

# Property Identification Card

● Current ○ Re-Assessed

Previous

**Property Address**

14540 SPOTSWOOD TRAIL

**Owner Name/Address**

DAWSON JOANNE H

C/O DAWSON DAVID

642 JUSTIN DR.

**Map ID:** 60 A 15

PALMYRA, VA 22963

Acct No: 1543-1

6.54

DB 148/287

PB 1/51

DB 14/288

1.722

4.821

6.543

**Legal Description:** RT 33 6.54 AC

LU #454 REMOVED FOR 2024

**Deed Book/Page:** 0148 / 287

**Occupancy:** SFR

**Dwelling Type:** RANCH

**Use/Class:** SINGLE FAMILY RES (SUB)

**Acreage:** 6.540

**Year Assessed:** 2023

**Year Built:** 1963

**Land Use:**

**Zoning:** A-1

**Year Remodeled:**

**Total Mineral:** \$0

**District:** 02 RUCKERSVILLE

**Year Effective:** 1987

**Total Land:** \$125,300

**MH/Type:**

**On Site Date:**

**Total Improvements:** \$200,100

**Condition:** AVERAGE

**Review Date:**

**Total Value:** \$325,400

----- Improvement Description -----

Exterior	Interior	Site
CNST-FRAME	NO. ROOMS - 6	STRT-PAVED
EXTR-BR VENEER	NO. BEDROOMS - 3	TOPO-ROLLING
FNDD-COAC BLOCK	NO. BATHS - 1	UTIL-WELL
RFMT-COMP SHGLS	NO. 1/2 BATHS - 1	UTIL-SEP SYS
ROOF-GABLE	FIREPLACE - 2	UTIL-ELECTR
	CHIMNEY - 1	ZONE-AGRICULTURE
	BAST-WALK-OUT BASE	
	BLTI-UTILITIES	
	FLOR-VINYL	
	FLOR-HARDWOOD	
	FUEL-ELECTRIC	
	FUEL-OIL	
	HEAT-HP	
	PLBG-3FXBTH	
	WALL-DRY WALL	
	WALL-PANEL	

----- Dwelling Valuation -----

Item	Size	Rate	Value
SINGLE FAM	1288	142.96	184132
UTILITIES	1	13500.00	13500
FIREPLACE	2	4050.00	8100
2 STORY MA	1	4185.00	4185
HOT WATER/	1480	6.59	9753
FIXTURE TH	1	7155.00	7155
FIXTURE TW	1	5265.00	5265
BSMT-UNFIN	1280	20.43	26150
BSMT - FIN	192	28.84	5537
PORCH SC/F	120	53.34	6400
CARPORT	672	9.42	6330
Grade Factor (C+10)			1.12
Replacement Cost New			309680
Phys Depr. % (.320)	1987	- AVG	99098
Econ Depr. % (.050)			10529
Total Bldg. Value			200100

----- Land Valuation -----

M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
A	3 BLDG SITE	F	1.00		50000.00		50000
A	15 OPEN	O	5.54		13600.00		75344
Total Land Value							125300

**Total Property Value** 325400

Mailed  
7/19/84  
Joanne H. Dawson  
Route 2, Box 221  
Ruckersville, VA. 22968  
Mailed To:

THIS DEED made and entered into this 18th day of June, 1984, by and between DOYLE D. DAWSON and JOANNE H. DAWSON, husband and wife, parties of the first part; JOANNE H. DAWSON, party of the second part; and DOYLE D. DAWSON, party of the third part;

W I T N E S S E T H :

That for and in consideration of the sum of One Dollar (\$1.00) cash in hand paid to the parties of the first part by the party of the second part, the receipt whereof hereby is acknowledged, and other consideration as hereinafter set forth, all received prior to the delivery of this deed, the said Doyle D. Dawson and Joanne H. Dawson, husband and wife, parties of the first part, do hereby grant, bargain, sell and convey with GENERAL WARRANTY OF TITLE AND WITH ENGLISH COVENANTS OF TITLE unto the said Joanne H. Dawson, party of the second part, to be held by her as her sole and separate equitable estate, the following described real estate, to-wit:

PARCEL ONE: all that certain lot or parcel of land containing an estimated 1.722 acres, more or less, located approximately 1/2 mile west of Ruckersville, Virginia, in the Ruckersville Magisterial District of Greene County, Virginia, on the South side of and adjacent to U. S. 33 and adjoining the lands now or formerly owned by Otto Parrott and others, and being shown and described on a plat made by M. W. Aylor, G.C.S., dated April 16, 1963 and recorded in the Clerk's Office of the Circuit Court of Greene County, Virginia, in Plat Book No. 1 at Page 51, and being all and the

same property in all respects that was acquired by Doyle D. Dawson and Joanne H. Dawson by deed of Bessie Daniel Gerlock and Frank Gerlock, dated May 2, 1963 and duly recorded in the aforesaid Clerk's Office in Deed Book 36 at Page 235, LESS AND EXCEPT, HOWEVER, 0.278 acres which was acquired by the State Highway Commissioner of Virginia for the improvement of U. S. Route #33 as set forth in Decree Confirming Commissioners' Report dated October 23, 1979 and of record in said Clerk's Office in Deed Book 113 at page 47; and,

PARCEL TWO: All that certain tract or parcel of land located on the south side of and adjacent to Route #33 in Ruckersville Magisterial District, Greene County, Virginia, approximately one-half (1/2) mile west of Ruckersville, and containing 4.821 acres, more or less, and adjoining said road, the above-described Parcel One, and the lands now or formerly owned by Douglas, Green, Parrott, Hord and Moore, and being all and the same property acquired by Doyle D. Dawson and Joanne H. Dawson by deed of Frank Gerlock, widower, dated September 21, 1981, and duly recorded in the aforesaid Clerk's Office in Deed Book 127 at Page 30, LESS AND EXCEPT, HOWEVER, a small parcel containing 0.499 acre conveyed to Jean Blakey, Trustee, by deed of Doyle D. Dawson and Joanne H. Dawson, dated June 30, 1983 and recorded in the aforesaid Clerk's Office in Deed Book 139 at Page 272, and by deed of correction dated June 30, 1983 and recorded in Deed Book 140 at Page 337.

AND THIS DEED FURTHER WITNESSETH:

That for and in consideration of the sum of One Dollar (\$1.00) cash in hand paid to the party of the second part by the party of the

third part, the receipt whereof hereby is acknowledged, and other consideration as set forth herein, all received prior to the delivery of this deed, the said Joanne H. Dawson, party of the second part, doth hereby grant, release, relinquish, quitclaim and convey with GENERAL WARRANTY OF TITLE AND WITH ENGLISH COVENANTS OF TITLE unto the said Doyle D. Dawson, party of the third part, to be held by him as his sole and separate equitable estate, the following described real estate, to-wit: all that certain tract or parcel of land together with the buildings and improvements thereon and the rights and appurtenances thereunto belonging, situate, lying and being in the County of Greene and State of Virginia, lying about one mile east of the Village of Ruckersville adjoining the lands now or formerly owned by Miss Hattie Lucas and Miss Annie Lucas, and adjacent to the Spotswood Trail, containing 24 acres, more or less, and being all and the same property acquired by John Kemper Dawson and Emma D. Dawson, husband and wife, from Marcellus Strother and Sarah B. Strother by deed dated July 20, 1935, and duly recorded in the aforesaid Clerk's Office in Deed Book 23 at Page 168, and further being all and the same property which the said Doyle D. Dawson inherited as the only child and sole heir at law of Emma D. Dawson who died intestate during the year 1973 and John Kemper Dawson who died intestate during the year 1977.

Reference is here made to the aforementioned deeds and condemnation proceeding for a more particular description of the property conveyed.

These conveyances are made subject to all easements, restrictions and rights of way affecting said property.

WITNESS the following signatures and seals.

Doyle D. Dawson (SEAL)  
Doyle D. Dawson

Joanne H. Dawson (SEAL)  
Joanne H. Dawson

STATE OF VIRGINIA,  
COUNTY OF GREENE, to-wit:

The foregoing instrument was acknowledged before me this  
29<sup>th</sup> day of June, 1984, by Doyle D. Dawson.

Marie C. Sinner Clerk  
Notary Public  
My commission expires: 12-31-91

STATE OF VIRGINIA,  
COUNTY OF GREENE, to-wit:

The foregoing instrument was acknowledged before me this  
29<sup>th</sup> day of June, 1984, by Joanne H. Dawson.

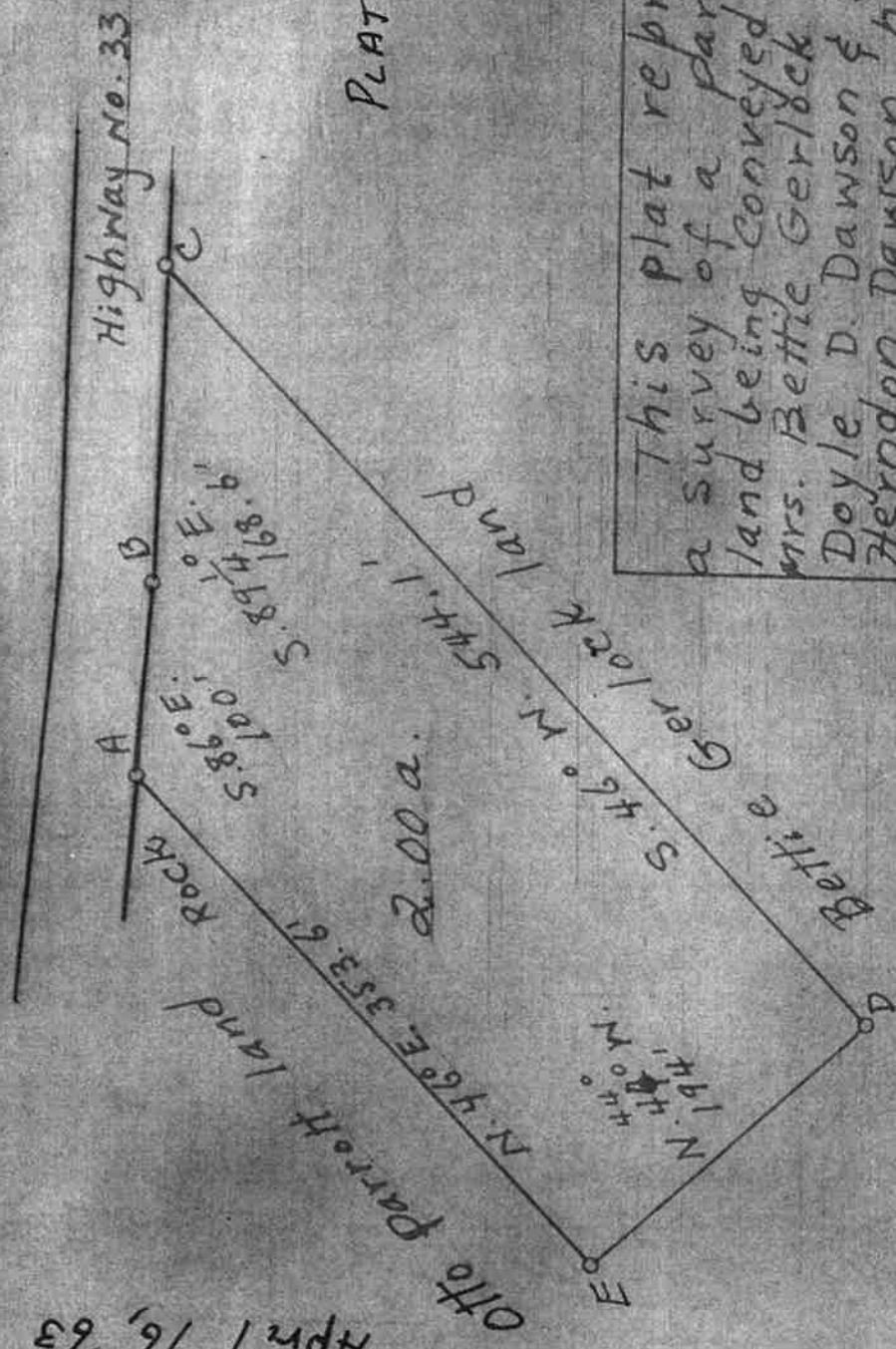
Marie C. Sinner Clerk  
Notary Public  
Circuit Court, Greene Co., Va.

My Commission Expires 12-31-91

DB 148 PG 290

July 2, 1984  
By: Marie C. Sinner Clerk  
Blenda M. Corbett Deputy Clerk  
Transfer fee: 1.00

Magnetic  
 April 16, '63  
 N



PLAT BOOK # 1 PAGE 51

This plat represents a survey of a parcel of land being conveyed by Mrs. Bettie Gerlock to Doyle D. Dawson & Joanne Herndon Dawson, his wife. This land is located about 1/2-mile west of Ruckersville, Greene County, Virginia.

Surveyed: April 16, 1963  
 Scale: 1 in. = 100 feet  
 M. W. Aylor

By: Doyle D. Dawson



Delivered  
Mrs. Doyle Dawson  
12.3.81

THIS DEED made and entered into this 21st day of September, 1981, by and between FRANK GERLOCK, widower of Bessie Daniel Gerlock, party of the first part, and DOYLE D. DAWSON and JOANNE H. DAWSON, husband and wife, as tenants by the entireties with the remainder upon death of either in fee simple to the survivor, parties of the second part;

W I T N E S S E T H :

That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid to the party of the first part by the parties of the second part, the receipt whereof hereby is acknowledged, and other good and valuable consideration, all received prior to the delivery of this deed, the said Frank Gerlock, widower of Bessie Daniel Gerlock, party of the first part, doth hereby grant, bargain, sell and convey with GENERAL WARRANTY OF TITLE AND WITH ENGLISH COVENANTS OF TITLE unto the said Doyle D. Dawson and Joanne H. Dawson, husband and wife, as tenants by the entireties with the remainder upon the death of either in fee simple to the survivor, parties of the second part, the following described real estate, to-wit: All that certain tract or parcel of land located on the south side of and adjacent to Route #33 in Ruckersville Magisterial District, Greene County, Virginia, approximately one-half (½) mile west of Ruckersville, and containing 5.32 acres, more or less, and adjoining said road and the lands now or formerly owned by Douglas, Green, Parrott, Hord, Moore and other lands of the parties of the second part.

The said lot or parcel of land is all those two (2) certain adjoining lots or parcels of land containing 14.85 acres acquired by Bessie Daniel Gerlock and Frank Gerlock (through error, Gerlock being spelled Gerlook) by deed from John J. Morris, Special Commissioner, dated September 18, 1939, duly recorded in

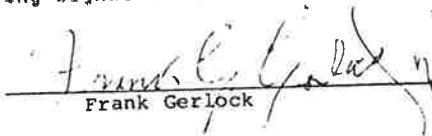
the Circuit Court Clerk's Office of said County in Deed Book 25 at Page 302, LESS AND EXCEPT HOWEVER, the following off-conveyances: (One) 7.1 acres to O. J. Parrott and wife by deed dated September 11, 1951, duly recorded in said Clerk's Office in Deed Book 30 at Page 307; and (Two) 2 acres to Doyle D. Dawson and wife (Grantees herein) by deed dated May 2, 1963, duly recorded in said Clerk's Office in Deed Book 36 at Page 235; and (Three) 0.43 acre acquired by the State Highway Commissioner of Virginia for the improvement of said Route 33, according to Certificate dated March 23, 1979 and recorded in Deed Book 108 at Page 757 and Plat Book 2 at Page 170 in the aforesaid Clerk's Office.

Bessie Daniel Gerlock died intestate on January 9, 1973, leaving as her sole heir at law her husband, Frank Gerlock, Grantor herein, as will more fully appear from Affidavit duly filed in said Clerk's Office in Deed Book 90 at Page 238.

Reference is hereby made to the aforementioned deeds, affidavit and eminent domain proceedings for a more adequate description of the property herein conveyed.

This conveyance is made subject to all easements, restrictions and rights of way affecting said property.

WITNESS the following signature and seal.

 (SEAL)  
Frank Gerlock

STATE OF VIRGINIA  
COUNTY OF Roanoke, to-wit:

The foregoing instrument was acknowledged before me





Mailed  
Jean Blakey  
Stanardsville  
7-27-83

Plat card 415

DEED

This Deed made and entered into this 30th day of June, 1983 by and between DOYLE D. DAWSON and JOANNE H. DAWSON, husband and wife, Parties of the First Part and JEAN BLAKEY, Trustee Party of the Second Part, currently residing at P. O. Box 37, Stanardsville, Virginia 22973,

W I T N E S S E T H:

That for and in consideration of the sum of THREE THOUSAND AND NO ONE-HUNDREDTHS (\$3,000.00) DOLLARS, the receipt of which is hereby acknowledged by the Parties of the First Part, the said Parties of the First Part, Doyle D. Dawson and Joanne H. Dawson, husband and wife, do hereby GRANT, BARGAIN, SELL and CONVEY, with GENERAL WARRANTY OF TITLE and ENGLISH COVENANTS OF TITLE unto Jean Blakey, Trustee of the Ruby D. Douglass Trust;

All that certain tract or parcel of land lying and being in the Ruckersville Magisterial District of Greene County, Virginia containing 0.0499 acres, more or less, as shown on a plat of survey by R. O. Snow, C.L.S. dated June 28, 1983, and recorded in the Clerk's Office of the Circuit Court of Greene County in Plat Card 415; being a portion of a larger tract or parcel of land that was conveyed to Doyle D. Dawson and Joanne H. Dawson, husband and wife, by deed of Frank Gerlock, a widower, dated September 21, 1981, and recorded in the Clerk's Office aforesaid in Deed Book 127 at Page 30.

The property hereby conveyed is not to become a separate lot, but is to be combined with and added to a certain tract or parcel of land conveyed to the Party of the Second Part by a deed of even date herewith, by Ruby Durrer Douglass, and to become an inseparable part thereof and not to be conveyed separate from it.

This conveyance is made to Jean Blakey as trustee under a certain trust agreement dated 30th day of June, 1983, which trust agreement provides that no person dealing with the Trustee shall be required to look to the application of the proceeds of any sale, and that the Trustee is fully empowered to convey the real

property above-described to any person upon any terms that she in her sole discretion may desire.

WITNESS the following signature and seal on the date first set forth above:

Doyle D. Dawson [SEAL]  
Doyle D. Dawson

Joanne H. Dawson [SEAL]  
Joanne H. Dawson

STATE OF VIRGINIA  
COUNTY OF GREENE, to-wit:

Before me the undersigned authority this day personally appeared Doyle D. Dawson and Joanne H. Dawson whose names are signed to the foregoing deed and she did acknowledge the same before me in my County and State aforesaid.

Given under my hand this 30<sup>th</sup> day of June, 1983.

[Signature]  
Commissioner in Chancery of the  
Circuit Court of Greene County.

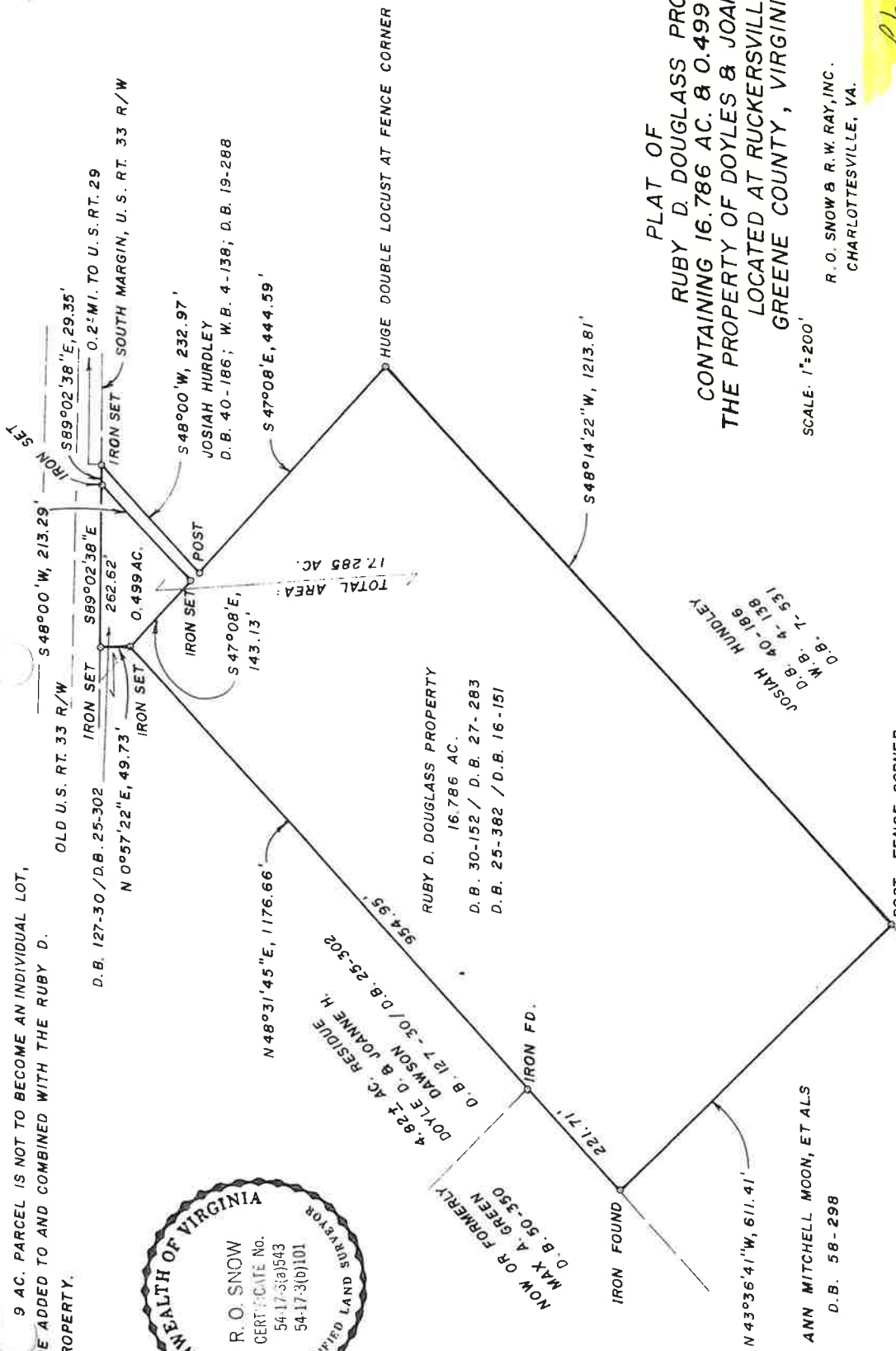
MY COMMISSION EXPIRES: \_\_\_\_\_

VIRGINIA: In the Clerk's Office of the Circuit Court of Greene County, 7-1, 1983 This deed was this day received in said office, and, upon the certificate of acknowledgement, thereto annexed, admitted to record, at 10:46 o'clock A.M., after payment, of \$ 3.00, tax imposed by, Sec. 58.54 (b).

Co. Tax \$ 1.50  
SL. tax \$ 4.50

Tellor: Marie C. James Clerk  
By: Brenda M. Clayton Deputy Clerk  
Total fee \$ 1.20

NOTE: THE 9 AC. PARCEL IS NOT TO BECOME AN INDIVIDUAL LOT,  
BUT IS TO BE ADDED TO AND COMBINED WITH THE RUBY D.  
DOUGLASS PROPERTY.



PLAT OF  
RUBY D. DOUGLASS PROPERTY  
CONTAINING 16.786 AC. & 0.499 AC. PARCEL  
THE PROPERTY OF DOYLES & JOANNE DAWSON  
LOCATED AT RUCKERSVILLE  
GREENE COUNTY, VIRGINIA

Plot card 415

Recorded: July 1, 1983, Doyle & Joanne H. Dawson to Sean Blakey Trustee - Ruckersville Dist. 5064  
Marie Palmer, Clerk



Mailed:  
Jean Blakey, Tr.  
PO Box 37  
Stanardsville  
9-7-83

DEED OF CORRECTION

WHEREAS, by Deed dated June 30, 1983 and recorded in the Clerk's Office of the Circuit Court of Greene County in Deed Book 139 at page 272, Doyle D. Dawson and Joanne H. Dawson, husband and wife, conveyed to Jean Blakey, Trustee, following described tract of land; and,

All that certain tract or parcel of land lying and being in the Ruckersville Magisterial District of Greene County, Virginia containing 0.0499 acres, more or less, as shown on a plat of survey by R. O. Snow, C.L.S. dated June 28, 1983, and recorded in the Clerk's Office of the Circuit Court of Greene County in Plat Card 415; being a portion of a larger tract or parcel of land that was conveyed to Doyle D. Dawson and Joanne H. Dawson, husband and wife, by deed of Frank Gerlock, a widower, dated September 21, 1981, and recorded in the Clerk's Office aforesaid in Deed Book 127 at Page 30.

WHEREAS, the amount of acreage in the property description was an obvious typographical error as shown by the plat recorded therewith, and the Parties hereto wish that the same be corrected to read as follows:

All that certain tract or parcel of land lying and being in the Ruckersville Magisterial District of Greene County, Virginia containing 0.499 acres, more or less, as shown on a plat of survey by R. O. Snow, C.L.S. dated June 28, 1983, and recorded in the Clerk's Office of the Circuit Court of Greene County in Plat Card 415; being a portion of a larger tract or parcel of land that was conveyed to Doyle D. Dawson and Joanne H. Dawson, husband and wife, by deed of Frank Gerlock, a widower, dated September 21, 1981, and recorded in the Clerk's Office aforesaid in Deed Book 127 at Page 30.

NOW, THEREFORE, this Deed of Correction made and entered into this 16TH day of August, 1983 by and between DOYLE D. DAWSON and JOANNE H. DAWSON, husband and wife, Parties of the First Part and JEAN BLAKEY, Trustee Party of the Second Part, currently residing at P. O. Box 37, Stanardsville, Virginia 22973,

W I T N E S S E T H:

That for and in consideration of the foregoing the Parties of the First Part, the said Parties of the First Part, Doyle D. Dawson and Joanne H. Dawson, husband and wife, do hereby GRANT, BARGAIN, SELL and CONVEY, with GENERAL WARRANTY OF TITLE and ENGLISH COVENANTS OF TITLE unto Jean Blakey, Trustee of the Ruby D. Douglass Trust;

140 PAGE 337 All that certain tract or parcel of land lying and being in the Ruckersville Magisterial District of Greene County, Virginia containing 0.499 acres, more or less, as shown on a plat of survey by R. O.

