

REAL ESTATE AUCTION

603 Hildebrand Church Rd., Waynesboro, Va.
Wednesday, August 17, 2022 at 5:30 p.m.

Move in ready! Open floor plan with 3 bedrooms, 1 bath, utility room, 2 car detached garage, and cellar.

Open House: Sunday, July 31, 2022 from 2-4 p.m. and other times by appointment.

TERMS

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

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Property Information - Tax Map# 058B 4 2 - Account# 0

Property Owner: Harvey, Daniel S.	Legal Description: 58b-(4)-2&58-79k Lot 2 Less Strip & Lot At Rear Included 0.618	View Sketch (Building 1)
Owners Address: 603 Hildebrand Church Rd Waynesboro, Va 22980	Prior Assessment: 128,900	Zoned: Ga
Total Land Area: .618Acres	Assessment Values: Building 1 93,206	
Physical Location: 603 Hildebrand Church Rd Waynesboro, Va 22980	Other Improvements: 1,000 Land Value: 45,000	
Magisterial District: Wayne	Calculated Value: 139,206 Rounded Taxable Value: 139,200	

Building Information - Building #1 - Tax Map# 058B 4 2

Exterior Information:		Interior Information:		Site Information:	
Year Built:	1951	Story Height:	1.00	Zoning Type:	Ga
Occupancy Type:	Dwelling	# of Rooms:	5	Terrain Type:	On
Foundation:	Cinderblock	# of Bedrooms:	2	Character:	Rolling/sloping
Ext. Walls:	Vinyl	Full Bathrooms:	1	Right of Way:	Public
	Brick	Half Bathrooms:	None	Easements:	Paved
Roofing:	Metal	Building Sq. Ft.:	1345	Water:	Well
Roof Type:	Gable	Basement Sq.Ft.:	None	Sewer:	Septic
Garage:	Det Car	Fin. Bsmt Sq. Ft.:	None	Electric:	Yes
Number of Cars:	2	Interior Walls:	Plaster	Gas:	No
Carport:	None	Floors:	Wood	Fuel Type:	Electric
		Heating:	Ht. Pump	Utility Value:	10000
		A/C:	Yes	Fireplace:	None
				Stacked Fireplace:	None
				Flues:	None
				Metal Flues:	None
				Stacked Flues:	None
				Inop Flue/FP:	None
				Gas Log FP:	None

Other Improvements - Tax Map# 058B 4 2

Description:	Parent Building:	Size in Sq. Ft.	Improvement Value - \$
Gar-cb	Building 1	576	1,000
		Total Value:	\$ 1,000
			Final Value Rounded to Nearest 100

Acreage Description - Tax Map# 058B 4 2

Description	Size in Acres	Lump Sum/Per Acre	Unit Value	Adj. %	Utility Value	Acreage Value
Homesite	.618	Lump Sum	35,000	.00	10,000	45,000
					Total Value:	\$ 45,000
					*rounded to the nearest 100	

Sales Information - Tax Map# 058B 4 2

Name	Sales Date	Sales Price	Instrument	Grantor
Harvey, Daniel S.	7/26/2013	\$100,000	Inst: LR20130006848	Harvey, Charles Or Daniel S.

Transaction History:

Harvey, Charles Or	9/29/2009	\$75,000	Inst: LR20090010235	Early, Gregory Wayne, Etal
Early, Gregory Wayne, Etal	11/28/2007	Not On File	Inst: WF20070018600	By Will Of Gary Wayne Early
Early, Darrell E. & Virginia C.	1/01/1983	Not On File	Deed: 806 / 316 Will: 0 /	058b 4 2
Early, Darrell E. & Virginia C.	1/01/1975	Not On File	Deed: 638 / 222 Will: 0 /	058b 4 2
Early, Gary W. & Betty P.	1/01/1970	Not On File	Deed: 566 / 643 Will: 0 /	058b 4 2
Shifflett, Carl S.	1/01/1954	Not On File	Deed: 404 / 353 Will: 0 /	058b 4 2

Sketch Index
Map No. 058B 4 2
Building 1

Sect	Type	Stories	SqFt
A	Main Structure	1.00	1345
B	Patio	1.00	319
C	Enclosed Porch	1.00	66
D	Porch	1.00	151

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

Click the image for actual size view.



