

# TAX MAP



★INVESTOR ALERT★

★ABSOLUTE★

# PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

614 Old Lincoln Highway

Coatesville, PA 19320

**2 ½ Story Home on a .085 Acre +/- Lot. Needs Updated. Being Sold to the Highest Bidder Regardless of Price!!**

**Thursday, June 16, 2022 - 6:00 PM**

Valley Twp – Coatesville Area School District



**BARR  
DAVIS**  
AUCTIONEERS, LLC

(717) 442-9221

(610) 384-8433

[www.barrdavis.com](http://www.barrdavis.com)

AY-002084

---

**ADDRESS:** 614 Old Lincoln Hwy, Coatesville, PA 19320

---

**DATE:** Thursday, June 16, 2022 - 6:00 PM

---

**OWNER:** Albert F. Steen

---

**★FEATURES★**

Older 2 ½ Story Home on a .085 Acre +/- Lot. Needs Updated.  
Sold to the Highest Bidder Regardless of Price. Great  
Opportunity for Investors or Flippers. Don't Miss it!

**★SPECIAL FEATURES★**

15'x15' Floored Attic Could be 3<sup>rd</sup> Bedroom  
5'x14' Enclosed Front Porch  
6'x15' Enclosed Rear Porch/Mudroom

**★PURCHASE PRICE INCLUDES★**

Gas Oven/Range Refrigerator  
Any Personal Property left at Settlement

**★REAL ESTATE AUCTION TERMS★**

10% Down payment day of Auction.  
Balance by July 15, 2022.  
Buyer pays all Realty Transfer Taxes.

**★OPEN FOR INSPECTION★**

May 18, 2022 from 4-6<sup>pm</sup>.  
*Call Auctioneers for complete brochure or private showing.*

**★DIRECTIONS★**

From Coatesville take Lincoln Highway West over railroad  
bridge to Old Lincoln Highway (1<sup>st</sup> left). Turn left to property on  
left.

*The information contained in this brochure is believed to be accurate,  
but is not guaranteed.*

**STYLE:** 2 Story  
**YEAR BUILT:** 1871  
**LOT DESCR:** .085 +/- Acres (Plot Plan on Back)  
**ZONING:** Residential  
**TAX PARCEL:** 38-05-0034  
**DEED REF:** L53-543  
**LIVING AREA:** 800 sf +/-

**TAXES:**           **YEAR: 2022**  
 \$1,829           **School:** Coatesville Area  
 \$210           **County:** Chester  
 \$175           **Municipal:** Valley Twp.  
 \$2,214           **TOTAL**

**2/3 Bedrooms 1 bath**

<b>ROOM</b>	<b>SIZE</b>	<b>LEVEL</b>	<b>COMMENT</b>
<b>LIVING</b>	11'x15'	1 <sup>st</sup>	Wall to Wall Carpet
<b>KITCHEN</b>	12'x12'	Lower	Vinyl
<b>FAMILY</b>	12'x12'	1 <sup>st</sup>	Wall to Wall Carpet
<b>BEDROOM</b>	11'x15'	2 <sup>nd</sup>	Softwood/Vinyl
<b>BEDROOM</b>	11'x12'	2 <sup>nd</sup>	Softwood/Vinyl

**BATHS:** Full Bath on Lower Level  
**LAUNDRY:** None  
**HEATING:** Oil Hot Air  
**WATER HEATER:** Gas  
**BASEMENT:** Full/Daylight/Improved  
**GARAGE:** On Street Parking  
**WINDOWS/DOORS:** Aluminum Storm Windows  
**WATER:** Public  
**SEWER:** Public  
**ROOF:** Shingle

*The information contained in this brochure is believed to be accurate, but is not guaranteed.*