



THE ESTATE OF NORMAN PHILLIP NADRICH

Charming Brick Home in Albany, Georgia

Nestled on a beautifully landscaped 0.45-acre lot, this stunning 2,557 sq ft brick home features 4 bedrooms, 3 bathrooms, and a spacious two-car garage. The large living space, complete with an electric fireplace, flows seamlessly into the formal dining room, which boasts a dry bar and a walk-in pantry conveniently located between the dining room and the kitchen. Additional highlights include an outdoor patio, a dedicated storage room attached to the garage, and attic storage accessible via a staircase in the garage.

Online Only
Auction

**August 13, 2024,
at 2 pm**

Final Contract to
Include a 10%
Buyer's Premium

TABLE OF CONTENTS

Introduction	3
Auction Information	4
Property Information	5
Aerial Map	6
Tax Card	7-8
Tax Map	9
Tax Bill	10
Deed	11-12
Conclusion	13



INTRODUCTION

Dear Perspective Bidders,

Wiregrass Auction Group is pleased to announce the public, online auction of this Home located in Albany, Georgia.

Nestled on a beautifully landscaped 0.45-acre lot, this stunning 2,557 sq ft brick home features 4 bedrooms, 3 bathrooms, and a spacious two-car garage. The large living space, complete with an electric fireplace, flows seamlessly into the formal dining room, which boasts a dry bar and a walk-in pantry conveniently located between the dining room and the kitchen. Additional highlights include an outdoor patio, a dedicated storage room attached to the garage, and attic storage accessible via a staircase in the garage.

Bidding for this property will open on July 30, 2024, at 10:00 am and continue to August 13, 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 INFORMATION



- 🌿 Auction Date and Time: Tuesday, August 13, 2024 at 2 pm
- 🌿 Open House Dates and Times: Friday, August 2, 2024, 1 - 4 pm and Monday, August 12, 2024, 3 - 6 pm
- 🌿 For More Information Contact: Mark L. Manley, CAI, AARE, MPPA
Wiregrass Auction Group, INC.
(229) 890-2437 - Office
(229) 891-1377 - Cell
Mark@Bidwiregrass.com

PROPERTY INFORMATION



Property Address: 2102 Beacon Court, Albany, Georgia 31721

Auction Date: Tuesday, August 13, 2024, at 2 pm

Property Size: 0.45 Acres

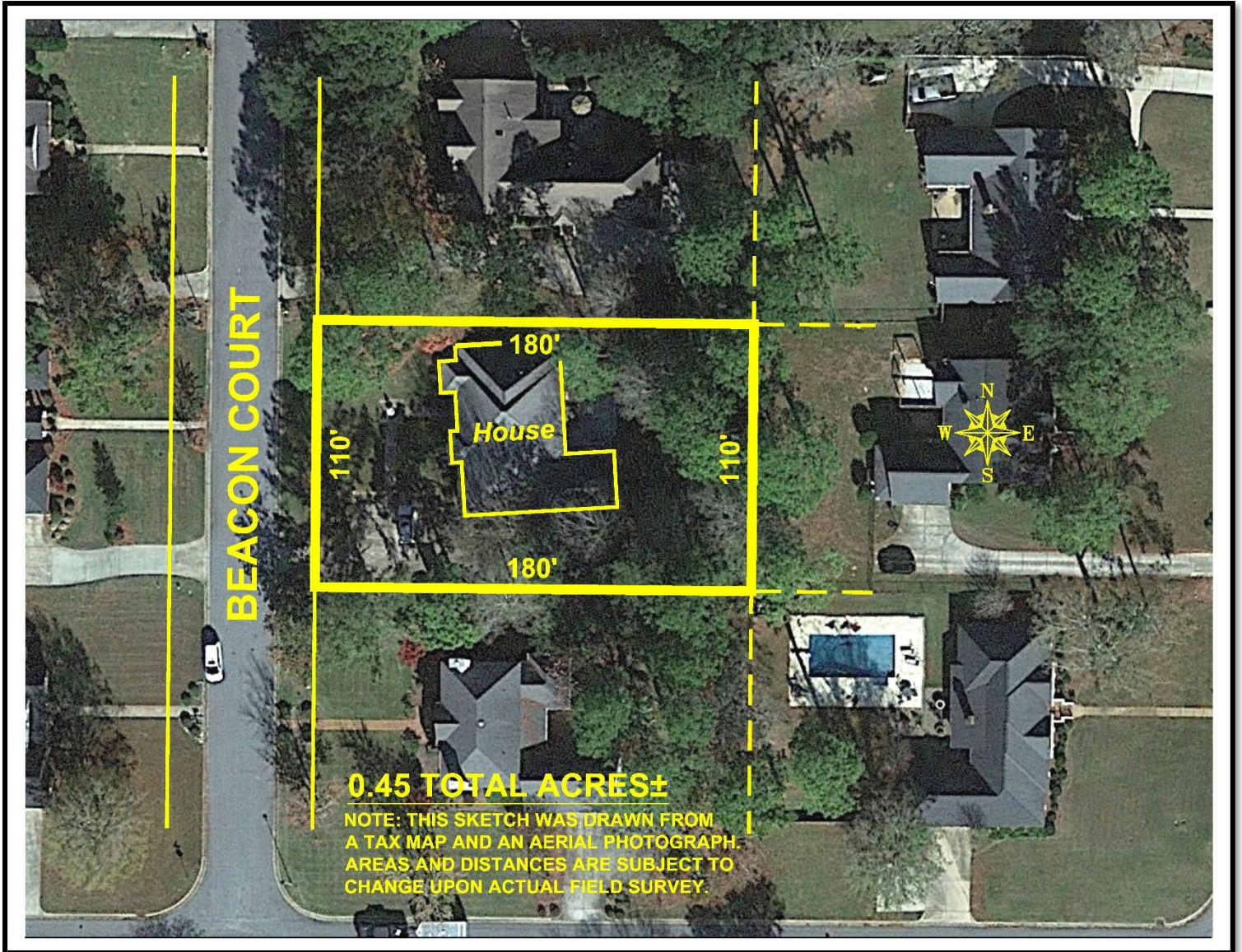
Assessor's Parcel Numbers: Dougherty County - 00350 / 00006 / 052

Property Taxes: Dougherty County 2023 - \$3,928.61

Important Selling Features:

- ✔ 2,557 +/- Sq Ft Brick Home with Two Car Garage
- ✔ 4 Bedrooms/3 Bathrooms
- ✔ Beautifully Landscaped 0.45 +/- Acre Lot with Outdoor Patio
- ✔ Large Living Space with Electric Fireplace
- ✔ Formal Dining Room with Dry Bar and Walk-In Pantry between Dining Room and Kitchen
- ✔ Additional Storage Room Attached to Garage with Staircase to Additional Storage in Attic

AERIAL MAP



TAX CARD

Dougherty County, GA

Summary

Parcel Number 00350/00006/052
 Location Address 2102 BEACON CT
 Legal Description LOT 52 MERRY ACRES WEST SEC II
 Class R3-Residential
 Tax District 01 CITY OF ALBANY (District 01)
 Millage Rate 43.354
 Acres 0.45
 Homestead Exemption Yes (54)
 Landlot/District N/A

[View Map](#)



Owner

NADRICH NORMAN
 2102 BEACON CT
 ALBANY, GA 31721

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	Res-Merry Acres	Lot	0	110	180	0.45	1

Residential Improvement Information

Style One Family
 Heated Square Feet 2557
 Interior Walls Sheetrock
 Exterior Walls Br Veneer
 Foundation Slab
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1999
 Roof Type Architectural Shingle
 Flooring Type Carpet
 Heating Type Cent Heat/AC
 Number Of Rooms 0
 Number Of Bedrooms 4
 Number Of Full Bathrooms 3
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 6
 Value \$231,600
 Condition Average
 Fireplaces/Appliances Pre-fab 1 sty 1 Box 1
 House Address 2102 BEACON CT

Permits

Permit Date	Permit Number	Type	Description
11/16/1998	31326	02-NEW CONST/RES	'99 TAG

Sales

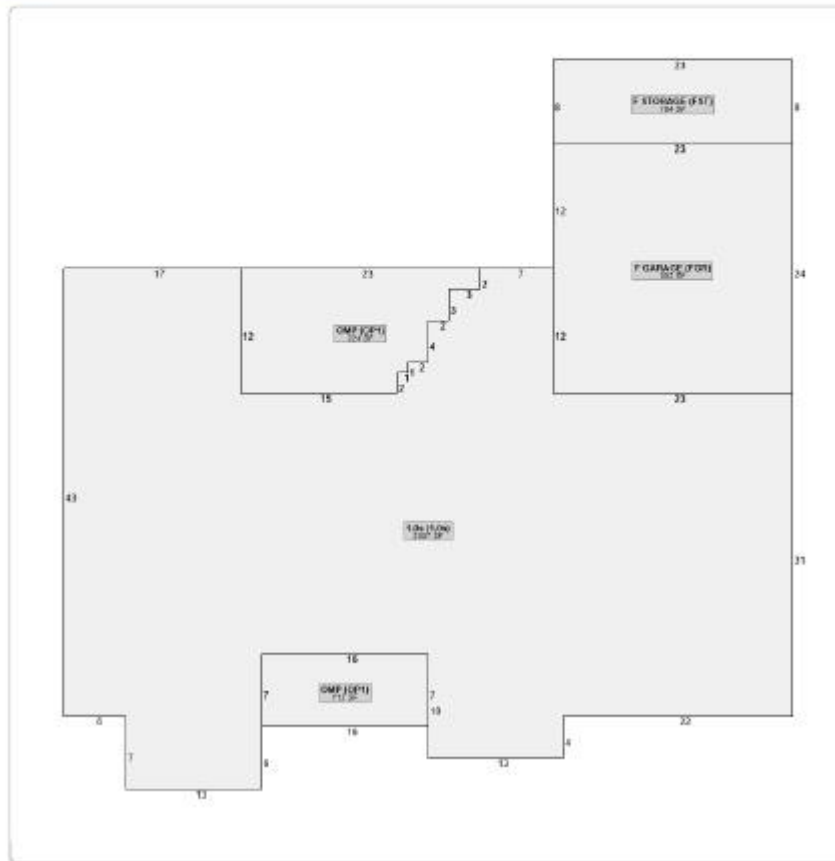
Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/11/2016	4284 219	1 B94	\$0	15 LOVE & AFFECTION/GIFT	NADRICH LESLIE	NADRICH NORMAN
11/20/2008	3551 223	1 B94	\$0	02 SAME	NADRICH NORMAN & LESLIE NADRICH	NADRICH NORMAN & LESLIE NADRICH
6/29/2007	3358 36		\$283,000	Fair Market - Improved	MONTAGUE PHILLIP A & FAYE D	NADRICH NORMAN & LESLIE NADRICH
11/30/1998	1899 150		\$0	18 NOT FMV	SEACROFT REALTY TRUST BY EXEC U/WILL	MONTAGUE PHILLIP A & FAYE C
8/5/1998	1852 43		\$36,000	Fair Market - Vacant	FOWLER ROBERT F III & MARTHA ECHOLS	SEACROFT REALTY TRUST BY TRUSTEES MONTAGUE
5/5/1993	1290 179		\$32,000	Fair Market - Vacant	BOYETTE D M & SHERRI	FOWLER ROBERT F III &
4/6/1991	1111 308		\$27,500	Fair Market - Vacant	MERRY ACRES DEV CO	BOYETTE D MORTON & S
10/22/1990	1089 219		\$0	09 MULTI-PARCEL	SDE MERRY ACRES	SINGLETARY & LEABO

Valuation


	2023	2022	2021	2020	2019
Previous Value	\$271,600	\$271,600	\$271,600	\$271,600	\$271,600
Fair Market Land Value	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000
+ Fair Market Improvement Value	\$231,600	\$231,600	\$231,600	\$231,600	\$231,600
+ Fair Market Accessory Value	\$0	\$0	\$0	\$0	\$0
= Fair Market Value	\$271,600	\$271,600	\$271,600	\$271,600	\$271,600
Assessed Land Value	\$16,000	\$16,000	\$16,000	\$16,000	\$16,000
+ Assessed Improvement Value	\$92,640	\$92,640	\$92,640	\$92,640	\$92,640
+ Assessed Accessory Value	\$0	\$0	\$0	\$0	\$0
= Assessed Value (40% FMV)	\$108,640	\$108,640	\$108,640	\$108,640	\$108,640



Sketches



TAX MAP



 **qPublic.net**™ Dougherty County, GA



Overview



Legend

-  Parcels
-  Roads

Parcel ID	00350/00006/052	Owner	NADRICH NORMAN	Last 2 Sales			
Class Code	Residential		2102 BEACON CT	Date	Price	Reason	Qual
Taxing District	01 CITY OF ALBANY		ALBANY, GA 31721	1/11/2016		15	U
Acres	0.45	Physical Address	2102 BEACON CT	11/20/2008		02	U
		Fair Market Value	Value \$271600				
		Land Value					
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 5/18/2024
Last Data Uploaded: 5/17/2024 3:19:47 AM

Developed by  **Schneider**
GEOSPATIAL

TAX BILL

2023 Property Tax Statement

DOUGHERTY COUNTY TAX DEPT.
240 PINE AVE STE 100, PO BOX 1827
ALBANY, GA 31702-1827
(229) 431-3208

NADRICH NORMAN
2102 BEACON CT
ALBANY, GA 31721

RETURN THIS PORTION WITH PAYMENT

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

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2023-25006	12/20/2023	\$0.00	\$3,928.61	\$0.00	Paid 12/28/2023

Map: 00350/00006/052

Printed: 05/18/2024

Location: 2102 BEACON CT

IMPORTANT NOTICES:

* All Homestead Exemptions and Tax Return Filings must be filed no later than April 1st of the following taxable year to receive the exemption or value adjustment in future years.

* Homeowners age 62 and older may qualify for an additional exemption. To determine your eligibility, you must apply in our office and meet certain criteria.

* If you feel your property value is incorrect, you may file a tax return by April 1st with the Board of Tax Assessors requesting a reduction in value for the following year.

* For more information, call the Dougherty County Tax Assessors at (229) 431-2130

DOUGHERTY COUNTY TAX DEPT.
240 PINE AVE STE 100, PO BOX 1827
ALBANY, GA 31702-1827
(229) 431-3208



Tax Payer: NADRICH NORMAN
Map Code: 00350/00006/052 Real
Description: 2102 BEACON CT
Location: 2102 BEACON CT
Bill No: 2023-25006
District: 001

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
231,600.00	40,000.00	0.4500	\$271,600.00	12/20/2023			S4 S4

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
ALBANY STRB	\$271,600	\$108,640	\$4,000	\$104,640	-7.644000	\$0.00	-\$799.87	\$-799.87
CITY OF ALBANY	\$271,600	\$108,640	\$4,000	\$104,640	17.172000	\$1,796.88	\$0.00	\$1,796.88
DOUGHERTY COUNTY	\$271,600	\$108,640	\$4,000	\$104,640	22.702000	\$2,375.54	\$0.00	\$2,375.54
HTRG ALBANY	\$271,600	\$18,000	\$0	\$18,000	0.000000	\$0.00	-\$171.50	\$-171.50
HTRG COUNTY	\$271,600	\$18,000	\$0	\$18,000	0.000000	\$0.00	-\$343.24	\$-343.24
HTRG SCHOOL	\$271,600	\$18,000	\$0	\$18,000	0.000000	\$0.00	-\$323.87	\$-323.87
SALES TAX ROLLBACK	\$271,600	\$108,640	\$4,000	\$104,640	-3.633000	\$0.00	-\$380.16	\$-380.16
SCHOOL M&O	\$271,600	\$108,640	\$10,000	\$98,640	17.993000	\$1,774.83	\$0.00	\$1,774.83
STATE TAX	\$271,600	\$108,640	\$108,640	\$0	0.000000	\$0.00	\$0.00	\$0.00
TOTALS					46.590000	\$5,947.25	-\$2,018.64	\$3,928.61

DEED

AFTER RECORDING RETURN TO
M. JEREMY LYNCH PC
121 N. WESTOVER BLVD
ALBANY, GA 31707

DOC# 000255
FILED IN OFFICE
1/15/2016 10:25 AM
BK:4284 PG:219-220
EVONNE S. MULL
CLERK OF COURT
DOUGHERTY COUNTY

Evonne S. Mull
REAL ESTATE TRANSFER TAX
PAID: \$0.00

QUIT-CLAIM DEED

STATE OF GEORGIA
COUNTY OF DOUGHERTY

PT-61 047-2016-000072

THIS INDENTURE, made this 11th day of JANUARY, 2016, between **LESLIE NADRICH** of the first part, herein called "Grantor" (whether one or more than one), and **NORMAN NADRICH** of the second part, herein called "Grantees" (whether one or more than one);

WITNESSETH:

That the Grantor for and in consideration of the sum of ONE DOLLARS (\$1.00) AND OTHER VALUABLE CONSIDERATION in hand paid, the receipt whereof is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise, release and forever quit-claim to the Grantee and the heirs, executors, administrators, successors and assigns of Grantee, all of the right, title, interest, claim or demand which the Grantor has or may have in and to the following described real property, to-wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 42 IN THE SECOND LAND DISTRICT, CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA AND BEING ALL OF LOT 52 OF MERERY ACRES WEST SUBDIVISION, SECTION II ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS SAME IS RECORDED IN PLAT CABINET 1, SLIDE B-94 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA.

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD. SAID PROPERTY BEING THE SAME PROPERTY CONVEYED TO NORMAN NADRICH AND LESLIE NADRICH BY WARRANTY DEED DATED JUNE 29, 2007 AND RECORDED IN DEED BOOK 3358 PAGE 36-37 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA.

The purpose of this Quit Claim Deed is for Leslie Nadrich to convey all her interest in the above referenced property to Norman Nadrich.

Together with all rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said described premises unto Grantee so that Grantor, nor any other person claiming under Grantor, shall at any time claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the said Grantor has caused this Deed to be properly signed and sealed the day and year first above written.

Leslie Nadrich L.S.
LESLIE NADRICH
By Norman Nadrich, P.O.A.

Signed, sealed and delivered
in the presence of:

[Signature]
Witness

Carolyn C. Rogers
Notary Public
My Commission Expires: 3-1-2016
[AFFIX NOTARY SEAL]



GO BID NOW!



For more information, please visit
WiregrassAuctionGroup.com

