

Rappahannock County

Hawthorne District

NAME OF CLAIMANT

#248 - Nicholson, Inez V.

Number of Acres: 143

Location: West of Broad Hollow Run along "Rolling Road".

Roads: One mile of rough dirt road to graded County road- thence two miles to F.T.Valley Road. Thence 20 miles to Luray, nearest shipping point.

Soil: Slope-sandy clay, of only fair depth and fertility. Rocky, steep slopes. Western part west and south exposure; remainder has south and east exposure. Fields- sandy clay-- of good depth and fertility. Moderate amount of surface rock; mostly south and east exposure.

History of Tract and condition of timber: Fields cleared many years ago. Grazed and cultivated for many years, until abandoned several years ago. Fields now growing up to Locust, briars, sumach and young red and chestnut oaks. Slopes: Tanbark removed about 30 years ago- since that time other timber products have also been removed. At present there are a few chestnut and red oaks scattered over portions of the tract, but what is present is unmerchantable because of insufficient quantity.

Improvements: House- 2 story and Ell 1 story and ell 1 story- shingled, frame-stone chimnery - 4 rooms-ceiled- fair condition, vacant 5 years-- Stable-Log, shingled- fair condition--Spring house-board sides, shingled.

Acreage and value of types:

Types	Acreage	Value per acre	Total Value
Slope:	109	@ 2.50	\$272.50
Cove:			
Grazing Land:	34	@ 7.00	238.00
	<u>143</u>		<u>\$510.50</u>

Cultivated Land:

Orchard:

Minerals:

Value of Land: \$ 510.50

Value of Improvements: \$ 250.00

250.00

Value of Orchard: \$

\$760.50

Value of Minerals: \$

Value of Timber: \$

Value of Wood: \$

Value per acre for tract: \$ 5.32

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

Jos. N. Pen CLERK

#248- Nicholson, Inez V.

Acreage Claimed: 143 A Assessed: 143 A Deed: 143 A.
 Value Claimed: \$1200.00 Assessed: \$243.00 " Not Given.

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Incumbrances, counter claims, or laps: None known.

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Improvements: House-- 16' x 20' 2 story and Ell 1 story, 10 x 12 shingled, frame- stone chimney-- 4 rooms, ceiled- fair condition-vacant 5 years----- \$150.00
 Stable:--Log--shingled- 20' x 20' fair condition 40.00
 Spring House-Board sides-shingled-10 x 12' 10.00
 Total-- \$200.00

Value of land by types:		Value	Total
Types:	Acreage:	Per A.	Value
F r	34	\$7.00	\$238.00
Slope	100	2.50	250.00
	134		\$488.00

Total value of land----- \$488.00
 " " " Improvements- 200.00
 " " " Tract \$688.00

Average value per acre-- \$5.13