

1.08 Acre Potomac Residence
Online Estate Auction
Information Packet



**8300 KINGSGATE RD.
POTOMAC, MD 20854**





PRIME AUCTION SOLUTIONS
REAL ESTATE

ACCELERATED MARKETING & SALES

6820 Elm St. McLean, VA 22101
www.primeauctionsolutions.com

703.889.8949
Email: inquiry@primeauctionsolutions.com

1.08 Acre Online Estate Auction
8300 Kingsgate Rd. Potomac Auction

Opening Bid: \$500,000

Property Details: 8300 Kingsgate Rd. Potomac, MD 20854

- TAX ID: 161000861705
- 1.0820 Acre
- Legal Subdivision: Potomac Outside
- 3,196 Total SQFT
- Year Built: 1963
- Septic: 3 Bedrooms
- Upper Level: 3 Bedrooms + 1 Full Bath+ 2 Half Bath
- Lower Level: 2 Bedrooms + 2 Full Baths
- Tax Year 2023: \$10,137 (EST)
- Taxable Total Assessment: \$902,167
- Zoning R200
- Finished Walk Out Basement
- Roof Replaced: 2019
- Whole House Generator – Propane
- 2 Hot Water Heaters (1 Recently Replaced)
- Private Road, Public Right of Way
- Schools: Carderock Springs Elementary
Thomas W. Pyle Middle School
Walt Whitman High School
- Montgomery County, MD
- No HOA Community
- Expansive Deck Overlooking Lush Landscape & Mature Trees

Online Auction Ends

Wednesday | July 26, 2023 | 2:00 PM

Online Registration Process

- Register online at www.PrimeAuctionSolutions.com
 - Click the 'Current Auction' Page from the top menu, then select the Potomac Real Estate Online Auction
 - Click the gold 'Bid Online Now' Button
 - Step 1- Click the gold 'Register to Bid' Button
 - Step 2- Create an Account or sign in for existing users.
 - Step 3- Complete the Online Auction Registration form. The process will verify your identity by entering your credit card details via a secure third-party portal.
 - Upon entering your card details a \$2,500 ping, pre-authorization will hit your card. This is a temporary hold and will be released by your card provider as we are not actually placing a charge on your card. If the provided information is not complete and verifiable, your bidding privileges will be suspended.
 - **Registration & Verification:** All bidders must agree to The Terms & Conditions of the Online Auction Sale prior to bidding. The Auction may be updated, withdrawn, or modified without notice at any time. In addition, a valid credit card will be required to register and bid. Bidding privileges are provisional beyond the online process, as we may require voice verification, request for documents to verify identify and liquidity to close. Bids cannot be retracted.
 - **Closing Terms:** 30 Days Cash Closing
Property Sold in an As-Is Where-Is Condition, Buyer pays all closing costs
No Contingencies; Financing, Appraisal, Inspections
 - **Deposit:** 10% of the Contract Price due Auction Day, upon signing of the contract
 - **Premium:** 10% Buyers Premium + Final Winning Bid = Contract Price
 - **All Buyers Must Register and Bid on their own behalf.**
 - **Agency Disclosure:** Auctioneer & Agent represent the Seller.
 - **Title:** At Closing, Seller will provide a Marketable Title. Bid with confidence.

Closing Terms:

10% Deposit, 30 Day Cash Closing

The Property is sold in As-Is Where-Is condition, with no warranties or guarantees of any kind. Buyer pays all closing costs.

No Contingencies- This Auction sale is a cash transaction sale and not contingent nor subject to an appraisal, financing, study period or inspections of any kind, as specified and agreed to by the bidders at registration prior to bidding.

Deposit:

The 10% Deposit 30 Day Close of the contract price is due on Auction Day, upon confirmation of the high bid and signing of the contract, following the end of the Auction. The Property is sold in As-Is Where-Is condition, with no warranties or guarantees of any kind. Buyer pays all closing costs. Full Contract Balance due at Closing, 30 Days of Auction Day.

- **Premium:** 10% Buyers Premium + Final Winning Bid = Contract Price
- **Property sold in As-Is Condition**, and is not contingent upon buyer's property inspections, financing, appraisal, permit, zoning, study period or other investigations.
- **All Buyer's Must Register and Bid on Their Own Behalf.**

Disclosures, Broker Participation Form, and Additional Documents are available to preview under the documents tab on the Auction page or using the folder link below:

<https://www.dropbox.com/sh/548bpiapfje8n53/AACT2IYMTVgvzeFXYOgjlLVYa?dl=0>

Property Preview & Inspection Dates

Sunday June 25th 1.00 pm - 3.00 pm

Sunday July 9th 1.00 pm - 3.00 pm

Sunday July 23rd 1:00 pm – 3:00 pm

Optional Agent and Proker Participation: 2% of Hammer Price will be paid to the properly registered broker at closing. If you have been working with an Agent for this property, the Broker Representation form must be completed, for their brokerage to be compensated. The agent must be present at all showings and at all points of contact. The form can be found in the Document section and emailed to Inquiry@PrimeAuctionSolutions.com. Forms must be completed and submitted no later than 5 pm EST on 7/25/2023, and all terms adhered to.

Visit www.PrimeAuctionSolutions.com or download the Prime Auction Solutions App from your App Store for Online Bidding from anywhere using your smartphone.

Please contact Anne Nouri for additional information - 703.889.8949



IMPORTANT INFORMATION

Registration & Verification: All bidders must agree to The Auction Terms & Conditions of the Online Auction Sale prior to bidding. The Auction may be updated, withdrawn, or modified without notice at any time. Bidding privileges are provisional beyond the online process, as we may require voice verification, request for additional documents to verify identity and liquidity to close. The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller, Agent or Prime Auction Solution, Inc. This is an Online Only Auction, 10% Buyers Premium will be added to the final bid, to become the contract price. 10% of contract price is due Auction Day, 30 days Cash Closing. All information contained in this listing was derived and compiled from sources believed to be correct but is not guaranteed. It is incumbent upon buyer to exercise buyer's own due diligence, investigation, and evaluation of suitability of use for the real estate prior to bidding. It is buyer's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: well, septic, roof, structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); zoning, sex offender registry information; flight patterns, buildability, or any other desired inspection. Auction announcements take precedence over anything previously stated or printed. Photography online and in print may have been digitally enhanced. Descriptions, measurements figures and drawings are approximate. Not responsible for typographical errors and omission. If you come across any errors, please notify us immediately.

Tear Down or Rehab on 1.08 Acres



Executive Summary

PUBLIC AUCTION

‘Executor Ordered Sale’

8300 Kingsgate Rd. Potomac MD 20854

Prime Auction Solutions has been retained by the Executor to sell 8300 Kingsgate Rd. Potomac, MD 20854 at a Public Online Auction, closing Wednesday July 26th at 2:00 pm ET.

This 1.08 Acre home is situated within the Walt Whitman school pyramid. A perfect site to build or rehab your dream home. This serene home is situated on a quiet street with beautiful landscape and architecture surround.

Register and bid online for this rare opportunity in Potomac, MD.

Property Preview & Inspection Dates

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County Tax Records

6/20/23, 7:52 AM

Matrix

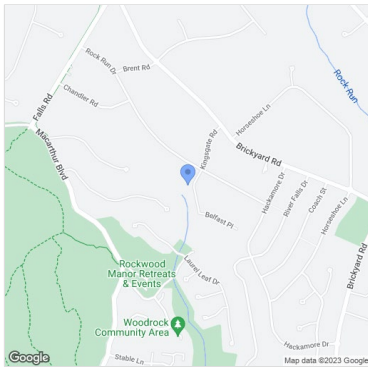


Agent 360

8300 Kingsgate Rd, Potomac, MD 20854-1738

Unincorporated

Tax ID 161000861705



Summary Information

Owner:	Rudolph P And Virginia H Savage	Property Class:	Residential
Owner Address:	8300 Kingsgate Rd	Annual Tax:	\$10,137
Owner City State:	Potomac MD	Record Date:	02/08/17
Owner Zip+4:	20854-1738	Book:	53741
Owner Occupied:	Yes	Page:	358
Owner Carrier Rt:	C021	Tax Record Updated:	05/12/23

Geographic Information

County:	Montgomery, MD	Lot:	1
Municipality:	Unincorporated	Qual Code:	Average
High Sch Dist:	Montgomery County Public Schools	Sub District:	0
Tax ID:	161000861705	Legal Subdivision:	POTOMAC OUTSIDE
Tax Map:	FN23		
Tax ID Alt:	1000861705		
Tax Act Num:	00861705		
City Council Dist:	10		

Assessment & Tax Information

Tax Year:	2023	Annual Tax (Est):	\$10,137	Taxable Total Asmt:	\$902,167
County Tax (Est):	\$9,550	Taxable Land Asmt:	\$564,400	Special Tax:	\$299
Asmt As Of:	2023	Taxable Bldg Asmt:	\$411,300	Refuse Fee:	\$245
		State/County Tax:	\$9,550		
				Class Code:	42

Lot Characteristics

SQFT:	47,133	Zoning:	R200
Acres:	1.0820	Zoning Desc:	Res., One-Fam (Formerly R-R)

Building Characteristics

Total SQFT:	3,196	Full Baths:	2	Basement Type:	Yes (Type Unknown)
Residential Type:	Standard Unit	Total Baths:	3.0	Garage Type:	Attached
Residential Design:	1 Story	Exterior:	Block	Sewer:	Pvt/Comm
Stories:	1.00	Stories Desc:	1	Year Built:	1963
Total Units:	1	Basement Desc:	Finished	Total Below Grade SQFT:	1,598
Abv Grd Fin SQFT:	1,598	Roof:	Shingle - Composite	SQFT:	
Below Grade Fin SQFT:	1,176	Fireplace:	Yes	Total Garage SQFT:	480
		Fireplace Type:	1 Story Frame		
		Porch/Deck SQFT:	40		

Below Grade Unfin	422	Patio/Deck SQFT:	659	
SQFT:		Att Grg SQFT:	480	
Model:	Standard Unit	Heat Delivery:	Hot/Warm Air	
Part Baths:	2	Property Class	R	
Fireplace Total:	1	Code:		
Porch/Deck:	Porch			
Patio Deck Type:	Deck			
Porch Type:	1 Story Open			
Garage Const:	Brick			
Cooling:	Combined System			
Bldg Condition:	Average			
Sec 1 Construction:	Brick	Sec 1 Area:	480	Sec 1 Story Type:
Sec 1 Description:	Brick Attached Garage	Sec 1 Dimensions:		Sec 1 Type:
Sec 2 Construction:		Sec 2 Area:	154	Sec 2 Story Type:
Sec 2 Description:	Attached Greenhouse	Sec 2 Dimensions:		Sec 2 Type:
Sec 3 Construction:		Sec 3 Area:	40	Sec 3 Story Type:
Sec 3 Description:	1 Story Open Porch	Sec 3 Dimensions:		1
Sec 4 Construction:		Sec 4 Area:	1598	Sec 4 Story Type:
Sec 4 Description:	1 Story with Basement	Sec 4 Dimensions:		1B
Sec 5 Construction:		Sec 5 Area:	659	Sec 5 Story Type:
Sec 5 Description:	Deck	Sec 5 Dimensions:		Sec 5 Type:

Codes & Descriptions

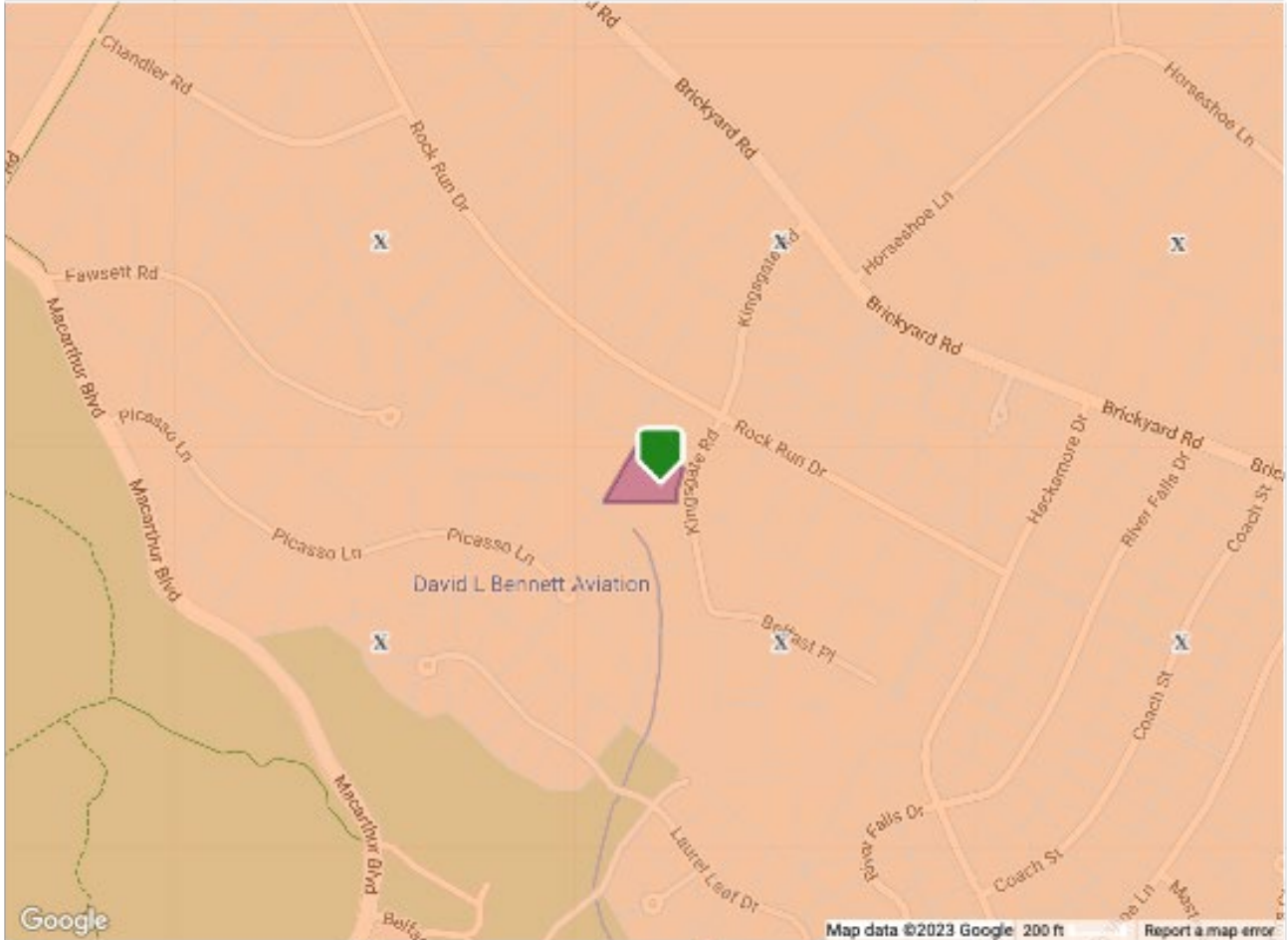
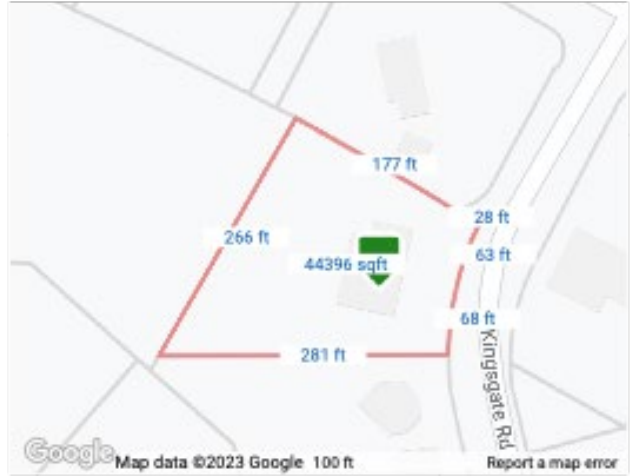
Land Use: R Residential
 County Legal Desc: SCHULTZ TRACT
 Use Type: 1 Story With Basement

MLS History

Year	County	Annual Tax Amounts			Annual
		Municipal	School		
2023	\$9,550			\$10,137	
2022	\$9,550			\$10,137	
2021	\$9,436			\$9,968	
2020	\$9,228			\$9,710	
2019	\$9,228			\$9,710	
2018	\$9,080			\$9,554	
2017				\$9,566	

Year	Land	Building	Annual Assessment			
			Ttl Taxable	Total Land	Total Bldg	Total Asmt
2023	\$564,400	\$411,300	\$902,167			
2022	\$564,400	\$301,000	\$865,400			
2021	\$564,400	\$272,500	\$855,900			
2020	\$564,400	\$272,500	\$846,400			
2019	\$564,400	\$227,800	\$822,000			
2018	\$564,400	\$272,500	\$822,000			
2017	\$564,400	\$227,800	\$807,100			
2016	\$564,400	\$227,800	\$792,200			
2015	\$564,400	\$204,700	\$784,500			

Flood Zone in Center of Parcel: X
 Flood Code Desc: Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.
 Flood Zone Panel: 24031C0430D Panel Date: 09/29/2006
 Special Flood Hazard Area (SFHA): Out
 Within 250 feet of multiple flood zone: No



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway
- 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

The data on this report is compiled by BRIGHT from various public and private sources. The data on this is not a legal flood determination. Errors may exist in any field on this report, including owner's name, tax amounts, mortgage history, and property characteristics. Verify the accuracy of all data with the county or municipality.

Google Maps Images



