

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER’S SALE OF REAL ESTATE
CITY OF DANVILLE, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of City of Danville, the undersigned Special Commissioner will offer for sale at a live public auction the following described real estate at the **Danville City Council Chambers on the fourth floor of the Municipal Building, 427 Patton Street, on December 16, 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 Williams Auction Company (“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)	Parcel ID	TACS No.	Property Description
1	Grand Summit, LLC	1513	121168	Vacant, Moffett Street, ±0.1082 acre.
2	Grand Summit, LLC	21586	121168	Vacant, Franklin Street, ±0.1177 acre.
3	Grand Summit, LLC	23743	121168	Vacant, Jefferson Street, ±0.1439 acre
4	Phoebe B. Sims	23371	120929	Vacant, Wilson Street, ±0.1074 acre.
5	Mark S. Simpkins	56009	216093	Vacant, Stokesland Avenue, ±0.3236 acre.
6	Gloria Mae Alston	56224	439259	Vacant, London Bridge Drive, ±0.3453 acre.
7	Gloria Mae Alston	56225	439259	Vacant, London Bridge Drive, ±0.3385 acre.
8	Lucille Saunders	21127	120945	826 Cole Street, ±0.1192 acre.
9	Sallie Pritchett Heirs	3452	120719	559 Third Avenue, ±0.2966 acre.
10	Vernon Broussard	59013	120145	341 Seminole Trail (Building 18, Unit 341)
11	Larry Ray Beard & Sharon Glass	880	121009	907 Wyllie Avenue, ±0.2305 acre.

12	Gloria Alston	22944	439259	226 Broad Street, ±0.2314 acre.
13	Greater United Church Trustees	23262	121025	206 Broad Street, ±0.4602 acre.
14	Moses D. Adkins	2276	121108	Vacant, Middle Street, ±0.2109 acre.
15	Ashley Carter	4834	120433	842 Corcoran Street, ±0.3518 acre.

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.

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 any information contained in 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 \$100.00, 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.

All payments must be made in the form of personal check, cashier's check or money order. **No cash will be accepted.**

To qualify as a purchaser at this auction, you may not owe delinquent taxes to City of Danville and you may not be a Defendant in any pending delinquent tax matter. 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 804-612-0629, or by writing to the address below.

Re: City of Danville Judicial Sale Auction
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 16, 2022 in the cause styled City of Danville 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 City of Danville, 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 City of Danville or if I am named as a Defendant in any delinquent tax suit filed by the City of Danville, 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. 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 16th day of December 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 1
Grand Summit LLC**



Parcel ID: 01513

Address: MOFFETT ST

Owner Information

Owner Name: GRAND SUMMIT LLC

Owner Address: N/A

Mail-To: GRAND SUMMIT LLC C/O JORGENSEN JAMES N

Mailing Address: PO BOX 98506, RALEIGH, NC 27624

Land Information

Flood Zones: N/A

Enterprise Zones: N/A

Historic Districts: N/A

Elementary School District: Woodberry Hills

Middle School District: O.T. Bonner

Value Information

Land Value: \$600

Land Use Value: N/A

Improvement: N/A

Total: \$600

Additional Information

State Code: 1090 Vac Res Lot Not Buildable

Land Use: Residential

Tax Map: 2707002000003000

Approx. Acres: 0.1082

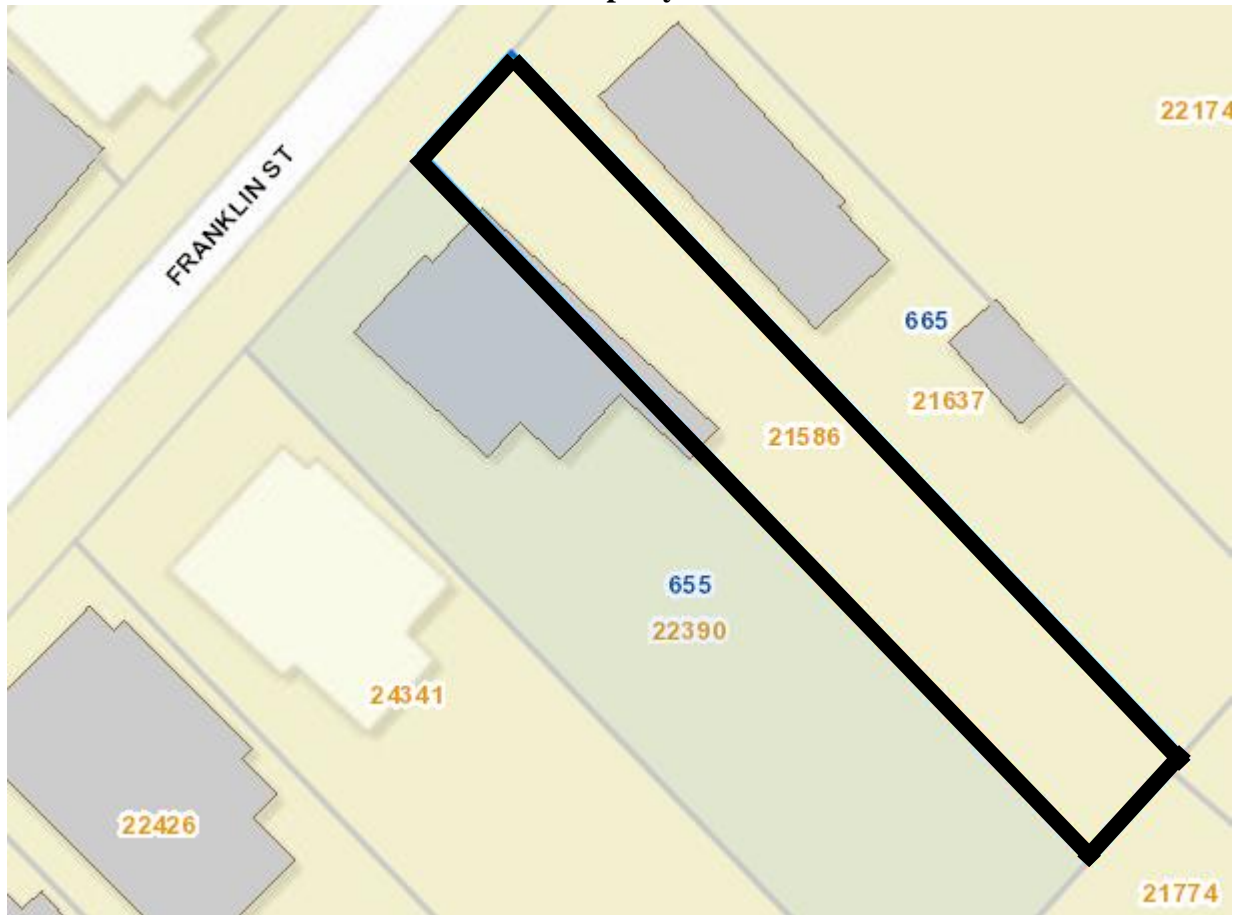
Legal Description: 25 FT PT NO 9 10 11 & 12 SEC 6 MOFFETT ST

Zone: OTR Old Town Residential

Notes: Avg Lot: 25.0 X 200.0 DB 04-3868: 64 lists. DB 04-1539: 38 lists.

This information is provided for general reference only and is not intended to be a true and accurate representation of the shape of the property. This is no substitute for a survey of the property and is intended to be informational in nature. Interested bidders should exercise their due diligence to determine the size, shape, location, percability, zoning, road frontage, and any other matters of interest related to this property.

Property 2



Parcel ID: 21586

Address: FRANKLIN ST

Owner Information

Owner Name: GRAND SUMMIT LLC

Owner Address: N/A

Mail-To: GRAND SUMMIT LLC C/O JORGENSEN JAMES N

Mailing Address: PO BOX 98506, RALEIGH, NC 27624

Land Information

Flood Zones: N/A

Enterprise Zones: N/A

Historic Districts: Tobacco Warehouse District

Elementary School District: N/A

Middle School District: Westwood

Value Information

Land Value: \$700

Land Use Value: N/A

Improvement: N/A

Total: \$700

Additional Information

State Code: 1091 Vac Res Lot Buildable - 1

Land Use: Residential

Tax Map: 2717008000024000

Approx. Acres: 0.1177

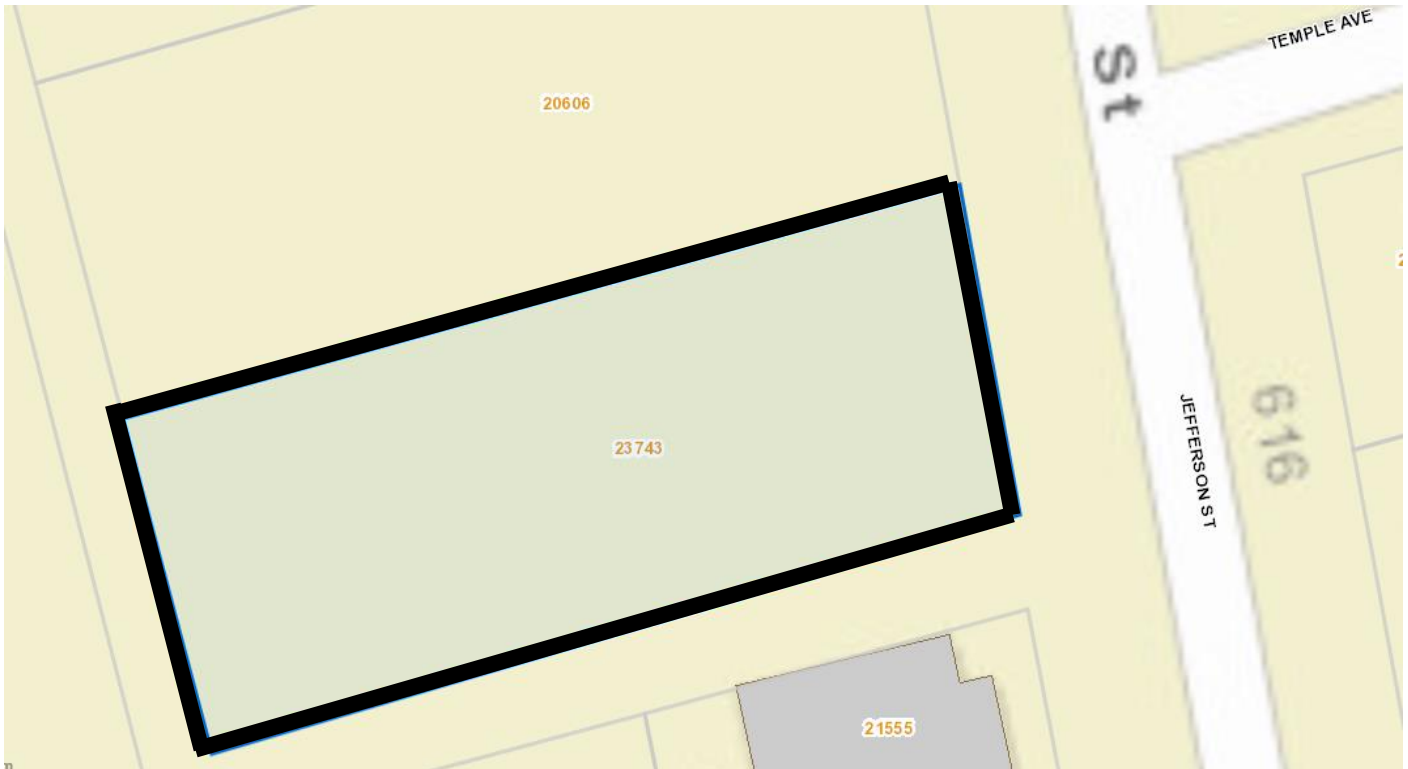
Legal Description: 25 FT S PT NO 8 SEC 4 FRANKLIN ST

Zone: OTR Old Town Residential

Notes: Avg Lot: 25 X 190 DB 04-3868: 64 lists. DB 04-612: 4 lists.

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**Property 3
Grand Summit LLC**



Parcel ID: 23743

Address: JEFFERSON ST

Owner Information

Owner Name: GRAND SUMMIT LLC

Owner Address: N/A

Mail-To: GRAND SUMMIT LLC C/O JORGENSEN JAMES N

Mailing Address: PO BOX 98506, RALEIGH, NC 27624

Land Information

Flood Zones: N/A

Enterprise Zones: N/A

Historic Districts: Eligible Old West End District

Elementary School District: Forest Hills

Middle School District: Westwood

Value Information

Land Value: \$1,200

Land Use Value: N/A

Improvement: N/A

Total: \$1,200

Additional Information

State Code: 1091 Vac Res Lot Buildable - 1

Land Use: Residential

Tax Map: 2717020000012000

Approx. Acres: 0.1439

Legal Description: 51 FT NO 4 JEFFERSON ST

Zone: OTR Old Town Residential

Notes: Avg Lot: 51.0 X 135.0 DB 04-3868: 64 lists. DB 04-612: 4 lists.

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**Property 4
Phoebe B. Sims**



Parcel ID: 23371

Address: WILSON ST

Owner Information

Owner Name: SIMS PHOEBE B

Owner Address: PO BOX 1383

Mail-To: SIMS PHOEBE B

Mailing Address: PO BOX 1383, SOUTH BOSTON, VA 24592

Land Information

Flood Zones: N/A

Enterprise Zones: uez

Historic Districts: N/A

Elementary School District: Park Avenue

Middle School District: Westwood

Value Information

Land Value: \$5,800

Land Use Value: N/A

Improvement: N/A

Total: \$5,800

Additional Information

State Code: 4091 Vac Com Buildable - 1

Land Use: Commercial

Tax Map: 2713022000002000

Approx. Acres: 0.1074

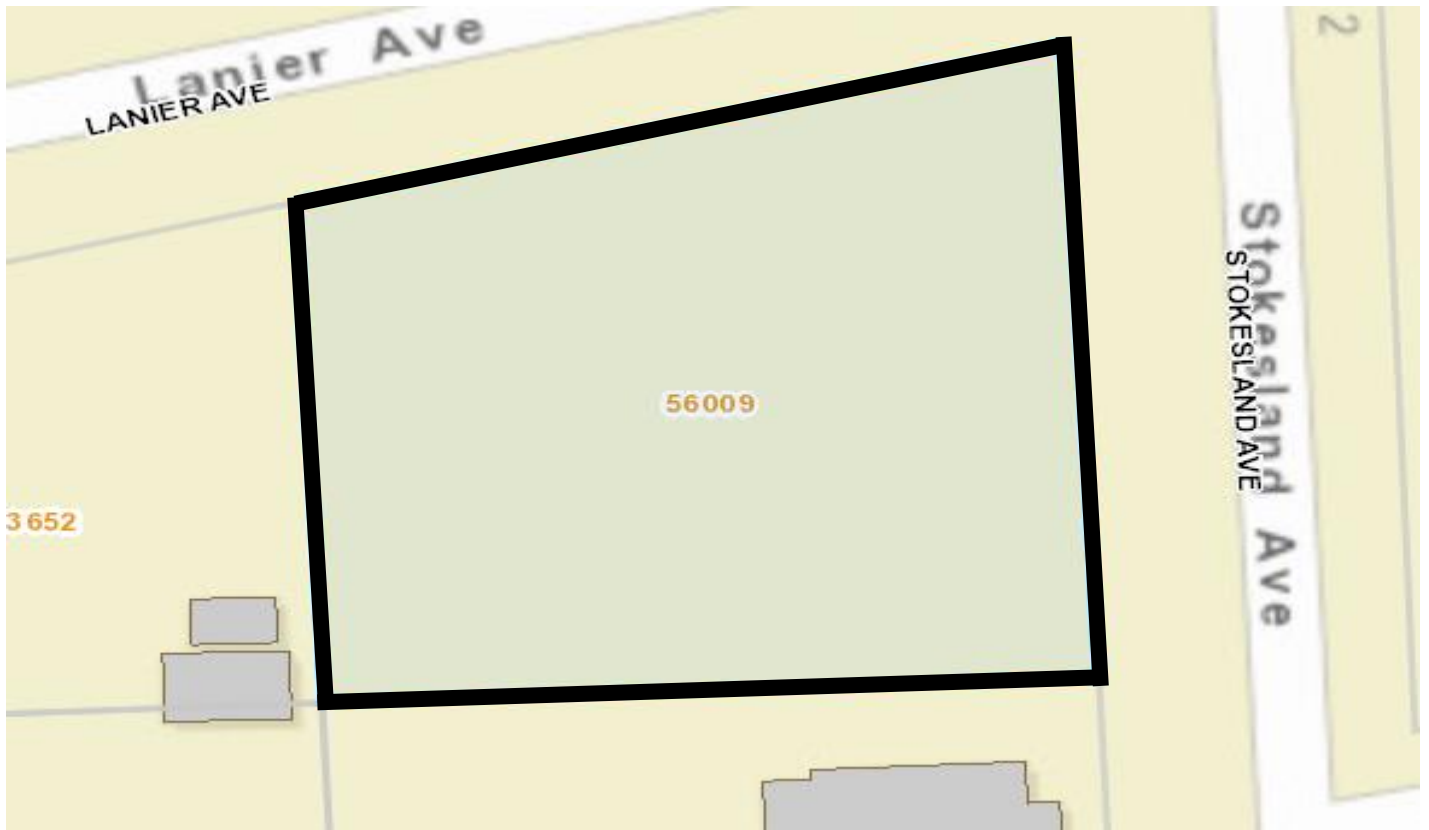
Legal Description: 46.33 FT NO 1 WILSON ST (WAS PT LOT 136)

Zone: CBC Central Business District

Notes: DB 07-3354: 24 lists. DB 02-6953: 56 lists. DB 02-6621: 54 lists.

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Property 5
Mark S. Simpkins



Parcel ID: 56009

Address: STOKESLAND AVE

Owner Information

Owner Name: SIMPKINS MARK S

Owner Address: 391 COUNTY RD 2069

Mail-To: SIMPKINS MARK S

Mailing Address: 391 COUNTY RD 2069, LIBERTY, TX 77575

Land Information

Flood Zones: N/A

Enterprise Zones: N/A

Historic Districts: Eligible Schoolfield District

Elementary School District: Schoolfield

Middle School District: O.T. Bonner

Value Information

Land Value: \$6,800

Land Use Value: N/A

Improvement: N/A

Total: \$6,800

Additional Information

State Code: 1090 Vac Res Lot Not Buildable

Land Use: Residential

Tax Map: 0612009000029000

Approx. Acres: 0.3236

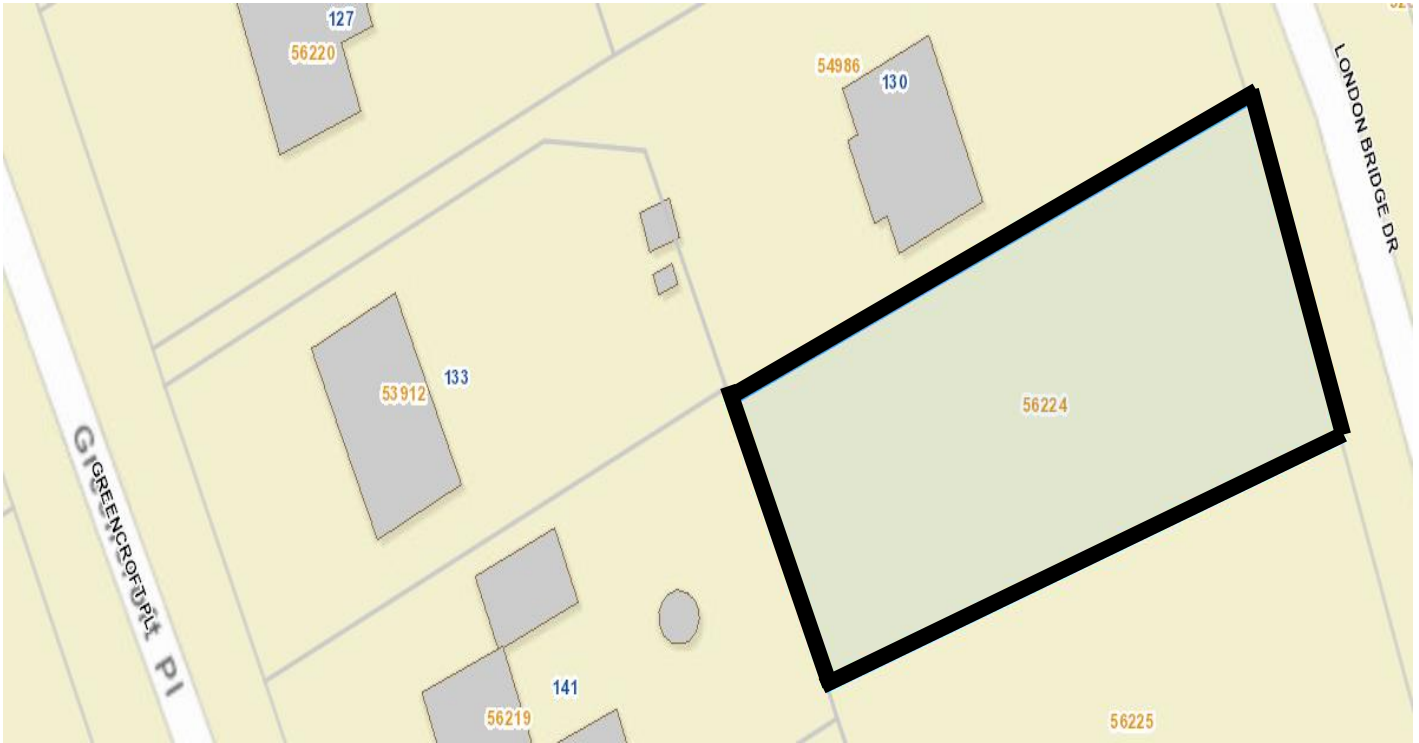
Legal Description: 121.96 FT NO 61 SEC F STOKESLAND AVE

Zone: OTR Old Town Residential

Notes: Avg lot: 98 X 125

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**Property 6
Gloria Mae Alston**



Parcel ID: 56224

Address: LONDON BRIDGE DR

Owner Information

Owner Name: ALSTON GLORIA MAE

Owner Address: 226 BROAD ST

Mail-To: ALSTON GLORIA MAE

Mailing Address: 226 BROAD ST, DANVILLE, VA 24541

Land Information

Flood Zones: N/A

Enterprise Zones: N/A

Historic Districts: N/A

Elementary School District: EA Gibson

Middle School District: Westwood

Value Information

Land Value: \$4,700

Land Use Value: N/A

Improvement: N/A

Total: \$4,700

Additional Information

State Code: 1091 Vac Res Lot Buildable - 1

Land Use: Residential

Tax Map: 1616005000015000

Approx. Acres: 0.3453

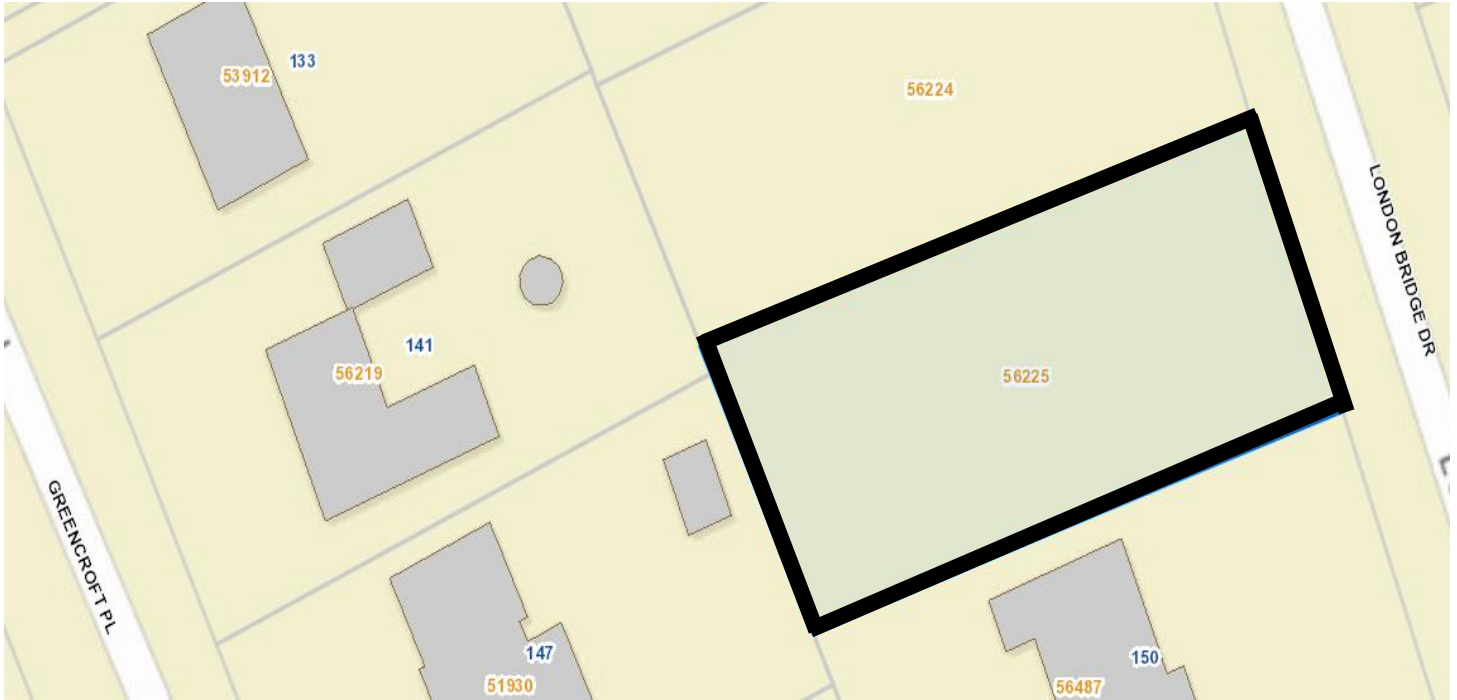
Legal Description: 85 FT NO 15 SEC F LONDON BRIDGE DR

Zone: SR Suburban Residential

Notes: Avg Lot: 82.0 X 185.0 Gloria Mae Alston died 11/26/2020 in Greenburgh, NY. DB 13-4123: same 2 lists. WB 13-42: Helen died 1/23/13 & 2 lists incl acct# 56224 & 56225. WB 02-152: Elwood died 4/4/02 & 5 lists.

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Property 7
Gloria Mae Alston



Parcel ID: 56225

Address: LONDON BRIDGE DR

Owner Information

Owner Name: ALSTON GLORIA MAE

Owner Address: 226 BROAD ST

Mail-To: ALSTON GLORIA MAE

Mailing Address: 226 BROAD ST, DANVILLE, VA 24541

Land Information

Flood Zones: N/A

Enterprise Zones: N/A

Historic Districts: N/A

Elementary School District: EA Gibson

Middle School District: Westwood

Value Information

Land Value: \$4,700

Land Use Value: N/A

Improvement: N/A

Total: \$4,700

Additional Information

State Code: 1091 Vac Res Lot Buildable - 1

Land Use: Residential

Tax Map: 1616005000016000

Approx. Acres: 0.3385

Legal Description: 83 FT NO 16 SEC F LONDON BRIDGE DR

Zone: SR Suburban Residential

Notes: Avg Lot: 83.0 X 177.0 Gloria Mae Alston died 11/26/2020 in Greenburgh, NY. DB 13-4123: same 2 lists. WB 13-42: Helen died 1/23/13 & 2 lists incl acct# 56224 & 56225. WB 02-152: Elwood died 4/4/02 & 5 lists.

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**Property 8
Lucille Saunders**



Parcel ID: 21127

Address: 826 COLE ST

Owner Information

Owner Name: SAUNDERS LUCILLE

Owner Address: 826 COLE ST

Mail-To: SAUNDERS LUCILLE

Mailing Address: 826 COLE ST, DANVILLE, VA 24541

Land Information

Flood Zones: N/A

Enterprise Zones: N/A

Historic Districts: Tobacco Warehouse District

Elementary School District: Schoolfield

Middle School District: Westwood

Value Information

Land Value: \$1,100

Land Use Value: N/A

Improvement: \$12,000

Total: \$13,100

Additional Information

State Code: 1101 Single Fam Res-1 Dwlng

Land Use: Residential

Tax Map: 2717003000009000

Approx. Acres: 0.1192

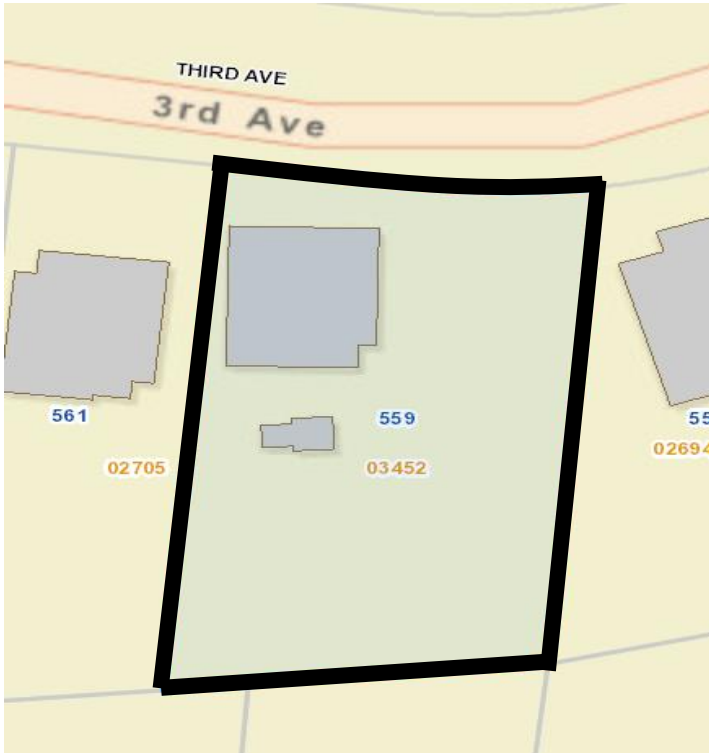
Legal Description: 51.5 FT NO 7 & PT NOS 6 & 8 BLK 5 COLE ST

Zone: OTR Old Town Residential

Notes: Avg Lot: 51.5 X 100.0

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Property 9
Sallie Pritchett Heirs



Parcel ID: 03452

Address: 559 THIRD AVE

Owner Information

Owner Name: PRITCHETT SALLIE HEIRS

Owner Address: N/A

Mail-To: PRITCHETT FRANCES F

Mailing Address: 559 THIRD AVE, DANVILLE, VA 24540

Land Information

Flood Zones: N/A

Enterprise Zones: N/A

Historic Districts: N/A

Elementary School District: Woodberry Hills

Middle School District: O.T. Bonner

Value Information

Land Value: \$4,100

Land Use Value: N/A

Improvement: \$10,000

Total: \$14,100

Additional Information

State Code: 1101 Single Fam Res-1 DwIng

Land Use: Residential

Tax Map: 2817024000019000

Approx. Acres: 0.2966

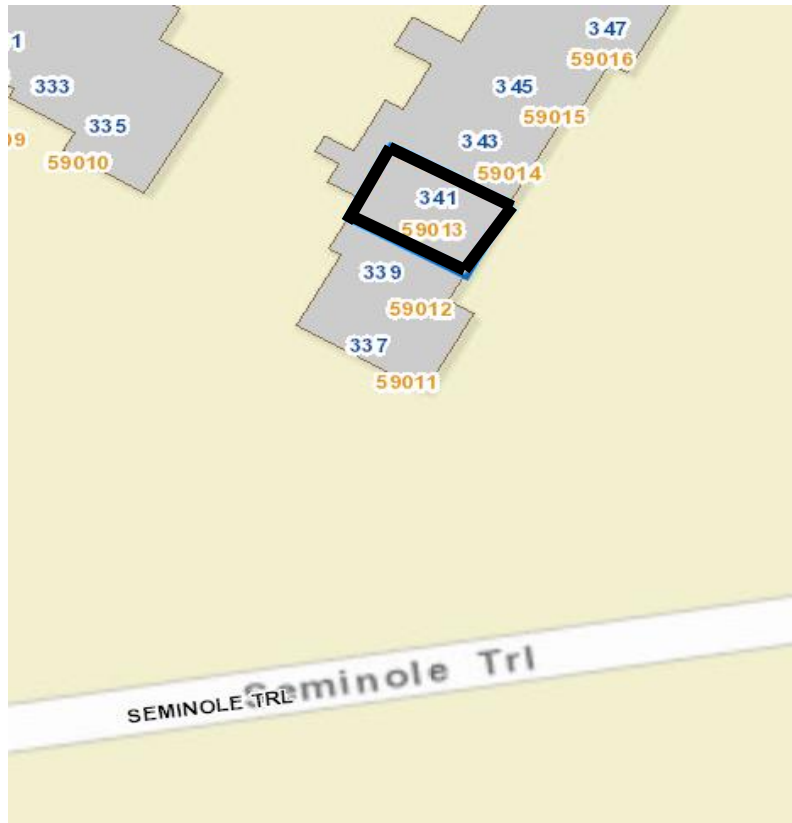
Legal Description: 50 FT NO 16 & 44 FT ADJ LOT THIRD AVE

Zone: OTR Old Town Residential

Notes: Avg Lot: 94.0 X 152.0

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**Property 10
Vernon Broussard**



Parcel ID: 59013

Address: 341 SEMINOLE TRL

Owner Information

Owner Name: BROUSSARD VERNON

Owner Address: 23 WEST LEXTON RD

Mail-To: BROUSSARD VERNON

Mailing Address: 23 WEST LEXTON RD, NEW CASTLE, DE 19720

Land Information

Flood Zones: N/A

Enterprise Zones: N/A

Historic Districts: N/A

Elementary School District: GLH Johnson

Middle School District: O.T. Bonner

Value Information

Land Value: N/A

Land Use Value: N/A

Improvement: \$26,200

Total: \$26,200

Additional Information

State Code: 3131 MultiFam 4+units 1 Bldg

Land Use: Residential

Tax Map: 2919018000341000

Approx. Acres: 0.0158

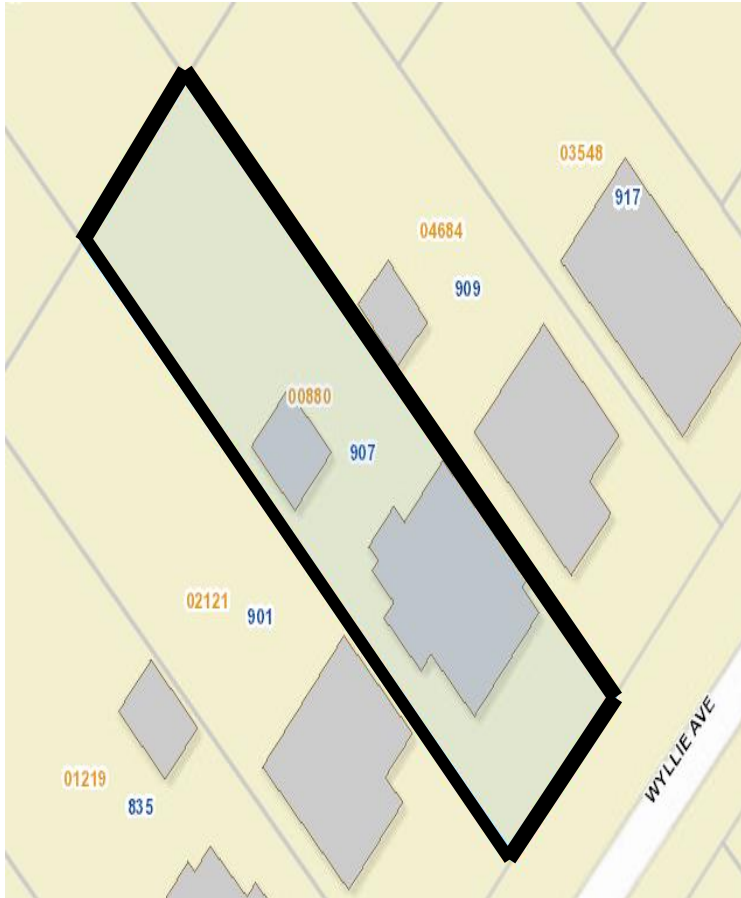
Legal Description: BLDG NO 18 UNIT 341 SEMINOLE TRAIL

Zone: MR Multi-Family Residential

Notes: N/A

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Property 11
Larry Ray Beard and Sharon Glass



Parcel ID: 00880
Address: 907 WYLLIE AVE

Owner Information

Owner Name: BEARD LARRY RAY & SHARON GLASS
Owner Address: 907 WYLLIE AVE
Mail-To: BEARD LARRY RAY & SHARON GLASS
Mailing Address: 907 WYLLIE AVE, DANVILLE, VA 24540

Land Information

Flood Zones: N/A
Enterprise Zones: N/A
Historic Districts: Eligible North Main District
Elementary School District: Woodberry Hills
Middle School District: O.T. Bonner

Value Information

Land Value: \$1,400
Land Use Value: N/A
Improvement: \$28,200
Total: \$29,600

Additional Information

State Code: 1101 Single Fam Res-1 Dwlng
Land Use: Residential
Tax Map: 27060030000030000
Approx. Acres: 0.2305
Legal Description: 50 FT NO 163 WYLLIE AVE
Zone: OTR Old Town Residential
Notes: Avg Lot: 50.0 X 200.0

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**Property 12
Gloria Alston**



Parcel ID: 22944

Address: 226 BROAD ST

Owner Information

Owner Name: ALSTON GLORIA

Owner Address: 226 BROAD ST

Mail-To: ALSTON GLORIA

Mailing Address: 226 BROAD ST, DANVILLE, VA 24541

Land Information

Flood Zones: N/A

Enterprise Zones: N/A

Historic Districts: Eligible Old West End District

Elementary School District: Forest Hills

Middle School District: Westwood

Value Information

Land Value: \$4,200

Land Use Value: N/A

Improvement: \$32,600

Total: \$36,800

Additional Information

State Code: 1101 Single Fam Res-1 DwIng

Land Use: Residential

Tax Map: 1715001000006000

Approx. Acres: 0.2314

Legal Description: 50 FT NO 34 BROAD ST

Zone: OTR Old Town Residential

Notes: Avg Lot: 50.0 X 200.0 Gloria Alston died 11/26/2020 in Greenburgh, NY. WB 02-327: Harry died 2/11/02.

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Property 13
Greater United Church Trustees



Parcel ID: 23262
Address: 206 BROAD ST

Owner Information
Owner Name: GREATER UNITED CHURCH TRUSTEES
Owner Address: 924 N MAIN ST
Mail-To: GREATER UNITED CHURCH TRUSTEES
Mailing Address: 924 N MAIN ST, DANVILLE, VA 24540

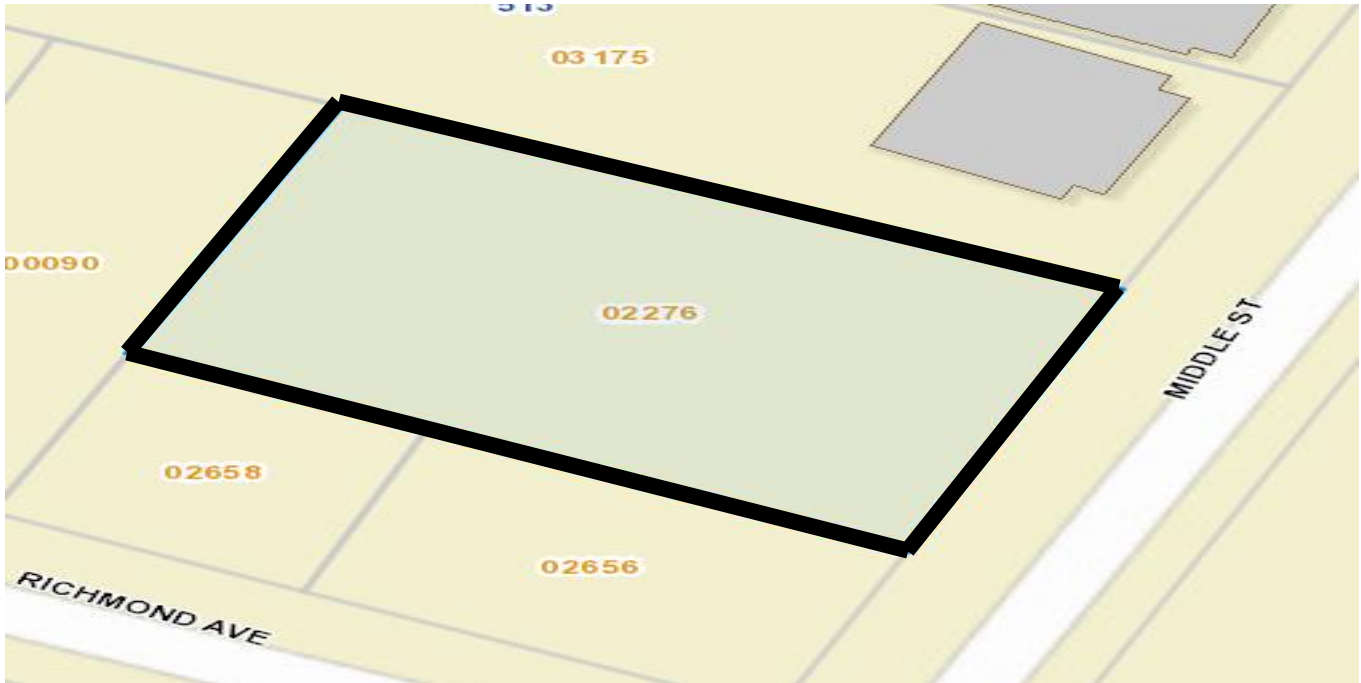
Land Information
Flood Zones: N/A
Enterprise Zones: N/A
Historic Districts: Eligible Old West End District
Elementary School District: Forest Hills
Middle School District: Westwood

Value Information
Land Value: \$8,300
Land Use Value: N/A
Improvement: \$115,200
Total: \$123,500

Additional Information
State Code: 3111 Multi-Family - Duplex - 1
Land Use: Residential
Tax Map: 1715001000001000
Approx. Acres: 0.4602
Legal Description: 100 FT NO 22 & 24 BROAD ST
Zone: OTR Old Town Residential
Notes: Avg Lot: 100.0 X 200. DB 10-2250: Stays taxable per C.J.L.

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**Property 14
Moses D. Adkins**



Parcel ID: 02276

Address: MIDDLE ST

Owner Information

Owner Name: ADKINS MOSES D

Owner Address: PO BOX 2394

Mail-To: ADKINS MOSES D

Mailing Address: PO BOX 2394, DANVILLE, VA 24541

Land Information

Flood Zones: N/A

Enterprise Zones: N/A

Historic Districts: North Danville District

Elementary School District: Woodberry Hills

Middle School District: Westwood

Value Information

Land Value: \$1,500

Land Use Value: N/A

Improvement: N/A

Total: \$1,500

Additional Information

State Code: 1091 Vac Res Lot Buildable - 1

Land Use: Residential

Tax Map: 2709006000003000

Approx. Acres: 0.2109

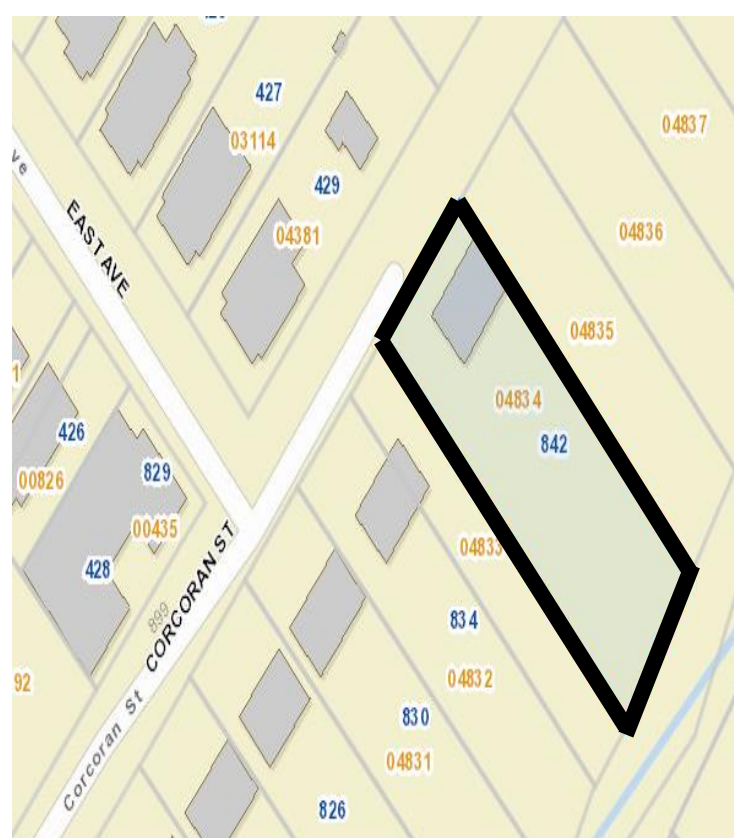
Legal Description: 75 FT PTS NO 36 & 37 MIDDLE ST

Zone: OTR Old Town Residential

Notes: Avg Lot : 75 x 120

This information is provided for general reference only and is not intended to be a true and accurate representation of the shape of the property. This is no substitute for a survey of the property and is intended to be informational in nature. Interested bidders should exercise their due diligence to determine the size, shape, location, percability, zoning, road frontage, and any other matters of interest related to this property.

**Property 15
Ashley Carter**



Parcel ID: 04834

Address: 842 CORCORAN ST

Owner Information

Owner Name: CARTER ASHLEY

Owner Address: 3521 BROCKDALE DR

Mail-To: CARTER ASHLEY

Mailing Address: 3521 BROCKDALE DR, AUGUSTA, GA 30906

Land Information

Flood Zones: 1% ANNUAL CHANCE W/ BFEs (AE)

Enterprise Zones: N/A

Historic Districts: N/A

Elementary School District: EA Gibson

Middle School District: Westwood

Value Information

Land Value: \$2,600

Land Use Value: N/A

Improvement: \$13,800

Total: \$16,400

Additional Information

State Code: 1101 Single Fam Res-1 Dwlng

Land Use: Residential

Tax Map: 2711012000006000

Approx. Acres: 0.3518

Legal Description: 69.87 FT NO 11 & PT NO 10 SEC 16 CORCORAN ST

Zone: OTR Old Town Residential

Notes: Avg Lot: 70.0 X 102.0

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