

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

17202 Richmond Turnpike; Milford, VA 22514











Thursday, December 17, 2020 11:00AM

Fredericksburg, VA 22404-0907



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: T

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

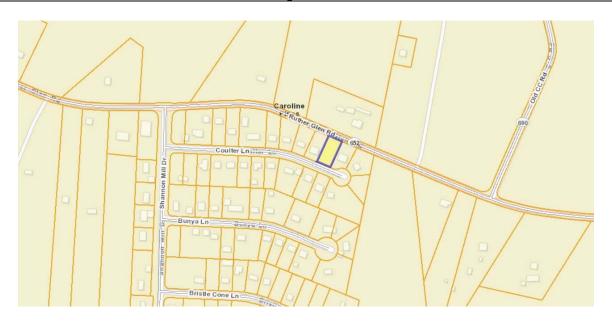
TERMS OF SALE: All sales are subject to the approval of the Circuit Court. A 10% Buyer's Premium will be added to the highest bid and will become a part of the total sales price on each property. The highest bidder shall deposit ten percent (10%) of the total sales price, by either cash or good check, 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

Parcel 1 (Central)

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





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
Owner Address Address:	1045 E CENTERVILLE RD #2409 75041
Legal Description:	CAROLINE PINES LOT 45
Deed Book:	814

Deed Page:	987
Will Book:	
Will Page:	0
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	7
Land Use:	\$	

Other Improvements

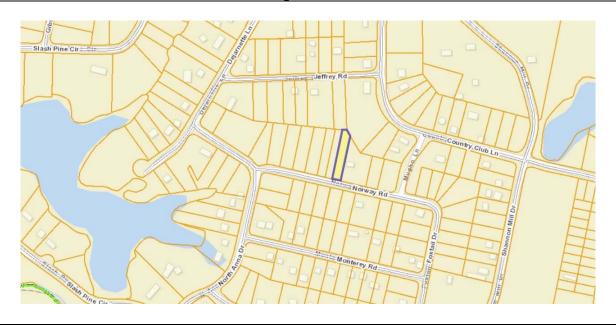
Description Size in SQ.Ft. Value

Total Value

SO SO

Parcel 2 (Dailey)

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





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

SO

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Parcel 3 (Andrews)

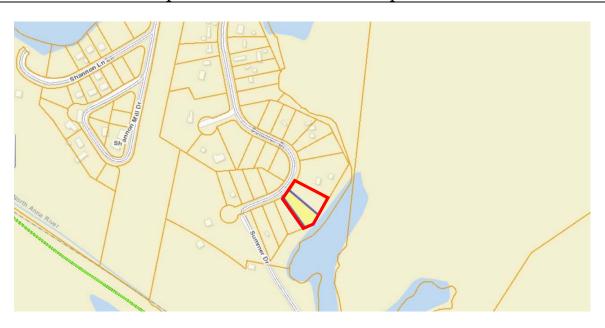
Lots 415 and 416, Caroline Pines, on Summer Drive; Tax Map 93A3-1-415 and Tax Map 93A3-1-416





Parcel 3 (Andrews) (Continued)

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





County of Caroline, Virginia

 Tax Map Number:
 93A3-1-415

 Tax Map:
 93A3

 Account Number:
 6492

General Information

Property Owner:	ANDREWS WAYLAND D TRUSTEE	
Owner Address Address:	311 TARRYTOWN DR 23229	
Legal Description:	CAROLINE PINES LOT 415	
Deed Book:	992	

Deed Page:	378
Will Book:	
Will Page:	0
Instrument #:	0
Grantor:	ANDREWS WAYLAND D

Site Information		
Acres:	0	
Zoning Type:	RP	- 5
Terrain Type:	On	
Character:	Rolling/Sloping	- 8
Right of Way:	Private	

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

Easements:

escription Size in SQ.Ft. Value

Total Value

50

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County of Caroline, Virginia

 Tax Map Number:
 93A3-1-416

 Tax Map:
 93A3

 Account Number:
 6493

General Information

Property Owner:	ANDREWS WAYLAND D TRUSTEE
Owner Address Address:	311 TARRYTOWN DR 23229
Legal Description:	CAROLINE PINES LOT 416
Deed Book:	992

Deed Page:	378	
Will Book:		
Will Page:	0	
Instrument #:	0	
Grantor:	ANDREWS WAYLAND D	

Site Information

Acres:	0	
Zoning Type:	RP	- 1
Terrain Type:	On	
Character:	Rolling/Sloping	
Right of Way:	Private	
Easements:	Gravel	

Assessment Information

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

Other Improvements

Description Size in SQ.Ft. Value

Total Value \$0

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Parcel 4 (Davis)

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





County of Caroline, Virginia

 Tax Map Number:
 93A3-1-424

 Tax Map:
 93A3

 Account Number:
 7982

General Information

Property Owner:	DAVIS JAMES F	
Owner Address Address:	0	
Legal Description:	CAROLINE PINES LOT 424	
Deed Book:	239	

Deed Page:	110	
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:	s	
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

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Parcel 5 (Richmond)

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





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:	s	
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

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Parcel 6 (Andrews)

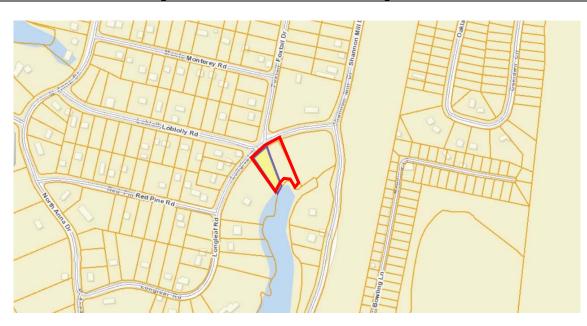
Lots 502 and 503, Caroline Pines, on Longleaf Road; Tax Map 93A3-1-502 and Tax Map 93A3-1-503





Parcel 6 (Andrews) (Continued)

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





County of Caroline, Virginia

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

General Information

Property Owner:	ANDREWS WAYLAND D TRUSTEE
Owner Address Address:	311 TARRYTOWN DR 23229
Legal Description:	CAROLINE PINES LOT 502
Deed Book:	992

Deed Page:	378
Will Book:	
Will Page:	0
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

Size in SQ.Ft. Description

Total Value

50

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County of Caroline, Virginia

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

General Information

Property Owner:	ANDREWS WAYLAND D TRUSTEE	
Owner Address Address:	311 TARRYTOWN DR 23229	
Legal Description:	CAROLINE PINES LOT 503	Ī
Deed Book:	992	Ī

Deed Page:	378
Will Book:	
Will Page:	0
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

Size in SQ.Ft. Description

Total Value

50

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Parcel 7 (Blaker)

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





County of Caroline, Virginia

 Tax Map Number:
 93A2-1-929

 Tax Map:
 93A2

 Account Number:
 11413

General Information

Property Owner:	BLAKER CHARLES R	
Owner Address Address:	26356 HILL ROAD 22546	
Legal Description:	CAROLINE PINES LOT 929	
Deed Book:	918	3

Deed Page:	398
Will Book:	
Will Page:	0
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. Valu

Total Value

SO Valt

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Parcel 8 (Andrews)

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





County of Caroline, Virginia

 Tax Map Number:
 67A3-1-114

 Tax Map:
 67A3

 Account Number:
 12700

General Information

Property Owner:	ANDREWS WAYLAND D TRUSTEE
Owner Address Address:	311 TARRYTOWN DR 23229
Legal Description:	LAKE CAROLINE LOT 114
Deed Book:	992

Deed Page:	378
Will Book:	
Will Page:	0
Instrument #:	0
Grantor:	ANDREWS WAYLAND D

Site Information

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

Assessment Information

Assessment Year:	2016	
Building Value:	\$	
Total Improvement:	s	
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

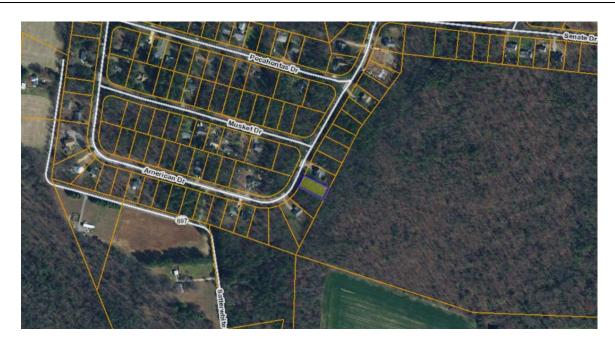
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Parcel 9 (Salman)

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





County of Caroline, Virginia

 Tax Map Number:
 67A4-1-1595

 Tax Map:
 67A4

 Account Number:
 12816

General Information

Property Owner:	SALMAN MAHAMED A	
Owner Address Address:	23263 JOHNSTOWN LANE 22546	
Legal Description:	LAKE CAROLINE LOT 1595	
Deed Book:	659	

Deed Page:	2	
Will Book:		
Will Page:	0	
Instrument #:	0	
Grantor:	NETMARK INTERNATIONAL CORPORATION	

Site Information

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

Assessment Information

Assessment Year:	2016	
Building Value:	\$	
Total Improvement:	s	
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

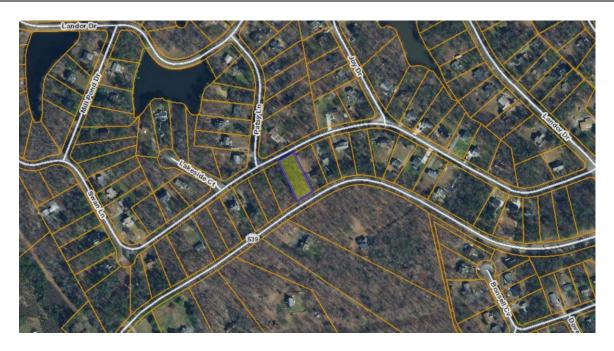
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Parcel 10 (Love)

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





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	
Owner Address Address:	13411 KERRYDALE ROAD 22193	
Legal Description:	LAKE LAND OR LOT 103	
Deed Book:	291	

Deed Page:	611	
Will Book:		
Will Page:	0	
Instrument #:	0	
Grantor:		

Site Information

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

Assessment Information

	A11	
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

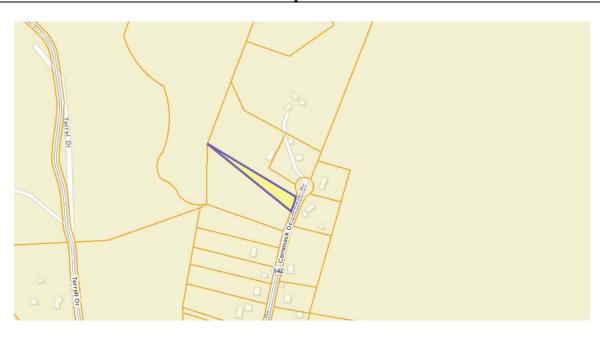
Total Value

\$0

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Parcel 11 (Abramson)

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



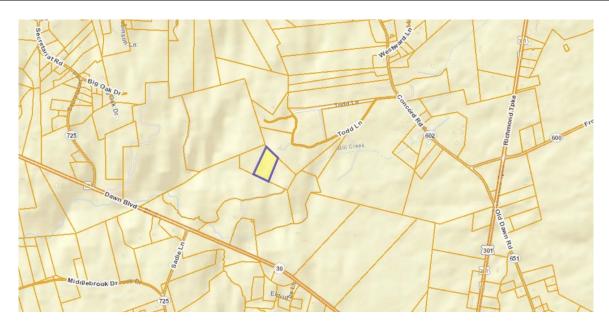


LAND APPRAISAL REPORT

Property Address WESTSIDE OF S.R. 642 City CAROLINE State VIRCINIA Zip Code Legal Description: 1 AC. MORE OR LESS Sale Price 9 Date of Sale Loan Term yra. Property Rights Appraised Property Rights Appraised Property Rights Appraised Actast Real Estate Tuses \$ Unit Loan Charges to be paid by seller \$ Unit analysis concessions Address 725 LACISION STREET, REGIDERICKSBURG, VA. Location: Addr	
County	ATTE APPROXI
Location Salument Security Salument Security	ATTE APPROXI
Actual Read Estate Tibbes \$ Un' Loan charges to be paid by seller \$ Uther sales concessions \$ United States Tibbes \$ Uther sales concessions \$ Uther \$ Uth	ATTE APPROXI
SANDS ANDERSON Address 725 JACISSON STREET, FREDERICKSBURG, VA.	
December Vicant Appraiser MICHAEL C. BOGOS Instructions to Appraiser FEE SIMFLE MARKET VALUE SUMMARY REAL ESTY	
Location	
Built Up Over 75%	
Growth Rate Fufty Dev. Rapid	
Marketing Time	
Marketing Time	
S industrial S Vacariant 75 S FARM & FORESTIAND Change in Present Land Use Not Likely Likely (*) Taking Place (*) Property Conceptibility Protection from Detrimental Conditions Z	
S industrial S Vacariant 75 S FARM & FORESTIAND Change in Present Land Use Not Likely Likely (*) Taking Place (*) Property Conceptibility Protection from Detrimental Conditions Z	# B E
** Industrial ** Vacant ** 75 ** FARM & FORESTLAND Adequacy of Utilities Adequacy of Utilities Adequacy of Utilities Adequacy of Utilities Property Consolidity Property Consolidity Profession from Detrimental Conditions	4 11 1
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Stroke Founds Origin Dances 8 25 0000	āظē
Single Family Age General Appearance of Properties U	
yrs. Appear to Manuel	
Comments including those factors, favorable or unfavorable, affecting markstability (e.g. public parks, schools, view, noise): TYPICAL SURAL CAROLINE COUNTY CH	HARACTORS
BY LARGE TRACTS OF FARM AND FORESTLAND SLOWLY BEING DIVIDED INTO SMALLER SINGLE FAMILY HOUSE SITES, AEL ARE SERVED BY WELL AND SEPTIC S	SYSTEMS
SPOT TIES NO MI IN E	
Dimensions TRIANCULAR	
= 1,00 Sq. Pt or Acres Commert a	ot
Zoning classification SP-ROBAL PRESERVATION Present improvements 2 to do not conform to zoning or Highest and best use 7 Present use 0 Other (specify)	regulations
Public Other (Describe) OFF SITE IMPROVEMENTS Trans INFERIOR	
Elec. Street Access Public Private Size (NFEROR	-
Gas TANK Surface ASPHALT Shape TRIANGULAR INFERIOR	-
Water WELL Maintenance Public Private View TYPICAL San. Sewer SEPTIC Short Sewer Cub City	
Curbinater Drainage TYPICAL	
Comment to the property received in a much densitied Special Flood Nazard Area?	√ No □
CONTROLS INVESTIGATE OF ARTENDADO INCLUDING ANY APPARENT APPRAISANT, OF OTHER ADVERSE CONDICATES; ROAD DO ITS BEAR. DUE TO INVESTIGAT TERRAIN, THIS APPRAISANT ESTIMATES ITS HIGHEST AND BEST USE TO COMPTIMENT AN ADJACENT PAR	S OFF STEER
THUS IT HAS BEEN VALUED ACCORDINGLY.	OLEL.
to or more teronable than the subject property, a miss or supercase variation between the subject and comparable properties. It is significant item in the comparable property throughout 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 COMPA	odes a dollar y is superior
	or to or less
Address TAX MAP 69-A-23 COMPARABLE NO. 2 COMPARABLE	or to or less
Address TAX MAP 69-1-23 TAX MAP 54-3-1 TAX MAP 101-1-47 TAX MAP 42-1-	or to or less
Address TAX MAP 89-3-23 TAX MAP 54-3-31 TAX MAP 101-3-47 TAX MAP 42-3- Charles Developed -	or to or less
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Parcel 12 (Anderson)

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



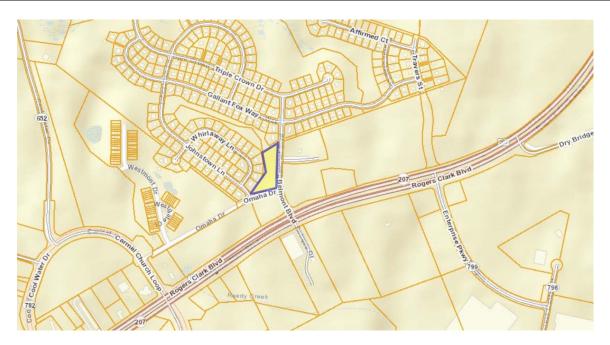


LAND APPRAISAL REPORT

8				ANCY ESTATE			Census T	ract	Map Refere	nee.	101-A-66
	roperty Address _0	OFF THE NORTH	HSIDE OF S.T. 30			ADOLDED					
	egal Description 4	.00 AC, MORE	OR LESS	Coun	y	AROLINE	State	VIRGINIA	Zip Co	ode	_
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를		% Industria	ial % Vacant					ecreational racint deguacy of Utilitie	-	H	
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ā,	redominant Occupa		(*) From F	ARM & FOREST	To	RESIDENT % Vaca		rotection from Det		ons 🔲	
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в	Public lec.	Other (Des		OFF SITE IMPROV	EMENTS ic Priv		TYPICAL				
	8 📋	TANK		8 SOIL	ic v ini		TYPICAL	-			
	ater an. Sewer	WELL		mance Publ		rate View	TYPICAL				
•		Inderground Fle		Storm Sewer Sidewalk	Curty/Setter Street Light		ge_TYPICAL				
Co				d adverse easements, e	ucuachments	S Is the p	property located in a	OFF STATE, I	pecial Flood Ha IDAD FRONT	wooded P	A ROTE
8-						,	mac concepts to .		STATE LISTER	TOODED I	NO.
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				perties most similar a f significant variation l							
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Parcel 13 (Belmont)

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



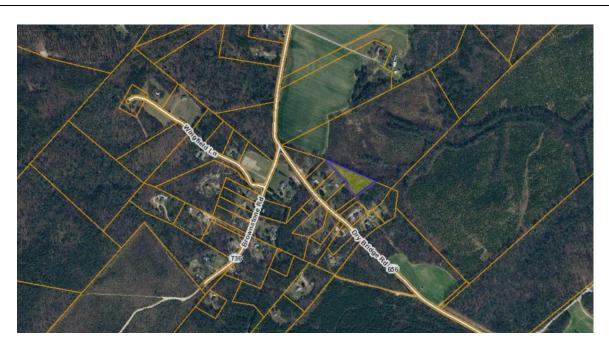


LAND APPRAISAL REPORT Census Tract _____ Map Helenence B2-A-B2_ BELMONT AT CARMEL CHURCH COMERCIAL LLC ropetly Address OMAHA DR State VIRGINIA Zip Code City County Legal Description, 1.53 AC, MORE OR LESS Actual Real Estate Taxes S mades/Client SANCS ANDERSON ROUGHT VACANT factories or S _____ Dites sales concessions _____ Address 725 JACKSON STREET, FREDERICKSBURG, VA. Occupant MICHAEL C. BUGGS Instructions to Appraiser FEE SIMPLE MARKET VALUE SUMMARY BEAL ESTATE ALTERATIONS Urban Over 75% Rapid Increasing Sturrage Under 3 Mos. ✓ Suburban ✓ 25% to 75% ✓ Steady ☐ Stable ✓ In Balance Location | Rural | Under 25% | Slow | Declining Birlit Up Employment Stability Growth Rate Fully flew Convenience to Employment Property Values Convenience to Shapping Demand/Supply Oversupply Convenience to Schools Marketing Time 4-6 Mos. Over 6 Mos. Adequacy of Public Transportation Present Land Use \$ 1 Fairnly \$ 2.4 Family \$ Apris. \$ Confo 102 \$ Commercial \$ Indestrial \$ Vacant \$ Recreational Facilities % Vacant Adequacy of Utilities Not Likely Change in Present Land Use Likely (*) Taking Place (*) Property Compatibility (*) From To Svecori Protection from Detrimental Conditions redominant Occupancy Police and fire Protection Single Family Price Range \$ N/A 10 \$ General Appearance of Properties Single Family Age yrs. to _____ yrs. Predominant Age _____ yrs. Comments including those factors, canonable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): COMMERCIAL AREA OF CARMEL CHURCH Directsigns TRRECULAR 1.53 \$q. Pt. or Acuas Zoning classification HUNINESS-1 ✓ Comer Let Present improvements do not conform to ranks regulations Highest and best use Present use Other (specify) Highest and best use Pable Other (Describe) Persent use Pable Other (Describe) Off SITE PROVIDENTS Tops LOW Site TYPECAL Site ASPHALT Shape (IRROULLAR Wafet So. Saver | Disdentions | Public | Pable So. Saver | Disdentions | Describe | Disdentions | Disde The undersigned has recibed three eccent sales of properties most similar and positions to subject and two considered these in the matter analysis. The description includes a destar adjustment reflecting matter reaction to those dense of significant variation between the subject and composable properties. If a significant form in the composable property is superior to or more favorable than the subject property, a minus (4) adjustment in made thus reducing the indicated value of subject if a significant term in the composable is indicated to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject. SUBJECT PROPERTY COMPARABLE NO. 1 COMPARABLE NO. 2 COMPARABLE NO. 3 TAX MAP \$2-5-1E & 1D TAX MAP 82-A-83 4, 129 TAX MAP 56-A-139 & 138 Proximity to Subject Sales Price \$ 1,907,474 \$ 432,412 \$ 137,000 \$ 125,692/AC \$ 47,8100AG \$ 13,524(AC Data Source DESCRIPTION 12/17 Date of Sale and Time Adjustment DESCRIPTION +(-)\$ Adjust DESCRIPTION +(-)S Acquet DESCRIPTION +(-15 Adjust 8/16 SIM SIM Location SUBLIRBAN INFERIOR Ste/Vew 15.2 ACRES -1,715,475 9.04 ACRES -116,304 10.13 ACRES Sales or Financing Concessions Net ArE, (Total) D+ V-\$ 1,715,475 √ + □ - \$ 20,696 Indicated Value of Subject of Subject \$ 191,099 \$ 575,166 \$ 157,696 Comments on Market Data. ALL MARKET DATA APPEARS TO BE COOD. DUE TO O'WNER OCCUPIED NEXTHBORHOOD ARD THE LACK OF IMPROVEMENTS. THE INCOME AND COST APPRIDACHES WERE NOT USED. COMMENS AND CONTROL OF THIS SUMMARY REAL ESTATE APPRAISAL REPORT IS CONTINGENT ON THE CERTIFICATION, DEFINITION AND LIMITING CON-DITIONS CONTAINED HEREIN. THE SOLE PUNCTION OF THIS APPRAISAL IS FUR A POSSIBLE DELINQUENT REAL ISTATE TAX SALE AND NOTHING BLEE WHATSOFFIER Find Reconcilation. AFTER ADJUSTMENTS, THESE SALES REPLECT A WIDE RANGE OF MARKET VALUES FOR THE SUBJECT. ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF DECEMBER 15. Did Did Not Physically Inspect Property Review Appealser (it applicable) Michael C. Boggs Roal Estate

Parcel 14 (Smith)

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





LAND APPRAISAL REPORT File No. Smower: SMITH, CYNTHIA Cenşus Tract -Map Reference 84-10-6C Property Address OFF NORTH SIDE OF S.R. 656 County CAROLINE State_VA Zip Code ___ Legal Description 1 ACRES, MORE OR LESS PART OF LOT 6 SHADY LANE SUBDIVISION Sale Price \$ ____ Sale Prico \$ _____ Date of Sale _____ Loan Term _____ yrs. Property Rights Appraised 🔀 Fee ____ Loasehold* * ____ 'De Minimis PUD Actual Read Estate Taxes \$ _____ (w) Loan charges to be peld by seler \$ ____ Other sales concessions ____ Address 904 PRINCESS ANNE ST. FREDERICKSBURG, VA. endedCirit SANDS ANDERSON Occupant VACANT Appraisor 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. Lostin Usen Substan Rusi Urban Over 75% Suborten 25% to 75% Steady Stable in Balance 4-6 Mos. Built Up Under 25% Employment Stability XXXXXXXXXXXXX X Slow Growth Rate Fully Dev. Rapid Convenience to Employment Declining Oversupp y Over 6 Mos. Property Values Increasing Convenience to Shopping Demand/Supply Shortage Convenience to Schools Marketino Time Under 3 Mos. Adequacy of Public Transportation Recreational Facilities % Industrial Adequacy of Utilities Change in Present Land Use Not Likely Likely (*) Property Compatibility (*) From FARM 8 FOREST TO RESIDENTIAL Owner Tenant % Vacant Protection from Detrimental Conditions Owner Tenant % Vacant \$ 75,000 to \$ 150,000 Predominant Value \$ 100,000 Pulice and Fire Protection Single Family Price Range General Appearance of Proporties Single Family Age 1 yrs. to 75 yrs. Predominant Age 40 yrs. Appeal to Market Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schock, view, noise): TYPICAL RURAL CARQUINE COUNTY CHARACTERIZED BY LARGE TRACTS OF FARM AND FORESTLAND SLOWLY BEING DIVIDED INTO SMALLER ROADSIDE PARCELS ALL ARE SERVED BY WELL AND SEPTIC SYSTEMS. 1 Sq. R. or Acres Comer Lot Present Improvements do do not conform to zoning regulations Streft Access State Access Maintenance Public Private Storm Sewer Out/Suzier Stormik Storet Ligits Storet Ligits Stormik Out Access Conditions: OFF ROAD WOODED PARCY Water WELL SEPTIC Storm Sewer Underground Bect. & Tel. Sidewalk San. Sewer mments (tavorable or unfavorable including any apparent adverse essements, 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 declar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. It a significant item in the comparable property is support to or more favorable than the subject property, a minus (-) adjustment is made thus noticing 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. COMPARABLE NO. 1 SUBJECT PROPERTY COMPARABLE NO. 2 COMPARABLE NO. 3 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 15,000 Price Data Source **AERIAL** MRIS MRIS MRIS DESCRIPTION DESCRIPTION DESCRIPTION Date of Sale and +(-)\$ Adjust DESCRIPTION +(-)\$ Adjust Time Adjustment 4/13 1/13 4/13 5/12 OFF ROAD ROAD FRONT Location -7,500 ROAD FRONT -10,000 ROAD FRONT -7,500 Site/View 1 AC SIM 2 AC Sales or Financing Met Adj. (Total) -7.500 ALL MARKET DATA APPEARS TO BE GOOD. DUE TO OWNER OCCUPIED NEIGHBORHOOD AND LACK OF IMPROVEMENTS, THE INCOME AND COST APPROACHES WERE NOT USED. ments 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 inal Reconciliation: AFTER ADJUSTMENTS, THESE SALES REFLECT A TIGHT RANGE OF MARKET VALUES FOR THE SUBJECT. Market Charles ERPHANE PHE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF APRIL 1 2013 to be \$ 7,500

Michael C. Boggs Real Estate Form LND - "YOTAL 2011" appraisal software by a la mode, inc. - 1-800-ALAMODE

Review Appraiser (if applicable)

GENERAL

REAL ESTATE

EXHIBIT

Did



4039 Jeb Stuart Hwy. Meadows of Dan, Virginia 24120 540-899-1776

www.ForSaleAt Auction.biz

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 suitableness 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.ForSaleAtAuction.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. *

Se	(al)	(Seal)
Purchaser Date	Purchaser	Date
5>		

PURCHASER'S ACKNOWLEDGMENT AND CONTRACT OF SALE

At that certain Special Commission	ner'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 hid price of \$, plus a 10% buyer's premium of \$, for a total
purchase price \$. I us	nderstand that a deposit of \$, equal to 10% of the total
purchase price is required to be denosited	today with Atlantic Union Bank, General Receiver, Caroline County,
	e within 15 days after confirmation by the Court. TIME IS OF
THE ESSENCE.	
and any claims of persons in possession. I road, and I hereby accept this limitation. I Court intends to confirm this sale, and that concerning this sale. I understand this part that I will be responsible for the real estate. If the balance of the purchase price my 10% deposit will be forfeited. In addicharges incurred by my failure to comply we contract, that this real estate can be reso including any expenses of resale. I understand that the former owner	eing sold subject to any covenants, easements, or conditions of record, understand that this property may not have a right-of-way to a public understand that I will be notified at the address below of the date the this Court hearing will be my last opportunity to raise any questions cel can be redeemed prior to confirmation by the Court. I understand taxes on this parcel from February 1, 2021 forward. e is not paid in full within fifteen days after confirmation, I agree that ition to the costs already incurred, I also agree to pay any reasonable with this contract. I further understand that if I fail to comply with this old, and that I will be responsible for any deficiency upon resale, as of this property may for good cause shown, within ninety (90) days in in this matter, petition the Court to have this sale reheard.
	Name (Please Print)
	Purchaser (Signature)
	211
	Address
	City State Zip Code
	20
	Telephone
	Margaret F. Hardy, Special Commissioner
TITLE WILL BE TAKEN IN THE NAME	F OF
TILL THE DE TRACE, ET THE TANK	
	PARCEL
	PARCEL

NOTES: