

Go Bid
NOW!

Property Information

*3 Bedroom / 2 Bath Home
Located in Norman Park,
Georgia*

*Final Contract to Include a
10% Buyer's Premium*

Online Only Auction



**127 Middlebrooks Street
Norman Park, Georgia 31771**

Tuesday, April 21, 2022



WEEKS AUCTION GROUP
ACCELERATED REAL ESTATE MARKETING

890-2437

www.WeeksAuctionGroup.com

Introduction

Dear Prospective Bidders,

Weeks Auction Group is pleased to offer this 3 bedroom and 2 bathroom home located in Norman Park, Georgia.

This 1950 home is 1,327 Sq. Ft. and has three bedrooms and two full bathrooms with an attached carport. It is located on a .38 acre corner lot right in the heart of Norman Park. It has a nice covered front porch along with a large back patio. Also in the backyard, there is a nice 10'x 16' wooden storage building and a 12' x 20' shed to store all your belongings! You are within walking distance of Norman Park Elementary School. Go Bid Now!

Bidding for this property will open on April 5, 2022 at 10:00 am eastern time and continue to April 19, 2022. Bidding will begin closing at 2:00 pm eastern time subject to auto extensions. All bidding for this property will be conducted on the Weeks Auction Group online bidding platform at www.WeeksAuctionGroup.com. Prior to placing any bids please read this Property Information Package along with the Bidding Terms and Conditions, and the Sample Purchase contract. All documents can be found online under the "Documents" tab.

Please don't hesitate to contact me if you have any question about the property, the auction process, or if you'd like to schedule a private showing of the property.

Sincerely,
Weeks Auction Group, Inc.

Jimmy Fitzpatrick
Auction Coordinator



Auction Date and Time: Tuesday, April 21, 2022 at 2:00 pm

Open House Dates and Times: Monday, April 11th from 2pm - 5pm
Monday, April 18th from 2pm - 5pm

For More Information Contact: Jimmy Fitzpatrick
Weeks Auction Group, Inc.
(229) 890-2437 – Office
(229) 221-9209 – Cell
Jimmy@BidWeeks.com

Property Information

Property Address: 127 Middlebrooks Street, Norman Park, Georgia 31771

Auction Date: Tuesday, April 21, 2022 at 2:00 pm

Property Size: 1327 Square Feet on Corner Lot

Assessor's Parcel Numbers: N001 043

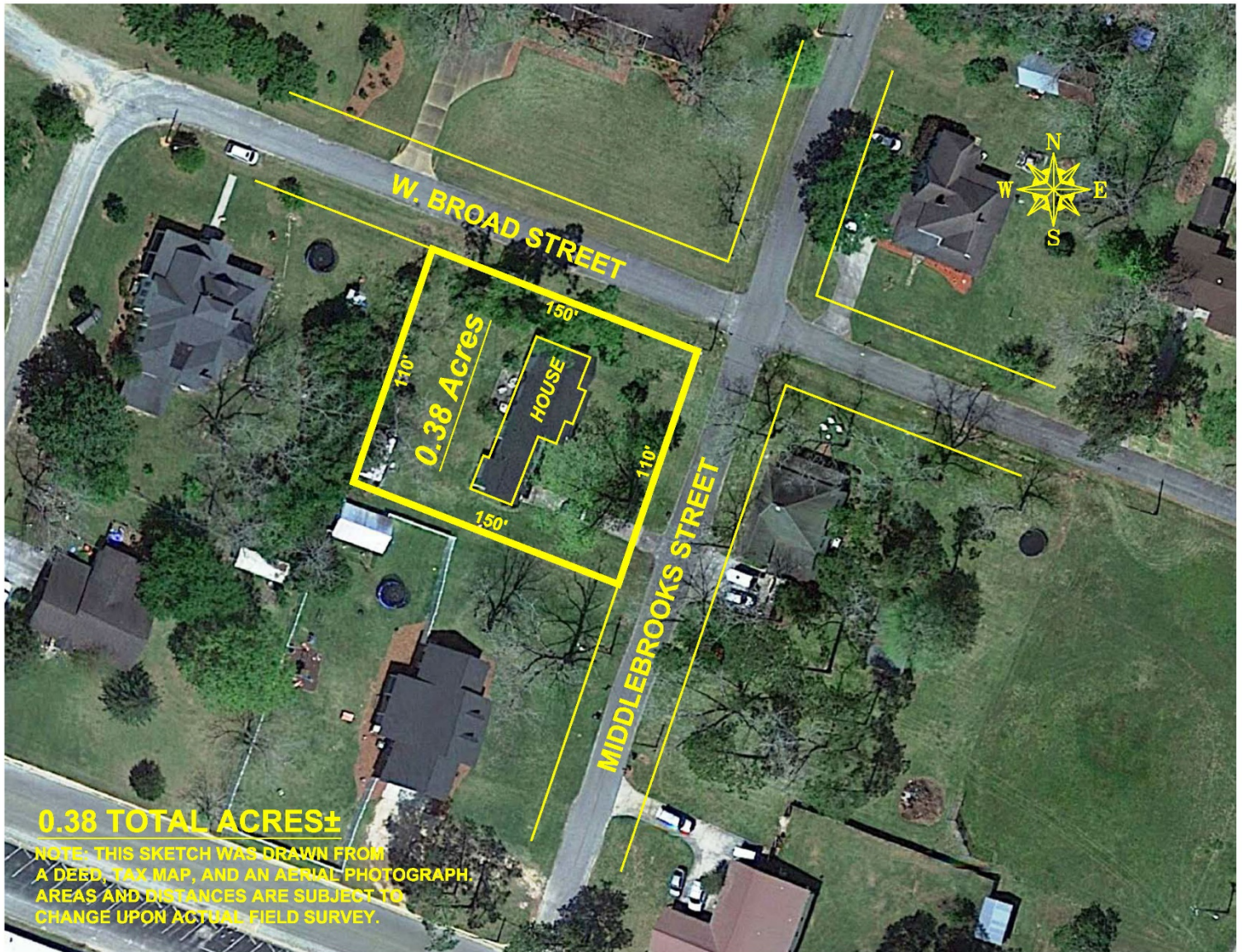
Tax Bill Amount: 2021 - \$961.07

Driving Directions: From Norman Park Post Office head west on E. Broad Street (180 ft). Turn right onto College St. (371 ft). Turn left onto Middlebrooks (.3 mi). Turn left to stay on Middlebrooks (374 ft). Turn right at first cross street onto Broad St and destination will be on left (95 ft). ***"Watch for Auction Signs!"***

Important Selling Features:

- 1,327 Sq. Ft. Home on corner lot
- Excellent location in Norman Park
- 3 bedroom / 2 bathroom
- Great yard, covered front porch, and large back patio
- 1 Vehicle Carport
- Large wooden utility shed
- Located in Colquitt County

Aerial Map



Tax Card Parcel – Page 1

N001 043



Summary

Parcel Number N001 043
Location Address 127 MIDDLEBROOKS ST
Legal Description LL 113 8TH LDT NORM
 (Note: Not to be used on legal documents)
Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning
Tax District NORMAN PARK (District 04)
Millage Rate 42.55
Acres 0.38
Neighborhood 40500 NORMAN PARK 1 (40500)
Homestead Exemption No (50)
Landlot/District N/A

[View Map](#)



Owner

VARNADOE DEBRA C
 170 SAM HARRELL RD
 MOULTRIE, GA 31788

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	FF : \$ 25.00	Front Feet	16,500	150	110	0.38	0

Residential Improvement Information

Style One Family (Single Family)
Heated Square Feet 1327
Interior Walls Sheetrock/Panel
Exterior Walls Vinyl Siding
Foundation Piers
Attic Square Feet 0
Basement Square Feet 0
Year Built 1950
Roof Type Asphalt Shingles
Flooring Type Carpet/Tile
Heating Type Cent AC/Heat
Number Of Rooms 0
Number Of Bedrooms 0
Number Of Full Bathrooms 2
Number Of Half Bathrooms 0
Number Of Plumbing Extras 3
Value \$56,388
Condition Average
House Address 127 MIDDLEBROOKS

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
XImplement Shed Flr-WI or Rf	1999	12x20 / 0	0	\$463
XPre Fab Storage Building	1996	10x16 / 0	0	\$725
XDriveway, Concrete - Res	1996	9x59 / 531	0	\$546

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/12/2016	1265 58		\$30,300	Related by Family or Business	CREEL WILLIAM D	VARNADOE DEBRA C
7/31/1987	408 397		\$35,000	Fair Mkt - Vacant		CREEL WILLIAM D

Tax Card Parcel – Page 2

N001 043

Valuation

	2020	2019	2018	2017	2016
Previous Value	\$61,447	\$61,447	\$61,447	\$61,705	\$61,705
Land Value	\$3,325	\$3,325	\$3,325	\$3,325	\$3,325
+ Improvement Value	\$56,388	\$56,388	\$56,388	\$56,388	\$57,912
+ Accessory Value	\$1,734	\$1,734	\$1,734	\$1,734	\$468
= Current Value	\$61,447	\$61,447	\$61,447	\$61,447	\$61,705

Assessment Notices

[2021 Assessment Notice \(PDF\)](#)

Photos



Sketches

**Tax Map Parcel
N001 043**

qPublic.net™ Colquitt County, GA



Overview



Legend

- Parcels
- Roads
- City Labels

Parcel ID - N001043
Alt Id - 20202
Address - 127 MIDDLEBROOKS ST
Owner - VARNADOE DEBRA C
Acres - 0.38

Date created: 10/19/2021
Last Data Uploaded: 10/18/2021 9:33:21 PM

Developed by  **Schneider**
GEOSPATIAL

Property Tax Bill 2021 – Page 1

2021 Property Tax Statement

Cindy Harvin
 Colquitt County Tax Office
 101 East Central Ave
 PO BOX 99
 Moultrie, GA 31776

Phone: 229-616-7410
 Fax: 229-668-8371

VARNADOE DEBRA C

170 SAM HARRELL RD

MOULTRIE, GA 31788

RETURN THIS FORM WITH PAYMENT

Bill Number	Due Date	CURRENT YEAR DUE
21192	12/10/2021	\$961.07

Payment Good Through: 10/19/2021

Map: N001 043

Last payment made on:

Location: 127 MIDDLEBROOKS ST

** Georgia law requires all bills be sent to the January 1st owner-if sold, forward this bill to the new owner.

** Interest at a rate of 1% per month begins at the day after the due date.

** A 10% penalty is imposed on all property other than homestead property with a bill under \$500.00 ninety days after the due date.

** If you do not receive a tax bill on the other property you own, you must check with the Tax Commissioner's Office before the due date to avoid late charges. This office cannot guarantee receipt of bill in the mail.

(If paid by mortgage company send them this portion)

Cindy Harvin
 Colquitt County Tax Office
 101 East Central Ave
 PO BOX 99
 Moultrie, GA 31776

Phone: 229-616-7410
 Fax: 229-668-8371



Scan this code with your mobile phone to view or pay this bill.

Tax Payer: VARNADOE DEBRA C
Map Code: N001 043
Description: LL 113 8TH LDT NORM
Location: 127 MIDDLEBROOKS ST
Bill Number: 21192
District: 4

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$58,122.00	\$3,325.00	0.38	61447	12/10/2021	10/1/2021	10/19/2021	

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	61447	24578	0	24578	0	0.00	0.00	0.00
COUNTY M&O INCORPORATED	61447	24578	0	24578	14.665	360.44	0.00	360.44
SCHOOL M&O	61447	24578	0	24578	15.363	377.59	0.00	223.44
SCHOOL SALES TAX ROLLBACK	0	0	0	24578	-6.272	0.00	-154.15	0.00
SPECIAL SERVICE	61447	24578	0	24578	1.212	29.79	0.00	29.79
ECONOMIC DEVELOPMENT AUTH	61447	24578	0	24578	0.28	6.88	0.00	6.88
PARKS RECREATION	61447	24578	0	24578	1.755	43.13	0.00	43.13
NORMAN PARK	61447	24578	0	24578	12.1	297.39	0.00	297.39
TOTALS					39.103	1,115.22	-154.15	961.07

Property Tax Bill 2021 – Page 2

Current Due:	\$961.07
Penalty:	\$0.00
Interest:	\$0.00
Other Fees:	\$0.00
Back Taxes:	\$0.00
Amount Paid:	\$0.00

TOTAL DUE:	\$961.07
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Legal Description

Tax Parcel Number: N001 043

Property Address: 127 Middlebrooks Street, Norman Park, GA 31771

Tract 1: A portion of the east half of Block 19 in the Town of Norman Park, Georgia, and being a part of original Land Lot 113 in the 8th Land District of Colquitt County, Georgia, described as follows:
BEGINNING at the intersection of the south margin of West Broad Street and the west margin of Willis Street, thence run South along the west margin of Willis Street 100 feet, thence West parallel with the south margin of West Broad Street 150 feet, more or less, to lands now or formerly of Weaver; thence North along lands of Weaver 100 feet to the south margin of West Broad Street; thence East along the south margin of West Broad Street to the point of beginning.

Tract 2: The northern most 10' of the property conveyed to Julian H. Grantham by Walter Daniels and Margaret Ann Daniels by warranty deed dated May 21, 1970 and recorded in Deed Book 268, Page 329, Colquitt County Land Records. Said 10' is bounded on the north by other property of William D. Creel and Joyce C. Creel.

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