BY: BEW