

Real Estate Auction of Ruth Banks

13 Belmont Dr., Staunton, Va.

Wednesday, September 1, 2021 at 5:30 p.m.

Directions: From North Augusta Street turn onto Belmont Drive. Watch for signs.

Real Estate to Be OFFERED: Adorable home in a quiet neighborhood with 3 bedrooms, 2 baths with screened back porch, hardwood floors, basement, large porch, basement garage. **OPEN HOUSE: Wednesday, August 18 from 4-6 p.m. and other times by appointment.**

TERMS: Real Estate sold AS IS, WHERE IS without warranty of any kind. \$5,000 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 45- 60 days from auction. Announcements on day of sale take precedence over printed matter. Not responsible in case of accident. All Items are offered "AS IS and WHERE IS." We make no warranties or guarantees, at any time, on an offered Item or the description of that item. All bidders are encouraged to examine items before bidding. See pictures at MarkCraigAuctions.com

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13 BELMONT DR

Location 13 BELMONT DR

Acct# 5782

Owner BANKS RUTH FRANCES

Assessment \$153,880

PID 5782

Building Count 1

Legal Description BLK 8 LOT B (REV POR LOTS-18A & 22B)

Historic Dist

Zoning R2

Map Number 245

Subdivision COLLEGE PARK

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$117,600	\$36,280	\$153,880

Owner of Record

Owner BANKS RUTH FRANCES

Sale Price \$147,500

Co-Owner

Certificate

Address 13 BELMONT DR
STAUNTON, VA 24401

Book & Page 070004383/0

Sale Date 12/04/2007

Instrument 01

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BANKS RUTH FRANCES	\$147,500		070004383/0	01	12/04/2007
NICEWANDER JEAN A	\$0		WF0600085/0	03	04/20/2006
NICEWANDER CALVIN E & JEAN A	\$0		0090/0211	00	01/01/1955

Building Information

Building 1 : Section 1

Year Built: 1956

Living Area: 1,200

Replacement Cost
Less Depreciation: \$117,200

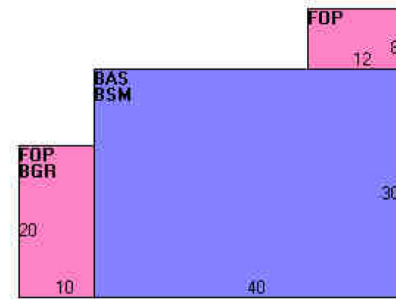
Building Attributes	
Field	Description
Style	Ranch
Model	Residential
Grade:	D+ Level 6
Stories	1 Actually 2
Occupancy	
Exterior Wall 1	Brick Veneer
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Comp Shingle
Interior Wall 1	Plaster
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Air
AC Type:	Central
Total Bedrooms:	2 Actually 3
Total Bthrms:	1 Actually 2
Total Half Baths:	0
Extra Fixtures	
Total Rooms:	4 Actually 6
Bath Style:	Average
Kitchen Style:	Average
Basement Garage	1
Framing	Wood Frame
SF Fin Bsmt	0
Fin Bsmt Qual	N/A
Foundation	Cinderblock
Bsmt Type	Full
Attic Type	N/A
Attic SF	0
Fireplaces	1
Usrflid 108	
SF Gar	200
SF Bsmt	1400
Usrflid 100	
Usrflid 300	

Building Photo



(<http://images.vgsi.com/photos/StauntonVAPhotos//00\00\43\45.JPG>)

Building Layout



(http://images.vgsi.com/photos/StauntonVAPhotos//Sketches/5782_5782.jf)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,200	1,200
BGR	Basement Garage	200	0
BSM	Basement	1,200	0
FOP	Open Porch	296	0
		2,896	1,200

Auctioneer Note:
This is actually a 2 story home with 2 full baths

Usrflid 301

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use

Use Code 101
Description Dwelling - 1 Fam
Zone R2
Neighborhood COLLEGE PARK
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.25
Frontage
Depth
Assessed Value \$36,280

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
DRV1	Asphalt Driveway			400.00 SF	\$400	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$108,100	\$36,280	\$144,380
2019	\$108,100	\$36,280	\$144,380
2018	\$97,000	\$36,280	\$133,280