



**Blue Ridge Land
& Auction Co., Inc**

TERMS OF AUCTION

AUCTION FOR – D E Eakin and Sons, Inc., Donald Eakin, Sandra Eakin

AUCTION LOCATION – 618 Ashlawn Street SW., Roanoke VA 24015

AUCTION DATE – THURSDAY , June 9TH 2016 @ 10AM. ONLINE BIDDING
AVAILABLE

AUCTIONEER – Matt Gallimore (Broker/Auctioneer) and Barry Muse (Auctioneer) of Blue Ridge Land & Auction Company located at 102 South Locust Street, Floyd VA 24091 (540-745-2005) has contracted with D E Eakin and Sons, Inc., Donald Eakin, and Sandra Eakin “Seller” to offer to sell at public auction certain Real Property and Personal Property (Equipment, Machinery, Accessories, and Tools) located at

616 & 618 Ashlawn Street SW., Roanoke VA 24015

Legal Description of Real Estate - Roanoke City, Virginia; PRN: 132611, 132612, 132613, and 132614; .8996 Acre and Improvements; Document # 140006859

Description of Personal Property – Located at 618 Ashlawn Street SW., Roanoke VA including equipment, machinery, tools, and accessories detailed in auction catalog as Lots # 2 through Lot # 168.

AGENCY DISCLOSURE – Auctioneer / Broker is acting exclusively as an agent for Seller and not as an agent for any bidder or buyer. No third-party broker / agent is acting as a subagent of Auctioneer.

COLLUSION – Bid-rigging is a federal felony punishable by imprisonment and fine. Auctioneer will report all suspected, illegal conduct to the F.B.I and cooperate with any investigation and prosecution

COPYRIGHT FOR AUCTION – The Auction is the exclusive intellectual property of Auctioneer, covered by copyright protection, and may not be recorded, reproduced, or used in any form by anyone other than Auctioneer.

PROPERTY DESCRIPTION – Roanoke City, Virginia; PRN: 132611, 132612, 132613, and 132614; .8996 Acre and Improvements; Document # 140006859

And more commonly known as

616 & 618 Ashlawn Street SW., Roanoke VA 24015;

DUE DILIGENCE – Seller and Auctioneer, Realtor(s), and/or Broker(s) do not attempt to provide Bidder with all of the information Bidder may need to make an informed decision about the Auction and Property. Bidder should obtain professional advice, inspect, and conduct due diligence on the Property, any occupancy of it, title, surrounding area, all information provided by Seller or Auctioneer, public records, Terms of Auction, Sale Contract, transaction contemplated, and all circumstances, defects, facts, issues, problems, and other relevant matter (collectively “Property Issues”). All information provided by Auctioneer came from Seller and Public Record and is believed to be accurate, but neither Seller nor Auctioneer guarantees, represents, or warrants its accuracy or completeness and Bidder should not rely upon it without independent inspection and verification from sources Bidder knows to be reliable. Bidder has either performed all inspections and other due diligence that it deems necessary in advance of bidding in the Auction and Bidder understands and fully accepts the risk of not having done so. No Property will be open for inspection following the Auction and through the time of closing the sale. Seller and Auctioneer, Realtor(s), and / or Broker(s) are not required to update any information provided or published and will have no liability whatsoever for failing to do so.

DISCLAIMERS – Participation in the Auction is at Bidder’s sole risk and Seller and Auctioneer, plus their agents, contractors, directors, employees, members, officers, and representatives will have no liability whatsoever. The Property will be offered **“AS IS, WHERE IS, WITH ALL FAULTS.”** To the fullest extent allowed by law, Seller and Auctioneer unconditionally disclaim any guarantee, representation, or warranty of every kind, whether expressed, implied, or

statutory, whether oral or written, whether past, present, or future, with respect to all Property Issues, except as expressly provided in the terms of the Auction and the Sale Contract.

DISCLOSURES - Unless otherwise disclosed, the Property will be offered for sale and conveyed by deed free and clear of all liens, mortgages, deeds of trust, delinquent taxes, assessments and warrants, but subject to all non-monetary encumbrances such as conditions, covenants, deeds, easements, reservations, restrictions, right-of-ways, title exceptions, zoning regulations and matters of record. Maps, depictions, and sketches in any materials related to the Property are for illustration purposes only and Seller, Realtor, and Auctioneer do not guarantee, represent, or warrant their accuracy or completeness.

BIDDER REGISTRATION – Auctioneer may refuse to register or expel any person who is disruptive, noncompliant, or previously caused a problem of any kind for Seller or Auctioneer. The requirements for Bidder registration may be waived by Auctioneer with respect to any Bidder, without waiving same for any other Bidder. By registering, Bidder acknowledges receipt of the Terms of Auction and access to the Sale Contract and unconditionally and irrevocably agrees to be bound by both.

AUCTION METHOD FOR REAL ESTATE – Auction will be “Subject to Confirmation” and conducted on – site at 616 & 618 Ashlawn Street SW., Roanoke VA 24015 with online bids being considered while auction is online and until live bids are complete and with live bids being considered starting at approximately **10am EDT on Thursday June 9th, 2016**. Final high bid amount will be the Contract Price plus a 10% Buyer’s Premium. Purchaser will be required to sign a Contract of Purchase, where the final Contract Price will be the final bid plus a 10% Buyer’s Premium. Purchaser will be required to make a 10% Earnest Money Deposit and close within 45 days.

SALE CONTRACT FOR REAL ESTATE – Bidder should carefully read and understand the Sale Contract before bidding in the Auction. The Property will be offered subject to the terms of the Sale Contract which is not negotiable. This is a cash sale and not contingent upon any matter, including Buyer obtaining financing.

Buyer will immediately execute the Sale Contract and all related documents presented by Auctioneer to bind Bidder and Seller to a sale of the Property and no addition, deletion, or revision will be permitted. The Sale Contract will exclusively govern the Parties' rights, responsibilities, and remedies with respect to any sale of the Property and all related matters. The sale must close within 45 days following the Auction.

EARNEST MONEY DEPOSIT FOR REAL ESTATE – Purchaser will be required to make 10% Earnest Money Deposit on April 28th, 2016. The 10% Earnest Money Deposit is calculated as 10% of final Contract Price which is the high and final bid plus a 10% Buyer's Premium. If Purchaser defaults under the terms of the Sale Contract, Earnest Money will be forfeited to Seller and Auction Company. If Seller defaults under the terms of the Sale Contract, Earnest Money will be returned to Purchaser.

TITLE FOR REAL ESTATE - At Settlement, Seller shall convey to Purchaser fee simple title to the Property by General Warranty Deed, free of all liens, tenancies, defects and encumbrances, except as otherwise indicated herein, and subject only to such restrictions and easements as shall then be of record which do not affect the use of the Property for use as a golf course or render the title unmarketable. If a defect is found which can be remedied by legal action within a reasonable time, Seller shall, at Seller's expense, promptly take such action as is necessary to cure the defect. If Seller, acting in good faith, is unable to have such defect corrected within 60 days after notice of such defect is given to Seller, then this Contract may be terminated by either Seller or Purchaser. Purchaser may extend the date for Settlement to the extent necessary for Seller to comply with this Paragraph but not longer than 60 days.

AUCTION METHOD FOR PERSONAL PROPERTY – Auction for personal property consisting of Equipment, Machinery, Tools, and Accessories will be conducted on – site at 618 Ashlawn Street SW., Roanoke VA 24015 with online bids being considered for Lots # 2 through Lot # 10. Lot # 2 which is the Sterling Truck will be subject to Seller confirmation. All other Lots # 3 through Lot # 168 are being sold without reserve regardless of price. There will be a 10% Buyer's Premium on all Personal Property and payment by good check or cash made on Auction Day. In the event that Credit Cards are accepted there will be a 3% surcharge in addition

to 10% Buyer's Premium added to final bid amount. Personal Property will be sold "As – Is" with any and all faults after Real Estate portion of Auction.

RELEASE FOR USE – Bidders, Buyers, and other persons present at the Auction (collectively "Attendees") are advised that Auctioneer and its agents, contractors, employees, and/or representatives may record the Auction related matter, and Attendees through audiotape, photography, motion pictures, and/or videotape for advertising, marketing, promotion, publicity, record, and/or trade purposes, and in consideration of being allowed to attend the Auction, Attendees unconditionally and irrevocably agree that their images and voices may be so recorded and used by Auctioneer in all types of media without territorial, time, or use limitation, and without compensation being owed or paid to Attendees by Auctioneer or Seller.

DISPUTE RESOLUTION – There shall be an attempt for any dispute resulting from Auction to be resolved by non-binding mediation.

To the fullest extent allowed by law, neither Seller, Realtor, nor Auctioneer will be liable for any consequential, exemplary, incidental, indirect, punitive, or special loss or damage, including, but not limited to, damage to property or loss of income, revenues, time, or use that might arise out of the Auction, offering or sale of the Property, or any related matter, whether such action be in contract, tort, strict liability, or other legal or equitable theory.

Choice of Law, Jurisdiction, and Venue – Any Auction matter will be exclusively construed and governed in accordance with the laws of the State of Virginia, without regard to its conflict of laws principles. The exclusive jurisdiction and venue for any controversy or claim between the Parties will be the County of Floyd in the State of Virginia.

MISCELLANEOUS – The Terms of Auction will bind Bidders and their agents, assigns, attorneys, beneficiaries, brokers, directors, distributes, employees, executors, heirs, legatees, officers, representatives, shareholders, and successors in interest. No deletion, modification, supplement, or waiver of any provision of

the Terms of Auction will be made, except by Auctioneer's written revision or announcement at the Auction.

BIDDER PACKET – Bidder Packet provided by Auction Company is intended to assist prospective buyer's decision process. The information in Bidder Packet consists of information from public record, and third parties. Bidders are expected to do their own due diligence prior to Auction. Sellers nor Auction Company warrant or guarantee any of the information in Bidder Packet. Information provided regarding Gas Pumps is believed to be accurate but not guaranteed. Seller nor Auction Company makes no representation as to the presence or absence of any environmental issues in regards to the property.

CONTRACT OF PURCHASE

THIS CONTRACT OF PURCHASE (hereinafter "Contract") is made as of June 9th, 2016, between D E Eakin and Sons, Inc. , Donald Eakin, and Sandra Eakin owner of record of the Real Property sold herein (hereinafter referred to as the "Seller"), and

(hereinafter referred to as the "Purchaser", whether one or more). The Purchaser was the successful bidder at a public auction of the Property held on this date and this Contract restates the terms of sale announced prior to the auction sale.

1. **Real Property.** Purchaser agrees to buy and Seller agrees to sell the land and all improvements thereon and appurtenances thereto which fronts upon a public street or has a recorded access easement to a public street (hereinafter referred to as the "Property"), located in the County of Henry, Virginia, and described as:

Address: 616 & 618 Ashlawn Street SW, Roanoke VA 24015

Legal Description: Roanoke City, Virginia; PRN: 132611, 132612, 132613, and 132614; .8996 Acre and Improvements; Document # 140006859

2. **Personal Property:** The following items of personal property, which are free of all liens and encumbrances, are included in this sale "As-Is": NO PERSONAL PROPERTY

3. **Purchase Price:** The purchase price of the Property is equal to the auction bid price plus 10% Buyer's Premium is as follows:

(hereinafter referred to as the "Purchase Price"), which shall be paid to the Settlement Agent (designated below) at settlement ("Settlement") by certified or cashier's check, or wired funds, subject to the prorations described herein.

4. **Deposit.** Purchaser has made a deposit with Seller, of

(hereinafter referred to as the "Deposit"). The Deposit shall be held by the Seller, pursuant to the terms of this Contract, until Settlement and then applied to the Purchase Price.

Sellers' Initials_____

Purchasers' Initials_____

5. **Settlement Agent and Possession.** Settlement shall be made at _____ on or before **July 9th, 2016** ("Settlement Date"). Time is of the essence. If closing fails to occur through no fault of the Seller, the deposit shall be forfeited. Possession shall be given at Settlement.

6. **Mechanics' and Materialmen's Liens.**

NOTICE

Virginia law (Virginia Code § 43-1 *et seq.*) permits persons who have performed labor or furnished materials for the construction, removal, repair or improvement of any building or structure to file a lien against the Property. This lien may be filed at any time after the work is commenced or the material is furnished, but not later than the earlier of (i) 90 days from the last day of the month in which the lienor last performed work or furnished materials or (ii) 90 days from the time the construction, removal, repair or improvement is terminated. (See Standard Provision J on Exhibit A.)

AN EFFECTIVE LIEN FOR WORK PERFORMED PRIOR TO THE SETTLEMENT DATE MAY BE FILED AFTER SETTLEMENT. LEGAL COUNSEL SHOULD BE CONSULTED.

7. **Title Insurance Notification.** Purchaser may wish at Purchaser's expense to purchase owner's title insurance. Depending on the particular circumstances of the transaction, such insurance could include affirmative coverage against possible mechanics' and materialmen's liens for labor and materials performed prior to Settlement and which, though not recorded at the time of recordation of Purchaser's deed, could be subsequently recorded and would adversely affect Purchaser's title to the Property. The coverage afforded by such title insurance would be governed by the terms and conditions thereof, and the premium for obtaining such title insurance coverage will be determined by its coverage.

8. **Choice of Settlement Agent.** Virginia's Consumer Real Estate Settlement Protection Act provides that the purchaser or borrower has the right to select the settlement agent to handle the closing of this transaction. The settlement agent's role in closing this transaction involves the coordination of numerous administrative and clerical functions relating to the collection of documents and the collection and disbursement of funds required to carry out the terms of the contract between the parties. If part of the purchase price is financed, the lender for the purchaser will instruct the settlement agent as to the signing and recording of loan documents and the disbursement of loan proceeds. No settlement agent can provide legal advice to any party to the transaction except a settlement agent who is engaged in the private practice of law in Virginia and who has been retained or engaged by a party to the transaction for the purpose of providing legal services to that party.

Variation by agreement: The provisions of the Consumer Real Estate Settlement Protection Act may not be varied by agreement, and rights conferred by this chapter may not be waived. The Seller may not require the use of a particular settlement agent as a condition of the sale of the property.

Escrow, closing and settlement service guidelines: The Virginia State Bar issues guidelines to help settlement agents avoid and prevent the unauthorized practice of law in connection with furnishing escrow, settlement or closing services. As a party to a real estate transaction, the purchaser or borrower is entitled to receive a copy of these guidelines from your settlement agent, upon request, in accordance with the provisions of the Consumer Real Estate Settlement Protection Act.

9. **Standard Provisions.**

(a) **Deposit.** If Purchaser fails to complete settlement on or before the Settlement Date, time being of the essence, the Deposit shall be forfeited to the Seller. Such forfeiture shall not limit any liability of the defaulting Purchaser or any rights or remedies of the Seller with respect to any such default, and the defaulting Purchaser shall be liable for all costs of re-sale of the Property (including attorney's fees of Seller), plus any amount by which the ultimate sale price for the Property is less than the defaulting purchaser's bid. After any such default and forfeiture, the Property may, at the discretion of the Seller, be conveyed to the next highest bidder of the Property whose bid was acceptable to the Seller. In the event the Seller does not execute a deed of conveyance for any reason, the Purchaser's sole remedy shall be the refund of the deposit. Immediately upon delivery of the deed for the Property by the Seller, all duties, liabilities, and obligations of the Seller, if any, to the purchaser with respect to the Property shall be extinguished.

(b) **Expenses and Prorations.** Seller agrees to pay the costs of preparing the deed, certificates for non-foreign status and state residency and the applicable IRS Form 1099, and the recordation tax applicable to grantors. Except as otherwise agreed herein, all other expenses incurred by Purchaser in connection with the Contract and the transaction set forth therein, including, without limitation, title examination costs, insurance premiums, survey costs, recording costs, loan document preparation costs and fees of Purchaser's attorney, shall be borne by Purchaser. All taxes, assessments, interest, rent and mortgage insurance, if any, shall be prorated as of Settlement. In addition to the Purchase Price, Purchaser shall pay Seller (i) for all propane remaining on the Property (if any) at the prevailing market price as of Settlement and (ii) any escrow Deposits made by Seller which are credited to Purchaser by the holders thereof.

(c) **Title.** At Settlement, Seller shall convey to Purchaser fee simple title to the Property by **Deed of General Warranty**, free of all liens, tenancies, defects and encumbrances, except as otherwise indicated herein, and subject only to such restrictions and easements as shall then be of record which do not affect the use of the Property for use of a golf course or render the title unmarketable. If a defect is found which can be remedied by

Sellers' Initials_____

Purchasers' Initials_____

legal action within a reasonable time, Seller shall, at Seller's expense, promptly take such action as is necessary to cure the defect. If Seller, acting in good faith, is unable to have such defect corrected within 60 days after notice of such defect is given to Seller, then this Contract may be terminated by either Seller or Purchaser. Purchaser may extend the date for Settlement to the extent necessary for Seller to comply with this Paragraph but not longer than 60 days.

(d) **Land Use Assessment.** In the event the Property is taxed under land use assessment and this sale results in disqualification from land use eligibility, Seller shall pay, when assessed, whether at or after Settlement, any rollback taxes assessed. If the Property continues to be eligible for land use assessment, Purchaser agrees to make application, at Purchaser's expense, for continuation under land use, and to pay any rollback taxes resulting from failure to file or to qualify.

(e) **Risk of Loss.** All risk of loss or damage to the Property by fire, windstorm, casualty or other cause, or taking by eminent domain, is assumed by Seller until Settlement. In the event of substantial loss or damage to the Property before Settlement, Purchaser shall have the option of either (i) terminating this Contract, or (ii) affirming this Contract, with appropriate arrangements being made by Seller to repair the damage, in a manner acceptable to Purchaser, or Seller shall assign to Purchaser all of Seller's rights under any applicable policy or policies of insurance and any condemnation awards and shall pay over to Purchaser any sums received as a result of such loss or damage.

(f) **Property Sold "As Is".** Purchaser agrees to accept the Property at Settlement in its present physical condition. No representations or warranties are made as to zoning, structural integrity, physical condition, environmental condition, construction, workmanship, materials, habitability, fitness for a particular purpose, or merchantability of all or any part of the Property.

(g) **Counterparts.** This Contract may be executed in one or more counterparts, with each such counterpart to be deemed an original. All such counterparts shall constitute a single agreement binding on all the parties hereto as if all had signed a single document. It is not necessary that all parties sign all or any one of the counterparts, but each party must sign at least one counterpart for this Contract to be effective.

(h) **Assignability.** This Contract may not be assigned by either Seller or Purchaser without the written consent of the other.

(i) **Miscellaneous.** The parties to this Contract agree that it shall be binding upon them, and their respective personal representatives, successors and assigns, and that its provisions shall not survive Settlement and shall be merged into the deed delivered at Settlement except for the provisions relating to rollback taxes. This Contract contains the final agreement between the parties hereto, and they shall not be bound by any terms, conditions, oral statements, warranties or representations not herein contained. This Contract

Sellers' Initials_____

Purchasers' Initials_____

shall be construed under the laws of the Commonwealth of Virginia.

IN WITNESS WHEREOF, the Purchaser and the Seller have duly executed this Contract as of the day and year first above written.

_____	_____
D E Eakin and Sons, Inc. (Seller)	(Date)

_____	_____
Donald Eakin (Seller)	(Date)

_____	_____
Sandra Eakin (Seller)	(Date)

_____	_____
(Purchaser)	(Date)

_____	_____
(Purchaser)	(Date)



Ashlawn St

Roanoke River

Russell Ave

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

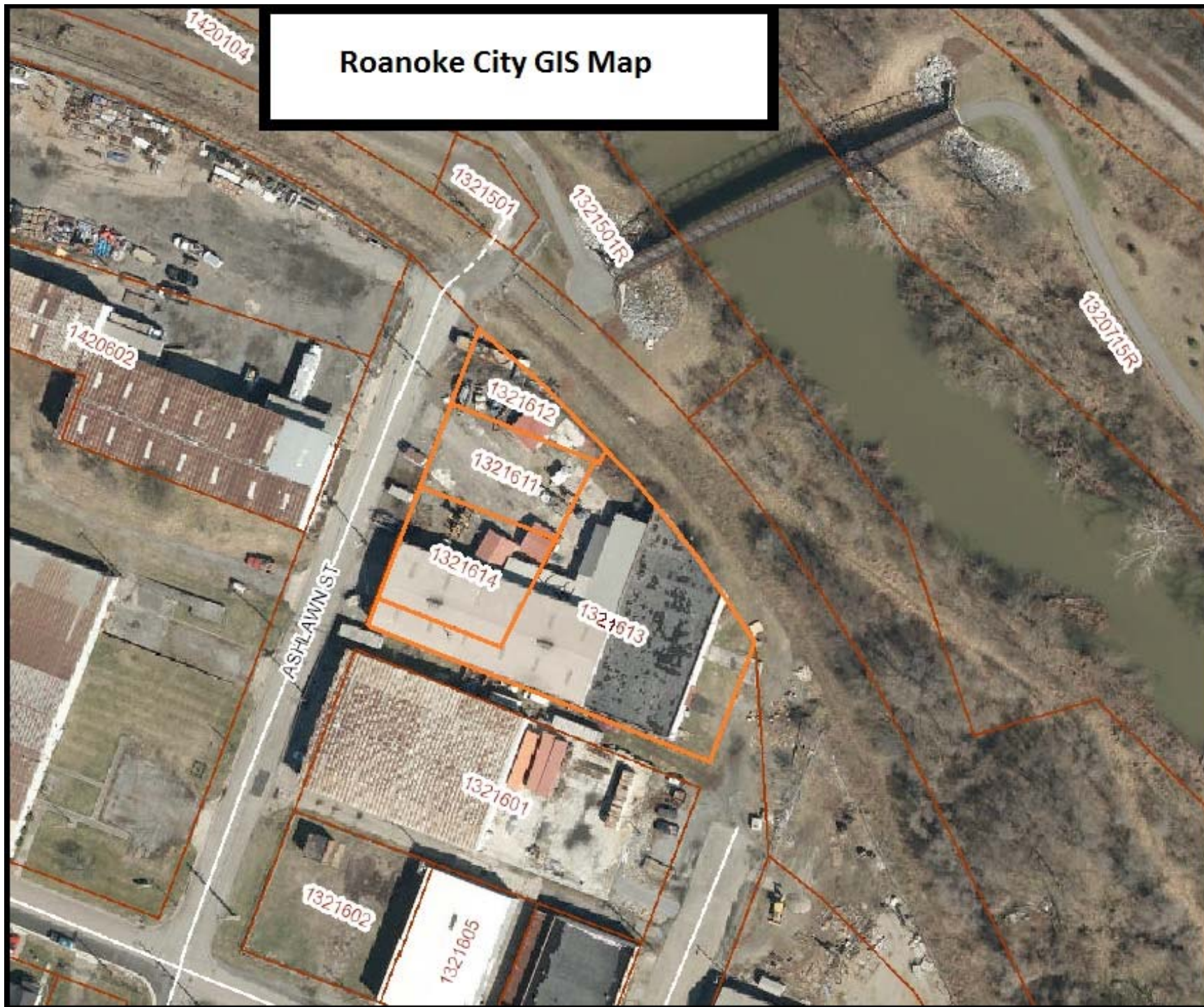
0 25 50 100 Feet

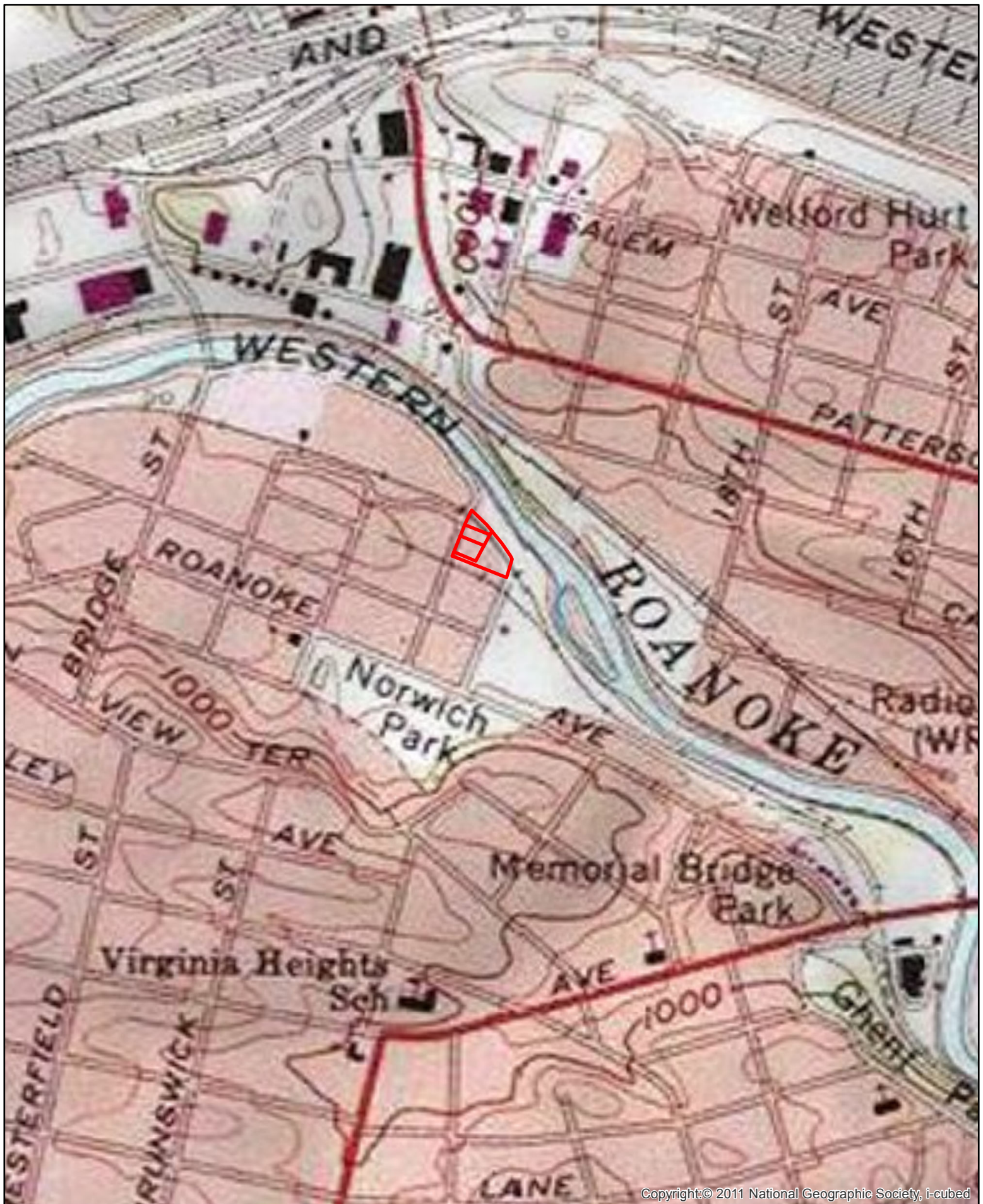


ROANOKE GIS MAP



Roanoke City GIS Map





Copyright © 2011 National Geographic Society, i-cubed

0 250 500 1,000 Feet





The City of Roanoke, VA

Parcel Id: 1321613

Property Address:

618 ASHLAWN ST SW

ROANOKE, VA 24015



SUMMARY:

Mailing Address:

618 ASHLAWN ST SW

ROANOKE, VA 24015

Zoning: I-1

Property Acreage: 0.5003

Property Sq. Footage: 21792

Neighborhood: 935 - Norwich Industrial

Property Frontage: 23

Property Class: 400-
Commercial/Industrial

Property Depth: 200.00

Legal Description: SECT 3 BLK 4 R D

FLOOD ZONE INFORMATION:

Special Flood Hazard Area: IN

Firm Panel: 51161C0163G

Floodway: FLOODWAY

OWNERSHIP HISTORY:

Sale Date	Sale Amount	Grantee	Grantor	Document Number
2013-12-13	\$0.00	D E EAKIN & SONS INC	Multiple Owners	140006959
1993-12-20	\$0.00	EAKINS D E & SONS INC	CARTER JAMES B & MARY (Inactive)	
1989-06-01	\$0.00	CARTER JAMES B & MARY (Inactive)	DEHAVEN TRANSFER & STORAGE CO INC (	
N/A	\$0.00	DEHAVEN TRANSFER & STORAGE CO INC (		

ASSESSMENTS:

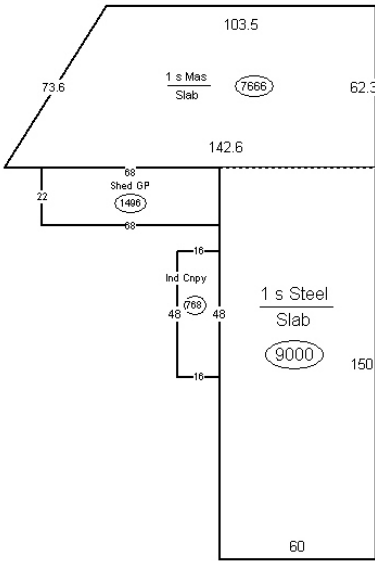
Valuation Date	Land Value	Improvement Value	Total Value
2016-01-01	\$18,200.00	\$131,200.00	\$149,400.00
2015-01-01	\$18,200.00	\$127,400.00	\$145,600.00
2014-01-01	\$18,200.00	\$120,200.00	\$138,400.00
2013-01-01	\$18,200.00	\$104,500.00	\$122,700.00
2012-01-01	\$18,200.00	\$104,500.00	\$122,700.00

RESIDENTIAL DWELLING DETAIL:

Primary Photo:



Primary Sketch:



IMPROVEMENTS:

IMPROVEMENT 1			
1 Story			
Structure:		Roof:	
Year Built:	1956	Roof Style:	2
Number of Stories:	1	Roof Cover:	
Construction Exterior:		Plumbing:	
Foundation:		2 Fixture:	
Structure:	Fire Resistant	3 Fixture:	
Size S/F:	16666	4 Fixture:	
Lower Split Level/Foyer:		5 Fixture:	
Lower Finished:		Heating / Air:	

Total Bedrooms:		Heating Type:	0 sf
Total Rooms:	0	Central Air:	N
Attic:		Fireplaces:	NO
Attic S/F:	None	Porches:	
Attic Fin S/F:		Enclosed Porch:	
Basement:		Open Porch:	
Basement S/F:		Wood Deck:	
Basement Fin S/F:			

Other Improvements
Shed - Gen Purpose Frame, up to 10'eave Industrial Type Canopy

Garage
Attached Garage:
Detached Garage:
Attached Carport:
Basement Garage:





The City of Roanoke, VA

Parcel Id: 1321611

No Photo Available

Property Address:

0 ASHLAWN ST SW

ROANOKE, VA



SUMMARY:

Mailing Address:

618 ASHLAWN ST SW

ROANOKE, VA 24015

Zoning: I-1

Property Acreage: 0.1411

Property Sq. Footage: 6148

Neighborhood: 935 - Norwich Industrial

Property Frontage: 66

Property Class: 140-Commercial Vacant

Property Depth: 104.00

Legal Description: SECT 3 BLK 4 ROKE DEV CO

FLOOD ZONE INFORMATION:

Special Flood Hazard Area: IN

Firm Panel: 51161C0163G

Floodway: FLOODWAY

OWNERSHIP HISTORY:

Sale Date	Sale Amount	Grantee	Grantor	Document Number
2013-12-13	\$0.00	D E EAKIN & SONS INC	Multiple Owners	140006959
1993-12-20	\$0.00	EAKINS D E & SONS INC	CARTER JAMES B & MARY (Inactive)	
1989-06-01	\$0.00	CARTER JAMES B & MARY (Inactive)	DEHAVEN TRANSFER & STORAGE CO INC (	
N/A	\$0.00	DEHAVEN TRANSFER & STORAGE CO INC (		

ASSESSMENTS:

Valuation Date	Land Value	Improvement Value	Total Value
2016-01-01	\$4,200.00	\$0.00	\$4,200.00

2015-01-01	\$4,200.00	\$0.00	\$4,200.00
2014-01-01	\$4,200.00	\$0.00	\$4,200.00
2013-01-01	\$4,200.00	\$0.00	\$4,200.00
2012-01-01	\$4,200.00	\$0.00	\$4,200.00

RESIDENTIAL DWELLING DETAIL:

Primary Photo:

Primary Sketch:

No Photo Available



No Photo Available



IMPROVEMENTS:

PROPERTY MAP:





The City of Roanoke, VA

Parcel Id: 1321612

No Photo Available

Property Address:

0 ASHLAWN ST SW

ROANOKE, VA



SUMMARY:

Mailing Address:

618 ASHLAWN ST SW

ROANOKE, VA 24015

Zoning: I-1

Property Acreage: 0.0832

Property Sq. Footage: 3623

Neighborhood: 935 - Norwich Industrial

Property Frontage: 60

Property Class: 140-Commercial Vacant

Property Depth: 110.00

Legal Description: SECT 3 BLK 4 ROANOKE
DEV CO

FLOOD ZONE INFORMATION:

Special Flood Hazard Area: IN

Firm Panel: 51161C0163G

Floodway: FLOODWAY

OWNERSHIP HISTORY:

Sale Date	Sale Amount	Grantee	Grantor	Document Number
2013-12-13	\$0.00	D E EAKIN & SONS INC	Multiple Owners	140006959
1993-12-20	\$0.00	EAKINS D E & SONS INC	CARTER JAMES B & MARY (Inactive)	
1989-06-01	\$0.00	CARTER JAMES B & MARY (Inactive)	DEHAVEN TRANSFER & STORAGE CO INC (	
N/A	\$0.00	DEHAVEN TRANSFER & STORAGE CO INC (		

ASSESSMENTS:

Valuation Date	Land Value	Improvement Value	Total Value
2016-01-01	\$2,200.00	\$0.00	\$2,200.00
2015-01-01	\$2,200.00	\$0.00	\$2,200.00
2014-01-01	\$2,200.00	\$0.00	\$2,200.00
2013-01-01	\$2,200.00	\$0.00	\$2,200.00
2012-01-01	\$2,200.00	\$0.00	\$2,200.00

RESIDENTIAL DWELLING DETAIL:

Primary Photo:

Primary Sketch:

No Photo Available



No Photo Available



IMPROVEMENTS:

PROPERTY MAP:





The City of Roanoke, VA

Parcel Id: 1321614

No Photo Available

Property Address:

616 ASHLAWN ST SW

ROANOKE, VA 24015



SUMMARY:

Mailing Address:

618 ASHLAWN ST SW

ROANOKE, VA 24015

Zoning: I-1

Property Acreage: 0.1750

Property Sq. Footage: 7623

Neighborhood: 935 - Norwich Industrial

Property Frontage: 74

Property Class: 140-Commercial Vacant

Property Depth: 95.00

Legal Description: SECT 3 BLK 4 R D CO

FLOOD ZONE INFORMATION:

Special Flood Hazard Area: IN

Firm Panel: 51161C0163G

Floodway: FLOODPLAIN

OWNERSHIP HISTORY:

Sale Date	Sale Amount	Grantee	Grantor	Document Number
2013-12-13	\$0.00	D E EAKIN & SONS INC	Multiple Owners	140006959
1993-12-20	\$0.00	EAKINS D E & SONS INC	CARTER JAMES B & MARY (Inactive)	
1989-06-01	\$0.00	CARTER JAMES B & MARY (Inactive)	DEHAVEN TRANSFER & STORAGE CO INC (	
N/A	\$0.00	DEHAVEN TRANSFER & STORAGE CO INC (		

ASSESSMENTS:

Valuation Date	Land Value	Improvement Value	Total Value
2016-01-01	\$5,500.00	\$0.00	\$5,500.00

2015-01-01	\$5,500.00	\$0.00	\$5,500.00
2014-01-01	\$5,500.00	\$0.00	\$5,500.00
2013-01-01	\$5,500.00	\$0.00	\$5,500.00
2012-01-01	\$5,500.00	\$0.00	\$5,500.00

RESIDENTIAL DWELLING DETAIL:

Primary Photo:

Primary Sketch:

No Photo Available



No Photo Available



IMPROVEMENTS:

PROPERTY MAP:

