

NAME OF CLAIMANT

#164 - Atkins, J. W. (Man)

Number of Acres: 60

Location: Lee Highway, 1/8 of a mile below Panorama, entirely within the Park Area, in Rappahannock County.

Roads: State Highway

Soil: Sandy loam of very good depth and fertility; slopes to the north and east.

History of Tract and condition of timber: The cleared area of this tract consists of land that has been used only for grazing purposes for many years. The wooded portion of this tract does not have merchantable timber in a sufficient quantity to be of commercial value.

Improvements: Dwelling-2 story and cellar-with L 2 story, -10 rooms in all. Painted, galvanized iron roof. Log and frame weatherboard siding and ceiled. Painted, brick flues, stone foundation. Good condition. Stable-frame, painted, galvanized iron roof; shop and garage, shingle, frame; feed house, shingle roof, board side,; hen house, board side, Acreage and value of types: shingle roof.

Types	Acreage		Value per acre	Total Value
Slope:	16	@	\$3.00	\$48.00
Cove:				
Grazing Land:	44	@	30.00	1320.00
				<u>\$1368.00</u>
Cultivated Land:				
Orchard:				
Minerals:				
Value of Land:	\$ 1368.00			
Value of Improvements:	\$ 1650.00			1650.00
Value of Orchard:	\$			
Value of Minerals:	\$			
Value of Timber:	\$			
Value of Wood:	\$ 35.00			35.00
Value per acre for tract:	\$ 50.09			<u>\$3053.00</u> ✓ 3010,

Incidental damages arising from the taking of this tract: \$ NONE

*Geo. H. Pen*

CLERK



Claim of J. W. Atkins ("Man") 164  
In the Circuit Court of Rappahannock County, Virginia, No. 149, At Law.  
The State Commission on Conservation and Development of the State of Virginia, Petitioner, vs. J. W. Atkins

more or less, of land in Rappahannock County, Virginia, Defendants.  
The undersigned, in answer to the petition of the State Commission on Conservation and Development of the State of Virginia, and in response to the notice of condemnation awarded upon the filing of said petition and published in accordance with the order of the Circuit Court of Rappahannock Co. County, Virginia, asks leave of the Court to file this as his answer to said petition and to said notice.

My name is J. W. Atkins

My Post Office Address is Beachum, Va.

I claim a right, title, estate or interest in a tract or parcel of land within the area sought to be condemned, containing about 57.93 acres, on which there are the following buildings and improvements: Barn dwelling house, another house, another barn, 2 granaries, 2 hen houses

This land is located about 1 1/2 miles from Beachum Virginia, in the Piedmont Magisterial District of said County.

I claim the following right, title, estate or interest in the tract or parcel of land described above: (In this space claimant should say whether he is sole owner or joint owner, and if joint owner give names of the joint owners. If claimant is not sole or joint owner, he should set out exactly what right, title, estate or interest he has in or to the tract or parcel of land described above).

Sole owner

The land owners adjacent to the above described tract or parcel of land are as follows:

North J. W. Ramsey

South J. S. Godson

East J. W. Ramsey

West J. A. Williams & Menefee

I acquired my right, title, estate or interest to this property about the year 1905 ~~1929~~ in the following manner:

By deed

I claim that the total value of this tract or parcel of land with the improvements thereon is \$ 2000.00. I claim that the total value of my right, title, estate or interest, in and to this tract or parcel of land with the improvements thereon is \$ 2000.00.

I am the owner of 0 acres of land adjoining the above described tract or parcel of land but lying outside the Park area, which I claim will be damaged by the proposed condemnation of lands within the Park area, to the extent of \$ 0.

(In the space below should be set out any additional statements or information as to this claim which claimant desires to make; and if practicable he should also insert here a description of the tract or parcel of land by metes and bounds).

Remarks: Since I bought this land I have set out orchards & built or repaired all buildings

(Continue remarks if necessary on the back).

Witness my signature (or my name and mark attached hereto) this 19 day of May, 1930.

STATE OF VIRGINIA, COUNTY OF Rappahannock, To-wit:

The undersigned hereby certifies that J. W. Atkins the above named claimant personally appeared before him and made oath that the matters and things appearing in his above answer are true to the best of his knowledge and belief, this 19 day of May, 1930.

J. Clark H. DeBerg  
Clerk of the Court, or Special Investigator or Notary Public, or Justice of the Peace.



Claim of \_\_\_\_\_  
In the Circuit Court of \_\_\_\_\_ County, Virginia, No. 149. At Law.  
The State Commission on Conservation and Development of the State of Virginia, Petitioner, vs. \_\_\_\_\_

more or less, of land in \_\_\_\_\_ County, Virginia, Defendants.  
The undersigned, in answer to the petition of the State Commission on Conservation and Development of the State of Virginia, and in response to the notice of condemnation awarded upon the filing of said petition and published in accordance with the order of the Circuit Court of \_\_\_\_\_ County, Virginia, asks leave of the Court to file this as his answer to said petition and to said notice.

My name is \_\_\_\_\_  
My Post Office Address is \_\_\_\_\_

I claim a right, title, estate or interest in a tract or parcel of land within the area sought to be condemned containing about \_\_\_\_\_ acres on which there are the following buildings and improvements: \_\_\_\_\_

This land is located about \_\_\_\_\_ miles from \_\_\_\_\_ the \_\_\_\_\_ Magisterial District of said County.

I claim the following right, title, estate or interest in the tract or parcel of land described above: \_\_\_\_\_ and if joint owner, names of the joint owners. If claimant is not sole or joint owner, he should set out exactly what right, title, estate or interest he has in or to the tract or parcel of land described above.

The land owner adjacent to the above described tract or parcel of land are as follows:  
North \_\_\_\_\_  
South \_\_\_\_\_  
East \_\_\_\_\_  
West \_\_\_\_\_

I acquired my right, title, estate or interest to this property about the year \_\_\_\_\_ in the following manner: \_\_\_\_\_

I claim that the total value of this tract or parcel of land with the improvements thereon is \$ \_\_\_\_\_ I claim that the total value of my right, title, estate or interest in and to this tract or parcel of land with the improvements thereon is \$ \_\_\_\_\_

I am the owner of \_\_\_\_\_ acres of land adjoining the above described tract or parcel of land but lying outside the Park area, which I claim will be damaged by the proposed condemnation of lands within the Park area, to the extent of \$ \_\_\_\_\_ (In the space below should be set out any additional statements or information as to this claim which claimant desires to make; and if practicable he should also insert here a description of the tract or parcel of land by metes and bounds.)

Remarks: \_\_\_\_\_

(Continue remarks if necessary on the back.)

Witness my signature (or my name and mark attached hereto) this \_\_\_\_\_ day of \_\_\_\_\_, 1930.

STATE OF VIRGINIA, COUNTY OF \_\_\_\_\_ To-wit: \_\_\_\_\_

The undersigned hereby certifies that the above named claimant personally appeared before him and made oath that the matters and things appearing in his above answer are true to the best of his knowledge and belief, this \_\_\_\_\_ day of \_\_\_\_\_, 1930.

Notary Public, or Justice of the Peace, or Clerk of the Court, or Special Investigator or \_\_\_\_\_

James H. Allen  
J. H. Allen

Filed - May 19, 1930



County: Rappahannock  
District: Piedmont

#164 - Atkins, J. W.

Acreage Claimed: 57.93 A.      \*Assessed: 59.63      Deed: 59.63  
Value Claimed: \$9,000.00      "      \$236.00      "      \$ Not given

\*Note:- Three tracts, one of which was acquired since claim was filed.

Location: Lee Highway, 1/8 of a mile below Panorama, entirely within Park area, in Rappahannock County.

Incumbrances, counter claims or laps: None known.

Roads: State Highway.

Soil: Sandy loam of very good depth and fertility; Slopes to the north and east.

History of tract and condition of timber: The cleared area of this tract consists of land that has been used only for grazing purposes for many years. The wooded portion of this tract does not have merchantable timber in a sufficient quantity to be of commercial value.

Improvements: Dwelling: 16'x18'-2 story and cellar, L 16'x 20', 2 story, ten rooms in all. Painted, galvanized iron roof. Log and frame weatherboard siding and ceiled. Painted, brick flues, stone foundation. Good condition. \$1,200.00  
Stable: 28'x14'x20' Painted, galvanized iron, roof- frame. 300.00  
Shop and garage 18' x 14', shingle, frame 75.00  
Feed house, 10'x14'-shingle roof, board side, 50.00  
Hen house 10 x 14', board side, shingle roof- 25.00  
\$1650.00

<u>Value of land by types:</u>		<u>Value</u>	<u>Total</u>
<u>Types:</u>	<u>Acreage:</u>	<u>Per A.</u>	<u>value</u>
Slope	16	\$2.50	\$40.00
F g.	44	30.00	\$1320.00
	60		\$1360.00

Total value of land	\$1360.00
" " " improvements	1650.00
" " " timber	
" " " Tract	<u>3010.00</u>

Average value per acre: \$50.17



Virginia;

In the Circuit Court of Rappahannock County.

The State Commission on  
Conservation and Development  
of the State of Virginia,

vs.

Clifton Aylor, et als., etc.

Your respondent, J. W. Atkins

in obedience to an order entered in these proceedings on  
the 30<sup>th</sup> day of August, 1932, says that the tract of land  
owned by him is the same tract of land found by the Ap-  
praisal Commissioners to be owned by him, as shown and de-  
lineated on the map returned with their report, and the  
same tract of land described in the Exceptions filed to  
said report by your respondent.

J. W. Atkins  
By Counsel.

W. J. Finney p.d.

J. W. At River

state commission  
conservation and  
development of the  
state of Va

re  
Leflym Aylmer et al etc.

FILED IN  
CLERK'S OFFICE  
RAPPAHANNOCK COUNTY

Sept-14-1932  
Teste: James M. Smith Clerk

of the State of Virginia.  
Conservation and Development  
The State Commission on  
In the Circuit Court of Rappahannock County.  
Virginia.

W. C. Smith  
D. C.  
James M. Smith



Virginia;

In the Circuit Court of Rappahannock County.

The State Commission Conservation and  
Development of the State of Virginia-----Plaintiff.

v/ Exception and Answer.

Clifton Aylor et als., etc.-----Defendants.

*To the Hon J. R. H. Alexander, Judge of said Court.*

Your respondent and exceptant, J. W. Atkins, excepts to the Commissioners Report filed in the Clerks Office of the Circuit Court of Rappahannock County, Virginia, on the 18" day of May, 1932, in the above entitled cause, for the following reasons, to-wit;

1st. That said Commissioners and Appraisers only allowed the sum of \$3053.00 for the 60 acres of land proposed to be taken, and the further sum of \$1000.00 for the 9 acres of land proposed to be taken, and the further sum of \$150. 00 for what is described as lot NO. 16; and the further sum of \$120. 00 for a one half interest in forty acres of land owned by exceptant and J. W. Ramey, jointly;

2nd. That said sums are absolutely inadequate, unfair and unjust, and that said lands are worth far more than the amount allowed by said Commissioners and Appraisers, to-wit; at least the sum of \$\_\_\_\_\_;

Respondent and exceptant shews that the tracts of land proposed to be taken in this proceeding will be found in Record 149, tracts NO. 164, 164a, 164b, and 167;

Therefore, respondent and exceptant, prays that he be not deprived of his property without just compensation; and that he be allowed at least the sum of \$\_\_\_\_\_, which is the true value of said property; and your respondent and exceptant further prays that said Commissioners or appraisers be allowed to correct their findings and allow respondent and exceptant







\$ Take commission, assess-  
value & development of  
the state of Va.

by 4 options & answer  
J. M. Atkins

After 4 or 5 at etc

will ever pay, etc.,

appraisers be appointed to re-appraise his said property, and he  
the true value of his said land as set forth herein, or that of the

FILED IN  
CLERK'S OFFICE  
RAPPAHANNOCK COUNTY

July 10th 1932  
E. M. Atkins

of July, 1932.