



# **546 Concord Church Road Pickens, SC**

*Auction Date*

**Friday, September 1, 2017 - 1:00 pm**

Between the mountain views, open pasture land, gorgeous creek, and all the wildlife roaming freely, you have your own oasis in your backyard! Not to mention the fact that Concord Church Road sits perfectly between the scenic Blue Ridge Mountains to enjoy Table Rock and Caesar's Head as well as other key attractions in the area like Lake Keowee and Lake Jocassee. However, on those days when you're wanting the city vibe, you can take a short 35 minute drive to Downtown Greenville to enjoy Falls Park and local restaurants on Main Street. Location is everything and you have it with this property!



## **546 Concord Church Road, Pickens, SC 29671**

### **Auction Terms:**

- Seller will pay any outstanding liens, property taxes prorated to the date of closing and for CL-100 on the home.
- Buyer(s) will pay all other closing costs including, but not limited to, attorney's fees, for preparation of the deed, for the recording stamps on the deed for any purchaser's mortgages, title search, proration of the survey and other normal closing costs.
- A ten percent (10%) Buyer's Premium will be added to the final bid to arrive at the Contract Sales Price.

### **Deposits:**

- Nonrefundable Escrow deposits for each property of \$5,000.00 will be due on day of auction.
- Amount deposited will be deducted from contract sales price at closing, which must happen no later than 30 days from auction date.
- These properties are being sold "AS-IS". Seller makes no warranty, express or implied, as to the title of the property or zoning of the property except as warranted by its deed.
- This auction is not subject to any contingencies, financing, or appraisal.

**Agency:** Auctioneer is representing the seller(s) in this transaction

**Announcements made day of auction take precedence over any previous announcements or advertisements.**





Friday, June 02, 2017

**LOCATION**

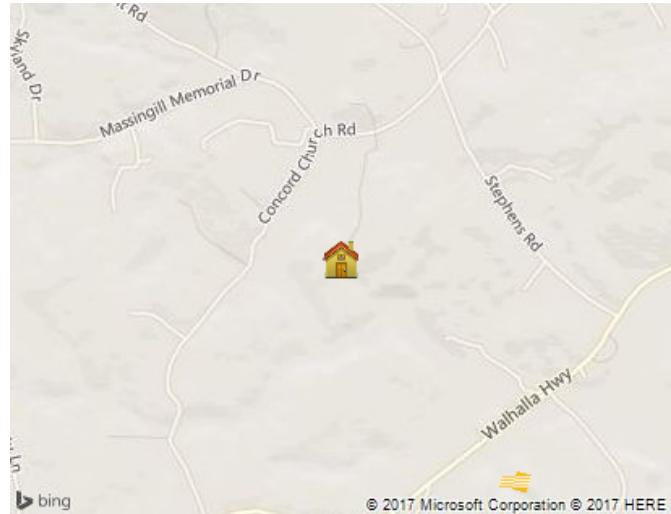
<b>Property Address</b>	546 Concord Church Rd Pickens, SC 29671-9166
<b>Subdivision</b>	
<b>County</b>	Pickens County, SC

**PROPERTY SUMMARY**

<b>Property Type</b>	Residential
<b>Land Use</b>	Residential
<b>Improvement Type</b>	Single Family Residential
<b>Square Feet</b>	1803

**GENERAL PARCEL INFORMATION**

<b>Parcel ID/Tax ID</b>	4161-00-90-0851 R0077076
<b>Alternate Parcel ID</b>	R67430 R756
<b>Account Number</b>	R0077076
<b>District/Ward</b>	A13
<b>2010 Census Trct/Blk</b>	102/2
<b>Assessor Roll Year</b>	2016



**CURRENT OWNER**

<b>Name</b>	Brown Kenneth Fred
<b>Mailing Address</b>	546 Concord Church Rd Pickens, SC 29671-9166

**SALES HISTORY THROUGH 05/12/2017**

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	No. Parcels	Book/Page Or Document#
7/30/2001						552/12
7/24/2001						426/19B

**TAX ASSESSMENT**

Appraisal	Amount	Assessment	Amount
<b>Appraisal Year</b>	2016	<b>Assessment Year</b>	2016
<b>Appraised Land</b>	\$10,141	<b>Assessed Land</b>	
<b>Appraised Improvements</b>	\$151,614	<b>Assessed Improvements</b>	
<b>Total Tax Appraisal</b>	\$161,755	<b>Total Assessment</b>	\$6,466
		<b>Exempt Amount</b>	
		<b>Exempt Reason</b>	

**TAXES**

Tax Year	City Taxes	County Taxes	Total Taxes
2017			\$775.33
2015			\$768.63
2014			\$767.33
2013			\$723.39

**MORTGAGE HISTORY**

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
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Property Report for 546 CONCORD CHURCH RD, cont.

12/29/2016	\$68,000	Brown Kenneth F Brown Renee B	Agsouth Farm Credit	5147/328 201700188
03/23/2007	\$494,000	Brown Kenneth F Renee B	Peoples National Bank	3542/167
07/30/2004	\$331,500	Brown Kenneth F Renee B	Pickens Savings And Loan	2719/175

**PROPERTY CHARACTERISTICS: BUILDING**

**Building # 1**

<b>Type</b>	Single Family Residential	<b>Condition</b>		<b>Units</b>	1
<b>Year Built</b>	2001	<b>Effective Year</b>	2001	<b>Stories</b>	1
<b>BRs</b>	3	<b>Baths</b>	2	<b>Rooms</b>	5

<b>Total Sq. Ft.</b>	1,803	<b>Building Square Feet (Living Space)</b>		<b>Building Square Feet (Other)</b>	
		First Story (Base)	1,803	Enclosed Porch (unfinished)	1,440

**- CONSTRUCTION**

<b>Quality</b>	Average	<b>Roof Framing</b>	Hip/Gable
<b>Shape</b>		<b>Roof Cover Deck</b>	Composition Shingle
<b>Partitions</b>		<b>Cabinet Millwork</b>	
<b>Common Wall</b>		<b>Floor Finish</b>	Allowance
<b>Foundation</b>	Crawl Space	<b>Interior Finish</b>	Drywall
<b>Floor System</b>		<b>Air Conditioning</b>	
<b>Exterior Wall</b>	Frame Vinyl	<b>Heat Type</b>	Heat Pump
<b>Structural Framing</b>		<b>Bathroom Tile</b>	
<b>Fireplace</b>	Y	<b>Plumbing Fixtures</b>	

**- OTHER**

<b>Occupancy</b>		<b>Building Data Source</b>	
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**PROPERTY CHARACTERISTICS: EXTRA FEATURES**

Feature	Size or Description	Year Built	Condition
Add On Barn Wood	1		
Fixture Full Bath	2		
Porch Wood Deck	80		
Porch Wood Deck	160		
Add On Barn Wood	1		
Add On Swim Pool V	1		

**PROPERTY CHARACTERISTICS: LOT**

<b>Land Use</b>	Residential	<b>Lot Dimensions</b>	
<b>Block/Lot</b>		<b>Lot Square Feet</b>	3,739,611
<b>Latitude/Longitude</b>	34.873176°/-82.770439°	<b>Acreage</b>	85.85

**PROPERTY CHARACTERISTICS: UTILITIES/AREA**

<b>Gas Source</b>		<b>Road Type</b>	
<b>Electric Source</b>		<b>Topography</b>	
<b>Water Source</b>		<b>District Trend</b>	
<b>Sewer Source</b>		<b>Special School District 1</b>	

<b>Zoning Code</b>	<b>Special School District 2</b>
<b>Owner Type</b>	

LEGAL DESCRIPTION

<b>Subdivision</b>	<b>Plat Book/Page</b>
<b>Block/Lot</b>	<b>District/Ward</b> A13

**Description** Se/Side Concord Church Rd Plat 303/3, Plat 399/11B, Plat 426/19B, , Plat 52/374, Plat 421/7 Plat 552/12 /R67430 R75629 /Tax Millage Rate:

FLOOD ZONE INFORMATION

<b>Zone Code</b>	<b>Flood Risk</b>	<b>BFE</b>	<b>Description</b>	<b>FIRM Panel ID</b>	<b>FIRM Panel Eff. Date</b>
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	45077C0260D	04/16/2008
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	45077C0145D	04/16/2008
AE	High		Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.	45077C0145D	04/16/2008
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