

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.

Contact Roger at 540-292-0411 or Mark at 540-246-6430 to view the house.

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

Roger L. Craig – Va. Lic. #317 – 540-292-0411

Mark W. Craig - Va. Lic. #2160 - 540/246-6430 - MarkCraigAuctions.com

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

Property Owner: Landram, Mertie J.	Legal Description: 47b-(1)-4-6 Laurel Heights Lot 6 Blk 4 Known As Lot 5a On Plat .668 Acres	View Sketch (Building 1)
Owners Address: 48 Charles Ct Clarksville, Va 23927	Prior Assessment:	107,900 Zoned: Sf10
Total Land Area: .668Acres	Assessment Values:	
Physical Location: 1493 Laurel Hill Rd Verona, Va 24482	Building 1	57,799
Magisterial District: Beverly Manor	Other Improvements:	800
	Land Value:	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 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	Building 1	121	500
Shed-metal	Building 1	N/A	No Value
Shed-frame	Building 1	264	300
Lean To Att	Building 1	N/A	No Value
		Total Value:	\$ 800
			Final Value Rounded to Nearest 100

Acreege Description - Tax Map# 047B 1 4 6

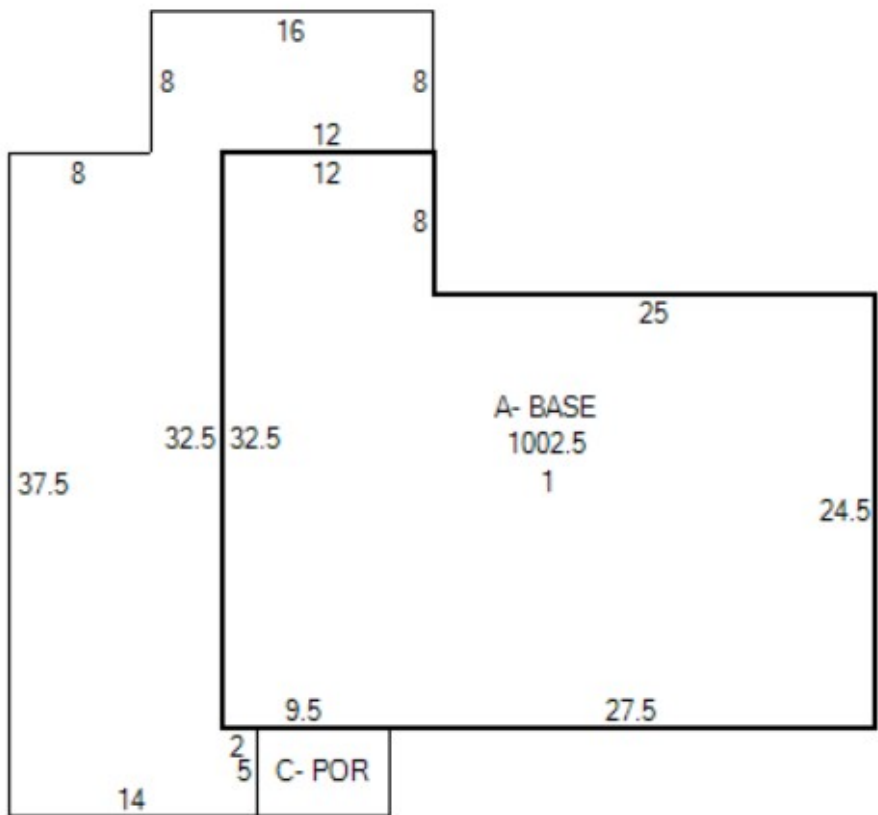
Description	Size in Acres	Lump Sum/Per Acre	Unit Value	Adj. %	Utility Value	Acreege Value
Homesite	.668	Lump Sum	45,000	.00	10,000	55,000
					Total Value:	\$ 55,000
					*rounded to the nearest 100	

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 Will: 0 /	047b 1 4 6
Castle, Walter H.	1/01/1962	Not On File	Deed: 475 / 56 Will: 0 /	047b 1 4 6
Harouff, Styril G. & Betty C.	1/01/1956	Not On File	Deed: 420 / 61 Will: 0 /	047b 1 4 6

