



For Sale At Auction

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VAAF #651

PUBLIC SALE OF TAX DELINQUENT HENRICO COUNTY REAL ESTATE - TO BE SOLD... AT AUCTION!

**Henrico County Courthouse
4301 East Parham Road,
Henrico, Virginia 23228,
Friday, April 21, 2017 at 3:00 PM**



**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER'S SALE OF REAL ESTATE
HENRICO COUNTY, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of Henrico County, the undersigned Special Commissioner will offer for sale at public auction the following described real estate at the **Henrico County Courthouse**, located at **4301 East Parham Road, Henrico, Virginia, 23228**, on **Friday, April 21, 2017 at 3:00pm**, or as soon thereafter as may be effected. The sale of such property is subject to the terms and conditions below and any such terms and conditions which may be announced on the day of the auction. Announcements made on the day of the auction take precedence over any prior written or verbal terms of sale.

<u>No.</u>	<u>Owner(s)</u>	<u>Account Nos.</u>	<u>Description</u>
1	Thomas R. Carter, et al.	GPIN No. 801-729-6089 TACS No. 48461	1904 Binaford Lane; Fairfield District; Oak Hill Subdivision; Block L; Lot 8
2	Peter J. DiCarmine, et al.	GPIN No. 828-717-0550 TACS No. 388386	2001 East Nine Mile Road; Varina District; Sandston; Section D; Pt Lot B; 0.336 Acre, more or less
3	Emmett Mitchell, et al.	GPIN No. 825-719-4598 TACS No. 48495	1601 Gatewood Avenue; Varina District; Shelton Park Subdivision; Lots 37, 38, 54 and 55
4	Mohawk Development Corporation, et al.	GPIN No. 803-724-9750 TACS No. 365316	Gordon Lane; Varina District; Glenwood Gardens Subdivision; Reserved Lot
5	Richmond Christian Charities	GPIN No. 814-714-3674 TACS No. 48480	4924 Trinkle Avenue; Varina District; Larchmont Subdivision; Block 8; Lots 43-45

TERMS OF SALE: All sales are subject to confirmation by the Circuit Court of Henrico County. The highest bidder shall deposit twenty-five percent (25%) or One Thousand Dollars (\$1,000.00), whichever is more, at the time of the auction. Bids which are less than \$1,000.00 shall be paid in full at the time of the auction. Deposits shall not exceed Twenty Thousand Dollars (\$20,000.00). Such sum shall be held by the Special Commissioner and credited towards the purchase price following confirmation of the sale. All deposits must be made in the form of personal check, traveler's check, cashier's check or money order. Cash will not be accepted. The balance of the purchase price shall be deposited by the highest bidder with the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court. The Special Commissioner of Sale has the right to reject any bids determined to be unreasonable in relation to the estimated value of the Property. Properties are conveyed by Special Warranty Deed, subject to any easements, covenants, agreements, restrictions, reservations, and any and all rights of record which may effect the property. **There will be a 10% buyer's premium added to final bid to determine final contract price and shall be paid with the deposit at the time of auction.** Deed recordation costs will be the responsibility of the successful bidder and shall also be deposited with the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court.

Properties are offered for sale as-is, with all faults and without any warranty, either expressed or implied. Persons are encouraged to make a visual inspection of the property within the limits of the law and to obtain an independent title search prior to bidding on any of the properties. Bidders are strongly encouraged to make their own inspection to determine the suitability of the property and it is assumed that all bidders will perform due diligence prior to the day of the auction. Any costs incurred by the bidder to inspect the property are at the expense of the bidder and are non-refundable.

Please be advised that in order to qualify as a bidder at this auction, you may not owe delinquent taxes to Henrico County and you may not be a Defendant in any pending delinquent tax matter. Questions concerning the properties subject to sale or the tax sale process should be directed to TACS online at www.taxva.com, by email to taxsales@taxva.com, or by phone to (804) 545-2377.

John A. Rife, Esq.
Jeffrey A. Scharf, Esq.
Andrew M. Neville, Esq.
Special Commissioners
Taxing Authority Consulting Services, PC
re: Henrico County Auction
P.O. Box 31800
Henrico, Virginia 23294-1800

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Auctioneers:

Dan Pegelow, VAAR#667



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(Property 1)



COUNTY OF HENRICO - FINANCE DEPARTMENT REAL ESTATE ASSESSMENT DIVISION

Address: 4301 E. Parham Rd.
Henrico, VA 23273-2745
Phone: 804-501-4300
Fax: 804-501-5420

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Base Information

Parcel ID	801-729-6089	Parcel Address	1904 BINFORD LN
Vision PID #	81509	Appraiser	Y
State Code	Resid (Urban)	Neighborhood	5-050 -
Use Code	011 Vacant Residential	Acreage	0
Tax Type	Taxable	Owner (Jan 1)	CARTER THOMAS R & PHILLIS C
Zoning	R-4	Owner (Cur)	CARTER THOMAS R & PHILLIS C
Tax Dist	Regular	Mailing Address	
Magisterial	Fairfield		
Subdivision	Oak Hill		
Section	B	Zip	
Block	L	Old Map #	0139040000L 0008
Lot	8	Pre 1992 Map #	2 B2 14
		Map Page #	207

Last 5 Transfers

Sale Date	Sale Price	Deed Book	Page	Owner	Sale Comment	# of Parcels
	\$14,800	1348	243	CARTER THOMAS R & PHILLIS C		

Last 5 Assessments

Year	Date	Land	Land Use	Improvements	Total
2017	01/31/2017	\$22,000		\$0	\$22,000
2016	01/29/2016	\$22,000		\$0	\$22,000
2015	02/02/2015	\$22,000		\$0	\$22,000
2014	01/30/2014	\$22,000		\$0	\$22,000
2013	02/05/2013	\$22,000		\$0	\$22,000

Land Information

Type	# Units	Unit Type	Sqft	Zoning
G4	1	LOTS	0	R-4

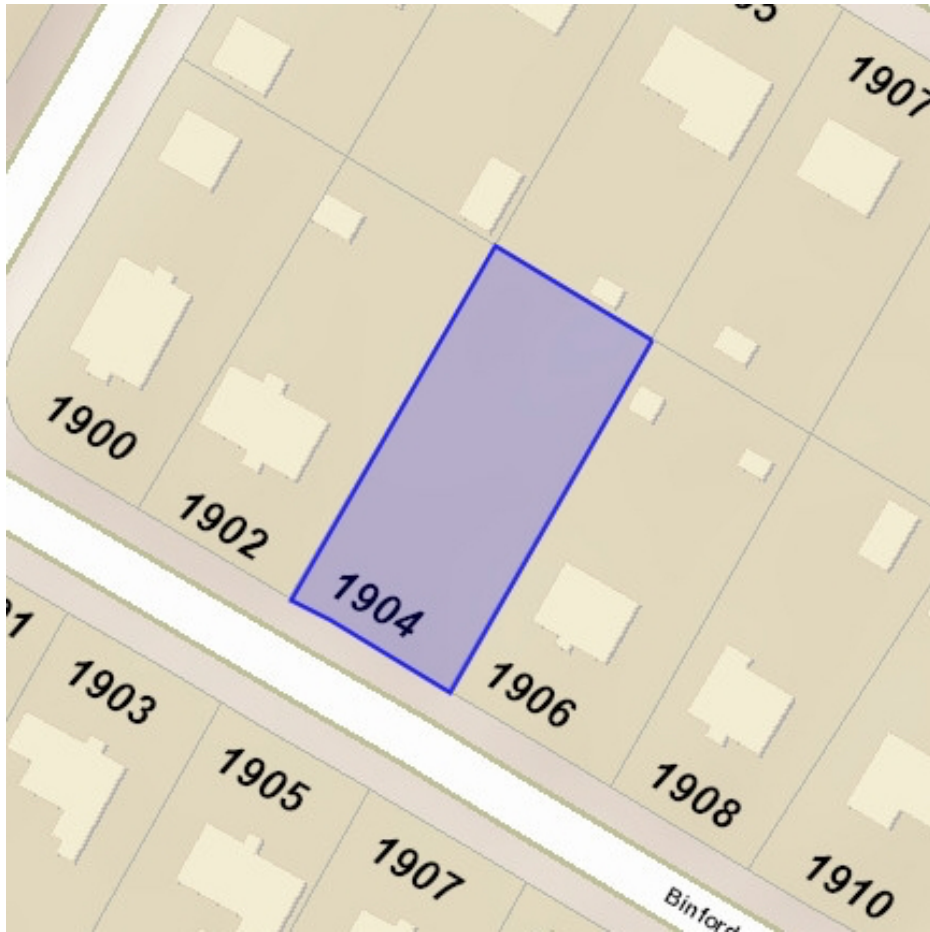
Notes

no data found

Image

Legal Disclaimer: Non-confidential real estate assessment records are public information under Virginia law, and Internet display of non-confidential property information is specifically authorized by Virginia Code 58.1-3122.2. While the Real Estate Division has worked to ensure that the assessment data contained herein is accurate, Henrico County assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any reliance on any maps or data provided herein. Please consult County records in the Real Estate Division for official information.

**Property 1: Thomas R. Carter, et al. :
GPIN No. 801-729-6089
TACS No. 48461
1904 Binford Lane; Fairfield District; Oak Hill
Subdivision; Block L; Lot 8**



(Property 2)



COUNTY OF HENRICO - FINANCE DEPARTMENT REAL ESTATE ASSESSMENT DIVISION

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Base Information

Parcel ID	828-717-0550	Parcel Address	2001 E NINE MILE RD
Vision PID #	105724	Appraiser	I
State Code	Resid (Urban)	Neighborhood	7-020 -
Use Code	210 Res - Subd (1 Fam)	Acreage	0
Tax Type	Taxable	Owner (Jan 1)	DICARMINE PETER J
Zoning	R-3	Owner (Cur)	DICARMINE PETER J
Tax Dist	San Dist #2	Mailing Address	
Magisterial	Varina		2001 E NINE MILE RD
Subdivision	Sandston		SANDSTON VA
Section	D	Zip	23150
Block		Old Map #	0164020005 0000BA
Lot	PT B .336 ACS	Pre 1992 Map #	11 B2 8
		Map Page #	251

Residential Information

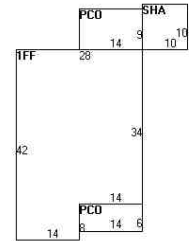
Style	11 Other 1 Story	No. of Stories	1	Sq Ft Finished Living	1,064
Year Built	1920	Total Rooms	5	Finished Attic	0
Grade	D+1	Bedrooms	2	Unfinished Living	0
Ext. Walls	03 Asbestos	Full Bathrooms	1	Basement	0
Roof	1 Composition	Half Bathrooms	0	Finished Basement	0
Heating	07 Space Heater	Fireplace(s)	0	Foundation Type	1 Crawl
Air Cond.	02 No	No. of Chimneys	0	Basement Garage	0

Last 5 Transfers

Sale Date	Sale Price	Deed Book	Page	Owner	Sale Comment	# of Parcels
12/30/2010	\$0	D2010	97	DICARMINE PETER J	Non-Qualified	
04/14/2006	\$0	4102	2500	VAUGHAN RAMONA H LI & PJD	Gift/Partial Int. Etc.	1
08/18/2004	\$0	3721	434	DICARMINE PETER J & R H V	Gift/Partial Int. Etc.	1
06/01/2004	\$0	D2004	71	DICARMINE PETER J	Non-Qualified	1
07/01/1981	\$19,000	1836	1522	DICARMINE PETER J & ROSE		

Last 5 Assessments

Year	Date	Land	Land Use	Improvements	Total
2017	01/31/2017	\$27,900		\$49,500	\$77,400
2016	01/29/2016	\$27,900		\$45,000	\$72,900
2015	02/02/2015	\$27,900		\$45,000	\$72,900
2014	01/30/2014	\$27,900		\$38,500	\$66,400
2013	02/05/2013	\$27,900		\$38,500	\$66,400



Additions, Outbuildings and Features

Type	Improvement	Units/Area
Addition	Porch Covered	210
Addition	Shed Attached	100

Land Info.

Type	# Units	Unit Type	Sqft	Zoning
G3	1	LOTS	0	R-3

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Property 2: Peter J. DiCarmine, et al.:

GPIN No. 828-717-0550

TACS No. 388386

**2001 East Nine Mile Road; Varina District; Sandston;
Section D; Pt Lot B; 0.336 Acre, more or less**



(Property 3)



COUNTY OF HENRICO - FINANCE DEPARTMENT REAL ESTATE ASSESSMENT DIVISION

Address: 4301 E. Parham Rd.
Henrico, VA 23273-2745
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Base Information

Parcel ID	825-719-4598	Parcel Address	1601 GATEWOOD AVE
Vision PID #	103575	Appraiser	F
State Code	Resid (Urban)	Neighborhood	6-150 -
Use Code	011 Vacant Residential	Acreage	0
Tax Type	Taxable	Owner (Jan 1)	MITCHELL EMMETT
Zoning	R-4	Owner (Cur)	MITCHELL EMMETT
Tax Dist	Regular	Mailing Address	C/O DOUGLAS MITCHELL
Magisterial	Varina		501 TARPLEY RD
Subdivision	Shelton Park		RICHMOND VA
Section		Zip	23225
Block		Old Map #	0156050000E 0037
Lot	37 38 54 55	Pre 1992 Map #	15 A1 29
		Map Page #	251

Last 5 Transfers

Sale Date	Sale Price	Deed Book	Page	Owner	Sale Comment	# of Parcels
	\$0	181A	175	MITCHELL EMMETT		

Last 5 Assessments

Year	Date	Land	Land Use	Improvements	Total
2017	01/31/2017	\$8,000		\$0	\$8,000
2016	01/29/2016	\$8,000		\$0	\$8,000
2015	02/02/2015	\$8,000		\$0	\$8,000
2014	01/30/2014	\$8,000		\$0	\$8,000
2013	02/05/2013	\$8,000		\$0	\$8,000

Land Information

Type	# Units	Unit Type	Sqft	Zoning
G2	1	LOTS	0	R-4
G2	1	LOTS	0	R-4
G2	1	LOTS	0	R-4
G2	1	LOTS	0	R-4

Notes

10/5/2015 MEMORANDUM OF LIS PENDENS CL 15-2418 DB5412/1325.

Image

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Property 3: Emmett Mitchell, et al. :

GPIN No. 825-719-4598

TACS No. 48495

**1601 Gatewood Avenue; Varina District;
Shelton Park Subdivision; Lots 37, 38, 54 and 55**



(Property 4)



COUNTY OF HENRICO - FINANCE DEPARTMENT REAL ESTATE ASSESSMENT DIVISION

Address: 4301 E. Parham Rd.
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Base Information

Parcel ID	803-724-9750	Parcel Address	GORDON LN
Vision PID #	127038	Appraiser	Y
State Code	Resid (Urban)	Neighborhood	5-060 -
Use Code	011 Vacant Residential	Acreage	0
Tax Type	Taxable	Owner (Jan 1)	MOHAWK DEVELOPMENT CORP
Zoning	R-4	Owner (Cur)	MOHAWK DEVELOPMENT CORP
Tax Dist	Regular	Mailing Address	
Magisterial	Varina		
Subdivision	Glenwood Gardens		
Section		Zip	
Block		Old Map #	0145010000E 0048
Lot	RESERVED	Pre 1992 Map #	
		Map Page #	229

Last 5 Transfers

Sale Date	Sale Price	Deed Book	Page	Owner	Sale Comment	# of Parcels
04/27/1948	\$6,000	426	177	MOHAWK DEVELOPMENT CORP	Non-Qualified	1

Last 5 Assessments

Year	Date	Land	Land Use	Improvements	Total
2017	01/31/2017	\$900		\$0	\$900
2016	01/29/2016	\$900		\$0	\$900
2015	02/02/2015	\$900		\$0	\$900
2014	01/30/2014	\$900		\$0	\$900

Land Information

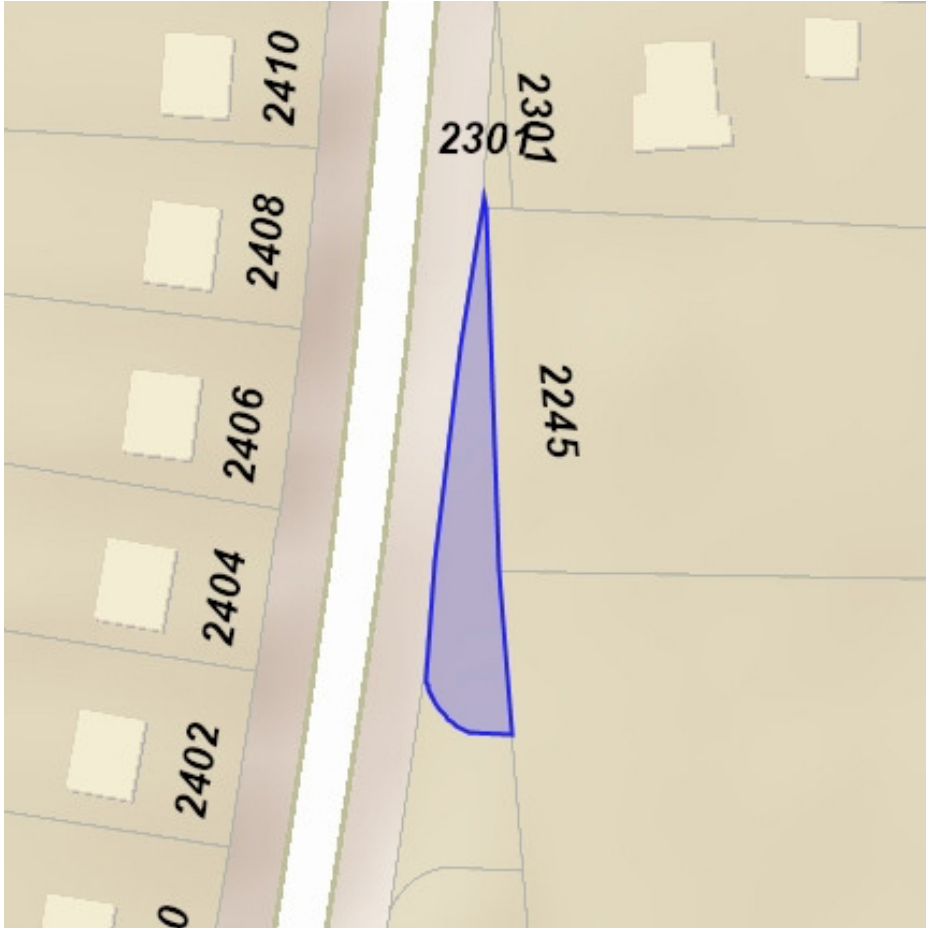
Type	# Units	Unit Type	Sqft	Zoning
AD	.06	ACREAGE	2,614	R-4

Notes

2013 NEW PARCEL FOR 2014 CORRECTION FROM 1948 SPLIT FROM PARCEL 803-724-9640

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**Property 4: Mohawk Development Corporation, et al. :
GPIN No. 803-724-9750
TACS No. 365316
Gordon Lane; Varina District; Glenwood Gardens
Subdivision; Reserved Lot**



(Property 5)



COUNTY OF HENRICO - FINANCE DEPARTMENT Address: 4301 E. Parham Rd.
REAL ESTATE ASSESSMENT DIVISION Henrico, VA 23273-2745

Phone: 804-501-4300
Fax: 804-501-5420

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Base Information

Parcel ID	814-714-3674	Parcel Address	4924 TRINKLE AVE
Vision PID #	95236	Appraiser	I
State Code	Resid (Urban)	Neighborhood	7-010 -
Use Code	011 Vacant Residential	Acreage	0
Tax Type	Taxable	Owner (Jan 1)	RICHMOND CHRISTIAN CHARITIES
Zoning	R-4	Owner (Cur)	RICHMOND CHRISTIAN CHARITIES
Tax Dist	Regular	Mailing Address	
Magisterial	Varina		
Subdivision	Larchmont		
Section		Zip	
Block	8	Old Map #	0162040008 0043
Lot	43-45	Pre 1992 Map #	9 B2 25
		Map Page #	259

Last 5 Transfers

Sale Date	Sale Price	Deed Book	Page	Owner	Sale Comment	# of Parcels
11/29/1999	\$0	2964	1084	RICHMOND CHRISTIAN CHARITIES	Gift/Partial Int. Etc.	8
02/01/1986	\$3,000	1992	1273	GIBBS JOHN W JR & MARTHA		

Last 5 Assessments

Year	Date	Land	Land Use	Improvements	Total
2017	01/31/2017	\$4,200		\$0	\$4,200
2016	01/29/2016	\$4,200		\$0	\$4,200
2015	02/02/2015	\$4,200		\$0	\$4,200
2014	01/30/2014	\$4,200		\$0	\$4,200
2013	02/05/2013	\$4,200		\$0	\$4,200

Land Information

Type	# Units	Unit Type	Sqft	Zoning
G2	1	LOTS	0	R-4

Notes

no data found

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**Property 8: Richmond Christian Charities:
GPIN No. 814-714-3674
TACS No. 48480
4924 Trinkle Avenue; Varina District;
Larchmont Subdivision; Block 8;
Lots 43, 44 and 45**





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Auctioneers:

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