

## Auction Tract 1

### 301 SCRUGGS RD

**Location** 301 SCRUGGS RD

**Tax Map #** 030/ 00 060/ 02 //

**Owner** SIMMONS SANDRA M  
(TRUSTEE OF THE

**Property Class** AGR/UNDEV 100 UP ACR

**Total Market Value** \$818,700

**PID** 6978

**Building Count** 1

**Water** Well

**Sewer** Private Septic

#### Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$200,700	\$618,000	\$818,700

#### Owner of Record

<b>Owner</b>	SIMMONS SANDRA M (TRUSTEE OF THE	<b>Sale Price</b>	\$0
<b>Co-Owner</b>	SANDRA M SIMMONS REV LIVING TRUST)	<b>Book</b>	1061
<b>Care Of</b>		<b>Page</b>	1372
<b>Address</b>	301 SCRUGGS ROAD	<b>Sale Date</b>	04/28/2015
	MONETA, VA 24121	<b>Instrument</b>	00

#### Ownership History

Ownership History					
Owner	Sale Price	Instrument	Sale Date	Book	Page
SIMMONS SANDRA M (TRUSTEE OF THE	\$0	00	04/28/2015	1061	1372
SIMMONS SANDRA M	\$0	00	03/11/2015	117	910
SIMMONS JAMES D & SANDRA M	\$0	00	10/24/1997	611	863

#### Building Information

##### Building 1 : Section 1

**Year Built:** 1999

**Living Area:** 1,976

Building Attributes	
Field	Description
Style	Double Wide
Model	Residential

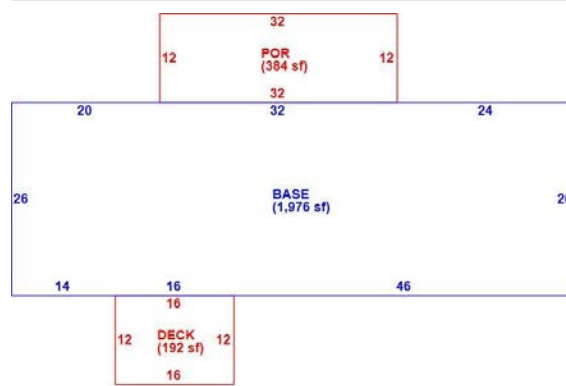
Grade	Grade C
Stories	1.00
Foundation	BRICK
Exterior Wall 1	VINYL
Exterior Wall 2	N/A
Roof Type	GABLE
Roof Cover	COMP SHINGLE
Interior Wall 1	DRYWALL
Interior Wall 2	NONE
Num Cars - Carport	0
Garage Type	NONE
Carport Type	NONE
Heat System	FORCED AIR
AC Type	100%
Bedroom(s)	4
Full Bath(s)	2
Half Bath(s)	1
Extra Fixture(s)	0
Total Room(s)	7
Extra Kitchen(s)	0
Interior Floor 3	NONE
FBM Quality	+/-0
Interior Floor 1	CARPET
Interior Floor 2	
Garage Type 2	NONE
Heat Fuel	GAS
Num Cars - Garage	0
Fireplace(s)	0
Grade Adjust	0.00
Num Cars - Built In	0
Num Units	0
Stacked Fireplace(s)	0
Flue(s)	0
Gas Fireplace(s)	0
Inop Flue/FPL	0
Interior Wall 3	NONE
Basement	CRAWL
Fin Bsmt Area	0
Num Cars - Garage 2	0
Split Foyer	No
Split Level	No
Metal Flue(s)	1
Basement Area	0

**Building Photo**



([https://images.vgsi.com/photos/franklincountyvaPhotos//\P006\0006978\\_01\\_01.jpg](https://images.vgsi.com/photos/franklincountyvaPhotos//\P006\0006978_01_01.jpg))

**Building Layout**



([ParcelSketch.aspx?pid=6978&bid=6978](#))

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BASE	FIRST FLOOR	1,976	1,976
DECK	DECK	192	0
POR	PORCH	384	0
		2,552	1,976

**Land**

Land Use		Land Line Valuation	
Use Code	600R	Size (Acres)	116.21
Description	AGR/UNDEV 100 UP ACR - RES	Total Market Land	\$618,000
Zone	A1		
Neighborhood	0001		

**Outbuildings**

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHED	Shed	FR	Frame	288.00 UNITS	\$4,000	1
BARN	Barn	FR	Frame	1280.00 UNITS	\$1,500	1
SHED	Shed	FR	Frame	1.00 UNITS	\$0	1
CARP	Carport	MT	Metal	504.00 UNITS	\$600	1
SHED	Shed	FR	Frame	192.00 UNITS	\$1,000	1

**Valuation History**

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$200,700	\$618,000	\$818,700
2024	\$200,700	\$618,000	\$818,700
2023	\$94,100	\$611,000	\$705,100
2022	\$94,100	\$611,000	\$705,100
2021	\$94,100	\$611,000	\$705,100
2020	\$94,100	\$611,000	\$705,100
2019	\$84,400	\$611,000	\$695,400
2018	\$84,400	\$611,000	\$695,400
2017	\$84,400	\$611,000	\$695,400
2016	\$84,400	\$611,000	\$695,400
2015	\$86,700	\$726,200	\$812,900
2014	\$86,700	\$726,200	\$812,900
2013	\$86,700	\$726,200	\$812,900
2012	\$86,700	\$726,200	\$812,900
2011	\$113,800	\$729,200	\$843,000



# 259 SCRUGGS RD

**Location** 259 SCRUGGS RD

**Tax Map #** 030/ 00 060/ 01 / /

**Owner** SIMMONS SANDRA M  
(TRUSTEE OF THE

**Property Class** SINGLE FAMILY SUBURB

**Total Market Value** \$166,000

**PID** 6977

**Building Count** 1

**Water** Well

**Sewer** Private Septic

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$124,000	\$42,000	\$166,000

## Owner of Record

<b>Owner</b>	SIMMONS SANDRA M (TRUSTEE OF THE	<b>Sale Price</b>	\$0
<b>Co-Owner</b>	SANDRA M SIMMONS REV LIVING TRUST)	<b>Book</b>	1061
<b>Care Of</b>		<b>Page</b>	1372
<b>Address</b>	301 SCRUGGS ROAD	<b>Sale Date</b>	04/28/2015
	MONETA, VA 24121	<b>Instrument</b>	00

## Ownership History

Ownership History					
Owner	Sale Price	Instrument	Sale Date	Book	Page
SIMMONS SANDRA M (TRUSTEE OF THE	\$0	00	04/28/2015	1061	1372
SIMMONS SANDRA M	\$0	00	03/11/2015	117	910
SIMMONS JAMES D & SANDRA M	\$0	00	12/14/2000	611	863
SIMMONS GRACIE C (LE) & SIMMONS	\$0	00	10/24/1997	611	863

## Building Information

### Building 1 : Section 1

**Year Built:** 1950  
**Living Area:** 1,344

Building Attributes	
Field	Description
Style	Building

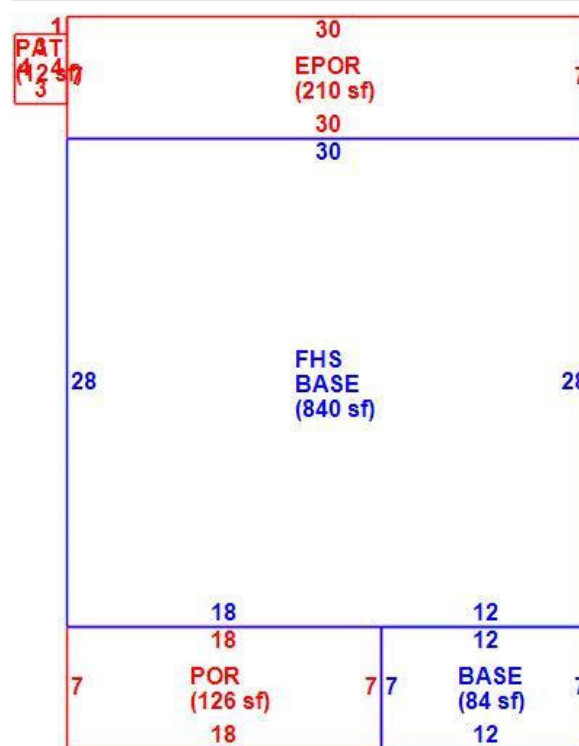
Model	Residential
Grade	Grade C
Stories	1.50
Foundation	BRICK/CONC BLOCK
Exterior Wall 1	ALUMINUM
Exterior Wall 2	N/A
Roof Type	GABLE
Roof Cover	COMP SHINGLE
Interior Wall 1	WOOD PANEL
Interior Wall 2	NONE
Num Cars - Carport	0
Garage Type	NONE
Carport Type	NONE
Heat System	FORCED AIR
AC Type	100%
Bedroom(s)	3
Full Bath(s)	1
Half Bath(s)	0
Extra Fixture(s)	0
Total Room(s)	6
Extra Kitchen(s)	0
Interior Floor 3	NONE
FBM Quality	+/-0
Interior Floor 1	SOFT WOOD
Interior Floor 2	CARPET
Garage Type 2	NONE
Heat Fuel	ELECTRIC
Num Cars - Garage	0
Fireplace(s)	1
Grade Adjust	-0.05
Num Cars - Built In	0
Num Units	0
Stacked Fireplace(s)	0
Flue(s)	0
Gas Fireplace(s)	0
Inop Flue/FPL	0
Interior Wall 3	NONE
Basement	FULL BSMT
Fin Bsmt Area	0
Num Cars - Garage 2	0
Split Foyer	No
Split Level	No
Metal Flue(s)	0
Basement Area	924

**Building Photo**



([https://images.vgsi.com/photos/franklincountyvaPhotos//\P006\0006977\\_01\\_01.jpg](https://images.vgsi.com/photos/franklincountyvaPhotos//\P006\0006977_01_01.jpg))

**Building Layout**



(<ParcelSketch.ashx?pid=6977&bid=6977>)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BASE	FIRST FLOOR	924	924
FHS	FINISHED HALF STORY	840	420
EPOR	ENCLOSED PORCH	210	0
PAT	PATIO	12	0
POR	PORCH	126	0
		2,112	1,344

**Land**

**Land Use**

**Use Code** 200R  
**Description** SINGLE FAMILY SUBURB - RES  
**Zone** A1  
**Neighborhood** 0001

**Land Line Valuation**

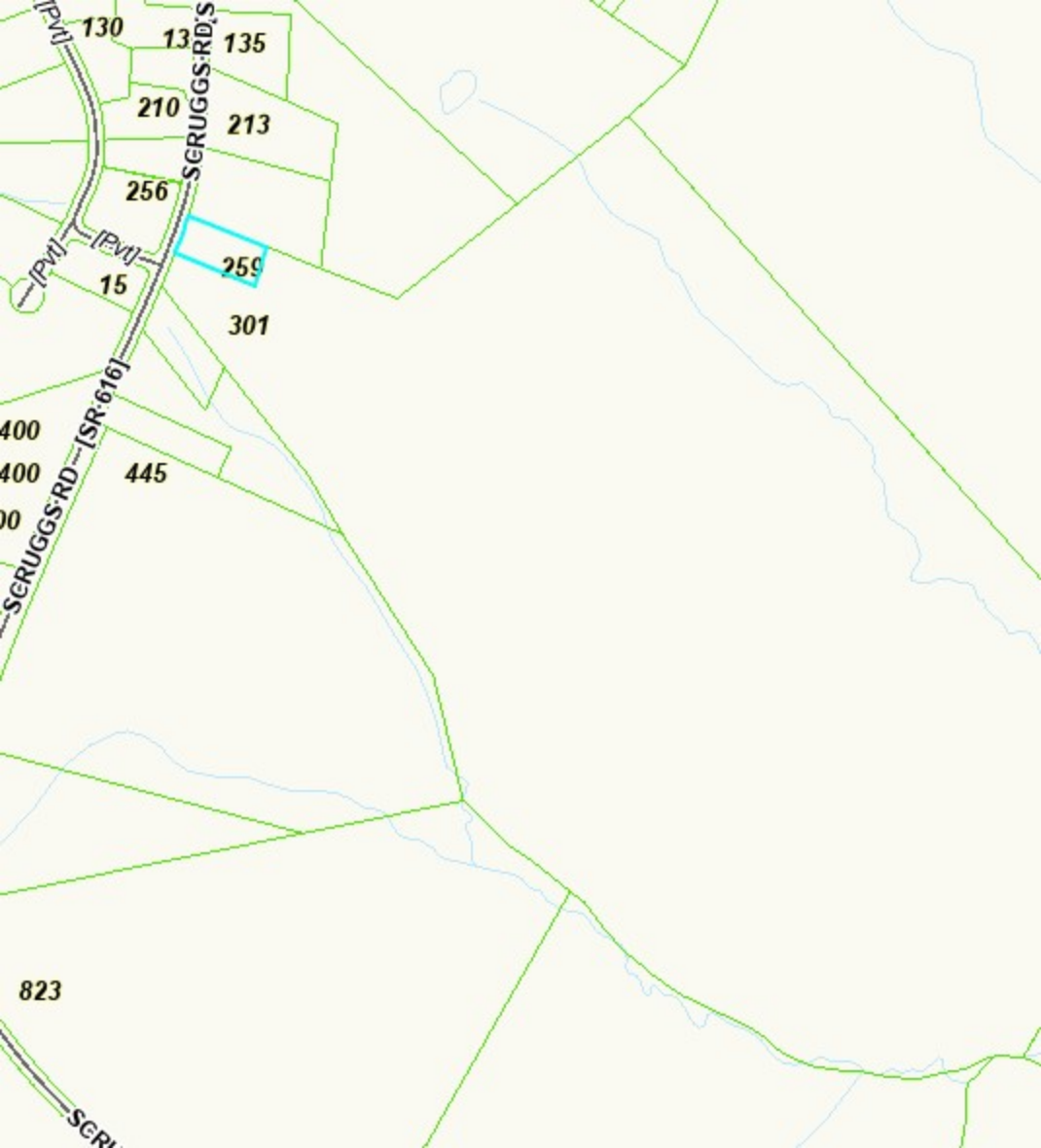
**Size (Acres)** 1  
**Total Market Land** \$42,000

**Outbuildings**

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHED	Shed	FR	Frame	1.00 UNITS	\$0	1

**Valuation History**

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$124,000	\$42,000	\$166,000
2024	\$124,000	\$42,000	\$166,000
2023	\$78,600	\$35,000	\$113,600
2022	\$78,600	\$35,000	\$113,600
2021	\$78,600	\$35,000	\$113,600
2020	\$78,600	\$35,000	\$113,600
2019	\$71,400	\$35,000	\$106,400
2018	\$71,400	\$35,000	\$106,400
2017	\$71,400	\$35,000	\$106,400
2016	\$71,400	\$35,000	\$106,400
2015	\$68,900	\$35,000	\$103,900
2014	\$68,900	\$35,000	\$103,900
2013	\$68,900	\$35,000	\$103,900
2012	\$68,900	\$35,000	\$103,900
2011	\$79,900	\$38,000	\$117,900



130

135

210

213

256

259

301

400

400

445

823

SCRUGGS RD

SCRUGGS RD'S

SCRUGGS RD SR 616

PVI

## Auction Tract 2

### 259 SCRUGGS RD

**Location** 259 SCRUGGS RD

**Tax Map #** 030/ 00 060/ 01 //

**Owner** SIMMONS SANDRA M  
(TRUSTEE OF THE

**Property Class** SINGLE FAMILY SUBURB

**Total Market Value** \$166,000

**PID** 6977

**Building Count** 1

**Water** Well

**Sewer** Private Septic

#### Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$124,000	\$42,000	\$166,000

#### Owner of Record

<b>Owner</b>	SIMMONS SANDRA M (TRUSTEE OF THE	<b>Sale Price</b>	\$0
<b>Co-Owner</b>	SANDRA M SIMMONS REV LIVING TRUST)	<b>Book</b>	1061
<b>Care Of</b>		<b>Page</b>	1372
<b>Address</b>	301 SCRUGGS ROAD	<b>Sale Date</b>	04/28/2015
	MONETA, VA 24121	<b>Instrument</b>	00

#### Ownership History

Ownership History					
Owner	Sale Price	Instrument	Sale Date	Book	Page
SIMMONS SANDRA M (TRUSTEE OF THE	\$0	00	04/28/2015	1061	1372
SIMMONS SANDRA M	\$0	00	03/11/2015	117	910
SIMMONS JAMES D & SANDRA M	\$0	00	12/14/2000	611	863
SIMMONS GRACIE C (LE) & SIMMONS	\$0	00	10/24/1997	611	863

#### Building Information

##### Building 1 : Section 1

**Year Built:** 1950  
**Living Area:** 1,344

Building Attributes	
Field	Description
Style	Building

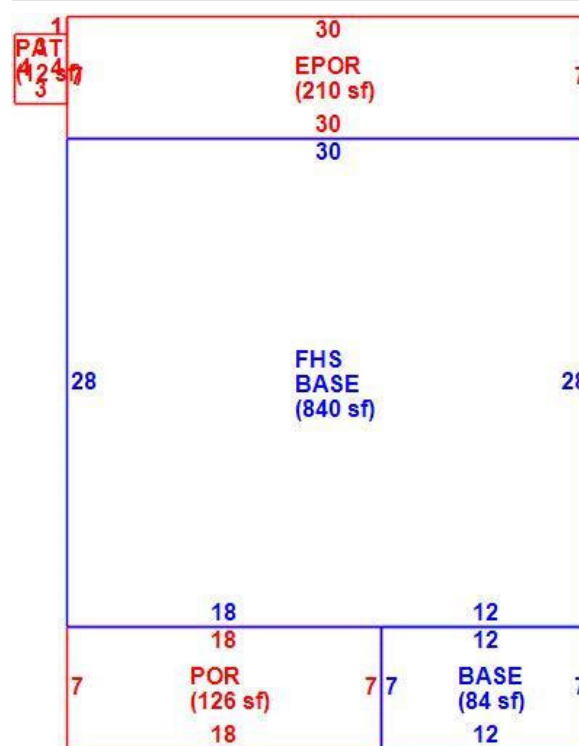
Model	Residential
Grade	Grade C
Stories	1.50
Foundation	BRICK/CONC BLOCK
Exterior Wall 1	ALUMINUM
Exterior Wall 2	N/A
Roof Type	GABLE
Roof Cover	COMP SHINGLE
Interior Wall 1	WOOD PANEL
Interior Wall 2	NONE
Num Cars - Carport	0
Garage Type	NONE
Carport Type	NONE
Heat System	FORCED AIR
AC Type	100%
Bedroom(s)	3
Full Bath(s)	1
Half Bath(s)	0
Extra Fixture(s)	0
Total Room(s)	6
Extra Kitchen(s)	0
Interior Floor 3	NONE
FBM Quality	+/-0
Interior Floor 1	SOFT WOOD
Interior Floor 2	CARPET
Garage Type 2	NONE
Heat Fuel	ELECTRIC
Num Cars - Garage	0
Fireplace(s)	1
Grade Adjust	-0.05
Num Cars - Built In	0
Num Units	0
Stacked Fireplace(s)	0
Flue(s)	0
Gas Fireplace(s)	0
Inop Flue/FPL	0
Interior Wall 3	NONE
Basement	FULL BSMT
Fin Bsmt Area	0
Num Cars - Garage 2	0
Split Foyer	No
Split Level	No
Metal Flue(s)	0
Basement Area	924

**Building Photo**



([https://images.vgsi.com/photos/franklincountyvaPhotos//\P006\0006977\\_01\\_01.jpg](https://images.vgsi.com/photos/franklincountyvaPhotos//\P006\0006977_01_01.jpg))

**Building Layout**



(<ParcelSketch.ashx?pid=6977&bid=6977>)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BASE	FIRST FLOOR	924	924
FHS	FINISHED HALF STORY	840	420
EPOR	ENCLOSED PORCH	210	0
PAT	PATIO	12	0
POR	PORCH	126	0
		2,112	1,344

**Land**

**Land Use**

**Use Code** 200R  
**Description** SINGLE FAMILY SUBURB - RES  
**Zone** A1  
**Neighborhood** 0001

**Land Line Valuation**

**Size (Acres)** 1  
**Total Market Land** \$42,000

**Outbuildings**

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHED	Shed	FR	Frame	1.00 UNITS	\$0	1

**Valuation History**

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$124,000	\$42,000	\$166,000
2024	\$124,000	\$42,000	\$166,000
2023	\$78,600	\$35,000	\$113,600
2022	\$78,600	\$35,000	\$113,600
2021	\$78,600	\$35,000	\$113,600
2020	\$78,600	\$35,000	\$113,600
2019	\$71,400	\$35,000	\$106,400
2018	\$71,400	\$35,000	\$106,400
2017	\$71,400	\$35,000	\$106,400
2016	\$71,400	\$35,000	\$106,400
2015	\$68,900	\$35,000	\$103,900
2014	\$68,900	\$35,000	\$103,900
2013	\$68,900	\$35,000	\$103,900
2012	\$68,900	\$35,000	\$103,900
2011	\$79,900	\$38,000	\$117,900