

# REAL ESTATE AUCTION

**1493 Laurel Hill Rd., Verona, Va.**

**Wednesday, May 20, 2020 at 5:30 p.m.**

**REAL ESTATE TO BE OFFERED:** Nicely built siding house on large lot between Verona and New Hope on Rt. 612. The long time home of Vance and Mertie Landram, features 3 bedrooms, bath, kitchen, breakfast nook, laundry, full basement, large deck and several outbuildings. Also features whole house generator, central air and heat.

**OPEN HOUSE:** Sunday, May 10 & 17 at 2 p.m. and other times by appointment.

**TERMS ON REAL ESTATE:** Real Estate sold AS IS, WHERE IS without warranty of any kind. \$10,000 non-refundable bidders deposit required in the form of cash or cashier's check at conclusion of real estate auction. Balance due at closing on or about 30-45 days from auction. Not responsible in case of accident. Announcements on day of sale take precedence over printed matter.

## **MARK W. CRAIG AUCTIONS**

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### Property Information - Tax Map# 047B 1 4 6 - Account# 0

|   |   |   |
|---|---|---|
| Property Owner:<br>Landram, Mertie J.                         | Legal Description:<br>47b-(1)-4-6<br>Laurel Heights Lot 6 Blk 4 Known<br>As Lot 5a On Plat .668 Acres | <a href="#">View Sketch</a><br>(Building 1) |
| Owners Address:<br>48 Charles Ct<br>Clarksville, Va 23927     | Prior Assessment:   | 107,900<br>Zoned:<br>Sf10                   |
| Total Land Area:<br>.668Acres                                 | Assessment Values:  |   |
| Physical Location:<br>1493 Laurel Hill Rd<br>Verona, Va 24482 | <a href="#">Building 1</a>  | 57,799                                      |
| Magisterial District:<br>Beverly Manor                        | <a href="#">Other Improvements:</a>   | 800   |
|   | <a href="#">Land Value:</a>   | 55,000                                      |
|   | Calculated Value:   | 113,599                                     |
|   | Rounded Taxable Value:  | 113,600                                     |

### Building Information - Building #1 - Tax Map# 047B 1 4 6

#### Exterior Information:

|                 |          |
|-----------------|----------|
| Year Built:     | 1944     |
| Occupancy Type: | Dwelling |
| Foundation:     | Concrete |
| Ext. Walls:     | Alum     |
| Roofing:        | Metal    |
| Roof Type:      | Gable    |
| Garage:         | None     |
| Carport:        | None     |

#### Interior Information:

|                    |               |
|--------------------|---------------|
| Story Height:      | 1.00          |
| # of Rooms:        | 5             |
| # of Bedrooms:     | 3             |
| Full Bathrooms:    | 1             |
| Half Bathrooms:    | None          |
| Building Sq. Ft.:  | 1002          |
| Basement Sq. Ft.:  | 1002          |
| Fin. Bsmt Sq. Ft.: | None          |
| Interior Walls:    | Drywall       |
| Floors:            | Vinyl<br>Wood |
| Heating:           | F. Air        |
| A/C:               | Yes           |

#### Site Information:

|                    |                 |
|--------------------|-----------------|
| Zoning Type:       | Sf10            |
| Terrain Type:      | On              |
| Character:         | Rolling/sloping |
| Right of Way:      | Public          |
| Easements:         | Paved           |
| Water:             | Pub-i           |
| Sewer:             | Septic          |
| Electric:          | Yes             |
| Gas:               | No              |
| Fuel Type:         | Oil             |
| Utility Value:     | 10000           |
| Fireplace:         | None            |
| Stacked Fireplace: | None            |
| Flues:             | 1               |
| Metal Flues:       | None            |
| Stacked Flues:     | None            |
| Inop Flue/FP:      | None            |
| Gas Log FP:        | None            |

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### Other Improvements - Tax Map# 047B 1 4 6

| Description: | Parent Building:           | Size in Sq. Ft. | Improvement Value - \$             |
|--------------|----------------------------|-----------------|------------------------------------|
| Shed-frame   | <a href="#">Building 1</a> | 121             | 500                                |
| Shed-metal   | <a href="#">Building 1</a> | N/A             | No Value                           |
| Shed-frame   | <a href="#">Building 1</a> | 264             | 300                                |
| Lean To Att  | <a href="#">Building 1</a> | N/A             | No Value                           |
|              |                            | Total Value:    | \$ 800                             |
|              |                            |                 | Final Value Rounded to Nearest 100 |

### Acreege Description - Tax Map# 047B 1 4 6

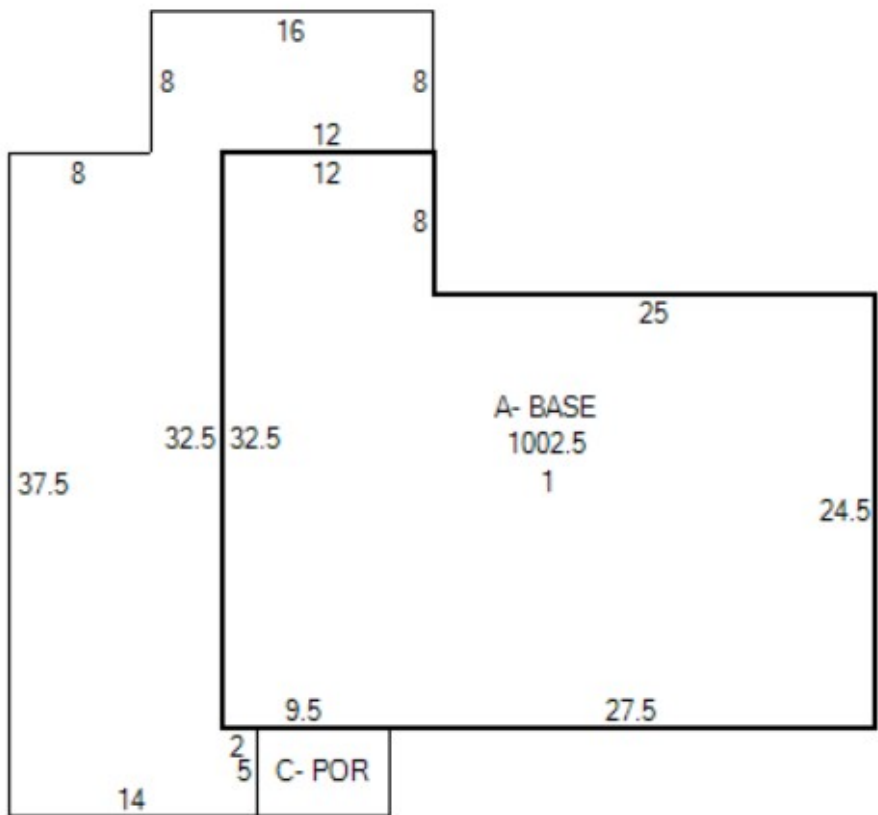
| Description | Size in Acres | Lump Sum/Per Acre | Unit Value | Adj. % | Utility Value                  | Acreege Value |
|-------------|---------------|-------------------|------------|--------|--------------------------------|---------------|
| Homesite    | .668          | Lump Sum          | 45,000     | .00    | 10,000                         | 55,000        |
|             |               |                   |            |        | Total Value:                   | \$ 55,000     |
|             |               |                   |            |        | *rounded to<br>the nearest 100 |               |

**Sketch Index**  
**Map No. 047B 1 4 6**  
**Building 1**

| Sect | Type           | Stories | SqFt |
|------|----------------|---------|------|
| A    | Main Structure | 1.00    | 1002 |
| B    | Deck           | 1.00    | 588  |
| C    | Porch          | 1.00    | 37   |

This Sketch only represents the Exterior of the Structure and does not contain any Internal structural details.

Click the image for actual size view.



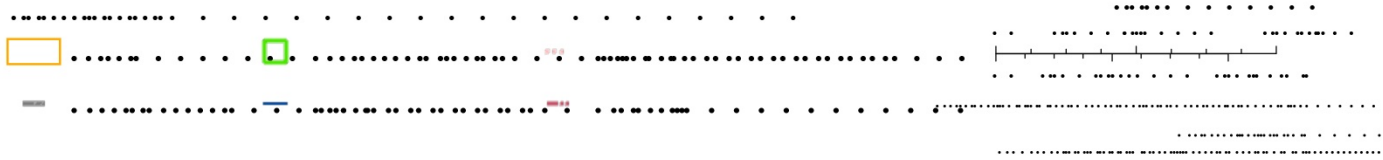
**Sales Information - Tax Map# 047B 1 4 6**

| Name               | Sales Date | Sales Price | Instrument          | Grantor     |
|--------------------|------------|-------------|---------------------|-------------|
| Landram, Mertie J. | 9/06/2012  | Not On File | Inst: WF20120021300 | Not On File |

**Transaction History:**

|                               |           |             |                              |            |
|-------------------------------|-----------|-------------|------------------------------|------------|
| Landram, Vance D. & Mertie J. | 1/01/1964 | Not On File | Deed: 498 / 291<br>Will: 0 / | 047b 1 4 6 |
| Castle, Walter H.             | 1/01/1962 | Not On File | Deed: 475 / 56<br>Will: 0 /  | 047b 1 4 6 |
| Harouff, Styril G. & Betty C. | 1/01/1956 | Not On File | Deed: 420 / 61<br>Will: 0 /  | 047b 1 4 6 |

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