

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

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of County of Prince William, 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 **15941 Donald Curtis Drive, Woodbridge, Virginia 22191, on July 25, 2024, at 11:00 AM. Dr. A.J. Ferlazzo Building in the Auditorium**

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 take precedence over any prior written or verbal terms of sale.

	Property Owner(s)	Tax Map No.	TACS No.	Property Description
J1	Carlos E. Deener	7597-49-6341	845908	11702 General Hood Ct. Manassas,
J2	Castillejo Frederica Daphne Louise De	7599-43-7565	845907	5002 Gum Spring Rd. Manassas,
J3	Conservation Parcel 1 LLC	7298-74-0282	845848	15280 Heathcote Blvd. Haymarket,
J4	Elsie Suthard	7897-40-9306	845856	8001 Maplewood Dr. Manassas,
J5	Jose J. Montes	8289-04-0258	845834	3624 Tripoli Ct. Dumfries,
J6	Morris Harmon	7493-06-1857	845860	13603 Nokesville Rd. Nokesville,
J7	Myrtle C. English	7892-48-5758	845857	13108 Canova Dr. Manassas,
J8	Sara Thomas	7197-95-5281	845897	16106 Thoroughfare Rd. Broad Run
J9	Thomas J. Ashe	7196-87-2184	845889	16213 Lee Hwy Gainesville,
J10	VH Venture LLC	7893-86-1937	845862	12232 Purcell Rd. Manassas,
J11	Amanda H. Dade	7198-73-7609	845878	16312 John Marshall Hwy Broad Run
J12	Russell H. Utterback	7493-29-6396	845851	13217 Fitzwater Dr. Nokesville
J13	Russell H. Utterback	7494-20-5400	845851	13251 Fitzwater Dr. Nokesville

J14	Dora R. Popel Gebo Estate	8189-27- 5586	845861	16221 Batestown Rd. Dumfries,
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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. 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) 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 \$2,500.00, or the minimum deposit amount outlined in the terms above, if less than \$2,500.00.

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.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 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 August 1, 2024).** All payments must be made in the form of certified funds, cashier's check, money order or wire transfer. Cashier's checks and money orders shall be made payable to County of Prince William and forwarded to TACS, at the address shown below. Cash and personal checks will not be accepted. 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 County of Prince William 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 , at (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 Jennifer Halligan at 804-548-4429, or by writing to the address below.

Taxing Authority Consulting Services, PC
Attn: Tax Sales
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 _____	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. 5

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

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

At that certain Special Commissioner’s sale held on Thursday, July 25, 2024 in the cause styled Prince William 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 City Prince William 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 (auction date). I further understand that in the event I owe delinquent taxes to the Prince William County or if I am named as a Defendant in any delinquent tax suit filed by the Prince William County, 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 25th day of July 2024, 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

PARCEL J1---- CARLOS E. DEENER

GPIN: 7597-49-6341

TACS No.: 845908

Assessment value: \$167,100



Property Information			
Account Number	022186	Property Address:	
Owner Name	DEENER CARLOS E	11702 GENERAL HOOD CT	
Owner Address	11702 GENERAL HOOD CT	MANASSAS VA 20109	
	MANASSAS VA 20109		
Use Code	971 Vacant Land		
Description			
Assessment Info		2024 Assessment	
Neighborhood	02017 Groveton / Battlefield Pk Area	Land - Market Value	\$167,100
Fire House	06 - Stone House	Land - Use Value	\$0
Special District		Impr - Market Value	\$0
Zoning	Agricultural	Total - Market Value	\$167,100
Acres	1.4591		
<< Previous Card		Card 1 of 0	
		Next Card >>	

Legal Disclaimer: Non-confidential real estate assessment records are public information under Virginia law, and internet display of non-confidential property information is specifically authorized by Virginia Code 58.1-3122.2. While Prince William County has worked to ensure that the assessment data contained herein is accurate, the Prince William 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 Prince William County records for official information.

PARCEL J2----- CASTILLEJO FREDERICA DAPHNE LOUISE DE

GPIN: 7599-43-7565

TACS No.: 845907

Assessment value: \$112,300



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Property Information			
Account Number	022089	Property Address:	
Owner Name	DE CASTILLEJO FREDERICA DAPHNE LOUISE HOHMANN ETAL	5002 GUM SPRING RD	
Owner Address	PO BOX 9194 RICHMOND VA 23227	MANASSAS VA 20109	
Use Code	971 Vacant Land		
Description			
Assessment Info		2024 Assessment	
Neighborhood	02017 Groveton / Battlefield Pk Area	Land - Market Value	\$112,300
Fire House	06 - Stone House	Land - Use Value	\$0
Special District		Impr - Market Value	\$0
Zoning	Agricultural	Total - Market Value	\$112,300
Acres	0.8300		
<< Previous Card Card 1 of 0 Next Card >>			

PARCEL J3----- CONSERVATION PARCEL 1, LLC

GPIN: 7298-74-0282

TACS No.: 845848

Assessment value: \$168,700



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Property Information			
Account Number	229913	Property Address:	
Owner Name	CONSERVATION PARCEL 1 LLC	15280 HEATHCOTE BLVD	
Owner Address	PO BOX 6777	HAYMARKET VA 20169	
Use Code	WASHINGTON DC 20020-0477		
	971 Vacant Land		
Description			
PCL B			
Assessment Info		2024 Assessment	
Neighborhood	04016 Evergreen	Land - Market Value	\$168,700
Fire House	05 - Gainesville	Land - Use Value	\$0
Special District		Impr - Market Value	\$0
Zoning	Agricultural	Total - Market Value	\$168,700
Acres	11.6620		
<< Previous Card		Card 1 of 0	
		Next Card >>	

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PARCEL J4---- ELSIE SUTHARD

GPIN: 7897-40-9306

TACS No.: 845856

Assessment value: \$128,800



Property Information

Account Number	006504	Property Address:
Owner Name	SUTHARD ELSIE	8001 MAPLEWOOD DR
Owner Address	8001 MAPLEWOOD DR MANASSAS VA 20111-2200	MANASSAS VA 20111
Use Code	972 Vacant w Incidental Structure	

Description

YORKSHIRE ACRES L 138-SEC 2

Assessment Info

Neighborhood	02401 Yorkshire East
Fire House	18 - Yorkshire
Special District	
Zoning	Suburban Residential (4/acre)
Acres	0.7345

2024 Assessment

Land - Market Value	\$128,800
Land - Use Value	\$0
Impr - Market Value	\$0
Total - Market Value	\$128,800

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Dwelling Information

# of Stories	1	# Bedrooms	5	Basement Type	234 Walkout
Year Built	1955	Full Baths	2	Style	1 1 Story
Fin Area	1389	Half Baths	0	Exterior Wall	28 All Conc Block/Cement
Unfin Area	0	Basement Area	600		
Fireplaces	1	Fin Basement	600		

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PARCEL J5---- JOSE J. MONTES

GPIN: 8289-04-0258

TACS No.: 845834

Assessment value: \$173,700



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Property Information			
Account Number	247779	Property Address:	
Owner Name	MONTES JOSE J ETAL SURV	3624 TRIPOLI CT	
Owner Address	3390 DONDIS CREEK DR	DUMFRIES VA 22026	
	TRIANGLE VA 22172		
Use Code	971 Vacant Land		
Description			
TRIPOLI HEIGHTS L 23A SEC 1			
Assessment Info		2024 Assessment	
Neighborhood	01172 Possum Pt/Rose Hill/Tripoli	Land - Market Value	\$173,700
Fire House	12 - Town Dumfries	Land - Use Value	\$0
Special District		Impr - Market Value	\$0
Zoning	Dumfries-R-10K sf min	Total - Market Value	\$173,700
Acres	0.2314		
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3122.2. While Prince William County has worked to ensure that the assessment data contained herein is accurate, the Prince William 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 Prince William County records for official information.

PARCEL J6---- MORRIS HARMON

GPIN: 7493-06-1857

TACS No.: 845860

Assessment value: \$112,300



Property Information

Account Number	000362	Property Address:
Owner Name	HARMON MORRIS C/O SUSAN SIMMS	13603 NOKESVILLE RD
Owner Address	628 N ALFRED ST ALEXANDRIA VA 22314-1823	NOKESVILLE VA 20181
Use Code	971 Vacant Land	

Description

69-1-18

Assessment Info		2024 Assessment	
Neighborhood	02140 Nokesville	Land - Market Value	\$112,300
Fire House	09 - Nokesville	Land - Use Value	\$0
Special District		Impr - Market Value	\$0
Zoning	Agricultural	Total - Market Value	\$112,300
Acres	1.0215		

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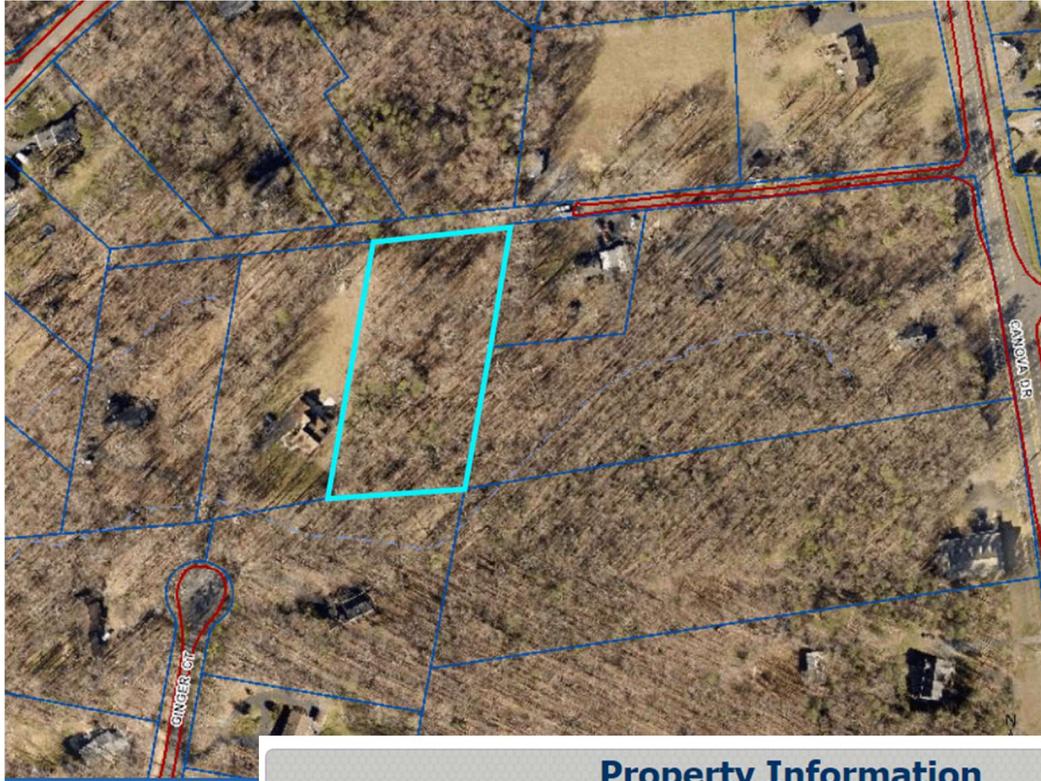
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PARCEL J7---- MYRTLE C. ENGLISH

GPIN: 7892-48-5758

TACS No.: 845857

Assessment value: \$161,200



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Property Information

Account Number	003746	Property Address:
Owner Name	ENGLISH MYRTLE C	13108 CANOVA DR
Owner Address	8336 SHADY GROVE CIR	MANASSAS VA 20112
Use Code	972 Vacant w Incidental Structure	

Description

Assessment Info		2024 Assessment	
Neighborhood	02812 Dumfries Rd / Hoadly Rd Area	Land - Market Value	\$161,200
Fire House	19 - Coles	Land - Use Value	\$0
Special District		Impr - Market Value	\$0
Zoning	Agricultural	Total - Market Value	\$161,200
Acres	2.0000		

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Dwelling Information

# of Stories	1.5	# Bedrooms	3	Basement Type	0 Not Applicable
Year Built	1950	Full Baths	1	Style	2 1/2 Story
Fin Area	1735	Half Baths	0	Exterior Wall	28 All Conc Block/Cement
Unfin Area	0	Basement Area	0		
Fireplaces	0	Fin Basement	0		

PARCEL J8---- SARA THOMAS

GPIN: 7197-95-5281

TACS No.: 845897

Assessment value: \$277,100



Property Information

Account Number	016159	Property Address:
Owner Name	THOMAS SARA C/O ANNIE E DUNCAN	16106 THOROUGHFARE RD
Owner Address	433 NW QUINCY ST WASHINGTON DC 20011-5929	BROAD RUN VA 20137
Use Code	971 Vacant Land	

Description
CEMETERY ON PARCEL

Legal Disclaimer:
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Assessment Info		2024 Assessment	
Neighborhood	02093 Thoroughfare/Rt55	Land - Market Value	\$277,100
Fire House	05 - Gainesville	Land - Use Value	\$0
Special District		Impr - Market Value	\$0
Zoning	Agricultural	Total - Market Value	\$277,100
Acres	7.0000		

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law, and internet display of non-confidential property information is specifically authorized by Virginia Code 58.1-3122.2. While Prince William County has worked to ensure that the assessment data contained herein is accurate, the Prince William 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 Prince William County records for official information.

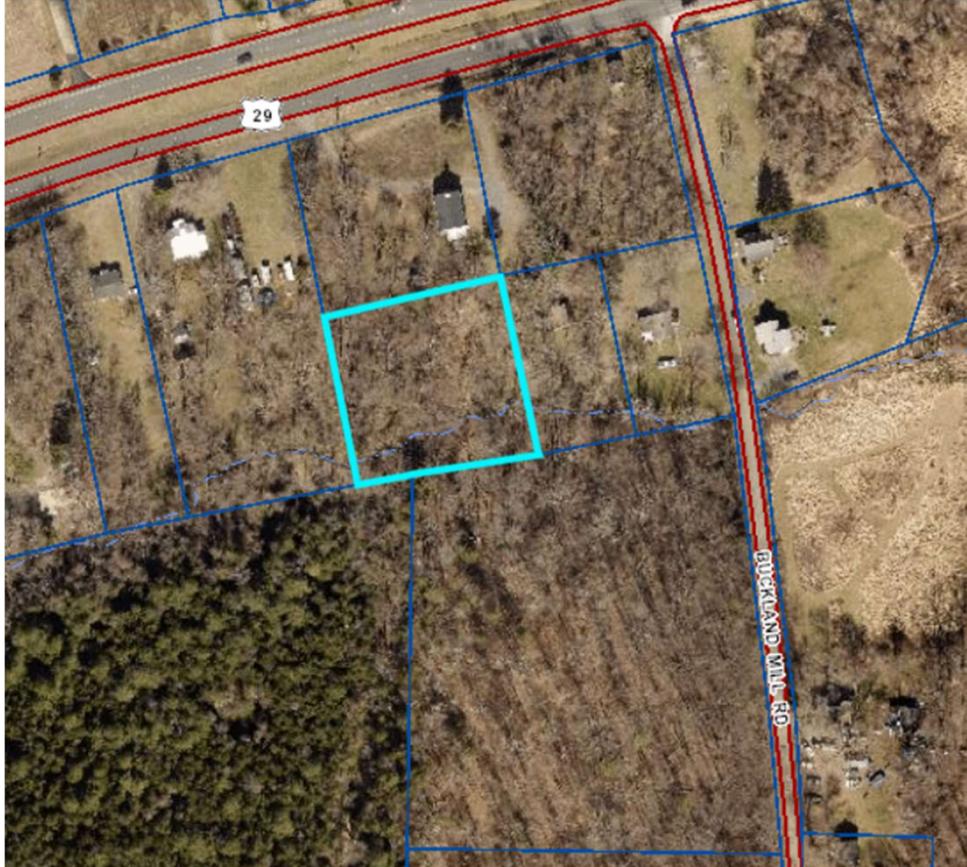
PARCEL J9----- THOMAS J. ASHE

GPIN: 7196-87-2184

Assessment value: \$129,100

TACS No.: 845889

Note: No visible access



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Property Information			
Account Number	015030	Property Address:	
Owner Name	ASHE THOMAS J	16213 LEE HWY	
Owner Address	8106 BUCKLAND MILL RD	GAINESVILLE VA 20155	
	GAINESVILLE VA 20155		
Use Code	971 Vacant Land		
Description			
Assessment Info		2024 Assessment	
Neighborhood	02104 Greenwich / Upper Vint Hill	Land - Market Value	\$129,100
Fire House	05 - Gainesville	Land - Use Value	\$0
Special District		Impr - Market Value	\$0
Zoning	Agricultural	Total - Market Value	\$129,100
Acres	1.0000		
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PARCEL J10---- VH VENTURE LLC

GPIN: 7893-86-1937

TACS No.: 845862

Assessment value: \$153,800



Property Information			
Account Number	003870	Property Address:	
Owner Name	VH VENTURE LLC	12232 PURCELL RD	
Owner Address	PO BOX 1824	MANASSAS VA 20112	
	MANASSAS VA 20108		
Use Code	971 Vacant Land		
Description			
Assessment Info		2024 Assessment	
Neighborhood	02808 Heritage Woods/Fair Hill Est.	Land - Market Value	\$153,800
Fire House	20 - Lake Jackson	Land - Use Value	\$0
Special District		Impr - Market Value	\$0
Zoning	Agricultural	Total - Market Value	\$153,800
Acres	2.0000		
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PARCEL J11---- AMANDA H. DADE

GPIN: 7198-73-7609

TACS No.: 845878

Assessment value: \$109,900



Property Information			
Account Number	014581	Property Address:	
Owner Name	DADE AMANDA H & CHESTER E HELMS	16312 JOHN MARSHALL HWY	
Owner Address	1574 LAWRENCE ST	BROAD RUN VA 20137	
	RAHWAY NJ 07065		
Use Code	971 Vacant Land		
Description			
Assessment Info		2024 Assessment	
Neighborhood	02093 Thoroughfare/Rt55	Land - Market Value	\$109,900
Fire House	05 - Gainesville	Land - Use Value	\$0
Special District		Impr - Market Value	\$0
Zoning	Agricultural	Total - Market Value	\$109,900
Acres	0.4200		
<< Previous Card		Card 1 of 0	
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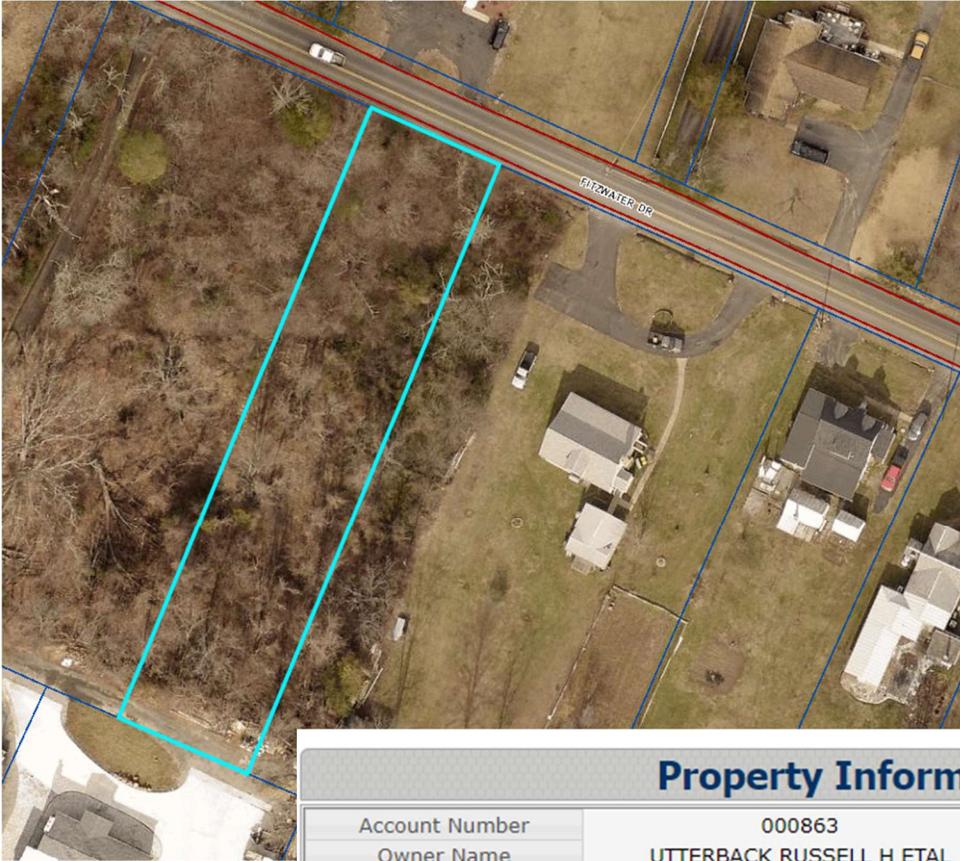
Legal

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PARCEL J12---- RUSSELL H. UTTERBACK

GPIN: 7493-29-6396
TACS No.: 845851

Assessment value: \$123,500
Note: land may not perc



Legal Disclaimer: Non-confidential real estate assessment records are public information under Virginia law, and internet display of non-confidential property information is specifically authorized by Virginia Code 58.1-3122.2. While Prince William County has worked to ensure that the assessment data contained herein is accurate, the Prince William 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 Prince William County records for official information.

Property Information			
Account Number	000863	Property Address:	
Owner Name	UTTERBACK RUSSELL H ETAL	13217 FITZWATER DR	
Owner Address	417 SNAKE CREEK RD	NOKESVILLE VA 20181	
	HILLSVILLE VA 24343-1746		
Use Code	971 Vacant Land		
Description			
Assessment Info		2024 Assessment	
Neighborhood	02124 Fitzwater Dr - West	Land - Market Value	\$123,500
Fire House	09 - Nokesville	Land - Use Value	\$0
Special District		Impr - Market Value	\$0
Zoning	Agricultural	Total - Market Value	\$123,500
Acres	0.5000		
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PARCEL J13---- RUSSELL H. UTTERBACK

GPIN: 7494-20-5400

TACS No.: 845851

Assessment value: \$131,600

Note: land may not perc



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to ensure that the assessment data contained herein is accurate, the Prince William 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 Prince William County records for official information.

Property Information			
Account Number	257629	Property Address:	
Owner Name	UTTERBACK RUSSELL H ETAL	13251 FITZWATER DR	
Owner Address	417 SNAKE CREEK RD	NOKESVILLE VA 20181	
	HILLSVILLE VA 24343-1746		
Use Code	971 Vacant Land		
Description			
Assessment Info		2024 Assessment	
Neighborhood	02124 Fitzwater Dr - West	Land - Market Value	\$131,600
Fire House	09 - Nokesville	Land - Use Value	\$0
Special District		Impr - Market Value	\$0
Zoning	Agricultural	Total - Market Value	\$131,600
Acres	1.0000		
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PARCEL J14----- DORA R. POPEL GEBO ESTATE

GPIN: 8189-27-5586

TACS No.: 845861

Assessment value: \$145,500



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Property Information			
Account Number	008264	Property Address:	
Owner Name	GEBO DORA R POPEL ESTATE	16921 BATESTOWN RD	
Owner Address	16921 BATESTOWN RD	DUMFRIES VA 22025	
	DUMFRIES VA 22025		
Use Code	971 Vacant Land		
Description			
SADIE COLE LAND L 15 & 16			
Assessment Info		2024 Assessment	
Neighborhood	01166 Mine Road Area	Land - Market Value	\$145,500
Fire House	03 - Dumfries	Land - Use Value	\$0
Special District		Impr - Market Value	\$0
Zoning	Agricultural	Total - Market Value	\$145,500
Acres	2.0000		
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