

**WELCOME TO**  
**1422 POTOMAC AVENUE**  
**HAGERSTOWN MD 21742**



2 Bedroom, 2 bath, kitchen, dining area, living room, basement, laundry, storage.

**James Kinter Estate**

**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: 7/30 & 8/6, from 2:30 p.m. - 4:30 p.m.*

**AUCTION DATE: August 8, 2023 at 6:00 P.M.**

*We do it all!*



Call Denny Stouffer, Auctioneer, Appraiser, Realtor, for questions at 301-791-6896, or e-mail: [denny@stouffersauctionco.com](mailto:denny@stouffersauctionco.com) All information believed accurate but not guaranteed, bidders need to rely on their own investigation. [www.stouffersauctionco.com](http://www.stouffersauctionco.com)  
Lic# PA-AU005004, WV-1654, VA-2907 02995



**Stouffer's Auction  
& Real Estate Co.**




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 & Real Estate Co.

**CHECK ITEMS TO CONVEY\***

Does not indicate or guarantee condition.

Address: 1422 POTOMAC AVE., 21742

<input checked="" type="checkbox"/>	Stove or Range		Window A/C Unit (s) # _____		Central Vac & Accessories
	Cooktop	<input checked="" type="checkbox"/>	Ceiling Fan (s) # <u>2</u>		Built-in TV/Video Equip/Sound Eq.
	Wall Oven (s) # _____	<input checked="" type="checkbox"/>	Clothes Washer	<input checked="" type="checkbox"/>	Light Fixtures
<input checked="" type="checkbox"/>	Refrigerator (s) # _____	<input checked="" type="checkbox"/>	Clothes Dryer	<input checked="" type="checkbox"/>	Book Cases
	Ice Maker		Electronic Air Filter	<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	Dishwasher		Alarm System	<input checked="" type="checkbox"/>	Mail Box
	Freezer		Intercom		Lawn Mower/Tractor
	Bar Stools # _____		Storage Shed (s) # _____		
	Existing W/W Carpet	<input checked="" type="checkbox"/>	Garage Opener (s) # <u>2</u> w/remotes		
	Window Fan (s) # _____		Playground Equipment		
<input checked="" type="checkbox"/>	Fireplace Screen / Doors		Wood Stove (s) # _____		
	Pool, Equip. & Cover		TV Antenna		
	Hot Tub, Equip. & Cover		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 Robert M. Kuter PR Date 6-1-23

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.

Signature \_\_\_\_\_ Date \_\_\_\_\_

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

Property: 1422 POTOMAC AVE., HAGERSTOWN, MD 21742  
 Seller's Name: \_\_\_\_\_

**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.

RMK

(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 seller's 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) RMK  
 (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) RMK  
 (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

\_\_\_\_\_  
 Purchaser Date

\_\_\_\_\_  
 Selling Agent Date

Rahman, Kuntz PR/G-1-23

\_\_\_\_\_  
 Seller Date

D. G. Abaff 01/23  
 Listing Agent Date

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

**Special Tax Recapture: None**

**Account Identifier:** District - 21 Account Number - 017884

**Owner Information**

**Owner Name:** KINTER JAMES **Use:** RESIDENTIAL  
**Principal Residence:** YES  
**Mailing Address:** 1422 POTOMAC AVE **Deed Reference:** /03616/ 00477  
 HAGERSTOWN MD 21742-3320

**Location & Structure Information**

**Premises Address:** 1422 POTOMAC AVE **Legal Description:** LOT 2 SEC B 76X180  
 HAGERSTOWN 21740-0000 1422 POTOMAC AVE

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	284
0301	0000	0542	21010392.22	0000	B		2	2023	Plat Ref:	

**Town:** HAGERSTOWN

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1953	847 SF	400 SF	13,680 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	YES	STANDARD UNIT	BRICK/	4	2 full	1 Attached	

**Value Information**

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
Land:	53,400	53,400	07/01/2022	07/01/2023
Improvements	81,900	139,500		
Total:	135,300	192,900	135,300	154,500
Preferential Land:	0	0		

**Transfer Information**

<b>Seller:</b> BRODOWSKI RICHARD & GERTRUDE <b>Type:</b> NON-ARMS LENGTH OTHER	<b>Date:</b> 03/13/2009 <b>Deed1:</b> /03616/ 00477	<b>Price:</b> \$168,000 <b>Deed2:</b>
<b>Seller:</b> RESH CHARLES W SR <b>Type:</b> NON-ARMS LENGTH OTHER	<b>Date:</b> 08/27/2001 <b>Deed1:</b> /01688/ 01093	<b>Price:</b> \$115,000 <b>Deed2:</b>
<b>Seller:</b> SLATER KENNETH B <b>Type:</b> ARMS LENGTH IMPROVED	<b>Date:</b> 01/23/1998 <b>Deed1:</b> /01385/ 00011	<b>Price:</b> \$105,000 <b>Deed2:</b>

**Exemption Information**

<b>Partial Exempt Assessments:</b>	<b>Class:</b>	07/01/2022	07/01/2023
<b>County:</b>	000	0.00	
<b>State:</b>	000	0.00	
<b>Municipal:</b>	000	0.00 0.00	0.00 0.00

**Special Tax Recapture: None**

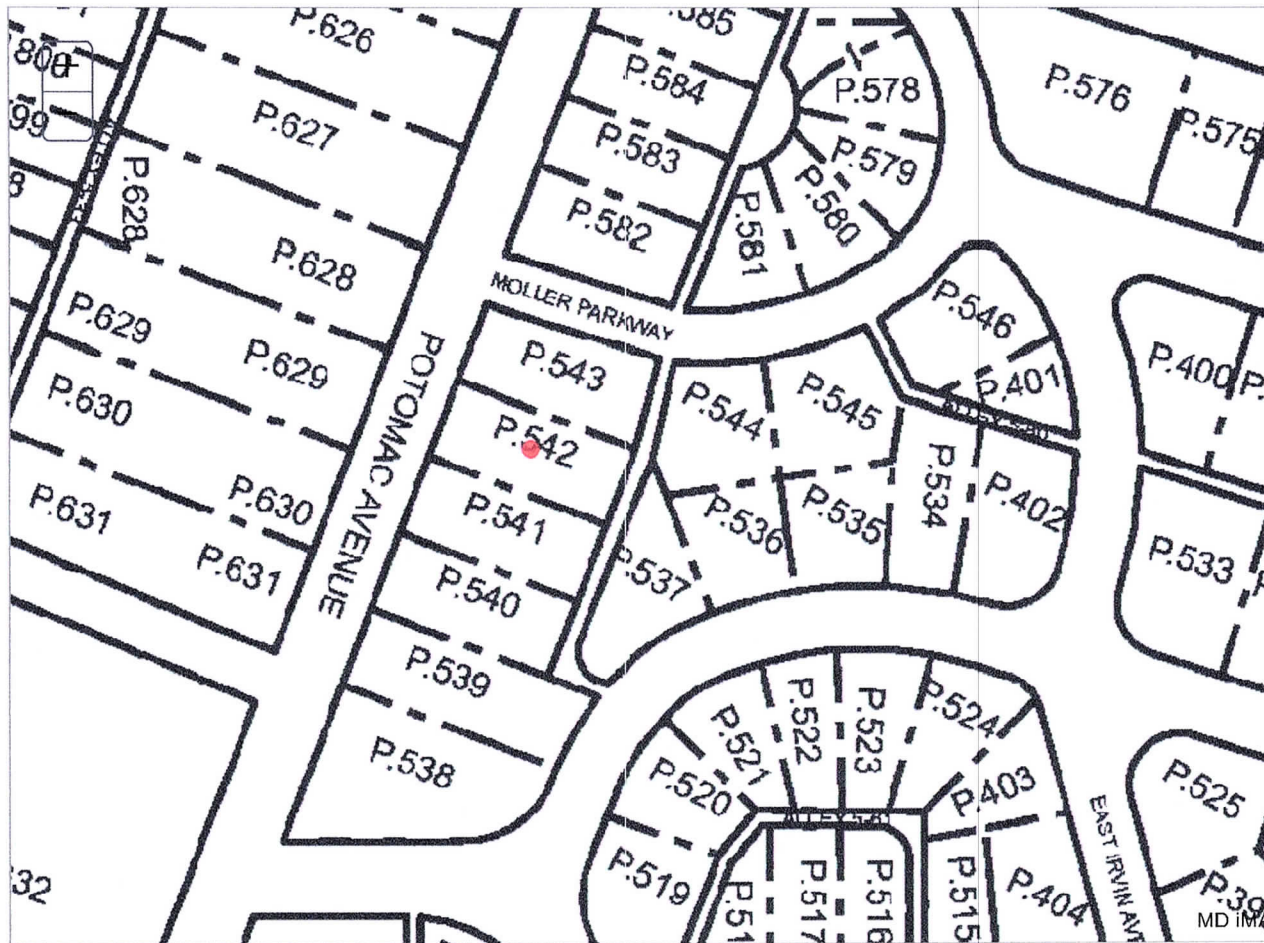
**Homestead Application Information**

**Homestead Application Status:** Approved 03/29/2010

**Homeowners' Tax Credit Application Information**

**Homeowners' Tax Credit Application Status:** No Application **Date:**

District: 21 Account Number: 017884



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at [www.plats.net](http://www.plats.net) (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx> (<http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx>).

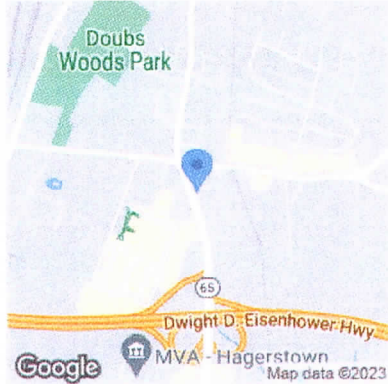


1422 S Potomac St, Hagerstown, MD 21740-1473 Hagerstown

Tax ID 2221017884

Tax History Sale & Mortgage Flood Report Last Listing Last Listing-Property History Maps

BS SS View Comparable Properties



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Summary Information

Owner: James Kinter
Owner Address: 1422 Potomac Ave
Owner City State: HAGERSTOWN MD
Owner Zip+4: 21742-3320
Owner Occupied: Yes
Owner Carrier Rt: C059
Property Class: Residential
Annual Tax: \$2,654
Record Date: 03/13/09
Sale Amount: \$168,000
Book: 3616
Page: 477
Tax Record Updated: 04/24/23

Geographic Information

County: Washington, MD
Municipality: Hagerstown
High Sch Dist: Washington County Public Schools
Tax ID: 2221017884
Tax Map: 0301
Tax ID Alt: 21017884
Tax Act Num: 017884
City Council Dist: 21
Lot: 2
Parcel Number: 542
Qual Code: Average
Sub Section: B
Sub District: 30
Sub Parcel: 0542

Assessment & Tax Information

Tax Year: 2023
County Tax (Est): \$1,238
Municipal Tax (Est): \$1,355
Asmt As Of: 2023
Annual Tax (Est): \$2,654
Taxable Land Asmt: \$53,400
Taxable Bldg Asmt: \$139,500
State/County Tax: \$1,238
Taxable Total Asmt: \$154,500
Special Tax: \$60

Lot Characteristics

SQFT: 13,680
Acres: 0.3140
Zoning: RMOD

Building Characteristics

Total SQFT: 1,954
Residential Type: Standard Unit
Residential Design: 1 Story
Stories: 1.00
Total Units: 1
Abv Grd Fin SQFT: 847
Below Grade Fin: 400
SQFT: 707
Below Grade Unfin: 707
Model: Standard Unit
Fireplace Total: 1
Porch/Deck: Porch
Porch Type: 1 Story Open
Cooling: Combined System
Bldg Condition: Average
Full Baths: 2
Total Baths: 2.0
Exterior: Brick
Stories Desc: 1
Basement Desc: Finished
Roof: Shingle - Composite
Fireplace: Yes
Fireplace Type: 1 Story Brick
Porch/Deck SQFT: 91
Heat Delivery: Hot/Warm Air
Property Class: R
Code:
Basement Type: Yes (Type Unknown)
Garage Type: Built In
Sewer: Public
Year Built: 1953
Total Below Grade: 1,107
SQFT:
Total Garage SQFT: 260
Sec 1 Construction:
Sec 1 Description: Built-in Garage
Sec 1 Area: 260
Sec 1 Dimensions:
Sec 2 Construction:
Sec 2 Description: 1 Story Open Porch
Sec 2 Area: 91
Sec 2 Dimensions:
Sec 3 Construction:
Sec 3 Description: 1 Story with Basement
Sec 3 Area: 156
Sec 3 Dimensions:
Sec 4 Construction:
Sec 4 Area: 600
Sec 1 Story Type:
Sec 1 Type:
Sec 2 Story Type: 1
Sec 2 Type:
Sec 3 Story Type: 1B
Sec 3 Type:
Sec 4 Story Type: 1B