

Living Estate Auction of Henry & Margaret Breeding Real Estate & Personal Property 391 Niswander Rd., Staunton, Va. Saturday, September 18, 2021 at 9 a.m. Real Estate at Noon

Directions: From Verona, take Rt. 612 (Laurel Hill Rd.) to turn right on Barren Ridge Rd. Turn left on Cricket Rd. Turn right on Niswander Rd. **Watch for signs** on left.

Real Estate to Be OFFERED at Noon: Brick ranch home with 3 bedrooms, 2 bath, living, dining, office/den on 10 acres. Includes detached garage, paved driveway, cellar, greenhouse and outbuildings. . **OPEN HOUSE: Tuesday, August 31 from 4-6 p.m. and other times by appointment.**

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Furniture: Fisher wood stove, pump organ, ball & claw piano stool, oval coffee table, rocker, dining table & 5 needlepoint chairs, coffee table, flatware cart, 4 oak chairs, refrigerator, upright freezer, GE washer, GE dryer, roll top desk, display cabinet, woven bottom chairs, glass tv stand, platform rockers, footstool, fireplace screen, ottoman, wicker table, child's chair & rocker, child's table & chairs, Eden Pure heater, magazine/lamp table, 3pc bedroom set, pitcher & bowl stand, card tables, night stand, dresser, quilt rack, wicker rockers, porch bench, porch swing,

Household & Misc.: crocks, Christmas, Santa & Pumpkin blow molds, Foshier Price barn, Charlottesville topo map, softball gloves, coffee grinder, meat grinders, folding chairs, lanterns (B&O RR, Coleman), baskets, enamelware, Pepsi crates, GCC drink crate, cheese box, galv. tubs & buckets, iron tea kettle, wagon, Fisher metal detector, kitchen scales, fabric & patterns, galv. Watering can, paraffin wax bath, shampooer, eagle decoration, concrete planters & yard decorations, Canadian geese lawn ornaments, jewelry box, costume jewelry, luggage, cuckoo clock, doll cradle, crock jug, comforter & quilts, binoculars, runner sleds, vhs tapes & dvds, lamp, coffee urn, globe, linens, up/down churn, sewing supplies, glass feather basket, green depression, silverplate, vases, teapots, hens on nest, trays, egg plates, carnival, pitchers, bowls, pictures, Tupperware. Blue jars, electric meat grinder, toaster oven, crockpot, oil lamps, wire top crocks, pots & pans, gun rack, shoeshine box, dolls, corelle, Keurig, wood tv trays, what-nots, microwave, Bunn coffee maker, trash box, kitchen utensils, bread box, sad irons, frames, lighthouse décor, cookbooks, shoe laps, painted saw, scales, washboard, coa hook, bottles, marbles, tobacco basket, copper items, mantel clock.

Tools: Husqvarna YTH22V46 & YTH18542 riding mowers, John Deere LA100 5speed riding mower, Husqvarna FT900 tiller, Craftsman grass catcher, wheelbarrow, garden tools, tree limber, Porter Cable belt/disc sander, skil saws, shop supplies, Craftsman 10" bandsaw, Delta 12" portable planer, Delta 10" table saw, Makita 10" mitre saw, battery charger, Firestorm table saw, kerosene jug, oars, picture frame clamps, vice, bench grinder, shop vac, sander, floor jack, car ramps, screen house, hammock, hand tools, live traps, air compressor, saw horses, Troybily blower, Stihl MS 180C, Poulan chainsaw, hedge trimmers, alum. Step ladders, Stihl FS 40C & FS45 trimmers, bug zapper, plant stands, Dump Cart (new in box), gas cans, electric blower, small wood lathe, nail keg, cistern pump, surry, wood barrel, backpack sprayer, livestock trough, jack stands, fish pond, scales, firepit, push plow, scythe w/grain cradle,

Vehicles & Carport: 1996 Toyota T100 SR5 4x4 (new tires & battery, 250,257 miles), 5x7 tilt trailer w/title, 18x20 metal carport.

TO BE OFFERED: 1950 Buick Super Dynaflo 4 door sedan w/ 35,000 miles, straight eight, runs excellent, garage kept.

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Property Information - Tax Map# 047 96 - Account# 0

| | | | | | | | | | | | | |
|---|--|----------------------------|---------|-------------------------------------|--------|-----------------------------|---------|--------------------------|---------|-------------------------------|---------|---|
| <p>Property Owner: Breeding, Henry P. Or Margaret L. (life)</p> <p>Owners Address: 391 Niswander Rd Staunton, Va 24401</p> <p>Total Land Area: 19.898Acres</p> <p>Physical Location: 391 Niswander Rd Staunton, Va 24401</p> <p>Magisterial District: Beverley Manor</p> | <p>Legal Description: 47-96 Near Christians Creek 19.898 Acres</p> <p>Prior Assessment: 324,600</p> <p>Assessment Values:</p> <table border="0" style="width: 100%;"> <tr> <td>Building 1</td> <td style="text-align: right;">149,088</td> </tr> <tr> <td>Other Improvements:</td> <td style="text-align: right;">18,552</td> </tr> <tr> <td>Land Value:</td> <td style="text-align: right;">173,400</td> </tr> <tr> <td>Calculated Value:</td> <td style="text-align: right; border-top: 1px solid black;">341,040</td> </tr> <tr> <td>Rounded Taxable Value:</td> <td style="text-align: right; border-top: 1px solid black;">341,000</td> </tr> </table> | Building 1 | 149,088 | Other Improvements: | 18,552 | Land Value: | 173,400 | Calculated Value: | 341,040 | Rounded Taxable Value: | 341,000 | <p style="text-align: center;">View Sketch (Building 1)</p> <p style="text-align: center;">Zoned: Ga</p> |
| Building 1 | 149,088 | | | | | | | | | | | |
| Other Improvements: | 18,552 | | | | | | | | | | | |
| Land Value: | 173,400 | | | | | | | | | | | |
| Calculated Value: | 341,040 | | | | | | | | | | | |
| Rounded Taxable Value: | 341,000 | | | | | | | | | | | |

Building Information - Building #1 - Tax Map# 047 96

Exterior Information:

| | |
|-----------------|----------|
| Year Built: | 1977 |
| Occupancy Type: | Dwelling |
| Foundation: | Brick |
| Ext. Walls: | Brick |
| Roofing: | Comp Shg |
| Roof Type: | Gable |
| Garage: | Det Gar |
| Number of Cars: | 2 |
| Carport: | None |

Interior Information:

| | |
|--------------------|--------------------|
| Story Height: | 1.00 |
| # of Rooms: | 6 |
| # of Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | None |
| Building Sq. Ft.: | 1899 |
| Basement Sq.Ft.: | None |
| Fin. Bsmt Sq. Ft.: | None |
| Interior Walls: | Drywall Paneled |
| Floors: | Hardwood |
| Heating: | Ht. Pump |
| A/C: | Yes |

Site Information:

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

Other Improvements - Tax Map# 047 96

| Description: | Parent Building: | Size in Sq. Ft. | Improvement Value - \$ |
|---|----------------------------|-----------------|------------------------|
| Garage-frame 2 Car | Building 1 | 864 | 15,552 |
| Barn | Building 1 | 486 | No Value |
| Shed-frame | Building 1 | N/A | No Value |
| Driveway-asphalt | Building 1 | N/A | 2,500 |
| Cp-metal | Building 1 | N/A | 500 |
| Total Value: | | | \$ 18,600 |
| Final Value Rounded to Nearest 100 | | | |

Acreage Description - Tax Map# 047 96

| Description | Size in Acres | Lump Sum/Per Acre | Unit Value | Adj. % | Utility Value | Acreeage Value |
|-------------|---------------|-------------------|------------|--------|---------------------|-------------------|
| Homesite | 1.000 | Lump Sum | 50,000 | .00 | 10,000 | 60,000 |
| Wooded | 18.898 | Per Acre | 6,000 | .00 | 0 | 113,388 |
| | | | | | Total Value: | \$ 173,400 |
| | | | | | *rounded to | |
| | | | | | the nearest 100 | |

Sketch Index
Map No. 047 96
Building I

| Sect | Type | Stories | SqFt |
|------|----------------|---------|------|
| A | Main Structure | 1.00 | 1899 |
| B | Porch | 1.00 | 188 |
| C | Enclosed Porch | 1.00 | 340 |
| D | Porch | 1.00 | 60 |

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

Click the image for actual size view.

The sketch shows a main rectangular structure labeled 'A- BASE' with dimensions 64.4 (width) x 29.5 (height). Attached to the top edge is a smaller rectangle labeled 'C- EPOR' with dimensions 34.0 (width) x 6.0 (height). Attached to the bottom edge is another rectangle labeled 'B- POR' with dimensions 7.6 (width) x 7.6 (height). The right side of the main structure has a section labeled 'D' with a width of 19.8. The left side of the main structure has a width of 29.5. The bottom edge of the main structure has a total width of 44.6.

Sales Information - Tax Map# 047 96

| Name | Sales Date | Sales Price | Instrument | Grantor |
|--|------------|-------------|------------------------------|-----------------------------------|
| Breeding, Henry P. Or Margaret L. (life) | 10/21/2010 | Not On File | Inst: LR20100008465 | Breeding, Henry P. Or Margaret L. |
| Transaction History: | | | | |
| Breeding, Henry P. Or | 1/01/1981 | \$39,050 | Deed: 761 / 284 | Not On File |
| Breeding, Henry P. & Margaret | 1/01/1981 | Not On File | Deed: 761 / 284 Will: 0 / | 047 96 |
| Smith, Paul W. & Thelma B. 1/2 | 1/01/1974 | Not On File | Deed: 627 / 100 Will: 0 / | 047 96 |
| Allison, Mary James & Mertie | 1/01/1971 | Not On File | Deed: 142 / 218 Will: 0 / | 047 96 |
| James, John W. & Alice | 1/01/1939 | Not On File | Deed: 291 / 105 Will: 0 / | 047 96 |



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Furniture: Fisher wood stove, pump organ, ball & claw piano stool, oval coffee table, rocker, dining table & 5 needlepoint chairs, coffee table, flatware cart, 4 oak chairs, refrigerator, upright freezer, GE washer, GE dryer, roll top desk, display cabinet, woven bottom chairs, glass tv stand, platform rockers, footstool, fireplace screen, ottoman, wicker table, child's chair & rocker, child's table & chairs, Eden Pure heater, magazine/lamp table, 3pc bedroom set, pitcher & bowl stand, card tables, night stand, dresser, quilt rack, wicker rockers, porch bench, porch swing,

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| Total Land Area: 19.898Acres | Assessment Values: | |
| Physical Location: 391 Niswander Rd Staunton, Va 24401 | Building 1 | 149,088 |
| Magisterial District: Beverley Manor | Other Improvements: | 18,552 |
| | Land Value: | 173,400 |
| | Calculated Value: | <u>341,040</u> |
| | Rounded Taxable Value: | 341,000 |

Building Information - Building #1 - Tax Map# 047 96

Exterior Information:

| | |
|-----------------|----------|
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| Occupancy Type: | Dwelling |
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| Interior Walls: | Drywall Paneled |
| Floors: | Hardwood |
| Heating: | Ht. Pump |
| A/C: | Yes |

Site Information:

| | |
|--------------------|-----------------|
| Zoning Type: | Ga |
| Terrain Type: | On |
| Character: | Rolling/sloping |
| Right of Way: | Private |
| Easements: | Gravel |
| Water: | Pub-i |
| Sewer: | Septic |
| Electric: | Yes |
| Gas: | No |
| Fuel Type: | Electric |
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| Stacked Fireplace: | 1 |
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| | | Zoned: Ga |

Building Information - Building #1 - Tax Map# 047 96

| Exterior Information: | | Interior Information: | | Site Information: | |
|------------------------------|----------|------------------------------|----------|--------------------------|-----------------|
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| Ext. Walls: | Brick | Full Bathrooms: | 2 | Right of Way: | Private |
| Roofing: | Comp Shg | Half Bathrooms: | None | Easements: | Gravel |
| Roof Type: | Gable | Building Sq. Ft.: | 1899 | Water: | Pub-i |
| Garage: | Det Gar | Basement Sq.Ft.: | None | Sewer: | Septic |
| Number of Cars: | 2 | Fin. Bsmt Sq. Ft.: | None | Electric: | Yes |
| Carport: | None | Interior Walls: | Drywall | Gas: | No |
| | | | Paneled | Fuel Type: | Electric |
| | | Floors: | Hardwood | Utility Value: | 10000 |
| | | Heating: | Ht. Pump | Fireplace: | 1 |
| | | A/C: | Yes | Stacked Fireplace: | 1 |
| | | | | Flues: | None |
| | | | | Metal Flues: | None |
| | | | | Stacked Flues: | None |
| | | | | Inop Flue/FP: | None |
| | | | | Gas Log FP: | None |

Other Improvements - Tax Map# 047 96

| Description: | Parent Building: | Size in Sq. Ft. | Improvement Value - \$ |
|--------------------|----------------------------|---------------------|---|
| Garage-frame 2 Car | Building 1 | 864 | 15,552 |
| Barn | Building 1 | 486 | No Value |
| Shed-frame | Building 1 | N/A | No Value |
| Driveway-asphalt | Building 1 | N/A | 2,500 |
| Cp-metal | Building 1 | N/A | 500 |
| | | Total Value: | <u>\$ 18,600</u> |
| | | | Final Value Rounded to Nearest 100 |

Acreage Description - Tax Map# 047 96

| Description | Size in Acres | Lump Sum/Per Acre | Unit Value | Adj. % | Utility Value | Acreeage Value |
|-------------|---------------|-------------------|------------|--------|-----------------------------|-------------------|
| Homesite | 1.000 | Lump Sum | 50,000 | .00 | 10,000 | 60,000 |
| Wooded | 18.898 | Per Acre | 6,000 | .00 | 0 | 113,388 |
| | | | | | Total Value: | \$ 173,400 |
| | | | | | *rounded to the nearest 100 | |

Sketch Index
Map No. 047 96
Building I

| Sect | Type | Stories | SqFt |
|------|----------------|---------|------|
| A | Main Structure | 1.00 | 1899 |
| B | Porch | 1.00 | 188 |
| C | Enclosed Porch | 1.00 | 340 |
| D | Porch | 1.00 | 60 |

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

Click the image for actual size view.

The sketch shows a main rectangular structure labeled 'A- BASE' with dimensions 64.4 (width) and 29.5 (height). Attached to the top edge is a smaller rectangle labeled 'C- EPOR' with dimensions 34.0 (width) and 6.0 (height). Attached to the bottom edge is a rectangle labeled 'B- POR' with dimensions 7.6 (width) and 7.6 (height). The right side of the main structure has a vertical dimension of 29.5. The bottom edge of the main structure has a total width of 44.6, with a segment of 19.8 on the right side.

Sales Information - Tax Map# 047 96

| Name | Sales Date | Sales Price | Instrument | Grantor |
|--|------------|-------------|---------------------|-----------------------------------|
| Breeding, Henry P. Or Margaret L. (life) | 10/21/2010 | Not On File | Inst: LR20100008465 | Breeding, Henry P. Or Margaret L. |

Transaction History:

| | | | | |
|--------------------------------|-----------|-------------|------------------------------|-------------|
| Breeding, Henry P. Or | 1/01/1981 | \$39,050 | Deed: 761 / 284 | Not On File |
| Breeding, Henry P. & Margaret | 1/01/1981 | Not On File | Deed: 761 / 284 Will: 0 / | 047 96 |
| Smith, Paul W. & Thelma B. 1/2 | 1/01/1974 | Not On File | Deed: 627 / 100 Will: 0 / | 047 96 |
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Living Estate Auction of Henry & Margaret Breeding Real Estate & Personal Property 391 Niswander Rd., Staunton, Va. Saturday, September 18, 2021 at 9 a.m. Real Estate at Noon

Directions: From Verona, take Rt. 612 (Laurel Hill Rd.) to turn right on Barren Ridge Rd. Turn left on Cricket Rd. Turn right on Niswander Rd. **Watch for signs** on left.

Real Estate to Be OFFERED at Noon: Brick ranch home with 3 bedrooms, 2 bath, living, dining, office/den on 10 acres. Includes detached garage, paved driveway, cellar, greenhouse and outbuildings. . **OPEN HOUSE: Tuesday, August 31 from 4-6 p.m. and other times by appointment.**

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Furniture: Fisher wood stove, pump organ, ball & claw piano stool, oval coffee table, rocker, dining table & 5 needlepoint chairs, coffee table, flatware cart, 4 oak chairs, refrigerator, upright freezer, GE washer, GE dryer, roll top desk, display cabinet, woven bottom chairs, glass tv stand, platform rockers, footstool, fireplace screen, ottoman, wicker table, child's chair & rocker, child's table & chairs, Eden Pure heater, magazine/lamp table, 3pc bedroom set, pitcher & bowl stand, card tables, night stand, dresser, quilt rack, wicker rockers, porch bench, porch swing,

Household & Misc.: crocks, Christmas, Santa & Pumpkin blow molds, Foshier Price barn, Charlottesville topo map, softball gloves, coffee grinder, meat grinders, folding chairs, lanterns (B&O RR, Coleman), baskets, enamelware, Pepsi crates, GCC drink crate, cheese box, galv. tubs & buckets, iron tea kettle, wagon, Fisher metal detector, kitchen scales, fabric & patterns, galv. Watering can, paraffin wax bath, shampooer, eagle decoration, concrete planters & yard decorations, Canadian geese lawn ornaments, jewelry box, costume jewelry, luggage, cuckoo clock, doll cradle, crock jug, comforter & quilts, binoculars, runner sleds, vhs tapes & dvds, lamp, coffee urn, globe, linens, up/down churn, sewing supplies, glass feather basket, green depression, silverplate, vases, teapots, hens on nest, trays, egg plates, carnival, pitchers, bowls, pictures, Tupperware. Blue jars, electric meat grinder, toaster oven, crockpot, oil lamps, wire top crocks, pots & pans, gun rack, shoeshine box, dolls, corelle, Keurig, wood tv trays, what-nots, microwave, Bunn coffee maker, trash box, kitchen utensils, bread box, sad irons, frames, lighthouse décor, cookbooks, shoe laps, painted saw, scales, washboard, coa hook, bottles, marbles, tobacco basket, copper items, mantel clock.

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Vehicles & Carport: 1996 Toyota T100 SR5 4x4 (new tires & battery, 250,257 miles), 5x7 tilt trailer w/title, 18x20 metal carport.

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Property Information - Tax Map# 047 96 - Account# 0

| | | | | | | | | | | | | |
|---|--|----------------------------|---------|-------------------------------------|--------|-----------------------------|---------|--------------------------|---------|-------------------------------|---------|---|
| <p>Property Owner: Breeding, Henry P. Or Margaret L. (life)</p> <p>Owners Address: 391 Niswander Rd Staunton, Va 24401</p> <p>Total Land Area: 19.898Acres</p> <p>Physical Location: 391 Niswander Rd Staunton, Va 24401</p> <p>Magisterial District: Beverley Manor</p> | <p>Legal Description: 47-96 Near Christians Creek 19.898 Acres</p> <p>Prior Assessment: 324,600</p> <p>Assessment Values:</p> <table border="0" style="width: 100%;"> <tr> <td>Building 1</td> <td style="text-align: right;">149,088</td> </tr> <tr> <td>Other Improvements:</td> <td style="text-align: right;">18,552</td> </tr> <tr> <td>Land Value:</td> <td style="text-align: right;">173,400</td> </tr> <tr> <td>Calculated Value:</td> <td style="text-align: right; border-top: 1px solid black;">341,040</td> </tr> <tr> <td>Rounded Taxable Value:</td> <td style="text-align: right; border-top: 1px solid black;">341,000</td> </tr> </table> | Building 1 | 149,088 | Other Improvements: | 18,552 | Land Value: | 173,400 | Calculated Value: | 341,040 | Rounded Taxable Value: | 341,000 | <p style="text-align: center;">View Sketch (Building 1)</p> <p style="text-align: center;">Zoned: Ga</p> |
| Building 1 | 149,088 | | | | | | | | | | | |
| Other Improvements: | 18,552 | | | | | | | | | | | |
| Land Value: | 173,400 | | | | | | | | | | | |
| Calculated Value: | 341,040 | | | | | | | | | | | |
| Rounded Taxable Value: | 341,000 | | | | | | | | | | | |

Building Information - Building #1 - Tax Map# 047 96

| Exterior Information: | Interior Information: | Site Information: |
|--------------------------|-------------------------|----------------------------|
| Year Built: 1977 | Story Height: 1.00 | Zoning Type: Ga |
| Occupancy Type: Dwelling | # of Rooms: 6 | Terrain Type: On |
| Foundation: Brick | # of Bedrooms: 3 | Character: Rolling/sloping |
| Ext. Walls: Brick | Full Bathrooms: 2 | Right of Way: Private |
| Roofing: Comp Shg | Half Bathrooms: None | Easements: Gravel |
| Roof Type: Gable | Building Sq. Ft.: 1899 | Water: Pub-i |
| Garage: Det Gar | Basement Sq.Ft.: None | Sewer: Septic |
| Number of Cars: 2 | Fin. Bsmt Sq. Ft.: None | Electric: Yes |
| Carport: None | Interior Walls: Drywall | Gas: No |
| | Paneled | Fuel Type: Electric |
| | Floors: Hardwood | Utility Value: 10000 |
| | Heating: Ht. Pump | Fireplace: 1 |
| | A/C: Yes | Stacked Fireplace: 1 |
| | | Flues: None |
| | | Metal Flues: None |
| | | Stacked Flues: None |
| | | Inop Flue/FP: None |
| | | Gas Log FP: None |

Other Improvements - Tax Map# 047 96

| Description: | Parent Building: | Size in Sq. Ft. | Improvement Value - \$ |
|--------------------|----------------------------|---------------------|------------------------------------|
| Garage-frame 2 Car | Building 1 | 864 | 15,552 |
| Barn | Building 1 | 486 | No Value |
| Shed-frame | Building 1 | N/A | No Value |
| Driveway-asphalt | Building 1 | N/A | 2,500 |
| Cp-metal | Building 1 | N/A | 500 |
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Acreage Description - Tax Map# 047 96

| Description | Size in Acres | Lump Sum/Per Acre | Unit Value | Adj. % | Utility Value | Acreage Value |
|-------------|---------------|-------------------|------------|--------|-----------------------------|-------------------|
| Homesite | 1.000 | Lump Sum | 50,000 | .00 | 10,000 | 60,000 |
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| | | | | | Total Value: | \$ 173,400 |
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Sketch Index
Map No. 047 96
Building I

| Sect | Type | Stories | SqFt |
|------|----------------|---------|------|
| A | Main Structure | 1.00 | 1899 |
| B | Porch | 1.00 | 188 |
| C | Enclosed Porch | 1.00 | 340 |
| D | Porch | 1.00 | 60 |

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

Click the image for actual size view.

The sketch shows a main rectangular structure labeled 'A- BASE' with dimensions 64.4 (width) by 29.5 (height). Attached to the top edge is a smaller rectangle labeled 'C- EPOR' with dimensions 34.0 (width) by 6.0 (height). Attached to the bottom edge is another rectangle labeled 'B- POR' with dimensions 7.6 (width) by 7.6 (height). The bottom edge of the main structure is divided into segments of 44.6 and 19.8. The label 'D' is positioned to the right of the top porch area.

Sales Information - Tax Map# 047 96

| Name | Sales Date | Sales Price | Instrument | Grantor |
|--|------------|-------------|---------------------|-----------------------------------|
| Breeding, Henry P. Or Margaret L. (life) | 10/21/2010 | Not On File | Inst: LR20100008465 | Breeding, Henry P. Or Margaret L. |

Transaction History:

| | | | | |
|--------------------------------|-----------|-------------|------------------------------|-------------|
| Breeding, Henry P. Or | 1/01/1981 | \$39,050 | Deed: 761 / 284 | Not On File |
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Property Information - Tax Map# 047 96 - Account# 0

| | | | | | | | | | | | | |
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| Land Value: | 173,400 | | | | | | | | | | | |
| Calculated Value: | 341,040 | | | | | | | | | | | |
| Rounded Taxable Value: | 341,000 | | | | | | | | | | | |

Building Information - Building #1 - Tax Map# 047 96

Exterior Information:

| | |
|-----------------|----------|
| Year Built: | 1977 |
| Occupancy Type: | Dwelling |
| Foundation: | Brick |
| Ext. Walls: | Brick |
| Roofing: | Comp Shg |
| Roof Type: | Gable |
| Garage: | Det Gar |
| Number of Cars: | 2 |
| Carport: | None |

Interior Information:

| | |
|--------------------|--------------------|
| Story Height: | 1.00 |
| # of Rooms: | 6 |
| # of Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | None |
| Building Sq. Ft.: | 1899 |
| Basement Sq.Ft.: | None |
| Fin. Bsmt Sq. Ft.: | None |
| Interior Walls: | Drywall Paneled |
| Floors: | Hardwood |
| Heating: | Ht. Pump |
| A/C: | Yes |

Site Information:

| | |
|--------------------|-----------------|
| Zoning Type: | Ga |
| Terrain Type: | On |
| Character: | Rolling/sloping |
| Right of Way: | Private |
| Easements: | Gravel |
| Water: | Pub-i |
| Sewer: | Septic |
| Electric: | Yes |
| Gas: | No |
| Fuel Type: | Electric |
| Utility Value: | 10000 |
| Fireplace: | 1 |
| Stacked Fireplace: | 1 |
| Flues: | None |
| Metal Flues: | None |
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| Inop Flue/FP: | None |
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Other Improvements - Tax Map# 047 96

| Description: | Parent Building: | Size in Sq. Ft. | Improvement Value - \$ |
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Tools: Husqvarna YTH22V46 & YTH18542 riding mowers, John Deere LA100 5speed riding mower, Husqvarna FT900 tiller, Craftsman grass catcher, wheelbarrow, garden tools, tree limber, Porter Cable belt/disc sander, skil saws, shop supplies, Craftsman 10" bandsaw, Delta 12" portable planer, Delta 10" table saw, Makita 10" mitre saw, battery charger, Firestorm table saw, kerosene jug, oars, picture frame clamps, vice, bench grinder, shop vac, sander, floor jack, car ramps, screen house, hammock, hand tools, live traps, air compressor, saw horses, Troybily blower, Stihl MS 180C, Poulan chainsaw, hedge trimmers, alum. Step ladders, Stihl FS 40C & FS45 trimmers, bug zapper, plant stands, Dump Cart (new in box), gas cans, electric blower, small wood lathe, nail keg, cistern pump, surry, wood barrel, backpack sprayer, livestock trough, jack stands, fish pond, scales, firepit, push plow, scythe w/grain cradle,

Vehicles & Carport: 1996 Toyota T100 SR5 4x4 (new tires & battery, 250,257 miles), 5x7 tilt trailer w/title, 18x20 metal carport.

TO BE OFFERED: 1950 Buick Super Dynaflo 4 door sedan w/ 35,000 miles, straight eight, runs excellent, garage kept.

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Property Information - Tax Map# 047 96 - Account# 0

| | | | | | | | | | | | | |
|---|--|----------------------------|---------|-------------------------------------|--------|-----------------------------|---------|--------------------------|---------|-------------------------------|---------|---|
| <p>Property Owner: Breeding, Henry P. Or Margaret L. (life)</p> <p>Owners Address: 391 Niswander Rd Staunton, Va 24401</p> <p>Total Land Area: 19.898Acres</p> <p>Physical Location: 391 Niswander Rd Staunton, Va 24401</p> <p>Magisterial District: Beverley Manor</p> | <p>Legal Description: 47-96 Near Christians Creek 19.898 Acres</p> <p>Prior Assessment: 324,600</p> <p>Assessment Values:</p> <table border="0" style="width: 100%;"> <tr> <td>Building 1</td> <td style="text-align: right;">149,088</td> </tr> <tr> <td>Other Improvements:</td> <td style="text-align: right;">18,552</td> </tr> <tr> <td>Land Value:</td> <td style="text-align: right;">173,400</td> </tr> <tr> <td>Calculated Value:</td> <td style="text-align: right; border-top: 1px solid black;">341,040</td> </tr> <tr> <td>Rounded Taxable Value:</td> <td style="text-align: right; border-top: 1px solid black;">341,000</td> </tr> </table> | Building 1 | 149,088 | Other Improvements: | 18,552 | Land Value: | 173,400 | Calculated Value: | 341,040 | Rounded Taxable Value: | 341,000 | <p>View Sketch (Building 1)</p> <p>Zoned: Ga</p> |
| Building 1 | 149,088 | | | | | | | | | | | |
| Other Improvements: | 18,552 | | | | | | | | | | | |
| Land Value: | 173,400 | | | | | | | | | | | |
| Calculated Value: | 341,040 | | | | | | | | | | | |
| Rounded Taxable Value: | 341,000 | | | | | | | | | | | |

Building Information - Building #1 - Tax Map# 047 96

Exterior Information:

| | |
|-----------------|----------|
| Year Built: | 1977 |
| Occupancy Type: | Dwelling |
| Foundation: | Brick |
| Ext. Walls: | Brick |
| Roofing: | Comp Shg |
| Roof Type: | Gable |
| Garage: | Det Gar |
| Number of Cars: | 2 |
| Carport: | None |

Interior Information:

| | |
|--------------------|--------------------|
| Story Height: | 1.00 |
| # of Rooms: | 6 |
| # of Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | None |
| Building Sq. Ft.: | 1899 |
| Basement Sq.Ft.: | None |
| Fin. Bsmt Sq. Ft.: | None |
| Interior Walls: | Drywall Paneled |
| Floors: | Hardwood |
| Heating: | Ht. Pump |
| A/C: | Yes |

Site Information:

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

Other Improvements - Tax Map# 047 96

| Description: | Parent Building: | Size in Sq. Ft. | Improvement Value - \$ |
|------------------------------------|----------------------------|-----------------|------------------------|
| Garage-frame 2 Car | Building 1 | 864 | 15,552 |
| Barn | Building 1 | 486 | No Value |
| Shed-frame | Building 1 | N/A | No Value |
| Driveway-asphalt | Building 1 | N/A | 2,500 |
| Cp-metal | Building 1 | N/A | 500 |
| Total Value: | | | \$ 18,600 |
| Final Value Rounded to Nearest 100 | | | |

Acreage Description - Tax Map# 047 96

| Description | Size in Acres | Lump Sum/Per Acre | Unit Value | Adj. % | Utility Value | Acreeage Value |
|-------------|---------------|-------------------|------------|--------|-----------------------------|-------------------|
| Homesite | 1.000 | Lump Sum | 50,000 | .00 | 10,000 | 60,000 |
| Wooded | 18.898 | Per Acre | 6,000 | .00 | 0 | 113,388 |
| | | | | | Total Value: | \$ 173,400 |
| | | | | | *rounded to the nearest 100 | |

Sketch Index
Map No. 047 96
Building I

| Sect | Type | Stories | SqFt |
|------|----------------|---------|------|
| A | Main Structure | 1.00 | 1899 |
| B | Porch | 1.00 | 188 |
| C | Enclosed Porch | 1.00 | 340 |
| D | Porch | 1.00 | 60 |

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

Click the image for actual size view.

The sketch shows a main rectangular structure labeled 'A- BASE' with dimensions 64.4 (width) x 29.5 (height). Attached to the top edge is a smaller rectangle labeled 'C- EPOR' with dimensions 34.0 (width) x 6.0 (height). Attached to the bottom edge is another rectangle labeled 'B- POR' with dimensions 7.6 (width) x 7.6 (height). The right side of the main structure has a vertical dimension of 29.5. The bottom edge of the main structure has a total width of 44.6, with a segment of 19.8 on the right side.

Sales Information - Tax Map# 047 96

| Name | Sales Date | Sales Price | Instrument | Grantor |
|--|------------|-------------|------------------------------|-----------------------------------|
| Breeding, Henry P. Or Margaret L. (life) | 10/21/2010 | Not On File | Inst: LR20100008465 | Breeding, Henry P. Or Margaret L. |
| Transaction History: | | | | |
| Breeding, Henry P. Or | 1/01/1981 | \$39,050 | Deed: 761 / 284 | Not On File |
| Breeding, Henry P. & Margaret | 1/01/1981 | Not On File | Deed: 761 / 284 Will: 0 / | 047 96 |
| Smith, Paul W. & Thelma B. 1/2 | 1/01/1974 | Not On File | Deed: 627 / 100 Will: 0 / | 047 96 |
| Allison, Mary James & Mertie | 1/01/1971 | Not On File | Deed: 142 / 218 Will: 0 / | 047 96 |
| James, John W. & Alice | 1/01/1939 | Not On File | Deed: 291 / 105 Will: 0 / | 047 96 |



Living Estate Auction of Henry & Margaret Breeding Real Estate & Personal Property 391 Niswander Rd., Staunton, Va. Saturday, September 18, 2021 at 9 a.m. Real Estate at Noon

Directions: From Verona, take Rt. 612 (Laurel Hill Rd.) to turn right on Barren Ridge Rd. Turn left on Cricket Rd. Turn right on Niswander Rd. **Watch for signs** on left.

Real Estate to Be OFFERED at Noon: Brick ranch home with 3 bedrooms, 2 bath, living, dining, office/den on 10 acres. Includes detached garage, paved driveway, cellar, greenhouse and outbuildings. . **OPEN HOUSE: Tuesday, August 31 from 4-6 p.m. and other times by appointment.**

TERMS ON REAL ESTATE: 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.

Furniture: Fisher wood stove, pump organ, ball & claw piano stool, oval coffee table, rocker, dining table & 5 needlepoint chairs, coffee table, flatware cart, 4 oak chairs, refrigerator, upright freezer, GE washer, GE dryer, roll top desk, display cabinet, woven bottom chairs, glass tv stand, platform rockers, footstool, fireplace screen, ottoman, wicker table, child's chair & rocker, child's table & chairs, Eden Pure heater, magazine/lamp table, 3pc bedroom set, pitcher & bowl stand, card tables, night stand, dresser, quilt rack, wicker rockers, porch bench, porch swing,

Household & Misc.: crocks, Christmas, Santa & Pumpkin blow molds, Foshier Price barn, Charlottesville topo map, softball gloves, coffee grinder, meat grinders, folding chairs, lanterns (B&O RR, Coleman), baskets, enamelware, Pepsi crates, GCC drink crate, cheese box, galv. tubs & buckets, iron tea kettle, wagon, Fisher metal detector, kitchen scales, fabric & patterns, galv. Watering can, paraffin wax bath, shampooer, eagle decoration, concrete planters & yard decorations, Canadian geese lawn ornaments, jewelry box, costume jewelry, luggage, cuckoo clock, doll cradle, crock jug, comforter & quilts, binoculars, runner sleds, vhs tapes & dvds, lamp, coffee urn, globe, linens, up/down churn, sewing supplies, glass feather basket, green depression, silverplate, vases, teapots, hens on nest, trays, egg plates, carnival, pitchers, bowls, pictures, Tupperware. Blue jars, electric meat grinder, toaster oven, crockpot, oil lamps, wire top crocks, pots & pans, gun rack, shoeshine box, dolls, corelle, Keurig, wood tv trays, what-nots, microwave, Bunn coffee maker, trash box, kitchen utensils, bread box, sad irons, frames, lighthouse décor, cookbooks, shoe laps, painted saw, scales, washboard, coa hook, bottles, marbles, tobacco basket, copper items, mantel clock.

Tools: Husqvarna YTH22V46 & YTH18542 riding mowers, John Deere LA100 5speed riding mower, Husqvarna FT900 tiller, Craftsman grass catcher, wheelbarrow, garden tools, tree limber, Porter Cable belt/disc sander, skil saws, shop supplies, Craftsman 10" bandsaw, Delta 12" portable planer, Delta 10" table saw, Makita 10" mitre saw, battery charger, Firestorm table saw, kerosene jug, oars, picture frame clamps, vice, bench grinder, shop vac, sander, floor jack, car ramps, screen house, hammock, hand tools, live traps, air compressor, saw horses, Troybily blower, Stihl MS 180C, Poulan chainsaw, hedge trimmers, alum. Step ladders, Stihl FS 40C & FS45 trimmers, bug zapper, plant stands, Dump Cart (new in box), gas cans, electric blower, small wood lathe, nail keg, cistern pump, surry, wood barrel, backpack sprayer, livestock trough, jack stands, fish pond, scales, firepit, push plow, scythe w/grain cradle,

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Property Information - Tax Map# 047 96 - Account# 0

| | | |
|---|---|---|
| <p>Property Owner: Breeding, Henry P. Or Margaret L. (life)</p> <p>Owners Address: 391 Niswander Rd Staunton, Va 24401</p> <p>Total Land Area: 19.898Acres</p> <p>Physical Location: 391 Niswander Rd Staunton, Va 24401</p> <p>Magisterial District: Beverley Manor</p> | <p>Legal Description: 47-96 Near Christians Creek 19.898 Acres</p> <p>Prior Assessment: 324,600</p> <p>Assessment Values:</p> <p>Building 1 149,088</p> <p>Other Improvements: 18,552</p> <p>Land Value: 173,400</p> <p>Calculated Value: 341,040</p> <p>Rounded Taxable Value: 341,000</p> | <p>View Sketch (Building 1)</p> <p>Zoned: Ga</p> |
|---|---|---|

Building Information - Building #1 - Tax Map# 047 96

Exterior Information:

| | |
|-----------------|----------|
| Year Built: | 1977 |
| Occupancy Type: | Dwelling |
| Foundation: | Brick |
| Ext. Walls: | Brick |
| Roofing: | Comp Shg |
| Roof Type: | Gable |
| Garage: | Det Gar |
| Number of Cars: | 2 |
| Carport: | None |

Interior Information:

| | |
|--------------------|--------------------|
| Story Height: | 1.00 |
| # of Rooms: | 6 |
| # of Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | None |
| Building Sq. Ft.: | 1899 |
| Basement Sq.Ft.: | None |
| Fin. Bsmt Sq. Ft.: | None |
| Interior Walls: | Drywall Paneled |
| Floors: | Hardwood |
| Heating: | Ht. Pump |
| A/C: | Yes |

Site Information:

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

Other Improvements - Tax Map# 047 96

| Description: | Parent Building: | Size in Sq. Ft. | Improvement Value - \$ |
|---|----------------------------|-----------------|------------------------|
| Garage-frame 2 Car | Building 1 | 864 | 15,552 |
| Barn | Building 1 | 486 | No Value |
| Shed-frame | Building 1 | N/A | No Value |
| Driveway-asphalt | Building 1 | N/A | 2,500 |
| Cp-metal | Building 1 | N/A | 500 |
| Total Value: | | | \$ 18,600 |
| Final Value Rounded to Nearest 100 | | | |

Acreage Description - Tax Map# 047 96

| Description | Size in Acres | Lump Sum/Per Acre | Unit Value | Adj. % | Utility Value | Acreeage Value |
|-------------|---------------|-------------------|------------|--------|-----------------------------|-------------------|
| Homesite | 1.000 | Lump Sum | 50,000 | .00 | 10,000 | 60,000 |
| Wooded | 18.898 | Per Acre | 6,000 | .00 | 0 | 113,388 |
| | | | | | Total Value: | \$ 173,400 |
| | | | | | *rounded to the nearest 100 | |

Sketch Index
Map No. 047 96
Building I

| Sect | Type | Stories | SqFt |
|------|----------------|---------|------|
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| C | Enclosed Porch | 1.00 | 340 |
| D | Porch | 1.00 | 60 |

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The sketch shows a main rectangular structure labeled 'A- BASE' with dimensions 64.4 (width) and 29.5 (height). Attached to the top edge is a smaller rectangle labeled 'C- EPOR' with dimensions 34.0 (width) and 6.0 (height). Attached to the bottom edge is another rectangle labeled 'B- POR' with dimensions 7.6 (width) and 7.6 (height). The bottom edge of the main structure is divided into segments of 44.6 and 19.8. The label 'D' is positioned to the right of the top porch area.

Sales Information - Tax Map# 047 96

| Name | Sales Date | Sales Price | Instrument | Grantor |
|--|------------|-------------|---------------------|-----------------------------------|
| Breeding, Henry P. Or Margaret L. (life) | 10/21/2010 | Not On File | Inst: LR20100008465 | Breeding, Henry P. Or Margaret L. |

Transaction History:

| | | | | |
|--------------------------------|-----------|-------------|------------------------------|-------------|
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Property Information - Tax Map# 047 96 - Account# 0

| | | |
|---|---|---|
| Property Owner: Breeding, Henry P. Or Margaret L. (life) | Legal Description: 47-96 Near Christians Creek 19.898 Acres | View Sketch (Building 1) |
| Owners Address: 391 Niswander Rd Staunton, Va 24401 | Prior Assessment: | 324,600 |
| Total Land Area: 19.898Acres | Assessment Values: | |
| Physical Location: 391 Niswander Rd Staunton, Va 24401 | Building 1 | 149,088 |
| Magisterial District: Beverley Manor | Other Improvements: | 18,552 |
| | Land Value: | 173,400 |
| | Calculated Value: | <u>341,040</u> |
| | Rounded Taxable Value: | <u>341,000</u> |
| | | Zoned: Ga |

Building Information - Building #1 - Tax Map# 047 96

Exterior Information:

| | |
|-----------------|----------|
| Year Built: | 1977 |
| Occupancy Type: | Dwelling |
| Foundation: | Brick |
| Ext. Walls: | Brick |
| Roofing: | Comp Shg |
| Roof Type: | Gable |
| Garage: | Det Gar |
| Number of Cars: | 2 |
| Carport: | None |

Interior Information:

| | |
|--------------------|--------------------|
| Story Height: | 1.00 |
| # of Rooms: | 6 |
| # of Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | None |
| Building Sq. Ft.: | 1899 |
| Basement Sq.Ft.: | None |
| Fin. Bsmt Sq. Ft.: | None |
| Interior Walls: | Drywall Paneled |
| Floors: | Hardwood |
| Heating: | Ht. Pump |
| A/C: | Yes |

Site Information:

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

Other Improvements - Tax Map# 047 96

| Description: | Parent Building: | Size in Sq. Ft. | Improvement Value - \$ |
|--------------------|----------------------------|---------------------|---|
| Garage-frame 2 Car | Building 1 | 864 | 15,552 |
| Barn | Building 1 | 486 | No Value |
| Shed-frame | Building 1 | N/A | No Value |
| Driveway-asphalt | Building 1 | N/A | 2,500 |
| Cp-metal | Building 1 | N/A | 500 |
| | | Total Value: | \$ 18,600 |
| | | | Final Value Rounded to Nearest 100 |

Acreage Description - Tax Map# 047 96

| Description | Size in Acres | Lump Sum/Per Acre | Unit Value | Adj. % | Utility Value | Acreeage Value |
|-------------|---------------|-------------------|------------|--------|---------------------|-------------------|
| Homesite | 1.000 | Lump Sum | 50,000 | .00 | 10,000 | 60,000 |
| Wooded | 18.898 | Per Acre | 6,000 | .00 | 0 | 113,388 |
| | | | | | Total Value: | \$ 173,400 |
| | | | | | *rounded to | |
| | | | | | the nearest 100 | |

Sketch Index
Map No. 047 96
Building I

| Sect | Type | Stories | SqFt |
|------|----------------|---------|------|
| A | Main Structure | 1.00 | 1899 |
| B | Porch | 1.00 | 188 |
| C | Enclosed Porch | 1.00 | 340 |
| D | Porch | 1.00 | 60 |

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

Click the image for actual size view.

The sketch shows a main rectangular structure labeled 'A- BASE' with dimensions 64.4 (width) and 29.5 (height). Attached to the top edge is a smaller rectangle labeled 'C- EPOR' with dimensions 34.0 (width) and 6.0 (height). Attached to the bottom edge is another rectangle labeled 'B- POR' with dimensions 7.6 (width) and 7.6 (height). The bottom edge of the main structure is divided into segments of 44.6 and 19.8. The label 'D' is positioned to the right of the top porch area.

Sales Information - Tax Map# 047 96

| Name | Sales Date | Sales Price | Instrument | Grantor |
|--|------------|-------------|---------------------|-----------------------------------|
| Breeding, Henry P. Or Margaret L. (life) | 10/21/2010 | Not On File | Inst: LR20100008465 | Breeding, Henry P. Or Margaret L. |

Transaction History:

| | | | | |
|--------------------------------|-----------|-------------|------------------------------|-------------|
| Breeding, Henry P. Or | 1/01/1981 | \$39,050 | Deed: 761 / 284 | Not On File |
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| Smith, Paul W. & Thelma B. 1/2 | 1/01/1974 | Not On File | Deed: 627 / 100 Will: 0 / | 047 96 |
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Real Estate to Be OFFERED at Noon: Brick ranch home with 3 bedrooms, 2 bath, living, dining, office/den on 10 acres. Includes detached garage, paved driveway, cellar, greenhouse and outbuildings. . **OPEN HOUSE: Tuesday, August 31 from 4-6 p.m. and other times by appointment.**

TERMS ON REAL ESTATE: 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.

Furniture: Fisher wood stove, pump organ, ball & claw piano stool, oval coffee table, rocker, dining table & 5 needlepoint chairs, coffee table, flatware cart, 4 oak chairs, refrigerator, upright freezer, GE washer, GE dryer, roll top desk, display cabinet, woven bottom chairs, glass tv stand, platform rockers, footstool, fireplace screen, ottoman, wicker table, child's chair & rocker, child's table & chairs, Eden Pure heater, magazine/lamp table, 3pc bedroom set, pitcher & bowl stand, card tables, night stand, dresser, quilt rack, wicker rockers, porch bench, porch swing,

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Vehicles & Carport: 1996 Toyota T100 SR5 4x4 (new tires & battery, 250,257 miles), 5x7 tilt trailer w/title, 18x20 metal carport.

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Follow Us On Facebook: [Mark W. Craig Auctions](#)

Property Information - Tax Map# 047 96 - Account# 0

| | | |
|---|---|---|
| Property Owner: Breeding, Henry P. Or Margaret L. (life) | Legal Description: 47-96 Near Christians Creek 19.898 Acres | View Sketch (Building 1) |
| Owners Address: 391 Niswander Rd Staunton, Va 24401 | Prior Assessment: | 324,600 |
| Total Land Area: 19.898Acres | Assessment Values: | |
| Physical Location: 391 Niswander Rd Staunton, Va 24401 | Building 1 | 149,088 |
| Magisterial District: Beverley Manor | Other Improvements: | 18,552 |
| | Land Value: | 173,400 |
| | Calculated Value: | <u>341,040</u> |
| | Rounded Taxable Value: | <u>341,000</u> |
| | | Zoned: Ga |

Building Information - Building #1 - Tax Map# 047 96

| Exterior Information: | | Interior Information: | | Site Information: | |
|------------------------------|----------|------------------------------|----------|--------------------------|-----------------|
| Year Built: | 1977 | Story Height: | 1.00 | Zoning Type: | Ga |
| Occupancy Type: | Dwelling | # of Rooms: | 6 | Terrain Type: | On |
| Foundation: | Brick | # of Bedrooms: | 3 | Character: | Rolling/sloping |
| Ext. Walls: | Brick | Full Bathrooms: | 2 | Right of Way: | Private |
| Roofing: | Comp Shg | Half Bathrooms: | None | Easements: | Gravel |
| Roof Type: | Gable | Building Sq. Ft.: | 1899 | Water: | Pub-i |
| Garage: | Det Gar | Basement Sq.Ft.: | None | Sewer: | Septic |
| Number of Cars: | 2 | Fin. Bsmt Sq. Ft.: | None | Electric: | Yes |
| Carport: | None | Interior Walls: | Drywall | Gas: | No |
| | | | Paneled | Fuel Type: | Electric |
| | | Floors: | Hardwood | Utility Value: | 10000 |
| | | Heating: | Ht. Pump | Fireplace: | 1 |
| | | A/C: | Yes | Stacked Fireplace: | 1 |
| | | | | Flues: | None |
| | | | | Metal Flues: | None |
| | | | | Stacked Flues: | None |
| | | | | Inop Flue/FP: | None |
| | | | | Gas Log FP: | None |

Other Improvements - Tax Map# 047 96

| Description: | Parent Building: | Size in Sq. Ft. | Improvement Value - \$ |
|--------------------|----------------------------|---------------------|---|
| Garage-frame 2 Car | Building 1 | 864 | 15,552 |
| Barn | Building 1 | 486 | No Value |
| Shed-frame | Building 1 | N/A | No Value |
| Driveway-asphalt | Building 1 | N/A | 2,500 |
| Cp-metal | Building 1 | N/A | 500 |
| | | Total Value: | <u>\$ 18,600</u> |
| | | | Final Value Rounded to Nearest 100 |

Acreage Description - Tax Map# 047 96

| Description | Size in Acres | Lump Sum/Per Acre | Unit Value | Adj. % | Utility Value | Acreeage Value |
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| Wooded | 18.898 | Per Acre | 6,000 | .00 | 0 | 113,388 |
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Sketch Index
Map No. 047 96
Building I

| Sect | Type | Stories | SqFt |
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The sketch shows a main rectangular structure labeled 'A- BASE' with dimensions 64.4 (width) x 29.5 (height). Attached to the top edge is a smaller rectangle labeled 'C- EPOR' with dimensions 34.0 (width) x 6.0 (height). Attached to the bottom edge is another rectangle labeled 'B- POR' with dimensions 7.6 (width) x 7.6 (height). The right side of the main structure has a section labeled 'D' with a width of 6.0. Additional dimensions for the main structure include 44.6 (width from left to B-POR) and 19.8 (width from B-POR to right edge).

Sales Information - Tax Map# 047 96

| Name | Sales Date | Sales Price | Instrument | Grantor |
|--|------------|-------------|---------------------|-----------------------------------|
| Breeding, Henry P. Or Margaret L. (life) | 10/21/2010 | Not On File | Inst: LR20100008465 | Breeding, Henry P. Or Margaret L. |

Transaction History:

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Property Information - Tax Map# 047 96 - Account# 0

| | | | | | | | | | | | | |
|---|--|----------------------------|---------|-------------------------------------|--------|-----------------------------|---------|--------------------------|---------|-------------------------------|---------|---|
| <p>Property Owner: Breeding, Henry P. Or Margaret L. (life)</p> <p>Owners Address: 391 Niswander Rd Staunton, Va 24401</p> <p>Total Land Area: 19.898Acres</p> <p>Physical Location: 391 Niswander Rd Staunton, Va 24401</p> <p>Magisterial District: Beverley Manor</p> | <p>Legal Description: 47-96 Near Christians Creek 19.898 Acres</p> <p>Prior Assessment: 324,600</p> <p>Assessment Values:</p> <table border="0" style="width: 100%;"> <tr> <td>Building 1</td> <td style="text-align: right;">149,088</td> </tr> <tr> <td>Other Improvements:</td> <td style="text-align: right;">18,552</td> </tr> <tr> <td>Land Value:</td> <td style="text-align: right;">173,400</td> </tr> <tr> <td>Calculated Value:</td> <td style="text-align: right; border-top: 1px solid black;">341,040</td> </tr> <tr> <td>Rounded Taxable Value:</td> <td style="text-align: right; border-top: 1px solid black;">341,000</td> </tr> </table> | Building 1 | 149,088 | Other Improvements: | 18,552 | Land Value: | 173,400 | Calculated Value: | 341,040 | Rounded Taxable Value: | 341,000 | <p style="text-align: center;">View Sketch (Building 1)</p> <p style="text-align: center;">Zoned: Ga</p> |
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| Other Improvements: | 18,552 | | | | | | | | | | | |
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| Calculated Value: | 341,040 | | | | | | | | | | | |
| Rounded Taxable Value: | 341,000 | | | | | | | | | | | |

Building Information - Building #1 - Tax Map# 047 96

Exterior Information:

| | |
|-----------------|----------|
| Year Built: | 1977 |
| Occupancy Type: | Dwelling |
| Foundation: | Brick |
| Ext. Walls: | Brick |
| Roofing: | Comp Shg |
| Roof Type: | Gable |
| Garage: | Det Gar |
| Number of Cars: | 2 |
| Carport: | None |

Interior Information:

| | |
|--------------------|--------------------|
| Story Height: | 1.00 |
| # of Rooms: | 6 |
| # of Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | None |
| Building Sq. Ft.: | 1899 |
| Basement Sq.Ft.: | None |
| Fin. Bsmt Sq. Ft.: | None |
| Interior Walls: | Drywall Paneled |
| Floors: | Hardwood |
| Heating: | Ht. Pump |
| A/C: | Yes |

Site Information:

| | |
|--------------------|-----------------|
| Zoning Type: | Ga |
| Terrain Type: | On |
| Character: | Rolling/sloping |
| Right of Way: | Private |
| Easements: | Gravel |
| Water: | Pub-i |
| Sewer: | Septic |
| Electric: | Yes |
| Gas: | No |
| Fuel Type: | Electric |
| Utility Value: | 10000 |
| Fireplace: | 1 |
| Stacked Fireplace: | 1 |
| Flues: | None |
| Metal Flues: | None |
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Other Improvements - Tax Map# 047 96

| Description: | Parent Building: | Size in Sq. Ft. | Improvement Value - \$ |
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Property Information - Tax Map# 047 96 - Account# 0

| | | |
|---|---|---|
| Property Owner: Breeding, Henry P. Or Margaret L. (life) | Legal Description: 47-96 Near Christians Creek 19.898 Acres | View Sketch (Building 1) |
| Owners Address: 391 Niswander Rd Staunton, Va 24401 | Prior Assessment: | 324,600 |
| Total Land Area: 19.898Acres | Assessment Values: | |
| Physical Location: 391 Niswander Rd Staunton, Va 24401 | Building 1 | 149,088 |
| Magisterial District: Beverley Manor | Other Improvements: | 18,552 |
| | Land Value: | 173,400 |
| | Calculated Value: | <u>341,040</u> |
| | Rounded Taxable Value: | <u>341,000</u> |
| | | Zoned: Ga |

Building Information - Building #1 - Tax Map# 047 96

Exterior Information:

| | |
|-----------------|----------|
| Year Built: | 1977 |
| Occupancy Type: | Dwelling |
| Foundation: | Brick |
| Ext. Walls: | Brick |
| Roofing: | Comp Shg |
| Roof Type: | Gable |
| Garage: | Det Gar |
| Number of Cars: | 2 |
| Carport: | None |

Interior Information:

| | |
|--------------------|--------------------|
| Story Height: | 1.00 |
| # of Rooms: | 6 |
| # of Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | None |
| Building Sq. Ft.: | 1899 |
| Basement Sq.Ft.: | None |
| Fin. Bsmt Sq. Ft.: | None |
| Interior Walls: | Drywall Paneled |
| Floors: | Hardwood |
| Heating: | Ht. Pump |
| A/C: | Yes |

Site Information:

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

Other Improvements - Tax Map# 047 96

| Description: | Parent Building: | Size in Sq. Ft. | Improvement Value - \$ |
|---|----------------------------|-----------------|------------------------|
| Garage-frame 2 Car | Building 1 | 864 | 15,552 |
| Barn | Building 1 | 486 | No Value |
| Shed-frame | Building 1 | N/A | No Value |
| Driveway-asphalt | Building 1 | N/A | 2,500 |
| Cp-metal | Building 1 | N/A | 500 |
| Total Value: | | | <u>\$ 18,600</u> |
| Final Value Rounded to Nearest 100 | | | |

Acreage Description - Tax Map# 047 96

| Description | Size in Acres | Lump Sum/Per Acre | Unit Value | Adj. % | Utility Value | Acreage Value |
|-------------|---------------|-------------------|------------|--------|-----------------------------|-------------------|
| Homesite | 1.000 | Lump Sum | 50,000 | .00 | 10,000 | 60,000 |
| Wooded | 18.898 | Per Acre | 6,000 | .00 | 0 | 113,388 |
| | | | | | Total Value: | \$ 173,400 |
| | | | | | *rounded to the nearest 100 | |

Sketch Index
Map No. 047 96
Building I

| Sect | Type | Stories | SqFt |
|------|----------------|---------|------|
| A | Main Structure | 1.00 | 1899 |
| B | Porch | 1.00 | 188 |
| C | Enclosed Porch | 1.00 | 340 |
| D | Porch | 1.00 | 60 |

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

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The sketch shows a main rectangular structure labeled 'A- BASE' with dimensions 64.4 (width) and 29.5 (height). Attached to the top edge is a smaller rectangle labeled 'C- EPOR' with dimensions 34.0 (width) and 6.0 (height). Attached to the bottom edge is another rectangle labeled 'B- POR' with dimensions 7.6 (width) and 7.6 (height). The bottom edge of the main structure is divided into segments of 44.6 and 19.8. The label 'D' is positioned to the right of the top porch area.

Sales Information - Tax Map# 047 96

| Name | Sales Date | Sales Price | Instrument | Grantor |
|--|------------|-------------|---------------------|-----------------------------------|
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Transaction History:

| | | | | |
|--------------------------------|-----------|-------------|------------------------------|-------------|
| Breeding, Henry P. Or | 1/01/1981 | \$39,050 | Deed: 761 / 284 | Not On File |
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| Allison, Mary James & Mertie | 1/01/1971 | Not On File | Deed: 142 / 218 Will: 0 / | 047 96 |
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Living Estate Auction of Henry & Margaret Breeding Real Estate & Personal Property 391 Niswander Rd., Staunton, Va. Saturday, September 18, 2021 at 9 a.m. Real Estate at Noon

Directions: From Verona, take Rt. 612 (Laurel Hill Rd.) to turn right on Barren Ridge Rd. Turn left on Cricket Rd. Turn right on Niswander Rd. **Watch for signs** on left.

Real Estate to Be OFFERED at Noon: Brick ranch home with 3 bedrooms, 2 bath, living, dining, office/den on 10 acres. Includes detached garage, paved driveway, cellar, greenhouse and outbuildings. . **OPEN HOUSE: Tuesday, August 31 from 4-6 p.m. and other times by appointment.**

TERMS ON REAL ESTATE: 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.

Furniture: Fisher wood stove, pump organ, ball & claw piano stool, oval coffee table, rocker, dining table & 5 needlepoint chairs, coffee table, flatware cart, 4 oak chairs, refrigerator, upright freezer, GE washer, GE dryer, roll top desk, display cabinet, woven bottom chairs, glass tv stand, platform rockers, footstool, fireplace screen, ottoman, wicker table, child's chair & rocker, child's table & chairs, Eden Pure heater, magazine/lamp table, 3pc bedroom set, pitcher & bowl stand, card tables, night stand, dresser, quilt rack, wicker rockers, porch bench, porch swing,

Household & Misc.: crocks, Christmas, Santa & Pumpkin blow molds, Foshier Price barn, Charlottesville topo map, softball gloves, coffee grinder, meat grinders, folding chairs, lanterns (B&O RR, Coleman), baskets, enamelware, Pepsi crates, GCC drink crate, cheese box, galv. tubs & buckets, iron tea kettle, wagon, Fisher metal detector, kitchen scales, fabric & patterns, galv. Watering can, paraffin wax bath, shampooer, eagle decoration, concrete planters & yard decorations, Canadian geese lawn ornaments, jewelry box, costume jewelry, luggage, cuckoo clock, doll cradle, crock jug, comforter & quilts, binoculars, runner sleds, vhs tapes & dvds, lamp, coffee urn, globe, linens, up/down churn, sewing supplies, glass feather basket, green depression, silverplate, vases, teapots, hens on nest, trays, egg plates, carnival, pitchers, bowls, pictures, Tupperware. Blue jars, electric meat grinder, toaster oven, crockpot, oil lamps, wire top crocks, pots & pans, gun rack, shoeshine box, dolls, corelle, Keurig, wood tv trays, what-nots, microwave, Bunn coffee maker, trash box, kitchen utensils, bread box, sad irons, frames, lighthouse décor, cookbooks, shoe laps, painted saw, scales, washboard, coa hook, bottles, marbles, tobacco basket, copper items, mantel clock.

Tools: Husqvarna YTH22V46 & YTH18542 riding mowers, John Deere LA100 5speed riding mower, Husqvarna FT900 tiller, Craftsman grass catcher, wheelbarrow, garden tools, tree limber, Porter Cable belt/disc sander, skil saws, shop supplies, Craftsman 10" bandsaw, Delta 12" portable planer, Delta 10" table saw, Makita 10" mitre saw, battery charger, Firestorm table saw, kerosene jug, oars, picture frame clamps, vice, bench grinder, shop vac, sander, floor jack, car ramps, screen house, hammock, hand tools, live traps, air compressor, saw horses, Troybily blower, Stihl MS 180C, Poulan chainsaw, hedge trimmers, alum. Step ladders, Stihl FS 40C & FS45 trimmers, bug zapper, plant stands, Dump Cart (new in box), gas cans, electric blower, small wood lathe, nail keg, cistern pump, surry, wood barrel, backpack sprayer, livestock trough, jack stands, fish pond, scales, firepit, push plow, scythe w/grain cradle,

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Building Information - Building #1 - Tax Map# 047 96

Exterior Information:

| | |
|-----------------|----------|
| Year Built: | 1977 |
| Occupancy Type: | Dwelling |
| Foundation: | Brick |
| Ext. Walls: | Brick |
| Roofing: | Comp Shg |
| Roof Type: | Gable |
| Garage: | Det Gar |
| Number of Cars: | 2 |
| Carport: | None |

Interior Information:

| | |
|--------------------|--------------------|
| Story Height: | 1.00 |
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| # of Bedrooms: | 3 |
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| Building Sq. Ft.: | 1899 |
| Basement Sq.Ft.: | None |
| Fin. Bsmt Sq. Ft.: | None |
| Interior Walls: | Drywall Paneled |
| Floors: | Hardwood |
| Heating: | Ht. Pump |
| A/C: | Yes |

Site Information:

| | |
|--------------------|-----------------|
| Zoning Type: | Ga |
| Terrain Type: | On |
| Character: | Rolling/sloping |
| Right of Way: | Private |
| Easements: | Gravel |
| Water: | Pub-i |
| Sewer: | Septic |
| Electric: | Yes |
| Gas: | No |
| Fuel Type: | Electric |
| Utility Value: | 10000 |
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| Stacked Fireplace: | 1 |
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| Description: | Parent Building: | Size in Sq. Ft. | Improvement Value - \$ |
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Sketch Index
Map No. 047 96
Building I

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| Allison, Mary James & Mertie | 1/01/1971 | Not On File | Deed: 142 / 218 Will: 0 / | 047 96 |
| James, John W. & Alice | 1/01/1939 | Not On File | Deed: 291 / 105 Will: 0 / | 047 96 |



Living Estate Auction of Henry & Margaret Breeding Real Estate & Personal Property 391 Niswander Rd., Staunton, Va. Saturday, September 18, 2021 at 9 a.m. Real Estate at Noon

Directions: From Verona, take Rt. 612 (Laurel Hill Rd.) to turn right on Barren Ridge Rd. Turn left on Cricket Rd. Turn right on Niswander Rd. **Watch for signs** on left.

Real Estate to Be OFFERED at Noon: Brick ranch home with 3 bedrooms, 2 bath, living, dining, office/den on 10 acres. Includes detached garage, paved driveway, cellar, greenhouse and outbuildings. . **OPEN HOUSE: Tuesday, August 31 from 4-6 p.m. and other times by appointment.**

TERMS ON REAL ESTATE: 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.

Furniture: Fisher wood stove, pump organ, ball & claw piano stool, oval coffee table, rocker, dining table & 5 needlepoint chairs, coffee table, flatware cart, 4 oak chairs, refrigerator, upright freezer, GE washer, GE dryer, roll top desk, display cabinet, woven bottom chairs, glass tv stand, platform rockers, footstool, fireplace screen, ottoman, wicker table, child's chair & rocker, child's table & chairs, Eden Pure heater, magazine/lamp table, 3pc bedroom set, pitcher & bowl stand, card tables, night stand, dresser, quilt rack, wicker rockers, porch bench, porch swing,

Household & Misc.: crocks, Christmas, Santa & Pumpkin blow molds, Foshier Price barn, Charlottesville topo map, softball gloves, coffee grinder, meat grinders, folding chairs, lanterns (B&O RR, Coleman), baskets, enamelware, Pepsi crates, GCC drink crate, cheese box, galv. tubs & buckets, iron tea kettle, wagon, Fisher metal detector, kitchen scales, fabric & patterns, galv. Watering can, paraffin wax bath, shampooer, eagle decoration, concrete planters & yard decorations, Canadian geese lawn ornaments, jewelry box, costume jewelry, luggage, cuckoo clock, doll cradle, crock jug, comforter & quilts, binoculars, runner sleds, vhs tapes & dvds, lamp, coffee urn, globe, linens, up/down churn, sewing supplies, glass feather basket, green depression, silverplate, vases, teapots, hens on nest, trays, egg plates, carnival, pitchers, bowls, pictures, Tupperware. Blue jars, electric meat grinder, toaster oven, crockpot, oil lamps, wire top crocks, pots & pans, gun rack, shoeshine box, dolls, corelle, Keurig, wood tv trays, what-nots, microwave, Bunn coffee maker, trash box, kitchen utensils, bread box, sad irons, frames, lighthouse décor, cookbooks, shoe laps, painted saw, scales, washboard, coa hook, bottles, marbles, tobacco basket, copper items, mantel clock.

Tools: Husqvarna YTH22V46 & YTH18542 riding mowers, John Deere LA100 5speed riding mower, Husqvarna FT900 tiller, Craftsman grass catcher, wheelbarrow, garden tools, tree limber, Porter Cable belt/disc sander, skil saws, shop supplies, Craftsman 10" bandsaw, Delta 12" portable planer, Delta 10" table saw, Makita 10" mitre saw, battery charger, Firestorm table saw, kerosene jug, oars, picture frame clamps, vice, bench grinder, shop vac, sander, floor jack, car ramps, screen house, hammock, hand tools, live traps, air compressor, saw horses, Troybily blower, Stihl MS 180C, Poulan chainsaw, hedge trimmers, alum. Step ladders, Stihl FS 40C & FS45 trimmers, bug zapper, plant stands, Dump Cart (new in box), gas cans, electric blower, small wood lathe, nail keg, cistern pump, surry, wood barrel, backpack sprayer, livestock trough, jack stands, fish pond, scales, firepit, push plow, scythe w/grain cradle,

Vehicles & Carport: 1996 Toyota T100 SR5 4x4 (new tires & battery, 250,257 miles), 5x7 tilt trailer w/title, 18x20 metal carport.

TO BE OFFERED: 1950 Buick Super Dynaflo 4 door sedan w/ 35,000 miles, straight eight, runs excellent, garage kept.

Terms: No BP. Cash, check, card (3%). Food by Possum Holler Catering. Not responsible in case of accident. Announcements on day of sale take precedence over printed matter. 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. All sales are final. No refunds or credits will be issued. Please see [full](#) terms at MarkCraigAuctions.com. See pictures at MarkCraigAuctions.com

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Follow Us On Facebook: [Mark W. Craig Auctions](#)

Property Information - Tax Map# 047 96 - Account# 0

| | | |
|---|---|---|
| Property Owner: Breeding, Henry P. Or Margaret L. (life) | Legal Description: 47-96 Near Christians Creek 19.898 Acres | View Sketch (Building 1) |
| Owners Address: 391 Niswander Rd Staunton, Va 24401 | Prior Assessment: | 324,600 Zoned: Ga |
| Total Land Area: 19.898Acres | Assessment Values: | |
| Physical Location: 391 Niswander Rd Staunton, Va 24401 | Building 1 | 149,088 |
| Magisterial District: Beverley Manor | Other Improvements: | 18,552 |
| | Land Value: | 173,400 |
| | Calculated Value: | <u>341,040</u> |
| | Rounded Taxable Value: | 341,000 |

Building Information - Building #1 - Tax Map# 047 96

Exterior Information:

| | |
|-----------------|----------|
| Year Built: | 1977 |
| Occupancy Type: | Dwelling |
| Foundation: | Brick |
| Ext. Walls: | Brick |
| Roofing: | Comp Shg |
| Roof Type: | Gable |
| Garage: | Det Gar |
| Number of Cars: | 2 |
| Carport: | None |

Interior Information:

| | |
|--------------------|--------------------|
| Story Height: | 1.00 |
| # of Rooms: | 6 |
| # of Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | None |
| Building Sq. Ft.: | 1899 |
| Basement Sq.Ft.: | None |
| Fin. Bsmt Sq. Ft.: | None |
| Interior Walls: | Drywall Paneled |
| Floors: | Hardwood |
| Heating: | Ht. Pump |
| A/C: | Yes |

Site Information:

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

Other Improvements - Tax Map# 047 96

| Description: | Parent Building: | Size in Sq. Ft. | Improvement Value - \$ |
|---|----------------------------|-----------------|------------------------|
| Garage-frame 2 Car | Building 1 | 864 | 15,552 |
| Barn | Building 1 | 486 | No Value |
| Shed-frame | Building 1 | N/A | No Value |
| Driveway-asphalt | Building 1 | N/A | 2,500 |
| Cp-metal | Building 1 | N/A | 500 |
| Total Value: | | | <u>\$ 18,600</u> |
| Final Value Rounded to Nearest 100 | | | |

Acreage Description - Tax Map# 047 96

| Description | Size in Acres | Lump Sum/Per Acre | Unit Value | Adj. % | Utility Value | Acreeage Value |
|-------------|---------------|-------------------|------------|--------|-----------------------------|-------------------|
| Homesite | 1.000 | Lump Sum | 50,000 | .00 | 10,000 | 60,000 |
| Wooded | 18.898 | Per Acre | 6,000 | .00 | 0 | 113,388 |
| | | | | | Total Value: | \$ 173,400 |
| | | | | | *rounded to the nearest 100 | |

Sketch Index
Map No. 047 96
Building I

| Sect | Type | Stories | SqFt |
|------|----------------|---------|------|
| A | Main Structure | 1.00 | 1899 |
| B | Porch | 1.00 | 188 |
| C | Enclosed Porch | 1.00 | 340 |
| D | Porch | 1.00 | 60 |

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

Click the image for actual size view.

The sketch shows a main rectangular structure labeled 'A- BASE' with dimensions 64.4 (width) by 29.5 (height). Attached to the top edge is a smaller rectangle labeled 'C- EPOR' with dimensions 34.0 (width) by 6.0 (height). Attached to the bottom edge is another rectangle labeled 'B- POR' with dimensions 7.6 (width) by 7.6 (height). The bottom edge of the main structure is divided into segments of 44.6 and 19.8. Section 'D' is a small square attached to the right side of the top porch area, with dimensions 10.0 (width) by 6.0 (height).

Sales Information - Tax Map# 047 96

| Name | Sales Date | Sales Price | Instrument | Grantor |
|--|------------|-------------|---------------------|-----------------------------------|
| Breeding, Henry P. Or Margaret L. (life) | 10/21/2010 | Not On File | Inst: LR20100008465 | Breeding, Henry P. Or Margaret L. |

Transaction History:

| | | | | |
|--------------------------------|-----------|-------------|------------------------------|-------------|
| Breeding, Henry P. Or | 1/01/1981 | \$39,050 | Deed: 761 / 284 | Not On File |
| Breeding, Henry P. & Margaret | 1/01/1981 | Not On File | Deed: 761 / 284 Will: 0 / | 047 96 |
| Smith, Paul W. & Thelma B. 1/2 | 1/01/1974 | Not On File | Deed: 627 / 100 Will: 0 / | 047 96 |
| Allison, Mary James & Mertie | 1/01/1971 | Not On File | Deed: 142 / 218 Will: 0 / | 047 96 |
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Furniture: Fisher wood stove, pump organ, ball & claw piano stool, oval coffee table, rocker, dining table & 5 needlepoint chairs, coffee table, flatware cart, 4 oak chairs, refrigerator, upright freezer, GE washer, GE dryer, roll top desk, display cabinet, woven bottom chairs, glass tv stand, platform rockers, footstool, fireplace screen, ottoman, wicker table, child's chair & rocker, child's table & chairs, Eden Pure heater, magazine/lamp table, 3pc bedroom set, pitcher & bowl stand, card tables, night stand, dresser, quilt rack, wicker rockers, porch bench, porch swing,

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Tools: Husqvarna YTH22V46 & YTH18542 riding mowers, John Deere LA100 5speed riding mower, Husqvarna FT900 tiller, Craftsman grass catcher, wheelbarrow, garden tools, tree limber, Porter Cable belt/disc sander, skil saws, shop supplies, Craftsman 10" bandsaw, Delta 12" portable planer, Delta 10" table saw, Makita 10" mitre saw, battery charger, Firestorm table saw, kerosene jug, oars, picture frame clamps, vice, bench grinder, shop vac, sander, floor jack, car ramps, screen house, hammock, hand tools, live traps, air compressor, saw horses, Troybily blower, Stihl MS 180C, Poulan chainsaw, hedge trimmers, alum. Step ladders, Stihl FS 40C & FS45 trimmers, bug zapper, plant stands, Dump Cart (new in box), gas cans, electric blower, small wood lathe, nail keg, cistern pump, surry, wood barrel, backpack sprayer, livestock trough, jack stands, fish pond, scales, firepit, push plow, scythe w/grain cradle,

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Property Information - Tax Map# 047 96 - Account# 0

| | | | | | | | | | | | | |
|---|--|----------------------------|---------|-------------------------------------|--------|-----------------------------|---------|--------------------------|---------|-------------------------------|---------|---|
| <p>Property Owner: Breeding, Henry P. Or Margaret L. (life)</p> <p>Owners Address: 391 Niswander Rd Staunton, Va 24401</p> <p>Total Land Area: 19.898Acres</p> <p>Physical Location: 391 Niswander Rd Staunton, Va 24401</p> <p>Magisterial District: Beverley Manor</p> | <p>Legal Description: 47-96 Near Christians Creek 19.898 Acres</p> <p>Prior Assessment: 324,600</p> <p>Assessment Values:</p> <table border="0" style="width: 100%;"> <tr> <td>Building 1</td> <td style="text-align: right;">149,088</td> </tr> <tr> <td>Other Improvements:</td> <td style="text-align: right;">18,552</td> </tr> <tr> <td>Land Value:</td> <td style="text-align: right;">173,400</td> </tr> <tr> <td>Calculated Value:</td> <td style="text-align: right; border-top: 1px solid black;">341,040</td> </tr> <tr> <td>Rounded Taxable Value:</td> <td style="text-align: right; border-top: 1px solid black;">341,000</td> </tr> </table> | Building 1 | 149,088 | Other Improvements: | 18,552 | Land Value: | 173,400 | Calculated Value: | 341,040 | Rounded Taxable Value: | 341,000 | <p style="text-align: center;">View Sketch (Building 1)</p> <p style="text-align: center;">Zoned: Ga</p> |
| Building 1 | 149,088 | | | | | | | | | | | |
| Other Improvements: | 18,552 | | | | | | | | | | | |
| Land Value: | 173,400 | | | | | | | | | | | |
| Calculated Value: | 341,040 | | | | | | | | | | | |
| Rounded Taxable Value: | 341,000 | | | | | | | | | | | |

Building Information - Building #1 - Tax Map# 047 96

Exterior Information:

| | |
|-----------------|----------|
| Year Built: | 1977 |
| Occupancy Type: | Dwelling |
| Foundation: | Brick |
| Ext. Walls: | Brick |
| Roofing: | Comp Shg |
| Roof Type: | Gable |
| Garage: | Det Gar |
| Number of Cars: | 2 |
| Carport: | None |

Interior Information:

| | |
|--------------------|--------------------|
| Story Height: | 1.00 |
| # of Rooms: | 6 |
| # of Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | None |
| Building Sq. Ft.: | 1899 |
| Basement Sq.Ft.: | None |
| Fin. Bsmt Sq. Ft.: | None |
| Interior Walls: | Drywall Paneled |
| Floors: | Hardwood |
| Heating: | Ht. Pump |
| A/C: | Yes |

Site Information:

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

Other Improvements - Tax Map# 047 96

| Description: | Parent Building: | Size in Sq. Ft. | Improvement Value - \$ |
|------------------------------------|----------------------------|-----------------|------------------------|
| Garage-frame 2 Car | Building 1 | 864 | 15,552 |
| Barn | Building 1 | 486 | No Value |
| Shed-frame | Building 1 | N/A | No Value |
| Driveway-asphalt | Building 1 | N/A | 2,500 |
| Cp-metal | Building 1 | N/A | 500 |
| Total Value: | | | \$ 18,600 |
| Final Value Rounded to Nearest 100 | | | |

Acreage Description - Tax Map# 047 96

| Description | Size in Acres | Lump Sum/Per Acre | Unit Value | Adj. % | Utility Value | Acreage Value |
|-------------|---------------|-------------------|------------|--------|-----------------------------|-------------------|
| Homesite | 1.000 | Lump Sum | 50,000 | .00 | 10,000 | 60,000 |
| Wooded | 18.898 | Per Acre | 6,000 | .00 | 0 | 113,388 |
| | | | | | Total Value: | \$ 173,400 |
| | | | | | *rounded to the nearest 100 | |

Sketch Index
Map No. 047 96
Building I

| Sect | Type | Stories | SqFt |
|------|----------------|---------|------|
| A | Main Structure | 1.00 | 1899 |
| B | Porch | 1.00 | 188 |
| C | Enclosed Porch | 1.00 | 340 |
| D | Porch | 1.00 | 60 |

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Sales Information - Tax Map# 047 96

| Name | Sales Date | Sales Price | Instrument | Grantor |
|--|------------|-------------|---------------------|-----------------------------------|
| Breeding, Henry P. Or Margaret L. (life) | 10/21/2010 | Not On File | Inst: LR20100008465 | Breeding, Henry P. Or Margaret L. |

Transaction History:

| | | | | |
|--------------------------------|-----------|-------------|------------------------------|-------------|
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Property Information - Tax Map# 047 96 - Account# 0

| | | | | | | | | | | | | |
|---|--|----------------------------|---------|-------------------------------------|--------|-----------------------------|---------|--------------------------|---------|-------------------------------|---------|---|
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| Building 1 | 149,088 | | | | | | | | | | | |
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| Land Value: | 173,400 | | | | | | | | | | | |
| Calculated Value: | 341,040 | | | | | | | | | | | |
| Rounded Taxable Value: | 341,000 | | | | | | | | | | | |

Building Information - Building #1 - Tax Map# 047 96

| Exterior Information: | Interior Information: | Site Information: |
|--------------------------|-------------------------|----------------------------|
| Year Built: 1977 | Story Height: 1.00 | Zoning Type: Ga |
| Occupancy Type: Dwelling | # of Rooms: 6 | Terrain Type: On |
| Foundation: Brick | # of Bedrooms: 3 | Character: Rolling/sloping |
| Ext. Walls: Brick | Full Bathrooms: 2 | Right of Way: Private |
| Roofing: Comp Shg | Half Bathrooms: None | Easements: Gravel |
| Roof Type: Gable | Building Sq. Ft.: 1899 | Water: Pub-i |
| Garage: Det Gar | Basement Sq.Ft.: None | Sewer: Septic |
| Number of Cars: 2 | Fin. Bsmt Sq. Ft.: None | Electric: Yes |
| Carport: None | Interior Walls: Drywall | Gas: No |
| | Paneled | Fuel Type: Electric |
| | Floors: Hardwood | Utility Value: 10000 |
| | Heating: Ht. Pump | Fireplace: 1 |
| | A/C: Yes | Stacked Fireplace: 1 |
| | | Flues: None |
| | | Metal Flues: None |
| | | Stacked Flues: None |
| | | Inop Flue/FP: None |
| | | Gas Log FP: None |

Other Improvements - Tax Map# 047 96

| Description: | Parent Building: | Size in Sq. Ft. | Improvement Value - \$ |
|--------------------|----------------------------|---------------------|------------------------------------|
| Garage-frame 2 Car | Building 1 | 864 | 15,552 |
| Barn | Building 1 | 486 | No Value |
| Shed-frame | Building 1 | N/A | No Value |
| Driveway-asphalt | Building 1 | N/A | 2,500 |
| Cp-metal | Building 1 | N/A | 500 |
| | | Total Value: | \$ 18,600 |
| | | | Final Value Rounded to Nearest 100 |

Acreage Description - Tax Map# 047 96

| Description | Size in Acres | Lump Sum/Per Acre | Unit Value | Adj. % | Utility Value | Acreeage Value |
|-------------|---------------|-------------------|------------|--------|---------------------|-------------------|
| Homesite | 1.000 | Lump Sum | 50,000 | .00 | 10,000 | 60,000 |
| Wooded | 18.898 | Per Acre | 6,000 | .00 | 0 | 113,388 |
| | | | | | Total Value: | \$ 173,400 |
| | | | | | *rounded to | |
| | | | | | the nearest 100 | |

Sketch Index
Map No. 047 96
Building I

| Sect | Type | Stories | SqFt |
|------|----------------|---------|------|
| A | Main Structure | 1.00 | 1899 |
| B | Porch | 1.00 | 188 |
| C | Enclosed Porch | 1.00 | 340 |
| D | Porch | 1.00 | 60 |

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

Click the image for actual size view.

The sketch shows a main rectangular structure labeled 'A- BASE' with dimensions 64.4 (width) and 29.5 (height). Attached to the top edge is a smaller rectangle labeled 'C- EPOR' with dimensions 34.0 (width) and 6.0 (height). Attached to the bottom edge is another rectangle labeled 'B- POR' with dimensions 7.6 (width) and 7.6 (height). The bottom edge of the main structure is divided into segments of 44.6 and 19.8. Section 'D' is indicated as a small area within the top porch structure.

Sales Information - Tax Map# 047 96

| Name | Sales Date | Sales Price | Instrument | Grantor |
|--|------------|-------------|---------------------|-----------------------------------|
| Breeding, Henry P. Or Margaret L. (life) | 10/21/2010 | Not On File | Inst: LR20100008465 | Breeding, Henry P. Or Margaret L. |

Transaction History:

| | | | | |
|--------------------------------|-----------|-------------|------------------------------|-------------|
| Breeding, Henry P. Or | 1/01/1981 | \$39,050 | Deed: 761 / 284 | Not On File |
| Breeding, Henry P. & Margaret | 1/01/1981 | Not On File | Deed: 761 / 284 Will: 0 / | 047 96 |
| Smith, Paul W. & Thelma B. 1/2 | 1/01/1974 | Not On File | Deed: 627 / 100 Will: 0 / | 047 96 |
| Allison, Mary James & Mertie | 1/01/1971 | Not On File | Deed: 142 / 218 Will: 0 / | 047 96 |
| James, John W. & Alice | 1/01/1939 | Not On File | Deed: 291 / 105 Will: 0 / | 047 96 |



Living Estate Auction of Henry & Margaret Breeding Real Estate & Personal Property 391 Niswander Rd., Staunton, Va. Saturday, September 18, 2021 at 9 a.m. Real Estate at Noon

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Real Estate to Be OFFERED at Noon: Brick ranch home with 3 bedrooms, 2 bath, living, dining, office/den on 10 acres. Includes detached garage, paved driveway, cellar, greenhouse and outbuildings. . **OPEN HOUSE: Tuesday, August 31 from 4-6 p.m. and other times by appointment.**

TERMS ON REAL ESTATE: 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.

Furniture: Fisher wood stove, pump organ, ball & claw piano stool, oval coffee table, rocker, dining table & 5 needlepoint chairs, coffee table, flatware cart, 4 oak chairs, refrigerator, upright freezer, GE washer, GE dryer, roll top desk, display cabinet, woven bottom chairs, glass tv stand, platform rockers, footstool, fireplace screen, ottoman, wicker table, child's chair & rocker, child's table & chairs, Eden Pure heater, magazine/lamp table, 3pc bedroom set, pitcher & bowl stand, card tables, night stand, dresser, quilt rack, wicker rockers, porch bench, porch swing,

Household & Misc.: crocks, Christmas, Santa & Pumpkin blow molds, Foshier Price barn, Charlottesville topo map, softball gloves, coffee grinder, meat grinders, folding chairs, lanterns (B&O RR, Coleman), baskets, enamelware, Pepsi crates, GCC drink crate, cheese box, galv. tubs & buckets, iron tea kettle, wagon, Fisher metal detector, kitchen scales, fabric & patterns, galv. Watering can, paraffin wax bath, shampooer, eagle decoration, concrete planters & yard decorations, Canadian geese lawn ornaments, jewelry box, costume jewelry, luggage, cuckoo clock, doll cradle, crock jug, comforter & quilts, binoculars, runner sleds, vhs tapes & dvds, lamp, coffee urn, globe, linens, up/down churn, sewing supplies, glass feather basket, green depression, silverplate, vases, teapots, hens on nest, trays, egg plates, carnival, pitchers, bowls, pictures, Tupperware. Blue jars, electric meat grinder, toaster oven, crockpot, oil lamps, wire top crocks, pots & pans, gun rack, shoeshine box, dolls, corelle, Keurig, wood tv trays, what-nots, microwave, Bunn coffee maker, trash box, kitchen utensils, bread box, sad irons, frames, lighthouse décor, cookbooks, shoe laps, painted saw, scales, washboard, coa hook, bottles, marbles, tobacco basket, copper items, mantel clock.

Tools: Husqvarna YTH22V46 & YTH18542 riding mowers, John Deere LA100 5speed riding mower, Husqvarna FT900 tiller, Craftsman grass catcher, wheelbarrow, garden tools, tree limber, Porter Cable belt/disc sander, skil saws, shop supplies, Craftsman 10" bandsaw, Delta 12" portable planer, Delta 10" table saw, Makita 10" mitre saw, battery charger, Firestorm table saw, kerosene jug, oars, picture frame clamps, vice, bench grinder, shop vac, sander, floor jack, car ramps, screen house, hammock, hand tools, live traps, air compressor, saw horses, Troybily blower, Stihl MS 180C, Poulan chainsaw, hedge trimmers, alum. Step ladders, Stihl FS 40C & FS45 trimmers, bug zapper, plant stands, Dump Cart (new in box), gas cans, electric blower, small wood lathe, nail keg, cistern pump, surry, wood barrel, backpack sprayer, livestock trough, jack stands, fish pond, scales, firepit, push plow, scythe w/grain cradle,

Vehicles & Carport: 1996 Toyota T100 SR5 4x4 (new tires & battery, 250,257 miles), 5x7 tilt trailer w/title, 18x20 metal carport.

TO BE OFFERED: 1950 Buick Super Dynaflo 4 door sedan w/ 35,000 miles, straight eight, runs excellent, garage kept.

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Follow Us On Facebook: [Mark W. Craig Auctions](#)

Property Information - Tax Map# 047 96 - Account# 0

| | | |
|---|---|---|
| Property Owner: Breeding, Henry P. Or Margaret L. (life) | Legal Description: 47-96 Near Christians Creek 19.898 Acres | View Sketch (Building 1) |
| Owners Address: 391 Niswander Rd Staunton, Va 24401 | Prior Assessment: | 324,600 |
| Total Land Area: 19.898Acres | Assessment Values: | |
| Physical Location: 391 Niswander Rd Staunton, Va 24401 | Building 1 | 149,088 |
| Magisterial District: Beverley Manor | Other Improvements: | 18,552 |
| | Land Value: | 173,400 |
| | Calculated Value: | <u>341,040</u> |
| | Rounded Taxable Value: | <u>341,000</u> |
| | | Zoned: Ga |

Building Information - Building #1 - Tax Map# 047 96

| Exterior Information: | | Interior Information: | | Site Information: | |
|------------------------------|----------|------------------------------|----------|--------------------------|-----------------|
| Year Built: | 1977 | Story Height: | 1.00 | Zoning Type: | Ga |
| Occupancy Type: | Dwelling | # of Rooms: | 6 | Terrain Type: | On |
| Foundation: | Brick | # of Bedrooms: | 3 | Character: | Rolling/sloping |
| Ext. Walls: | Brick | Full Bathrooms: | 2 | Right of Way: | Private |
| Roofing: | Comp Shg | Half Bathrooms: | None | Easements: | Gravel |
| Roof Type: | Gable | Building Sq. Ft.: | 1899 | Water: | Pub-i |
| Garage: | Det Gar | Basement Sq.Ft.: | None | Sewer: | Septic |
| Number of Cars: | 2 | Fin. Bsmt Sq. Ft.: | None | Electric: | Yes |
| Carport: | None | Interior Walls: | Drywall | Gas: | No |
| | | | Paneled | Fuel Type: | Electric |
| | | Floors: | Hardwood | Utility Value: | 10000 |
| | | Heating: | Ht. Pump | Fireplace: | 1 |
| | | A/C: | Yes | Stacked Fireplace: | 1 |
| | | | | Flues: | None |
| | | | | Metal Flues: | None |
| | | | | Stacked Flues: | None |
| | | | | Inop Flue/FP: | None |
| | | | | Gas Log FP: | None |

Other Improvements - Tax Map# 047 96

| Description: | Parent Building: | Size in Sq. Ft. | Improvement Value - \$ |
|--------------------|----------------------------|---------------------|---|
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| Barn | Building 1 | 486 | No Value |
| Shed-frame | Building 1 | N/A | No Value |
| Driveway-asphalt | Building 1 | N/A | 2,500 |
| Cp-metal | Building 1 | N/A | 500 |
| | | Total Value: | <u>\$ 18,600</u> |
| | | | Final Value Rounded to Nearest 100 |

Acreage Description - Tax Map# 047 96

| Description | Size in Acres | Lump Sum/Per Acre | Unit Value | Adj. % | Utility Value | Acreeage Value |
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| Homesite | 1.000 | Lump Sum | 50,000 | .00 | 10,000 | 60,000 |
| Wooded | 18.898 | Per Acre | 6,000 | .00 | 0 | 113,388 |
| | | | | | Total Value: | \$ 173,400 |
| | | | | | *rounded to the nearest 100 | |

Sketch Index
Map No. 047 96
Building I

| Sect | Type | Stories | SqFt |
|------|----------------|---------|------|
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| C | Enclosed Porch | 1.00 | 340 |
| D | Porch | 1.00 | 60 |

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Sales Information - Tax Map# 047 96

| Name | Sales Date | Sales Price | Instrument | Grantor |
|--|------------|-------------|---------------------|-----------------------------------|
| Breeding, Henry P. Or Margaret L. (life) | 10/21/2010 | Not On File | Inst: LR20100008465 | Breeding, Henry P. Or Margaret L. |

Transaction History:

| | | | | |
|--------------------------------|-----------|-------------|------------------------------|-------------|
| Breeding, Henry P. Or | 1/01/1981 | \$39,050 | Deed: 761 / 284 | Not On File |
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Property Information - Tax Map# 047 96 - Account# 0

| | | | | | | | | | | | | |
|---|--|----------------------------|---------|-------------------------------------|--------|-----------------------------|---------|--------------------------|---------|-------------------------------|---------|---|
| <p>Property Owner: Breeding, Henry P. Or Margaret L. (life)</p> <p>Owners Address: 391 Niswander Rd Staunton, Va 24401</p> <p>Total Land Area: 19.898Acres</p> <p>Physical Location: 391 Niswander Rd Staunton, Va 24401</p> <p>Magisterial District: Beverley Manor</p> | <p>Legal Description: 47-96 Near Christians Creek 19.898 Acres</p> <p>Prior Assessment: 324,600</p> <p>Assessment Values:</p> <table border="0" style="width: 100%;"> <tr> <td>Building 1</td> <td style="text-align: right;">149,088</td> </tr> <tr> <td>Other Improvements:</td> <td style="text-align: right;">18,552</td> </tr> <tr> <td>Land Value:</td> <td style="text-align: right;">173,400</td> </tr> <tr> <td>Calculated Value:</td> <td style="text-align: right; border-top: 1px solid black;">341,040</td> </tr> <tr> <td>Rounded Taxable Value:</td> <td style="text-align: right; border-top: 1px solid black;">341,000</td> </tr> </table> | Building 1 | 149,088 | Other Improvements: | 18,552 | Land Value: | 173,400 | Calculated Value: | 341,040 | Rounded Taxable Value: | 341,000 | <p style="text-align: center;">View Sketch (Building 1)</p> <p style="text-align: center;">Zoned: Ga</p> |
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| Other Improvements: | 18,552 | | | | | | | | | | | |
| Land Value: | 173,400 | | | | | | | | | | | |
| Calculated Value: | 341,040 | | | | | | | | | | | |
| Rounded Taxable Value: | 341,000 | | | | | | | | | | | |

Building Information - Building #1 - Tax Map# 047 96

Exterior Information:

| | |
|-----------------|----------|
| Year Built: | 1977 |
| Occupancy Type: | Dwelling |
| Foundation: | Brick |
| Ext. Walls: | Brick |
| Roofing: | Comp Shg |
| Roof Type: | Gable |
| Garage: | Det Gar |
| Number of Cars: | 2 |
| Carport: | None |

Interior Information:

| | |
|--------------------|--------------------|
| Story Height: | 1.00 |
| # of Rooms: | 6 |
| # of Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | None |
| Building Sq. Ft.: | 1899 |
| Basement Sq.Ft.: | None |
| Fin. Bsmt Sq. Ft.: | None |
| Interior Walls: | Drywall Paneled |
| Floors: | Hardwood |
| Heating: | Ht. Pump |
| A/C: | Yes |

Site Information:

| | |
|--------------------|-----------------|
| Zoning Type: | Ga |
| Terrain Type: | On |
| Character: | Rolling/sloping |
| Right of Way: | Private |
| Easements: | Gravel |
| Water: | Pub-i |
| Sewer: | Septic |
| Electric: | Yes |
| Gas: | No |
| Fuel Type: | Electric |
| Utility Value: | 10000 |
| Fireplace: | 1 |
| Stacked Fireplace: | 1 |
| Flues: | None |
| Metal Flues: | None |
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| Description: | Parent Building: | Size in Sq. Ft. | Improvement Value - \$ |
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Sales Information - Tax Map# 047 96

| Name | Sales Date | Sales Price | Instrument | Grantor |
|--|------------|-------------|---------------------|-----------------------------------|
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Household & Misc.: crocks, Christmas, Santa & Pumpkin blow molds, Foshier Price barn, Charlottesville topo map, softball gloves, coffee grinder, meat grinders, folding chairs, lanterns (B&O RR, Coleman), baskets, enamelware, Pepsi crates, GCC drink crate, cheese box, galv. tubs & buckets, iron tea kettle, wagon, Fisher metal detector, kitchen scales, fabric & patterns, galv. Watering can, paraffin wax bath, shampooer, eagle decoration, concrete planters & yard decorations, Canadian geese lawn ornaments, jewelry box, costume jewelry, luggage, cuckoo clock, doll cradle, crock jug, comforter & quilts, binoculars, runner sleds, vhs tapes & dvds, lamp, coffee urn, globe, linens, up/down churn, sewing supplies, glass feather basket, green depression, silverplate, vases, teapots, hens on nest, trays, egg plates, carnival, pitchers, bowls, pictures, Tupperware. Blue jars, electric meat grinder, toaster oven, crockpot, oil lamps, wire top crocks, pots & pans, gun rack, shoeshine box, dolls, corelle, Keurig, wood tv trays, what-nots, microwave, Bunn coffee maker, trash box, kitchen utensils, bread box, sad irons, frames, lighthouse décor, cookbooks, shoe laps, painted saw, scales, washboard, coa hook, bottles, marbles, tobacco basket, copper items, mantel clock.

Tools: Husqvarna YTH22V46 & YTH18542 riding mowers, John Deere LA100 5speed riding mower, Husqvarna FT900 tiller, Craftsman grass catcher, wheelbarrow, garden tools, tree limber, Porter Cable belt/disc sander, skil saws, shop supplies, Craftsman 10" bandsaw, Delta 12" portable planer, Delta 10" table saw, Makita 10" mitre saw, battery charger, Firestorm table saw, kerosene jug, oars, picture frame clamps, vice, bench grinder, shop vac, sander, floor jack, car ramps, screen house, hammock, hand tools, live traps, air compressor, saw horses, Troybily blower, Stihl MS 180C, Poulan chainsaw, hedge trimmers, alum. Step ladders, Stihl FS 40C & FS45 trimmers, bug zapper, plant stands, Dump Cart (new in box), gas cans, electric blower, small wood lathe, nail keg, cistern pump, surry, wood barrel, backpack sprayer, livestock trough, jack stands, fish pond, scales, firepit, push plow, scythe w/grain cradle,

Vehicles & Carport: 1996 Toyota T100 SR5 4x4 (new tires & battery, 250,257 miles), 5x7 tilt trailer w/title, 18x20 metal carport.

TO BE OFFERED: 1950 Buick Super Dynaflo 4 door sedan w/ 35,000 miles, straight eight, runs excellent, garage kept.

Terms: No BP. Cash, check, card (3%). Food by Possum Holler Catering. Not responsible in case of accident. Announcements on day of sale take precedence over printed matter. 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. All sales are final. No refunds or credits will be issued. Please see [full](#) terms at MarkCraigAuctions.com. See pictures at MarkCraigAuctions.com

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Property Information - Tax Map# 047 96 - Account# 0

| | | | | | | | | | | | | |
|---|--|----------------------------|---------|-------------------------------------|--------|-----------------------------|---------|--------------------------|---------|-------------------------------|---------|---|
| <p>Property Owner: Breeding, Henry P. Or Margaret L. (life)</p> <p>Owners Address: 391 Niswander Rd Staunton, Va 24401</p> <p>Total Land Area: 19.898Acres</p> <p>Physical Location: 391 Niswander Rd Staunton, Va 24401</p> <p>Magisterial District: Beverley Manor</p> | <p>Legal Description: 47-96 Near Christians Creek 19.898 Acres</p> <p>Prior Assessment: 324,600</p> <p>Assessment Values:</p> <table border="0" style="width: 100%;"> <tr> <td>Building 1</td> <td style="text-align: right;">149,088</td> </tr> <tr> <td>Other Improvements:</td> <td style="text-align: right;">18,552</td> </tr> <tr> <td>Land Value:</td> <td style="text-align: right;">173,400</td> </tr> <tr> <td>Calculated Value:</td> <td style="text-align: right; border-top: 1px solid black;">341,040</td> </tr> <tr> <td>Rounded Taxable Value:</td> <td style="text-align: right; border-top: 1px solid black;">341,000</td> </tr> </table> | Building 1 | 149,088 | Other Improvements: | 18,552 | Land Value: | 173,400 | Calculated Value: | 341,040 | Rounded Taxable Value: | 341,000 | <p style="text-align: center;">View Sketch (Building 1)</p> <p style="text-align: center;">Zoned: Ga</p> |
| Building 1 | 149,088 | | | | | | | | | | | |
| Other Improvements: | 18,552 | | | | | | | | | | | |
| Land Value: | 173,400 | | | | | | | | | | | |
| Calculated Value: | 341,040 | | | | | | | | | | | |
| Rounded Taxable Value: | 341,000 | | | | | | | | | | | |

Building Information - Building #1 - Tax Map# 047 96

Exterior Information:

| | |
|-----------------|----------|
| Year Built: | 1977 |
| Occupancy Type: | Dwelling |
| Foundation: | Brick |
| Ext. Walls: | Brick |
| Roofing: | Comp Shg |
| Roof Type: | Gable |
| Garage: | Det Gar |
| Number of Cars: | 2 |
| Carport: | None |

Interior Information:

| | |
|--------------------|--------------------|
| Story Height: | 1.00 |
| # of Rooms: | 6 |
| # of Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | None |
| Building Sq. Ft.: | 1899 |
| Basement Sq.Ft.: | None |
| Fin. Bsmt Sq. Ft.: | None |
| Interior Walls: | Drywall Paneled |
| Floors: | Hardwood |
| Heating: | Ht. Pump |
| A/C: | Yes |

Site Information:

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

Other Improvements - Tax Map# 047 96

| Description: | Parent Building: | Size in Sq. Ft. | Improvement Value - \$ |
|------------------------------------|----------------------------|-----------------|------------------------|
| Garage-frame 2 Car | Building 1 | 864 | 15,552 |
| Barn | Building 1 | 486 | No Value |
| Shed-frame | Building 1 | N/A | No Value |
| Driveway-asphalt | Building 1 | N/A | 2,500 |
| Cp-metal | Building 1 | N/A | 500 |
| Total Value: | | | \$ 18,600 |
| Final Value Rounded to Nearest 100 | | | |

Acreage Description - Tax Map# 047 96

| Description | Size in Acres | Lump Sum/Per Acre | Unit Value | Adj. % | Utility Value | Acreage Value |
|-------------|---------------|-------------------|------------|--------|-----------------------------|-------------------|
| Homesite | 1.000 | Lump Sum | 50,000 | .00 | 10,000 | 60,000 |
| Wooded | 18.898 | Per Acre | 6,000 | .00 | 0 | 113,388 |
| | | | | | Total Value: | \$ 173,400 |
| | | | | | *rounded to the nearest 100 | |

Sketch Index
Map No. 047 96
Building I

| Sect | Type | Stories | SqFt |
|------|----------------|---------|------|
| A | Main Structure | 1.00 | 1899 |
| B | Porch | 1.00 | 188 |
| C | Enclosed Porch | 1.00 | 340 |
| D | Porch | 1.00 | 60 |

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

Click the image for actual size view.

The sketch shows a main rectangular structure labeled 'A- BASE' with dimensions 64.4 (width) x 29.5 (height). Attached to the top edge is a smaller rectangle labeled 'C- EPOR' with dimensions 34.0 (width) x 6.0 (height). Attached to the bottom edge is another rectangle labeled 'B- POR' with dimensions 7.6 (width) x 7.6 (height). The right side of the main structure has a section labeled 'D' with a width of 6.0. Other dimensions shown include 10.0 on the left side of the top porch, 44.6 on the bottom side of the main structure, and 19.8 on the bottom right side of the main structure.

Sales Information - Tax Map# 047 96

| Name | Sales Date | Sales Price | Instrument | Grantor |
|--|------------|-------------|---------------------|-----------------------------------|
| Breeding, Henry P. Or Margaret L. (life) | 10/21/2010 | Not On File | Inst: LR20100008465 | Breeding, Henry P. Or Margaret L. |

Transaction History:

| | | | | |
|--------------------------------|-----------|-------------|------------------------------|-------------|
| Breeding, Henry P. Or Margaret | 1/01/1981 | \$39,050 | Deed: 761 / 284 | Not On File |
| Breeding, Henry P. & Margaret | 1/01/1981 | Not On File | Deed: 761 / 284 Will: 0 / | 047 96 |
| Smith, Paul W. & Thelma B. 1/2 | 1/01/1974 | Not On File | Deed: 627 / 100 Will: 0 / | 047 96 |
| Allison, Mary James & Mertie | 1/01/1971 | Not On File | Deed: 142 / 218 Will: 0 / | 047 96 |
| James, John W. & Alice | 1/01/1939 | Not On File | Deed: 291 / 105 Will: 0 / | 047 96 |



Living Estate Auction of Henry & Margaret Breeding Real Estate & Personal Property 391 Niswander Rd., Staunton, Va. Saturday, September 18, 2021 at 9 a.m. Real Estate at Noon

Directions: From Verona, take Rt. 612 (Laurel Hill Rd.) to turn right on Barren Ridge Rd. Turn left on Cricket Rd. Turn right on Niswander Rd. **Watch for signs** on left.

Real Estate to Be OFFERED at Noon: Brick ranch home with 3 bedrooms, 2 bath, living, dining, office/den on 10 acres. Includes detached garage, paved driveway, cellar, greenhouse and outbuildings. . **OPEN HOUSE: Tuesday, August 31 from 4-6 p.m. and other times by appointment.**

TERMS ON REAL ESTATE: 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.

Furniture: Fisher wood stove, pump organ, ball & claw piano stool, oval coffee table, rocker, dining table & 5 needlepoint chairs, coffee table, flatware cart, 4 oak chairs, refrigerator, upright freezer, GE washer, GE dryer, roll top desk, display cabinet, woven bottom chairs, glass tv stand, platform rockers, footstool, fireplace screen, ottoman, wicker table, child's chair & rocker, child's table & chairs, Eden Pure heater, magazine/lamp table, 3pc bedroom set, pitcher & bowl stand, card tables, night stand, dresser, quilt rack, wicker rockers, porch bench, porch swing,

Household & Misc.: crocks, Christmas, Santa & Pumpkin blow molds, Foshier Price barn, Charlottesville topo map, softball gloves, coffee grinder, meat grinders, folding chairs, lanterns (B&O RR, Coleman), baskets, enamelware, Pepsi crates, GCC drink crate, cheese box, galv. tubs & buckets, iron tea kettle, wagon, Fisher metal detector, kitchen scales, fabric & patterns, galv. Watering can, paraffin wax bath, shampooer, eagle decoration, concrete planters & yard decorations, Canadian geese lawn ornaments, jewelry box, costume jewelry, luggage, cuckoo clock, doll cradle, crock jug, comforter & quilts, binoculars, runner sleds, vhs tapes & dvds, lamp, coffee urn, globe, linens, up/down churn, sewing supplies, glass feather basket, green depression, silverplate, vases, teapots, hens on nest, trays, egg plates, carnival, pitchers, bowls, pictures, Tupperware. Blue jars, electric meat grinder, toaster oven, crockpot, oil lamps, wire top crocks, pots & pans, gun rack, shoeshine box, dolls, corelle, Keurig, wood tv trays, what-nots, microwave, Bunn coffee maker, trash box, kitchen utensils, bread box, sad irons, frames, lighthouse décor, cookbooks, shoe laps, painted saw, scales, washboard, coa hook, bottles, marbles, tobacco basket, copper items, mantel clock.

Tools: Husqvarna YTH22V46 & YTH18542 riding mowers, John Deere LA100 5speed riding mower, Husqvarna FT900 tiller, Craftsman grass catcher, wheelbarrow, garden tools, tree limber, Porter Cable belt/disc sander, skil saws, shop supplies, Craftsman 10" bandsaw, Delta 12" portable planer, Delta 10" table saw, Makita 10" mitre saw, battery charger, Firestorm table saw, kerosene jug, oars, picture frame clamps, vice, bench grinder, shop vac, sander, floor jack, car ramps, screen house, hammock, hand tools, live traps, air compressor, saw horses, Troybily blower, Stihl MS 180C, Poulan chainsaw, hedge trimmers, alum. Step ladders, Stihl FS 40C & FS45 trimmers, bug zapper, plant stands, Dump Cart (new in box), gas cans, electric blower, small wood lathe, nail keg, cistern pump, surry, wood barrel, backpack sprayer, livestock trough, jack stands, fish pond, scales, firepit, push plow, scythe w/grain cradle,

Vehicles & Carport: 1996 Toyota T100 SR5 4x4 (new tires & battery, 250,257 miles), 5x7 tilt trailer w/title, 18x20 metal carport.

TO BE OFFERED: 1950 Buick Super Dynaflo 4 door sedan w/ 35,000 miles, straight eight, runs excellent, garage kept.

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Property Information - Tax Map# 047 96 - Account# 0

| | | | | | | | | | | | | |
|---|--|----------------------------|---------|-------------------------------------|--------|-----------------------------|---------|--------------------------|---------|-------------------------------|---------|---|
| <p>Property Owner: Breeding, Henry P. Or Margaret L. (life)</p> <p>Owners Address: 391 Niswander Rd Staunton, Va 24401</p> <p>Total Land Area: 19.898Acres</p> <p>Physical Location: 391 Niswander Rd Staunton, Va 24401</p> <p>Magisterial District: Beverley Manor</p> | <p>Legal Description: 47-96 Near Christians Creek 19.898 Acres</p> <p>Prior Assessment: 324,600</p> <p>Assessment Values:</p> <table border="0" style="width: 100%;"> <tr> <td>Building 1</td> <td style="text-align: right;">149,088</td> </tr> <tr> <td>Other Improvements:</td> <td style="text-align: right;">18,552</td> </tr> <tr> <td>Land Value:</td> <td style="text-align: right;">173,400</td> </tr> <tr> <td>Calculated Value:</td> <td style="text-align: right; border-top: 1px solid black;">341,040</td> </tr> <tr> <td>Rounded Taxable Value:</td> <td style="text-align: right; border-top: 1px solid black;">341,000</td> </tr> </table> | Building 1 | 149,088 | Other Improvements: | 18,552 | Land Value: | 173,400 | Calculated Value: | 341,040 | Rounded Taxable Value: | 341,000 | <p>View Sketch (Building 1)</p> <p>Zoned: Ga</p> |
| Building 1 | 149,088 | | | | | | | | | | | |
| Other Improvements: | 18,552 | | | | | | | | | | | |
| Land Value: | 173,400 | | | | | | | | | | | |
| Calculated Value: | 341,040 | | | | | | | | | | | |
| Rounded Taxable Value: | 341,000 | | | | | | | | | | | |

Building Information - Building #1 - Tax Map# 047 96

Exterior Information:

| | |
|-----------------|----------|
| Year Built: | 1977 |
| Occupancy Type: | Dwelling |
| Foundation: | Brick |
| Ext. Walls: | Brick |
| Roofing: | Comp Shg |
| Roof Type: | Gable |
| Garage: | Det Gar |
| Number of Cars: | 2 |
| Carport: | None |

Interior Information:

| | |
|--------------------|--------------------|
| Story Height: | 1.00 |
| # of Rooms: | 6 |
| # of Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | None |
| Building Sq. Ft.: | 1899 |
| Basement Sq.Ft.: | None |
| Fin. Bsmt Sq. Ft.: | None |
| Interior Walls: | Drywall Paneled |
| Floors: | Hardwood |
| Heating: | Ht. Pump |
| A/C: | Yes |

Site Information:

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

Other Improvements - Tax Map# 047 96

| Description: | Parent Building: | Size in Sq. Ft. | Improvement Value - \$ |
|------------------------------------|----------------------------|-----------------|------------------------|
| Garage-frame 2 Car | Building 1 | 864 | 15,552 |
| Barn | Building 1 | 486 | No Value |
| Shed-frame | Building 1 | N/A | No Value |
| Driveway-asphalt | Building 1 | N/A | 2,500 |
| Cp-metal | Building 1 | N/A | 500 |
| Total Value: | | | \$ 18,600 |
| Final Value Rounded to Nearest 100 | | | |

Acreage Description - Tax Map# 047 96

| Description | Size in Acres | Lump Sum/Per Acre | Unit Value | Adj. % | Utility Value | Acreeage Value |
|-------------|---------------|-------------------|------------|--------|-----------------------------|-------------------|
| Homesite | 1.000 | Lump Sum | 50,000 | .00 | 10,000 | 60,000 |
| Wooded | 18.898 | Per Acre | 6,000 | .00 | 0 | 113,388 |
| | | | | | Total Value: | \$ 173,400 |
| | | | | | *rounded to the nearest 100 | |

Sketch Index
Map No. 047 96
Building I

| Sect | Type | Stories | SqFt |
|------|----------------|---------|------|
| A | Main Structure | 1.00 | 1899 |
| B | Porch | 1.00 | 188 |
| C | Enclosed Porch | 1.00 | 340 |
| D | Porch | 1.00 | 60 |

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

Click the image for actual size view.

The sketch shows a main rectangular structure labeled 'A- BASE' with dimensions 64.4 (width) and 29.5 (height). Attached to the top edge is a smaller rectangle labeled 'C- EPOR' with dimensions 34.0 (width) and 6.0 (height). Attached to the bottom edge is another rectangle labeled 'B- POR' with dimensions 7.6 (width) and 7.6 (height). The bottom edge of the main structure is divided into segments of 44.6 and 19.8. Section 'D' is a small square attached to the right side of the 'C- EPOR' section, with dimensions 10.0 (width) and 6.0 (height).

Sales Information - Tax Map# 047 96

| Name | Sales Date | Sales Price | Instrument | Grantor |
|--|------------|-------------|------------------------------|-----------------------------------|
| Breeding, Henry P. Or Margaret L. (life) | 10/21/2010 | Not On File | Inst: LR20100008465 | Breeding, Henry P. Or Margaret L. |
| Transaction History: | | | | |
| Breeding, Henry P. Or | 1/01/1981 | \$39,050 | Deed: 761 / 284 | Not On File |
| Breeding, Henry P. & Margaret | 1/01/1981 | Not On File | Deed: 761 / 284 Will: 0 / | 047 96 |
| Smith, Paul W. & Thelma B. 1/2 | 1/01/1974 | Not On File | Deed: 627 / 100 Will: 0 / | 047 96 |
| Allison, Mary James & Mertie | 1/01/1971 | Not On File | Deed: 142 / 218 Will: 0 / | 047 96 |
| James, John W. & Alice | 1/01/1939 | Not On File | Deed: 291 / 105 Will: 0 / | 047 96 |

