



WIREGRASS AUCTION GROUP
— ACCELERATED REAL ESTATE MARKETING —

**COTTAGE HOME ON 0.24 +/-
ACRES IN THOMASVILLE,
GEORGIA**

***TUESDAY, APRIL 30TH,
2024, 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 Cottage Home on 0.248 +/- Acres in Thomasville, Georgia.

Join us for an exclusive opportunity to own a charming 941 square foot home on a spacious .25 +/- acre lot just off Glenwood Drive in Thomasville. This meticulously updated property features 2 bedrooms, 1 bath, and boasts recent renovations including a modernized bathroom, hardwood floors, and a new A/C system, ensuring comfort and style. With its private backyard and quiet neighborhood streets, this residence offers both tranquility and convenience, making it ideal for homeowners or investors seeking a great rental opportunity. Don't miss your chance to secure this single-family gem in Thomasville's desirable city limits – join us at auction and make this dream home yours today.

Bidding for this property will open on April 16th, 2024, at 10:00 am and continue to April 30th, 2024. 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.

Mark L Manley CAI, AARE, MPPA
President / Broker



Auction Date and Time: Tuesday, April 30th, 2024, at 2:00 PM

Open House Dates and Times: April 22, 2024, from 4:00 pm – 6:00 pm
April 25, 2024, from 4:00 pm – 6:00 pm

For More Information Contact: Wiregrass Auction Group, Inc.
(229) 890-2437

Property Information

Property Addresses: 308 Claire Drive, Thomasville, Georgia 31757

Auction Date: Tuesday, April 30th, 2024, at 2:00 PM

Property Size: 0.248 +/- Acres

Assessor's Parcel Numbers: Thomas County 012 003004

Property Taxes: Thomas County 2023 \$339.89

Important Selling Features:

- Good Neighborhood with quiet streets
- Great rental opportunity
- Single family home in Thomasville

Aerial Map



Tax Card – Page 1

Thomas County, GA

Summary

Parcel Number 012 003004
 Location Address 308 CLAIRE DR
 Legal Description 308 CLAIRE DR / LOT 5 BLK F
 (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 R-1A
 Tax District 01 City of Thomasville (District 01)
 Millage Rate 24.74
 Acres 0.25
 Neighborhood B CLASS BASIC PLUS (200002)
 Homestead Exemption No (50)
 Landlot/District 55 / 13

[View Map](#)



Owner

[Young & Sons Properties LLC](#)
 P O Box 606
 Thomasville, GA 31799

The owner above is the owner as of Jan 1, 2024. Look at the Sales section below for most recent owner.

Land

| Type | Description | Calculation Method | Square Footage | Frontage | Depth | Acres | Lots |
|-------------|----------------|--------------------|----------------|----------|-------|-------|------|
| Residential | CitMap 12 S230 | Front Foot | 10,890 | 60 | 180 | 0.25 | 0 |

Residential Improvement Information

Style One Fam-Rental
 Heated Square Feet 941
 Interior Walls Plaster
 Exterior Walls Asbestos Siding
 Foundation Conc Wall/Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1944
 Roof Type Shingle Asphalt
 Flooring Type Oak
 Heating Type CHAC
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 1
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 0
 Value \$85,160
 Condition Average
 Fireplaces/Appliances FP Const 1 sty 1 Box 1
 House Address 308 CLAIRE DR

Accessory Information

| Description | Year Built | Dimensions/Units | Identical Units | Value |
|------------------|------------|------------------|-----------------|-------|
| Paving, Concrete | 2000 | 8x71 / 0 | 0 | \$626 |

Permits

| Permit Date | Permit Number | Type |
|-------------|---------------|-------------|
| 03/17/2022 | BDB2200073 | RENOVATIONS |

Tax Card – 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 |
|-----------|------------------|------------------|------------|---|-----------------------------|-----------------------------|
| 7/17/2017 | 2096 301 | | \$0 | Name Change | Young Herbert S & | Young & Sons Properties LLC |
| 9/26/2012 | 1791 381 | 6-5 99 | \$50,500 | Bank Sale ALT | Federal Home Loan Mortgage | Young Herbert S & |
| 5/1/2012 | 1782 305 | 6-5 99 | \$50,625 | Government/Public Utility Sale | Central Mortgage Company | Federal Home Loan Mortgage |
| 5/1/2012 | 1782 302 | 6-5 99 | \$50,625 | Deed in Lieu of Foreclosure/Foreclosure | Ycomans Meredith L | Central Mortgage Company |
| 7/30/2008 | 1511 1 | 6-5 99 | \$107,000 | NOT FMV | Kirkley Christopher Matthew | Ycomans Meredith L |
| 2/25/2005 | 1173 181 | 65 99 | \$36,277 | Kin/Not Arms-Length | KIRKLEY JAMES P | Kirkley Christopher Matthew |
| 1/1/1988 | 231 514 | | \$26,500 | Qualify this sale | | KIRKLEY JAMES P |

There are other parcels involved in one or more of the above sales:
[Deed Book/Page: 2096 301 - Parcel: 012 008009](#)
[Deed Book/Page: 2096 301 - Parcel: 003 031002](#)
[Deed Book/Page: 2096 301 - Parcel: 003 031002 A](#)

Valuation

| | 2023 | 2022 | 2021 | 2020 | 2019 |
|---------------------|-----------|----------|----------|----------|----------|
| Previous Value | \$75,067 | \$61,485 | \$60,366 | \$62,211 | \$61,694 |
| Land Value | \$16,273 | \$14,150 | \$14,150 | \$14,150 | \$14,150 |
| + Improvement Value | \$85,160 | \$60,291 | \$46,702 | \$45,558 | \$47,403 |
| + Accessory Value | \$626 | \$626 | \$633 | \$658 | \$658 |
| - Current Value | \$102,059 | \$75,067 | \$61,485 | \$60,366 | \$62,211 |

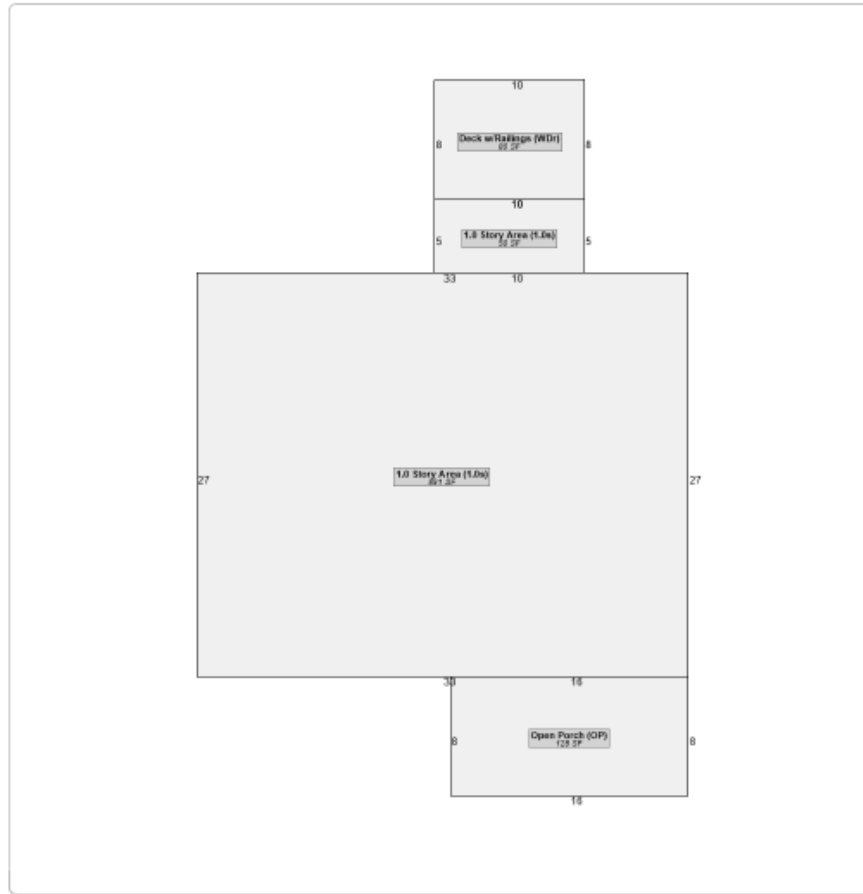
2023 values are tentative.

Photos



Sketches

Tax Card - 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 most current Certified Digest. All other data is subject to change.

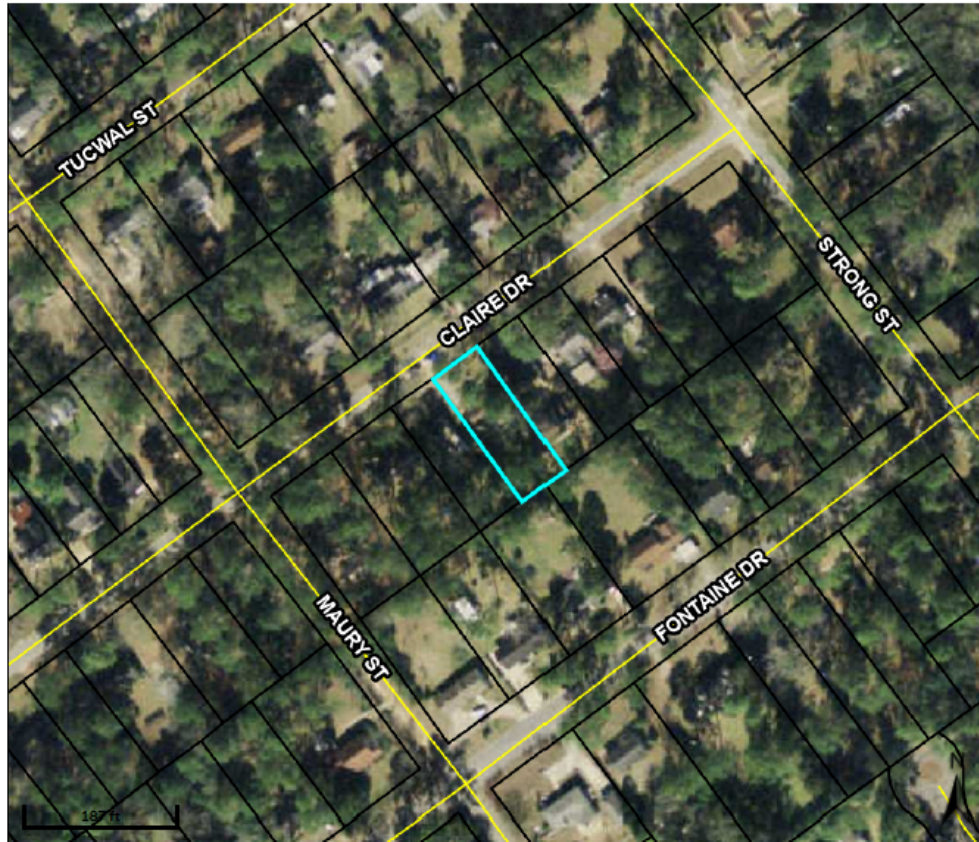
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Last Data Upload: 3/19/2024, 7:28:46 AM

[Contact Us](#)

Developed by
 Schneider
GEOSPATIAL

Tax Map



 **qPublic.net**™ Thomas County, GA



Overview



Legend

-  Parcels
-  Roads

| | | | | | | | |
|-----------------|------------------------|------------------|-----------------------------|--------------|---------|--------|------|
| Parcel ID | 012 003004 | Owner | Young & Sons Properties LLC | Last 2 Sales | | | |
| Class Code | Residential | | P O Box 606 | Date | Price | Reason | Qual |
| Taxing District | 01 City of Thomasville | | Thomasville, GA 31799 | 7/17/2017 | 0 | 17 | U |
| Acres | 0.25 | Physical Address | 308 CLAIRE DR | 9/26/2012 | \$50500 | 24 | U |
| | | Assessed Value | Value \$102059 | | | | |

(Note: Not to be used on legal documents)

Date created: 3/19/2024
Last Data Uploaded: 3/19/2024 7:28:46 AM

Developed by  **Schneider**
GEOSPATIAL

2023 Tax Bill

2023 Property Tax Statement

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

YOUNG & SONS PROPERTIES
P O BOX 606
THOMASVILLE, GA 31799


| Bill No. | Due Date | Current Due | Prior Payment | Back Taxes | *Total Due* |
|------------|------------|-------------|---------------|------------|--------------------|
| 2023-25844 | 11/15/2023 | \$0.00 | \$339.89 | \$0.00 | Paid 11/03/2023 |

Map: 00120-00003-004-000
Location: 308 CLAIRE DR
Account No: 775320 010

Printed: 03/19/2024

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: YOUNG & SONS PROPERTIES Map Code: 00120-00003-004-000 Real Description: 308 CLAIRE DR / LOT 5 BLK Location: 308 CLAIRE DR Bill No: 2023-25844</p> | | | | |
|--|--------------|--|-------------------|--|-----------------|----------------------|------------------|--|
| Building Value | Land Value | Acres | Fair Market Value | Due Date | Billing Date | Payment Good through | Exemptions | |
| 0.00 | 0.00 | 0.2500 | \$102,059.00 | 11/15/2023 | 08/30/2023 | | | |
| Entity | Adjusted FMV | Net Assessment | Exemptions | Taxable Value | Millage Rate | Gross Tax | Credit | Net Tax |
| COUNTY | | \$0 | \$40,823 | \$0 | 0.006960 | \$396.64 | -\$112.51 | \$284.13 |
| EMER SER | | \$0 | \$40,823 | \$0 | 0.001366 | \$55.76 | \$0.00 | \$55.76 |
| TOTALS | | | | | 0.008326 | \$452.40 | -\$112.51 | \$339.89 |
| <p>State Law requires all tax bills to be mailed to the owner of record on January 1st. If property has been sold, please contact our office.</p> <p>This bill is not sent to your mortgage company. If you have an escrow account, please forward a copy of this bill to your mortgage company. We encourage you to pay by mail or on our website. If your bill is not paid on time, interest, fifa, penalty and additional costs will accrue on unpaid balance on the 16th of every month.</p> <p>Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition, certain elderly persons are entitled to additional homestead exemptions. Applications must be filed by April 1st.</p> <p>Tax Commissioner's Office 229-225-4136 For eligibility requirements regarding exemption or questions about your value, contact the Tax Assessor's office at 229-225-4133</p> | | | | | | | | <p>Current Due \$339.89 Penalty \$0.00 Interest \$0.00 Other Fees \$0.00 Previous Payments \$339.89 Back Taxes \$0.00 Total Due \$0.00 Paid Date 11/03/2023</p> |

Original Deed – Page 2

BK=1791 PG=382

Claire Drive a distance of sixty (60) feet; thence south 36 degrees 50 minutes east a distance of one hundred eighty (180) feet; thence south 53 degrees 10 minutes west a distance of sixty (60) feet; thence north 36 degrees 50 minutes west a distance of one hundred eighty (180) feet to the Point of Beginning.

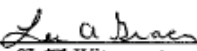
This being some or all of the property conveyed to Meredith L. Yeomans by virtue of Deed recorded July 31, 2008 in Book 1511, Page 01, Thomas County, Georgia Records.

SUBJECT, HOWEVER, TO any easements, rights of way, reservations, declarations, covenants running with the land, ordinances, condominium formation requirements and other encumbrances, restrictions, legal requirements or matters of any nature whatsoever existing of record or in law and applicable to the subject property herein conveyed.

TO HAVE AND TO HOLD the Land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantees forever in fee simple. And the said Grantor will warrant and forever defend the right and title to the Land unto the Grantees against the claims of all persons and entities owning, holding or claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this document under seal on and as of the date first above written as follows:

Signed, sealed and delivered
in the presence of:

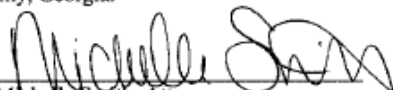

Unofficial Witness


Notary Public



FEDERAL HOME LOAN MORTGAGE CORPORATION

By its attorney-in-fact, Ellis, Painter, Ratterree & Adams, LLP, under power of attorney recorded on March 23, 2010 in Deed Book 1625, Page 213, records of the Superior Court of Thomas County, Georgia.

By: 
Michelle Smith, Attorney
Ellis, Painter, Ratterree & Adams LLP, as attorney-in-fact

Go Bid Now!



www.WiregrassAuctionGroup.com