

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Orange, the undersigned Special Commissioner will offer for sale at an online-only public auction the following described real estate. Pre-bidding is available now, and bidding will begin to close **on Tuesday, April 30, 2024 at 11:00am EST** or as soon thereafter as may be affected.

The sale of such property is subject to the terms and conditions below, and any terms or conditions which may be subsequently posted or announced by Taxing Authority Consulting Services, PC (“TACS”). Subsequent posts or announcements take precedence over any prior written or verbal terms of sale.

<u>No.</u>	<u>Property Owner(s) and Tax Map No.</u>	<u>Account Nos.</u>	<u>Property Description</u>
1.	All Square Custom Homes, LLC 012-A0-00-04-0037-0	Account No. 31648 TACS No. 831389	3200 Lakeview Parkway, Locust Grove; Vacant Land; Lake of the Woods Subdivision; Section 4; Lot 37
2.	Reuben Brooks Estate, et al. 033-00-00-00-0021-0	Account No. 308497 TACS No. 716819	Taylor District; Near Black Walnut Run Road, Rhoadesville; Vacant Land; Faulconer Subdivision; Lot 21; 12.75 Acres, More or Less
3.	William K. Greene, et al. 054-00-00-00-0080-B	Account No. 47322 TACS No. 831403	Barbour District; Near Wilson Lane, Gordonsville; Vacant Land; Terrill Subdivision; Lot 80B; 3.865 Acres, More or Less
4.	Thornton Jackson Estate, et al. 018-00-00-00-0006-0	Account No. 306039 TACS No. 831414	Taylor District; Bushy Mountain Road, Culpeper; Vacant Land; Milton Subdivision; Lot 6; 9 Acres, More or Less
5.	Bernice B. Moore, et al. 042-00-00-00-0037-0	Account No. 309916 TACS No. 803034	Barbour District; Near Jacksontown Road, Somerset; Vacant Land; Jackson Subdivision; Lot 37; 5 Acres, More or Less
6.	Bernice B. Moore, et al. 056-00-00-00-0004-0 Bernice B. Moore, et al. 056-00-00-00-0006-0	Account No. 309916 TACS No. 803034	Barbour District; Jackson Place, Somerset; Vacant Land; Jackson Subdivision; Lot 4; 12.71 Acres, More or Less Barbour District; Near Jackson Place, Somerset; Vacant Land; Jackson Subdivision; Lot 6; 2 Acres, More or Less
7.	Mariah Moore Estate, et al. 009-00-00-00-0063-0	Account No. 53279 TACS No. 803018	Gordon District; Raccoon Ford Road, Burr Hill; Vacant Land; Johnson Subdivision; Lot 63; 2 Acres, More or Less

8.	Platinum Premier Properties, LLC 068-A3-01-54-0008-0	Account No. 315644 TACS No. 585785	110 Cobb Street, Gordonsville; Coleman-Estes Corporation Subdivision; Lot F; 0.203 Acre, More or Less
9.	John Randolph Estate, et al. 043-00-00-00-0064-0	Account No. 310038 TACS No. 831394	Spotswood District; Greenwood Road, Orange; Vacant Land; Cooper Subdivision; Lot 64; 2.25 Acres, More or Less
10.	Damita C. Reaves, et al. 012-A0-00-04-0006-0	REDEEMED	
11.	Christian W. Weber, et al. 050-00-05-00-0012-0	Account No. 11770 TACS No. 831390	12474 Orchard Street, Locust Grove; Carr Subdivision aka Apple Grove Subdivision; Lot 12; 3 Acres, More or Less
12.	Kelly J. White, et al. 012-A0-00-14-0038-0	REDEEMED	

GENERAL TERMS OF SALE: All sales are subject to confirmation by the Circuit Court of the County of Orange. 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 Orange County GIS system or public information 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.

All interested bidders must register and be approved by TACS to bid. Registration and bidding are free of charge and are done at www.tacssale.com. If any interested bidders do not have access to the internet, please contact TACS by phone at (804) 548-4408 or by email at auctions@taxva.com for assistance with creation of an account and placement of bids. Registered bidders may bid online at any time during which the auction is open. Bidders may enter a maximum bid amount and allow the system to bid in pre-set increments for them, or may manually enter each bid individually, at their preference.

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 of the property.

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 ten percent (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) 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.

The highest bidder will receive their purchase contract and balance due via email following the close of the auction. Please allow up to twenty-four (24) hours for the same. The contract shall immediately be executed and returned to TACS. **The deposit and buyer's premium must be received no later than May 7, 2024.** Cashier's checks and money orders shall be made payable to Orange County and forwarded to TACS at the address shown below. Cash and personal checks **will not** be accepted. Wire transfers are preferred and instructions will be provided to the highest bidder upon email request to Cat Bertram at cbertram@taxva.com.

Please be advised that in order to qualify as a purchaser at this auction, you may not owe delinquent taxes to Orange County and you may not be a Defendant in any pending delinquent tax matter. Questions should be directed to TACS online at www.tacssale.com, by email to auctions@taxva.com, by phone to (804) 548-4408, by fax to (804) 545-2378, or by writing to the address below.

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

****TACS is not responsible for internet connectivity issues, software functionality, bidding application, or system errors which could cause a bid to fail to be recognized. There is no recourse or remedy, implied or offered, to any online bidders in the event of any issues.****

**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 _____	Buyer's Premium: \$ _____
Tax Map No. _____	Bid Deposit: \$ _____
Account No. _____	Credit Card Hold: \$(_____)
TACS No. _____	Total Due Now: \$ _____

I understand that the above-referenced "Total Due Now" is required to be received by TACS no later than _____ and that the balance and the deed recordation cost will be due within fifteen days after confirmation of this sale by the Circuit Court of the _____, Virginia.

Certified funds shall be made payable 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, I may be liable for damages, the contract of sale may be voided, 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 auction closing date. I 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 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: Tax Sales (_____)
P.O. Box 31800
Henrico, Virginia 23294-1800

TACS No.
Parcel No.

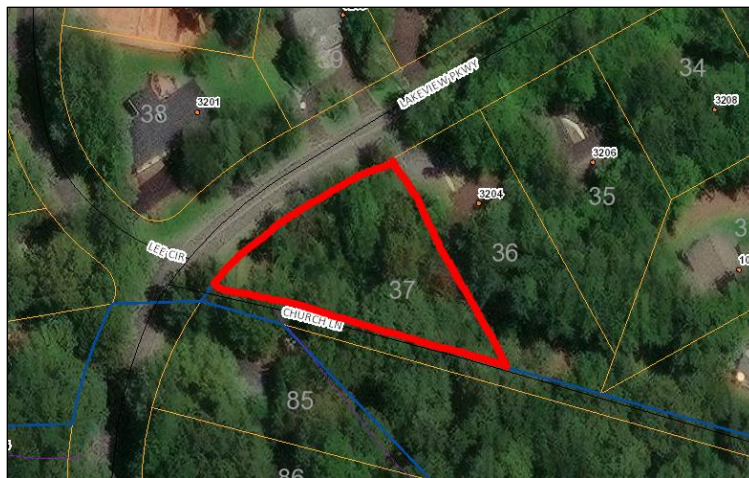
PROPERTY J1 – ALL SQUARE CUSTOM HOMES, LLC
TAX MAP NO. 012-A0-00-04-0037-0
TACS NO. 831389

Parcel Information			
Parcel Record Number (PRN)	1908	Town/District	LOW
Account Name	ALL SQUARE CUSTOM HOMES LLC		
Account Name2			
Care Of			
Address1	P O BOX 1428		
Address2			
City, State Zip	LOCUST GROVE, VA 22508		
Business Name			
Location Address(es)	3200 LAKEVIEW PKWY		
Map Number			
Map Insert	Double Circle	Block	Parcel Number
012A0	00	04	00370

Total Acres	0.0
Deed	DB-19-0004212
Additional Deed	
Will	NONE
Plat	MB-1-31
Additional Plat	
Route	
Legal Desc 1	USL 4-37
Legal Desc 2	
Zoning	R3; PLANNED RESIDENTIAL
State Class	SINGLE FAMILY SUBURB
Topology	LEVEL
Utilities	NONE

Assessed Values		
Type	Current Value	Previous Value
Land	\$30,000	\$30,000
Main Structures	\$0	\$0
Other Structures	\$0	\$0
TOTALS	\$30,000	\$30,000

Land Segments						
Seg	Description	Size	AdjRate	Value	Water	Sewer
1	HOMESITE	1.00	\$30,000	\$30,000	NONE	NONE



Legal disclaimer: Under Virginia State law, these records are public information. Display of this information on the internet is specifically authorized by Va. Code 58.1-3122.2 (1998). See the Va. State Code to read the pertinent enabling statute. While Orange County has attempted to ensure that the data contained in this file is accurate and reflects the property's characteristics, Orange County makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. Orange County does not assume any liability associated with the use or misuse of this data.

PROPERTY J2 – REUBEN BROOKS ESTATE, ET AL.
TAX MAP NO. 033-00-00-00-0021-0
TACS NO. 716819

Parcel Information				
Parcel Record Number (PRN)	7468		Town/District	TAYLOR
Account Name	BROOKS, REUBEN EST			
Account Name2				
Care Of	C/O JOE LUCAS			
Address1	1535 MITCHELL LN			
Address2				
City, State Zip	ABERDEEN, MD 21001-4001			
Business Name				
Location Address(es)	No data to display			
Map Number				
Map Insert	Double Circle	Block	Parcel Number	
03300	00	00	00210	

Total Acres	12.75
Deed	NONE
Additional Deed	
Will	NONE
Plat	NONE
Additional Plat	
Route	
Legal Desc 1	33-21 FAULCONER
Legal Desc 2	
Zoning	A: AGRICULTURAL
State Class	SINGLE FAMILY SUBURB
Topology	LEVEL
Utilities	NONE

Assessed Values		
Type	Current Value	Previous Value
Land	\$44,600	\$44,600
Main Structures	\$0	\$0
Other Structures	\$0	\$0
TOTALS	\$44,600	\$44,600

Land Segments						
Seg	Description	Size	AdjRate	Value	Water	Sewer
1	WOODED	12.75	\$3,500	\$44,625	NONE	NONE



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PROPERTY J3 – WILLIAM K. GREENE, ET AL.
TAX MAP NO. 054-00-00-00-0080-B
TACS NO. 831403

Parcel Information				
Parcel Record Number (PRN)	12384		Town/District	BARBOUR
Account Name	GREENE, WILLIAM K & TERRI TRENT			
Account Name2				
Care Of				
Address1	5800 QUARTELL AVE APT 1211			
Address2				
City, State Zip	ALEXANDRIA, VA 22312			
Business Name				
Location Address(es)	0 WILSON LN			
Map Number				
Map Insert	Double Circle	Block	Parcel Number	
05400	00	00	0080B	

Total Acres	3.865
Deed	DB-2019-1251
Additional Deed	
Will	NONE
Plat	NONE
Additional Plat	
Route	
Legal Desc 1	54-80B TERRILL
Legal Desc 2	
Zoning	A; AGRICULTURAL
State Class	SINGLE FAMILY SUBURB
Topology	SLOPES UP
Utilities	NONE

Assessed Values		
Type	Current Value	Previous Value
Land	\$55,100	\$55,100
Main Structures	\$0	\$0
Other Structures	\$0	\$0
TOTALS	\$55,100	\$55,100

Land Segments							
Seg	Description	Size	AdjRate	Value	Water	Sewer	
1	OTHER ACREAGE	2.87	\$7.000	\$20,055	NONE	NONE	
2	HOMESITE	1.00	\$35.000	\$35,000	NONE	NONE	



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PROPERTY J4 – THORNTON JACKSON ESTATE, ET AL.
TAX MAP NO. 018-00-00-00-0006-0
TACS NO. 831414

Parcel Information			
Parcel Record Number (PRN)	5463		
Town/District	TAYLOR		
Account Name	JACKSON, THORNTON EST		
Account Name2			
Care Of	C/O GWENDOLYN EAST		
Address1	465 VAN RENSSELAER ROAD		
Address2			
City, State Zip	UTICA, NY 13502		
Business Name			
Location Address(es)	0 BUSHY MOUNTAIN RD		
Map Number			
Map Insert	Double Circle	Block	Parcel Number
01800	00	00	00060

Total Acres	9.0
Deed	NONE
Additional Deed	
Will	NONE
Plat	NONE
Additional Plat	
Route	
Legal Desc 1	18-6 MILTON
Legal Desc 2	
Zoning	A: AGRICULTURAL
State Class	SINGLE FAMILY SUBURB
Topology	SLOPES UP
Utilities	NONE

Assessed Values		
Type	Current Value	Previous Value
Land	\$83,000	\$83,000
Main Structures	\$0	\$0
Other Structures	\$0	\$0
TOTALS	\$83,000	\$83,000

Land Segments						
Seg	Description	Size	AdjRate	Value	Water	Sewer
1	HOMESITE	1.00	\$35,000	\$35,000	NONE	NONE
2	RESIDUE	8.00	\$6,000	\$48,000	NONE	NONE



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PROPERTY J5 – BERNICE B. MOORE, ET AL.
TAX MAP NO. 042-00-00-00-0037-0
TACS NO. 803034

Parcel Information				
Parcel Record Number (PRN)	8711		Town/District	BARBOUR
Account Name	MOORE, BERNICE B & SARAH W			
Account Name2				
Care Of	C/O CLIFTON MOORE			
Address1	616A NORRISTOWN ROAD			
Address2				
City, State Zip	HORSHAM, PA 19044			
Business Name				
Location Address(es)	0 JACKSONTOWN RD			
Map Number				
Map Insert	Double Circle	Block	Parcel Number	
04200	00	00	00370	

Total Acres	5.0
Deed	DB-407-240
Additional Deed	
Will	NONE
Plat	NONE
Additional Plat	
Route	
Legal Desc 1	42-37 JACKSON
Legal Desc 2	
Zoning	A: AGRICULTURAL
State Class	SINGLE FAMILY SUBURB
Topology	SLOPES DN
Utilities	NONE

Assessed Values		
Type	Current Value	Previous Value
Land	\$81,000	\$81,000
Main Structures	\$0	\$0
Other Structures	\$0	\$0
TOTALS	\$81,000	\$81,000

Land Segments							
Seg	Description	Size	AdjRate	Value	Water	Sewer	
1	HOMESITE	1.00	\$45,000	\$45,000	NONE	NONE	
2	RESIDUE	4.00	\$9,000	\$36,000	NONE	NONE	



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PROPERTY J6 – BERNICE B. MOORE, ET AL.
TAX MAP NOS. 056-00-00-00-0004-0 AND 056-00-00-00-0006-0
TACS NO. 803034

Parcel Information			
Parcel Record Number (PRN)	12685	Town/District	BARBOUR
Account Name	MOORE, BERNICE B & SARAH W		
Account Name2			
Care Of	C/O CLIFTON MOORE		
Address1	616A NORRISTOWN ROAD		
Address2			
City, State Zip	HORSHAM, PA 19044		
Business Name			
Location Address(es)	0 JACKSON PL		
Map Number			
Map Insert	Double Circle	Block	Parcel Number
05600	00	00	00040

Total Acres	12.71
Deed	DB-407-240
Additional Deed	
Will	NONE
Plat	NONE
Additional Plat	
Route	
Legal Desc 1	56-4 GRAVES
Legal Desc 2	
Zoning	A: AGRICULTURAL
State Class	SINGLE FAMILY SUBURB
Topology	SLOPES UP
Utilities	NONE

Assessed Values		
Type	Current Value	Previous Value
Land	\$96,500	\$96,500
Main Structures	\$0	\$0
Other Structures	\$0	\$0
TOTALS	\$96,500	\$96,500

Land Segments							
Seg	Description	Size	AdjRate	Value	Water	Sewer	
1	HOMESITE	1.00	\$26,250	\$26,250	NONE	NONE	
2	RESIDUE	11.71	\$6,000	\$70,260	NONE	NONE	

Parcel Information			
Parcel Record Number (PRN)	12687	Town/District	BARBOUR
Account Name	MOORE, BERNICE B & SARAH W		
Account Name2			
Care Of	C/O CLIFTON MOORE		
Address1	616A NORRISTOWN ROAD		
Address2			
City, State Zip	HORSHAM, PA 19044		
Business Name			
Location Address(es)	0 JACKSONTOWN RD		
Map Number			
Map Insert	Double Circle	Block	Parcel Number
05600	00	00	00060

Total Acres	2.0
Deed	DB-407-240
Additional Deed	
Will	NONE
Plat	NONE
Additional Plat	
Route	
Legal Desc 1	56-6 JACKSON
Legal Desc 2	
Zoning	A: AGRICULTURAL
State Class	SINGLE FAMILY SUBURB
Topology	SLOPES UP
Utilities	NONE

PROPERTY J6 CONT.

Assessed Values		
Type	Current Value	Previous Value
Land	\$16,000	\$16,000
Main Structures	\$0	\$0
Other Structures	\$0	\$0
TOTALS	\$16,000	\$16,000

Land Segments						
Seg	Description	Size	AdjRate	Value	Water	Sewer
1	WOODED	2.00	\$8,000	\$16,000	NONE	NONE



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PROPERTY J7 – MARIAH MOORE ESTATE, ET AL.
TAX MAP NO. 009-00-00-00-0063-0
TACS NO. 803018

Parcel Information			
Parcel Record Number (PRN)	339	Town/District	GORDON
Account Name	MOORE, MARIAH EST		
Account Name2			
Care Of	C/O LEON E CASE		
Address1	1441 AUDREY AVE		
Address2			
City, State Zip	WILLOW GROVE, PA 19090		
Business Name			
Location Address(es)	0 RACCOON FORD RD		
Map Number			
Map Insert	Double Circle	Block	Parcel Number
00900	00	00	00630

Total Acres	2.0
Deed	NONE
Additional Deed	
Will	NONE
Plat	NONE
Additional Plat	
Route	
Legal Desc 1	9-63 JOHNSON
Legal Desc 2	
Zoning	A: AGRICULTURAL
State Class	SINGLE FAMILY SUBURB
Topology	LEVEL
Utilities	NONE

Assessed Values		
Type	Current Value	Previous Value
Land	\$43,000	\$43,000
Main Structures	\$0	\$0
Other Structures	\$0	\$0
TOTALS	\$43,000	\$43,000

Land Segments							
Seg	Description	Size	AdjRate	Value	Water	Sewer	
1	HOMESITE	1.00	\$35,000	\$35,000	NONE	NONE	
2	RESIDUE	1.00	\$8,000	\$8,000	NONE	NONE	



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PROPERTY J8 – PLATINUM PREMIER PROPERTIES, LLC
TAX MAP NO. 068-A3-01-54-0008-0
TACS NO. 585785

Parcel Information			
Parcel Record Number (PRN)	14288	Town/District	TOWN OF GORDONSVILLE
Account Name	PLATINUM PREMIER PROPERTIES LLC		
Account Name2			
Care Of			
Address1	420 HUDGINS RD STE 101		
Address2			
City, State Zip	FREDERICKSBURG, VA 22407		
Business Name			
Location Address(es)	110 COBB ST		
Map Number			
Map Insert	Double Circle	Block	Parcel Number
068A3	01	54	00080

Total Acres	0.0
Deed	DB-2007-8766
Additional Deed	
Will	NONE
Plat	NONE
Additional Plat	
Route	
Legal Desc 1	68A3 (1) BK 54-8
Legal Desc 2	
Zoning	R1: LIMITED RESIDENTIAL
State Class	SINGLE FAMILY URBAN
Topology	SLOPES DN
Utilities	NONE

Assessed Values		
Type	Current Value	Previous Value
Land	\$30,000	\$30,000
Main Structures	\$71,300	\$71,300
Other Structures	\$0	\$0
TOTALS	\$101,300	\$101,300

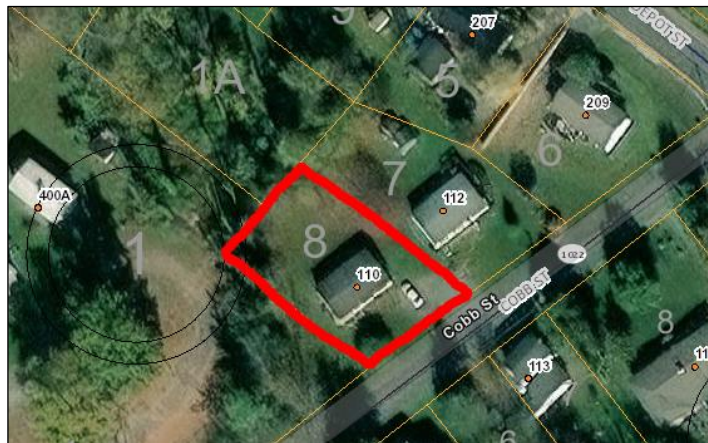
Land Segments						
Seg	Description	Size	AdjRate	Value	Water	Sewer
1	HOMESITE	1.00	\$20,000	\$30,000	PUBLIC	PUBLIC

Main Structure 1	Rooms	5	Deprec Schedule	MANUAL DEPREC
	Bedrooms	3	Heated Sq Ft	920
	Cost/Heated SqFt	\$77.48	Constr Style	DWELLING

Main Structure Sections								
Sec	% Cmpl	Class	Description	Area	Story Hgt	Yr Built	Eff Yr	Value
1-0	100	BASE	BASE SECTION	920	1.00	1972	1972	\$68,174

PROPERTY J8 CONT.

Main Structure Attributes		
Type	Code	# Of
A/C	NO A/C	920
BASEMENTS	CR. SP.	
CARPORTS	NO CARPORT	1
ELECTRIC	PUBLIC ELECTRIC	920
EXTFIN	MASONITE	920
FLOOR	CARPET	920
FOUNDATION	CINDERBLOCK	920
FUEL	ELECTRIC	920
GARAGES	NONE	1
GAS	NO PUBLIC GAS	920
HEAT	B.BOARD	920
PLUMBING	FULL BATHS	1
ROOF MATERIAL	COMP SHG	920
ROOF TYPE	GABLE	920
WALL	DRYWALL	920



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PROPERTY J9 – JOHN RANDOLPH ESTATE, ET AL.
TAX MAP NO. 043-00-00-00-0064-0
TACS NO. 831394

Parcel Information				
Parcel Record Number (PRN)	8841		Town/District	SPOTSWOOD
Account Name	RANDOLPH, JOHN EST			
Account Name2				
Care Of	C/O THELMA ROBINSON			
Address1	110 N CULVER ST			
Address2				
City, State Zip	BALTIMORE, MD 21229			
Business Name				
Location Address(es)	0 GREENWOOD RD			
Map Number				
Map Insert	Double Circle	Block	Parcel Number	
04300	00	00	00640	

Total Acres	2.25
Deed	NONE
Additional Deed	
Will	NONE
Plat	NONE
Additional Plat	
Route	
Legal Desc 1	43-64 COOPER
Legal Desc 2	
Zoning	A: AGRICULTURAL
State Class	SINGLE FAMILY SUBURB
Topology	LEVEL
Utilities	NONE

Assessed Values		
Type	Current Value	Previous Value
Land	\$56,300	\$56,300
Main Structures	\$0	\$0
Other Structures	\$0	\$0
TOTALS	\$56,300	\$56,300

Land Segments							
Seg	Description	Size	AdjRate	Value	Water	Sewer	
1	HOMESITE	1.00	\$45,000	\$45,000	NONE	NONE	
2	RESIDUE	1.25	\$9,000	\$11,250	NONE	NONE	



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PROPERTY J10 – DAMITA C. REAVES, ET AL.
TAX MAP NO. 012-A0-00-04-0006-0
TACS NO. 831416

Parcel Information			
Parcel Record Number (PRN)	1878	Town/District	LOW
Account Name	REAVES, DAMITA C & ISLAM A SHABAZZ		
Account Name2			
Care Of			
Address1	1224 WALTER ST S E		
Address2			
City, State Zip	WASHINGTON, DC 20003		
Business Name			
Location Address(es)	3606 LAKEVIEW PKWY		
Map Number			
Map Insert	Double Circle	Block	Parcel Number
012A0	00	04	00060

Total Acres	0.0
Deed	DB-2018-5796
Additional Deed	
Will	NONE
Plat	NONE
Additional Plat	
Route	
Legal Desc 1	USL 4-6
Legal Desc 2	
Zoning	R3; PLANNED RESIDENTIAL
State Class	SINGLE FAMILY URBAN
Topology	SLOPES UP
Utilities	NONE

Assessed Values		
Type	Current Value	Previous Value
Land	\$35,000	\$35,000
Main Structures	\$99,500	\$99,500
Other Structures	\$0	\$0
TOTALS	\$134,500	\$134,500

Land Segments						
Seg	Description	Size	AdjRate	Value	Water	Sewer
1	HOMESITE	1.00	\$25,000	\$35,000	PUBLIC	PUBLIC

Main Structure 1	Rooms	6	Deprec Schedule	MANUAL DEPREC
	Bedrooms	3	Heated Sq Ft	1,198
	Cost/Heated SqFt	\$51.88	Constr Style	DWELLING

Main Structure Sections									
Sec	% Cmpl	Class	Description	Area	Story Hgt	Yr Built	Eff Yr	Value	
1-0	100	BASE	BASE SECTION	1,198	1.00	1968	1968	\$88,433	
2-0	100	POR	PORCH	142	1.00	1968	1968	\$2,292	
3-0	100	PAT	PATIO	420	1.00	1968	1968	\$2,712	
4-0	100	PAT	PATIO	159	1.00	1968	1968	\$1,027	

PROPERTY J10 CONT.

Main Structure Attributes		
Type	Code	# Of
A/C	NO A/C	1,198
BASEMENTS	NONE	
CARPORTS	NO CARPORT	1
ELECTRIC	PUBLIC ELECTRIC	1,198
EXTFIN	VINYL	1,198
FIREPLACES	FIREPLACE	1
FLOOR	VINYL	1,198
FOUNDATION	SLAB	1,198
FUEL	ELECTRIC	1,198
GARAGES	NONE	1
GAS	NO PUBLIC GAS	1,198
HEAT	B.BOARD	1,198
PLUMBING	FULL BATHS	1
ROOF MATERIAL	COMP SHG	1,198
ROOF TYPE	GABLE	1,198
WALL	PANELED	1,198



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PROPERTY J11 – CHRISTIAN W. WEBER, ET AL.
TAX MAP NO. 050-00-05-00-0012-0
TACS NO. 831390

Parcel Information			
Parcel Record Number (PRN)	11844	Town/District	GORDON
Account Name	WEBER, CHRISTIAN W & HELEN		
Account Name2			
Care Of			
Address1	12474 ORCHARD ST		
Address2			
City, State Zip	LOCUST GROVE, VA 22508		
Business Name			
Location Address(es)	12474 ORCHARD ST		
Map Number			
Map Insert	Double Circle	Block	Parcel Number
05000	05	00	00120

Total Acres	3.0
Deed	DB-272-173
Additional Deed	
Will	NONE
Plat	NONE
Additional Plat	
Route	
Legal Desc 1	50(5)-12 APPLE GROVE
Legal Desc 2	
Zoning	A; AGRICULTURAL
State Class	SINGLE FAMILY SUBURB
Topology	SLOPES UP
Utilities	NONE

Assessed Values

Type	Current Value	Previous Value
Land	\$45,000	\$45,000
Main Structures	\$122,800	\$122,800
Other Structures	\$4,600	\$4,600
TOTALS	\$172,400	\$172,400

Land Segments

Seg	Description	Size	AdjRate	Value	Water	Sewer
1	HOMESITE	1.00	\$25,000	\$35,000	WELL	SEPTIC
2	RESIDUE	2.00	\$5,000	\$10,000	NONE	NONE

Main Structure 1	Rooms	7	Deprec Schedule	MANUAL DEPREC
	Bedrooms	3	Heated Sq Ft	1,200
	Cost/Heated SqFt	\$77.52	Constr Style	DWELLING

Main Structure Sections

Sec	% Cmpl	Class	Description	Area	Story Hgt	Yr Built	Eff Yr	Value
1-0	100	BASE	BASE SECTION	588	1.00	1973	1973	\$41,947
2-0	100	PAT	PATIO	384	1.00	1973	1973	\$2,396
3-0	100	NBAD	NO BASEMENT ADDITION	588	1.00	1973	1973	\$41,947
4-0	100	OH	OVERHANG	24	1.00	1973	1973	\$1,712

Other Structures

Sec	Description	Class	Grade	Area	BaseRate	Deprec	Story Height	YearBlt	Value
1	MISC STRUCTURE	I999	NO GRADE	1,296	\$8.00	MANUAL	1.00	0	\$2,592
2	MISC STRUCTURE	I999	SOUND VALUE	1	\$0.00	MANUAL	1.00	0	\$0
3	PAVEMENT	I570	SOUND VALUE	1	\$0.00	MANUAL	1.00	0	\$2,000

PROPERTY J11 CONT.

Main Structure Attributes		
Type	Code	# Of
A/C	A/C	1,200
BASEMENTS	%	588
BASEMENTS	FINISHED BSMT	588
CARPORTS	NO CARPORT	1
ELECTRIC	PUBLIC ELECTRIC	1,200
EXTFIN	BRICK	1,200
EXTFN2	MASONITE	1,200
FIREPLACES	FIREPLACE	1
FLOOR	CARPET	1,200
FOUNDATION	BRICK	588
FUEL	ELECTRIC	1,200
GARAGES	NONE	1
GAS	NO PUBLIC GAS	1,200
HEAT	HT. PUMP	1,200
PLUMBING	FULL BATHS	2
PLUMBING	HALF BATHS	1
ROOF MATERIAL	COMP SHG	1,200
ROOF TYPE	GABLE	1,200
SPLIT STORY	SPLIT LEVEL	1,200
WALL	DRYWALL	1,200



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PROPERTY J12 – KELLY J. WHITE, ET AL.
TAX MAP NO. 012-A0-00-14-0038-0
TACS NO. 803032

Parcel Information			
Parcel Record Number (PRN)	4572	Town/District	LOW
Account Name	WHITE, KELLY J & LISA		
Account Name2			
Care Of			
Address1	218 SPOTSWOOD RD		
Address2			
City, State Zip	LOCUST GROVE, VA 22508		
Business Name			
Location Address(es)	218 SPOTSWOOD RD		
Map Number			
Map Insert	Double Circle	Block	Parcel Number
012A0	00	14	00380

Total Acres	0.0
Deed	DB-2018-1310
Additional Deed	
Will	NONE
Plat	NONE
Additional Plat	
Route	
Legal Desc 1	USL 14-38
Legal Desc 2	
Zoning	R3; PLANNED RESIDENTIAL
State Class	SINGLE FAMILY URBAN
Topology	LEVEL
Utilities	NONE

Assessed Values

Type	Current Value	Previous Value
Land	\$30,000	\$30,000
Main Structures	\$155,500	\$155,500
Other Structures	\$2,300	\$2,300
TOTALS	\$187,800	\$187,800

Land Segments

Seg	Description	Size	AdjRate	Value	Water	Sewer
1	HOMESITE	1.00	\$20,000	\$30,000	PUBLIC	PUBLIC

Main Structure 1	Rooms	5	Deprec Schedule	MANUAL DEPREC
	Bedrooms	3	Heated Sq Ft	1,288
	Cost/Heated SqFt	\$69.19	Constr Style	DWELLING

Main Structure Sections

Sec	% Cmpl	Class	Description	Area	Story Hgt	Yr Built	Eff Yr	Value
1-0	100	BASE	BASE SECTION	1,288	1.00	1990	1990	\$118,382
2-0	100	DECK	DECK	264	1.00	1990	1990	\$4,287
3-0	100	GAR	GAR BRICK OR FRAME	528	1.00	1990	1990	\$16,074
4-0	100	POR	PORCH	168	1.00	1990	1990	\$3,410

Other Structures

Sec	Description	Class	Grade	Area	BaseRate	Deprec	Story Height	YearBlt	Value
1	MISC STRUCTURE	I999	NO GRADE	160	\$10.00	MANUAL	1.00	0	\$800
2	DRIVEWAY-ASPHALT	I209	SOUND VALUE	1	\$0.00	MANUAL	1.00	0	\$1,500

PROPERTY J12 CONT.

Main Structure Attributes		
Type	Code	# Of
A/C	A/C	1,288
BASEMENTS	NONE	
CARPORTS	NO CARPORT	1
ELECTRIC	PUBLIC ELECTRIC	1,288
EXTFIN	BRICK	1,288
FLOOR	CARPET	1,288
FOUNDATION	CINDERBLOCK	1,288
FUEL	ELECTRIC	1,288
GARAGES	BRICK	2
GAS	NO PUBLIC GAS	1,288
HEAT	HT. PUMP	1,288
PLUMBING	FULL BATHS	2
ROOF MATERIAL	COMP SHG	1,288
ROOF TYPE	GABLE	1,288
WALL	PLASTER	1,288



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