

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER'S SALE OF REAL ESTATE
WESTMORELAND COUNTY, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of Westmoreland County the undersigned Special Commissioner will offer the following parcels for sale to the highest bidder at a **Timed-to-Live public auction. Online pre-bidding will begin December 4, 2020 at 11:00am and end December 11, 2020 at 10:00am; in-person bidding will begin December 11, 2020 at 11:00am in the Board of Supervisors Room at the George D. English, Sr. Memorial Building, 111 Polk Street, Montross, VA 22520.** The sale of such property is subject to the terms and conditions below, any conditions which may be subsequently posted by Big Red Auctions (“Auctioneer”) and Taxing Authority Consulting Services, PC (“TACS”), and any such terms and conditions which may be announced on the day of the auction. Announcements made on the day of the auction take precedence over any prior written or verbal terms of sale. **The Special Commissioner reserves the right to cancel the live portion if required due to a change in circumstances surrounding the pandemic, and proceed with a timed, online-only auction.**

	Property Owner	Identification	Description
1	John Jones	Parcel ID 44 92 Account 10580 TACS No. 573305	5.00 acres +/- part Courtney Estate Montross Magisterial District
2	Carolyn F. & Hassan Kalifa	Parcel ID 10C 4 1 34 Account 16171 TACS No. 572003	Lot 34 Block 1 in Placid Bay Estates, Albrough Section 2, Washington Magisterial District
3	James Arthur Smith, Jr.	Parcel ID 37 138M Account 7227 TACS No. 572232	68 Plunk Town Road, Montross, Parcel A 2.00 acres +/-, Cople Magisterial District
4	Catherine P. Anderson	Parcel ID 22A A 43 Account 8820 TACS No. 572112	Lot 43 in Light Horse Forest, Section A Montross Magisterial District
5	Antonio J. Antunes	Parcel ID 22A A 154 Account 9724 TACS No. 572005	Lot 154 in Light Horse Forest, Section A Montross Magisterial District
6	David A. Bess	Parcel ID 26K2 1 186 Account 550 TACS No. 572107	Lot 186 in Glebe Harbor, Section 4 Cople Magisterial District
7	Robert F. Brooks	Parcel ID 34 74A Account 9190 TACS No. 572115	105 Grainery Road, Montross 0.817 acre +/-
8	Fred & Mary V. Clayton	Parcel ID 53 1 Account 9450 TACS No. 572000	1.063 acre +/- on Nomini Grove Road Montross Magisterial District
9	Dolly A. Edwards	Parcel ID 3A1-2-19-4 Account 21236 TACS No. 572029	1108 Bancroft Avenue Town of Colonial Beach, Lot 4 Block 19
10	Vernon M. & Roberta M. Hopkins	Parcel ID 3A1-2-33-1A Account 23948 TACS No. 572099	303 Thackary Street Town of Colonial Beach, Lots 1,2,3 Block 33
11	Alex Jackson	Parcel ID 10 90 Account 15868	1.5 acres +/- on Leedstown Road Washington Magisterial District

		TACS No. 573306	
12	Francis W. Pillow	Parcel ID 19 5A Account 17736 TACS No. 572086	938 Winter Harbor Road, Colonial Beach Part of Parcel A, 4.00 acres +/- Washington Magisterial District

TERMS OF SALE: The Treasurer has the right to reject any bids determined to be unreasonable in relation to the estimated value of the Property. All sales are subject to confirmation by the Circuit Court of the County of Westmoreland. Properties are conveyed by Special Warranty Deed, subject to any easements, covenants, agreements, restrictions, reservations, and any and all rights of record which may affect the property. Properties are offered for sale as-is, where is, with all faults and without any warranty, either expressed or implied. It is not guaranteed that the property has a right-of-way or that it is not landlocked. Property is sold in gross and not by the acre. Subsequent taxes will be prorated from the time of contract (the auction closing date of December 11, 2020) and the highest bidder will be responsible for taxes from that date forward. Any unsold property will be offered for sale again at the next auction, whenever that may be. The sale of property to the highest bidder is not contingent upon obtaining financing. Financing, if needed, is the sole responsibility of the high bidder. By bidding, parties are entering into a legally binding contract, waive all rescission rights, and understand that their bid is immediately binding, irrevocable, and enforceable. Additionally, by bidding, parties are representing that they have read, and agree to be bound by, all terms and conditions for this sale. Failure to complete the property purchase will result in forfeiture of any funds paid and may subject the highest bidder to additional damages, which may include expenses and any deficit upon resale.

The information shown, including maps, is derived from public records that are constantly undergoing change and do not replace a site survey or inspection. There is no warranty as to the accuracy of the visual maps, nor is the information contained therein a legal representation of any of the features of the property which it depicts. Persons are encouraged to make a visual inspection of the property within the limits of the law and to obtain an independent title search prior to bidding on any of the properties. Bidders are strongly encouraged to make their own inspection to determine the suitability of the property and it is assumed that all bidders will perform due diligence **prior to** the day of the auction. Any costs incurred by the bidder to inspect the property are at the expense of the bidder and are non-refundable.

The highest bidder shall make a deposit in the amount of twenty-five percent (25%) or One Thousand Dollars (\$1,000.00), whichever is higher. Deposits shall not exceed Twenty Thousand Dollars (\$20,000.00). The deposit shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale. Bids which are less than One Thousand Dollars (\$1,000.00) shall be required to be paid in full upon the close of the auction. **There will be a 10% buyer's premium added to the final bid to determine the "final contract price". The buyer's premium is due upon the close of the auction and will be in addition to the required deposit amount.** Please consider the buyer's premium when placing bids. The balance of the purchase price shall be deposited by the highest bidder with the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court. Recording costs for deed recordation will be the responsibility of the successful bidder and will be due with the balance of the purchase price within fifteen (15) days of confirmation of sale by the Court.

Terms applicable to In-Person Bidders ONLY: The highest bidder shall make payment of the deposit and buyer's premium on the day of the auction. All payments must be made in the form of personal check, traveler's check, cashier's check or money order payable to Westmoreland County. **No cash will be accepted unless prior arrangement is made.**

Terms applicable to Online Bidders ONLY: All interested parties must register and be approved by the Auctioneer. Registration and bidding are free of charge and done through the Auctioneer's website at <https://bigredauctions.hibid.com/auctions/>. If any interested bidders are unable to attend for in-person bidding and wish to bid on property, but do not have access to the internet, please call (804) 577-7449 for assistance. The highest bidder will receive their purchase contract and balance due via email following the close of the auction. The contract shall immediately be executed and returned to TACS. **The bid deposit and buyer's premium** must be **received** in full within five (5) business days following the auction closing (no later than **December 18, 2020 at 12:00 pm, EST**). Time is of the essence. **All payments must be made in the form of certified funds, cashier's check, money order or wire transfer and made payable to Westmoreland County.** Cash and personal checks will not be accepted. Wire transfer instructions will be provided to the highest bidder upon request.

Please be advised that in order to qualify as a bidder at this auction, you may not owe delinquent taxes to Westmoreland County, and you may not be a Defendant in any pending delinquent tax matter. Questions concerning the registration and bidding process should be directed to the Auctioneer at <https://bigredauctions.hibid.com/auctions/>, by email to bigredflea@gmail.com or by phone to (804) 577-7449. Questions concerning the property subject to sale should be directed to TACS online at www.taxva.com, by email to taxsales@taxva.com, by phone to (804) 893-5176, or by writing to the address below.

John A. Rife, Esq.
Special Commissioner
Taxing Authority Consulting Services, PC
P.O. Box 31800
Henrico, Virginia 23294-1800

**PURCHASER'S ACKNOWLEDGEMENT AND
CONTRACT OF SALE**

At that certain Special Commissioner's sale held on Friday, December 11, 2020 in the cause styled County of Westmoreland v. _____ (Case No. _____), the undersigned was the highest bidder on the real estate described below, for a bid price of \$ _____, and a buyer's premium of \$ _____.

Tax Map No. _____
Account No. _____

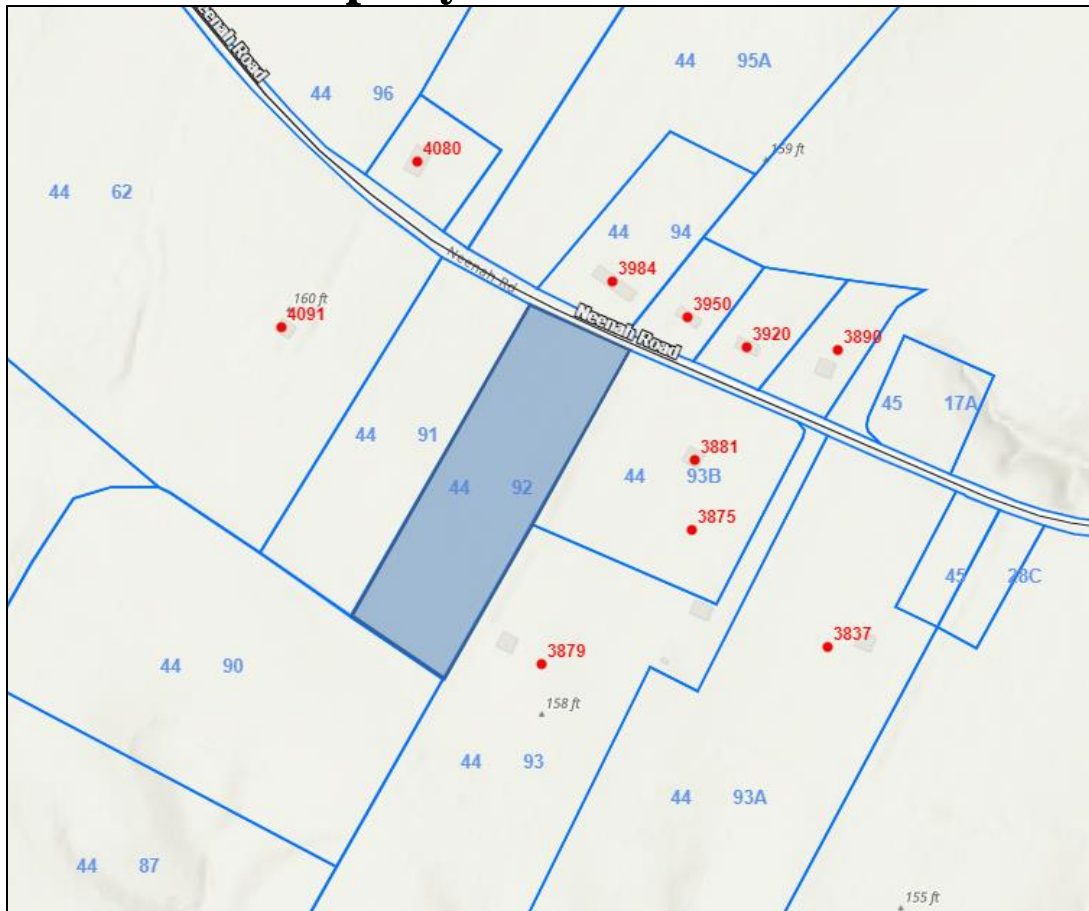
I understand that a deposit of \$ _____ (25% of the purchase price or \$1,000.00, whichever is more, or the entire purchase price if less than \$1,000.00, or \$20,000.00 if purchase price is more than \$80,000.00) is required to be deposited today with the Special Commissioner and that the balance will be due within fifteen (15) days after confirmation of this sale by the Circuit Court of the County of Westmoreland, Virginia. Further, I understand that a buyer's premium is required in this auction and have agreed to pay \$ _____ as a buyer's premium.

I understand that this property is being sold subject to any covenants, easements, agreements, restrictions, reservations, conditions of record, and any claims of persons in possession. I understand that this property may not have a right-of-way to a public road, and I hereby accept this limitation. I understand that I will be notified at the address below of the date the Court intends to confirm this sale, and that this Court hearing will be my last opportunity to raise any questions concerning this sale. I understand that this property is offered for sale as-is, with all faults and without any warranty, either expressed or implied, and I confirm that I have satisfied myself as to the property's existence and location prior to the execution of this contract.

I understand that I will be responsible for any real estate taxes on this parcel from the date of sale (auction date). I further understand that in the event I owe delinquent taxes to the County of Westmoreland or if I am named as a Defendant in any delinquent tax suit filed by the County of Westmoreland, Virginia, that this contract may be made null and void and I agree to forfeit any right, title or interest that I may have in the real estate to the next highest bidder as listed in the auction documents.

If the balance of the purchase price is not paid in full within fifteen (15) days of confirmation, I agree to forfeit the deposit and pay any charges incurred by the Special Commissioner or the Court in collecting on the delinquent amount. I further understand that if I fail to comply with this Purchaser's Acknowledgement and Contract of Sale, that this real estate may be resold and that I will be responsible for any deficiency upon resale, including any expenses that may be incurred. I understand that the former owner(s) of this property may for good cause shown, within ninety (90) days from the entry of the Decree of Confirmation in this matter, petition the Court to have the matter reheard.

Property #1 – John Jones



Map ID: 44 92

Acct No: 10580-1

Legal Description: PART COURTNEY EST 5 AC

Occupancy:

Dwelling Type:

Use/Class: AGRICULTURAL-20-100 AC

Acreage: 5.000

Year Assessed: 2016

Year Built:

Land Use: 0

Zoning:

Year Remodeled:

Total Mineral:

District: 02 MONTROSS

Year Effective:

Total Land: \$30,700

MH/Type:

On Site Date: 01/12/2015 Total Improvements: \$ 0

Condition:

Review Date: 03/16/2015

Total Value: \$30,700

Improvement Description		Site
Exterior	Interior	STREET-PAVED

Land Valuation						
Desc	Front	Depth	AC/Size	DpFct	Rate	FV/Pct Value
MISC			4.000		3000.00	.17- 9960
BLDG SITE			1.000			20750
Total Land Value			5.000			30700

Comments
 MARKET ADJUSTMENT FOR ALL NON WATER FRONT LAND
 AND DOES NOT INCLUDE ANY ADJUSTMENT FOR W/S.
 A 17% REDUCTION EFFECTIVE FOR 2010.

Total Property Value 30700

Property #2 – Carolyn F. & Hassan Kalifa



Map ID: 10C 4 1 34

Acct No: 16171-1

Legal Description: PBE ALBROUGH SEC 2 LOT 34 BK 1
DB 395 PG 543

Deed Book/Page: 395 / 543

Occupancy:

Dwelling Type:

Use/Class: SNGL FAM RES-SUBURAN

Acreage: 0.000

Year Assessed: 2016

Year Built:

Land Use: 0

Zoning:

Year Remodeled:

Total Mineral:

District: 03 WASHINGTON

Year Effective:

Total Land: \$13,300

MH/Type:

On Site Date: 06/19/2015 **Total Improvements:** \$ 0

Condition:

Review Date: 07/23/2015

Total Value: \$13,300

Improvement Description		Site
Exterior	Interior	STREET-GRAVEL

Land Valuation						
Desc	Front	Depth	AC/Size	DpFct	Rate	FV/Pct Value
W/VIEW LOT						13280
Total Land Value						13300

Comments
LARGER LOT - POOR TOPO
MARKET ADJUSTMENT FOR ALL NON WATER FRONT LAND
AND DOES NOT INCLUDE ANY ADJUSTMENT FOR W/S.
A 17% REDUCTION EFFECTIVE FOR 2010.
SEWER AVAILABILITY (2011)

Total Property Value	13300
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Property #3 – James Arthur Smith, Jr.



Map ID: 37 138M

Acct No: 7227-1

Legal Description: PT JOHN W LANE PROP PARCEL A 2.0 AC
DB247/524

Deed Book/Page: 247 / 524

Occupancy: DWELLING

Dwelling Type: CONV

Use/Class: SNGL FAM RES-SUBURAN

Acreage: 2.000

Land Use: 0

Year Assessed: 2016

Year Built: 1973

Total Mineral:

Zoning:

Year Remodeled:

Total Land: \$29,200

District: 01 COPLE

Year Effective: 1983

Total Improvements: \$63,700

MH/Type:

On Site Date: 09/24/2015

Total Value: \$92,900

Condition: DWELLING-AVE

Review Date: 10/14/2015

Improvement Description			
Exterior	Interior	Site	
CONSTRUCTION-WOOD	NO. ROOMS - 5	STREET-PAVED	
EXTERIOR FINISH-VI	NO. BATHS - 1	UTILITIES-SEPTIC S	
EXTERIOR-SIDING/SH	FLOOR-HARDWOOD	UTILITIES-WELL	
FOUNDATION-CINDER	INTERIOR-SHEET ROC		
ROOFING-COMP. SHIN			

Dwelling Valuation			
Item	Size	Rate	Value
SINGLE FAM	1104	96.80	106867
HEAT EBB	1104	.90	993
BATH-FULL	1	3000.00	3000
Grade Factor (D+ 5)			.85 24
Replacement Cost New			94265
Phys Depr. % (.330)	1983 - AVE		31107
Total Bldg. Value			63200

Other Improvements Valuation					
Desc	Length	Width	Size	Grade	Rate FV/Pct Value
GAR U FR/	24.0	12.0	288		500
Total Imp Value					500

Land Valuation					
Desc	Front	Depth	AC/Size	DpPct	Rate FV/Pct Value
H/SITE			1.000		20750
MISC			1.000		2490
UTIL - W/S					6000
Total Land Value			2.000		29200

Land		Cur. Value	Prev. Value	*Inc.
Land		29200	29200	()
Improvements		63700	69300	()
Total		92900	98500	()

Comments: GARAGE HAS ATTACHED 12X24 SHED VERY OLD
MARKET ADJUSTMENT FOR ALL NON WATER FRONT LAND
AND DOES NOT INCLUDE ANY ADJUSTMENT FOR W/S.
A 17% REDUCTION EFFECTIVE FOR 2010.

Property #4 – Catherine P. Anderson



Map ID: 22A A 43 DEERFIELD BEACH FL 33441

Acct No: 8820-1

Legal Description: LIGHT HORSE FOREST LOT 43 SEC A
DB 250 PG 604

Deed Book/Page: 250 / 604

Occupancy:

Dwelling Type:

Use/Class: SNGL FAM RES-SUBURAN

Acreage: 0.000

Year Assessed: 2016

Year Built:

Land Use: 0

Zoning:

Year Remodeled:

Total Mineral:

District: 02 MONTROSS

Year Effective:

Total Land: \$20,800

MH/Type:

On Site Date: 05/25/2015 Total Improvements: \$ 0

Condition:

Review Date: 06/10/2015

Total Value: \$20,800

Improvement Description		
Exterior	Interior	Site
		STREET-PAVED

Land Valuation						
Desc	Front	Depth	AC/Size	DpFct	Rate	FV/Pct Value
LOT						20750
Total Land Value						20800

Comments
MARKET ADJUSTMENT FOR ALL NON WATER FRONT LAND
AND DOES NOT INCLUDE ANY ADJUSTMENT FOR W/S.
A 17% REDUCTION EFFECTIVE FOR 2010.

Total Property Value						20800
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Property #5 – Antonio J. Antunes



Map ID: 22A A 154

Acct No: 9724-1

Legal Description: LIGHT HORSE FOREST LOT 154 SEC A

DB 920 PG 1619 704/466

Deed Book/Page: 920 / 1619

Occupancy:

Dwelling Type:

Use/Class: SNGL FAM RES-SUBURAN

Acreage: 0.000

Year Assessed: 2016

Year Built:

Land Use: 0

Zoning:

Year Remodeled:

Total Mineral:

District: 02 MONTROSS

Year Effective:

Total Land: \$20,800

MH/Type:

On Site Date: 05/28/2015 Total Improvements: \$ 0

Condition:

Review Date: 06/12/2015

Total Value: \$20,800

Improvement Description		
Exterior	Interior	Site
		STREET-PAVED

Land Valuation						
Desc	Front	Depth	AC/Size	DpPct	Rate	FV/Pct Value
LOT						20750
Total Land Value						20800

Comments
 MARKET ADJUSTMENT FOR ALL NON WATER FRONT LAND
 AND DOES NOT INCLUDE ANY ADJUSTMENT FOR W/S.
 A 17% REDUCTION EFFECTIVE FOR 2010.

Total Property Value	20800
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Property #6 – David A. Bess



Map ID: 26K2 1 186

Acct No: 550-1

Legal Description: GLEBE HARBOR LOT 186 SEC 4
DB 260 PG 255

Deed Book/Page: 260 / 255

Occupancy:

Dwelling Type:

Use/Class: SNGL FAM RES-SUBURAN

Acreage: 0.000

Year Assessed: 2016

Year Built:

Land Use: 0

Zoning:

Year Remodeled:

Total Mineral:

District: 01 COPLE

Year Effective:

Total Land: \$13,300

MH/Type:

On Site Date: 12/11/2014

Total Improvements: \$ 0

Condition:

Review Date: 03/17/2015

Total Value: \$13,300

Improvement Description	
Exterior	Interior
	Site
	STREET-PAVED

Land Valuation						
Desc	Front	Depth	AC/Size	DpFct	Rate	FV/Pct Value
LOT						13280
Total Land Value						13300

Comments

12/05 MAIL IN APPEAL NO CHANGE
 MARKET ADJUSTMENT FOR ALL NON WATER FRONT LAND
 AND DOES NOT INCLUDE ANY ADJUSTMENT FOR W/S.
 A 17% REDUCTION EFFECTIVE FOR 2010.
 2017 SEWER AVAILABILITY

Total Property Value	13300
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Property #7 – Robert F. Brooks



Map ID: 34 74A

Acct No: 9190-1

Legal Description: PT DORSEY EDWARDS LAND DB 656 PG 824

Deed Book/Page: 656 / 824

Occupancy: DWELLING

Dwelling Type: CONV

Use/Class: SNGL FAM RES-SUBURAN

Acreage: 0.000

Year Assessed: 2016

Year Built:

Land Use: 0

Zoning:

Year Remodeled:

Total Mineral:

District: 02 MONTROSS

Year Effective: 1960

Total Land: \$22,600

MH/Type:

On Site Date: 05/31/2015

Total Improvements: \$23,300

Condition: DWELLING-FAIR

Review Date: 06/15/2015

Total Value: \$45,900

Improvement Description			Value	
Exterior	Interior	Site		
CONSTRUCTION-WOOD	NO. ROOMS - 4	STREET-PAVED		
EXTERIOR FINISH-VI	NO. BATHS - 1	UTILITIES-SEPTIC S		
EXTERIOR-SIDING/SH	FLOOR-PINE	UTILITIES-WELL		
FOUNDATION-PIERS	INTERIOR-PANEL			
ROOFING-COMP. SHIN				

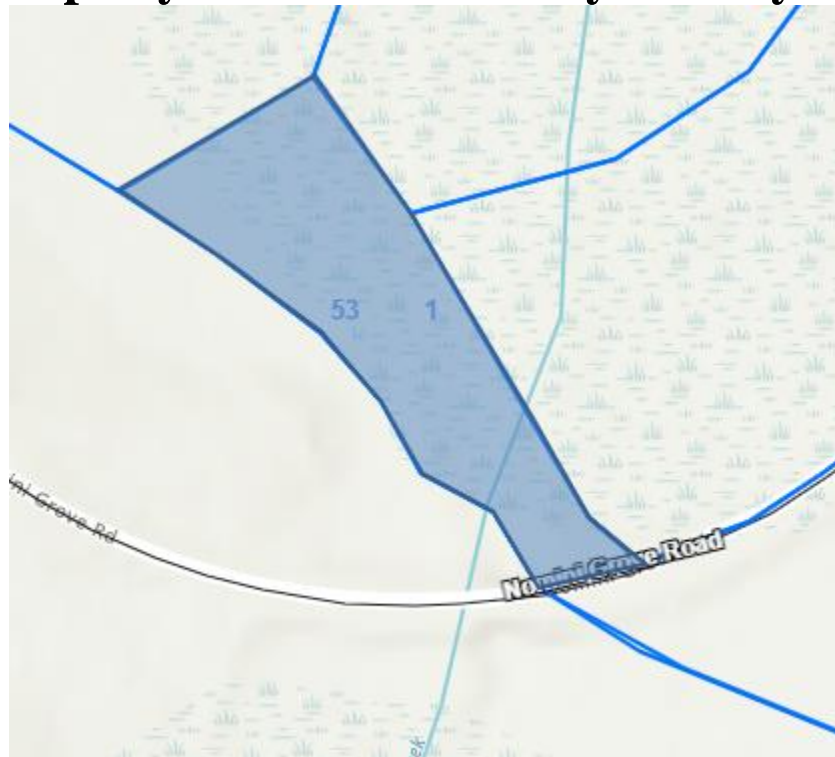
Dwelling Valuation				Value	
Item	Size	Rate	Value		
SINGLE FAM	624	103.18	64384		
BATH-FULL	1	3000.00	3000		
WOOD DECK	80	15.00	1200		
Grade Factor (D+ 5)			.85		
Replacement Cost New			58310		
Phys Depr. % (.600)	1960	- FAIR	34986		
Total Bldg. Value			23300		

Land Valuation						Value	
Desc	Front	Depth	AC/Size	DpFct	Rate	FV/Pct	Value
UTIL - W/S							6000
H/S							16600
Total Land Value							22600

Comments		Sec	Type	Str	Description	Area
MARKET ADJUSTMENT FOR ALL NON WATER FRONT LAND AND DOES NOT INCLUDE ANY ADJUSTMENT FOR W/S. A 17% REDUCTION EFFECTIVE FOR 2010.		DWL	SINGLE FAM	1.00	ESE10E8N24W26S24	624
		WD	WOOD DECK	1.00	SSE10N6W10	80
					Total Square Feet	704

Total Property Value		45900	Cur. Value	Prev. Value	%Inc.
Land		22600	22600		
Improvements		23300	23300		
Total		45900	45900		
Average Price Per Acre					
Sale Date/Amount		10/08/2004			

Property #8 – Fred & Mary V. Clayton



Map ID: 53 1

Acct No: 9450-1

Legal Description: NEAR NEENAH 1 AC

DB 308 PG 36

Deed Book/Page: 308 / 36

Occupancy:

Dwelling Type:

Use/Class: SNGL FAM RES-SUBURAN

Acreage: 1.000

Year Assessed: 2016

Year Built:

Land Use: 0

Zoning:

Year Remodeled:

Total Mineral:

District: 02 MONTROSS

Year Effective:

Total Land: \$20,800

MH/Type:

On Site Date: 08/12/2015 Total Improvements: \$ 0

Condition:

Review Date: 09/23/2015

Total Value: \$20,800

Improvement Description			
Exterior	Interior	Site	
		STREET-PAVED	

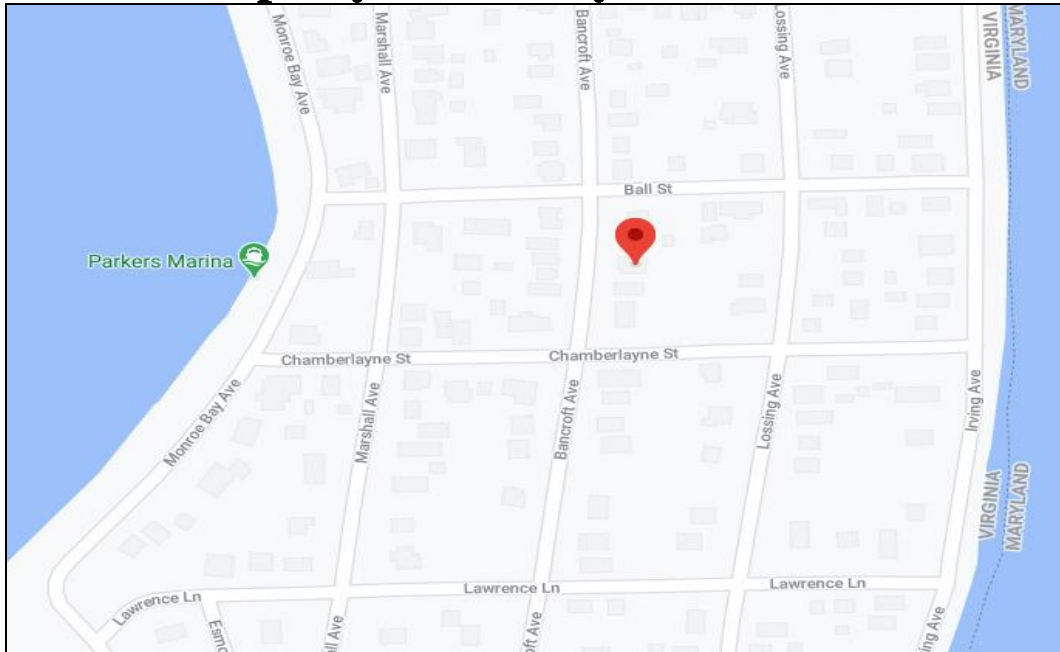
Land Valuation							
Desc	Front	Depth	AC/Size	DpFct	Rate	FV/Pct	Value
BLDG SITE			1.000		25000.00	.17-	20750
Total Land Value			1.000				20800

Comments

WOODED
 MARKET ADJUSTMENT FOR ALL NON WATER FRONT LAND
 AND DOES NOT INCLUDE ANY ADJUSTMENT FOR W/S.
 A 17% REDUCTION EFFECTIVE FOR 2010.

Total Property Value	20800
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Property #9 – Dolly A. Edwards



Map ID: 3A1 2 19 4

Acct No: 21236-1

Legal Description: LOT 4 BK 19 DB 278 PG 399

Deed Book/Page: 278 / 399

Occupancy: DWELLING

Dwelling Type: CONV

Use/Class: SNGL FAM RES-URBAN

Acreage: 0.000

Year Assessed: 2016

Year Built:

Land Use: 0

Zoning:

Year Remodeled:

Total Mineral:

District: 09 TOWN OF COLONIAL BEACH

Year Effective: 1975

Total Land: \$47,500

MH/Type:

On Site Date: 01/06/2015

Total Improvements: \$68,500

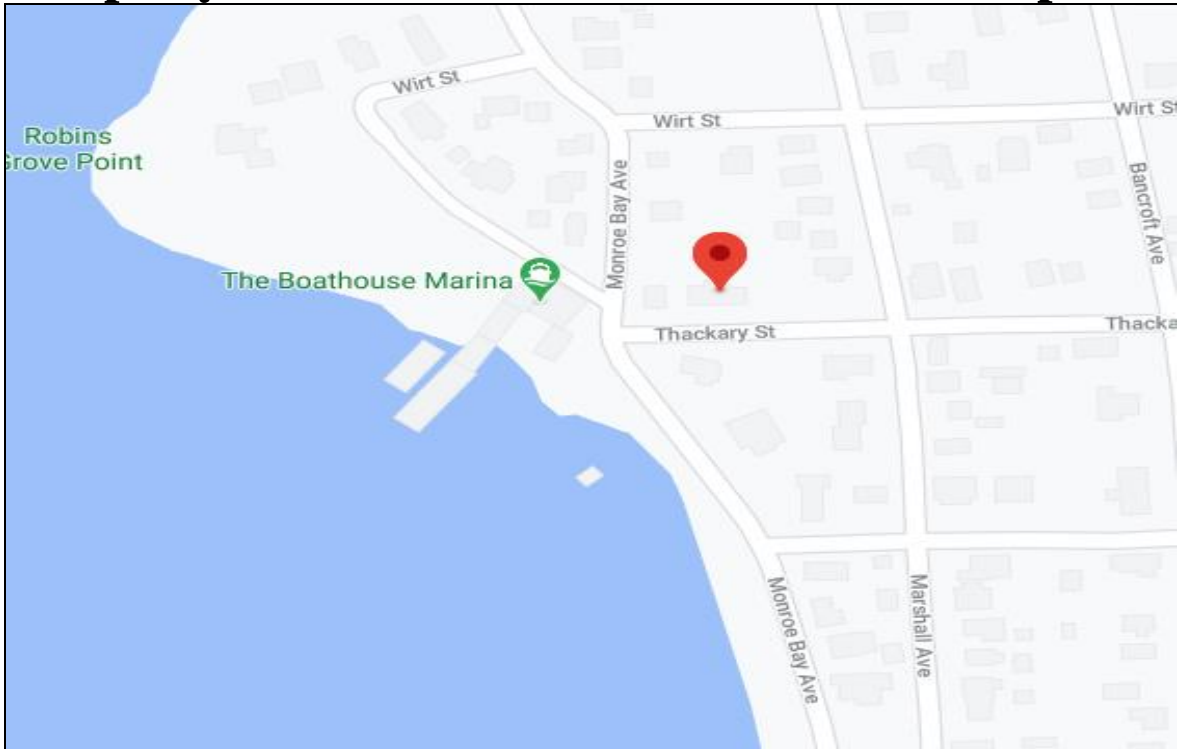
Condition: DWELLING-AVE

Review Date: 03/31/2015

Total Value: \$116,000

Improvement Description						
Exterior	Interior	Site				
CONSTRUCTION-WOOD	NO. ROOMS - 5	STREET-PAVED			ENP	:
EXTERIOR FINISH-VI	NO. BATHS - 1	UTILITIES-PUBLIC S	9		9	:
EXTERIOR-SIDING/SH	FLOOR-CARPET	UTILITIES-PUBLIC W				:
FOUNDATION-CINDER	INTERIOR-PANEL					:
ROOFING-COMP. SHIN	INTERIOR-SHEET ROC					:
----- Dwelling Valuation -----						
Item	Size	Rate	Value			
SINGLE FAM	870	101.18	88026			39
HEAT EBB	870	.90	783			:
BATH-FULL	1	3000.00	3000	30		:
PRCH-OP FR	182	20.00	3640			:
PRCH-ENC	144	35.00	5040			:
Grade Factor (C)			1.00			:
Replacement Cost New			100500			:
Phys Depr. % (.410)	1975 - AVE		41205			:
Loc Neigh Factor (.15)			8894			:
Total Bldg. Value			68200		DWL	:
----- Other Improvements Valuation -----						
Desc	Length	Width	Size	Grade	Rate	FV/Pct Value
FRM/CB SH						300
Total Imp Value						300
----- Land Valuation -----						
Desc	Front	Depth	AC/Size	DpPct	Rate	FV/Pct Value
H/S LOT						41500
UTIL - W/S						6000
Total Land Value						47500
----- Comments -----						
SOME REMODELING						Land
MARKET ADJUSTMENT FOR ALL NON WATER FRONT LAND						Improvements
AND DOES NOT INCLUDE ANY ADJUSTMENT FOR W/S.						Total
A 17% REDUCTION EFFECTIVE FOR 2010.						Average Price Per Acre

Property #10 – Vernon M. & Roberta M. Hopkins



Map ID: 3A1 2 33 1A

Acct No: 23948-1

Legal Description: CENTER 18 FT AND E 75 FT OF LOTS 1 2 & 3 BK 33
DB 862 PG 40 R/S

Deed Book/Page: 862 / 40

Occupancy: DWELLING

Dwelling Type: CONV

Use/Class: SNGL FAM RES-URBAN

Acreage: 0.000

Year Assessed: 2016

Year Built:

Land Use: 0

Zoning:

Year Remodeled:

Total Mineral:

District: 09 TOWN OF COLONIAL BEACH

Year Effective: 1988

Total Land: \$68,300

MH/Type:

On Site Date: 04/16/2015

Total Improvements: \$199,900

Condition: DWELLING-GOOD

Review Date: 04/22/2015

Total Value: \$268,200

Improvement Description		
Exterior	Interior	Site
CONSTRUCTION-WOOD	NO. ROOMS - 7	STREET-PAVED
EXTERIOR FINISH-VI	NO. BATHS - 2	UTILITIES-PUBLIC S
EXTERIOR-SIDING/SH	FIREPLACE - 1	UTILITIES-PUBLIC W
FOUNDATION-CINDER	FLOOR-HARDWOOD	
ROOFING-COMP. SHIN	INTERIOR-SHEET ROC	

Dwelling Valuation				10ENP 10		
Item	Size	Rate	Value	+	-	+
SINGLE FAM	1715	78.00	133770	:	:	4
1 STORY MA	1	3000.00	3000	:	:	+
HEAT CTRL	2219	1.50	3328	:	:	:
AIR CONDIR	2219	1.50	3328	:	:	:
BATH-FULL	2	3000.00	6000	28	:	:
SINGLE FAM	504	83.80	42235	:	24	24
PRCH-ENC	160	35.00	5600	:	:	:
Grade Factor (C+ 5)			1.05	:	:	:
Replacement Cost New			207165	:DWL	:	:DWL
Phys Depr. % (.180)	1988	- GOOD	37290	+	-----49-----	+
Loc.Neigh Factor (.15)			25481	:	:	+
Total Bldg. Value			195400	:	:	+

Other Improvements Valuation						
Desc	Length	Width	Size	Grade	Rate	FV/Pct Value
DRIVEWAY						1000
GAR U FR/	16.0	24.0	384			3500
Total Imp Value						4500
						DWL SINGLE FAM 1.25 E49N24N4W12W16W21
						S28
						DWL SINGLE FAM 1.00 E21N24W21S24
						ENP PRCH-ENC 1.00 N10E16S10W16
						Total Square Feet
						2379

Land Valuation				
Desc	Front	Depth	AC/Size	DpFct
H/S LOT				
UTIL - W/S				
Total Land Value				

Cur. Value	Prev. Value	%Inc.
62250	60000	
68300	68300	
199900	181500	
268200	249900	

Property #11 – Alex Jackson



Map ID: 10 90

Acct No: 15868-1

Legal Description: ADJ PHILIP GROVES 1.5 AC
107/257

Occupancy:

Dwelling Type:

Use/Class: SNGL FAM RES-SUBURAN

Acreage: 1.500

Year Assessed: 2016

Year Built:

Land Use: 0

Zoning:

Year Remodeled:

Total Mineral:

District: 03 WASHINGTON

Year Effective:

Total Land: \$28,000

MH/Type:

On Site Date: 06/23/2015 Total Improvements: \$ 0

Condition:

Review Date: 07/22/2015

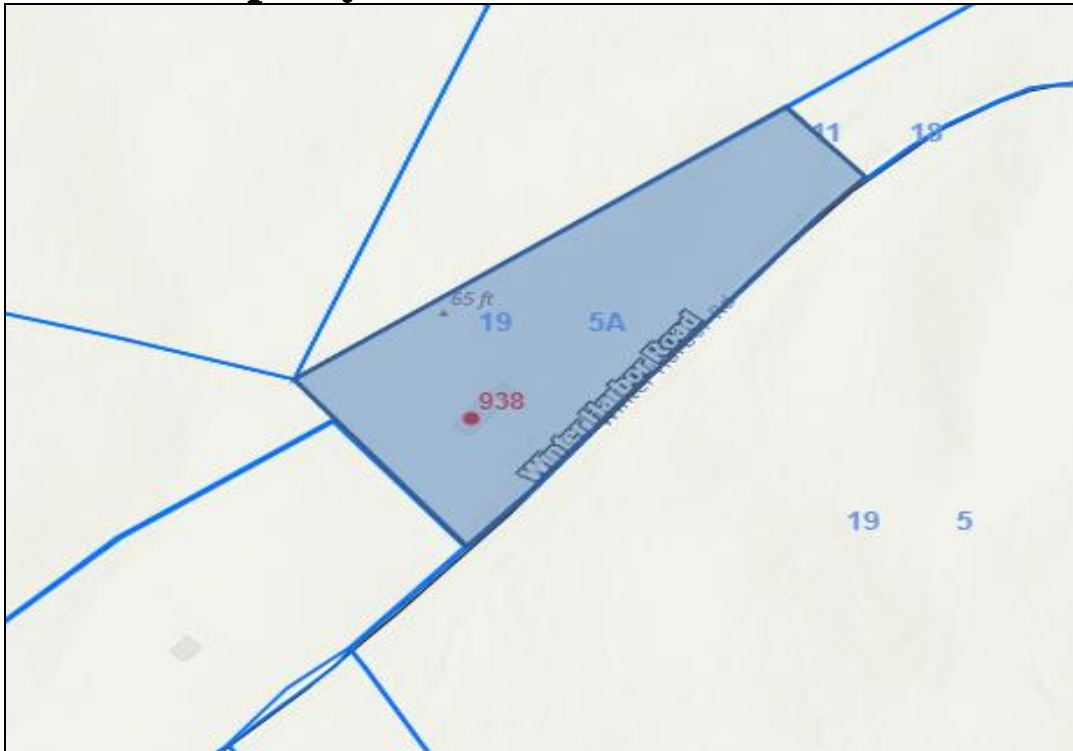
Total Value: \$28,000

Improvement Description		
Exterior	Interior	Site
CONSTRUCTION-WOOD	FLOOR-PINE	STREET-PAVED
EXTERIOR FINISH-AS	INTERIOR-SHEET ROC	UTILITIES-SEPTIC S
EXTERIOR-SIDING/SH		UTILITIES-WELL
FOUNDATION-CINDER		
ROOFING-COMP. SHIN		

Land Valuation						
Desc	Front	Depth	AC/Size	DpFct	Rate	FV/Pct Value
H/SITE			1.000			20750
RES H/S			.500		3000.00	.17- 1245
UTIL - W/S						6000
Total Land Value			1.500			28000

Comments
 MARKET ADJUSTMENT FOR ALL NON WATER FRONT LAND
 AND DOES NOT INCLUDE ANY ADJUSTMENT FOR W/S.
 A 17% REDUCTION EFFECTIVE FOR 2010.
 2016 HOUSE RABED
Total Property Value 28000

Property #12 – Francis W. Pillow



Map ID: 19 5A
Acct No: 17736-1

Legal Description: FANNIE GARNETT TRACT THE OLD HOMEPLACE
PART OF PARCEL A 4 AC DB 356 PG 700 578/307

Deed Book/Page: 356 / 700
Will Book/Page: 578 / 307

Occupancy: DWELLING
Dwelling Type: MODULAR

Use/Class: SNGL FAM RES-SUBURAN Acreage: 4.000
Year Assessed: 2016 Year Built: 1975

Zoning: Year Remodeled: Land Use: 0
District: 03 WASHINGTON Year Effective: 1985 Total Mineral:

MH/Type: On Site Date: 07/17/2015 Total Improvements: \$105,500
Condition: DWELLING-AVE Review Date: 08/12/2015 Total Value: \$139,700

Improvement Description			
Exterior	Interior	Site	
CONSTRUCTION-WOOD	NO. ROOMS - 5	STREET-PAVED	
EXTERIOR FINISH-BR	NO. BATHS - 2	UTILITIES-SEPTIC S	
EXTERIOR-BRICK	FIREPLACE - 1	UTILITIES-WELL	
FOUNDATION-BRICK	FLOOR-CARPET		
ROOFING-COMP. SHIN	INTERIOR-SHEET ROC		

Dwelling Valuation				
Item	Size	Rate	Value	
SINGLE FAM	1200	101.48	121776	
1 STORY MA	1	3000.00	3000	24
HEAT CTRL	1200	1.50	1800	
AIR CONDIR	1200	1.50	1800	
BATH-FULL	2	3000.00	6000	
BSMT-UNF	1200	15.00	18000	
BSMT-FIN	600	25.00	15000	DWL
PRCH-OP FR	72	20.00	1440	
Grade Factor (C-10)			.90	
Replacement Cost New			151920	
Phys Depr. %			47095	
Phys Depr. %	(.310)	1985 - AVE		
Total Bldg. Value			104800	

Other Improvements Valuation												
Desc	Length	Width	Size	Grade	Rate	FV/Pot Value	Sec	Type	Str	Description	Area	
SHELTER-P	18.0	16.0	288				200	DWL	SINGLE FAM	1.00	E27E12E11N24WS0S24	1200
FRM/CB SH	21.0	12.0	252				200	OFF	PRCH-OP FR	1.00	S6E12N6W12	72
FRM/CB SH	21.0	12.0	252				300	Total Square Feet			1272	
Total Imp Value						700						

Land Valuation							Land		
Desc	Front	Depth	AC/Size	DpFct	Rate	FV/Pot Value	Cur. Value	Prev. Value	%Inc.
OPEN-TILLA			3.000		3000.00	.17-	7470	34200	34200
H/SITE			1.000				105500	114600	()
UTIL - W/S							139700	148800	()
							20750	Average Price Per Acre	
							6000	Sale Date/Amount	9/19/2002