

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of Goochland 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 the **Board of Supervisors Meeting Room in the Goochland County Administration Building**, located at **1800 Sandy Hook Rd., Goochland, Virginia, 23063 (intersection of Routes 6 and 522)** on **June 27, 2023 at 11:00am**.

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 For Sale At Auction (“Auctioneer”) and Taxing Authority Consulting Services, PC (“TACS”), Subsequent announcements take precedence over any prior written or verbal terms of sale.

	Property Owner(s)	Tax Map No.	Account No.	TACS No.	Property Description
1	Samuel Wells Bishop	12-1-5	2949	464229	Near Helmut Lane; Rt. 606; Byrd Mag. Dist.; 3 Ac. +/-
2	Elizabeth Bolling	39-1-33	861	165223	2 Lots; Haskin Rd. and St. Paul's Church Rd.; Byrd Mag. Dist.; 8.50 Ac. +/-
3	Elizabeth Bolling	39-1-35	862	165223	North side of St. Paul's Church Rd.; Byrd Mag. Dist.; 5 Ac. +/-;
4	Fannie Lowry	38-1-66	5217	492950	Near Old Bunker Hill Rd.; Byrd Mag. Dist.; 4.75 Ac. +/-
5	Fannie Crump	38-1-67	2155	492950	Old Bunker Hill Rd.; Byrd Mag. Dist.; 5 Ac. +/-
6	Harriet Crump	38-1-75	2156	492951	Old Bunker Hill Rd.; Byrd Mag. Dist.; 3 Ac. +/-
7	Elizabeth M. Cunningham, et al.	9-1-20	15444	322709	6310 Community House Rd.; Byrd Mag. Dist.; 5 Ac. +/-
8	Elizabeth M. Cunningham	9-1-20A	14731	322709	6304 Community House Rd.; Byrd Mag. Dist.; 1.939 Ac. +/-
9	Ida Belle Eades Estate	38-1-6	2558	597821	1900 Cartersville Rd.; Byrd Mag. Dist.; 1 Ac. +/-

10	Edmund George Estate	9-1-84A	3103	492952	Near Wildflower Creek Ln.; 19.30 Ac. +/-
11	Rosemary D. Gordon	21-4-6	3231	492953	2500 Old Dam Rd.; Lickinghole Mag. Dist.; 5.18 Ac. +/-
12	Cameron Graser	20-3-1C	893	288168	Off Cedar Plains Rd.; Lickinghole Mag. Dist.; 0.95 Acre +/-
13	Jimmy Darrell Niece, Jr.	17-1-101E	14663	373665	5158 Mattie's Ln.; Byrd Mag. Dist.; 2 Ac. +/-; Near Rt. 606
14	Edward N. Thurston, Life Estate, et al.	16-1-8	8716	492974	3152 Lowry Rd.; Byrd Mag. Dist.; 9 Ac. +/-
15	Herbert A. Thurston, Jr.	17-3-1C	17113	216211	5551 Old Columbia Rd.; Byrd Mag. Dist.; 3.048 Ac. +/-
16	James Wells	38-1-87	9536	492971	Near Ragland Rd.; Byrd Mag. Dist.; 9 Ac. +/-

GENERAL TERMS OF SALE: All sales are subject to confirmation by the Circuit Court. The Special Commissioner of Sale 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 the GIS system, nor is the information contained therein a legal representation of any of the features of the property which it depicts. We do not provide, and do not assist with obtaining title insurance or title to personal property.

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: 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, 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 (\$20,000.00) 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.

Terms applicable to In-Person Bidders ONLY: The deposit and buyer's premium are due on the day 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.forsaleatauction.biz**. 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 For Sale At Auction, at (540) 899-1776 for assistance.

The highest bidder will receive their purchase contract and balance due via email following the close of the auction. The contract shall immediately be executed and returned to TACS. **The deposit and buyer's premium must be received in full no later than July 5, 2023.** 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 Goochland 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 Goochland 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.forsaleatauction.biz**, by email to **inquiry@forsaleatauction.biz** or by phone to (540) 899-1776. 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) 548-4418, or by writing to the address below.

Taxing Authority Consulting Services, PC
Attn: Tax Sales
P.O. Box 31800
Henrico, Virginia 23294-1800

****SAMPLE****

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

At that certain real estate tax sale which closed on Tuesday, June 27, 2023, the undersigned was the highest bidder on the real estate described below, for a bid price of \$ _____.

Case Name: County of Goochland v. _____ (**Case No.** _____)

Tax Map Number:

Account Number:

TACS Number:

Buyer's Premium: \$ _____

Bid Deposit: \$ _____

Credit Card Hold: \$(_____)

Total Due Now: \$ _____

I understand that the above-referenced "Total Due Now" is required to be deposited today with the Special Commissioner and that the balance of the high bid and the deed recordation cost will be due within fifteen (15) days after confirmation of this sale by the Circuit Court of the County of Goochland, Virginia. I understand that in the event my payment is returned or otherwise does not clear within twenty (20) days, this contract of sale may be voided, I may be responsible for damages or costs of resale, and the next highest bidder may 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 Special Commissioner intends to ask the Court 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 (June 27, 2023). 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.

I understand that if I fail to comply with this Purchaser's Acknowledgement and Contract of Sale, or 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, that this real estate may be resold, and that I will be responsible for any deficiency upon resale.

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 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	_____ Street Address
_____ Name (please print)	_____ City, State, Zip
_____ Telephone	_____ Email Address

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 June, 2023, 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* - Samuel Wells Bishop

Tax Map Number: 12-1-5

Account Number: 2949

Acres: 3.00 +/-

Property Description: Near Helmut Lane/Route 606

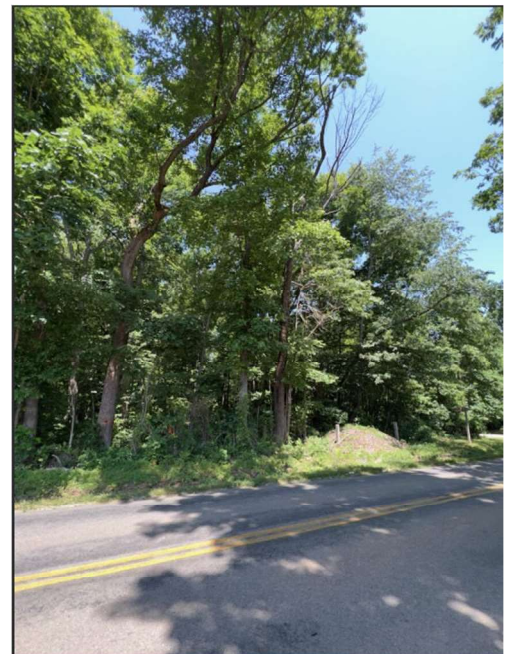
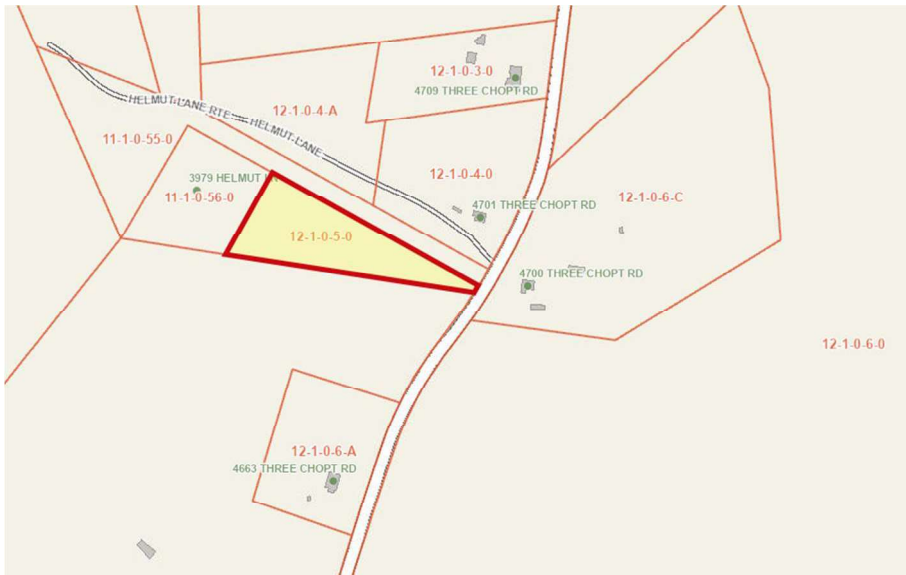
Land Value: \$58,100 Improvement Value: \$0 Total Value: \$58,100

Location Address:	Property Account Number:	Parcel ID:
0 HELMUT LANE	2949	12-1-0-5-0

Property Information	
Owner	Bishop Samuel Wells
Mailing Address	Unknown 23220
CPIN	6822-75-4741
	

Current Property Sales Information			
Sale Date	11/4/2010	Legal Reference	20100003386
Sale Price	\$0	Grantor(Seller)	JACKSON STEPHEN L
Legal Description	AT HADENSVL ON 6063AC#10-3386 DB 139 534		

Site Details			
Year	2023	Land Market Value:	\$58,100
Land Area	3	Land Use Value:	\$0
Zoning	A1	Building Value:	\$0
Water	No Data	Xtra Feature Value:	\$0
Sewer	No Data	Total Market Value:	\$58,100



Property 2* - Elizabeth Bolling

Tax Map Number: 39-1-33

Account Number: 861

Acres: 8.50 +/-

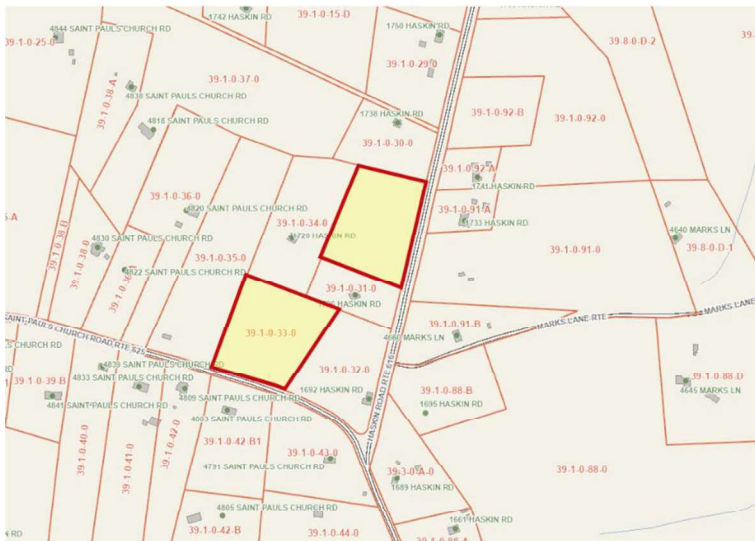
Property Description: 2 Lots/Haskin Road & St. Paul's Church Road
 Land Value: \$82,500 Improvement Value: \$0 Total Value: \$82,500

Location Address:	Property Account Number:	Parcel ID:
0 HASKIN ROAD	861	39-1-0-33-0

Property Information	
Owner	Bolling Elizabeth c/o Taylor Ida
Mailing Address	4839 Saint Pauls Church Road Coochland, VA 23063
CPIN	6727-13-3700
	

Current Property Sales Information			
Sale Date	11/13/1944	Legal Reference	72-190
Sale Price	\$0	Grantor(Seller)	No Data
Legal Description	S FIFE ON 625 & 6168.5ACDB 72 190 PB 5 109		

Site Details			
Year	2023	Land Market Value:	\$82,500
Land Area	8.5	Land Use Value:	\$0
Zoning	A1	Building Value:	\$0
Water	No Data	Xtra Feature Value:	\$0
Sewer	No Data	Total Market Value:	\$82,500



Property 3* - Elizabeth Bolling

Tax Map Number: 39-1-35

Account Number: 862

Acres: 5.00 +/-

Property Description: North Saint Paul's Church Road

Land Value: \$62,000 Improvement Value: \$0 Total Value: \$62,000

Location Address:	Property Account Number:	Parcel ID:
0 SAINT PAULS CHURCH ROAD	862	39-1-0-35-0

Property Information	
Owner	Bolling Elizabeth c/o Taylor Ida
Mailing Address	4839 Saint Pauls Church Road Goochland, VA 23063
CPIN	6727-03-6546

Current Property Sales Information			
Sale Date	10/31/1944	Legal Reference	72-190
Sale Price	\$0	Grantor(Seller)	No Data
Legal Description	S FIFE ON 6255ACDB 72 190 PB 5 109		

Site Details			
Year	2023	Land Market Value:	\$62,000
Land Area	5	Land Use Value:	\$0
Zoning	A1	Building Value:	\$0
Water	No Data	Xtra Feature Value:	\$0
Sewer	No Data	Total Market Value:	\$62,000



Property 4* - Fannie Lowry

Tax Map Number: 38-1-66

Account Number: 5217

Acres: 4.75 +/-

Property Description: Near Old Bunker Hill Road

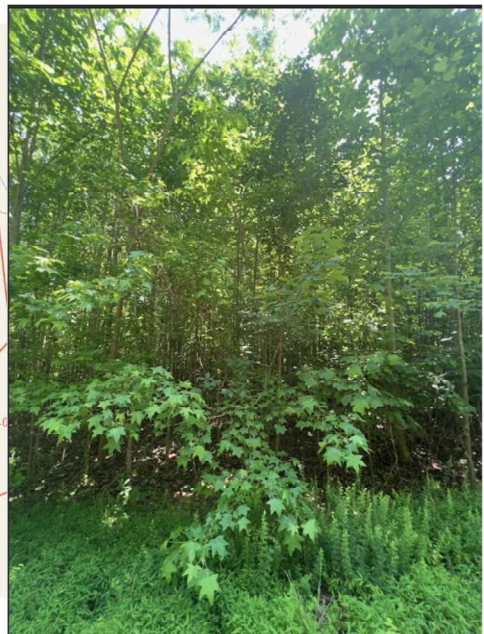
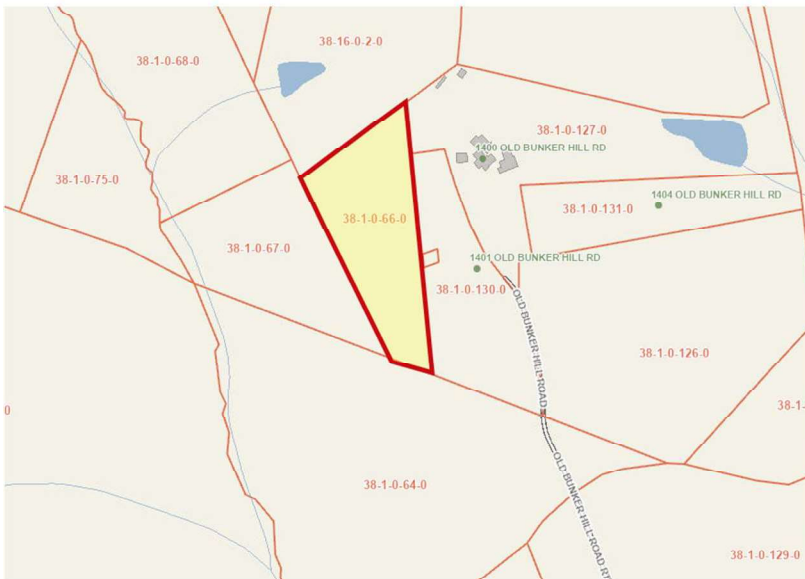
Land Value: \$27,300 Improvement Value: \$0 Total Value: \$27,300

Location Address:	Property Account Number:	Parcel ID:
0 OLD BUNKER HILL ROAD	5217	38-1-0-66-0

Property Information	
Owner	Lowry Fannie
Mailing Address	NMA, NMA
CPIN	6717-02-8858
	

Current Property Sales Information			
Sale Date	8/14/1916	Legal Reference	60-459
Sale Price	\$0	Grantor(Seller)	No Data
Legal Description	NE PEMBERTON4.75 ACDB 60 459 PB 1 154		

Site Details			
Year	2023	Land Market Value:	\$27,300
Land Area	4.75	Land Use Value:	\$0
Zoning	A1	Building Value:	\$0
Water	No Data	Xtra Feature Value:	\$0
Sewer	No Data	Total Market Value:	\$27,300



Property 5* - Fannie Crump

Tax Map Number: 38-1-67

Account Number: 2155

Acres: 5.00 +/-

Property Description: Old Bunker Hill Road

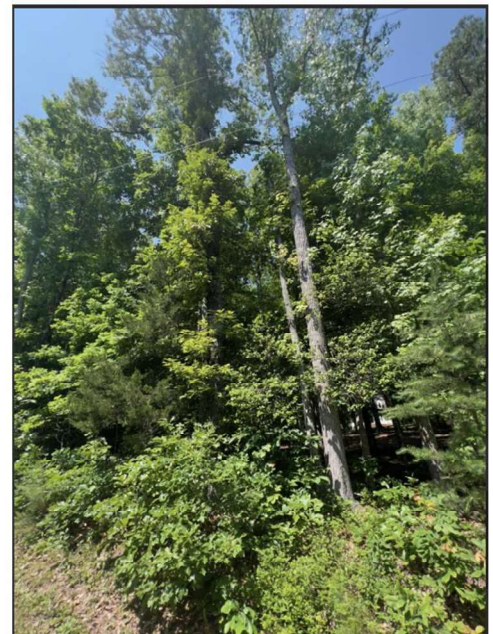
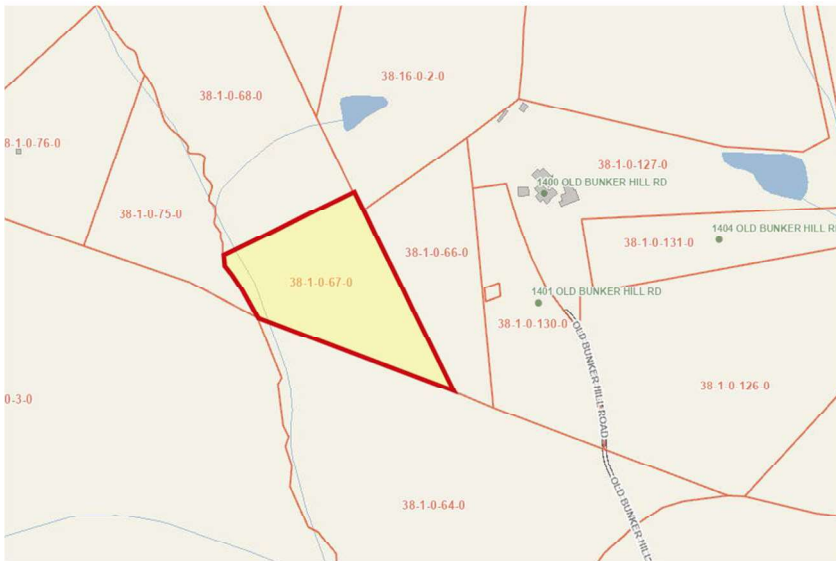
Land Value: \$27,900 Improvement Value: \$0 Total Value: \$27,900

Location Address:	Property Account Number:	Parcel ID:
0 OLD BUNKER HILL ROAD	2155	38-1-0-67-0

Property Information	
Owner	Crump Fannie
Mailing Address	NMA, NMA
CPIN	6717-02-5800
	

Current Property Sales Information			
Sale Date	2/11/1910	Legal Reference	53-233
Sale Price	\$0	Grantor(Seller)	No Data
Legal Description	NE PEMBERTONS ACDB 53 233		

Site Details			
Year	2023	Land Market Value:	\$27,900
Land Area	5	Land Use Value:	\$0
Zoning	A1	Building Value:	\$0
Water	No Data	Xtra Feature Value:	\$0
Sewer	No Data	Total Market Value:	\$27,900



Property 6* - Harriet Crump

Tax Map Number: 38-1-75

Account Number: 2156

Acres: 3.00 +/-

Property Description: Old Bunker Hill Road

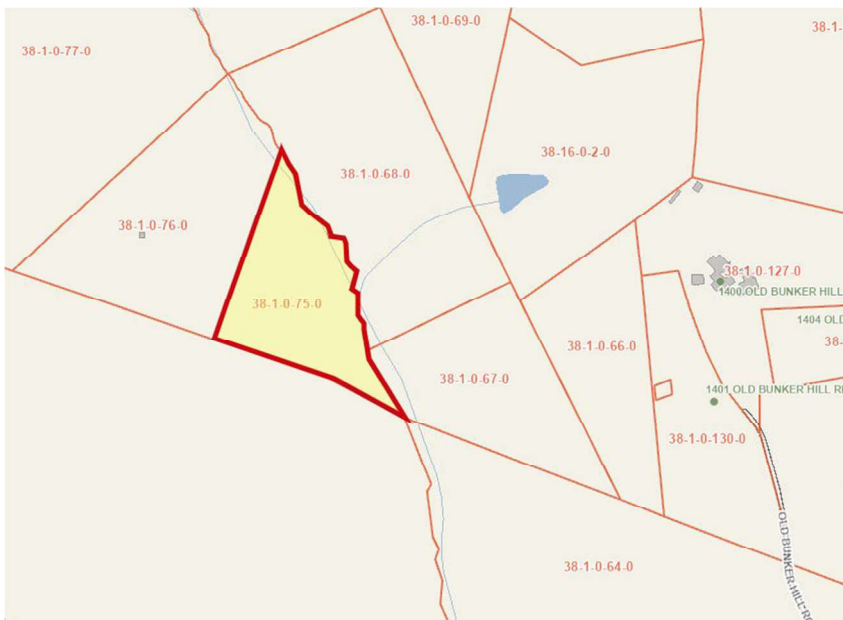
Land Value: \$31,200 Improvement Value: \$0 Total Value: \$31,200

Location Address:	Property Account Number:	Parcel ID:
0 OLD BUNKER HILL ROAD	2156	38-1-0-75-0

Property Information	
Owner	Crump Harriett
Mailing Address	NMA, NMA
GPIN	6707-93-9006
	

Current Property Sales Information			
Sale Date	2/9/1911	Legal Reference	55-146
Sale Price	\$0	Grantor(Seller)	No Data
Legal Description	NE PEMBERTON3 ACDB 55 146		

Site Details			
Year	2023	Land Market Value:	\$31,200
Land Area	3	Land Use Value:	\$0
Zoning	A1	Building Value:	\$0
Water	No Data	Xtra Feature Value:	\$0
Sewer	No Data	Total Market Value:	\$31,200



Property 7* - Elizabeth M. Cunningham, et al.

Tax Map Number: 9-1-20

Account Number: 5444

Acres: 5.00 +/-

Property Description: S Caledonia

Property Address: 6310 Community House Road

Land Value: \$55,000 Improvement Value: \$10,800 Total Value: \$65,800

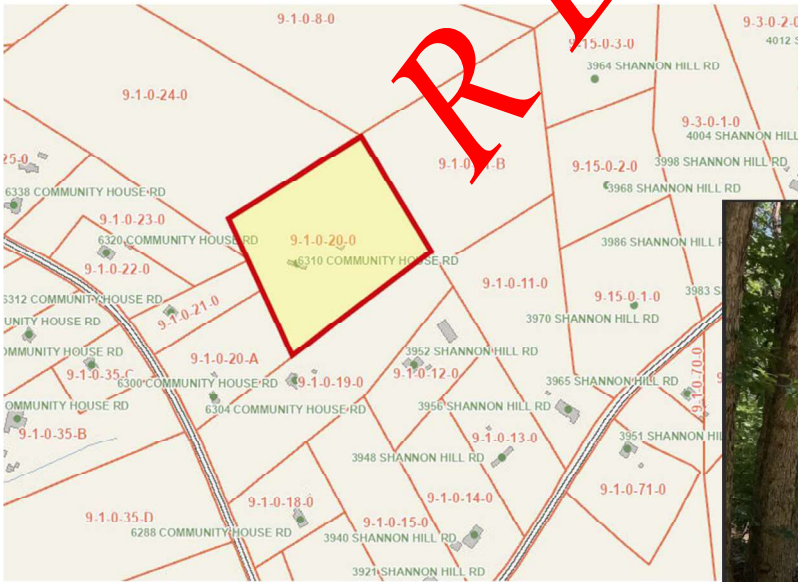
Location Address:	Property Account Number:	Parcel ID:
6310 COMMUNITY HOUSE ROAD	5444	9-1-0-20-0

Property Information	
Owner	Cunningham Elizabeth M Et Al
Mailing Address	14331 Ransom Drive Glenn Dale, MD 20769
CPIN	5892-64-7111

Current Property Sales Information			
Sale Date	8/7/1995	Legal Reference	329-692
Sale Price	\$600	Grantor(s) Seller	No Data
Legal Description	S CALEDONIAS.061ACDB 329 692		

Site Details			
Year	2023	Land Market Value:	\$55,000
Land Area	5.061	Land Use Value:	\$0
Zoning	A1	Building Value:	\$9,700
Water	No Data	Xtra Feature Value:	\$1,100
Sewer	No Data	Total Market Value:	\$65,800

PREDEEMED



Property 8* - Elizabeth M. Cunningham

Tax Map Number: 9-1-20A

Account Number: 14331

Acres: 1.939 +/-

Property Description: S Caledonia on 610

Property Address: 6304 Community House Road

Land Value: \$43,500 Improvement Value: \$67,000 Total Value: \$110,500

Location Address:	Property Account Number:	Parcel ID:	
6304 COMMUNITY HOUSE ROAD	14331	9-1-0-20-A	
Property Information			
Owner	Cunningham Elizabeth M		
Mailing Address	12503 Rasom Drive Clendale, MD 20769		
CPIN	5892-63-4717		
Current Property Sales Information			
Sale Date	3/31/1995	Legal Reference	74-115
Sale Price	\$8,000	Grantor (Seller)	No Data
Legal Description	S CALEDONIA ON 6101.939ACDB 324 21 PP 23 DB74 115		
Site Details			
Year	2023	Land Market Value:	\$43,500
Land Area	1.939	Land Use Value:	\$0
Zoning	A1	Building Value:	\$64,200
Water	No Data	Xtra Feature Value:	\$2,800
Sewer	No Data	Total Market Value:	\$110,500

PRE-DEEMED



Property 9* - Ida Belle Eades Estate

Tax Map Number: 38-1-6

Account Number: 2558

Acres: 1.00 +/-

Property Description: N Pemberton on 45

Property Address: 1900 Cartersville Road

Land Value: \$42,000 Improvement Value: \$500 Total Value: \$42,500

Location Address:	Property Account Number:	Parcel ID:
1900 CARTERSVILLE ROAD	2558	38-1-0-6-0

Property Information

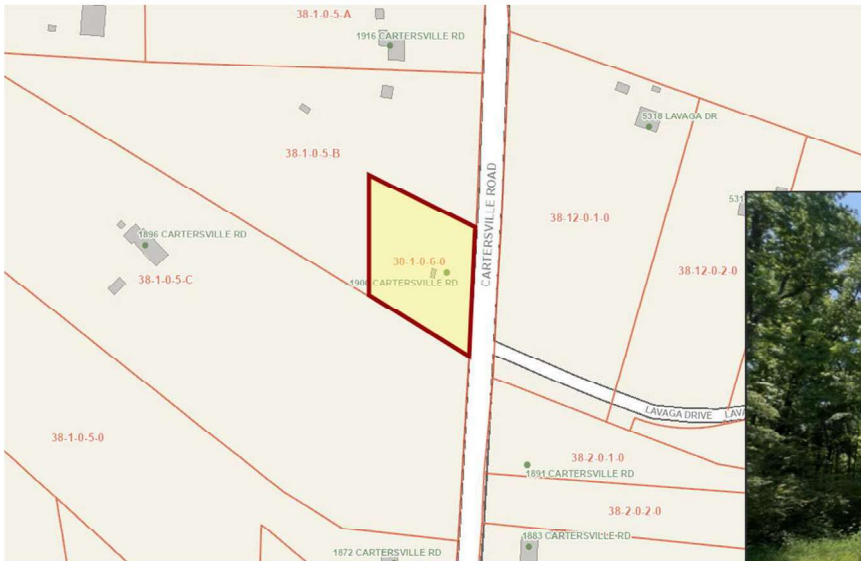
Owner	EADES IDA BELLE EST
Mailing Address	NMA, NMA 00000
CPIN	6718-01-2143

Current Property Sales Information

Sale Date	9/30/1940	Legal Reference	69-312
Sale Price	\$0	Grantor(Seller)	No Data
Legal Description	N PEMBERTON ON 45I ACDB 69 312		

Site Details

Year	2023	Land Market Value:	\$42,000
Land Area	1	Land Use Value:	\$0
Zoning	A1	Building Value:	\$500
Water	No Data	Xtra Feature Value:	\$0
Sewer	No Data	Total Market Value:	\$42,500



Property 10* - Edmund George Estate

Tax Map Number: 9-1-84A

Account Number: 3103

Acres: 19.30 +/-

Property Description: Near Wildflower Creek Lane

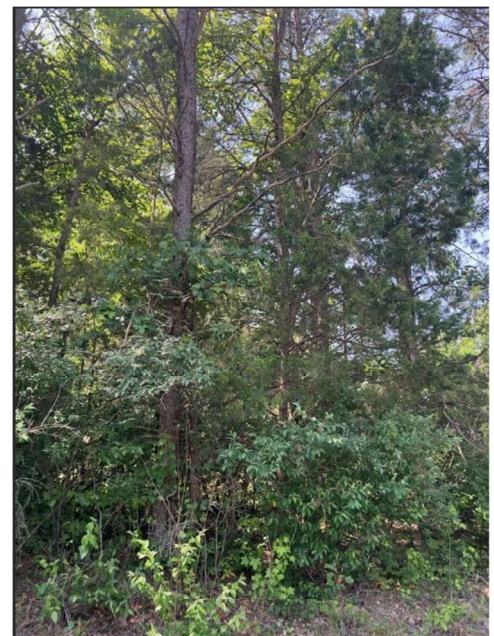
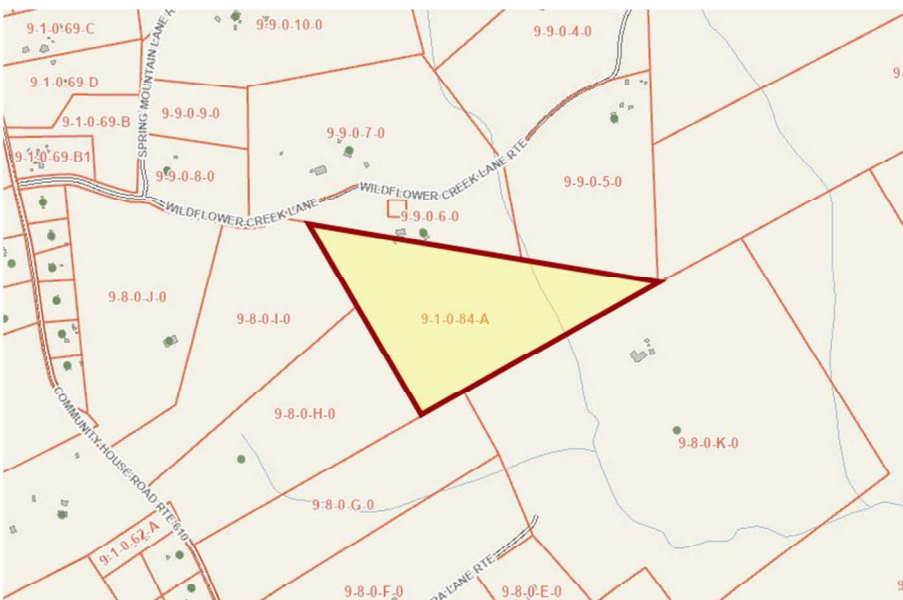
Land Value: \$48,200 Improvement Value: \$0 Total Value: \$48,200

Location Address:	Property Account Number:	Parcel ID:
0 WILDFLOWER CREEK LANE	3103	9-1-0-84-A

Property Information	
Owner	George Edmund Estate c/o George Richard Estate
Mailing Address	1566 Georges Mill Road Palmyra, VA 22963
CPIN	5892-90-8426 Photo Not Available

Current Property Sales Information			
Sale Date	4/18/1843	Legal Reference	33-238
Sale Price	\$0	Grantor(Seller)	No Data
Legal Description	AT CALEDONIA19.3ACDB 33 238 PCA 103		

Site Details			
Year	2023	Land Market Value:	\$48,200
Land Area	19.3	Land Use Value:	\$0
Zoning	A1	Building Value:	\$0
Water	No Data	Xtra Feature Value:	\$0
Sewer	No Data	Total Market Value:	\$48,200



Property 11* - Rosemary D. Gordon

Tax Map Number: 21-4-6

Account Number: 3231

Acres: 5.18 +/-

Property Description: WE Swift Plat

Property Address: 2500 Old Dam Road

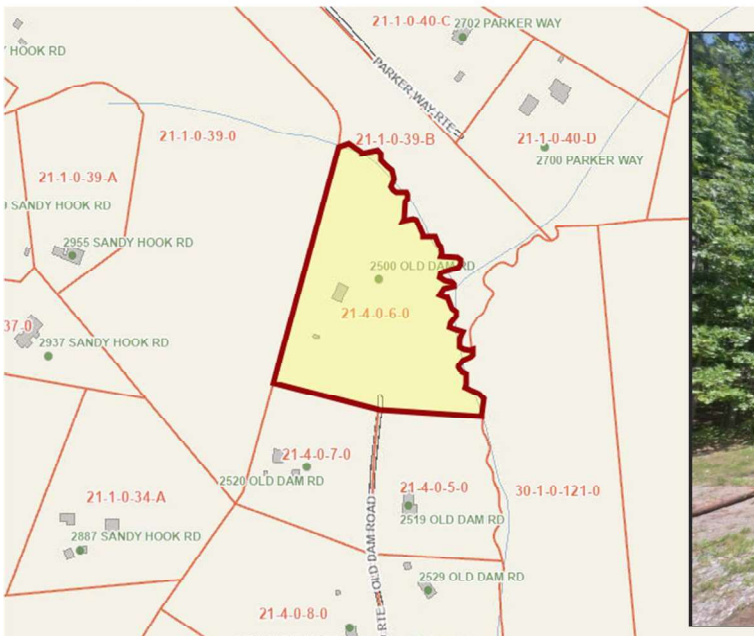
Land Value: \$95,200 Improvement Value: \$94,200 Total Value: \$189,400

Location Address:	Property Account Number:	Parcel ID:
2500 OLD DAM ROAD	3231	21-4-0-6-0

Property Information	
Owner	Gordon Rosemary D
Mailing Address	Deceased NMA, NMA 00000
CPIN	6759-48-5911

Current Property Sales Information			
Sale Date	11/20/1986	Legal Reference	210-244
Sale Price	\$0	Grantor(Seller)	No Data
Legal Description	WE SWIFT PLATS.18 ACDB 210 244 PCA 15		

Site Details			
Year	2023	Land Market Value:	\$95,200
Land Area	5.18	Land Use Value:	\$0
Zoning	A2	Building Value:	\$94,200
Water	No Data	Xtra Feature Value:	\$0
Sewer	No Data	Total Market Value:	\$189,400



Property 12* - Cameron Graser

Tax Map Number: 20-3-1C

Account Number: 893

Acres: 0.95 +/-

Property Description: Off Cedar Plains Road

Land Value: \$45,600 Improvement Value: \$0 Total Value: \$45,600

Location Address:	Property Account Number:	Parcel ID:
0 CEDAR PLAINS ROAD	893	20-3-0-1-C

Property Information	
Owner	Graser Cameron
Mailing Address	5646 Cross County Road Mineral, VA 23117
CPIN	6840-35-1837

Current Property Sales Information			
Sale Date	12/1/1989	Legal Reference	245-587
Sale Price	\$0	Grantor(Seller)	No Data
Legal Description	W SANDY HOOK ON 6110.95ACDB 245 587		

Site Details			
Year	2023	Land Market Value:	\$45,600
Land Area	.95	Land Use Value:	\$0
Zoning	A1	Building Value:	\$0
Water	No Data	Xtra Feature Value:	\$0
Sewer	No Data	Total Market Value:	\$45,600



Property 13* - Jimmy Darrell Niece, Jr.

Tax Map Number: 17-1-101B

Account Number: 14663

Acres: 2.00 +/-

Property Description: Near Route 606

Property Address: 5158 Mattie's Lane

Land Value: \$50,000 Improvement Value: \$14,000 Total Value: \$64,000

Location Address:	Property Account Number:	Parcel ID:
5158 MATTIES LANE	14663	17-1-0-101-B

Property Information	
Owner	Niece Jimmy Darrell
Mailing Address	5158 Matties Lane Coochland, VA 23063
CPIN	6810-45-8822

Current Property Sales Information			
Sale Date	9/1/2016	Legal Reference	2010002632
Sale Price	\$0	Grantor(Seller)	CARROLL JANET L
Legal Description	N FIFE OFF 6062.0AC PAR A#16 2632 DB 337 224		

Site Details			
Year	2023	Land Market Value	\$50,000
Land Area	2	Land Use Value	\$0
Zoning	A1	Building Value	\$14,000
Water	No Data	Xtra Feature Value	\$0
Sewer	No Data	Total Market Value	\$64,000



Property 14* - Edward N. Thurston, Life Estate, et al.

Tax Map Number: 16-1-8

Account Number: 8716

Acres: 9.00 +/-

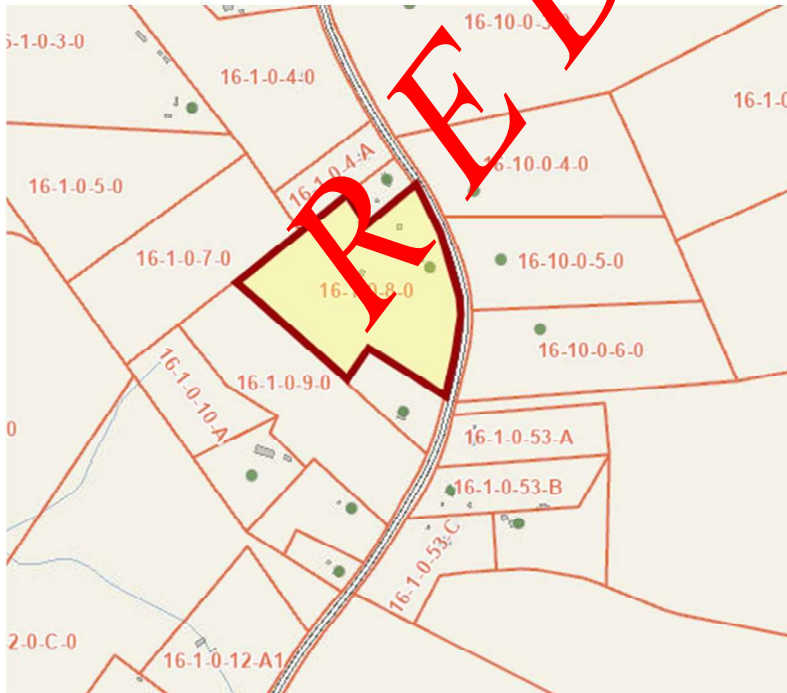
Property Description: NE Columbia on 651

Property Address: 3152 Lowry Road

Land Value: \$69,600 Improvement Value: \$35,200 Total Value: \$104,800

Location Address:	Property Account Number:	Parcel ID:	
3152 LOWRY ROAD	8716	16-1-0-8-0	
Property Information			
Owner	Thurston Edward N LE Edmonds Craig L		
Mailing Address	3152 Lowry Road Columbia, VA 23038		
GPIN	5891-60-5075		
Current Property Sales Information			
Sale Date	11/16/2015	Legal Reference	20150003497
Sale Price	\$10,000	Grantor(Seller)	JOHNSON HAYWOOD L
Legal Description	NE COLUMBIA ON 6519AC#15-3497 #12-1400		
Site Details			
Year	2023	Land Market Value:	\$69,600
Land Area	9	Land Use Value:	\$0
Zoning	A1	Building Value:	\$33,400
Water	No Data	Xtra Feature Value:	\$1,800
Sewer	No Data	Total Market Value:	\$104,800

PRE-DEEMED



Property 15* - Herbert A. Thurston, Jr.

Tax Map Number: 17-3-1C

Account Number: 17113

Acres: 3.048 +/-

Property Description: W Fife on 667

Property Address: 5551 Old Columbia Road

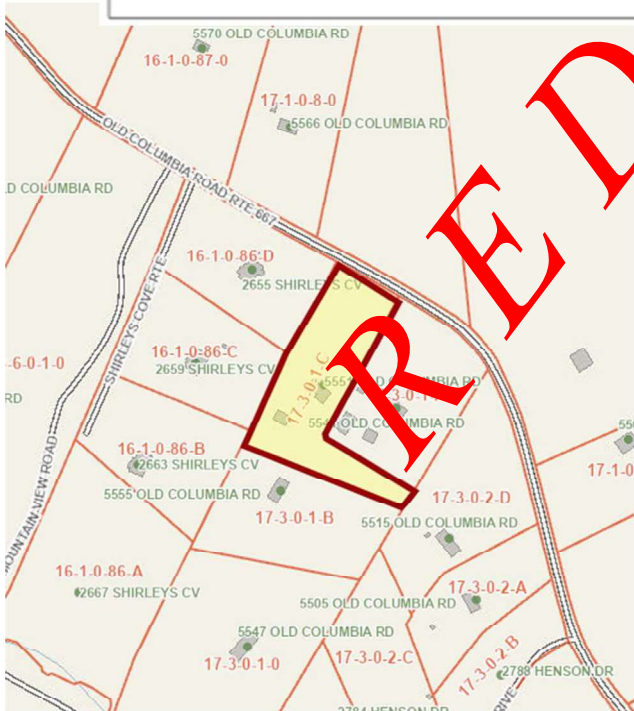
Land Value: \$51,700 Improvement Value: \$121,800 Total Value: \$173,500

Location Address:	Property Account Number:	Parcel ID:
5551 OLD COLUMBIA ROAD	17113	17-3-0-1-C

Property Information	
Owner	Thurston Herbert A Jr
Mailing Address	2282 Back Hampden Sydney Road Farmville, VA 23901
CPIN	6800-30-6568

Current Property Sales Information			
Sale Date	6/20/2002	Legal Reference	20-20003093
Sale Price	\$0	Grantor(Seller)	No Data
Legal Description	W FIFE ON 6673.048AC Out of 17-3-1402-3093 PCD 21		

Site Details			
Year	2023	Land Market Value	\$51,700
Land Area	3.048	Land Use Value	\$0
Zoning	A1	Building Value	\$116,800
Water	No Data	Xtra Feature Value	\$5,000
Sewer	No Data	Total Market Value	\$173,500



Property 16* - James Wells

Tax Map Number: 38-1-87

Account Number: 9536

Acres: 9.00 +/-

Property Description: Near Ragland Road

Land Value: \$62,400 Improvement Value: \$0 Total Value: \$62,400

Location Address:	Property Account Number:	Parcel ID:
0 RAGLAND ROAD	9536	38-1-0-87-0

Property Information	
Owner	Wells James
Mailing Address	NMA, NMA
CPIN	6707-85-8074
	

Current Property Sales Information			
Sale Date	9/7/1914	Legal Reference	56-407
Sale Price	\$0	Grantor(Seller)	No Data
Legal Description	N PEMBERTON9 ACDB 56 407		

Site Details			
Year	2023	Land Market Value:	\$62,400
Land Area	9	Land Use Value:	\$0
Zoning	A1	Building Value:	\$0
Water	No Data	Xtra Feature Value:	\$0
Sewer	No Data	Total Market Value:	\$62,400

