

VAAF#651



**For Sale  
At Auction**

[www.ForSaleAtAuction.Biz](http://www.ForSaleAtAuction.Biz)

# Special Commissioner's Sale of Real Estate Caroline County, Virginia

17202 Richmond Turnpike; Milford, VA 22514



Parcel 3



Parcel 5



Parcel 12



Parcel 13



**Thursday, December 17, 2020  
11:00AM**

Margaret F. Hardy, Esq.  
Special Commissioner  
Post Office Box 907  
Fredericksburg, VA 22404-0907

**SANDS  
ANDERSON**  
[www.sandsanderson.com](http://www.sandsanderson.com)  
540.373.2504

**FOR SALE AT AUCTION  
PUBLIC ONLINE AND LIVE SIMULCAST SALE OF  
TAX DELINQUENT CAROLINE COUNTY REAL ESTATE  
*Thursday, December 17, 2020 at 11:00 A.M.*  
Caroline County Community Center Auditorium  
17202 Richmond Turnpike  
Milford, VA 22514**

**NOTICE: SPECIAL COMMISSIONER'S SALE OF REAL ESTATE**

Pursuant to the terms of those certain Decrees of Sale from the Circuit Court of Caroline County, Virginia, the undersigned Special Commissioner will offer for sale at a simulcast (online and in-person) at public auction in the Caroline County Community Center Auditorium, Milford, Virginia, on December 17, 2020 at 11:00 A.M., subject to the following terms and conditions, the following-described real estate:

**CAROLINE PINES**

- Parcel 1 (Central) Lot 45, Caroline Pines, on Coulter Lane; Tax Map 93A2-1-45
- Parcel 2 (Dailey) Lot 279, Caroline Pines, on Norway Road; Tax Map 93A1-1-279
- Parcel 3 (Andrews) Lots 415 and 416, Caroline Pines, on Summer Drive; Tax Map 93A3-1-415 and Tax Map 93A3-1-416
- Parcel 4 (Davis) Lot 424, Caroline Pines, on Summer Drive; Tax Map 93A3-1-424
- Parcel 5 (Richmond) Lot 426, Caroline Pines on Summer Drive; Tax Map 93A3-1-426
- Parcel 6 (Andrews) Lots 502 and 503, Caroline Pines, on Longleaf Road; Tax Map 93A3-1-502 and Tax Map 93A3-1-503
- Parcel 7 (Blaker) Lot 929, Caroline Pines, on Hill Road; Tax Map 93A2-1-929

**LAKE CAROLINE**

- Parcel 8 (Andrews) Lot 114, Lake Caroline Subdivision, 407 Howe Drive; Tax Map 67A3-1-114
- Parcel 9 (Salman) Lot 1595, Lake Caroline Subdivision, 159 American Drive; Tax Map 67A4-1-1595

**LAKE LAND'OR**

- Parcel 10 (Love) Lot 103, Lake Land'Or Resort Development, on Swan Lane, Tax Map 51A5-1-103

**OTHER**

- Parcel 11 (Abramson) 1.0 acre, more or less, west side of Cammack Drive, Tax Map 69-A-23

Parcel 12 (Anderson) 4 acres, more or less, east side of Dawn Boulevard, Tax Map 101-A-66

Parcel 13 (Belmont) 1.5273 acres, more or less, Parcel B2, corner of Omaha Drive and Belmont Boulevard; Tax Map 82-A-B2

Parcel 14 (Smith) 1 acre, more or less, Part of Lot 6, Shady Lane Subdivision, Tax Map 84-10-6C

**TERMS OF SALE:** All sales are subject to the approval of the Circuit Court. A 10% Buyer's Premium will be added to the highest bid and will become a part of the total sales price on each property. The highest bidder shall deposit ten percent (10%) of the total sales price, by either cash or good check, which sum shall be credited toward the purchase at closing. The balance of the purchase price, in cash or certified funds, shall be deposited with Atlantic Union Bank, General Receiver, within fifteen (15) days of Court confirmation. **TIME IS OF THE ESSENCE.** All properties will be conveyed by Special Warranty Deed, subject to any easements and covenants of record, and any rights of persons in possession. Interested parties may go upon the UNIMPROVED real estate for the purpose of making an inspection.

Announcements made the day of sale take precedence over any prior written or verbal terms of sale.

Margaret F. Hardy, Special Commissioner  
Sands Anderson PC  
Post Office Box 907  
Fredericksburg, VA 22404-0907  
[www.sandsanderson.com](http://www.sandsanderson.com)

## Parcel 1 (Central)

Lot 45, Caroline Pines, on Coulter Lane;  
Tax Map 93A2-1-45



The GIS maps, and other information included in this information packet, are for informational purposes only, and are not to be used, or construed, as a legal description of the properties. All of the information provided in this packet has been obtained from sources deemed to be reliable and correct, however, neither the County/City, Sands Anderson, For Sale At Auction, or any of their representatives or employees make any guarantees or warranties, expressed or implied, whatsoever, regarding these properties.

## County of Caroline, Virginia

Tax Map Number: 93A2-1-45  
 Tax Map: 93A2  
 Account Number: 20617

### General Information

Property Owner:	CENTRAL VIRGINIA REAL ESTATE & DEVELOPMENT LLC	Deed Page:	987
Owner Address Address:	1045 E CENTERVILLE RD #2409 75041	Will Book:	
Legal Description:	CAROLINE PINES LOT 45	Will Page:	0
Deed Book:	814	Instrument #:	0
		Grantor:	WALLS WALTER CONWAY & SUSAN M

### Site Information

Acres:	0
Zoning Type:	RP
Terrain Type:	On
Character:	Brushy
Right of Way:	Private
Easements:	Paved

### Assessment Information

Assessment Year:	2016
Building Value:	\$
Total Improvement:	\$
Total Land Value:	\$12,000
Calculated Value:	\$12,000
Rounded Taxable Value:	\$12,000
Land Use:	\$

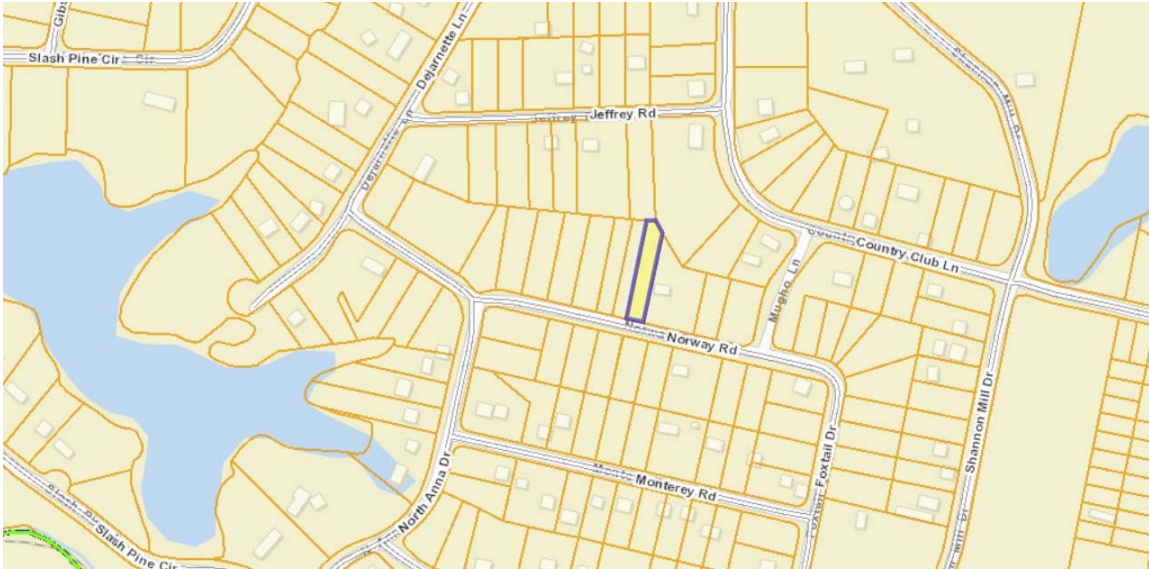
### Other Improvements

Description	Size in SQ.Ft.	Value
		Total Value
		\$0

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as Caroline County expressly disclaims any liability for loss or damage arising from the use of said information by any third party.

## Parcel 2 (Dailey)

Lot 279, Caroline Pines, on Norway Road;  
Tax Map 93A1-1-279



The GIS maps, and other information included in this information packet, are for informational purposes only, and are not to be used, or construed, as a legal description of the properties. All of the information provided in this packet has been obtained from sources deemed to be reliable and correct, however, neither the County/City, Sands Anderson, For Sale At Auction, or any of their representatives or employees make any guarantees or warranties, expressed or implied, whatsoever, regarding these properties.

## County of Caroline, Virginia

Tax Map Number: 93A1-1-279  
 Tax Map: 93A1  
 Account Number: 7894

### General Information

Property Owner:	DAILEY DONALD J & BEATRIZ A
Owner Address Address:	1240 E SUNNYSLOPE LANE 85020
Legal Description:	CAROLINE PINES LOT 279
Deed Book:	244

Deed Page:	621
Will Book:	
Will Page:	0
Instrument #:	0
Grantor:	

### Site Information

Acres:	0
Zoning Type:	RP
Terrain Type:	On
Character:	Rolling/Sloping
Right of Way:	Private
Easements:	Paved

### Assessment Information

Assessment Year:	2016
Building Value:	\$
Total Improvement:	\$
Total Land Value:	\$8,000
Calculated Value:	\$8,000
Rounded Taxable Value:	\$8,000
Land Use:	\$

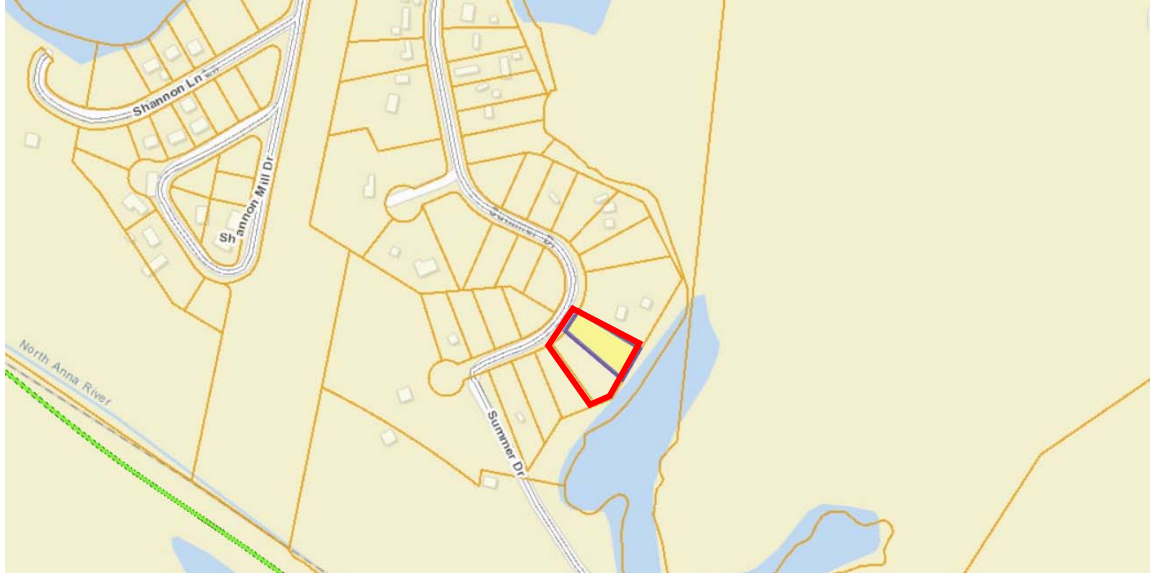
### Other Improvements

Description	Size in SQ.Ft.	Value
		Total Value
		\$0

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as Caroline County expressly disclaims any liability for loss or damage arising from the use of said information by any third party.

## Parcel 3 (Andrews)

Lots 415 and 416, Caroline Pines, on Summer Drive;  
Tax Map 93A3-1-415 and Tax Map 93A3-1-416

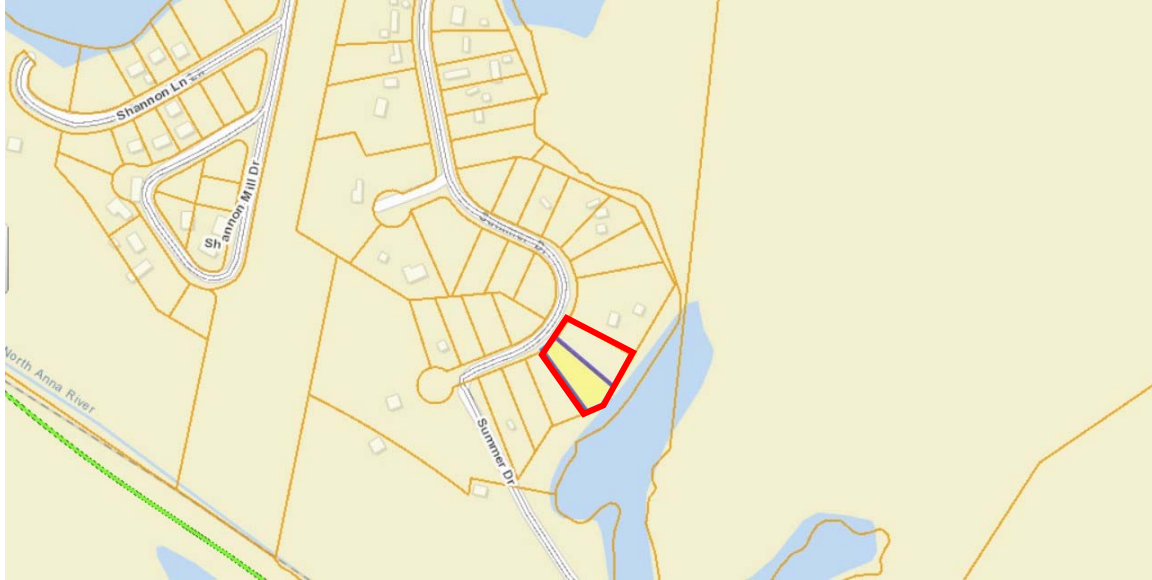


The GIS maps, and other information included in this information packet, are for informational purposes only, and are not to be used, or construed, as a legal description of the properties. All of the information provided in this packet has been obtained from sources deemed to be reliable and correct, however, neither the County/City, Sands Anderson, For Sale At Auction, or any of their representatives or employees make any guarantees or warranties, expressed or implied, whatsoever, regarding these properties.



### Parcel 3 (Andrews) (Continued)

Lots 415 and 416, Caroline Pines, on Summer Drive;  
Tax Map 93A3-1-415 and Tax Map 93A3-1-416



The GIS maps, and other information included in this information packet, are for informational purposes only, and are not to be used, or construed, as a legal description of the properties. All of the information provided in this packet has been obtained from sources deemed to be reliable and correct, however, neither the County/City, Sands Anderson, For Sale At Auction, or any of their representatives or employees make any guarantees or warranties, expressed or implied, whatsoever, regarding these properties.

# County of Caroline, Virginia

Tax Map Number: 93A3-1-415  
Tax Map: 93A3  
Account Number: 6492

### General Information

Property Owner:	ANDREWS WAYLAND D TRUSTEE	Deed Page:	378
Owner Address Address:	311 TARRYTOWN DR 23229	Will Book:	
Legal Description:	CAROLINE PINES LOT 415	Will Page:	0
Deed Book:	992	Instrument #:	0
		Grantor:	ANDREWS WAYLAND D

### Site Information

Acres:	0
Zoning Type:	RP
Terrain Type:	On
Character:	Rolling/Sloping
Right of Way:	Private
Easements:	Gravel

### Assessment Information

Assessment Year:	2016
Building Value:	\$
Total Improvement:	\$
Total Land Value:	\$4,000
Calculated Value:	\$4,000
Rounded Taxable Value:	\$4,000
Land Use:	\$

### Other Improvements

Description	Size in SQ.Ft.	Value
		<b>Total Value</b>
		\$0

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as Caroline County expressly disclaims any liability for loss or damage arising from the use of said information by any third party.

# County of Caroline, Virginia

Tax Map Number: 93A3-1-416  
 Tax Map: 93A3  
 Account Number: 6493

## General Information

Property Owner:	ANDREWS WAYLAND D TRUSTEE	Deed Page:	378
Owner Address Address:	311 TARRYTOWN DR 23229	Will Book:	
Legal Description:	CAROLINE PINES LOT 416	Will Page:	0
Deed Book:	992	Instrument #:	0
		Grantor:	ANDREWS WAYLAND D

## Site Information

Acres:	0
Zoning Type:	RP
Terrain Type:	On
Character:	Rolling/Sloping
Right of Way:	Private
Easements:	Gravel

## Assessment Information

Assessment Year:	2016
Building Value:	\$
Total Improvement:	\$
Total Land Value:	\$4,000
Calculated Value:	\$4,000
Rounded Taxable Value:	\$4,000
Land Use:	\$

## Other Improvements

Description	Size in SQ.Ft.	Value
		<b>Total Value</b>
		\$0

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as Caroline County expressly disclaims any liability for loss or damage arising from the use of said information by any third party.

## Parcel 4 (Davis)

Lot 424, Caroline Pines, on Summer Drive;  
Tax Map 93A3-1-424



The GIS maps, and other information included in this information packet, are for informational purposes only, and are not to be used, or construed, as a legal description of the properties. All of the information provided in this packet has been obtained from sources deemed to be reliable and correct, however, neither the County/City, Sands Anderson, For Sale At Auction, or any of their representatives or employees make any guarantees or warranties, expressed or implied, whatsoever, regarding these properties.

# County of Caroline, Virginia

Tax Map Number: 93A3-1-424  
 Tax Map: 93A3  
 Account Number: 7982

## General Information

Property Owner:	DAVIS JAMES F	Deed Page:	110
Owner Address Address:	0	Will Book:	
Legal Description:	CAROLINE PINES LOT 424	Will Page:	0
Deed Book:	239	Instrument #:	0
		Grantor:	

## Site Information

Acres:	0
Zoning Type:	RP
Terrain Type:	On
Character:	Rolling/Sloping
Right of Way:	Private
Easements:	Gravel

## Assessment Information

Assessment Year:	2016
Building Value:	\$
Total Improvement:	\$
Total Land Value:	\$8,000
Calculated Value:	\$8,000
Rounded Taxable Value:	\$8,000
Land Use:	\$

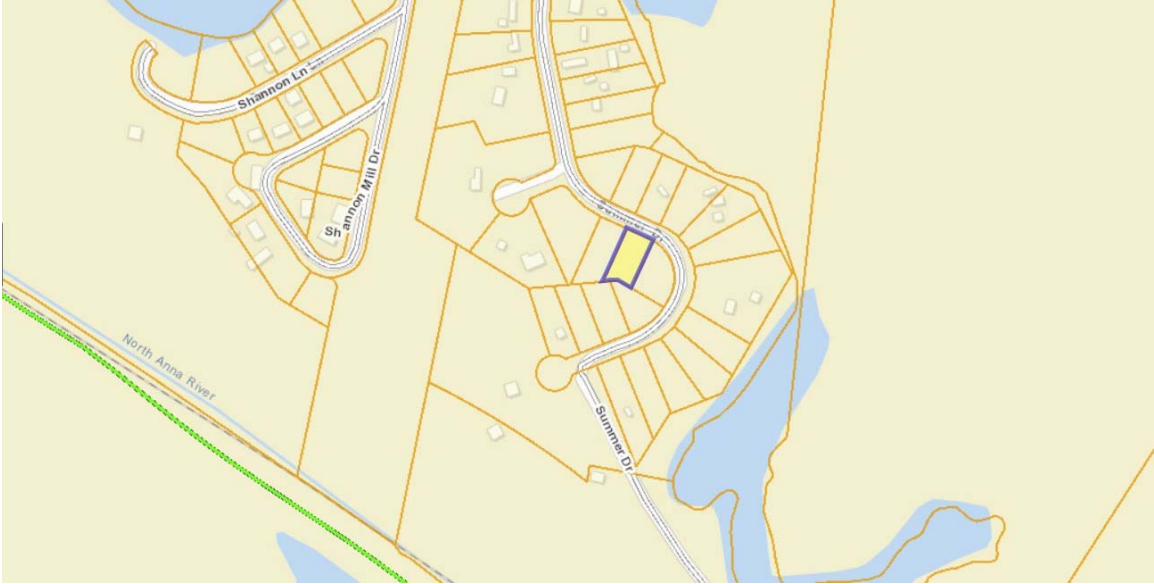
## Other Improvements

Description	Size in SQ.Ft.	Value
		<b>Total Value</b>
		\$0

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as Caroline County expressly disclaims any liability for loss or damage arising from the use of said information by any third party.

**Parcel 5 (Richmond)**

Lot 426, Caroline Pines on Summer Drive;  
Tax Map 93A3-1-426



The GIS maps, and other information included in this information packet, are for informational purposes only, and are not to be used, or construed, as a legal description of the properties. All of the information provided in this packet has been obtained from sources deemed to be reliable and correct, however, neither the County/City, Sands Anderson, For Sale At Auction, or any of their representatives or employees make any guarantees or warranties, expressed or implied, whatsoever, regarding these properties.

# County of Caroline, Virginia

Tax Map Number: 93A3-1-426  
Tax Map: 93A3  
Account Number: 17366

### General Information

Property Owner:	RICHMOND JEFFREY L & PHYLLIS A
Owner Address Address:	0
Legal Description:	CAROLINE PINES LOT 426
Deed Book:	

Deed Page:	0
Will Book:	
Will Page:	0
Instrument #:	0
Grantor:	

### Site Information

Acres:	0
Zoning Type:	RP
Terrain Type:	On
Character:	Rolling/Sloping
Right of Way:	Private
Easements:	Gravel

### Assessment Information

Assessment Year:	2016
Building Value:	\$
Total Improvement:	\$
Total Land Value:	\$8,000
Calculated Value:	\$8,000
Rounded Taxable Value:	\$8,000
Land Use:	\$

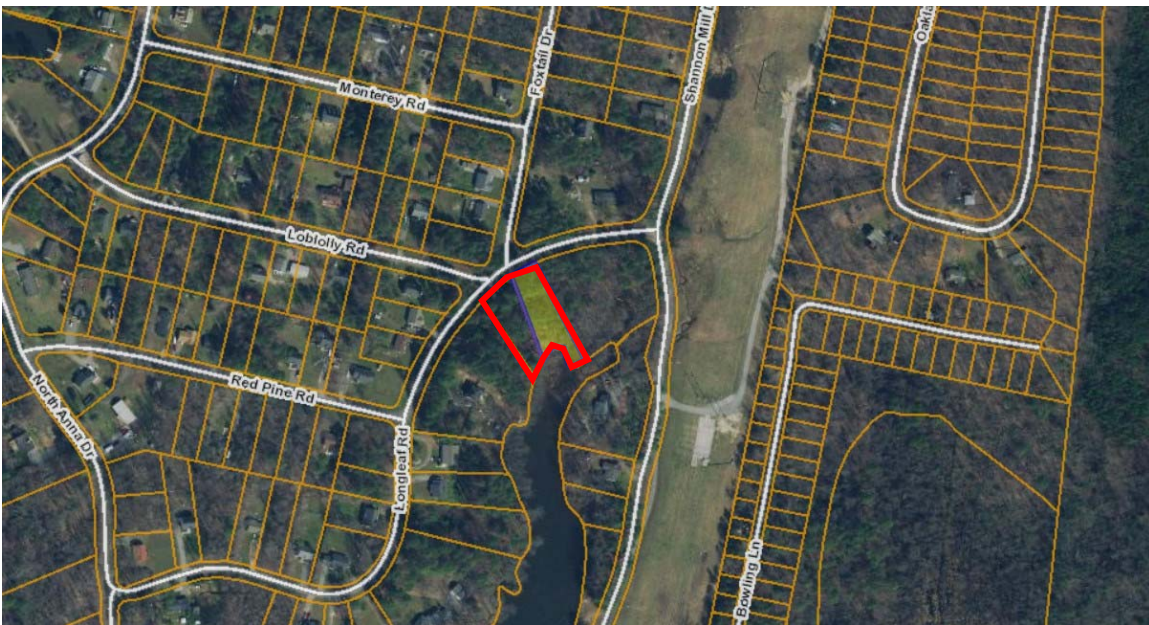
### Other Improvements

Description	Size in SQ.Ft.	Value
		Total Value
		\$0

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as Caroline County expressly disclaims any liability for loss or damage arising from the use of said information by any third party.

## Parcel 6 (Andrews)

Lots 502 and 503, Caroline Pines, on Longleaf Road;  
Tax Map 93A3-1-502 and Tax Map 93A3-1-503

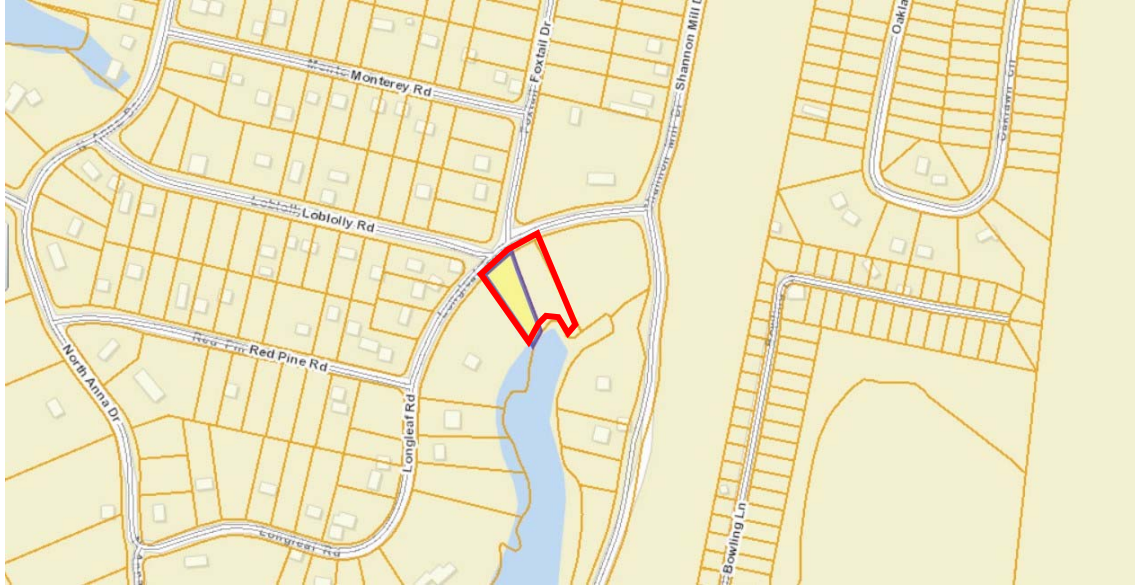


The GIS maps, and other information included in this information packet, are for informational purposes only, and are not to be used, or construed, as a legal description of the properties. All of the information provided in this packet has been obtained from sources deemed to be reliable and correct, however, neither the County/City, Sands Anderson, For Sale At Auction, or any of their representatives or employees make any guarantees or warranties, expressed or implied, whatsoever, regarding these properties.



## Parcel 6 (Andrews) (Continued)

Lots 502 and 503, Caroline Pines, on Longleaf Road;  
Tax Map 93A3-1-502 and Tax Map 93A3-1-503



The GIS maps, and other information included in this information packet, are for informational purposes only, and are not to be used, or construed, as a legal description of the properties. All of the information provided in this packet has been obtained from sources deemed to be reliable and correct, however, neither the County/City, Sands Anderson, For Sale At Auction, or any of their representatives or employees make any guarantees or warranties, expressed or implied, whatsoever, regarding these properties.

## County of Caroline, Virginia

Tax Map Number: 93A3-1-502  
 Tax Map: 93A3  
 Account Number: 6502

### General Information

Property Owner:	ANDREWS WAYLAND D TRUSTEE	Deed Page:	378
Owner Address Address:	311 TARRYTOWN DR 23229	Will Book:	
Legal Description:	CAROLINE PINES LOT 502	Will Page:	0
Deed Book:	992	Instrument #:	0
		Grantor:	ANDREWS WAYLAND

### Site Information

Acres:	0
Zoning Type:	RP
Terrain Type:	On
Character:	Rolling/Sloping
Right of Way:	Private
Easements:	Paved

### Assessment Information

Assessment Year:	2016
Building Value:	\$
Total Improvement:	\$
Total Land Value:	\$5,000
Calculated Value:	\$5,000
Rounded Taxable Value:	\$5,000
Land Use:	\$

### Other Improvements

Description	Size in SQ.Ft.	Value
		Total Value
		\$0

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as Caroline County expressly disclaims any liability for loss or damage arising from the use of said information by any third party.

## County of Caroline, Virginia

Tax Map Number: 93A3-1-503  
 Tax Map: 93A3  
 Account Number: 6503

### General Information

Property Owner:	ANDREWS WAYLAND D TRUSTEE	Deed Page:	378
Owner Address Address:	311 TARRYTOWN DR 23229	Will Book:	
Legal Description:	CAROLINE PINES LOT 503	Will Page:	0
Deed Book:	992	Instrument #:	0
		Grantor:	ANDREWS WAYLAND D

### Site Information

Acres:	0
Zoning Type:	RP
Terrain Type:	On
Character:	Rolling/Sloping
Right of Way:	Private
Easements:	Paved

### Assessment Information

Assessment Year:	2016
Building Value:	\$
Total Improvement:	\$
Total Land Value:	\$5,000
Calculated Value:	\$5,000
Rounded Taxable Value:	\$5,000
Land Use:	\$

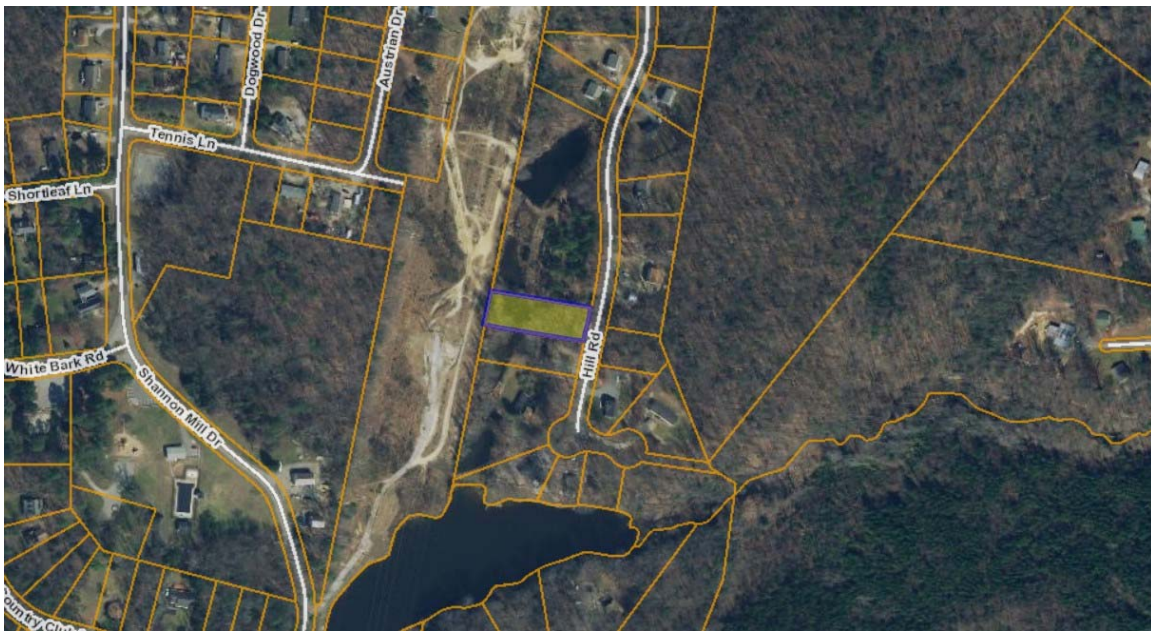
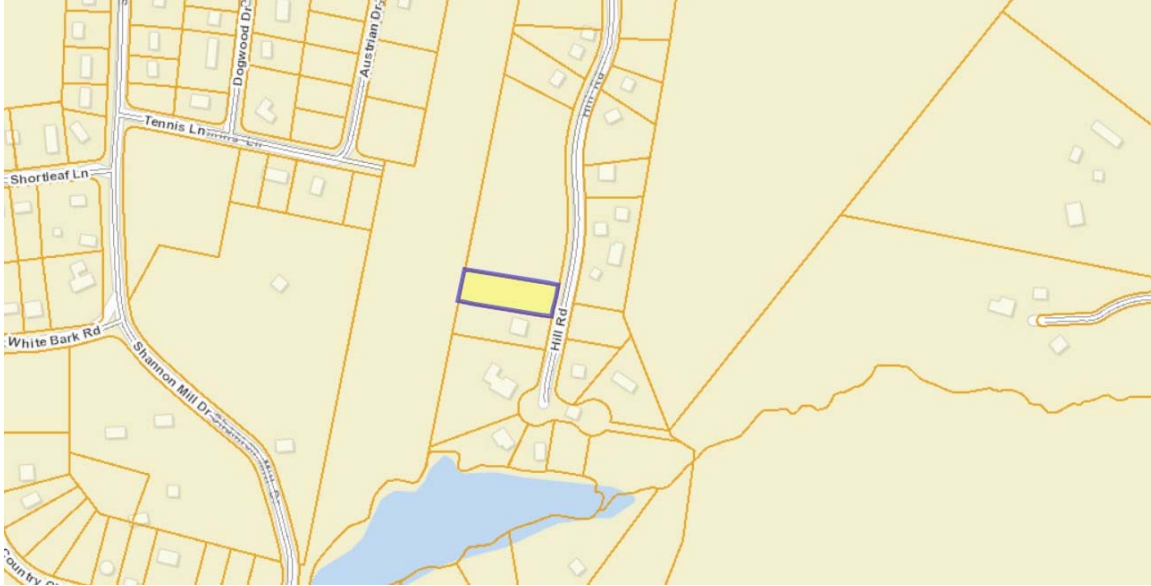
### Other Improvements

Description	Size in SQ.Ft.	Value
		Total Value
		\$0

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as Caroline County expressly disclaims any liability for loss or damage arising from the use of said information by any third party.

## Parcel 7 (Blaker)

Lot 929, Caroline Pines, on Hill Road;  
Tax Map 93A2-1-929



The GIS maps, and other information included in this information packet, are for informational purposes only, and are not to be used, or construed, as a legal description of the properties. All of the information provided in this packet has been obtained from sources deemed to be reliable and correct, however, neither the County/City, Sands Anderson, For Sale At Auction, or any of their representatives or employees make any guarantees or warranties, expressed or implied, whatsoever, regarding these properties.

## County of Caroline, Virginia

Tax Map Number: 93A2-1-929  
 Tax Map: 93A2  
 Account Number: 11413

### General Information

Property Owner:	BLAKER CHARLES R.	Deed Page:	398
Owner Address Address:	26356 HILL ROAD 22546	Will Book:	
Legal Description:	CAROLINE PINES LOT 929	Will Page:	0
Deed Book:	918	Instrument #:	0
		Grantor:	ROSS WILLIAM A JR.

### Site Information

Acres:	0
Zoning Type:	RP
Terrain Type:	On
Character:	Brushy
Right of Way:	Public
Easements:	Paved

### Assessment Information

Assessment Year:	2016
Building Value:	\$
Total Improvement:	\$
Total Land Value:	\$12,000
Calculated Value:	\$12,000
Rounded Taxable Value:	\$12,000
Land Use:	\$

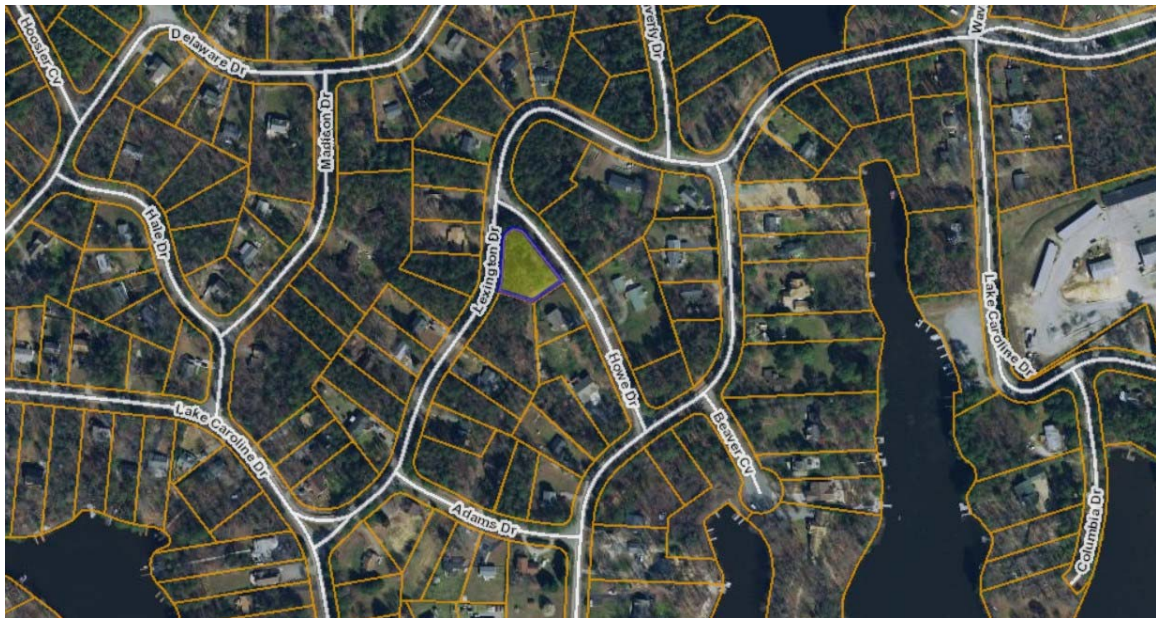
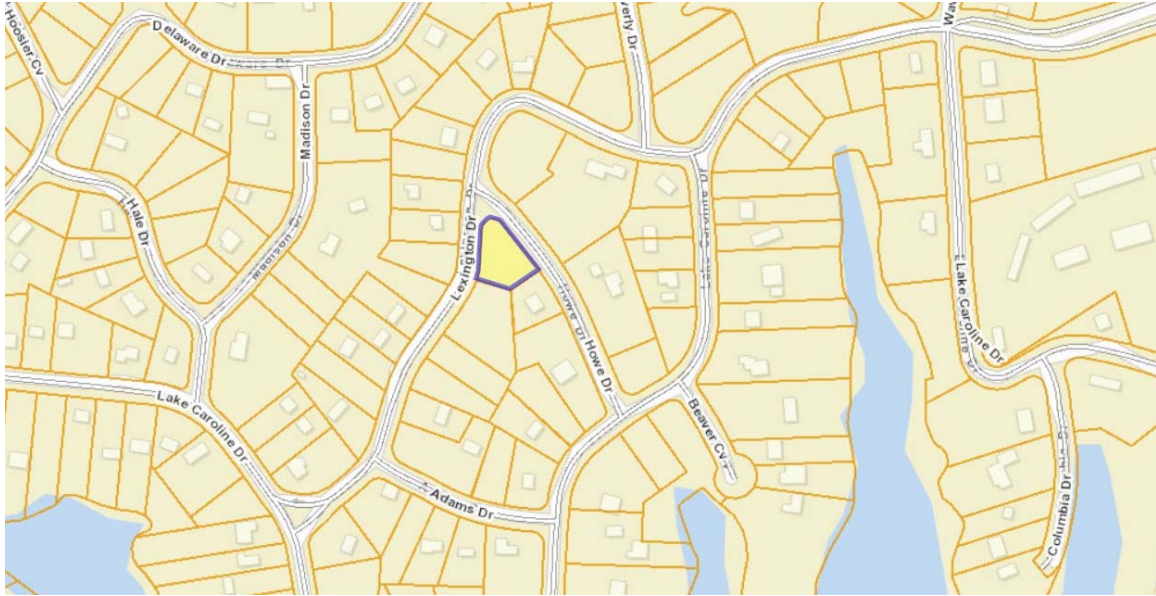
### Other Improvements

Description	Size in SQ.Ft.	Value
		Total Value
		\$0

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as Caroline County expressly disclaims any liability for loss or damage arising from the use of said information by any third party.

## Parcel 8 (Andrews)

Lot 114, Lake Caroline Subdivision,  
407 Howe Drive; Tax Map 67A3-1-114



The GIS maps, and other information included in this information packet, are for informational purposes only, and are not to be used, or construed, as a legal description of the properties. All of the information provided in this packet has been obtained from sources deemed to be reliable and correct, however, neither the County/City, Sands Anderson, For Sale At Auction, or any of their representatives or employees make any guarantees or warranties, expressed or implied, whatsoever, regarding these properties.

## County of Caroline, Virginia

Tax Map Number: 67A3-1-114  
 Tax Map: 67A3  
 Account Number: 12700

### General Information

Property Owner:	ANDREWS WAYLAND D TRUSTEE	Deed Page:	378
Owner Address Address:	311 TARRYTOWN DR 23229	Will Book:	
Legal Description:	LAKE CAROLINE LOT 114	Will Page:	0
Deed Book:	992	Instrument #:	0
		Grantor:	ANDREWS WAYLAND D

### Site Information

Acres:	0
Zoning Type:	R1
Terrain Type:	On
Character:	Rolling/Sloping
Right of Way:	Public
Easements:	Gravel

### Assessment Information

Assessment Year:	2016
Building Value:	\$
Total Improvement:	\$
Total Land Value:	\$5,000
Calculated Value:	\$5,000
Rounded Taxable Value:	\$5,000
Land Use:	\$

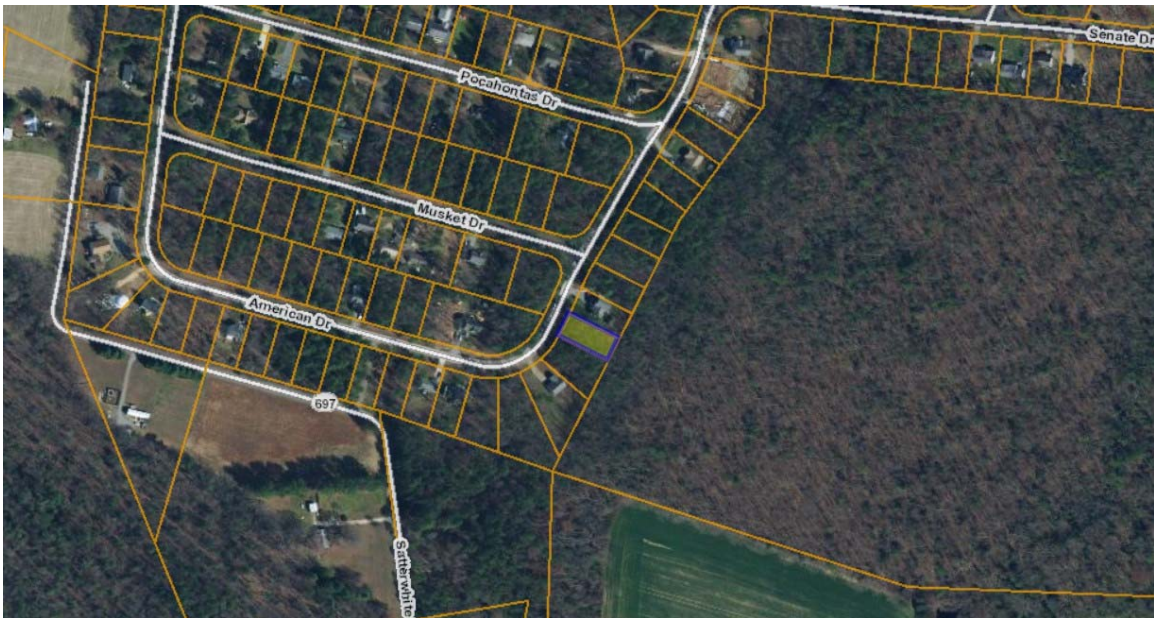
### Other Improvements

Description	Size in SQ.Ft.	Value
		Total Value
		\$0

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as Caroline County expressly disclaims any liability for loss or damage arising from the use of said information by any third party.

## Parcel 9 (Salman)

Lot 1595, Lake Caroline Subdivision, 159 American Drive;  
Tax Map 67A4-1-1595



The GIS maps, and other information included in this information packet, are for informational purposes only, and are not to be used, or construed, as a legal description of the properties. All of the information provided in this packet has been obtained from sources deemed to be reliable and correct, however, neither the County/City, Sands Anderson, For Sale At Auction, or any of their representatives or employees make any guarantees or warranties, expressed or implied, whatsoever, regarding these properties.



## County of Caroline, Virginia

Tax Map Number: 67A4-1-1595  
 Tax Map: 67A4  
 Account Number: 12816

### General Information

Property Owner:	SALMAN MAHAMED A	Deed Page:	2
Owner Address Address:	23263 JOHNSTOWN LANE 22546	Will Book:	
Legal Description:	LAKE CAROLINE LOT 1595	Will Page:	0
Deed Book:	659	Instrument #:	0
		Grantor:	NETMARK INTERNATIONAL CORPORATION

### Site Information

Acres:	0
Zoning Type:	R1
Terrain Type:	On
Character:	Rolling/Sloping
Right of Way:	Public
Easements:	Gravel

### Assessment Information

Assessment Year:	2016
Building Value:	\$
Total Improvement:	\$
Total Land Value:	\$20,000
Calculated Value:	\$20,000
Rounded Taxable Value:	\$20,000
Land Use:	\$

### Other Improvements

Description	Size in SQ.Ft.	Value
		Total Value
		\$0

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as Caroline County expressly disclaims any liability for loss or damage arising from the use of said information by any third party.

## Parcel 10 (Love)

Lot 103, Lake Land'Or Resort Development, on Swan Lane,  
Tax Map 51A5-1-103



The GIS maps, and other information included in this information packet, are for informational purposes only, and are not to be used, or construed, as a legal description of the properties. All of the information provided in this packet has been obtained from sources deemed to be reliable and correct, however, neither the County/City, Sands Anderson, For Sale At Auction, or any of their representatives or employees make any guarantees or warranties, expressed or implied, whatsoever, regarding these properties.

## County of Caroline, Virginia

Tax Map Number: 51A5-1-103  
 Tax Map: 51A5  
 Account Number: 14297

### General Information

Property Owner:	LOVE ROBERT B & BEVERLY L	Deed Page:	611
Owner Address Address:	13411 KERRYDALE ROAD 22193	Will Book:	
Legal Description:	LAKE LAND OR LOT 103	Will Page:	0
Deed Book:	291	Instrument #:	0
		Grantor:	

### Site Information

Acres:	0
Zoning Type:	R1
Terrain Type:	On
Character:	Rolling/Sloping
Right of Way:	Public
Easements:	Paved

### Assessment Information

Assessment Year:	2016
Building Value:	\$
Total Improvement:	\$
Total Land Value:	\$24,000
Calculated Value:	\$24,000
Rounded Taxable Value:	\$24,000
Land Use:	\$

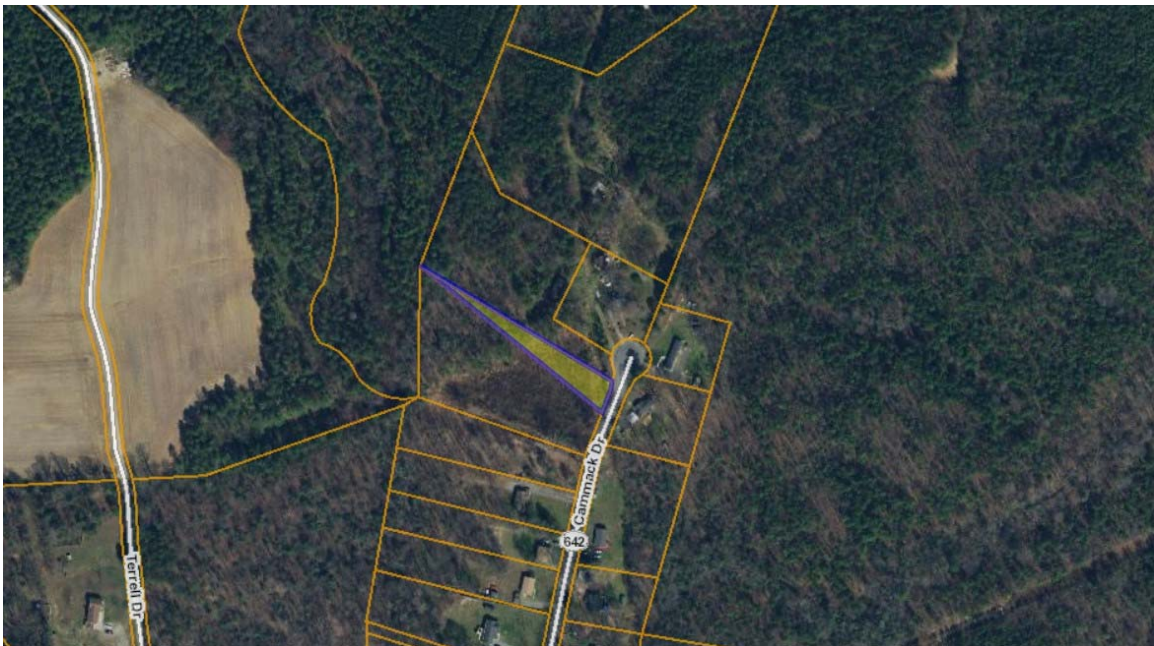
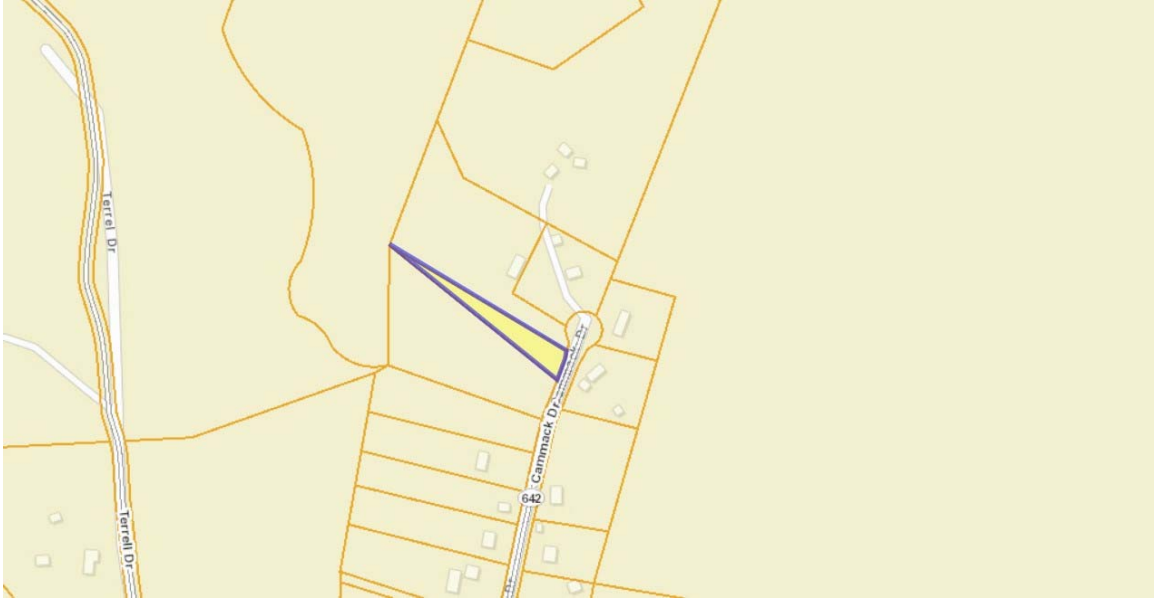
### Other Improvements

Description	Size in SQ.Ft.	Value
		Total Value
		\$0

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as Caroline County expressly disclaims any liability for loss or damage arising from the use of said information by any third party.

## Parcel 11 (Abramson)

1.0 acre, more or less, west side of Cammack Drive,  
Tax Map 69-A-23



The GIS maps, and other information included in this information packet, are for informational purposes only, and are not to be used, or construed, as a legal description of the properties. All of the information provided in this packet has been obtained from sources deemed to be reliable and correct, however, neither the County/City, Sands Anderson, For Sale At Auction, or any of their representatives or employees make any guarantees or warranties, expressed or implied, whatsoever, regarding these properties.

# LAND APPRAISAL REPORT

File No. \_\_\_\_\_

Appraiser: ABRAMSON, RONALD      Census Tract: \_\_\_\_\_      Map Reference: 69-A-23

Property Address: WESTSIDE OF S.R. 642

City: \_\_\_\_\_      County: CAROLINE      State: VIRGINIA      Zip Code: \_\_\_\_\_

Legal Description: 1 AC. MORE OR LESS

Sale Price \$ \_\_\_\_\_      Date of Sale \_\_\_\_\_      Loan Term \_\_\_\_\_ yrs.      Property Rights Appraised  Fee     Leasehold     On Minims PLD

Actual Real Estate Taxes \$ \_\_\_\_\_ (yr)      Loan charges to be paid by seller \$ \_\_\_\_\_      Other sales concessions \_\_\_\_\_

Client: SANDS ANDERSON      Address: 725 JACKSON STREET, FREDERICKSBURG, VA

Occupant: VACANT      Appraiser: MICHAEL C. BOGGS      Instructions to Appraiser: FEE SIMPLE MARKET VALUE SUMMARY REAL ESTATE APPRAISAL

**INDICATORS**

Location:  Urban     Suburban     Rural

Built Up:  Over 75%     25% to 75%     Under 25%

Growth Rate:  Fully Dev.     Rapid     Steady     Slow

Property Values:  Increasing     Stable     Declining

Demand/Supply:  Shortage     In Balance     Oversupply

Marketing Time:  Under 3 Mos.     4-6 Mos.     Over 6 Mos.

Present Land Use:  1 Family     2-4 Family     Apts.     Condo     Commercial

Change in Present Land Use:  Not Likely     Likely (\*)     Taking Place (\*)

Prevalent Occupancy:  Owner     Tenant     Vacant

Single Family Price Range: \$ 75,000 to \$ 250,000      Predominant Value \$ 135,000

Single Family Age: 1 yrs. to 75 yrs.      Predominant Age 40 yrs.

**RECORDED**

Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): TYPICAL RURAL CAROLINE COUNTY CHARACTERIZED BY LARGE TRACTS OF FARM AND FORESTLAND SLOWLY BEING DIVIDED INTO SMALLER SINGLE FAMILY HOUSE SITES. ALL ARE SERVED BY WELL AND SEPTIC SYSTEMS.

**SITE**

Dimensions: TRIANGULAR      = 1.00 Sq. Ft. or Acres       Corner Lot

Zoning classification: RP-RURAL PRESERVATION      Present Improvements:  00     do not conform to zoning regulations

Highest and best use:  Present use     Other (specify) \_\_\_\_\_

Elec.  Public     Private

Gas  TANK     Surface ASPHALT

Water  WELL     Maintenance     Public     Private

San. Sewer  SEPTIC     Storm Sewer     Curb/Gutter

Underground Elect. & Tel.  Sidewalk     Street Lights

Topo: INFERIOR    Site: INFERIOR    Shape: TRIANGULAR INFERIOR    View: TYPICAL    Drainage: TYPICAL

Comments (favorable or unfavorable including any apparent adverse elements, encroachments, or other adverse conditions): ROAD FRONT WOODED PARCEL THAT DROPS OFF STEEPLY FROM THE STATE ROAD TO ITS REAR. DUE TO INFERIOR TERRAIN, THIS APPRAISER ESTIMATES ITS HIGHEST AND BEST USE TO COMPLEMENT AN ADJACENT PARCEL. THIS IT HAS BEEN VALUED ACCORDINGLY.

The undersigned has noted three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject. If a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	TAX MAP 69-A-23	TAX MAP 54-A-31	TAX MAP 101-A-47	TAX MAP 42-A-0
Proximity to Subject	-	-	-	-
Sales Price	\$ -	\$ 22,500	\$ 25,000	\$ 30,000
Price	\$ -	\$ -	\$ -	\$ -
Data Source	INSPECTION	MRS	MRS	MRS
Date of Sale and Time Adjustment	DESCRIPTION 2/20	DESCRIPTION 6/19    -(-) \$ Adjust +1,125	DESCRIPTION 10/18    +(-) \$ Adjust +2,600	DESCRIPTION 6/19    +(-) \$ Adjust +3,000
Location	RURAL	SIM	SIM	SIM
Site/View	1.0 ACRE	4.42 ACRES    -17,400	3.44 ACRES    -17,732	4.0 ACRES    -22,500
Sales or Financing Concessions				
Net Adj. (Total) Indicated Value of Subject		<input type="checkbox"/> + <input checked="" type="checkbox"/> -    \$ 18,275	<input type="checkbox"/> + <input checked="" type="checkbox"/> -    \$ 15,232	<input type="checkbox"/> + <input checked="" type="checkbox"/> -    \$ 19,500
		\$ 6,225	\$ 9,788	\$ 10,500

Comments on Market Data: ALL MARKET DATA APPEARS TO BE GOOD. DUE TO OWNER OCCUPIED NEIGHBORHOOD AND THE LACK OF IMPROVEMENTS, THE INCOME AND COST APPROACHES WERE NOT USED.

Comments and Conditions of Appraisal: THIS SUMMARY REAL ESTATE APPRAISAL REPORT IS CONTINGENT ON THE CERTIFICATION, DEFINITION AND DETERMINING CONDITIONS CONTAINED HEREIN. THE SOLE FUNCTION OF THIS APPRAISAL IS FOR A POSSIBLE DELINQUENT REAL ESTATE TAX SALE AND NOTHING ELSE WHATSOEVER. DUE TO TERRAIN, ITS HIGHEST AND BEST USE MAY BE TO COMPLEMENT AN ADJACENT PARCEL.

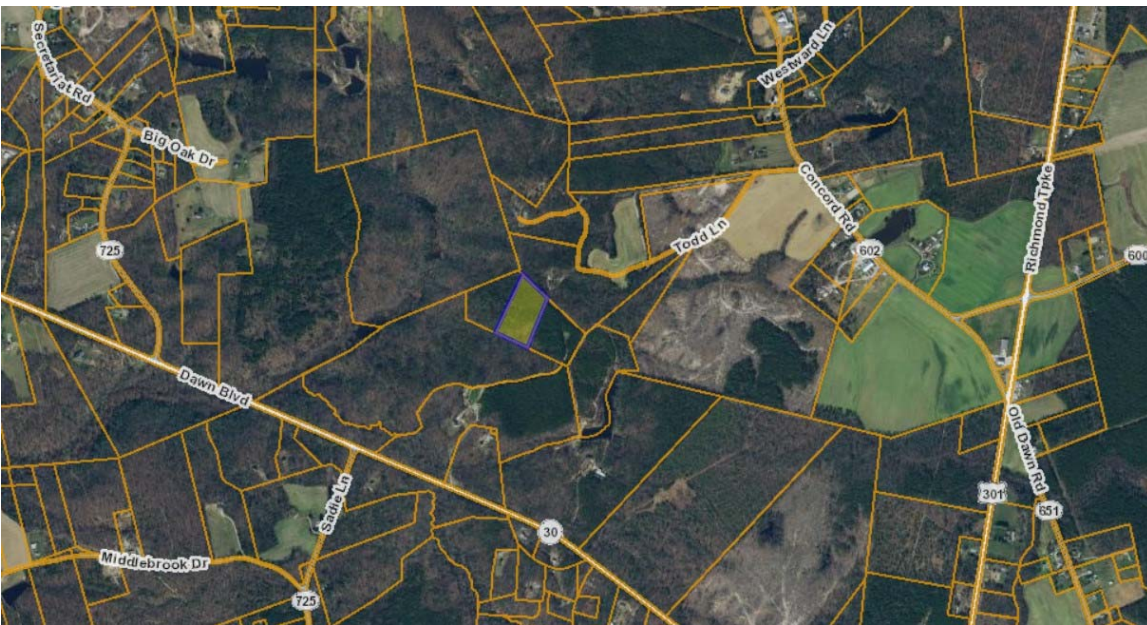
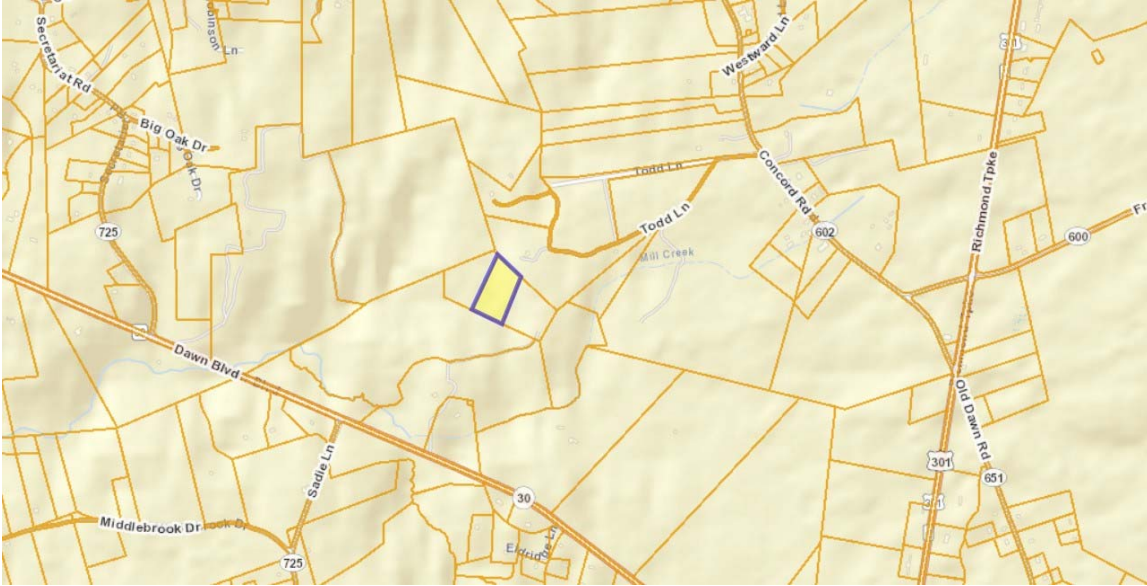
Final Reconciliation: AFTER ADJUSTMENTS, THESE SALES REFLECT A WIDE RANGE OF MARKET VALUES FOR THE SUBJECT.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF FEBRUARY 15, 2020 to be \$ 7,500

Appraiser(s): *Michael C. Boggs*      Review Appraiser (if applicable)  Did     Did Not Physically Inspect Property

## Parcel 12 (Anderson)

4 acres, more or less, east side of Dawn Boulevard,  
Tax Map 101-A-66



The GIS maps, and other information included in this information packet, are for informational purposes only, and are not to be used, or construed, as a legal description of the properties. All of the information provided in this packet has been obtained from sources deemed to be reliable and correct, however, neither the County/City, Sands Anderson, For Sale At Auction, or any of their representatives or employees make any guarantees or warranties, expressed or implied, whatsoever, regarding these properties.

# LAND APPRAISAL REPORT

File No.

Client: ANDERSON, NANCY ESTATE  
 Property Address: OFF THE NORTHSIDE OF S.T. 30  
 City: \_\_\_\_\_ County: CAROLINE State: VIRGINIA Zip Code: \_\_\_\_\_  
 Legal Description: 4.00 AC. MORE OR LESS  
 Sale Price \$ \_\_\_\_\_ Date of Sale \_\_\_\_\_ Loan Term \_\_\_\_\_ yrs  
 Actual Real Estate Taxes \$ \_\_\_\_\_ (yr) Loan charges to be paid by seller \$ \_\_\_\_\_  
 Other sales concessions \_\_\_\_\_  
 Client: SANDS ANDERSON Address: 725 JACKSON STREET, FREDERICKSBURG, VA.  
 Occupant: VACANT Appraiser: MICHAEL C. BOGGS  
 Instructions to Appraiser: FEE SIMPLE MARKET VALUE SUMMARY REAL ESTATE APPRAISAL

**NEIGHBORHOOD**

Location:  Urban  Suburban  Rural  
 Built Up:  Over 75%  25% to 75%  Under 25%  
 Growth Rate:  Fully Dev  Rapid  Steady  Slow  
 Property Values:  Increasing  Stable  Declining  
 Demand/Supply:  Shortage  In Balance  Oversupply  
 Marketing Time:  Under 3 Mos.  4-6 Mos.  Over 6 Mos.  
 Present Land Use: 25% Family % 2-4 Family % Apts. % Condo % Commercial  
 % Industrial % Vacant 75% FARM & FORESTLAND  
 Change in Present Land Use:  Not Likely  Likely (\*)  Taking Place (\*)  
 (\*) From FARM & FOREST To RESIDENTIAL  
 Predominant Occupancy:  Owner  Tenant % Vacant  
 Single Family Price Range: \$ 75,000 to \$ 250,000 Predominant Value \$ 135,000  
 Single Family Age: 1 yrs. to 75 yrs. Predominant Age 40 yrs.

Employment Stability:  Good  Avg  Fair  Poor  
 Convenience to Employment:      
 Convenience to Shopping:      
 Convenience to Schools:      
 Adequacy of Public Transportation:      
 Recreational Facilities:      
 Adequacy of Utilities:      
 Property Compatibility:      
 Protection from Detrimental Conditions:      
 Police and Fire Protection:      
 General Appearance of Properties:      
 Appeal to Market:

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): TYPICAL RURAL CAROLINE COUNTY CHARACTERIZED BY LARGE TRACTS OF FARM AND FORESTLAND SLOWLY BEING DIVIDED INTO SMALLER SINGLE FAMILY HOUSE SITES. ALL ARE SERVED BY WELL AND SEPTIC SYSTEMS.

**SITE**

Dimensions: RECTANGULAR = 4.00 Sq. Ft. or Acres  
 Zoning classification: RP-RURAL PRESERVATION  
 Highest and best use:  Present use  Other (specify) \_\_\_\_\_  
 Present Improvements:  do  do not conform to zoning regulations  
 Public:  Street Access  Public  Private  
 Etc.  TANK  Surface SOIL  Public  Private  
 Gas  WELL  Maintenance  Public  Private  
 Water  SEPTIC  Storm Sewer  Curb/Getter  Private  
 San. Sewer  Undergound Elect. & Tel.  Sidewalk  Street Lights  
 Drainage: TYPICAL  
 Is the property located in a HUD Identified Special Flood Hazard Area?  No  Yes  
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): OFF STATE ROAD FRONT WOODED PARCEL.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject. If a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	TAX MAP 101-A-86	TAX MAP 101-A-80	TAX MAP 101-A-47	TAX MAP 42-A-23
Proximity to Subject	-	-	-	-
Sales Price	\$ -	\$ 47,875	\$ 25,000	\$ 30,000
Price	\$ -	\$ -	\$ -	\$ -
Data Source	AERIAL PHOTO	MRIS	MRIS	MRIS
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
	1/20	5/18	10/18	6/18
		+(-) \$ Adjust	+(-) \$ Adjust	+(-) \$ Adjust
Location	RURAL	SIM	SIM	SIM
Site/View	4.0 ACRE	10 ACRES	3.44 ACRES	4 ACRES
	NON-ROAD FRONT	SIM	ROAD FRONT	ROAD FRONT
		-28,785	+2,500	-12,500
				-15,000
Sales or Financing Concessions				
Net Adj. (Total)		\$ 23,967	\$ 7,500	\$ 12,000
Indicated Value of Subject		\$ 23,967	\$ 17,500	\$ 18,000

Comments on Market Data: ALL MARKET DATA APPEARS TO BE GOOD. DUE TO OWNER OCCUPIED NEIGHBORHOOD AND THE LACK OF IMPROVEMENTS THE INCOME AND COST APPROACHES WERE NOT USED.

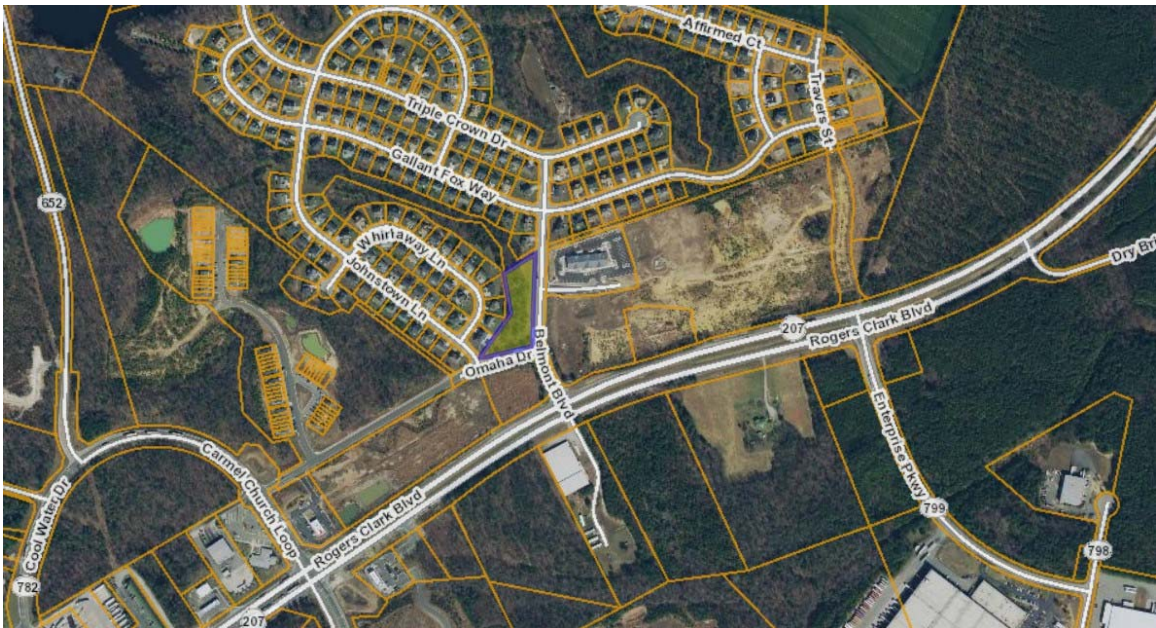
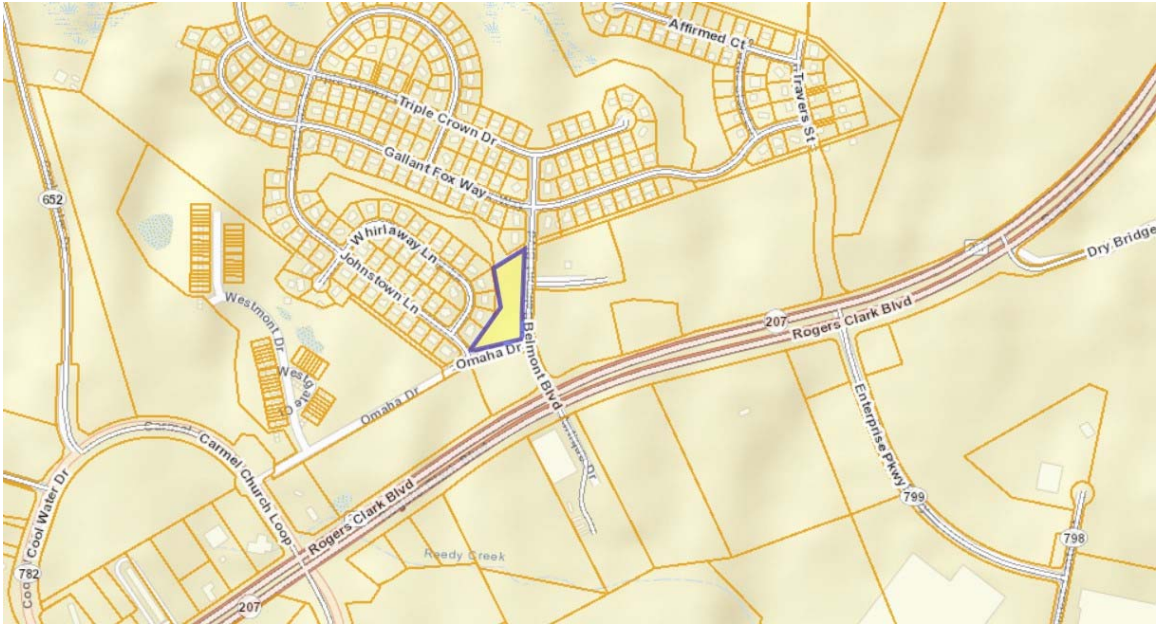
Comments and Conditions of Appraisal: THIS SUMMARY REAL ESTATE APPRAISAL REPORT IS CONTINGENT ON THE CERTIFICATION, DEFINITION AND LIMEYING CONDITIONS CONTAINED HEREIN. THE SOLE FUNCTION OF THIS APPRAISAL IS FOR A POSSIBLE DELINQUENT REAL ESTATE TAX SALE AND NOTHING ELSE WHATSOEVER. THIS APPRAISAL IS CONTINGENT ON IT SUPPORTING A MODERN SEPTIC DRAIN FIELD. THIS APPRAISAL IS CONTINGENT ON THE SUBJECT HAVING LEGAL ACCESS TO A STATE ROAD.  
 Final Reconciliation: AFTER ADJUSTMENTS, THESE SALES REFLECT A WIDE RANGE OF MARKET VALUES FOR THE SUBJECT.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF FEBRUARY 15, 2020 to be \$ 20,000

Appraiser(s): *Michael C. Boggs* Review Appraiser (if applicable): \_\_\_\_\_  
 [X] Did  Did Not Physically Inspect Property

## Parcel 13 (Belmont)

1.5273 acres, more or less, Parcel B2,  
corner of Omaha Drive and Belmont Boulevard; Tax Map 82-A-B2



The GIS maps, and other information included in this information packet, are for informational purposes only, and are not to be used, or construed, as a legal description of the properties. All of the information provided in this packet has been obtained from sources deemed to be reliable and correct, however, neither the County/City, Sands Anderson, For Sale At Auction, or any of their representatives or employees make any guarantees or warranties, expressed or implied, whatsoever, regarding these properties.



## LAND APPRAISAL REPORT

File No. 02-A-82

Summary: BELMONT AT CARMEL CHURCH/COMMERCIAL LLC  
 Property Address: OMAHA DR City: CAROLINE County: CAROLINE State: VIRGINIA Zip Code:   
 Legal Description: 1.53 AC. MORE OR LESS  
 Sale Price \$  Date of Sale  Loan Term  yes  Property Rights Appraised  Fee  Leasehold  Or Minors PUD  
 Actual Real Estate Taxes \$  (yr)  Loan charges to be paid by seller \$  Other sales concessions   
 Appraiser/Client: BANGS ANDERSON Address: 795 JACOBSON STREET, FREDERICKSBURG, VA.  
 Occupant: VACANT Appraiser: MICHAEL C. BOGGS Instructions to Appraiser: FEE SIMPLE MARKET VALUE SUMMARY REAL ESTATE APPRAISAL

Location:  Urban  Suburban  Rural  
 Built Up:  Over 75%  25% to 75%  Under 25%  
 Growth Rate:  Fully Dev.  Rapid  Steady  Slow  
 Property Values:  Increasing  Stable  Declining  
 Demand/Supply:  Storage  In Balance  Oversupply  
 Marketing Time:  Under 3 Mos.  4-6 Mos.  Over 6 Mos.  
 Present Land Use:  % 1 Family  % 2-4 Family  % Apts.  % Condo  % Commercial  
 % Industrial  % Vacant  
 Change in Present Land Use:  Not Likely  Likely (\*)  Taking Place (\*)  
 (\*) from Owner To Tenant  % Vacant  
 Predominant Occupancy:  Owner  Tenant  % Vacant  
 Single Family Price Range: \$ N/A to \$  Predominant Value \$   
 Single Family Age:  yrs. to  yrs. Predominant Age  yrs.

Employment Stability	Good	Avg	Fair	Poor
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protection from Delinquent Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): COMMERCIAL AREA OF CARMEL CHURCH

Dimensions: IRREGULAR = 1.53 Sq. Ft. or Acres  Corner Lot  
 Zoning classification: BUSINESS-1 Present Improvements:  do  do not conform to zoning regulations.  
 Highest and best use:  Present use  Other (specify)   
 Public  Other (Describe)   
 Off Site Improvements:  Public  Private  
 Street Access:  Surface ASPHALT  Maintenance  Public  Private  
 Storm Sewer  Sidewalk  Car Wash  Street Lights  
 Underground Elect. & Tel.   
 Topo: LOW Size: TYPICAL Shape: IRREGULAR View: TYPICAL Drainage: LOW DRAINAGE AREA  
 Is the property located in a HUD identified Special Flood Hazard Area?  No  Yes  
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): COMMERCIAL PARCEL THAT APPEARS TO BE A DRAINAGE AREA. DUE TO THE SUBJECT'S TERRAIN, IT IS THE OPINION OF THIS APPRAISER THAT IT WILL BE COSTLY TO BRING TO GRADE WITH OMAHA DRIVE.

The undersigned has related three recent sales of properties most similar and provides to subject and has considered them in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variance between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject. If a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	TAX MAP 83-A-82	TAX MAP 82-B-1E & 1D	TAX MAP 82-A-83 & 129	TAX MAP 82-A-130 & 138
Proximity to Subject				
Sales Price	\$---	\$ 1,807,474	\$ 432,412	\$ 137,000
Price	\$---	\$ 125,892/MAC	\$ 47,850/MAC	\$ 19,524/MAC
Data Source	INSPECTION	MFRS	MFRS	MFRS
Date of Sale and Time Adjustment	DESCRIPTION 12/17	DESCRIPTION 8/15	DESCRIPTION 8/15	DESCRIPTION 8/17
Location	SUBURBAN	SIM	SIM	INFERIOR
Site/View	1.53 ACRES	15.2 ACRES	9.04 ACRES	10.13 ACRES
		-1,715,675	-359,225	+107,000
				-116,304
Sales or Financing Concessions				
Net All (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 1,715,475	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 359,225	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 20,696
Indicated Value of Subject		\$ 191,099	\$ 75,185	\$ 157,696

Comments on Market Data: ALL MARKET DATA APPEARS TO BE GOOD. DUE TO OWNER OCCUPIED NEIGHBORHOOD AND THE LACK OF IMPROVEMENTS, THE INCOME AND COST APPROACHES WERE NOT USED.

Comments and Conditions of Appraisal: THIS SUMMARY REAL ESTATE APPRAISAL REPORT IS CONTINGENT ON THE CORRECT IDENTIFICATION, DEFINITION AND LIMITING CONDITIONS CONTAINED HEREIN. THE SOLE FUNCTION OF THIS APPRAISAL IS FOR A POSSIBLE DELINQUENT REAL ESTATE TAX SALE AND NOTHING ELSE WHATSOEVER.

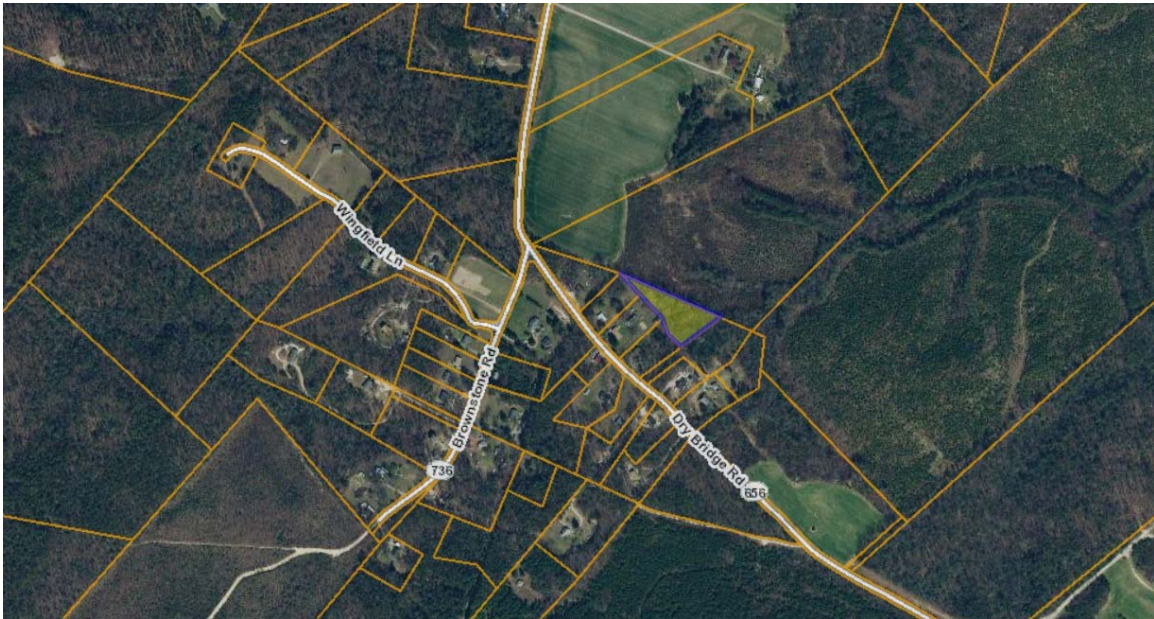
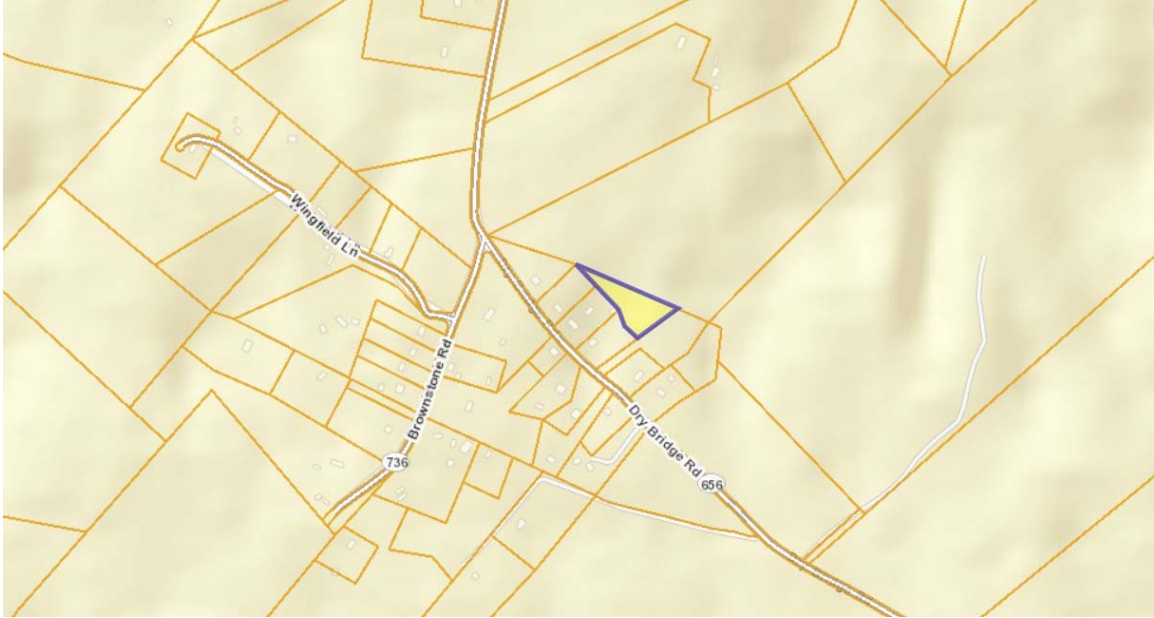
Final Reconciliation: AFTER ADJUSTMENTS, THESE SALES REFLECT A WIDE RANGE OF MARKET VALUES FOR THE SUBJECT.

ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF DECEMBER 15, 2017 to be \$ 150,000

Appraiser(s): Michael C. Boggs  Did Not Physically Inspect Property  
 Review Appraiser (if applicable):   
 Michael C. Boggs Real Estate

## Parcel 14 (Smith)

1 acre, more or less, Part of Lot 6, Shady Lane Subdivision,  
Tax Map 84-10-6C



The GIS maps, and other information included in this information packet, are for informational purposes only, and are not to be used, or construed, as a legal description of the properties. All of the information provided in this packet has been obtained from sources deemed to be reliable and correct, however, neither the County/City, Sands Anderson, For Sale At Auction, or any of their representatives or employees make any guarantees or warranties, expressed or implied, whatsoever, regarding these properties.

# LAND APPRAISAL REPORT

File No. \_\_\_\_\_

Owner: SMITH, CYNTHIA  
 Property Address: OFF NORTH SIDE OF S.R. 656  
 City: \_\_\_\_\_ County: CAROLINE State: VA Zip Code: \_\_\_\_\_  
 Legal Description: 1 ACRES, MORE OR LESS PART OF LOT 6 SHADY LANE SUBDIVISION  
 Sale Price \$ \_\_\_\_\_ Date of Sale \_\_\_\_\_ Loan Term \_\_\_\_\_ yrs. Property Rights Appraised  Fee  Leasehold  De Minimis PUD  
 Actual Real Estate Taxes \$ \_\_\_\_\_ (yr) Loan charges to be paid by seller \$ \_\_\_\_\_ Other sales concessions \_\_\_\_\_  
 Appraiser/Client: SANDS ANDERSON Address: 904 PRINCESS ANNE ST. FREDERICKSBURG, VA  
 Occupant: VACANT Appraiser: MICHAEL C. BOGGS Instructions to Appraiser: FEE SIMPLE MARKET VALUE SUMMARY REAL ESTATE APPRAISAL FOR THE SOLE FUNCTION FOR A DELINQUENT REAL ESTATE TAX SALE.

**RECONCILIATION**

Location:  Urban  Suburban  Rural  
 Built Up:  Over 75%  25% to 75%  Under 25%  
 Growth Rate:  Fully Dev.  Rapid  Steady  Slow  
 Property Values:  Increasing  Stable  Declining  
 Demand/Supply:  Shortage  In Balance  Oversupply  
 Marketing Time:  Under 3 Mos.  4-6 Mos.  Over 6 Mos.  
 Present Land Use: 25% 1 Family % 2-4 Family % Apts. % Condo % Commercial  
 % Industrial % Vacant 75% FARM AND FOREST  
 Change in Present Land Use:  Not Likely  Likely (\*)  Taking Place (\*)  
 (\*) From FARM & FOREST To RESIDENTIAL  
 Predominant Occupancy:  Owner  Tenant % Vacant  
 Single Family Price Range: \$ 75,000 to \$ 150,000 Predominant Value \$ 100,000  
 Single Family Age: 1 yrs. to 75 yrs. Predominant Age 40 yrs.

Employment Stability:  Good  Avg.  Fair  Poor  
 Convenience to Employment:      
 Convenience to Shopping:      
 Convenience to Schools:      
 Adequacy of Public Transportation:      
 Recreational Facilities:      
 Adequacy of Utilities:      
 Property Compatibility:      
 Protection from Deleterious Conditions:      
 Police and Fire Protection:      
 General Appearance of Properties:      
 Appeal to Market:

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): TYPICAL RURAL CAROLINE COUNTY CHARACTERIZED BY LARGE TRACTS OF FARM AND FOREST AND SLOWLY BEING DIVIDED INTO SMALLER ROADSIDE PARCELS. ALL ARE SERVED BY WELL AND SEPTIC SYSTEMS.

**SITE**

Dimensions: IRREGULAR = 1 Sq. Ft. or Acres  Corner Lot  
 Zoning classification: RURAL PRESERVATION Present Improvements  do  do not conform to zoning regulations  
 Highest and best use:  Present use  Other (specify) \_\_\_\_\_  
 Elec.  Public  Other (Describe) \_\_\_\_\_ OFF SITE IMPROVEMENTS  
 Gas  TANK Street Access  Public  Private  
 Water  WELL Surface: DIRT Topo: ROLLING, TYPICAL  
 San. Sewer  SEPTIC Maintenance  Public  Private Site: INFERIOR  
 Underground Elect. & Tel.  Storm Sewer  Curb/Gutter Slope: IRREGULAR  
 Sidewalk  Street Lights View: TYPICAL  
 Drainage: TYPICAL  
 Is the property located in a HUD identified Special Flood Hazard Area?  No  Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): OFF ROAD WOODED PARCEL. THIS APPRAISER ASSUMES THAT IT WILL SUPPORT A SEPTIC DRAINFIELD FOR A MODERN HOUSE.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
		DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
Address	TAX MAP 84-10-6C	TM 17-A-98		TM 109-A-41B		TM 74-A-84A	
Proximity to Subject							
Sales Price	\$ ---	\$ 15,000		\$ 20,000		\$ 15,000	
Price	\$ ---	\$ ---		\$ ---		\$ ---	
Date of Sale and Time Adjustment	4/13	1/13		4/13		5/12	
Location	OFF ROAD	ROAD FRONT	-7,500	ROAD FRONT	-10,000	ROAD FRONT	-7,500
Site/view	1 AC	SIM		2 AC	-2,500	SIM	
Sales or Financing Concessions							
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -7,500		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -12,500		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -7,500	
Indicated Value of Subject		\$ 7,500		\$ 7,500		\$ 7,600	

Comments on Market Data: ALL MARKET DATA APPEARS TO BE GOOD. DUE TO OWNER OCCUPIED NEIGHBORHOOD AND LACK OF IMPROVEMENTS, THE INCOME AND COST APPROACHES WERE NOT USED.

Comments and Conditions of Appraisal: THIS SUMMARY REAL ESTATE APPRAISAL REPORT IS CONTINGENT ON THE CERTIFICATION, DEFINITION, AND LIMITING CONDITIONS CONTAINED HEREIN AND CONTINGENT ON IT SUPPORTING A MODERN SEPTIC DRAINFIELD SYSTEM FOR A MODERN HOUSE. THIS APPRAISAL IS FOR A POTENTIAL DELINQUENT REAL ESTATE TAX SALE AND NOTHING ELSE WHATSOEVER.

Final Reconciliation: AFTER ADJUSTMENTS, THESE SALES REFLECT A TIGHT RANGE OF MARKET VALUES FOR THE SUBJECT.

I HEREBY CERTIFY THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF APRIL 1 2013 to be \$ 7,500

*Michael C. Boggs*  
 MICHAEL C. BOGGS  
 Appraiser (Signature)  
 Review Appraiser (if applicable)  Did  
 Michael C. Boggs Real Estate  
 Form LND - \*TOTAL 2011\* appraisal software by a la mode, inc. - 1-800-ALAMODE  
**CERTIFIED GENERAL REAL ESTATE APPRAISER**  
**EXHIBIT**  
 1



# For Sale At Auction

4039 Jeb Stuart Hwy.  
Meadows of Dan, Virginia 24120  
540-899-1776  
[www.ForSaleAtAuction.biz](http://www.ForSaleAtAuction.biz)  
VAAF #051

## **REAL ESTATE AUCTION TERMS OF SALE**

**PUBLIC ONLINE & LIVE SIMULCAST SALE OF  
TAX DELINQUENT CAROLINE COUNTY REAL ESTATE**

**THURSDAY, DECEMBER 17, 2020**

**CAROLINE COUNTY COMMUNITY CENTER AUDITORIUM  
17202 RICHMOND TURNPIKE  
MILFORD, VA 22514**

*The sale of such property is subject to the terms and conditions below and any such terms and conditions which may be announced on the day of the auction. Announcements made on the day of the auction take precedence over any prior written or verbal terms of sale.*

**GENERAL TERMS OF SALE:** All sales are subject to confirmation by the Circuit Court of the County of Caroline. All properties are conveyed by Special Warranty Deed, subject to any easements, covenants, or conditions of record, and any rights of persons in possession. Properties are offered for sale as-is, where is, without any representations or warranties, either expressed or implied. Access to a public road is not guaranteed. Properties are sold in gross and not by the acre. The highest bidder will be responsible for taxes beginning February 1, 2021 going forward.

The information shown, including any maps, is derived from public records that are constantly undergoing change and do not replace a site survey or inspection. There is no warranty as to the accuracy of the visual maps, nor is the information contained therein a legal representation of any of the features of the property which it depicts. Persons are encouraged to make a visual inspection of the property within the limits of the law and to obtain an independent title search prior to bidding on any of the properties. Bidders are strongly encouraged to make their own inspection to determine the suitability of the property and it is assumed that all bidders will perform due diligence prior to the day of the auction. Any costs incurred by the bidder to inspect the property are at the expense of the bidder and are non-refundable.

There will be a 10% buyer's premium added to the final bid to determine the "total sales price". Please consider the buyer's premium when placing your bids. The highest bidder shall deposit 10% of the total sales price, by either cash or good check, which sum shall be credited toward the purchase price at closing. The balance of the purchase price, in cash or certified funds, shall be deposited with Atlantic Union Bank, General Receiver, within 15 days of Court confirmation. **TIME IS OF THE ESSENCE.** Recording costs for deed recordation will be the responsibility of the successful bidder and will be due with the balance of the purchase price within fifteen (15) days of confirmation of sale by the Court.

Terms applicable to In-Person Bidders ONLY: The highest bidder shall make payment of the deposit on the day of the auction. All payments must be made in the form of cash or good check.

Terms applicable to Online Bidders ONLY: All interested parties must register and be approved by the Auction Firm. Registration and bidding are free of charge and are done through the Auction Firm's website at Bid.ForSale.AtAuction.Biz. If any interested bidders are unable to attend the in-person auction, yet wish to bid on a property, but do not have access to the internet, please contact Andy Austin, Auction Coordinator, at (434) 294-6093 for assistance. The highest bidder will receive their purchase contract and balance due via email by the close of the business following the auction. The contract shall immediately be executed and returned to Sands Anderson. The deposit must be received in full within five (5) business days following the auction closing (no later than December 28, 2020 at 5:00 pm, EST). TIME IS OF THE ESSENCE. All payments must be made in the form of certified funds, cashier's check, money order or wire transfer. The Special Commissioner's office will provide instructions on how to tender your deposit. Wire transfer instructions will be provided to the highest bidder upon request.

GENERAL TERMS OF SALE: 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 all expenses of sale, and any deficit upon resale.

*I have read, understand, and agree to abide by these terms of sale as well as those announced from the auction block.*

**\*Please be advised that in order to qualify as a purchaser at this auction, you may not owe delinquent taxes to Caroline County and you may not be a Defendant in any delinquent tax suit. \***

\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)  
Purchaser Date Purchaser Date

PURCHASER'S ACKNOWLEDGMENT AND CONTRACT OF SALE

At that certain Special Commissioner's sale held on Thursday, December 17, 2020, in the cause styled County of Caroline, Virginia v. \_\_\_\_\_, et al., the undersigned was the highest bidder on the real estate described as Lot \_\_\_\_, \_\_\_\_\_ Subdivision, Caroline County, Virginia, Tax Map ID No. \_\_\_\_\_, for a bid price of \$ \_\_\_\_\_, plus a 10% buyer's premium of \$ \_\_\_\_\_, for a total purchase price \$ \_\_\_\_\_. I understand that a deposit of \$ \_\_\_\_\_, equal to 10% of the total purchase price, is required to be deposited today with Atlantic Union Bank, General Receiver, Caroline County, Virginia, and that the balance will be due within 15 days after confirmation by the Court. TIME IS OF THE ESSENCE.

I understand that this property is being sold subject to any covenants, easements, or 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 this parcel can be redeemed prior to confirmation by the Court. I understand that I will be responsible for the real estate taxes on this parcel from February 1, 2021 forward.

If the balance of the purchase price is not paid in full within fifteen days after confirmation, I agree that my 10% deposit will be forfeited. In addition to the costs already incurred, I also agree to pay any reasonable charges incurred by my failure to comply with this contract. I further understand that if I fail to comply with this contract, that this real estate can be resold, and that I will be responsible for any deficiency upon resale, including any expenses of resale.

I understand that the former owners 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 this sale reheard.

\_\_\_\_\_  
Name (Please Print)

\_\_\_\_\_  
Purchaser (Signature)

\_\_\_\_\_  
Address

\_\_\_\_\_  
City State Zip Code

\_\_\_\_\_  
Telephone

\_\_\_\_\_  
Margaret F. Hardy, Special Commissioner

TITLE WILL BE TAKEN IN THE NAME OF:

\_\_\_\_\_

PARCEL

\_\_\_\_\_

