

WELCOME TO
12998 PEN MAR ROAD
WAYNESBORO, PA 17268



2 Bedroom, 2 bath, kitchen, dining area, living room, sun porch, basement, outbuilding, concrete patio, cistern, public sewer, air conditioning.

Doris Ridge

TERMS: All closing costs, deed prep & transfer taxes paid by purchaser, \$5,000.00 non-refundable down in cash, certified check or approved funds, when property is struck down, balance in 45 days.

Property is sold AS-IS, WITHOUT WARRANTY, 10 day pre-auction inspection for lead paint, possession upon final settlement. Positive ID for bid number. Day of auction announcements take precedence over any previous announcements.

Open House: Sunday's: 7/23 & 7/30, from 2:30 p.m. - 4:30 p.m.

AUCTION DATE: August 1, 2023 at 6:00 P.M.

We do it all!



Dennis Stouffer PA Auctioneer License # AU005004

Call Denny Stouffer, Auctioneer, Appraiser, Realtor, for questions at 301-791-6896, or e-mail: denny@stouffersauctionco.com All information believed accurate but not guaranteed, bidders need to rely on their own investigation. www.stouffersauctionco.com



Stouffer's Auction & Real Estate Co.



CHECK ITEMS TO CONVEY*

Does not indicate or guarantee condition.

Address: 12998 PEN MAR RD 17268

<input checked="" type="checkbox"/>	Stove or Range		Window A/C Unit (s) # _____		Central Vac & Accessories
	Cooktop		Ceiling Fan (s) # _____		Built-in TV/Video Equip/Sound Eq.
<input checked="" type="checkbox"/>	Wall Oven (s) # _____	<input checked="" type="checkbox"/>	Clothes Washer	<input checked="" type="checkbox"/>	Light Fixtures
	Refrigerator (s) # _____	<input checked="" type="checkbox"/>	Clothes Dryer		Book Cases
	Ice Maker		Electronic Air Filter		Shelving
	Built In Microwave		Water Filter		Work Bench
	Trash Compactor		Water Softener		Movable Room Partitions
	Free Standing Kitchen Island/Block	<input checked="" type="checkbox"/>	Drapery/Curtains		Wall Mirrors
	Disposal	<input checked="" type="checkbox"/>	Drapery/Rods, Fixtures		Gas Grill
<input checked="" type="checkbox"/>	Exhaust Fan (s) # _____	<input checked="" type="checkbox"/>	Shades/Blinds		Dog House
	Dishwasher		Alarm System	<input checked="" type="checkbox"/>	Mail Box
	Freezer		Intercom		Lawn Mower/Tractor
	Bar Stools # _____		Storage Shed (s) # _____		
<input checked="" type="checkbox"/>	Existing W/W Carpet		Garage Opener (s) # _____ w/remotes		
	Window Fan (s) # _____		Playground Equipment		
	Fireplace Screen / Doors		Wood Stove (s) # _____		
	Pool, Equip. & Cover		TV Antenna		
	Hot Tub, Equip. & Cover	<input checked="" type="checkbox"/>	Satellite Dish		

Average Monthly Costs for Prior Year

Electric: \$ _____ Water: \$ _____ Sewer: \$ _____ Fuel Oil: \$ _____ Gas: \$ _____

HOA Fee: \$ _____ Condo Fees: \$ _____ (includes ___ elect, ___ water, ___ sewer, ___ trash, ___ heat)

Material/Latent Defects: _____

Taxes per year

County & State Taxes per year \$ _____ City or Town Taxes per year \$ _____

The undersigned is an Executor, Trustee, Conservator, Personal Representative, Court Appointee or an Administrator of a Decedents Estate, does not occupy the property and lacks the personal knowledge necessary to complete Disclosure Statements. The purchaser will be receiving the real property described above "AS-IS" with all faults/defects which may exist.

Signature _____

Date _____

OR

The undersigned owner (s) of the Real Property described above make no representations or warranties as to the condition of the Real Property or any improvements thereon, and the purchaser will be receiving the real property "AS-IS" with all faults/defects which may exist.

x Doree J. Ridgen
Signature

5-30-23
Date

**LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS
DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT**

Property: 12998 Penn MAR Ro., WAYNESBORO, PA 17268
 Seller's Name: Doris J. Ridge

Seller Instructions: Check the box indicating the age of your property and initial here. If you checked either box 1 or 3, continue to complete the Seller's Disclosure section below and sign this form at the bottom. If you checked box 2, then this form is complete.

x D. J. R.
 (Check the answer, then initial here.)

- 1. was constructed prior to January 1, 1978 or
- 2. was constructed after January 1, 1978, or
- 3. uncertain as to when constructed.

Lead Warning Statement - Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in very young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the sellers' possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure - Each seller is required to complete these two sections (a and b) by selecting an answer and then by initialing in each of these two sections (if more than one owner, all owners must select and initial):

(a) Presence of lead-based and/or lead-based paint hazards (CHECK ONE BOX BELOW AND INITIAL).

- (a) x D. J. R.
 (Select answer, then initial here.)
- Known lead-based paint and/or lead-based hazards are present in the housing (explain) _____
 - Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (CHECK ONE BOX BELOW AND INITIAL):

- (b) x D. J. R.
 (Select answer, then initial here.)
- Seller has provided the purchaser with all available records pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below) _____
 - Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

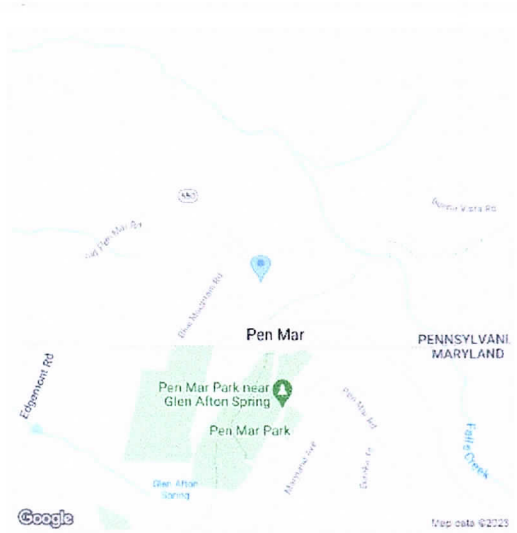
Purchaser's Acknowledgement All Purchaser(s) MUST INITIAL c and d then MAKE THEIR SELECTION in e and INITIAL

- (c) _____ Purchaser(s) has received copies of all information listed above.
- (d) _____ Purchaser(s) has received the pamphlet *Protect Your Family From Lead in Your Home*.
- (e) _____
 (Select answer, then initial here.)
- Purchaser has received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - Purchaser has waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

_____ Purchaser	_____ Date	<u>Doris J. Ridge</u> Seller	<u>5-30-23</u> Date
_____ Purchaser	_____ Date	_____ Seller	_____ Date
_____ Selling Agent	_____ Date	<u>D. A. Albright</u> Listing Agent	<u>30 MAY 23</u> Date



Summary Information

Owner:	Howard C & Doris J Ridge	Property Class:	Residential
Owner Address:	12998 Pen Mar Rd	Annual Tax:	\$1,258
Owner City State:	WAYNESBORO PA	Record Date:	05/08/54
Owner Zip+4:	17268-8714	Book:	0452
Owner Occupied:	Yes	Page:	0554
Home Mail(P):	No	Tax Record Updated:	05/02/23
Owner Carrier Rt:	R007		

Geographic Information

County:	Franklin, PA	Sub District:	23
Municipality:	Washington Twp		
High Sch Dist:	Waynesboro Area		
Assess ID:	23-0Q19.-062.-000000		
Assess ID Alt:	23-0Q19.-062.-000000		
Old Tax ID:	23-Q19-62		
City Council Dist:	23		

Assessment & Tax Information

Assess Year:	2022	Annual Tax:	\$1,258	Taxable Total Asmt:	\$8,710
County Tax:	\$253	Taxable Land Asmt:	\$180		
Municipal Tax:	\$74	Taxable Bldg Asmt:	\$8,530		
Assess As Of:	2022	State/County Tax:	\$253	Exempt Class:	NA

Plot Characteristics

SQFT:	4,792	Sidewalk:	No
Acres:	0.1100		
Topography:	Rolling		

Building Characteristics

Fireplace Total:	0	Family Room:	0	Total Garage SQFT:	0
		Exterior:	Vinyl	Heat Fuel:	Other
		Basement Desc:	Finished		
		Patio/Deck SQFT:	0		
		Heat Delivery:	Hot/Warm Air		

Codes & Descriptions

MLS History

