

Go Bid
NOW!

Property Information

*2,000 Sq. Ft.
Commercial Building*

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

Online Only Auction



**116 Campbell Street
Thomasville, Georgia 31792
Tuesday, July 12, 2022 at 2:00 pm**



WAG
WEEKS AUCTION GROUP
ACCELERATED REAL ESTATE MARKETING

(229)890-2437
www.WeeksAuctionGroup.com

Introduction

Dear Prospective Bidders,

Weeks Auction Group is pleased to announce the public auction of this 2,000 sq. ft. commercial building in Thomasville, Georgia

This 2,000 sq. ft. commercial building sitting on .16 acres is located within walking distance to downtown Thomasville! Come check us out at open house or call to schedule an appointment!

Bidding for this property will open on June 28, 2022 at 10:00 am eastern time and continue to July 12, 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, July 12, 2022 at 2:00 pm

Open House Dates and Times: Thursday June 30, 2022 from 11:00 am – 2:00 pm
Thursday, July, 7, 2022 from 11:00 am – 2:00 pm

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: 116 Campbell Street, Thomas

Auction Date: Tuesday, July 12, 2022 at 2:00 pm

Property Size: 2,000 Sq. Ft.

Assessor's Parcel Numbers: Thomas – 004 015019

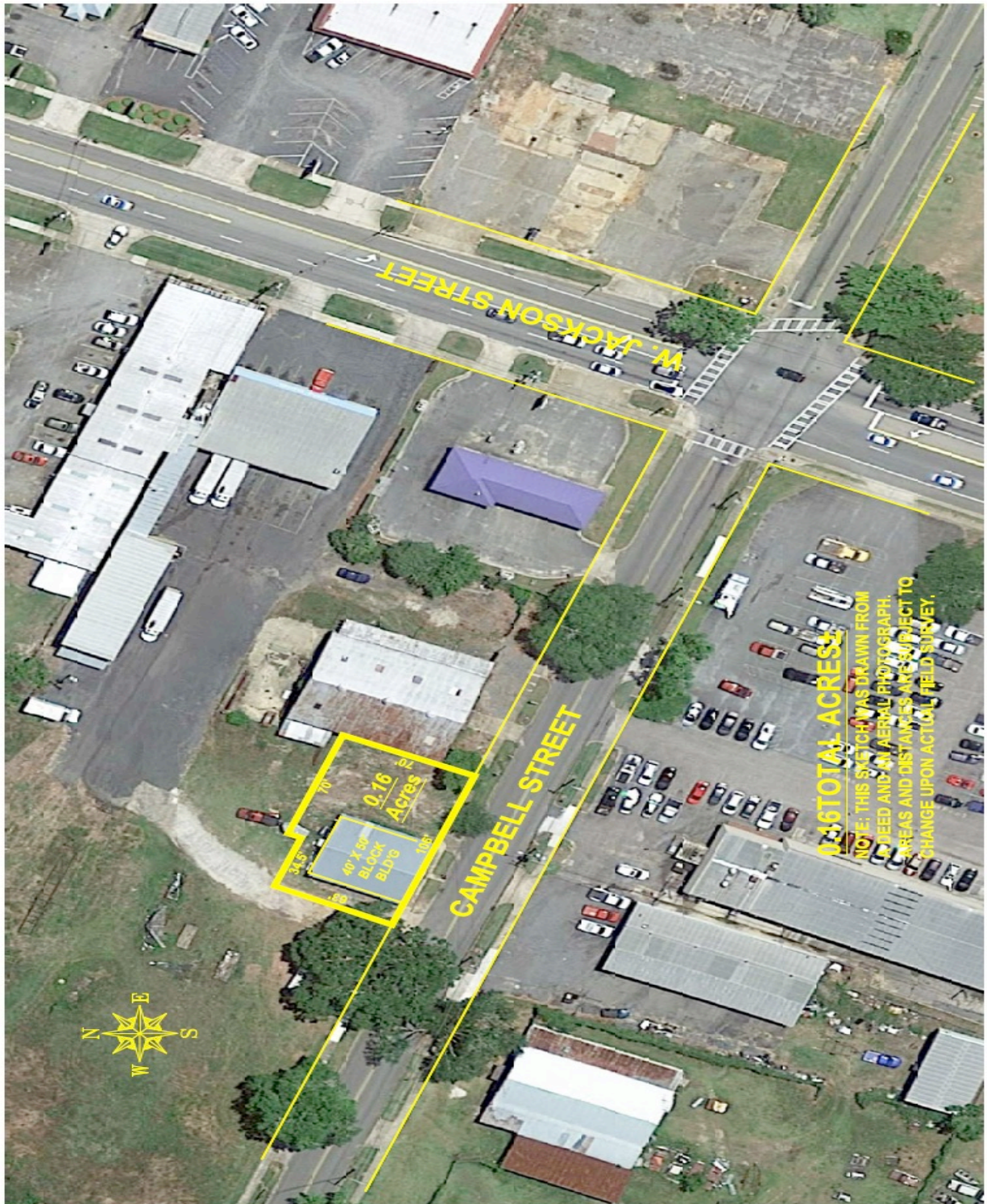
Tax Bill Amount: County Tax Bill: \$121.92
City Tax Bill: \$212.89

Driving Directions: From the Thomas County Courthouse, head Southeast on N Broad St toward E Jefferson St (0.1M). Turn right at the 2nd cross street onto W Jackson (0.5M). Turn right onto Campbell St and destination will be on the right (358ft) ***"Watch for Auction Signs!"***


Important Selling Features:

- 2,000 Sq. Ft. Commercial Building
- .16 +/- Acre Lot
- Bay Door on Side of Building
- Excellent Investment Opportunity
- Conveniently Located Close to Downtown

Aerial Map



Tax Card Parcel – Page 1 004 015019

 Thomas County, GA

Summary

Parcel Number 004 015019
 Location Address 116 CAMPBELL ST
 Legal Description 116 CAMPBELL ST
 (Note: Not to be used on legal documents)
 Class C3-Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning C-2
 Tax District 01 City of Thomasville (District 01)
 Millage Rate 28.292
 Acres 0.16
 Neighborhood CITY MAP 4 (15118)
 Homestead Exemption No (S0)
 Landlot/District N/A / 13

[View Map](#)



Owner

Mediate Dale A
 785 Holly Springs Drive
 Thomasville, GA 31792

The owner above is the owner as of Jan 1, 2021. Look at the Sales section below for most recent owner.

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Commercial SQ FT \$ 3	Square Feet	6,822	106	66	0.16	0

Commercial Improvement Information

Description WAREHOUSE-STORAGE
 Value \$15,942
 Actual Year Built 1959
 Effective Year Built 1970
 Square Feet 2000
 Wall Height 14
 Wall Frames Bearing Wall
 Exterior Wall Concrete Block
 Roof Cover Galvanized Metal
 Interior Walls Painted Masonry
 Floor Construction Concrete On Ground
 Floor Finish Concrete
 Ceiling Finish Pine
 Lighting Standard Flor Fixtures
 Heating No Heat
 Number of Buildings 1

Sales

NOTE: Deed information from sales prior to the 1990's maybe approximate.

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/5/2015	1945 70		\$40,000	Fair Market Value	Dillard Bruce S	Mediate Dale A
2/2/2015	1945 68		\$0	Title Clarification/Correction	McGarrah William B	Dillard Bruce S
2/2/2015	1945 68		\$0	Title Clarification/Correction	McGarrah William B	Dillard Bruce S
2/20/2004	1077 293		\$38,500	Adjoining Property	McGarrah William B	Dillard Bruce S
2/20/2004	1077 293		\$38,500	Adjoining Property	McGarrah William B	Dillard Bruce S
7/31/1974	82 809		\$8,000	Qualify this sale		MCGARRAH WILLIAM B

Valuation

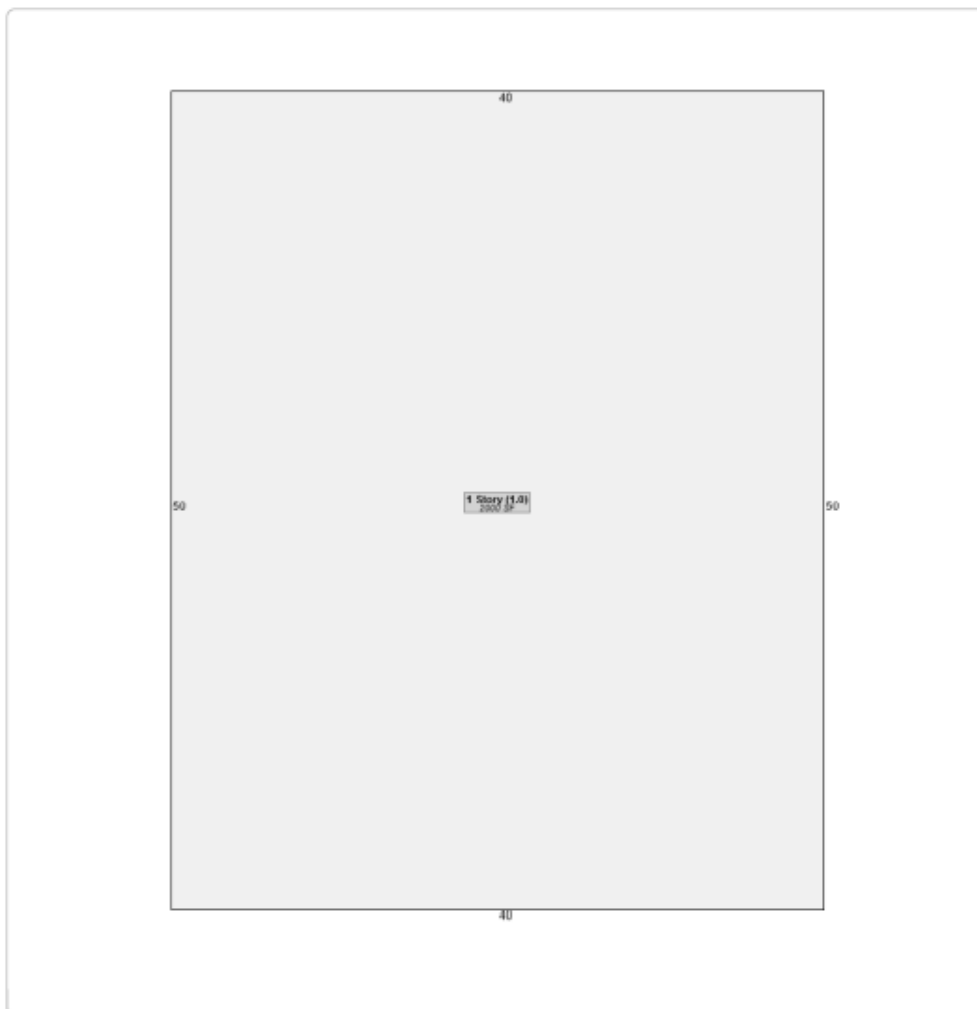
	2021	2020	2019
Previous Value	\$29,567	\$30,043	\$30,043
Land Value	\$13,644	\$13,644	\$14,120
+ Improvement Value	\$15,942	\$15,923	\$15,923
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$29,586	\$29,567	\$30,043

Tax Card Parcel – Page 2
004 015019

Photos



Sketches



No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits.

Tax Map Parcel
004 015019

qPublic.net™ Thomas County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	004 015019	Owner	Mediate Dale A	Last 2 Sales			
Class Code	Commercial		785 Holly Springs Drive	Date	Price	Reason	Qual
Taxing District	01 City of Thomasville		Thomasville, GA 31792	2/5/2015	\$40000	FM	Q
Acres	0.16	Physical Address	116 CAMPBELL ST	2/2/2015	0	15	U
		Assessed Value	Value \$29586				

(Note: Not to be used on legal documents)

Date created: 4/4/2022
 Last Data Uploaded: 4/4/2022 6:37:32 PM

Developed by **Schneider**
 GEOSPATIAL

County Property Tax Bill 2021

2021 Property Tax Statement

Alicia Hester
 Thomas County Tax Commissioner
 P.O. Box 2175
 Thomasville, GA 31799

MEDIATE DALE A
 785 HOLLY SPRINGS DRIVE
 THOMASVILLE, GA 31792

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2021-15318	11/15/2021	\$0.00	\$121.92	\$0.00	Paid 11/04/2021

Map: 00040-00015-019-000
 Location: 116 CAMPBELL ST
 Account No: 459540 010

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Alicia Hester Thomas County Tax Commissioner P.O. Box 2175 Thomasville, GA 31799		Tax Payer: MEDIATE DALE A Map Code: 00040-00015-019-000 Real Description: 116 CAMPBELL ST Location: 116 CAMPBELL ST Bill No: 2021-15318							
Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions		
0.00	0.00	0.1600	\$29,586.00	11/15/2021	08/25/2021				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
COUNTY	\$0	\$11,835	\$0	\$11,835	0.008633	\$137.86	-\$35.69	\$102.17	
EMER SER	\$0	\$11,835	\$0	\$11,835	0.001669	\$19.75	\$0.00	\$19.75	
TOTALS						0.010302	\$157.61	-\$35.69	\$121.92
Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead authorized for all homeowners, certain elderly persons are entitled to additional homestead exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of the exemptions and are now receiving the benefit of the exemption, you must apply for the exemption not later than April 1st in order to receive the exemption in future years. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact the office of the County Tax Office at 225 N. Broad St or (229) 225-4136. If you feel that your property has been assigned too high a value for tax purposes by the Board of Tax Assessors, you should file a tax return reducing the value not later than April 1st in order to have an opportunity to have this value lowered for next year's taxes. Information on filing a return can be obtained from the County Tax Office at 225 N. Broad St or (229) 225-4136.							Current Due \$121.92 Penalty \$0.00 Interest \$0.00 Other Fees \$0.00 Previous Payments \$121.92 Back Taxes \$0.00 Total Due \$0.00 Paid Date 11/04/2021		
LOCAL OPTION SALES TAX CREDIT: The General Assembly reenacted the Local Option Sales Tax Act and another part of your bill shows the dollar amount of reduction of local property taxes which you have received. The law now requires the following additional information to be provided to each taxpayer.									

City Property Tax Bill 2021

RMS64 - TXS10 - TXS10-TX STATEMENT OF ACCT-YRS

Page 1 of 1

DOR
Tax Inquiry
Next Screen

Stmnt Mult Yrs
Statement - 1 Yr
Comments
Charge Detail
Payment History
Mortgage Code
Owner Search

Organization # 2 Int/Disc Date 61522

PIN # 40-15-19 Account # 106221

Next Year 2015 Prop Type R Print

Site Address 116 CAMPBELL ST THOMASVILLE GA

Year	Levied Tax	Unpaid Tax	Unpaid Fee	ID to Dt	Tot. Pd/Adj	Balance
2021	212.89+				212.89-	
2020	217.88+				217.88-	
2019	223.65+				223.65-	
2018	226.10+				226.10-	
2017	220.02+				220.02-	
2016	233.58+				233.58-	
2015	235.19+				235.19-	
					Balance All Yrs	

Owner Name MEDIATE DALE A 785 HOLLY SPRINGS DRIVE THOMASVILLE GA 31792	Auxiliary Files Assd 11834+ Exmt Txbl 11834+	Current Tax Year Class C1C3	1600.00 A
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Legal Description

Legal Description

Tax Parcel Number: 004 015019

Property Address: 116 Campbell Street, Thomasville, Georgia 31792

All that tract or parcel of land situate, lying and being in the City of Thomasville, Thomas County, Georgia, known as 116 Campbell Street, and more particularly described as follows: BEGINNING at a point on the northeast margin of Campbell Street at its intersection with the southeast margin of Smith Alley, run thence along the said southeast margin of said alley northeasterly 63 feet, run thence southeasterly 34.5 feet to the other tract herein described, run thence northwesterly along the margin of Campbell Street 36 feet to the point of beginning.

Also, all that tract or parcel of land situate, lying and being in the City of Thomasville, Thomas County, Georgia, known as 112-114 Campbell Street, and more particularly described as follows: Beginning at a point on the northeast margin of Campbell Street at the South corner of the above-described tract (as described in a warranty deed from Mrs. Essie W. Jenkins to William B. McGarrah dated August 29, 1974, recorded September 4, 1974, in Deed Book 82, page 809), run thence northeasterly 70 feet, run thence southeasterly 70 feet, run thence southwesterly 70 feet to the northeast margin of Campbell Street, and run thence northwesterly along the said northeast margin of Campbell Street 70 feet to the point of beginning.

Go Bid Now!



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