

**NOTICE OF DELINQUENT TAXES  
AND SALE OF REAL PROPERTY  
SUSSEX COUNTY, VIRGINIA**

Pursuant to Virginia Code §58.1-3975, the following real property will be auctioned for sale to the highest bidder at a public auction at a **Timed-to-Live Simulcast (starts online-only and ends with a simulcast online and in-person) public auction. The online-only bidding will open on Wednesday, September 1, 2021 at 8:00am EST and will transition on Thursday, September 23, 2021 at 11:00 am EST, or as soon thereafter as possible, to a simulcast online and in-person bidding session to be held at **Sussex Courthouse Vol. Fire Department, 20169 Princeton Road, Stony Creek, Virginia 23882**. The sale of such property is subject to the terms and conditions below 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 of the auction due to changes in government policy or recommendations and may proceed with a timed, online-only auction.****

	<u>Owner(s) and TACS No.</u>	<u>Account Nos.</u>	<u>Description</u>
N1.	W. W. Barrett aka William Watson Barrett TACS No. 585663	Tax Map No. 147B2-1-C-62 Account No. 3647	Jarratt Town District; Vacant Unknown acreage
N2.	Santee Burt, et al. TACS No. 585730	Tax Map No. 61A4-1-5-121B Account No. 7068	10494 Railroad Avenue; Wakefield District; Vacant Unknown acreage
N3.	Lizzie Crowder Estate TACS No. 585658	Tax Map No. 147-A-58 Account No. 1149	Henry District; Vacant +/- 2.090 acres
N4.	Ruth Virginia Harris, Life Right TACS No. 585638	Tax Map No. 28A7-A-168 Account No. 2823	Waverly Town District; Unknown acreage
N5.	Raymond Johnson, et al. TACS No. 585642	Tax Map No. 147-A-53 Account No. 1562	Henry District; Vacant Unknown acreage
N6.	James Parham TACS No. 585700	Tax Map No. 147A-3-26 Account No. 1834	Henry District; Vacant Unknown acreage
N7.	Jesse Turner, et al. TACS No. 585678	Tax Map No. 28A7-A-150 Account No. 3494	Waverly Town District; Vacant Unknown acreage
N8.	Lucille Vaughan TACS No. 585661	Tax Map No. 28A7-A-219 Account No. 3525	Waverly Town District; Vacant Unknown acreage

**GENERAL TERMS OF SALE:** Properties are offered for sale as-is, where is, with all faults and without any warranty, either expressed or implied. Persons are encouraged to make a visual inspection of the property within the limits of the law and to obtain an independent title search, at their own cost, prior to bidding on any of the properties to determine the suitability of the property for their purposes. 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.

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. Subsequent taxes will be prorated from the auction closing date and the highest bidder will be responsible for taxes from that date forward. The Treasurer has the right to reject any bids determined to be unreasonable in relation to the estimated value of the Property. Any unsold property will be offered for sale again at the next auction, whenever that may be.

There will be a **buyer's premium of 10% of the highest bid or \$100.00, whichever is greater**, added to the winning bid, and deed recordation costs, as determined by the Sussex County Circuit Court, added to the winning bid to determine the "final contract price". Please consider the buyer's premium and recordation costs when placing bids.

**Terms applicable to In-Person Bidders ONLY:** The highest bidder shall make payment in full of the final contract price 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. **No cash will be accepted.**

**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 are done through the Auctioneer's website at <http://www.graycoservices.com/>. 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 final contract price must be **received** in full by **September 30, 2021**. Time is of the essence. All payments must be made in the form of certified funds, cashier's check, money order or wire transfer. Cash and personal checks **will not** be accepted. Checks and money orders shall be made payable to Sussex County and forwarded to TACS, at the address shown below. Wire transfer instructions will be provided to the highest bidder upon request.

GENERAL TERMS: 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.

Please be advised that in order to qualify as a purchaser at this auction, you may not owe delinquent taxes to Sussex County and you may not be a Defendant in any delinquent tax suit. Questions concerning the registration and bidding process should be directed to the Auctioneer at <http://www.graycoservices.com/>, or by phone to (804) 943-3506. Questions concerning the property subject to sale should be directed to TACS online at [www.taxva.com](http://www.taxva.com), by email to [taxsales@taxva.com](mailto:taxsales@taxva.com), by phone to (804) 223-8449, or by writing to the address below.

Taxing Authority Consulting Services, PC  
Re: Sussex County Nonjudicial Auction  
P.O. Box 31800  
Henrico, Virginia 23294

## **SAMPLE "In-person bidders ONLY"**

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

At that certain real estate tax sale held on September 23, 2021, the undersigned was the highest bidder on the real estate described below, for a bid price of \$\_\_\_\_\_.

**Property Owner:**  
**Tax Map Number:**  
**Account Number:**

I understand that payment in full for my bid, stated above, a 10% buyer's premium in the amount of \$\_\_\_\_\_ (10% or \$100, whichever is greater), and recordation costs in the amount of \$\_\_\_\_\_ are to be paid today. I understand that in the event my payment is returned or is otherwise not made within twenty (20) days, the contract of sale may be voided and the next highest bidder will be contacted to purchase the property.

I understand that this property is being sold without the benefit of a title search and is 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 these limitations. 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 a Treasurer's Deed will be prepared within fifteen (15) days of payment clearance and that the same will be forwarded to the County of Sussex Circuit Court Clerk's Office for recordation. I understand that I will receive the entered Deed as soon as the same is made available and that I have no right of entry upon the property until such time as the deed is recorded as anticipated herein.

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 County of Sussex, including being named as a Defendant in any delinquent tax suit filed by County of Sussex, Virginia, that this contract will 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.

I understand that if I fail to comply with this Purchaser's Acknowledgment and Contract of Sale, that the bid amount and buyer's premium paid hereunder will be forfeited, and that I will be responsible for any deficiency upon resale, including any expenses that may be incurred.

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Name (please print)

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Signature

---

Address

---

City, State, Zip

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Telephone

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Email Address

Title will be taken in the name of:

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Type of Interest:  Tenants in Common  Tenants by Entirety with ROS  Joint Tenants  None

**CERTIFICATION**

It is hereby certified that the above-referenced purchaser has, on this 23<sup>rd</sup> day of September, 2021 acknowledged and executed the foregoing Purchaser's Acknowledgment and Contract of Sale. I further certify that the contact information and signature shown above belong to the aforementioned purchaser and are true and correct to the best of my knowledge.

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Taxing Authority Consulting Services, PC

**SAMPLE "Online bidders ONLY"**

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

At that certain timed, online-only, real estate tax sale which closed on Thursday, September 23, 2021 at 11:00 am EST, the undersigned was the highest bidder on the real estate described below, for a bid price of \_\_\_\_\_.

**[Property Owner Name]**  
**[Tax Map No.]**  
**[Account No.]**  
**[TACS No.]**

I understand that this contract of sale must be immediately executed and returned to Taxing Authority Consulting Services, PC ("TACS"). I understand that payment in full for my bid, stated above, a buyer's premium in the amount of \_\_\_\_\_ (10% of the bid or \$100, whichever is greater), and recordation costs in the amount of \_\_\_\_\_, are to be **received** by TACS within five (5) business days following the auction closing (**no later than September 30, 2021 at 11:00am EST**). I agree that the total balance due of \_\_\_\_\_ shall be paid via certified funds, cashier's check, money order, or wire transfer. Wire transfers are preferred. I understand that sale of the property is not contingent upon obtaining financing.

Checks and money orders shall be made payable to Sussex County and forwarded to TACS at the address shown below. Wire transfer instructions will be provided upon request. All payments must reference the Tax Map No. of the real estate. I understand that cash and personal checks will not be accepted. I understand that in the event my payment is returned, improperly tendered, or is otherwise not made, the contract of sale may be voided and the next highest bidder will be contacted to purchase the property.

I understand that this property is being sold without the benefit of a title search and is 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 these limitations. 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 a Special Warranty Deed, will be prepared after payment clearance and that the same will be forwarded to the County of Sussex Circuit Court Clerk's Office for recordation. I understand that I will receive the recorded Deed as soon as the same is made available and that I have no right of entry upon the property until such time as the deed is recorded as anticipated herein.

I understand that I will be responsible for any real estate taxes on this parcel from the date of sale (the auction closing date of September 23, 2021). I further understand that in the event I owe delinquent taxes to the County of Sussex, including being named as a Defendant in any delinquent tax suit filed by County of Sussex, Virginia, that this contract will 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.

I understand that by bidding, I entered into a legally binding contract and that I waive all rescission rights. I understand that my bid was immediately binding, irrevocable, and enforceable. I understand that if I fail to comply with this Purchaser's Acknowledgment and Contract of Sale, that any funds paid hereunder will be forfeited, and that I will be responsible for any deficiency or damages upon resale, including any expenses that may be incurred. I also understand that my electronic signature shall be considered true and accurate for the purposes of this transaction.

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Electronic Signature

Date: \_\_\_\_\_

[Bidder Name]

[Bidder Address]

[Bidder City, State and Zip]

Phone: \_\_\_\_\_

[Bidder Email]

Title will be taken in the name of:

The property will be deeded to:

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Type of Interest:  Tenants in Common  Tenants by Entirety with ROS  Joint Tenants  None

If purchaser contact information is different from bidder contact information, please provide the same below.

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**CERTIFICATION**

It is hereby certified that TACS has received this Purchaser's Acknowledgment and Contract of Sale, signed and dated by the above-referenced bidder, on this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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Taxing Authority Consulting Services, PC  
Attn: Litigation Department (mem)  
P.O. Box 31800  
Henrico, Virginia 23294-1800



**Property #N1**

W. W. Barrett aka William Watson Barrett  
 Tax Map No. 147B2-1-C-62 • Account No. 3647

**Property Address**                      **Owner Name/Address**  
 BARRETT W W  
 C/O JULIA B CHAPLIN  
 205 SEVEN OAKS LANE  
**Map ID:** 147B2 1 C 62 SUMMERVILLE SC 29485  
**Acct No:** 3647-1  
**Legal Description:** O C WRIGHT PARK LOT 62 65

**Occupancy:** VACANT  
**Dwelling Type:**  
     **Use/Class:** SNGL FAM RES - URBAN                      **Acreage:** 0.000  
**Year Assessed:** 2018                                              **Year Built:**                                              **Land Use:** 0  
     **Zoning:**                                              **Year Remodeled:**                                              **Total Mineral:**  
     **District:** 07 JARRATT TOWN                      **Year Effective:**                                              **Total Land:** 1600  
     **MH/Type:**                                              **On Site Date:** 02/19/2018 **Total Improvements:**  
     **Condition:**                                              **Review Date:**                                              **Total Value:** \$1,600

----- Improvement Description -----								Sec	Type	Str	Description	Area	
Exterior	Interior		Site			TOPO-LEVEL		Total Square Feet		-----			
----- Land Valuation -----											Cur. Value	Prev. Value	%Inc.
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value	Land			1600	1600	
L 44	LOT VALUE	F	4		600.00	.35-	1560	Improvements					
Total Land Value											1600	1600	
								Average Price Per Acre					



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**Property #N3**  
**Lizzie Crowder Estate**  
**Tax Map No. 147-A-58 • Account No. 1149**

**Property Address**                      **Owner Name/Address**  
 CROWDER LIZZIE ESTATE  
 C/O ROSALIND PARKER  
 1001 BROAD ST APT B

**Map ID:** 147 A 58 PLEASANTVILLE NJ 08232  
**Acct No:** 1149-1

**Legal Description:** ON ACL RR NEAR FINNEY

**Deed Book/Page:** 45 / 222  
**Will Book/Page:** 63 / 618

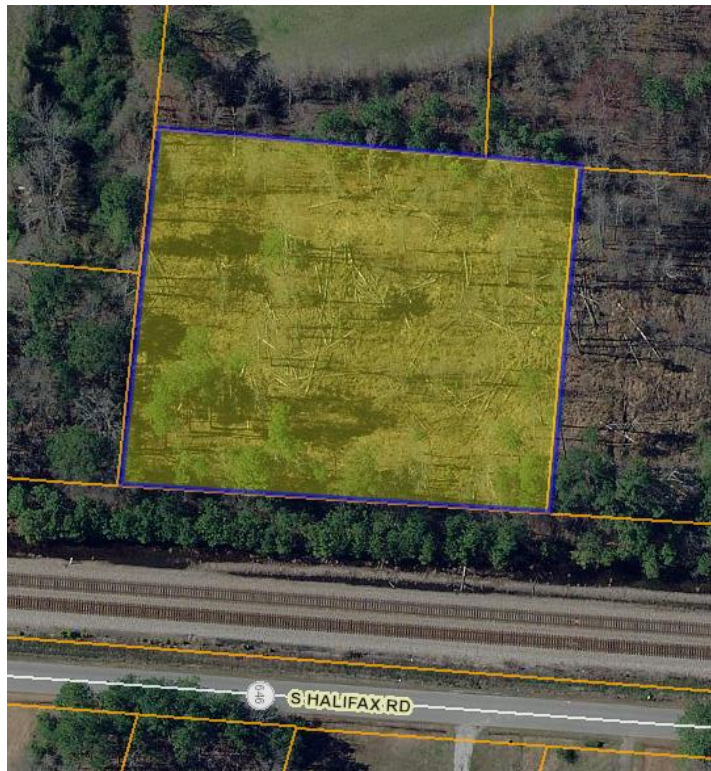
**Occupancy:** VACANT

**Dwelling Type:**

**Use/Class:** SNGL FAM RES - SUBURBAN                      **Acreage:** 2.090

<b>Year Assessed:</b> 2018	<b>Year Built:</b>	<b>Land Use:</b> 0
<b>Zoning:</b>	<b>Year Remodeled:</b>	<b>Total Mineral:</b>
<b>District:</b> 02 HENRY	<b>Year Effective:</b>	<b>Total Land:</b> 8300
<b>MH/Type:</b>	<b>On Site Date:</b> 03/02/2017	<b>Total Improvements:</b>
<b>Condition:</b>	<b>Review Date:</b>	<b>Total Value:</b> \$8,300

----- Improvement Description -----								Sec	Type	Str	Description	Area	
Exterior	Interior		Site			TOPO-LEVEL UTIL-ELECTRIC		Total Square Feet					
----- Land Valuation -----											Cur. Value	Prev. Value	%Inc.
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value	Land	8300		8300		
T 42	R-OFF-RD	A	2.0900		3976.00		8309	Improvements					
<b>Total Land Value</b>							2.090	8300			8300		
<b>Total Property Value</b>								8300				3976	
								<b>Average Price Per Acre</b>					



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**Property #N4**  
 Ruth Virginia Harris, Life Right  
 Tax Map No. 28A7-A-168 • Account No. 2823

**Property Address**                      **Owner Name/Address**  
 HARRIS RUTH VIRGINIA LIFE  
 RIGHT  
 P O BOX 341

**Map ID:** 28A7 A 168 WAVERLY VA 23890  
**Acct No:** 2823-1

**Legal Description:** W SIDE N & W RR

**Occupancy:** OTHER  
**Dwelling Type:**

<b>Use/Class:</b> SNGL FAM RES - URBAN	<b>Acreage:</b> 0.000	<b>Land Use:</b> 0
<b>Year Assessed:</b> 2018	<b>Year Built:</b>	<b>Total Mineral:</b>
<b>Zoning:</b>	<b>Year Remodeled:</b>	<b>Total Land:</b> 5900
<b>District:</b> 09 WAVERLY TOWN	<b>Year Effective:</b>	<b>Total Improvements:</b>
<b>MH/Type:</b>	<b>On Site Date:</b> 04/12/2017	<b>Total Value:</b> \$5,900
<b>Condition:</b>	<b>Review Date:</b>	

Improvement Description		
Exterior	Interior	Site
		TOPO-LEVEL
		UTIL-ALL PUB

Other Improvements Valuation							
Desc	Length	Width	Size	Grade	Rate	FV/Pct	Value
SHED							
OLD DWELL							
Total Imp Value							

Land Valuation							
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
F 30	RESIDENTIA	G	150	90	39.00		5850
Total Land Value							5900

Comments	
04/12/2017 TB DWELLING OVER GROWN W/WEEDS/NO PHOTO	
<b>Total Property Value</b>	5900

Sec	Type	Str	Description	Area
Total Square Feet				
Land			Cur. Value	5900
			Prev. Value	5900
Improvements				
Total			5900	5900
Average Price Per Acre				



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**Property #N5**  
 Raymond Johnson, et al.  
 Tax Map No. 147-A-53 • Account No. 1562

**Property Address**                      **Owner Name/Address**  
 JOHNSON RAYMOND M EST OR ROSA LEE  
 C/O RAYMOND JOHNSON JR  
 5524 COUNTY DRIVE

**Map ID:** 147 A 53 DISPUTANTA VIRGINIA 23842  
**Acct No:** 1562-1

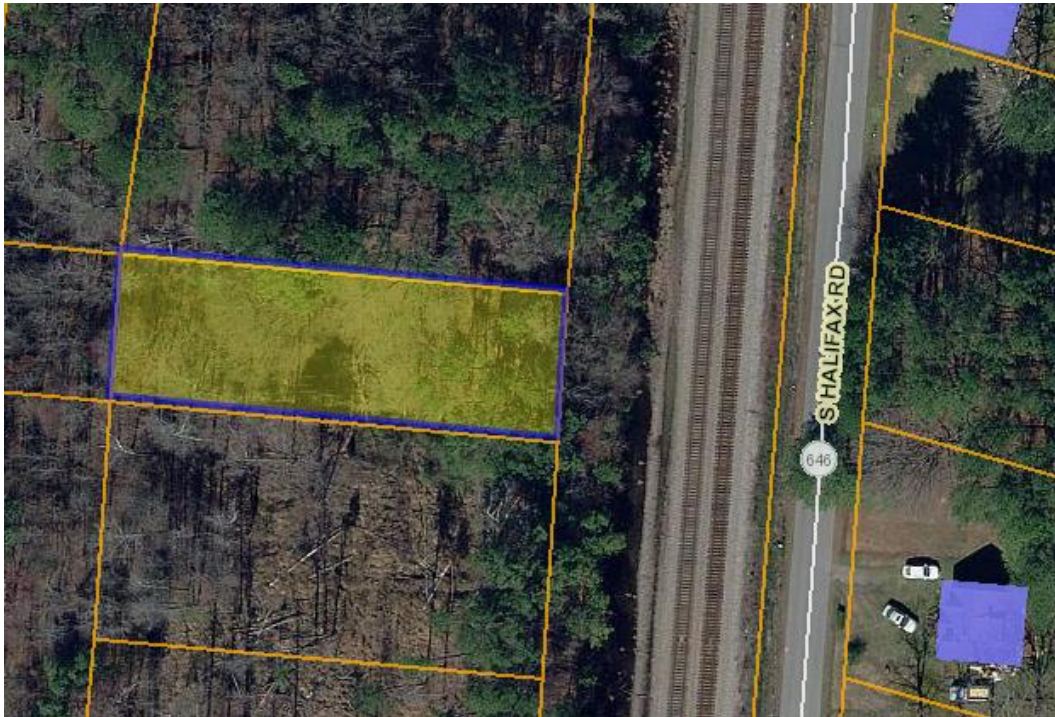
**Legal Description:** SINGER WOODLEY TR

**Deed Book/Page:** 92 / 213  
**Will Book/Page:** 53 / 384

**Occupancy:** VACANT  
**Dwelling Type:**

<b>Use/Class:</b> SNGL FAM RES - SUBURBAN	<b>Acreage:</b> 0.000	<b>Land Use:</b> 0
<b>Year Assessed:</b> 2018	<b>Year Built:</b>	<b>Total Mineral:</b>
<b>Zoning:</b>	<b>Year Remodeled:</b>	<b>Total Land:</b> 1600
<b>District:</b> 02 HENRY	<b>Year Effective:</b>	<b>Total Improvements:</b>
<b>MH/Type:</b>	<b>On Site Date:</b> 02/19/2018	<b>Total Value:</b> \$1,600
<b>Condition:</b>	<b>Review Date:</b>	

Improvement Description		Site	Sec	Type	Str	Description	Area
Exterior	Interior	TOPO-LEVEL UTIL-WELL UTIL-SEPTIC UTIL-ELECTRIC	Total Square Feet				
Land Valuation				Cur. Value	Prev. Value	±Inc.	
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
L 44	LOT VALUE	N	1		2000.00	.20-	1600
Total Land Value							1600
Total Property Value							1600
				Average Price Per Acre			



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**Property #N6**

James Parham

Tax Map No. 147A-3-26 • Account No. 1834

**Property Address**                      **Owner Name/Address**  
 PARHAM JAMES  
 1443 WEAVER AVE  
 PETERSBURG VA 23803

**Map ID:** 147A 3 26  
**Acct No:** 1834-1

**Legal Description:** PT LOT 26 MACLIN AVE  
**Plat Book/Page:** 5 / 27  
**Deed Book/Page:** 82 / 85

**Occupancy:** VACANT

**Dwelling Type:**

**Use/Class:** SNGL FAM RES - SUBURBAN                      **Acreage:** 0.000

**Year Assessed:** 2018                      **Year Built:**                      **Land Use:** 0  
**Zoning:**                      **Year Remodeled:**                      **Total Mineral:**  
**District:** 02 HENRY                      **Year Effective:**                      **Total Land:** 4300  
**MH/Type:**                      **On Site Date:** 02/19/2018 **Total Improvements:**  
**Condition:**                      **Review Date:**                      **Total Value:** \$4,300

----- Improvement Description -----  
 Exterior                      Interior                      Site  
 TOPO-LEVEL  
 UTIL-ALL PUB  
 UTIL-PUB WTR  
 UTIL-ELECTRIC

----- Land Valuation -----  
 M Cls Desc G Size Dpth Rate FV/Pct Value  
 L 44 LOT VALUE Y 1 5000.00 .15- 4250  
 Total Land Value 4300

----- Comments -----  
 WIFE AUDREY IS DECEASED-DB82/85 RIGHT OF  
 SURVIVORSHIP-WIFE DECEASED 12-24-2002

-----  
 Total Property Value 4300

Sec	Type	Str	Description	Area
Total Square Feet				
		Cur. Value	Prev. Value	%Inc.
Land		4300	4300	
Improvements				
Total		4300	4300	
Average Price Per Acre				



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**Property #N7**

Jesse Turner, et al.

Tax Map No. 28A7-A-150 • Account No. 3494

**Property Address**

303 NEW ST

**Owner Name/Address**

TURNER JESSE  
%JESSE TURNER III  
8571 ENOCHS DRIVE

Map ID: 28A7 A 150 LORTON VIRGINIA 22079

Acct No: 3494-1

Legal Description: W SIDE NEW ST

Occupancy: OTHER

**Dwelling Type:**

Use/Class: SNGL FAM RES - URBAN

Acreage: 0.000

Year Assessed: 2018

Year Built:

Land Use: 0

Zoning:

Year Remodeled:

Total Mineral:

District: 09 WAVERLY TOWN

Year Effective:

Total Land: 6600

MH/Type:

On Site Date: 02/19/2018 Total Improvements:

Condition: POOR

Review Date:

Total Value: \$6,600

Improvement Description		
Exterior	Interior	Site
EXTR-WOOD FRAME		TOPO-LEVEL
FNDT-CONTINU WL		UTIL-ALL PUB
FNDT-PIERS		
REMT-METAL		
ROOF-GABLE		

Sec	Type	Str	Description	Area
Total Square Feet				
		Cur. Value	Prev. Value	%Inc.
Land		6600	6600	
Improvements				
Total		6600	6600	
Average Price Per Acre				

Other Improvements Valuation						
Desc	Length	Width	Size	Grade	Rate	FV/Pct Value
FENCE-CL	1.0	1.0	1			
OLD DWELL						
Total Imp Value						

Land Valuation						
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct Value
F 30	RESIDENTIA L		80	120	82.80	6624
Total Land Value						
Total Property Value						



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**Property #N8**

Lucille Vaughan

Tax Map No. 28A7-A-219 • Account No. 3525

**Property Address** 433 ELM ST  
**Owner Name/Address** VAUGHAN LUCILLE  
 %CHARLES GILCHRIST  
 963 BERGEN ST #4A

**Map ID:** 28A7 A 219 BROOKLYN NY 11216

**Acct No:** 3525-1

**Legal Description:** S SIDE ELM ST 5550.4 SQ F

**Occupancy:** VACANT

**Dwelling Type:**

**Use/Class:** SNGL FAM RES - URBAN

**Acreage:** 0.000

**Year Assessed:** 2018

**Year Built:**

**Land Use:** 0

**Zoning:**

**Year Remodeled:**

**Total Mineral:**

**District:** 09 WAVERLY TOWN

**Year Effective:**

**Total Land:** 4000

**MH/Type:** Y

**On Site Date:** 02/19/2018 **Total Improvements:**

**Condition:** AVERAGE

**Review Date:**

**Total Value:** \$4,000

----- Improvement Description -----									
Exterior			Interior				Site		
							STREET-PAVED		
							TOPO-LEVEL		
							UTIL-ALL PUB		
----- Land Valuation -----									
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value	Sec	Type
F 30	RESIDENTIA L		50	115	80.96		4048		Str
Total Land Value							4000		Description
								Total Square Feet	Area
								Cur. Value	Prev. Value
							4000	4000	%Inc.
								Improvements	
							4000	4000	
								Average Price Per Acre	
----- Comments -----									
SWMH PERSONAL PROPERTY									
----- Total Property Value -----									
							4000		



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