

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER’S SALE OF REAL ESTATE
PRINCE EDWARD COUNTY, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of Prince Edward County, the undersigned Special Commissioner will offer the following parcels for sale to the highest bidder at a **Timed-to-Live Simulcast** (starts online-only and ends with a simulcast online and in-person) public auction to be held at **Prince Edward County Courthouse 115 N. Main Street, Farmville, Virginia 23901 on the 3rd floor in court room “A”, Wednesday October 27, 2021 at 12:00 pm, EST**, or as soon thereafter as may be effected. 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-auction.

	<u>Property Owner</u>	<u>Identification</u>	<u>Description</u>
1	Prince Edward, LLC, et al	Tax Map No. 114 A 33 Acct No. 19195 TACS No. 576350	443 Moores Ordinary Road containing 0.500 +/- acres in the Leigh Magisterial District
2	Gloria Barksdale Butler, et al.	Tax Map No. 093 A 16A Acct No. 10657 TACS No. 576345	1176 Mountain Creek Road containing 1.000 +/- acres in the Leigh Magisterial District
3	Jeffery S. Griffin	Tax Map No. 122 A 15 Acct No. 13453 TACS No. 576330	113 Moores Ordinary Rd. containing 0.960 +/- acres in the Leigh Magisterial District
4	Darline C. Dumas, et al.	Tax Map No. 076 8 11 Acct No. 12338 TACS No. 576328	0 Douglas Church Rd. containing 3.330 +/- acres in the Hampden Magisterial District
5	Jean Cunningham	Tax Map No. 117 3 24A Acct No. 10491 TACS No.576344	Hatters Creek Estates Lot 24 Section A containing 4.780 +/- acres in the Leigh Magisterial District
6	Jean Cunningham	Tax Map No. 117 3 25A Acct No. 10492 TACS No.576344	Hatters Creek Estates Lot 25 Section A containing 4.460 +/- acres in the Leigh Magisterial District
7	John D. Evans, et al.	Tax Map No. 079 A 13 Acct No. 12633 TACS No.576395	1609 Redd Shop Rd containing 2.00 +/- acres in the Hampden Magisterial District
8	Lester Shepperson, et al.	Tax Map No. 105 A 32 Acct No. 16884 TACS No.576388	running along County Rd 632 containing 22.90 +/- acres in the Leigh Magisterial District
9	Abdul Nassir	Tax Map No. 117 1 5B Acct No. 12989 TACS No.576375	277 Snail Creek Dr. Hatters Creek Estates Lot 5B Section B containing 7.690 +/- acres in the Leigh Magisterial District
10	Georgina M. Pitt-Patton	Tax Map No. 027 2 S Acct No. 16105 TACS No.576403	running along Lockett Rd containing 14.570 +/- acres in the Lockett Magisterial District

11	G & Carroll Morton, et al.	Tax Map No. 014 A 14 Acct No. 15628 TACS No.576323	0 Ashwood Rd containing 12.125 +/- acres in the Lockett Magisterial District
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GENERAL TERMS OF SALE: All sales are subject to confirmation by the Circuit Court of Prince Edward County. The Special Commissioner has the right to reject any bids determined to be unreasonable in relation to the estimated value of the Property. 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. 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 expense, 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.

Subsequent taxes will be prorated from October 27, 2021 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.

There will be a **10% buyer's premium added to the final bid**. The **buyer's premium is due upon the close of the auction and will be in addition to the required deposit amount.** 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), per parcel. Such sum 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

In-Person Bidders Terms: The deposit and buyer's premium are due on the day of the auction. Payments may be made by personal check, traveler's check, cashier's check or money order. **No cash will be accepted.**

Online Bidders Terms: 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 www.forsaleatauction.biz/auctions. 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 balance due must be **received** in full **no later than November 3, 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). Cashier checks and money orders shall be made payable to Prince Edward County and forward to TACS at the address shown below. Wire transfer instructions will be provided to the highest bidder upon request. Cash and personal checks **will not** be accepted.

GENERAL TERMS OF SALE: 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.**

The sale of property 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.

To qualify as a purchaser at this auction, you may not owe delinquent taxes to Prince Edward County. Questions concerning the registration and bidding process should be directed to the Auctioneer; online at www.forsaleatauction.biz, by email to: inquiry@forsaleatauction.biz or by phone, at (540) 899-1776. Questions concerning the properties should be directed to TACS online at www.taxva.com, by email to taxsales@taxva.com, by phone to (804) 548-4429 or by writing to the address below.

Jeffrey A. Scharf, Esq.
Taxing Authority Consulting Services, PC
Re: Prince Edward County Judicial Auction
P.O. Box 31800
Henrico, Virginia 23294

SAMPLE “Online bidders ONLY”

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

At that certain Simulcast (online and in-person) Public Auction, held on Wednesday, October 27, 2021 at 12:00pm, 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 November 3, 2021**). I agree that the total balance due of _____ shall be paid via certified funds, cashier’s check, money order, or wire transfer. I understand that sale of the property is not contingent upon obtaining financing.

Cashier’s checks and money orders shall be made out to Prince Edward 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 Prince Edward 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 October 27, 2021). I further understand that in the event I owe delinquent taxes to the County of Prince Edward, 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.

Electronic Signature

Date: _____

[Bidder Name]

[Bidder Address]

[Bidder City, State and Zip]

Phone: _____

[Bidder Email]

The property will be deeded to:

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.

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 27th day of October 2021.

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

SAMPLE “In-person bidders ONLY”
PURCHASER’S ACKNOWLEDGEMENT AND
CONTRACT OF SALE

At that certain Simulcast (online and in-person) Public Auction, held on Wednesday, October 27, 2021 at 12:00pm, 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 payment in full for my bid stated above, a buyer’s premium in the amount of \$_____ (10% or \$100, whichever is greater), and recordation costs in the amount of \$_____ are to be paid in full 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 liens, 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 Prince Edward Circuit Court Clerk’s Office for recordation. I understand that I will receive the entered Deed as soon as the same is made available.

I understand that I will be responsible for any real estate taxes on this parcel from the date of sale (October 27, 2021). I further understand that in the event I owe delinquent taxes to the County of Prince Edward, including being named as a Defendant in any delinquent tax suit filed by the County of Prince Edward, 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 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.

Name (please print)

Signature

Address

City, State, Zip

Telephone

Title will be taken in the name of:

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 27th day of October 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.

Taxing Authority Consulting Services, PC

Property No. 1

Tax Map No. 114 A 33

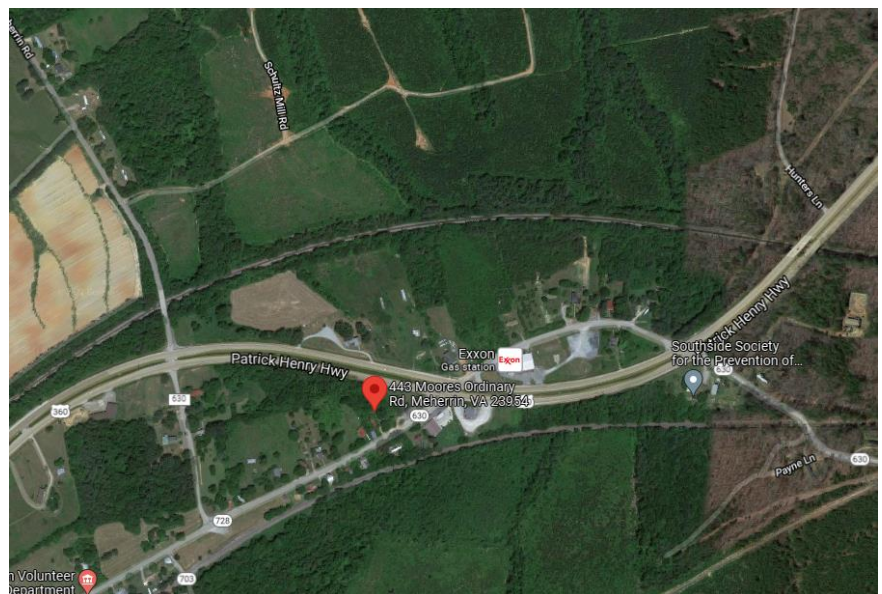
Owner: Prince Edward, LLC, et al.

Property Identification Card

Property Address 443 MOORES ORDINARY ROAD 11720 BUNDLE ROAD CHESTERFIELD VA 23838	Owner Name/Address PRINCE EDWARD LLC 11720 BUNDLE ROAD CHESTERFIELD VA 23838
Map ID: 114 A 33 Acct No: 19195-1	
Legal Description: MEHERRIN LOT	
Deed Book/Page: 2004 / 67	
Instrument: 00 00	
Occupancy: DWELLING	
Dwelling Type: TWO APTS	
Use/Class: SINGLE FAMILY 0-19.99 AC	Acreage: 0.500
Year Assessed: 2021	Year Built: 1900
Zoning: District: 04 LEIGH	Land Use: 0
MH Type: N	Year Remodeled:
Condition: POOR	Year Effective: 1900
	On Site Date: 12/27/2019
	Review Date:
	Total Mineral: 10500
	Total Land: 10500
	Total Improvements: \$30,000
	Total Value: \$40,500

----- Improvement Description -----			+++14-----				
EXTERIOR-PAINT	Interior	Site	6				
EXTERIOR-PAINT	NO. ROOMS - 8	SITE-PUBLIC	6				
EXTERIOR-WOOD	NO. BEDROOMS - 4	SITE-PAVED	---10---14---				
EXTERIOR-METAL	NO. BATHS - 2	SITE-SEPTIC	6				
CONSTRUCTION-FRAME	INTERIOR-SHEET ROC	SITE-WELL	6				
----- Dwelling Valuation -----			+4-				
Item	Site	Rate	Value				
DWELLING	1920	61.48	117841.60				
BATH FULL	2	3000.00	6000.00				
WELL	1	6000.00	6000.00				
SEPTIC	1	6000.00	6000.00				
SPACE HEAT	1984	1.00	1984.00				
EXTRA KITCH	1	7500.00	7500.00				
DWELLING	32	72.73	2327.36				
DWELLING	32	72.73	2327.36				
PORCH OPEN	84	20.00	1680.00				
PORCH OPEN	84	20.00	1680.00				
Total Bldg Value -- Fair Valued			25000				
----- Other Improvements Valuation -----			+1-----22-----				
Desc	Length	Width	Site	Grade	Rate	FV/Pct Value	
DWELLING			960			5000	
Total Imp Value						5000	
----- Land Valuation -----			Sec	Type	Site	Description	Area
M C/S	Desc	G	Site	Sqch	Rate	FV/Pct Value	
A 1	HOME SITE A H	.500			21000.00	10500	
----- Comments -----			DWL DWELLING	2.00	ML28N8N8E8E10E14	1920	
EST. YEAR BUILT - 1/2/14 SC			DWL DWELLING	1.00	W40W12E2M1	32	
----- Summary -----			DWL DWELLING	1.00	W40W12E2M1	32	
Total Property Value			OFF PORCH OPEN	1.00	M8E14S8W14	84	
			OFF PORCH OPEN	1.00	STW21N7E22	154	
			Total Square Feet			2222	
			Land	10500	Prev. Value	9000	Inc.
			Improvements	30000	30000		
			Total	40500	39000		
			Average Price Per Acre			21000	

Legal Disclaimer: Non-confidential real estate assessment records are public information under Virginia law, and internet display of non-confidential property information is specifically authorized by Virginia Code 58.1-3122.2. While Prince Edward County has worked to ensure that the assessment data contained herein is accurate, the County assumes no liability for any errors, omissions, or inaccuracies in the information provided for any reliance on any maps or data provided herein. Please consult County records for official information.



Property No. 2

Tax Map No. 093 A 16A

Owner: Gloria Barksdale Butler, et al.

Property Identification Card

Property Address: 1176 MOUNTAIN CREEK ROAD MEHERRIN, VA
 Owner Name/Address: BUTLER GLORIA BARKSDALE ET AL C/O JAMES OWEN 1453 SCHULTZ MILL ROAD MEHERRIN VA 23954

Map ID: 093 A 16A Acct No: 10657-1
 Legal Description: BARKSDALE

Will Book/Page: 41 / 228
 Instrument: 00 00

Occupancy: DWELLING
 Dwelling Type: RANCH

Use/Class: SINGLE FAMILY: 0-19.99 AC Acreage: 1.000
 Year Assessed: 2021 Year Built: 1979 Land Use: 0

Zoning: District: 04 LEIGH Year Remodeled: Total Mineral:
 MH Type: N Year Effective: 1959 Total Land: 14000
 Condition: FAIR On Site Date: 01/21/2020 Total Improvements: \$5,000
 Review Date: Total Value: \$19,000

Item	Quantity	Rate	Value
DWELLING	980	\$0.07	24
HEAT CENTER	980	2.00	
BATH FULL	1	3000.00	
WELL	1	6000.00	
SEPTIC	1	6000.00	
PORCH OPEN	192	20.00	
Total Bldg. Value -- Fair Valued			5000

M Cls	Desc	C	Size	Dpth	Rate	FV/Pct	Value
A	1	RESUBSITE A H	1.000		14000.00		14000
Total Land Value							14000

Sec	Type	Str	Description	Area
DWELLING	1.00	N24E40S22W24N16		980
OPF PORCH OPEN	1.00	S92E40W24		192
Total Square Feet				1152

	Cur. Value	Prev. Value	%Inc.
Land	14000	12000	
Improvements	5000	5000	()
Total	19000	62500	()
Average Price Per Acre	14000		



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Property No. 3

Tax Map No. 122 A 15

Owner: Jeffery S. Griffin, et al.

Property Identification Card

Property Address: 113 MOORES ORDINARY ROAD
 Owner Name/Address: GRIFFIN JEFFREY S, FOREMAN CATHERINE E, 2793 HAWKINS RIDGE ROAD, GOODE VA 24556
 Map ID: 122 A 15, Acct No: 13453-1
 Legal Description: MEHERRIN FRENCH
 Deed Book/Page: 260 / 27, Instrument: 00 00
 Occupancy: DWELLING, Dwelling Type: RANCH
 Use/Class: SINGLE FAMILY, 0-19.99 AC, Acreage: 0.960
 Year Assessed: 2021, Year Built: 1930, Land Use: 0
 Zoning: 04 LEIGH, Year Remodeled: , Total Mineral: ,
 District: 04 LEIGH, Year Effective: 1930, Total Land: 11400
 MH/Type: N, On Site Date: 03/17/2020, Total Improvements: \$13,400
 Condition: POOR, Review Date: , Total Value: \$24,800

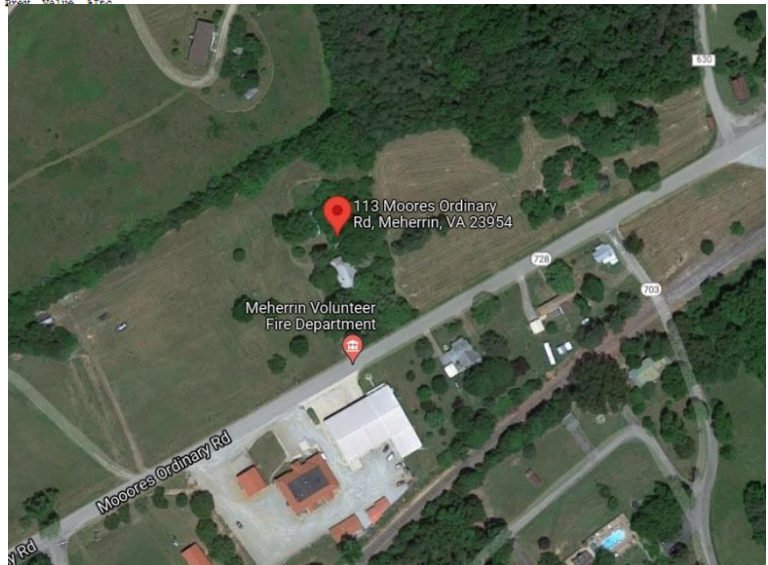
Improvement Description		Site	Value	Area
EXTERIOR-CINDERBLO	NO. ROOMS - 6	SITE-PUBLIC	6	
EXTERIOR-WOOD	NO. BATHROOMS - 3	SITE-PAVED	9	
EXTERIOR-CRAGG SPA	NO. BATHS - 1	SITE-LEVEL	9	
EXTERIOR-METAL	INTERIOR-PINE	SITE-SEPTIC	9	
CONSTRUCTION-FRAME	INTERIOR-PLASTER	SITE-WELL	29	

Dwelling Valuation		Rate	Value
Item	Size	Rate	Value
DWELLING	1640	74.39	121999
HEAT CENTR	1640	2.00	3280
BATH FULL	1	3000.00	3000
WELL	1	8000.00	8000
SEPTIC	1	8000.00	8000
WOOD DECK	240	15.00	3600
PORCH OPEN	329	20.00	6580
Grade Factor (D+S)			90
Replacement Cost New			125450
Phys Depr: % (.910) 1930 - PR			123260
Total Bldg. Value			12200

Other Improvements Valuation		Rate	Value
Desc	Length	Width	Area
GARAGE CE	200		1000
LEAN-TO			1200
Total Imp Value			12200

Land Valuation		Rate	Value
M Cla	Desc	C	Size
A	1 HOME SITE A S		.960
Total Land Value			11400

Comments		Cur. Value	Total
DML APPEARS VACANT / RUNDOWN / 2014 HS		11400	13400
21 REAS VACANT-UNLIVABLE			24800
Average Price Per Acre			
Total Property Value			24800



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Property No. 4

Tax Map No. 076 8 11

Owner: Darline C. Dumas, et al.

Property Identification Card

Property Address: 0 DOUGLAS CHURCH ROAD DUMAS DARLINE C ET ALS
 Owner Name/Address: 299 SCHLEY STREET APT 35
 NEWARK NJ 07112-1075

Map ID: 076 8 11
 Acct No: 12338-1

Legal Description: WOMACK 3.33AC DB190/244 2 69/220

Instrument: 00 00

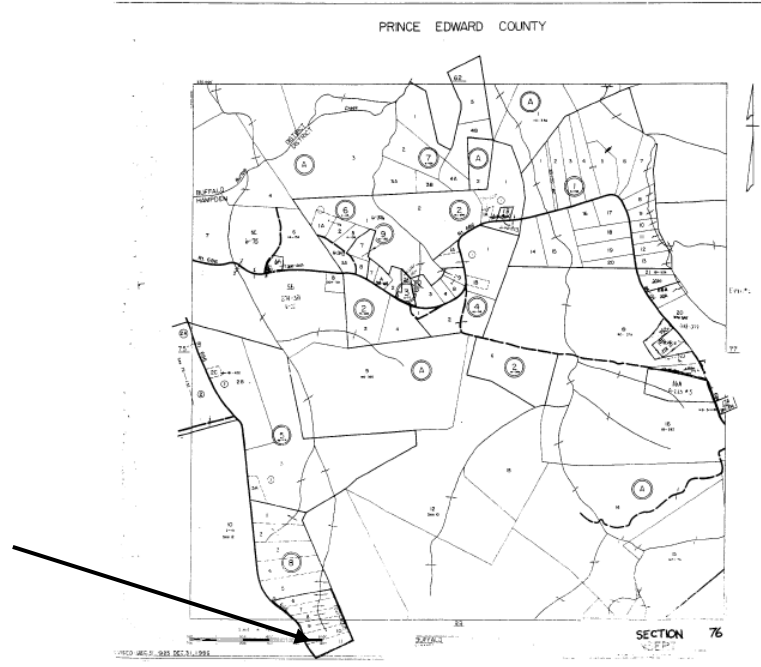
Occupancy: VACANT

Dwelling Type:
 Use/Class: SINGLE FAMILY: 0-19.99 AC Acreage: 3.330
 Year Assessed: 2021 Year Built: Land Use: 0

Zoning: District: 03 HAMPDEN Year Remodeled: Total Mineral: Total Land: \$300
 MH/Type: N On Site Date: 04/24/2020 Total Improvements: Total Value: \$8,300
 Condition: Review Date: Total Value: \$8,300

Improvement Description		Site
Exterior	Interior	Site-PUBLIC SITE-SAVED

M Cls	Desc	G	Size	Spqn	Rate	FV/Pct	Value
A 18	RESIDUAL	U	3.330		2600.00		8325
Total Land Value							8300
Total Property Value							8300



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Property No. 5

Tax Map No. 117 3 24A

Owner: Jean Cunningham

Property Identification Card

Property Address **Owner Name/Address**
 CUNNINGHAM JEAN
 C/O VANDELLA CUNNINGHAM
 P O BOX 513

Map ID: 117 3 24A POLLOCKSVILLE NC 28573
Acct No: 10491-1

Legal Description: HATTERS CREEK ESTATES LOT 24 SEC A

Deed Book/Page: 317 / 618
Instrument: 00 00

Occupancy: VACANT

Dwelling Type:
 Use/Class: SINGLE FAMILY: 0-19.99 AC **Acres:** 4.780

Year Assessed: 2021 **Year Built:** **Land Use:** 0

Zoning: **Year Remodeled:** **Total Mineral:**

District: 04 LEIGH **Year Effective:** **Total Land:** 15300

MH Type: N **On Site Date:** 05/06/2020 **Total Improvements:**

Condition: **Review Date:** **Total Value:** \$15,300

Improvement Description		Site
Exterior	Interior	SITE-DRAVEL SITE-PRIVATE

Land Valuation		
M Cls	Desc	C
A 1	HOMESITE A F	1.000
A 18	RESIDUAL F	3.780
Total Land Value		4.780
Total Property Value		15300



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Property No. 7

Tax Map No. 079 A 13

Owner: John D. Evans, et al.

Property Identification Card

Property Address 1609 REDD SHOP ROAD
 MEHERRIN, VA
Owner Name/Address EVANS JOHN D REV
 C/O IRENE SIPLIN
 2620 W 8TH STREET APT 8 G
 BROOKLYN NY 11224
Map ID: 079 A 13
Acct No: 12633-1
Legal Description: DICKINSON

Instrument: 00 00
Occupancy: DWELLING
Dwelling Type: FAIR VALUE
Use/Class: SINGLE FAMILY: 0-19.99 AC
Year Assessed: 2021
Acreage: 2.000
Year Built: 1939
Land Use: 0

Zoning: District: 03 HAMPDEN
MH/Type: N
Condition: POOR
Year Remodeled: 1939
On Site Date: 05/19/2020
Review Date:
Total Mineral: 18000
Total Land: 18000
Total Improvements: \$1,500
Total Value: \$19,500

Improvement Description		Site	
EXTENSION-CINDERBLOCK	NO. ROOMS = 7	SITE-PUBLIC	
EXTENSION-ASPH/ITE	NO. BEDROOMS = 3	SITE-PAVTC	
EXTENSION-PIERS	NO. BATHS = 1	SITE-SEPTIC	
EXTENSION-COMPOSITE	INTERIOR-CARPET	SITE-WELL	
CONSTRUCTION-FRAME	INTERIOR-PANLS		

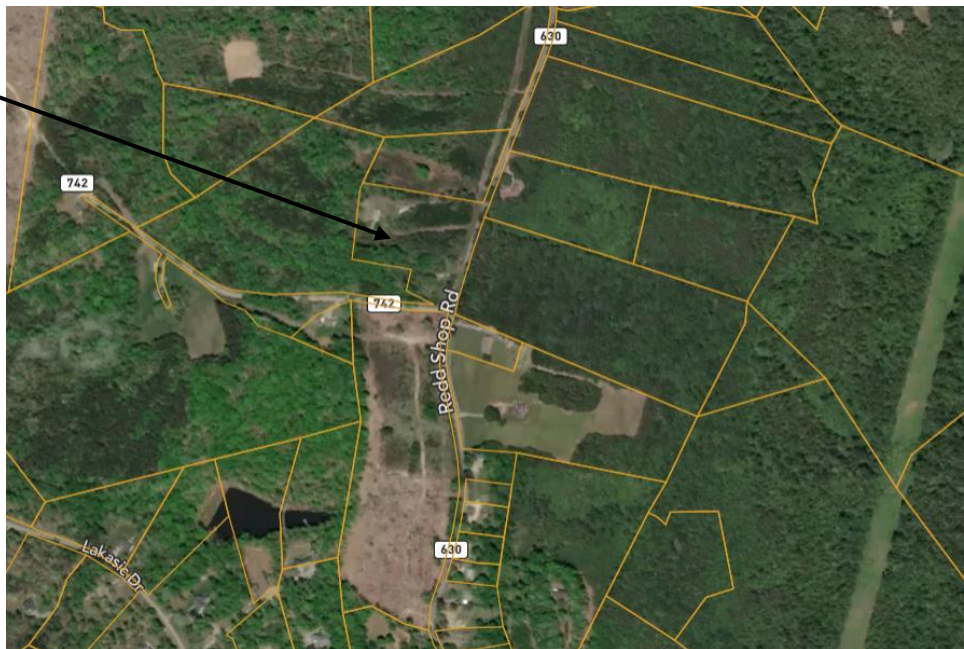
Dwelling Valuation			
Item	Size	Rate	Value
DWELLING	1204	77.69	
BATH FULL	1	3000.00	
WELL	1	8000.00	
SEPTIC	1	8000.00	
SPACE HEAT	1204	1.00	
PORCH ENCL	132	37.50	
PORCH ENCL	140	37.50	
Total Bldg. Value -- Fair Valued			1800

Other Improvements Valuation			
Desc	Length	Width	Rate
SEED	3		
Total Imp Value			6

M Cts	Desc	G	Size	Dpth	Rate	FV/Pct	Valua	Sec	Type	Sts	Description	Area
A	1		1204		18000.00	100%	18000	DWL	DWELLING	1.00	NH8EL9883822PM2	1204
A	21		132		3000	100%	3000	END	PORCH ENCL	1.00	882NINL07W20W8	132
A	21		140		18000	100%	18000	END	PORCH ENCL	1.00	N7W2087E20	140
Total Land Value												2.000
Total Square Feet												1476

Comments:
 VACANT / NOT LIVABLE
 MOST WINDOWS BROKEN OUT: 12/11/2013 MG
 2021 REAS VERY OVERGROWN
 2021 REAS NO CHANGE

Cur. Value	Fwcv. Value	Wnc.	
Land	18000	18000	
Improvements	1500	3500 ()	
Total	19500	21500	
Average Price Per Acre		9000	
Total Property Value			19500



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Property No. 8

Tax Map No. 105 A 32

Owner: Lester Shepperson, et al.

Property Identification Card

Property Address: **Owner Name/Address:**
SHEPPERSON LESTER HENRY & LUCILLE
C/O BARBARA A SHEPPERSON
28 FOREST VIEW ROAD

Map ID: 105 A 32 CUMBERLAND VA 23040
Acct No: 16884-1

Legal Description: PETTUS
Plat Book/Page: 2005 / 913
Deed Book/Page: 2005 / 913
Instrument: 00 00

Occupancy:
Dwelling Type:

Use/Class: AGRICULTURAL: 20-99.99 AC	Acres: 22.900	Land Use: 0
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Year Assessed: 2021 **Year Built:** **Year Remodeled:** **Total Mineral:**

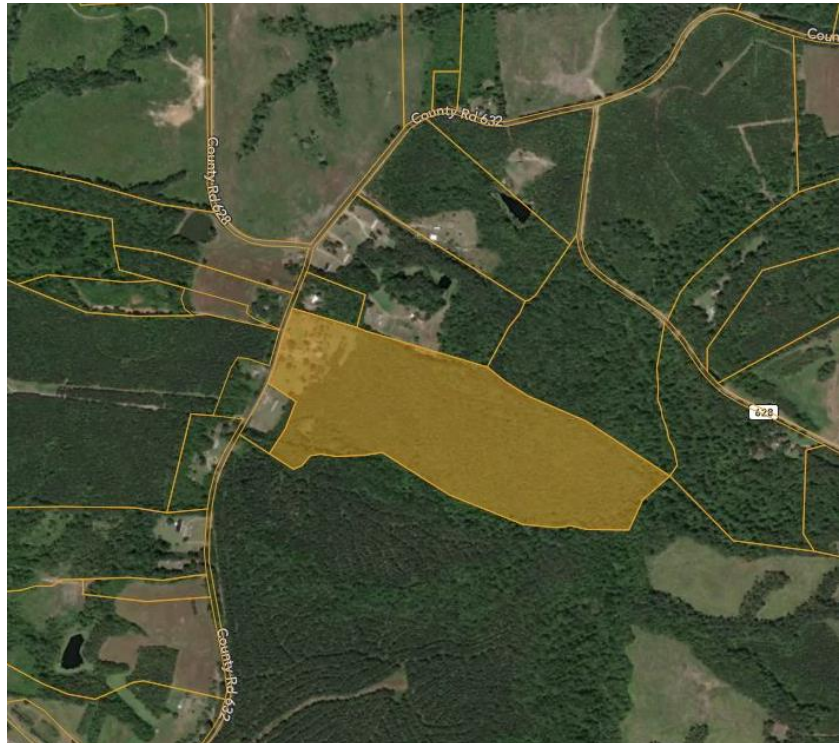
Zoning: **Year Effective:** **Total Land:** 22900

District: 04 LEIGH **On Site Date:** 01/28/2020 **Total Improvements:**

MH Type: **Review Date:** **Total Value:** \$22,900

Condition:

W Class	Desc	G	Size	Opch	Rate	FV/Pct	Value
A	18 RESIDUAL	F	22.900		1000.00		22900
Total Land Value							22900
Total Property Value							22900



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Property No. 9

Tax Map No. 117 1 5B

Owner: Abdul Nassir

Property Identification Card

Property Address: 277 SNAIL CREEK DRIVE GREEN BAY, VA
 Owner Name/Address: NASSIR ABDUL 2321 EVANS MILL ROAD DILLWYN VA 23936

Map ID: 117 1 5B
 Acct No: 12099-1

Legal Description: HATTERS CREEK ESTATES SEC B LOT 5B

Deed Book/Page: 2003 / 3413
 Instrument: 00 00

Occupancy: DWELLING-Mobile Home Personal
 Dwelling Type: SINGLEWIDE
 Use Class: SINGLE FAMILY 0-19.99 AC Acreage: 7.690
 Year Assessed: 2021 Land Use: 0

Zoning: District: 04 LEIGH Year Remodeled: Total Mineral: 18200
 Year Effective: Total Land: 18200

MH Type: Y P On Site Date: 04/15/2020 Total Improvements: \$7,100
 Condition: Review Date: Total Value: \$25,300

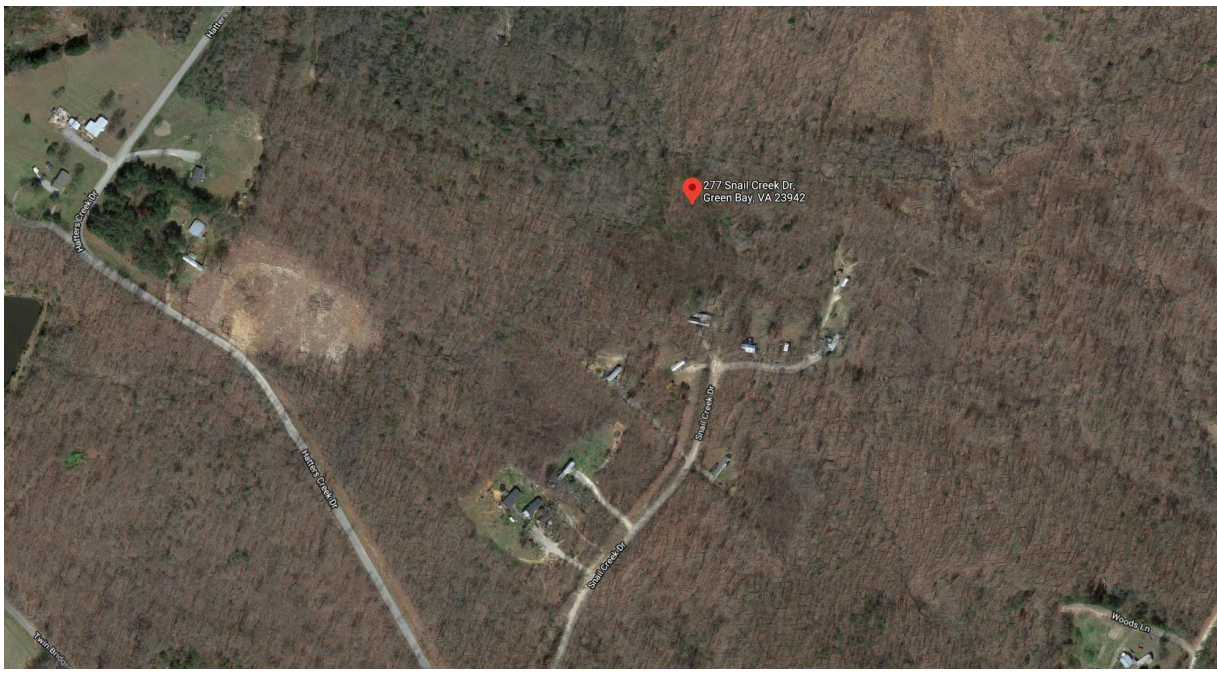
Improvement Description		Area
Exterior	Interior	
	SITE-PORTAC	
	SITE-R-0-M	
	SITE-RESPTC	
	SITE-ME1	

Other Improvements Valuation							
Desc	Length	Width	Size	Grade	Rate	EV/Pct Value	
MH DECK	8.0	8.0	64	C-5	12.00	.18	
MH PORCH	4.0	12.0	48	C-5	20.00	.18	
MH PORCH	8.0	14.0	112	C-5	12.00	.18	
MH ROOF U			2	C-5	4000.00	.18	
Total Imp Value							7100

Land Valuation							
M Cl	Desc	C	Size	Dpth	Rate	EV/Pct Value	
A	RESIDENTIAL	F	7.690		18500.00	18200	
A	RESIDENTIAL	F	6.690		1000.00	6690	
Total Land Value							18200

Comments: DWELLING IS TWO M.H.'S CONNECTED TOGETHER & LARGER - ORIGINAL PROPERTY AS OF 2/20/14 IS NO FOUNDATION: 2/20/14 IS 2.5 ACRES 2007/11

Sec	Type	Str	Description	Area	
Total Square Feet:					18200
Land	Cur. Value	Prov. Value	Blnc.		
Improvements	18200	16700			
Total	23800	23800			
Average Price Per Acre		2380		2385	



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Property No. 10

Tax Map No. 027 2 S

Owner: Georgina M. Pitt-Patton

Property Identification Card

Property Address: Owner Name/Address:
 PITT-PATTON GEORGINA M TR
 GEORGINA M PITT-PATTON LIVING TR
 C/O ALPHONSA PITT

Map ID: 027 2 S 2113 FLORENCE ROAD
 Acct No: 16105-1 MOUNT AIRY MD 21771

Legal Description: ATKINS LOT S

Deed Book/Page: 2002 / 2983
 Instrument: 00 00

Occupancy: VACANT

Dwelling Type:
 Use/Class: SINGLE FAMILY: 0-19.99 AC Acreage: 14.570
 Year Assessed: 2021 Year Built: Land Use: 0

Zoning: Year Remodeled: Total Mineral: Total Land: \$0900
 District: 05 LOCKETT Year Effective: On Site Date: 01/08/2020 Total Improvement: Total Value: \$50,900

MH/Type: N Review Date: Total Value: \$50,900

Condition: Review Date: Total Value: \$50,900

Improvement Description		Site
Exterior	Interior	SITE-PUBLIC SITE-PAVED

Land Valuation		
M Cla	Desc	G Size Dpth Rate FV/Net Value
A 1	HOMESITE A K	1.000 17000.00 17000
A 1B	RESIDUAL U	13.570 2900.00 39205
Total Land Value		14.570 50900

Comments

MOSTLY HARDWOOD.

Total Property Value 50900



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