

**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 for sale at a simulcast (with online and in person bidding) public auction the following described real estate at **Prince Edward County Courthouse 124 N. Main Street Farmville, Virginia 23901, 3rd Floor in Court Room "A", on October 25, 2022 at 12:00 PM.**

The sale of such property is subject to the terms and conditions below, and any term or conditions which may be subsequently posted or announced by Dudley Resources ("Auctioneer") and Taxing Authority Consulting Services, PC ("TACS"). Subsequent announcements made on the day of the auction take precedence over any prior written or verbal terms of sale.

	Property Owner(s)	Tax Map No.	TACS No.	Property Description
1	Otho Walker Trustees, et al.	007 A 34	747845	Prospect Magisterial District along Harris Creek Road 4.00 acres +/-
2	David & Lorraine Chapman	117 A 12B	747841	Leigh Magisterial District 191 Corner Road 3.290 acres +/-
3	Estate of Clark Lyle	022C A 1	747835	Prospect Magisterial District along Slayton Corner Road 3.62 acres +/-
4	Freddie Brown Jackson, Heirs	023A 81410 2	747833	Town of Farmville along S. Virginia Street
5	Claude Walker	019 A 27	747840	Prospect Magisterial District 27 Walker Drive 1.00 acres +/-
6	Frank S Derrenbacker	023 A 41710 1A	747825	Town of Farmville 308 N. Bridge Street
7	Frank S & Laura Z Derrenbacker	023A 41710 13	747825	Town of Farmville 304 N. Bridge Street
8	Grace & Henry Scott	023A 13A 67 and 023A 13 A 68	747820	Town of Farmville along Main Street Lot 11 & 12
9	Grace Scott	023A8 A 19	747820	Town of Farmville along Andrews Drive 1.5 acres +/-

GENERAL TERMS OF SALE: All sales are subject to confirmation by the Circuit Court. The Special Commissioner 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.

[Remainder of page intentionally left blank]

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, and if-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. There is no warranty as to the accuracy of the GIS system, nor is the information contained therein a legal representation of any of the features of the property which it depicts.

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.

PAYMENT TERMS: On the day of the auction, 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, **along with a 10% buyer's premium, subject to a minimum of 150.00, added to the final bid.** Bids which are less than One Thousand Dollars (\$1,000.00) shall be paid in full at the time of the auction. Deposits shall not exceed Twenty Thousand Dollars (\$20,000) per parcel. Such sum shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale. Subsequent taxes will be prorated from the auction date, and the highest bidder will be responsible for taxes from that date forward.

The balance of the purchase price and recording costs for deed recordation shall be deposited by the highest bidder with the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court.

Credit Card information or other proof of funds will be collected as part of the registration process for deposit purposes. If using a credit card, immediately upon conclusion of the Sale, the highest bidder's registered credit card will be charged an initial deposit amount of \$1,000, or the full bid price, if less than the initial deposit amount.

Terms applicable to In-Person Bidders ONLY: The deposit and buyer's premium are due on the day of the auction. The balance due will reflect the deposited funds received via credit card upon the close of the auction. All payments must be made in the form of personal 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 www.dudleyresources.auction. 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 contact Dudley Resources, at 804-709-1954 for assistance.

The highest bidder will receive their purchase contract and balance due via email following the close of the auction. The balance due will reflect the deposited funds received via credit card upon the close of the auction. The contract shall immediately be executed and returned to TACS. **The deposit and buyer's premium must be received in full within seven (7) days following the auction closing (no later than November 1, 2022).** 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 Prince Edward County and forwarded to TACS, at the address shown below. Wire transfer instructions will be provided to the highest bidder upon request.

GENERAL TERMS: To qualify as a purchaser at this auction, you may not owe delinquent taxes to Prince Edward 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 online at www.dudleyresources.auction, by email to info@dudleyresources.com or by phone to 804-709-1954. 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 804-548-4429, or by writing to the address below.

Re: Prince Edward County
Judicial Sale Auction
Taxing Authority Consulting Services, PC
P.O. Box 31800
Henrico, Virginia 23294-1800

SAMPLE “Online bidders ONLY”
PURCHASER’S ACKNOWLEDGEMENT AND
CONTRACT OF SALE

PURCHASER’S ACKNOWLEDGEMENT AND CONTRACT OF SALE At that certain real estate tax sale which closed on _____, the undersigned was the highest bidder on the real estate described below, for a bid price of \$ _____.

Case Name _____
Tax Map No. _____
Account No. _____
TACS No. _____

I understand that a buyer’s premium in the amount \$ _____, and a deposit in the amount 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 received by TACS within five (5) business days following the auction closing (no later than _____ at _____ EST) and that the balance will be due within fifteen (15) days after confirmation of this sale by the Circuit Court of the _____, Virginia.

Cashier’s checks and money orders shall be made out to _____ and forwarded to TACS at the address below. Wire transfer instructions will be provided on request. All payments must reference the Tax Map No. of the parcel. 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 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 auction closing date. I further understand that in the event I owe delinquent taxes to or am named as a Defendant in any delinquent tax suit filed by the above-named locality, that this contract shall be voidable 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 all amounts paid 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 Acknowledgment 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 by bidding, I have 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.

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. I understand that title to the property described herein will be taken in the name(s) indicated below and I represent that I have the authority to purchase and title the property in the name(s) shown below.

High Bidder Electronic Signature

Date: _____

Bidder Name: _____

Street Address: _____

City, State, ZIP: _____

Phone: _____

Email: _____

Title will be taken in the name of: _____

Type of Interest: ☐ Tenants in Common ☐ Tenants by Entirety with ROS
 ☐ Joint Tenants with ROS ☐ N/A

If **purchaser** contact information is different from **bidder** contact information, please provide it 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 _____.

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

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

At that certain Special Commissioner’s sale held on Wednesday, June 22, 2022 in the cause styled Prince Edward County 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 Prince Edward County, 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 (October 25, 2022). I further understand that in the event I owe delinquent taxes to Prince Edward County or if I am named as a Defendant in any delinquent tax suit filed by the Prince Edward County, 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. I understand that title to the property described herein will be taken in the name(s) indicated below and I represent that I have the authority to purchase and title the property in the name(s) shown below.

Signature

Print Name:

Address:

Phone:

Email:

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 25th day of October, 2022, 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. 007 A 34

Owner: Otho Walker, Trustees, et al.

Property Address
0 HARRIS CREEK ROAD

Owner Name/Address
WALKER OTHO ET AL TRUSTEES
PEAKS COMMUNITY CENTER
C/O ALICE IRENE BEY

Map ID: 007 A 34 P O BOX 83
Acct No: 18011-1 PROSPECT VA 23960

Sec	Type	Str	Description	Area
Total	Square Feet			
	Cur. Value	Prev. Value	%Inc.	
Land	12000	12000		
Improvements				
Total	12000	12000		
Average Price	Per Acre	3000		

Legal Description: HILL

Instrument: 00 00

Occupancy: VACANT

Dwelling Type:

Use/Class: SINGLE FAMILY: 0-19.99 AC

Acreage: 4.000

Year Assessed: 2021

Year Built:

Land Use: 0

Zoning:

Year Remodeled:

Total Mineral:

District: 06 PROSPECT

Year Effective:

Total Land: 12000

MH/Type: N

On Site Date: 12/20/2019

Total Improvements:

Condition:

Review Date:

Total Value: \$12,000

Improvement Description		Site
Exterior	Interior	SITE-PUBLIC
		SITE-PAVED

Land Valuation							
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
A 21	RESIDUAL	A	4.000		3000.00		12000
Total Land Value			4.000				12000
Total Property Value							12000



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 the County of Prince Edward 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. 117 A 12B

Owner: David & Lorraine Chapman, et al.

Property Address
191 CORNER ROAD
Owner Name/Address
CHAPMAN DAVID & LORRAINE
C/O SEAN C CHAPMAN
109 COOPER STREET
Map ID: 117 A 12B FARMVILLE VA 23901
Acct No: 11651-1

Legal Description: TAYLOR DB 263/882

Instrument: 00 00

Occupancy: DWELLING/Mobile Home Personal

Dwelling Type: SINGLEWIDE

Use/Class: SINGLE FAMILY: 0-19.99 AC Acreage: 3.290

Year Assessed: 2021

Year Built:

Land Use: 0

Zoning:

Year Remodeled:

Total Mineral:

District: 04 LEIGH

Year Effective:

Total Land: 13800

MH/Type: Y P

On Site Date: 03/26/2020 Total Improvements: \$6,600

Condition:

Review Date:

Total Value: \$20,400

Improvement Description							
Exterior		Interior			Site		
SITE-PUBLIC							
SITE-PAVED							

Other Improvements Valuation							
Desc	Length	Width	Size	Grade	Rate	FV/Pct	Value
MH HOOK U <td></td> <td></td> <td>1</td> <td>D+5</td> <td>4000.00</td> <td>.15</td> <td>3100</td>			1	D+5	4000.00	.15	3100
STORAGE F	12.0	20.0	240	D+5	10.00	.15	1800
STORAGE M							1100
STORAGE F	8.0	8.0	64	D+5	10.00	.15	500
MH DECK	4.0	4.0	16	D+5	10.00	.15	100
Total Imp Value							6600

M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
A	1 HOMESITE A	F	1.000		11500.00		11500
A	18 RESIDUAL	F	2.290		1000.00		2290
Total Land Value							13800

Comments							
1992 OXFORD 14X66 TAN/WD GRAIN AVG.-DAVID CHAPMAN.							

Total Property Value							20400



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Property No. 3

Tax Map No. 022C A 1
Owner: Estate of Clark Lyle

Property Address Owner Name/Address
0 SLAYTON CORNER ROAD LYLE CLARK ESTATE OF
EPWORTH WAY MD

Map ID: 022C A 1

Acct No: 15133-1

Legal Description: COLEMAN 3.62 AC

Instrument: 00 00

Occupancy: VACANT

Dwelling Type:

Use/Class: SINGLE FAMILY: 0-19.99 AC

Acreage: 3.620

Year Assessed: 2021

Year Built:

Land Use: 0

Zoning:

Year Remodeled:

Total Mineral:

District: 06 PROSPECT

Year Effective:

Total Land: 14500

MH/Type: N

On Site Date: 01/07/2020 Total Improvements:

Condition:

Review Date: 10/16/2020

Total Value: \$14,500

Sec	Type	Str	Description	Area
Total Square Feet				
		Cur. Value	Prev. Value	%Inc.
Land		14500	14500	
Improvements				
Total		14500	14500	
Average Price Per Acre			4000	

Improvement Description			Site
Exterior	Interior		
			SITE-PUBLIC
			SITE-PAVED

Land Valuation						
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct Value
A 21	RESIDUAL	K	3.620		4000.00	14480
Total Land Value			3.620			14500
Total Property Value						14500

Legal Disclaimer: Non-confidential real estate



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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. 4

Tax Map No. 023A 81410 2

Owner: Freddie Brown Jackson, Heirs

Property Address
0 S VIRGINIA STREET

Owner Name/Address
JACKSON FREDDIE BROWN HEIRS
C/O PHILLIP L CORPENING
5036 HOPKINS RD
Map ID: 023A81410 2 RICHMOND VA 23234
Acct No: 14196-1

Legal Description: LOT 2 B-10 EMV TM 281002

Instrument: 00 00

Occupancy: VACANT

Dwelling Type:

Use/Class: SINGLE FAM URBAN

Acreage: 0.000

Year Assessed: 2021

Year Built:

Land Use: 0

Zoning:

Year Remodeled:

Total Mineral:

District: 07 TOWN OF FARMVILLE

Year Effective:

Total Land: 20000

MH/Type: N

On Site Date: 07/27/2020 **Total Improvements:**

Condition:

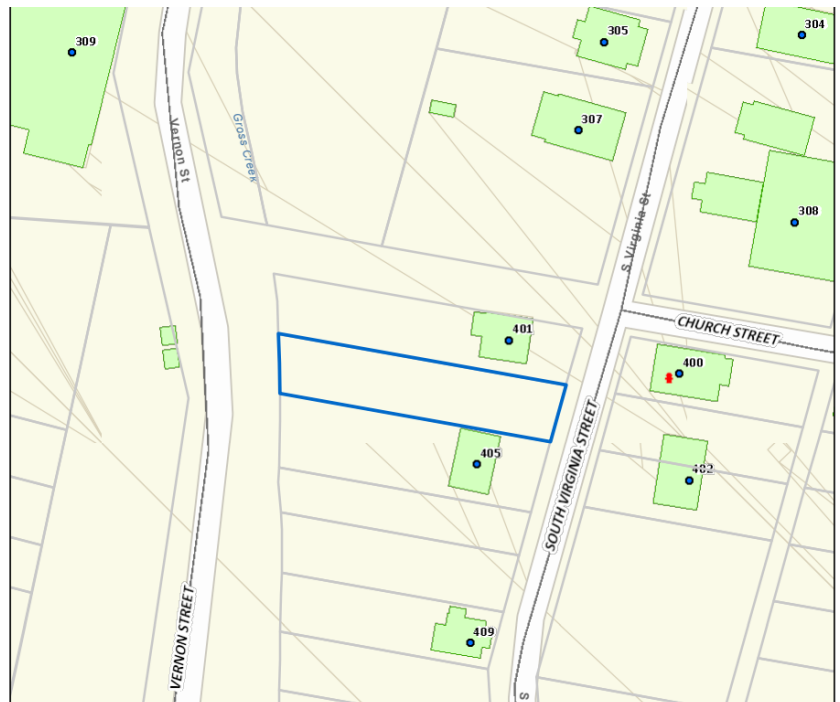
Review Date: 09/28/2020

Total Value: \$20,000

----- Improvement Description -----							
Exterior			Interior			Site	
						SITE-PUBLIC	
						SITE-PAVED	
----- Land Valuation -----							
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
L 50	FV LOT	Y	1		20000.00		20000
Total Land Value							20000

Total Property Value							20000

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Property No. 5

Tax Map No. 019 A 27

Owner: Claude Walker

Property Address	Owner Name/Address	Sec	Type	Str	Description	Area
27 WALKER DRIVE	WALKER CLAUDE	Total Square Feet				
	C/O ANNIE N WALKER			Cur. Value	Prev. Value	%Inc.
	4505 SPRUCE WOOD COURT	Land		17000	15000	
		Improvements		4200	4200	
		Total		21200	19200	
		Average Price Per Acre			17000	

Map ID: 019 A 27 TEMPLE HILLS MD 20748

Acct No: 17975-1

Legal Description: CLAY 1 AC

Instrument: 00 00

Occupancy: DWELLING/Mobile Home Personal

Dwelling Type: SINGLEWIDE

Use/Class: SINGLE FAMILY: 0-19.99 AC

Acreage: 1.000

Year Assessed: 2021

Year Built:

Land Use: 0

Zoning:

Year Remodeled:

Total Mineral:

District: 06 PROSPECT

Year Effective:

Total Land: 17000

MH/Type: Y P

On Site Date: 12/05/2019 Total Improvements: \$4,200

Condition:

Review Date:

Total Value: \$21,200

Improvement Description			
Exterior	Interior	Site	
		SITE-PUBLIC	
		SITE-PAVED	
		SITE-SEPTIC	
		SITE-WELL	

Other Improvements Valuation							
Desc	Length	Width	Size	Grade	Rate	FV/Pct	Value
MH HOOK U			1	D-5	4000.00	.30	2200
MH ADDITI	12.0	10.0	120	D-5	30.00	.30	2000
Total Imp Value							4200

Land Valuation							
TRAC: 6.000				LMAT: .00			
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
A	1 HOMESITE A K		1.000		17000.00		17000
Total Land Value			1.000				17000

Comments	
1979+/- OAKWOOD CREAM/BROWN 14X64 FAIR- SAME OWNER	
Total Property Value	21200



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Property No. 6

Tax Map No. 023 A 41710 1A

Owner: Frank S. Derrenbacker

Property Address
308 N BRIDGE STREET
FARMVILLE, VA

Owner Name/Address
DERRENBACHER FRANK S & LAURA Z
707 MILNWOOD ROAD
FARMVILLE VA 23901

Map ID: 023A41710 1A

Acct No: 12167-1

Legal Description: PT 78-82 TJG PT TM 301015 & PT 301001

Instrument: 00 00

Occupancy: VACANT

Dwelling Type:

Use/Class: MULTIPLE FAM (APT ETC)

Acreage: 0.000

Year Assessed: 2021

Year Built:

Land Use: 0

Zoning:

Year Remodeled:

Total Mineral:

District: 07 TOWN OF FARMVILLE

Year Effective:

Total Land: 60000

MH/Type: N

On Site Date: 08/24/2020 **Total Improvements:**

Condition:

Review Date:

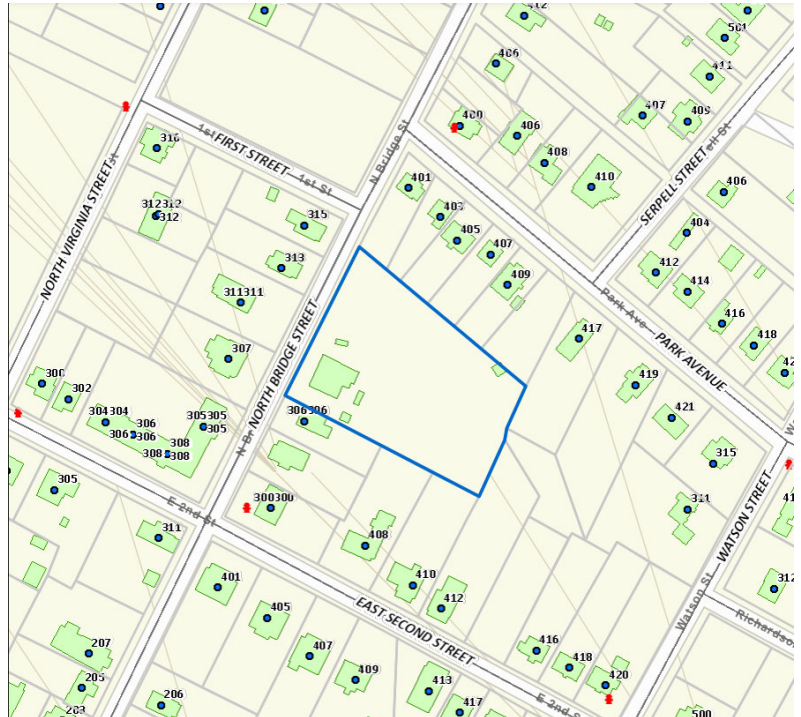
Total Value: \$60,000

Improvement Description		Site
Exterior	Interior	SITE-PUBLIC
		SITE-PAVED
		SITE-PUBLIC SEWER
		SITE-PUBLIC WATER

Land Valuation							
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
L 53	FV HOMESIT	J	1		60000.00		60000
Total Land Value							60000

Comments	
SEE DEED OF EASEMENT 2014-0298	
BP 17-361D DEMO HOUSE 100% COMPLETE KS 4/30/18.	
Total Property Value	
60000	

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Property No. 7

Tax Map No. 023A 41710 13

Owner: Frank S. & Laura Z. Derrebacker

Property Address
304 N BRIDGE STREET
FARMVILLE, VA

Owner Name/Address
DERREBACKER FRANK S
707 MILNWOOD ROAD
FARMVILLE VA 23901

Map ID: 023A41710 13
Acct No: 12166-1

Legal Description: PT 82 & 84 TM 301013

Deed Book/Page: 211 / 121

Instrument: 00 00

Occupancy: VACANT

Dwelling Type:

Use/Class: SINGLE FAM URBAN

Acreage: 0.000

Year Assessed: 2021

Year Built:

Land Use: 0

Zoning:

Year Remodeled:

Total Mineral:

District: 07 TOWN OF FARMVILLE

Year Effective:

Total Land: 20000

MH/Type: N

On Site Date: 08/24/2020

Total Improvements:

Condition:

Review Date:

Total Value: \$20,000

Sec	Type	Str	Description	Area
Total Square Feet				

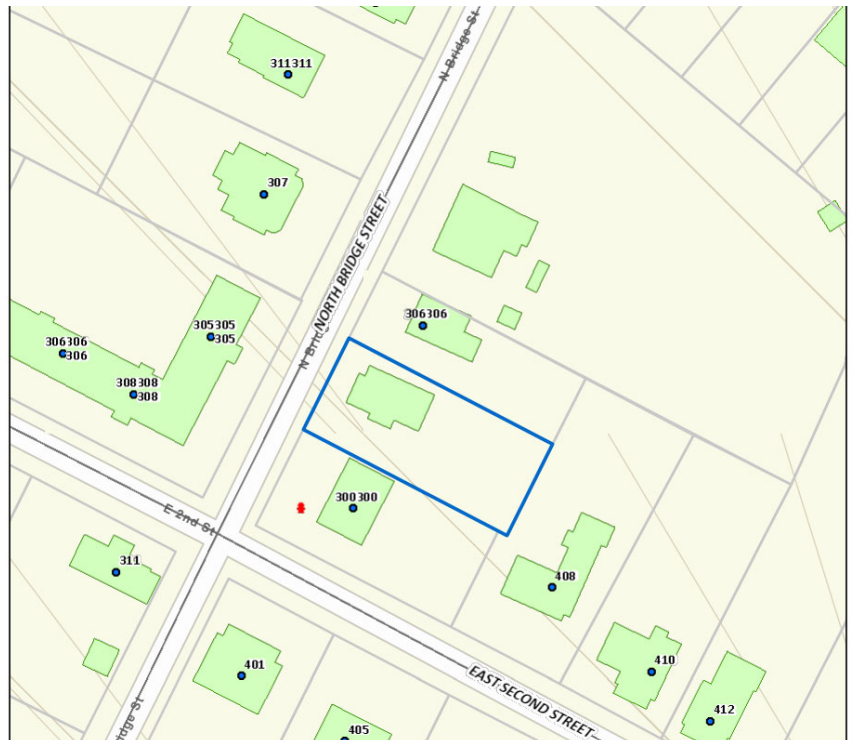
		Cur. Value	Prev. Value	%Inc.
Land		20000	20000	
Improvements				
Total		20000	20000	
Average Price Per Acre				

Exterior	Improvement Description	Interior	Site
			SITE-PUBLIC
			SITE-PAVED
			SITE-PUBLIC SEWER
			SITE-PUBLIC WATER

M	Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
L	53	FV HOMESIT B		1		20000.00		20000
Total Land Value								20000

Comments	
BP#08-121C REPAIR OUTSIDE OF DWL / BP#09-565C TO REPLACE SEVERAL ROTTED BEAMS & COLUMNS 100% COMP DWL RENOVATED 2010. NO VALUE CHANGE CY 6-1-11 BP 17-362D DEMO HOUSE 100% COMPLETE KS 4/30/18.	
Total Property Value	20000

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Property No. 8

Tax Map No. 023A 13A 67

Owner: Grace & Henry Scott

Property Address
0 MAIN STREET

Owner Name/Address
SCOTT GRACE
C/O STEVE SCOTT
8259 BUFFIN ROAD

Map ID: 023A13A 68 RICHMOND VA 23231

Acct No: 16723-1

Legal Description: LOT 11 H-S ROAD

Instrument: 00 00

Occupancy: COMMERCIAL

Dwelling Type: VACANT

Use/Class: COMMERCIAL/INDUSTRIAL Acreage: 0.000

Year Assessed: 2021

Year Built:

Land Use: 0

Zoning:

Year Remodeled:

Total Mineral:

District: 07 TOWN OF FARMVILLE

Year Effective:

Total Land: 56400

MH/Type: N

On Site Date: 01/02/2020 Total Improvements:

Condition:

Review Date:

Total Value: \$56,400

Improvement Description		
Exterior	Interior	Site
		SITE-PUBLIC
		SITE-PAVED

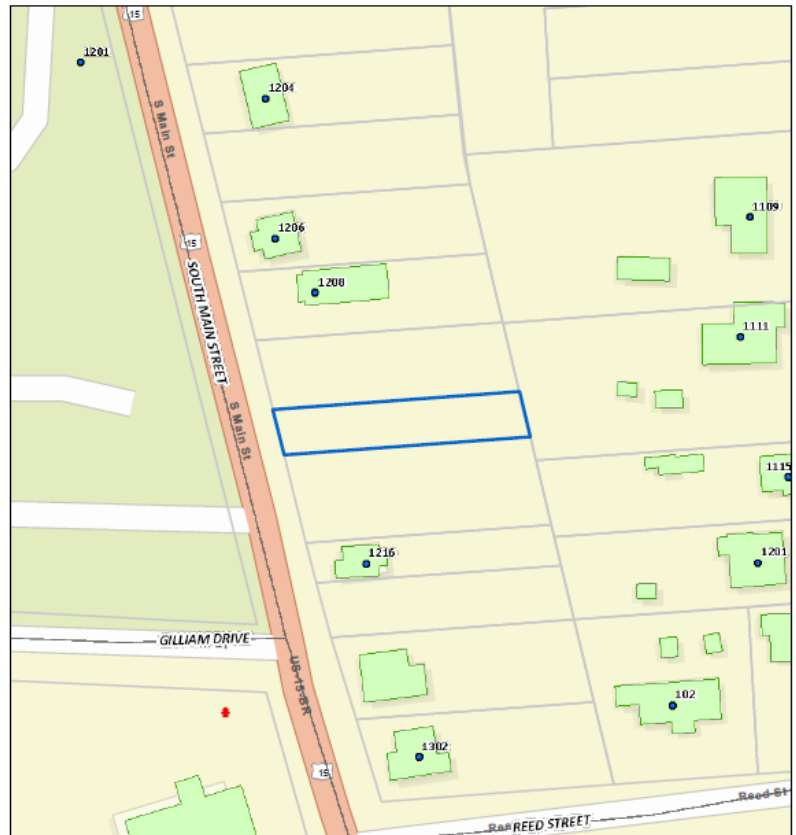
M	Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
S	56	FV COMMERC T		11275		5.00		56375
Total Land Value								56400

Comments	
COMMERCIAL LOCATION.	
Total Property Value	56400

Sec	Type	Str	Description	Area
Total Square Feet				

		Cur. Value	Prev. Value	%Inc.
Land		56400	56400	
Improvements				
Total		56400	56400	
Average Price Per Acre				

023A 13A 07



Property No. 8 (cont.)

Tax Map No. 023A 13A 68

Owner: Grace & Henry Scott

Property Address
0 MAIN STREET

Owner Name/Address
SCOTT GRACE & HENRY
C/O STEVE SCOTT
8259 BUFFIN ROAD

Map ID: 023A13A 67 RICHMOND VA 23231

Acct No: 16725-1

Legal Description: PT LOT 12 H-S ROAD

Instrument: 00 00

Occupancy: COMMERCIAL

Dwelling Type: VACANT

Use/Class: COMMERCIAL/INDUSTRIAL

Acreage: 0.000

Year Assessed: 2021

Year Built:

Land Use: 0

Zoning:

Year Remodeled:

Total Mineral:

District: 07 TOWN OF FARMVILLE

Year Effective:

Total Land: 48800

MH/Type: N

On Site Date: 01/02/2020 **Total Improvements:**

Condition:

Review Date:

Total Value: \$48,800

Sec	Type	Str	Description	Area

Total Square Feet				

		Cur. Value	Prev. Value	%Inc.
Land		48800	48800	
Improvements				
Total		48800	48800	
Average Price Per Acre				

----- Improvement Description -----							
Exterior			Interior			Site	
						SITE-PUBLIC	
						SITE-PAVED	

----- Land Valuation -----							
M CIs	Desc	G	Size	Dpth	Rate	FV/Pot	Value
S 56 FV COMMERC T			9750		5.00		48750
Total Land Value							48800

----- Comments -----							
COMMERCIAL LOCATION.							

Total Property Value							48800

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Property No. 9

Tax Map No. 023A8 A 19

Owner: Grace Scott

Property Address
0 ANDREWS DRIVE

Owner Name/Address
SCOTT GRACE
C/O STEVE SCOTT
8259 BUFFIN ROAD
RICHMOND VA 23231

Map ID: 023A8 A 19
Acct No: 16724-1
Legal Description: H-S ROAD 1.50AC

Sec	Type	Str	Description	Area
Total Square Feet				
			Cur. Value	Prev. Value
Land			43000	43000
Improvements				
Total			43000	43000
Average Price Per Acre			29333	

Instrument: 00 00

Occupancy: VACANT

Dwelling Type:

Use/Class: SINGLE FAM URBAN

Acreage: 1.500

Year Assessed: 2021

Year Built:

Land Use: 0

Zoning:

Year Remodeled:

Total Mineral:

District: 07 TOWN OF FARMVILLE

Year Effective:

Total Land: 43000

MH/Type: N

On Site Date: 07/31/2020

Total Improvements:

Condition:

Review Date: 09/28/2020

Total Value: \$43,000

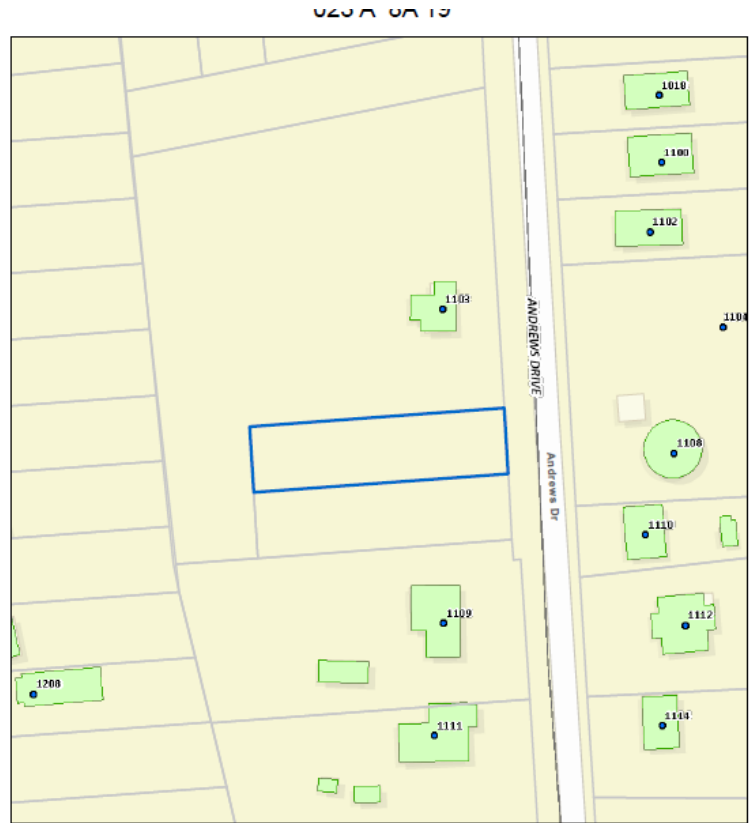
Improvement Description							
Exterior		Interior		Site			
				SITE-PUBLIC			
				SITE-PAVED			

Land Valuation							
M Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
A 53	FV HOMESIT F		1.000		40000.00		40000
A 54	FV RESIDUA J		.500		8000.00	.25-	3000
Total Land Value			1.500				43000

Comments	
2013: RESIDUAL SHAPE -25%	
21 REAS GIS HAS THIS MAPPED AS .23 ACRE	

Total Property Value	43000
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NOTES