

WELCOME TO
11401 SWORD ROAD
WILLIAMSPORT MD 21795



2 +/- Acres, 3 Bed Rooms, Bath, Kitchen, Dining Room, Large Living Room, Laundry Room, Basement, Floored Attic, Well, Outbuilding/Shed. House needs Renovation (Good Bones). Auction to Settle Estate. House Will be Opened for Inspection One Hour Prior to Auction

George P. Sword Estate

TERMS: All closing costs, deed prep & transfer taxes paid by purchaser, \$7,000.00 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.

AUCTION DATE: September 12, 2022 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 All information believed accurate but not guaranteed, bidders need to rely on their own investigation. www.stouffersauctionco.com
Lic# PA-AU005004, WV-1654, VA-2907 02995



Stouffer's Auction & Real Estate Co.



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

CHECK ITEMS TO CONVEY*

Address: 11401 SWORD RD. 21795

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) # _____	
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	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.

Carolyn Carder PR Melvin L PR Ron SWORD PR
 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 _____

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

Property: 11401 Swors Rd., Williamsport, MD 21795
 Seller's Name: GEORGE SWORS ESTATE

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.

MS
 (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) MS
 (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) MS
 (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 _____

Melinda L PR @ 8-17-23
 Seller Date
Ron A Sund PR 8-17-23
 Seller Date
Carolyn Carder PR 8-17-23
 Seller Date
D. G. Hoff 17 Aug 23
 LISTING AGENT DATE

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 23 Account Number - 010658

Owner Information

Owner Name: SWORD GEORGE PATRICK **Use:** RESIDENTIAL
Mailing Address: 339 RONALD DR **Principal Residence:** NO
 GREENCASTLE PA 17225-1547 **Deed Reference:** /06663/ 00471

Location & Structure Information

Premises Address: 11401 SWORD RD **Legal Description:** LTS4&5 200X435 2 AC
 WILLIAMSPORT 21795-0000 11401 SWORD ROAD

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0047	0017	0157	23010027.22	0000			4 5	2024	

Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1908	1,184 SF		2.0000 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	SIDING/	3	1 full		

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2021	07/01/2023	07/01/2024
Land:	65,000	65,000		
Improvements	60,100	60,100		
Total:	125,100	125,100	125,100	
Preferential Land:	0			

Transfer Information

Seller: SWORD CHARLES E	Date: 06/17/2021	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /06663/ 00471	Deed2:
Seller:	Date:	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /00700/ 00608	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00	0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

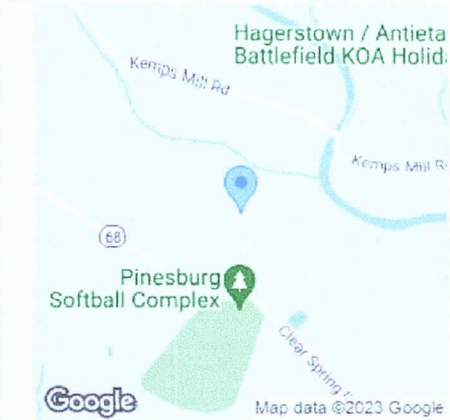
Homeowners' Tax Credit Application Information

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

11401 Sword Rd, Williamsport, MD 21795-3203 Unincorporated Tax ID 2223010658

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

B\$ S\$ View Comparable Properties



1 / 42

Summary Information

Owner:	George Patrick Sword	Property Class:	Residential
Owner Address:	339 Ronald Dr	Annual Tax:	\$1,305
Owner City State:	Greencastle PA	Record Date:	06/17/21
Owner Zip+4:	17225-1547	Book:	6663
Owner Carrier Rt:	C002	Page:	471
		Tax Record Updated:	08/18/23

Geographic Information

County:	Washington, MD	Lot:	4 5
Municipality:	Unincorporated	Parcel Number:	157
High Sch Dist:	Washington County Public Schools	Grid:	0017
Tax ID:	2223010658	Qual Code:	Average
Tax Map:	0047	Sub District:	0
Tax ID Alt:	23010658	Sub Parcel:	0157
Tax Act Num:	010658		
City Council Dist:	23		

Assessment & Tax Information

Tax Year:	2023	Annual Tax (Est):	\$1,305	Taxable Total Asmt:	\$125,100
County Tax (Est):	\$1,245	Taxable Land Asmt:	\$65,000	Special Tax:	\$60
Asmt As Of:	2023	Taxable Bldg Asmt:	\$60,100		
		State/County Tax:	\$1,245		

Lot Characteristics

SQFT: 87,120 Zoning: RV
Acres: 2.0000

Building Characteristics

Total SQFT:	1,632	Full Baths:	1	Basement Type:	Yes (Type Unknown)
Residential Type:	Standard Unit	Total Baths:	1.0	Sewer:	Pvt/Comm
Residential Design:	2 Story	Exterior:	Siding - Alum/Viny	Year Built:	1908
Stories:	2.00	Stories Desc:	2	Total Below Grade SQFT:	448
Total Units:	1	Roof:	Shingle - Composite		
Abv Grd Fin SQFT:	1,184	Porch/Deck SQFT:	228		
Below Grade Unfin SQFT:	448	Heat Delivery:	Hot/Warm Air		
Model:	Standard Unit	Property Class:	R		
Fireplace Total:		Code:			
Porch/Deck:	Porch				
Porch Type:	1 Story Open				
Cooling:	Combined System				
Bldg Condition:	Average				
Sec 1 Construction:		Sec 1 Area:	144	Sec 1 Story Type:	2
Sec 1 Description:	2 Story No Basement	Sec 1 Dimensions:		Sec 1 Type:	
Sec 2 Construction:		Sec 2 Area:	72	Sec 2 Story Type:	1
Sec 2 Description:	1 Story Open Porch	Sec 2 Dimensions:		Sec 2 Type:	
Sec 3 Construction:		Sec 3 Area:	156	Sec 3 Story Type:	1
Sec 3 Description:	1 Story Open Porch	Sec 3 Dimensions:		Sec 3 Type:	
Sec 4 Construction:		Sec 4 Area:	448	Sec 4 Story Type:	2B