

**WELCOME TO
31 HOMESTEAD DRIVE
GREENCASTLE, PA 17225**



½ of modern single level duplex on .16 acre containing 2 Bedroom, 2 bath, foyer, kitchen with breakfast nook, dining area, large living room w/gas stove, 4 large storage areas, oversized 2 car garage, outbuilding, electric heat, central air, 2 attics w/dropdown stairs, public water and sewer.

Mary Louise Spangler Estate

TERMS: All closing costs, deed prep & transfer taxes paid by purchaser, \$10,000.00 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: 8/13 & 8/20, 2:30 p.m. - 4:30 p.m.**

AUCTION DATE: August 24, 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* Address: _____

Does not indicate or guarantee condition.

Stove or Range	✓	Window A/C Unit (s) # _____	Central Vac & Accessories	✓
Cooktop		Ceiling Fan (s) # _____	Built-in TV/Video Equip/Sound Eq.	✓
Wall Oven (s) # _____		Clothes Washer	Light Fixtures	✓
Refrigerator (s) # _____		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		Drapery/Curtains	Wall Mirrors	
Disposal	✓	Drapery/Rods, Fixtures	Gas Grill	
Exhaust Fan (s) # _____	✓	Shades/Blinds	Dog House	
Dishwasher	✓	Alarm System	Mail Box	✓
Freezer		Intercom	Lawn Mower/Tractor	
Bar Stools # _____		Storage Shed (s) # _____	Garage Cabinets	✓
Existing W/W Carpet	✓	Garage Opener (s) # _____ w/remotes	Gas stove fireplace	✓
Window Fan (s) # _____		Playground Equipment	central air	✓
Fireplace Screen / Doors		Wood Stove (s) # _____		
Pool, Equip. & Cover		TV Antenna		
Hot Tub, Equip. & Cover		Satellite Dish		

Average Monthly Costs for Prior Year

Electric: \$ 200 Water: \$ 45 Sewer: \$ _____ Fuel Oil: \$ _____ Gas: \$ _____

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

Material/Latent Defects: _____

House Lot
~~\$2000~~ \$5000 77

Taxes per year

County & State Taxes per year \$ 3778 House 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.

Dennis Peterson

Signature

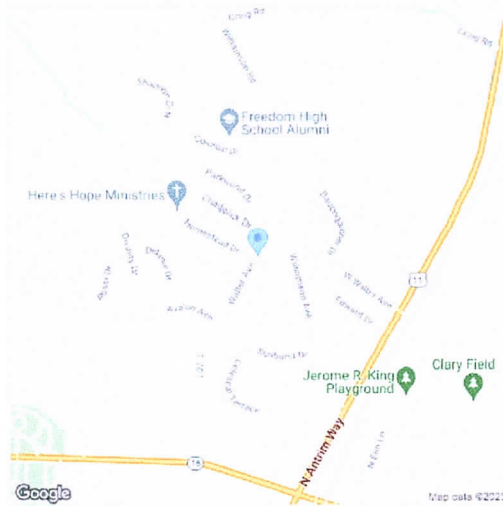
Date

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.

Signature

Date



Summary Information

Owner: Mary Louise Spangler
Owner Address: 31 Homestead Dr
Owner City State: Greencastle PA
Owner Zip+4: 17225-1497
Owner Occupied: Yes
No Mail(P): No
Owner Carrier Rt: C002

Property Class: Residential
Annual Tax: \$3,778
Record Date: 03/09/04
Sale Amount: \$159,400
Book: 2395
Page: 0408
Tax Record Updated: 05/02/23

Geographic Information

County: Franklin, PA
Municipality: Greencastle Boro
High Sch Dist: Greencastle-Antrim
Tax ID: 08-2A00.-141.-000000
Tax ID Alt: 08-2A00.-141.-000000
Old Tax ID: 8-2A-141
City Council Dist: 8

Sub District: 8

Assessment & Tax Information

Tax Year: 2022 Annual Tax: \$3,778 Taxable Total Asmt: \$22,900
County Tax: \$666 Taxable Land Asmt: \$890
Municipal Tax: \$344 Taxable Bldg Asmt: \$22,010
Asmt As Of: 2022 State/County Tax: \$666

Exempt Class: NA

Lot Characteristics

SQFT: 6,970 Sidewalk: No
Acres: 0.1600

Building Characteristics

Fireplace Total: 0 Family Room: 0 Year Built: 2003
Cooling: Central Air Exterior: Vinyl Total Garage SQFT: 0
Basement Desc: Unfinished Heat Fuel: Geothermal
Patio/Deck SQFT: 0
Heat Delivery: Hot/Warm Air

Codes & Descriptions

County Legal Desc: LOT 67A

MLS History