

Real Estate Auction

2640 Spring Hill Rd., Staunton, Va.
Fri., April 28, 2023 at 6 p.m.

Real Estate: Beautiful ranch-style home on 1.25 acres on Spring Hill Rd. just outside Verona.

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Property Report - Augusta County

Prepared: 2023-03-12-19.02.30.859000

User: Teresa Craig

Client: Mark Craig Auctions

Property Information

Owner: Cline, Chase E.
Owners Address: 2640 Springhill Rd
Staunton, Va 24401
Legal Desc.: 35-39
W Side Rt 613
1.248 Ac

Tax Map#: 035 39
Account#:
911 Address: 2640 Spring Hill Rd
Magisterial District: North River
Total Assessed Value: 199,000

Building 1

Exterior

Year Built: 1991
Occupancy Type: Dwelling
Foundation: Cinderblock
Ext. Walls: Vinyl
Condition: Fair

Roofing: Comp Shg
Roof Type: Gable
Garage: Det Gar
Number of Cars: 02
Carport: None
Number of Cars: 00

Interior

Story Height: 1.00
No. of Rooms: 8
No. of Bedrooms: 3
Full Baths: 2
Half Baths:
Heating: B. Board
A/C: No
Fireplaces: None
Stacked FPs: None
Flues: None
Metal Flues: None
Stacked Flues: None
Inop Flue/FP: None

Building Sq Ft: 1684
Basement Sq Ft: 1403
Fin Bsmt Sq Ft:
Interior Walls: Drywall
Floors: Carpet
Vinyl

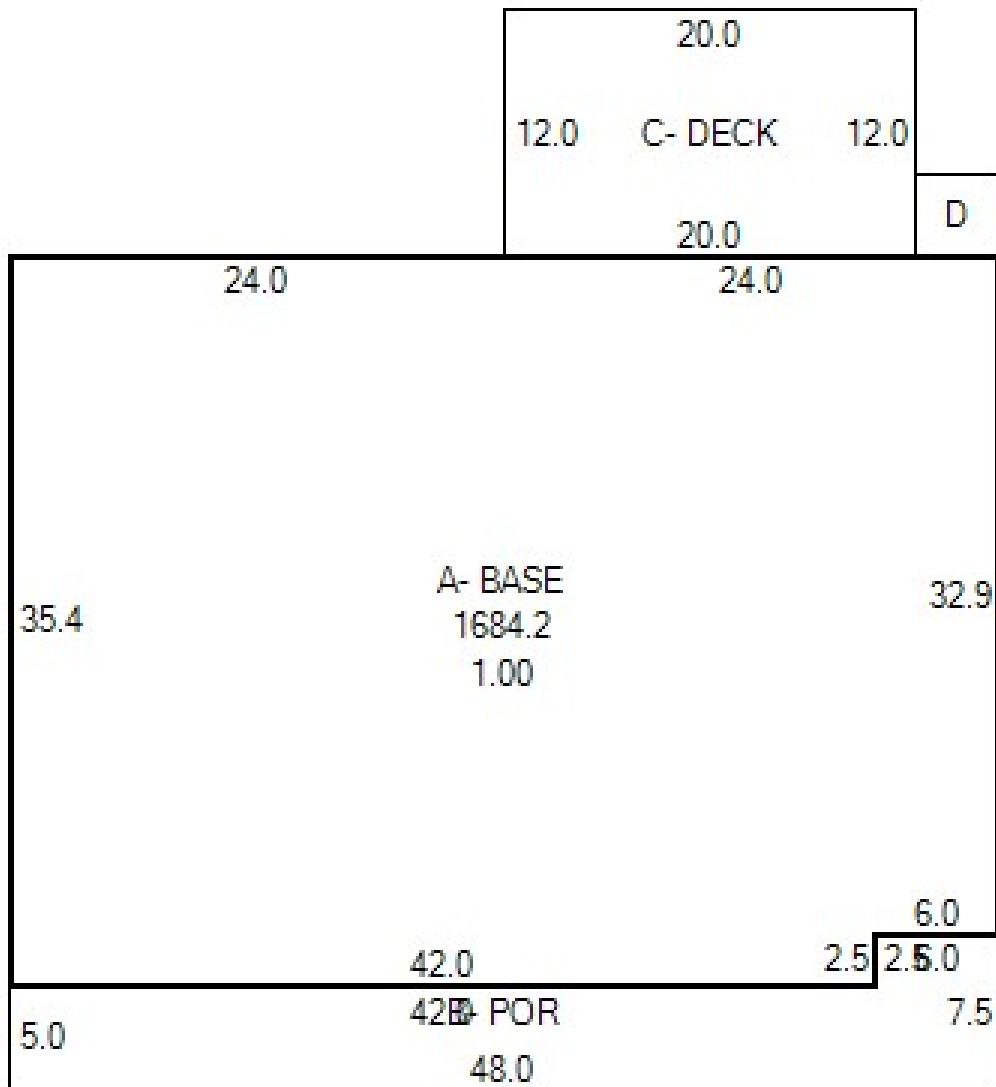
Site Information

Zoning Type: GA
Terrain Char: Rolling/sloping
Right of Way: Public
Easements: Paved

Water: Well
Sewer: Septic
Electric: Yes
Gas: No

Total Building Value:

\$ 139,043



Other Improvements

Description	Dimensions:	Size in Sq. Ft.	Improvement Value - \$
Gar-frame	Length: 22/ Width: 26	572	4,576
Shed-att	Length: 0/ Width: 0	N/A	400
Total Value:			\$ 4,976

Land Values

Description	Size in Acres	Lump Sum or Per Acre	Unit Value	Adj. %	Utility Value	Acreage Value
Homesite	1.24	Lump Sum	45,000	.00	10,000	55,000
Total Value:						\$ 55,000
*rounded to the nearest 100						

Sales Information

Sales Date:	9/11/2009	Sale Price:	\$150,000
Legal Documentation:	InstrumentType: LR Year: 2009 Number: 0009657	Grantor:	Cline, Mark J. Or Deborah R.

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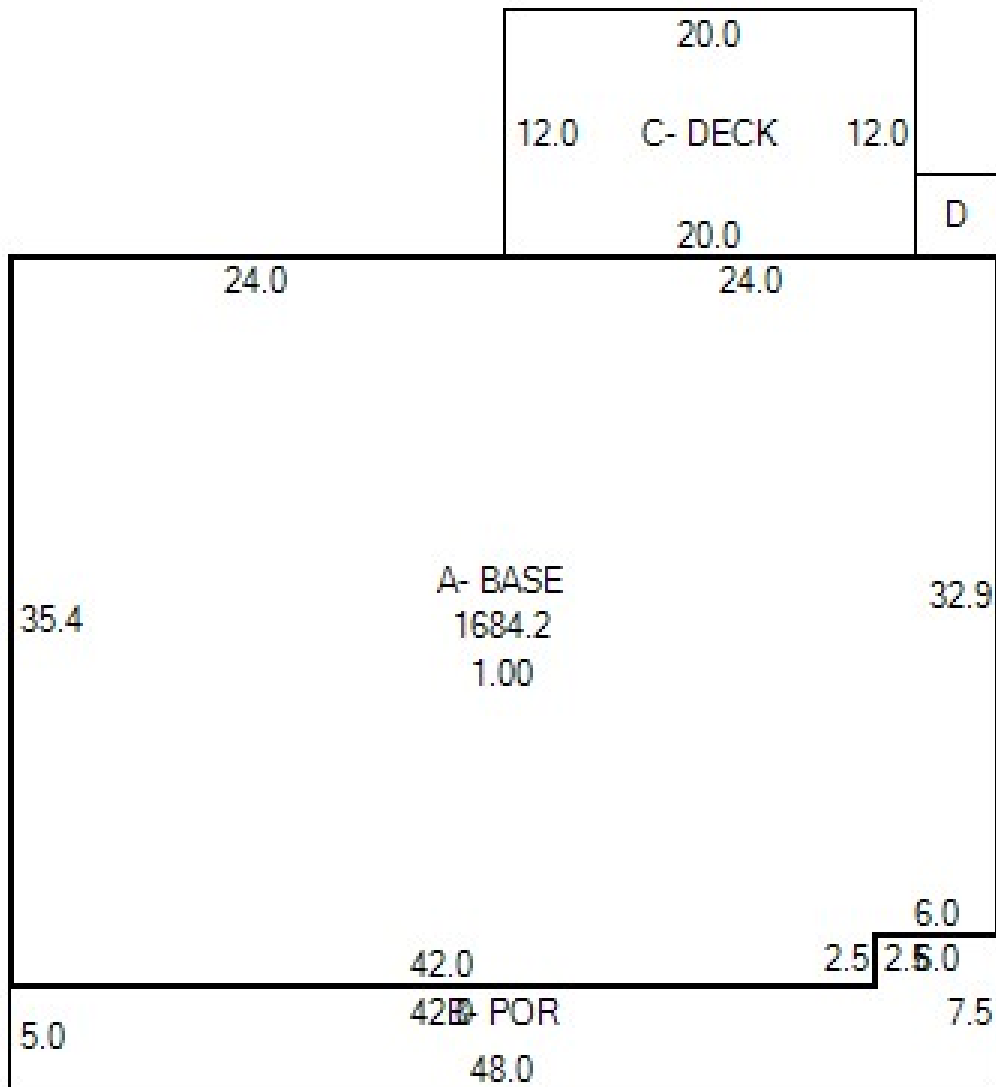
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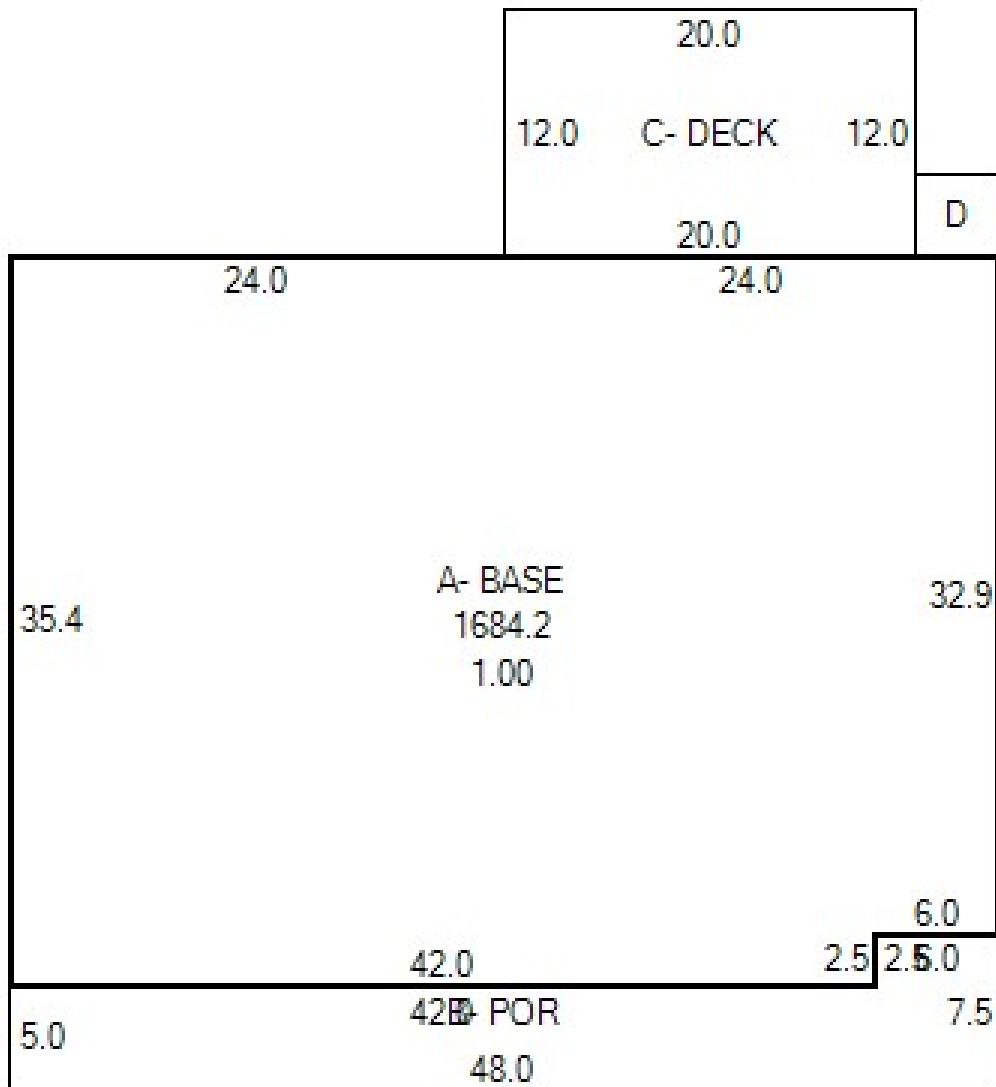
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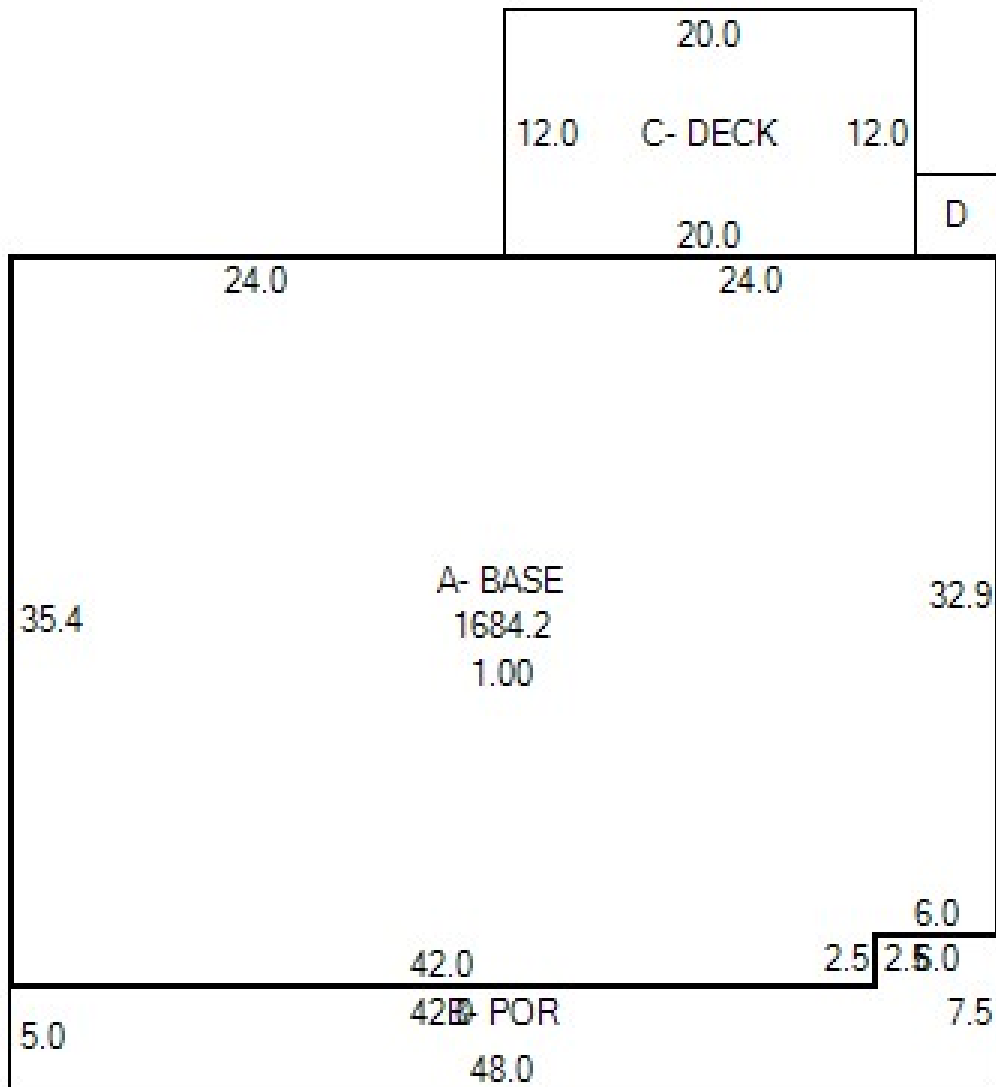
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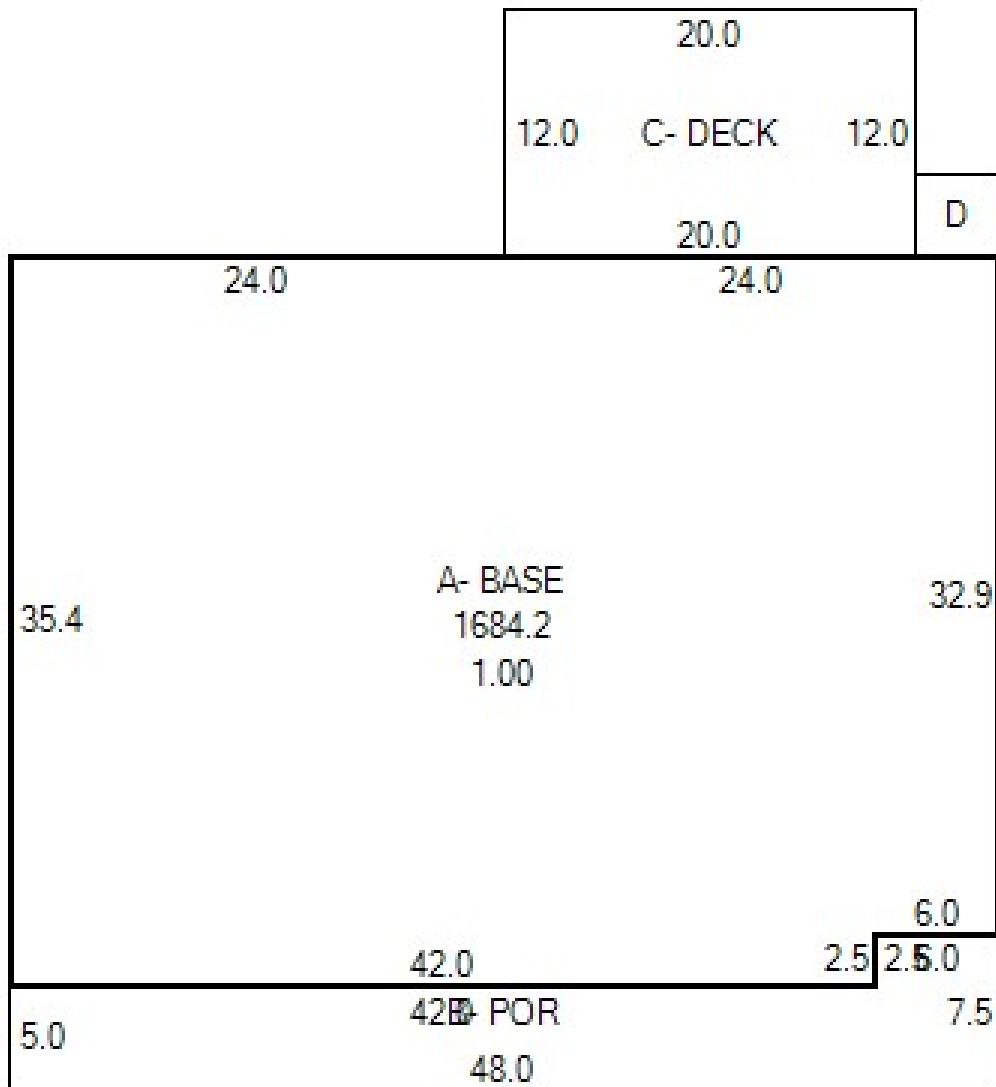
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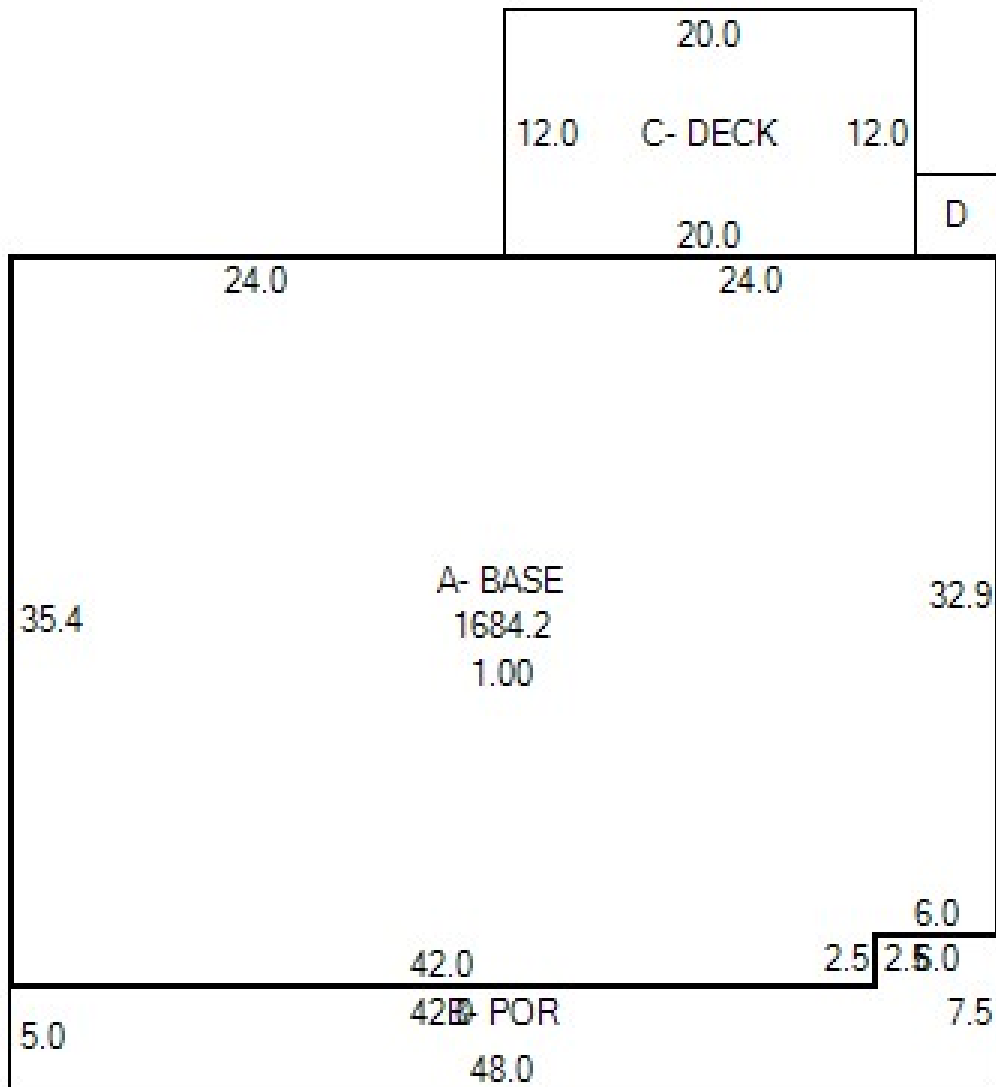
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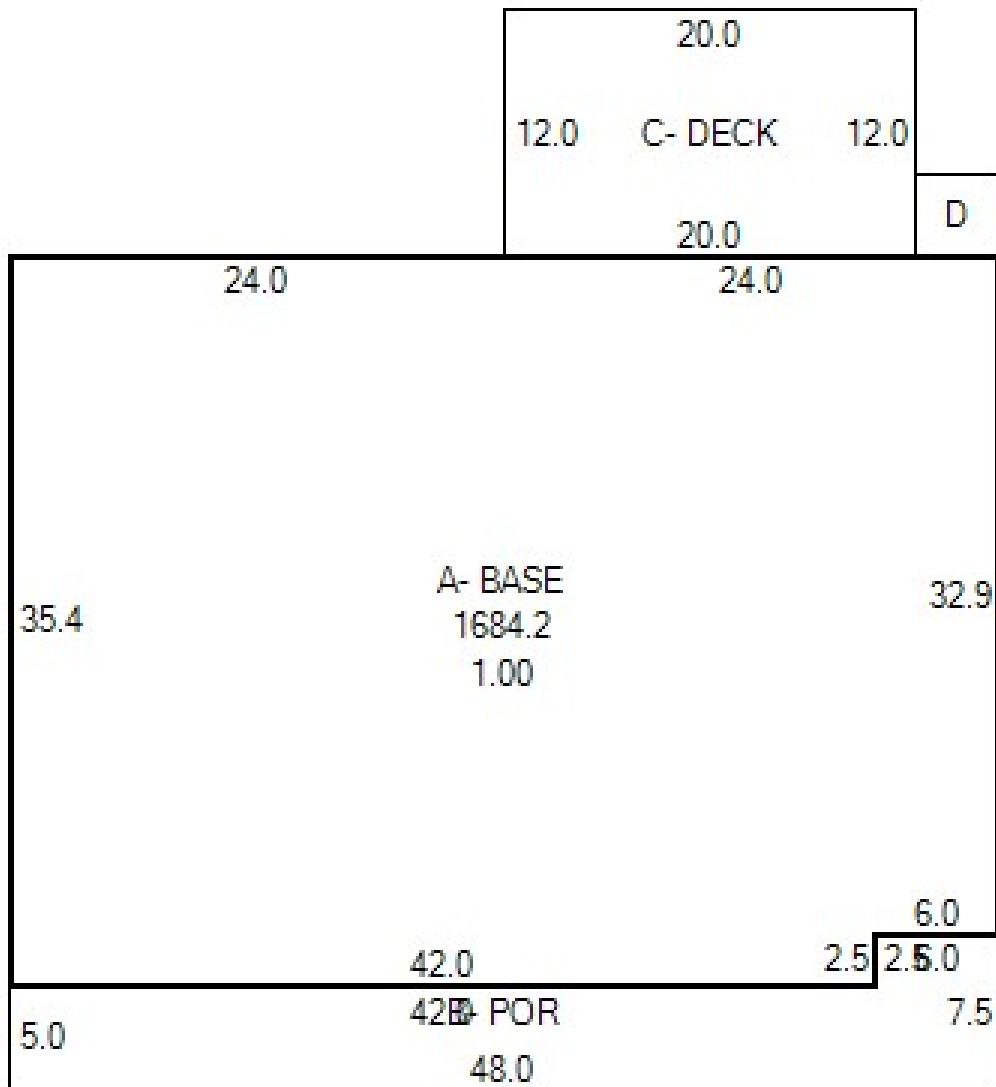
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Sales Date:	9/11/2009	Sale Price:	\$150,000
Legal Documentation:	InstrumentType: LR Year: 2009 Number: 0009657	Grantor:	Cline, Mark J. Or Deborah R.

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Real Estate Auction

2640 Spring Hill Rd., Staunton, Va.

Fri., April 28, 2023 at 6 p.m.

Real Estate: Beautiful ranch-style home on 1.25 acres on Spring Hill Rd. just outside Verona.

HOME TOURS: Wednesday, April 19 at 4 p.m. and Sunday, April 23 at 2 p.m.

Terms: Real Estate sold AS IS, WHERE IS without warranty of any kind. \$15,000 non-refundable bidders deposit required in the form of cash or cashier's check at conclusion of real estate auction. Balance due at closing on or about 30-45 days from auction. Announcements on day of sale take precedence over printed matter. Not responsible in case of accident. All Items are offered "AS IS and WHERE IS." We make no warranties or guarantees, at any time, on an offered Item or the description of that item. All bidders are encouraged to examine items before bidding. Please see full terms at MarkCraigAuctions.com. See pictures at MarkCraigAuctions.com

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ROGER CRAIG - Va. Lic. #2905000292 - 540/292-0411

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Property Report - Augusta County

Prepared: 2023-03-12-19.02.30.859000

User: Teresa Craig

Client: Mark Craig Auctions

Property Information

Owner: Cline, Chase E.
Owners Address: 2640 Springhill Rd
Staunton, Va 24401
Legal Desc.: 35-39
W Side Rt 613
1.248 Ac

Tax Map#: 035 39
Account#:
911 Address: 2640 Spring Hill Rd
Magisterial District: North River
Total Assessed Value: 199,000

Building 1

Exterior

Year Built: 1991
Occupancy Type: Dwelling
Foundation: Cinderblock
Ext. Walls: Vinyl
Condition: Fair

Roofing: Comp Shg
Roof Type: Gable
Garage: Det Gar
Number of Cars: 02
Carport: None
Number of Cars: 00

Interior

Story Height: 1.00
No. of Rooms: 8
No. of Bedrooms: 3
Full Baths: 2
Half Baths:
Heating: B. Board
A/C: No
Fireplaces: None
Stacked FPs: None
Flues: None
Metal Flues: None
Stacked Flues: None
Inop Flue/FP: None

Building Sq Ft: 1684
Basement Sq Ft: 1403
Fin Bsmt Sq Ft:
Interior Walls: Drywall
Floors: Carpet
Vinyl

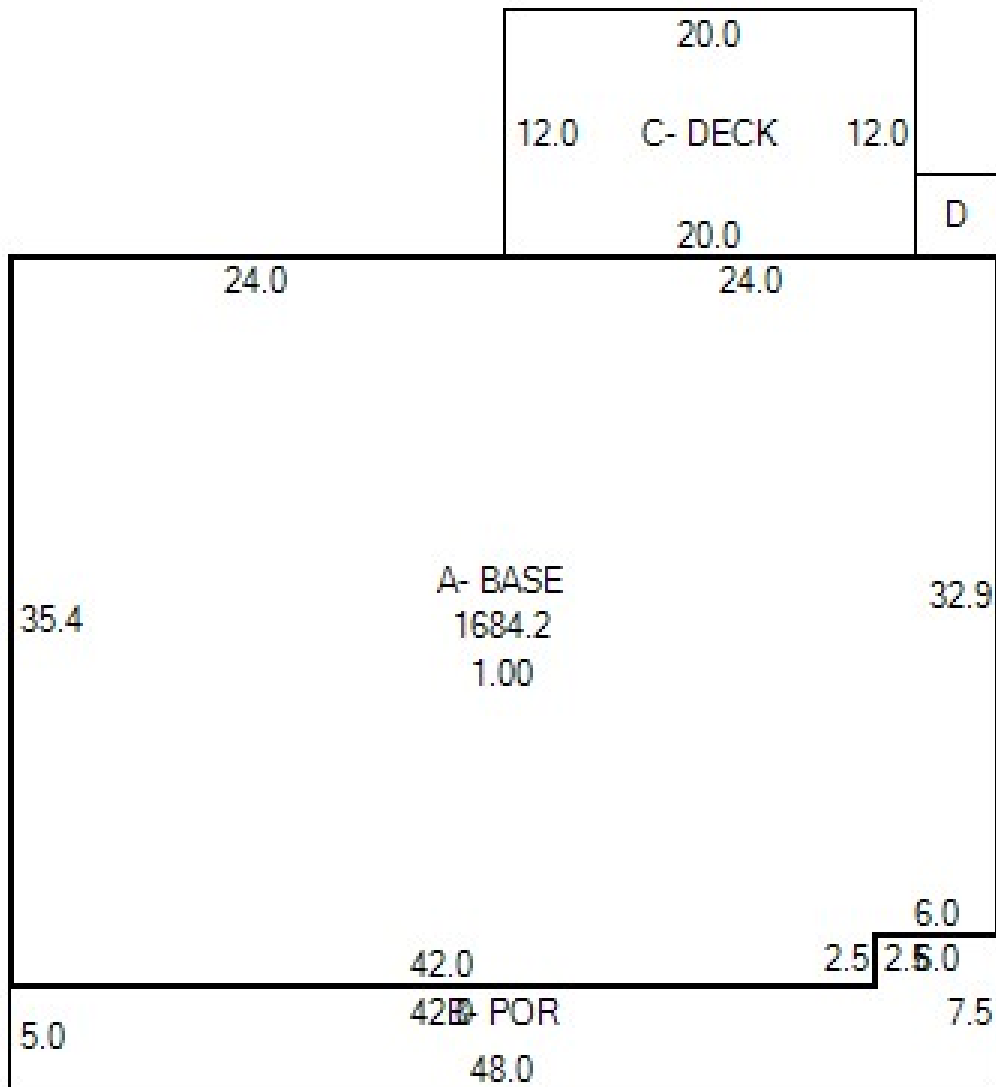
Site Information

Zoning Type: GA
Terrain Char: Rolling/sloping
Right of Way: Public
Easements: Paved

Water: Well
Sewer: Septic
Electric: Yes
Gas: No

Total Building Value:

\$ 139,043



Other Improvements

Description	Dimensions:	Size in Sq. Ft.	Improvement Value - \$
Gar-frame	Length: 22/ Width: 26	572	4,576
Shed-att	Length: 0/ Width: 0	N/A	400
Total Value:			\$ 4,976

Land Values

Description	Size in Acres	Lump Sum or Per Acre	Unit Value	Adj. %	Utility Value	Acreage Value
Homesite	1.24	Lump Sum	45,000	.00	10,000	55,000
Total Value:						\$ 55,000
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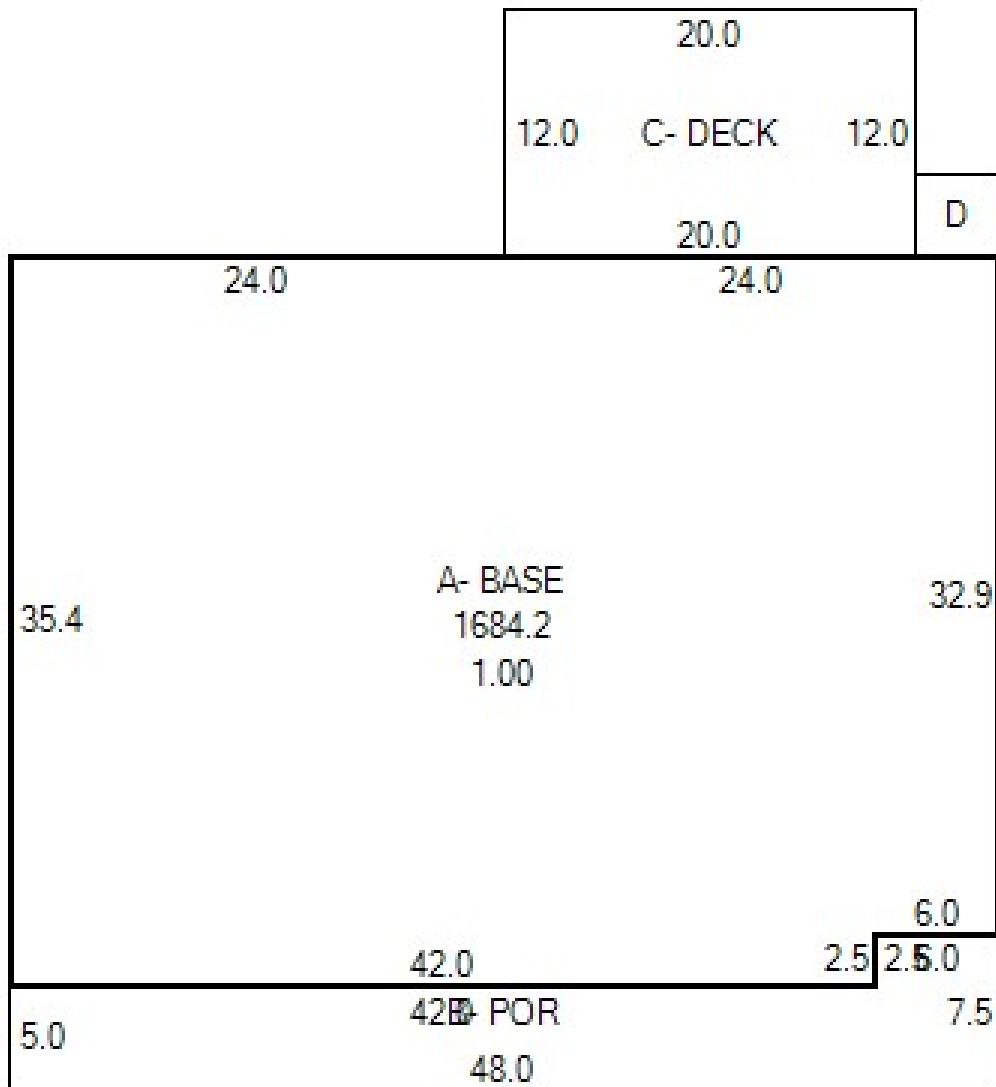
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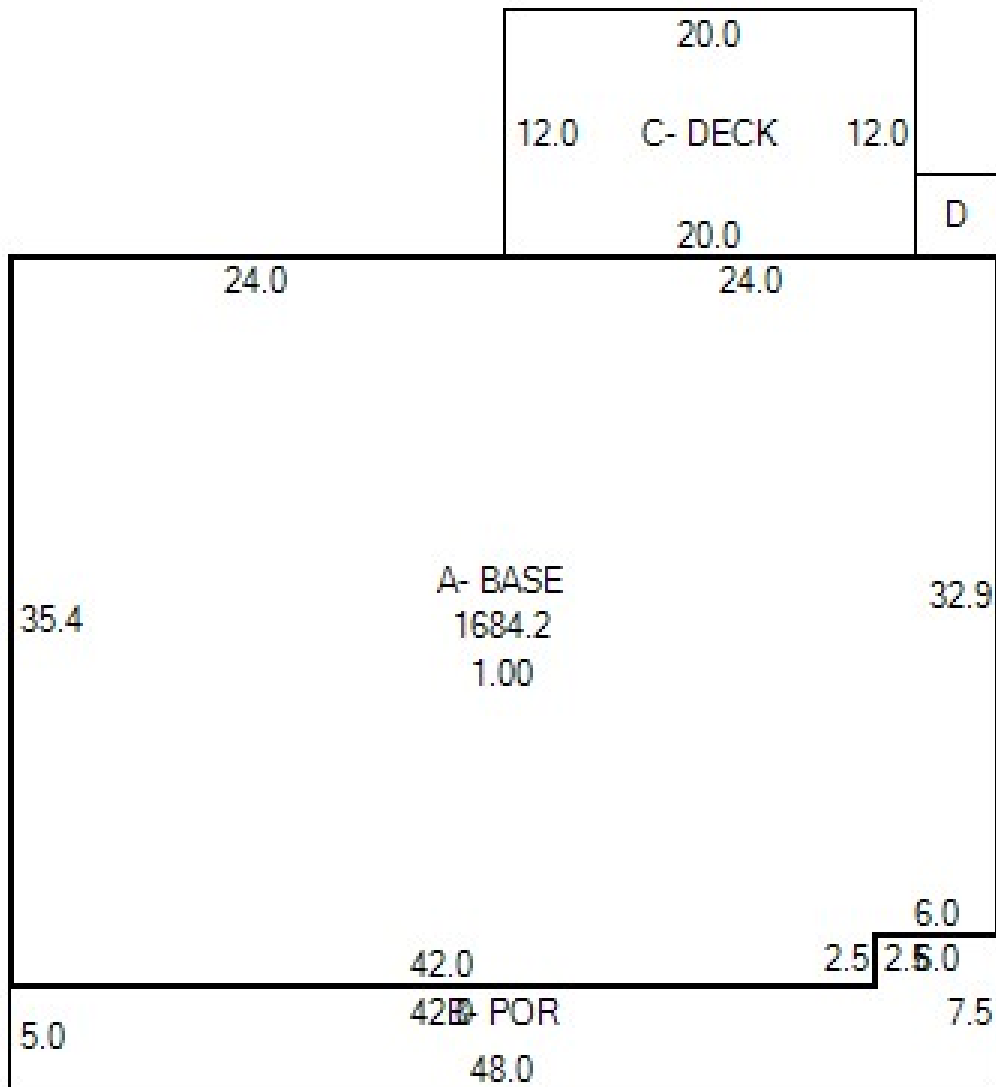
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