



WIREGRASS AUCTION GROUP
— ACCELERATED REAL ESTATE MARKETING —

RANCH STYLE HOME ON 1 ACRE

**355 SUMMER HILL ROAD,
THOMASVILLE, GEORGIA 31757**

***TUESDAY, JUNE 27, 2023,
AT 2:00 PM***



ONLINE ONLY AUCTION

FINAL CONTRACT TO INCLUDE A 10% BUYER'S PREMIUM

Introduction

Dear Prospective Bidders,

Wiregrass Auction Group is pleased to announce the public, online auction of this Ranch Style Home on 1 Acre in Thomasville, Georgia.

Welcome to 355 Summer Hill Rd, Thomasville, Georgia! This charming property offers a spacious and comfortable living experience with its 2,500 square feet of living space. Boasting four bedrooms and two bathrooms, this home provides ample room for your family and guests. Situated on a generous one-acre lot, this residence offers privacy and tranquility in the highly sought-after Summer Hill Rd location. With its desirable features and convenient layout, this property presents an excellent opportunity to create your dream home in a picturesque setting. Come and explore the possibilities that await you at 355 Summer Hill Rd.

Bidding for this property will open on June 13, 2023, at 10:00 am and continue to June 27, 2023. Bidding will begin closing at 2:00 pm subject to auto extensions. All bidding for this property will be conducted on the Wiregrass Auction Group online bidding platform at www.WiregrassAuctionGroup.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 do not hesitate to contact me if you have any questions about the property, the auction process, or if you would like to schedule a private showing of the property.

Sincerely,
Wiregrass Auction Group, Inc.

Spencer Young



Auction Date and Time: Tuesday, June 27, 2023, at 2:00 PM

Open House Dates and Times: Monday, June 19th, from 3pm – 5pm
Monday, June 26th, from 3pm – 5pm

For More Information Contact: Spencer Young
Wiregrass Auction Group, Inc.
(229) 890-2437 – Office
(229) 225-8625 – Cell
Spencer@BidWiregrass.com

Property Information

Property Address: 355 Summer Hill Road, Thomasville, Georgia

Auction Date: Tuesday, June 27, 2023, at 2:00 PM

Property Size: 1 +/- Acre

Assessor's Parcel Numbers: Thomas County Tax Parcel 046F074

Thomas County Tax Parcel 046F073

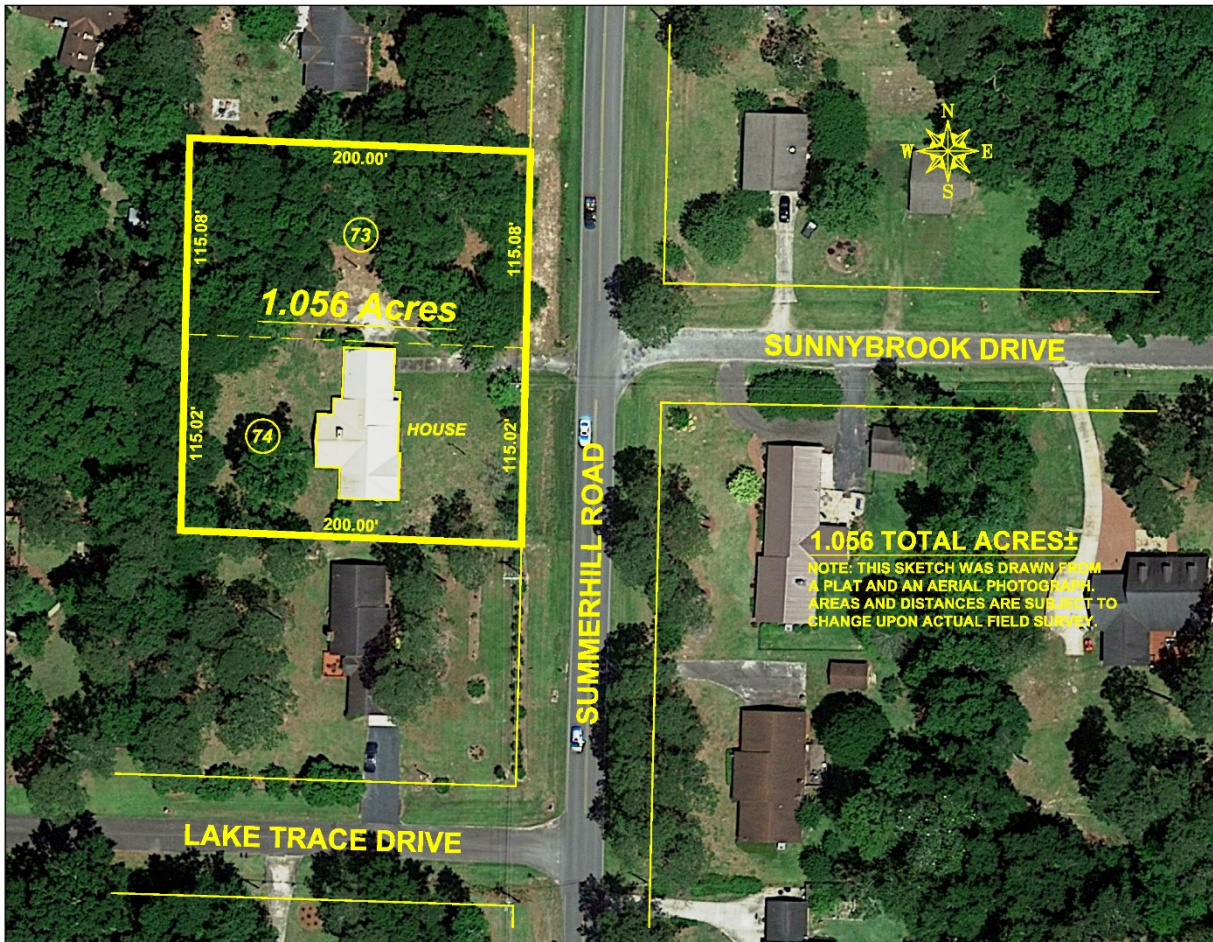
Tax Bill Amount: Tax Parcel 046F074 - \$2,407.95

Tax Parcel 046F073 - \$216.97

Important Selling Features:

- 2,508 SQFT Brick Ranch Style Home
- 4 Bedroom / 2 Bathroom
- Double Lot Totaling over 1 acre
- Located on Summerhill Rd

Aerial Map



Tax Card Parcel 046F074 – Page 1

 **qPublic.net**™ Thomas County, GA

Summary

Parcel Number 046F 074
 Location Address 355 SUMMERHILL RD
 Legal Description 355 SUMMERHILL ROAD
 (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 R2
 Tax District 02 Fire District 01 (District 02)
 Millage Rate 25.142
 Acres 0.53
 Neighborhood Summerhill Rd West end (10082)
 Homestead Exemption Yes (54)
 Landlot/District 100 / 13

[View Map](#)



Owner

[Kuijpers, Juanita D.](#)
 355 Summerhill Rd
 Thomasville, GA 31757

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
Residential	Lake Lilliquin Sub Standard	Lot	23,087	0	0	0.53	1

Residential Improvement Information

Style One Family
 Heated Square Feet 2508
 Interior Walls Sheetrock
 Exterior Walls Brick Veneer
 Foundation Conc Wall/Msnry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1986
 Roof Type Metal Galvanized
 Flooring Type Hardwd/Tile/Carpt
 Heating Type CH AC
 Number Of Rooms 0
 Number Of Bedrooms 4
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 4
 Value \$242,925
 Condition Average
 Fireplaces/Appliances FP Const 1 sty 1 Box 1
 House Address 355 SUMMERHILL RD

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Paving, Asphalt	1987	1x1 / 800	1	\$613
Housesite, Large, No Well	1900	1x1 / 1	1	\$2,000

Permits

Permit Date	Permit Number	Type
07/28/2016	0149-16	REMODEL
06/11/2007	248-07	ROOF

Tax Card Parcel 046F074 – Page 2

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
5/26/2016	2024 301	2 77	\$160,000	Fair Market Value	Reyes Ceferina V	Kuipers Juanita D
1/31/1987	216 405	2 77	\$72,000	Qualify this sale		REYES CEFERINA V

There are other parcels involved in one or more of the above sales:
[Deed Book/Page: 2024 301 - Parcel: 046F 073](#)

Valuation

	2022	2021	2020	2019
Previous Value	\$236,715	\$226,005	\$226,005	\$219,539
Land Value	\$35,000	\$35,000	\$35,000	\$35,000
+ Improvement Value	\$242,925	\$199,120	\$188,410	\$188,410
+ Accessory Value	\$2,613	\$2,595	\$2,595	\$2,595
= Current Value	\$280,538	\$236,715	\$226,005	\$226,005

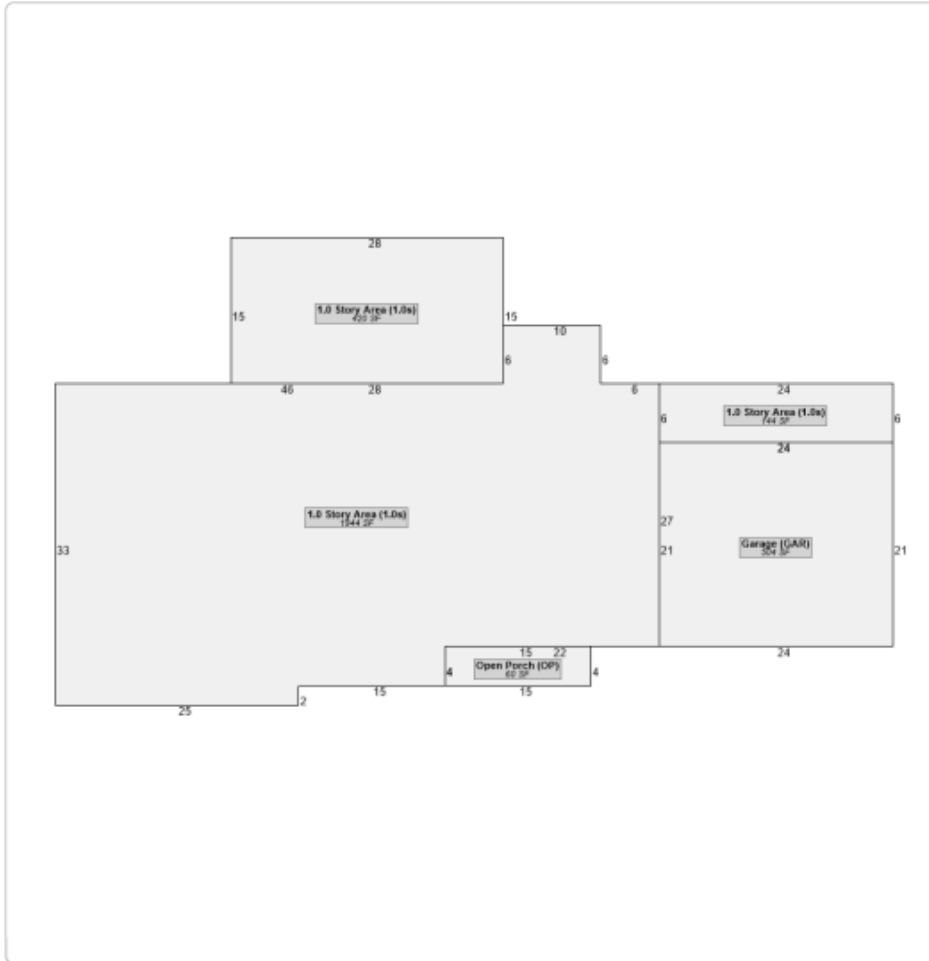
2022 values are tentative.

Photos



Sketches

Tax Card Parcel 046F074 – Page 3



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

The Thomas County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the 2021 Certified Values. All other data is subject to change.

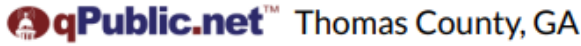
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Last Data Upload: 10/22/2022, 6:39:15 AM

Version 2.3.226

Developed by
 Schneider
GEOSPATIAL

Tax Card Parcel 046F073



Summary

Parcel Number 046F 073
 Location Address 355 SUMMERHILL RD.
 Legal Description LOT 73 SUMMERHILL RD.
 (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 R2
 Tax District 02 Fire District 01 (District 02)
 Millage Rate 25.142
 Acres 0.53
 Neighborhood Summerhill Rd West end (10082)
 Homestead Exemption No (S0)
 Landlot/District 100 / 13

[View Map](#)

Owner

[Kuipers Juanita D](#)
 355 Summerhill Rd
 Thomasville, GA 31757

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
Residential	Lake Lilliquin Sub Standard	Lot	23,087	0	0	0.53	1

Permits

Permit Date	Permit Number	Type
05/09/2007	INH	ELECTRIC

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
5/26/2016	2024 301	2 77	\$160,000	Land Unimproved	Reyes Ceferina V	Kuipers Juanita D
8/23/2012	1789 75	2 77	\$0	Gift	Reyes Engracia V & Luis Reyes	Reyes Ceferina V
10/11/1991	324 81	2 77	\$9,500	Qualify this sale		REYES CEFERINA V & E

There are other parcels involved in one or more of the above sales:
[Deed Book/Page: 2024 301 - Parcel: 046F 074](#)

Valuation

	2022	2021	2020	2019
Previous Value	\$23,800	\$23,800	\$23,800	\$18,200
Land Value	\$23,800	\$23,800	\$23,800	\$23,800
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$23,800	\$23,800	\$23,800	\$23,800

2022 values are tentative.

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

The Thomas County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the 2021 Certified Values. All other data is subject to change.

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Last Data Upload: 10/22/2022, 6:39:15 AM



Version 2.3.226

Tax Map Parcel 046F074

 **qPublic.net**™ Thomas County, GA



Parcel ID	046F074	Owner	Kuipers Juanita D	Last 2 Sales			
Class Code	Residential		355 Summerhill Rd	Date	Price	Reason	Qual
Taxing District	02 Fire District 01		Thomasville, GA 31757	5/26/2016	\$160000	FM	Q
Acres	0.53	Physical Address	355 SUMMERHILL RD	1/31/1987	\$72000	NQ	U
		Assessed Value	Value \$280538				

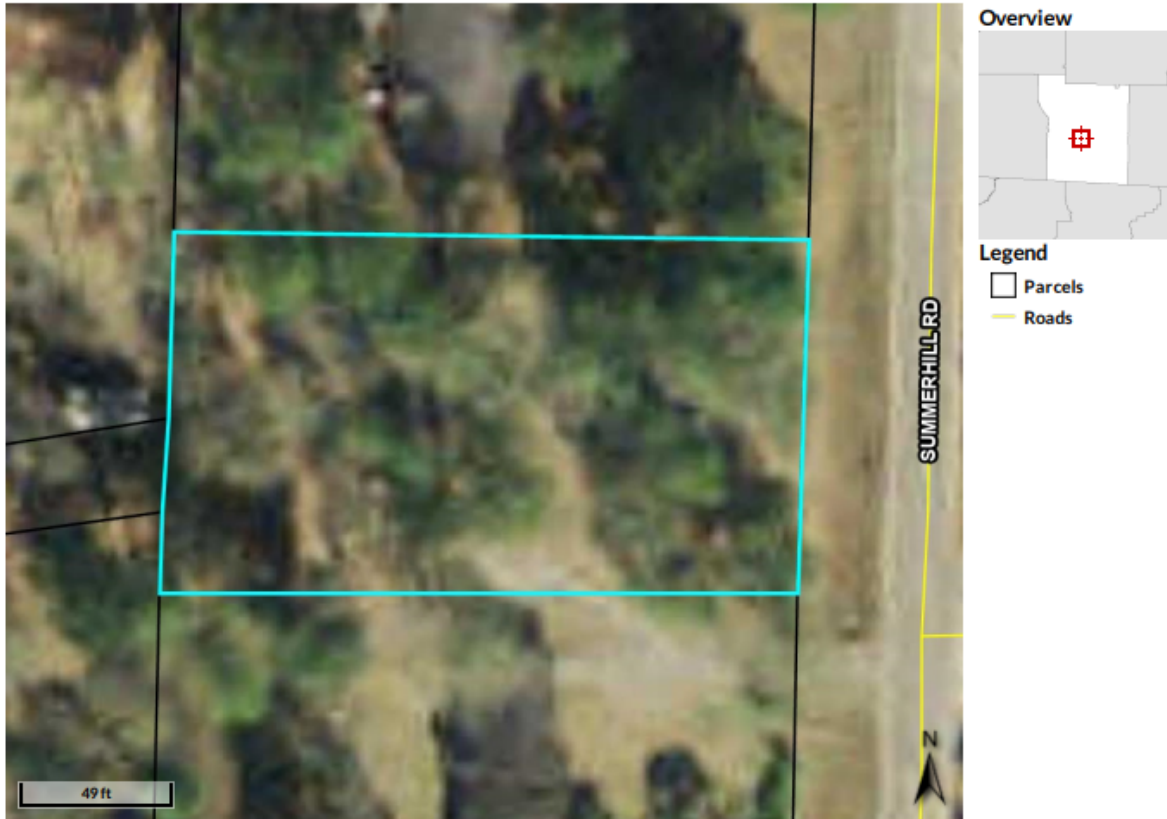
(Note: Not to be used on legal documents)

Date created: 10/22/2022
Last Data Uploaded: 10/22/2022 6:39:15 AM

Developed by  **Schneider**
GEOSPATIAL

Tax Map Parcel 046F073

 Thomas County, GA



Parcel ID	046F073	Owner	Kuipers Juanita D	Last 2 Sales			
Class Code	Residential		355 Summerhill Rd	Date	Price	Reason	Qual
Taxing District	02 Fire District 01		Thomasville, GA 31757	5/26/2016	\$160000	LM	Q
Acres	0.53	Physical Address	355 SUMMERHILL RD	8/23/2012	0	18	U
		Assessed Value	Value \$23800				

(Note: Not to be used on legal documents)

Date created: 10/22/2022
Last Data Uploaded: 10/22/2022 6:39:15 AM

Developed by  Schneider
GEO SPATIAL

Tax Bill 2022 - Parcel 046F074

2022 Property Tax Statement

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


KUIPERS JUANITA D
355 SUMMERHILL RD
THOMASVILLE, GA 31757

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2022-13288	11/15/2022	\$2,407.95	\$0.00	\$0.00	\$2,407.95

Map: 0046F-00000-074-000 Payment Good through: 11/15/2022
Location: 355 SUMMERHILL RD
Account No: 398640 010

RETURN THIS PORTION WITH PAYMENT

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

<p>Alicia Hester Thomas County Tax Commissioner P.O. Box 2175 Thomasville, GA 31799</p>				<p>Tax Payer: KUIPERS JUANITA D Map Code: 0046F-00000-074-000 Real Description: 355 SUMMERHILL ROAD Location: 355 SUMMERHILL RD Bill No: 2022-13288</p>					
Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions		
0.00	0.00	0.5300	\$280,538.00	11/15/2022	08/25/2022	11/15/2022			
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
COUNTY		\$0	\$112,215	\$4,000	\$108,215	0.006081	\$967.34	-\$309.28	\$658.06
EMER SER		\$0	\$112,215	\$0	\$112,215	0.001517	\$170.23	\$0.00	\$170.23
FIRE 1		\$0	\$112,215	\$0	\$112,215	0.002661	\$298.60	\$0.00	\$298.60
SCHOOL		\$0	\$112,215	\$10,000	\$102,215	0.012533	\$1,281.06	\$0.00	\$1,281.06
TOTALS					0.022792	\$2,717.23	-\$309.28	\$2,407.95	
<p>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.</p>							<p>Current Due \$2,407.95 Penalty \$0.00 Interest \$0.00 Other Fees \$0.00 Previous Payments \$0.00 Back Taxes \$0.00</p>		
							Total Due	\$2,407.95	
<p>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.</p>									

Tax Bill 2022 – Parcel 046F073

2022 Property Tax Statement

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

KUIPERS JUANITA D
355 SUMMERHILL RD
THOMASVILLE, GA 31757

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2022-13289	11/15/2022	\$216.97	\$0.00	\$0.00	\$216.97

Map: 0046F-00000-073-000


Payment Good through: 11/15/2022

Location: 355 SUMMERHILL RD

Account No: 398670 010

RETURN THIS PORTION WITH PAYMENT


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

<p>Alicia Hester Thomas County Tax Commissioner P.O. Box 2175 Thomasville, GA 31799</p>				<p>Tax Payer: KUIPERS JUANITA D Map Code: 0046F-00000-073-000 Real Description: LOT 73 SUMMERHILL RD. Location: 355 SUMMERHILL RD Bill No: 2022-13289</p>					
Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions		
0.00	0.00	0.5300	\$23,800.00	11/15/2022	08/25/2022	11/15/2022			
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
COUNTY		\$0	\$9,520	\$0	\$9,520	0.006081	\$85.10	-\$27.21	\$57.89
EMER SER		\$0	\$9,520	\$0	\$9,520	0.001517	\$14.44	\$0.00	\$14.44
FIRE 1		\$0	\$9,520	\$0	\$9,520	0.002661	\$25.33	\$0.00	\$25.33
SCHOOL		\$0	\$9,520	\$0	\$9,520	0.012533	\$119.31	\$0.00	\$119.31
TOTALS						0.022792	\$244.18	-\$27.21	\$216.97
<p>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.</p>							<p>Current Due \$216.97 Penalty \$0.00 Interest \$0.00 Other Fees \$0.00 Previous Payments \$0.00 Back Taxes \$0.00 Total Due \$216.97</p>		
<p>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.</p>									

Legal Description – Page 1

Record and return to:

John Turner Holt
Alexander & Vann, LLP
411 Gordon Avenue
Thomasville, GA 31792

DOC# 002816
FILED IN OFFICE
5/26/2016 04:40 PM
BK:2024 PG:301-302
RANDA D. WHARTON
CLERK OF SUPERIOR
COURT
THOMAS COUNTY

REAL ESTATE TRANSFER TAX
PAID: \$160.00

PT-61 136-2016-000809

WARRANTY DEED

THIS INDENTURE, made this 26th day of May, 2016 between **CEFERINA V. REYES**, of the first part, and **JUANITA D. KUIPERS**, of the second part.

WITNESSETH:

That the Party of the First Part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Party of the Second Part, her heirs and assigns, all of the following described property, to-wit:

All those tracts or parcels of land situate, lying and being in Land Lot 100 of the 13th Land District of Thomas County, Georgia, being more particularly described as follows:

All of Lots 73 and 74 of Lake Lilliquin Estates Subdivision as shown by a plat of survey prepared by Frank E. Carlton, Registered Land Surveyor, dated May 26, 1975 and recorded in Plat Book 2, Page 77, of the Deed Records of Thomas County, Georgia.

This property is conveyed subject to restrictions recorded in Book 88, Page 431, of the Deed Records of Thomas County, Georgia.

TO HAVE AND TO HOLD the said above granted and described property, with all and singular, the rights, members and appurtenances thereunto appertaining to the only proper use, benefit and behoof of the Party of the Second Part, his heirs and assigns, in Fee Simple; and the Party of the First Part, the said bargained property above described, unto Party of the Second Part, her heirs and assigns, against the Party of the First Part, her heirs and assigns, and against all and every other person or persons, shall and will and do hereby warrant and forever defend, by virtue of these presents.

Legal Description – Page 2

BK:2024 PG:302

IN WITNESS WHEREOF, the Party of the First Part has hereunto set her hand and affixed her seal and delivered these presents the day and year first above written.

Ceferina V. Reyes (SEAL)
Ceferina V. Reyes

By: John Turner Holt (SEAL)
John Turner Holt, her attorney in fact

Signed, sealed and delivered
in the presence of us:

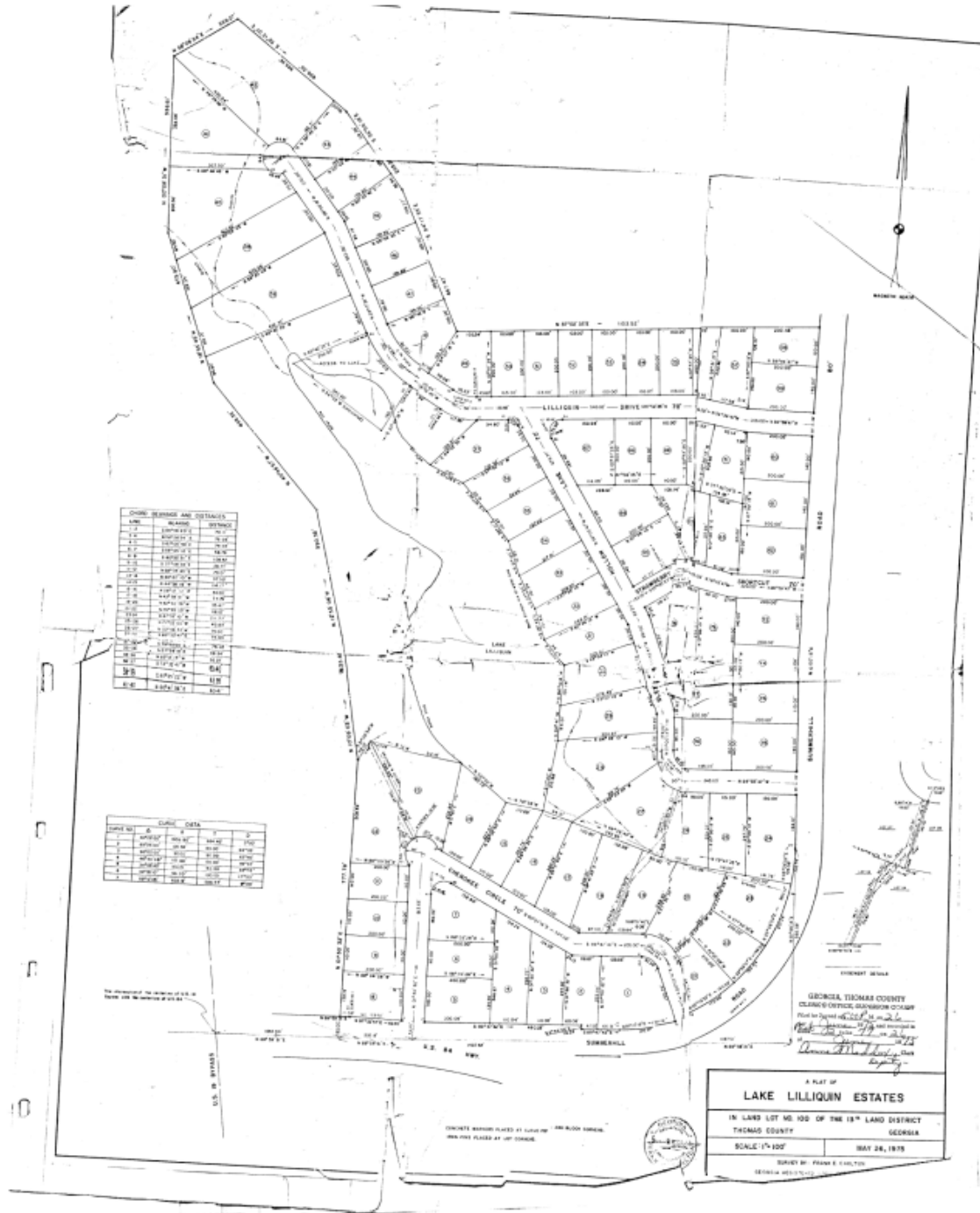
Delora M. Lawrence
Witness .

Tina L. Mills
Notary Public, State of Georgia
My Commission Expires: _____
(AFFIX NOTARIAL SEAL)



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Plat



Go Bid Now!



www.WiregrassAuctionGroup.com