

Real Estate Auction of Greg Helmick

310 North River Road, Bridgewater, Va.

Sat., December 18, 2021 at Noon

Adorable home on North River Road in Bridgewater with 2 bedrooms and 2 baths, new back deck, 2 storage buildings.

OPEN HOUSE: Sunday, December 5 from 2-4 p.m.

Terms: 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. 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

MARK W. CRAIG AUCTIONS

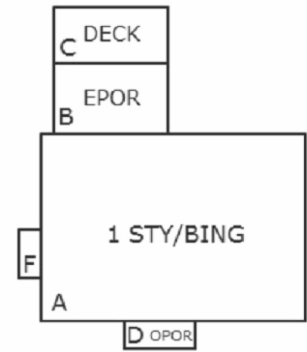
MARK W. CRAIG - Va. Lic. #2905002160 - 540/246-6430

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Map Number: 122A2-(7)- L17 Account Number: 15225
 Name: HELMICK GREGORY E & JUDY B
 Addr: 310 NORTH RIVER RD District: BRIDGEWATER
 BRIDGEWATER VA 22812
 Acres: 0.2750 Desc: MORRIS ADD L 17

Sketch



OLD PIC #2181

911 Address: 310 NORTH RIVER ROAD

Building Description	Exterior	Interior
Building: 1 Occupy: SINGLE DWELLING Stories: 1 Age: Remodeled: Cond: GOOD Class: 11 URBAN RESID - SING FAM Units: Picture: 2181	Found: CINDER BLOCK Walls: VINYL SIDING Roof: HIP Roofing: ASPHALT <u>Site</u> R/W: PUBLIC Terr: Water: TOWN Sewer: TOWN SEPTIC Gas: Elect: CONNECTED	# Rms: 4 Bd Rms: 2 # Baths: 2 # 1/2 Bath: Walls: DRY WALL Floors: HARDWOOD Heat: HOT AIR FURNACE A/C: Y Fuel: OIL Fireplace: 1 Basement: 50 BaseDesc: IN-GROUND %Fin: 00 Fin Qal: Garage: #Cars:

Land Use and Value			
Type	#Acres	Price	Value
HOMESITE	0.2750	35000	35000

Zoning	
Zoning:	TOWN
Addtl. Zoning:	
Addtl. Zoning:	
Town Zoning:	R1
Ag Forestal:	
Special Use:	
Conditional Rezoning:	

Other Improvements				
Desc	Size	Cond	Rate	Value
SHED-FRAME	16 X 12	G		1000
SHED-METAL	8 X 10	P		100
SHED-METAL	8 X 12	G		1000
SHED-FRAME	14 X 20	G		1000

Dimensions				
Sect	Type	Story	Description	Area
A	BASE	1.0	N26.5-E2-BE35.5-S26.5-W37.5-	994
B	EPOR	1.0	N10-CE16-S10-W16-	160
C	DECK	1.0	N8-E16-S8-W16-	128
D	OPOR	1.0	N4-E10-S4-W10-	40
F	OPOR	1.0	N7-E3-S7-W3-	21

Last Sale Price: 0 Deed Book/Page: 0 - 0

Structural Value	
External Calculations:	
Structural Element	Value
Bldg: 994 @ 83.13	82631
Basmt: 497 @ 14.50	7206
F Bsm:	
Plumb:	3750
Heat:	
A/C:	3479
F P:	3500
Flue:	
Blt In:	

Addition			
Type	Area	Price	Value
EPOR	160 @	20.00	3200
DECK	128 @	12.00	1536
OPOR	40 @	18.00	720
OPOR	21 @	18.00	378

Values/Factors			
Subtotal			106400
Factor 100%:			106400
	Phy	Func	Econ
Depreciation:	22%	0%	0%
Total Bldg Value:			82992
Nhood Factor 110%:			91291
Other Improv Value:			3100
Total Improv Value:			94400
Total Land Value:			35000
Total Property Value:			129400

Assessed Value	
Year:	2020
Land:	35000
Improvement:	94400
Total Value:	129400

Map Number: 122A2-(7)- L17

Account Number: 15225

Name: HELMICK GREGORY E & JUDY B

Address: 310 NORTH RIVER RD
BRIDGEWATER VA 22812

Record of Ownership

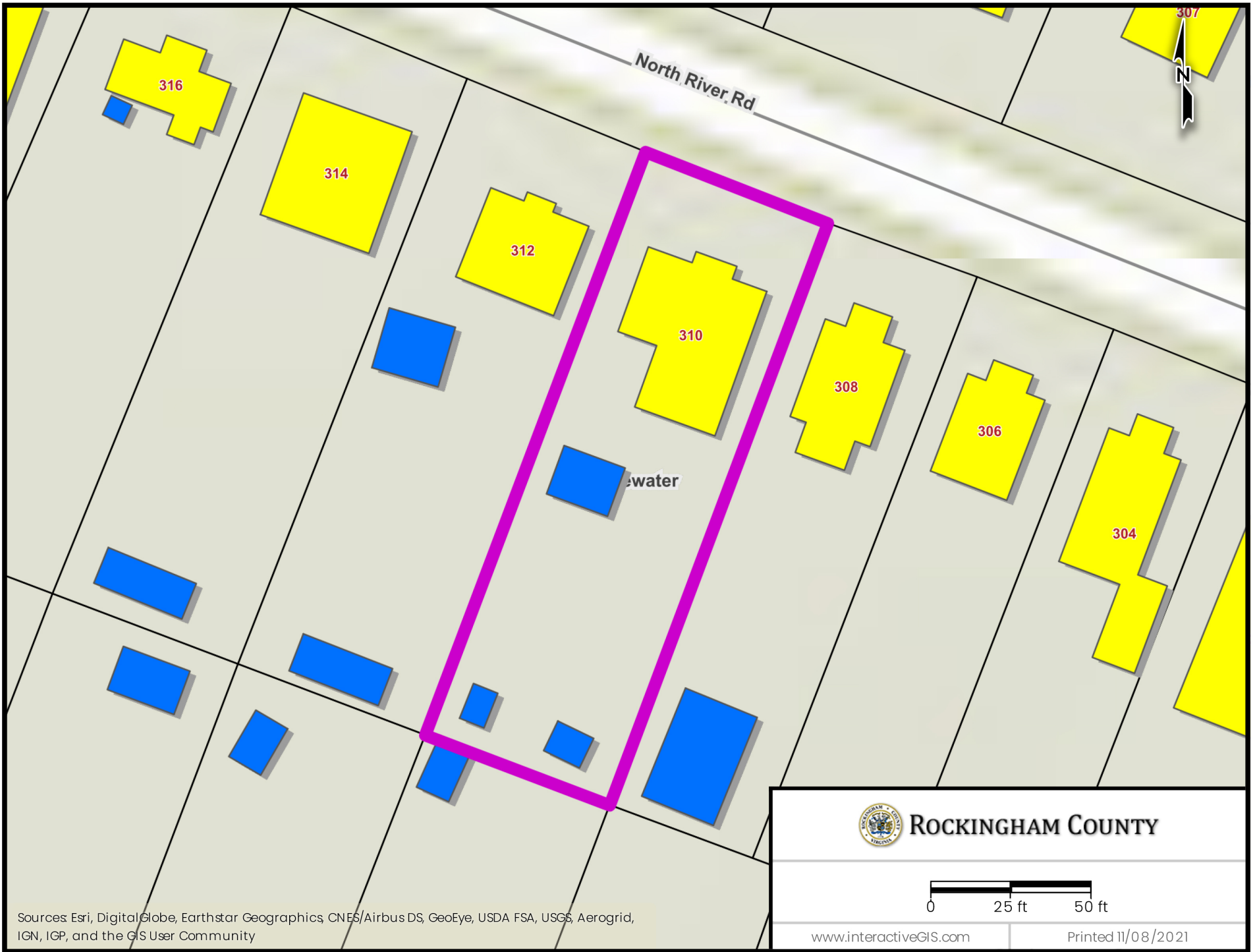
Previous Ownership	Code	Book	Page	Date	Consideration

Land and Improvement Value Changes

Year	Land Value	Improv Value	Total Value	Land Use	Status
Current	35000	94400	129400		
2020	35000	94400	129400		
2019	35000	94400	129400		
2018	35000	94400	129400		
2017	35000	87300	122300		
2016	35000	87300	122300		
2015	35000	87300	122300		
2014	35000	87300	122300		
2013	40000	81400	121400		
2012	40000	81100	121100		
2011	40000	81100	121100		
2010	40000	81100	121100		
2009	40000	78100	118100		
2008	40000	78100	118100		
2007	40000	78100	118100		
2006	40000	78100	118100		
2005	21600	58200	79800		
2004	21600	58200	79800		
2003	21600	58200	79800		
2002	21600	58200	79800		
2001	18000	53400	71400		

Comments

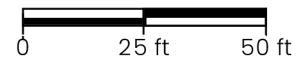
2012-ADDED 3X7 OPOR ON SIDE OF DWELLING, CO 10/26/12.



Sources Esri, DigitalGlobe, Earthstar Geographics, CNES/Airbus DS, GeoEye, USDA FSA, USGS, Aerogrid, IGN, IGP, and the GIS User Community



ROCKINGHAM COUNTY



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