

NAME OF OWNER

#161 - Atkins, Jeremiah

Number of Acres: 166 $\frac{1}{2}$

Location: 3 $\frac{1}{2}$  miles above Sperryville on Lee Highway.

Roads: Lee Highway.

Soil: Sandy loam and sandy clay loam- East and north slopes. Steep and rough, with numerous outcrop of rocks.

History of Tract and condition of timber: The wooded area has been completely cut over. However, there are a very few scattered trees over the area, but not enough to consider.

IMPROVEMENTS: Dwelling, 9 rooms, metal roof, painted; plaster board, running water in house, 2 porches; Stone Mill building; Blacksmith shop; Barrel storage building, paper roof; Oil Storage, paper roof; Spring house, paper roof; Shed, paper roof; Meat house, paper roof, weatherboarded; Hen house, paper roof; Store building, shingle roof and porch-weatherboarded. ~~Improvements~~ - boarded. - Tenant House on Lee Highway, shingle roof, weatherboarded, 1 or two rooms; 2 sheds, of no value--200 peach trees-4 yrs. old--100 apple trees, 4 years old

Acreage and value of types:

Types	Acreage		Value per acre	Total Value
Slope:	53 $\frac{1}{2}$	@	\$3.00	\$160.50
Cove:				
Grazing Land:	101	@	21.12	2133.12
Cultivated Land:	5	@	25.00	125.00
				<hr/> \$2418.62
Orchard:	7	@	42.50	297.50

Minerals:

Value of Land: \$ 2418.62

Value of Improvements: \$ 3201.66

3201.66

Value of Orchard: \$ 297.50

---

\$5917.78

Value of Minerals: \$

Value of Timber: \$

Value of Wood: \$

Value per acre for tract: \$ 35.54

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

*Geo. H. Pen*

CLERK



Acreage Claimed: \*Assessed 306.49 A Deed 156.49  
Value Claimed: " \$536.00 Deed \$ 1600.(1926)  
Location: 3 $\frac{1}{2}$  miles above Sperryville on Lee Highway  
Laps: None known  
Roads: Lee Highway  
Soil: Sandy loam and sandy clay loam- East and north slopes-  
 Steep and rough with numerous outcrop of rocks.  
History: The wooded area has been completely cut over. How-  
 ever, there are a very few scattered trees over the  
 area but not enough to consider.  
Value of Land by Types:

Type	Area	Value per A	Total Val. per A.
Slope	56	2.00	112.00
F.C.	5	20.00	100.00
Fr	27	3.00	81.00
Fg	74	15.00	1110.00
Orchard	7		\$1403.00
	<u>169</u>		

Total Value of Land	\$1403.00
" " " Improvements	3340.00
" " " Timber	
TOTAL VALUE OF <del>XXXX</del> TRACT	\$4743.00

Average Value per Acre ----- \$28.06

\*NOTE: The assessed area and value is for both tracts

#### IMPROVEMENTS:

Dwelling- 9 rooms- 28'x36' metal roof painted- Plaster board- Running water in house- Two porches 8'x36'- Closet in each room . . . . .	\$2500.00
Stone Mill Building 26'x48' . . . . .	50.00
Black smith shop . . . . .	25.00
Barrel Storage Building 26'x30- Paper Roof . . . . .	140.00
Oil Storage 6'x10'- Paper Roof . . . . .	10.00
Spring House 10'x12'- Paper Roof . . . . .	15.00
Shed 8'x16'- Paper Roof . . . . .	15.00
Meat House 6'x10'- Paper roof, Weather- Boarded . . . . .	35.00
Hen House- 8'x12'- Paper Roof . . . . .	35.00
Store Building 12'x20'- Shingle Roof and Porch and weatherboarded- False Front . . . . .	175.00

Carried over from Page 1.3000.00

Tenant House-	
On Lee Highway- 16'x16'- Shingle roof- 1 or	
2 rooms- Weatherboarded	100.00
2 Sheds- Of no value	
200 Peach Trees- 4 years old @ \$60	120.00
100 Apple " " " " " "	120.00
	<u>\$3340.00</u>



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, Jeremiah 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.

Jeremiah Atkins  
By Counsel.

Wm. J. Smith p.d.

Jeremiah Atkins

State Commission. Con-  
servation & Development  
of the state of Va.

vs  
Captm Ayles et al., etc

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

FILED IN  
CLERK'S OFFICE  
RAPPAHANNOCK COUNTY

Sept- 14<sup>th</sup> 1932  
Teste: James M. Little Clerk

said report by your respondent.

same tract of land described in the exceptions filed to

filed on the map returned with their report, and the

present Commissioners to be owned by him, shown and ge-

owned by him in the same tract of

the day of August, 1932, as a

in evidence to an order entered

Your respondent,

Captm Ayles, et al., etc.

4  
By Counsel.  
p.d.

Jeremiah Atkins



Virginia;

In the Circuit Court of Rappahannock County.

The State Commission, Conservation and

Development of the State of Virginia-----Plaintiff.

v/ Exceptions and Answer.

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

To the Honorable J.R.H.Alexander, Judge of said Court;

Your respondent and exceptant, Jeremiah Atkins, excepts to the Report of Appraisers filed in the Clerks Office of this Court on the 18<sup>th</sup> day of May, 1932, in the above entitled cause, for the following reasons, to-wit;

1st; That said Appraisers only allowed your respondent and exceptant the sum of \$5917.78 for the 166-1/2 acres of land owned by him including the buildings and improvements thereon, and that said Appraisers only allowed your respondent and exceptant the sum of \$2488. 00 for the 140 acres of land owned by him, both of which said tracts of land are proposed to be taken in this proceedings;

2<sup>nd</sup>; That said sums are absolutely inadequate, unfair and unjust, and that said lands are worth far more than the said amounts so allowed by said Appraisers, and that said respondent and exceptant can and will show by proper evidence that said sums so allowed for said land as aforesaid, are inadequate, unfair and unjust;

Respondent and exceptant shows that the tracts of land proposed to be taken as aforesaid will be found described in Record 149, Tracts NO. 161, and 161a, respectively, filed in said Clerks Office by said Appraisers;

Therefore, respondent and exceptant prays that he be not deprived of his said property without just compensation, and that said Appraisers be required to correct their findings and allow respondent and exceptant the true value of his said



Subscribed

Subscribed and sworn to before me this 14 day of July, 1932.

to before me th  
Commissioner in Char  
t of Rappahannoc



ja aq vbbreiaae;

Don't want your money but I don't want to

\$ State Commissioner, conservation & development of the State of Va.  
of 4 captions & answer  
Guernsey Atkins &  
Coastline Atkins.  
Caption as for it also etc

July 15<sup>th</sup> 1932  
Testo: E. H. DeBongh Clerk

To the Honorable J. R. H. Alexander, Judge of said Court:

Giffon v. J. et al. etc. ----- Defendant.  
 v. Exceptions and Answer.

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



State commission, conservation and development of the state of Va.  
 ref 24 captions & answer  
 Juveniles althous  
 caption as for it also etc.

his said property, and he will ever pray, etc.,  
 property, or that other appraisers be appointed to re-appraise

FILED IN  
 CLERK'S OFFICE  
 RAPPAHANNOCK COUNTY

July 15th 1937  
 Teste: *E. J. DeBry* Clerk

CONFIRMED  
 RAPPANNOCK COUNTY, VIRGINIA  
 COMM. CLERK FOR THE CIRCUIT

7/19/37  
 7/19/37



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, Isaac Atkins and Caroline 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.

Isaac Atkins and Caroline Atkins  
By Counsel.

W. J. Smith p.d.



Jeremiah & Caroline  
atkins

State Commission, conservation  
and development of the  
state of va

re  
caption as for it also, etc

of the State of Virginia,  
Conservation and Development  
The State Commission on  
In the Circuit Court of Rapahannock County,  
Virginia;

FILED IN  
CLERK'S OFFICE  
RAPPAHANNOCK COUNTY

Sept-14-1932

Teste: Jan. M. Little Clerk

said report by your respondent.

same tract of land described in the exceptions filed to

I inserted on the map returned with their report, and the

Board Commissioners to be owned by him, as shown and de-

owned by him is the same tract of land as the

the day of August, 1932, says that the tract of land

in evidence to an order entered in the proceedings on

Your respondent, Jeremiah & Caroline Atkins

Circuit Court of Rapahannock County, etc.

by counsel,  
James Stephen & Caroline Atkins  
D.C.



Virginia;

In the Circuit Court of Rappahannock County;

The State Commission, Conservation and  
Development of the State of Virginia-----Plaintiff.  
v/ Exceptions and Answer.  
Clifton Aylor, et als., etc.,-----Defendants.

To the Honorable J.R.H.Alexander, Judge of said Court;

Your respondents and exceptants, Jeremiah Atkins and  
Caroline Atkins, except to the Report of Appraisers filed in  
the Clerks office of this Court on the 18<sup>th</sup> day of May, 1932,  
in the above entitled cause, for the following reasons, to-wit;  
1st; That said Appraisers only allowed your respondents and  
exceptants the sum of \$275.00 for the 67 acres of land owned  
by them and proposed to be taken in this cause;

2nd; That said sum is absolutely inadequate, unfair and un-  
just, and that said land is of far greater value than the  
amount so allowed by said Appraisers, and that said respondents  
and exceptants can and will show by proper evidence that said  
sum so allowed as aforesaid, is inadequate, unfair and unjust;

Respondents and exceptants show that said tract of land  
proposed to be taken as aforesaid, will be found described  
in Record 149, Tract NO. 253, filed in said Clerks Office  
by said Appraisers;

Therefore, they pray that they be not deprived of their  
said property without just compensation, and that said Ap-  
praisers be required to correct their findings and allow them  
the true value of their said property, or that other Apprais-  
ers be appointed to re-appraise their said property, and they  
will ever pray, etc.

*Jeremiah Atkins*  
*Caroline Atkins*

Subscribed and sworn to before me this 14 day of July, 1932.

*W. F. Mott*  
Commissioner in Chancery for the Circuit  
Court of Rappahannock County, Virginia.