

Property Information Packet



2,696 SqFt of Opportunity

<u>1231 Hilltop Drive is a well-maintained 2,696 sq. ft. brick</u> home is situated on two lots totaling 0.735 acres. The main lot boasts mature landscaping and a fenced backyard, while the second lot is a wooded parcel, offering additional privacy, space for outdoor activities, or future possibilities. Inside, you'll find 4 spacious bedrooms, 2 full bathrooms, and the timeless appeal of original hardwood floors–some of which are currently covered by carpet. The home features formal living and dining rooms, a large kitchen, and a comfortable family room, providing ample space for both everyday living and entertaining. Additional highlights include a covered carport, a convenient storage area, and charming curb appeal. Whether you're ready to move in or looking to update to suit your style, this classic property offers endless potential. Online Only Auction

June 17, 2025, at 2 pm

Final Contract to Include a 10% Buyer's Premium

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INTRODUCTION

Dear Perspective Bidders,

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

1231 Hilltop Drive is a well-maintained 2,696 sq. ft. brick home is situated on two lots totaling 0.735 acres. The main lot boasts mature landscaping and a fenced backyard, while the second lot is a wooded parcel, offering additional privacy, space for outdoor activities, or future possibilities. Inside, you'll find 4 spacious bedrooms, 2 full bathrooms, and the timeless appeal of original hardwood floors—some of which are currently covered by carpet. The home features formal living and dining rooms, a large kitchen, and a comfortable family room, providing ample space for both everyday living and entertaining. Additional highlights include a covered carport, a convenient storage area, and charming curb appeal. Whether you're ready to move in or looking to update to suit your style, this classic property offers endless potential.

Bidding for this property will open on June 3, 2025, at 10:00 am and continue to June 17, 2025. 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 <u>www.WiregrassAuctionGroup.com</u>. 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 D. Young

Spencer D. Young Salesperson

AUCTION INFORMATION



Auction Date and Time:

♦ Open House Dates and Times:

✤ For More Information Contact:

Tuesday, June 17, 2025 at 2 pm

Thursday, June 12th, 2025, 3 - 6 pm &

Monday, June 16th, 2025, 3 - 6 pm

Spencer D. Young Wiregrass Auction Group, INC. (229) 890-2437 – Office (229) 225-8625 – Cell Spencer@Bidwiregrass.com

PROPERTY INFORMATION



Property Address: 1231 N Hilltop Drive, Albany, Georgia 31707

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

Property Size: 0.74 Acres

Assessor's Parcel Numbers: Dougherty County – 00000/00024/021

Property Taxes: Dougherty County 2024 - \$2,412.11

Important Selling Features:

- ♦ 2 Lots totaling .735 Acres of mature trees and landscaping.
- Well maintained home, ready for updates from new owner.
- Prominent Neighborhood, Car Port, Fenced Backyard, Hardwood Floors.

AERIAL MAP





TAX CARD

Dougherty County, GA

Summary

Parcel Number	00000/00024/021
Location Address	1231 N HILLTOP DR
Legal Description	GREEN ACRES B
	(Note: Not to be used on legal documents)
Class	R3-Residential
	(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	01 CITY OF ALBANY (District 01)
Millage Rate	47.708
Acres	0.74
Homestead Exemption	Yes (51)
Landlot/District	N/A





Owner

MATRE ROBERT MARC 1231 HILLTOP DR ALBANY, GA 31707

Land

Туре	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	Res-Forest Glen Dr	Front Feet	17,100	90	190	0.74	1

Residential Improvement Information

Style	1 Family (Detached)
Heated Square Feet	2696
Interior Walls	Finished
Exterior Walls	Brick
Foundation	Crawl/Masonry
Attic Square Feet	0
Basement Square Feet	0
Year Built	1965
Roof Type	Asphalt Shingle
Flooring Type	Finished
Heating Type	Cont Ht/AC-Ht Pmp
Number Of Rooms	7
Number Of Bedrooms	4
Number Of Full Bathrooms	3
Number Of Half Bathrooms	0
Number Of Plumbing Extras	6
Value	\$111,700
Condition	Average
Fireplaces\Appliances	Pre-fab 1 sty 1 Box 1
House Address	1231 N HILLTOP DR

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Site Imp: B	2023	0x0/1	0	\$0
Permits				
remits				
Permit Date	Permit Number	Туре	Description	

Sales

Sale Date	Deed Book / Page	PlatBook / Page	Sale Price	Reason	Grantor	Grantee
5/2/2013	4015 208		\$0	17 ESTATE SALE	MATRE DOROTHY WILSON LAST WILL & TESTAME	MATRE ROBERT MARC
4/8/1982	691 150		\$0	Ungualified	MATRE, ROBERT M.	MATRE, DOROTHY WILSO

Valuation

	2024	2023	2022	2021	2020
Previous Value	\$131,400	\$131,400	\$131,400	\$131,400	\$131,400
Fair Market Land Value	\$19,700	\$19,700	\$19,700	\$19,700	\$19,700
+ Fair Market Improvement Value	\$111,700	\$111,700	\$111,700	\$111,700	\$111,700
+ Fair Market Accessory Value	\$0	\$0	\$0	\$0	\$0
 Fair Market Value 	\$131,400	\$131,400	\$131,400	\$131,400	\$131,400
Fair Market Value Assessed Land Value	\$131,400 \$7,880	\$131,400 \$7,880	\$131,400 \$7,880	\$131,400 \$7,880	\$131,400 \$7,880
Assessed Land Value	\$7,880	\$7,880	\$7,880	\$7,880	\$7,880

Photos

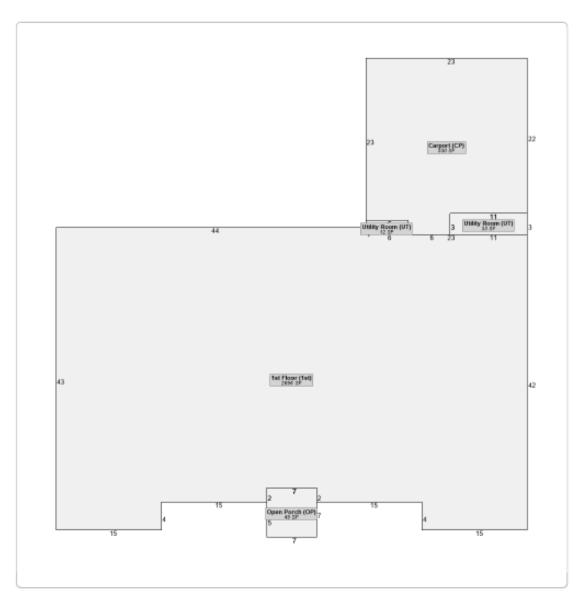








Sketches



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

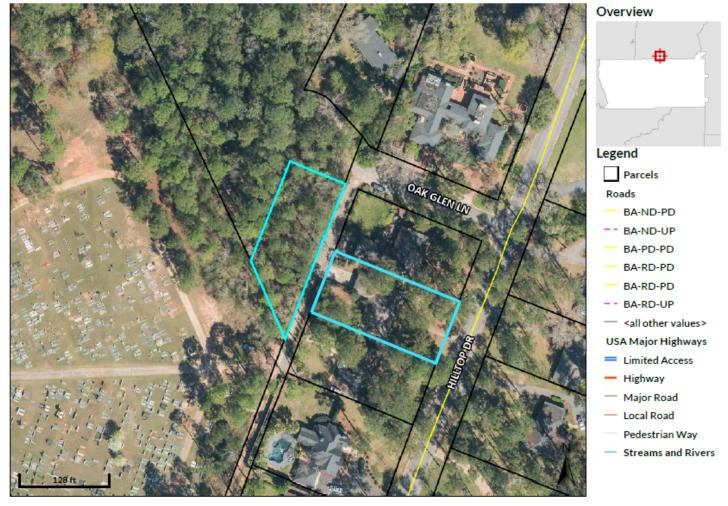
The Dougherty County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change. Contact Us



| <u>User Privacy Policy</u> | <u>GDPR Privacy Notice</u> Last Data Upload: 4/29/2025, 6:19:32 AM



TAX MAP



Parcel ID 00000/00024/021 Class Code Residential Taxing District 01 CITY OF ALBANY Acres 0.74

Owner

Physical Address Fair Market Value Land Value Improvement Value Accessory Value

MATRE ROBERT MARC 1231 HILLTOP DR ALBANY, GA 31707 1231 N HILLTOP DR Value \$131400

Last 2 Sales Price Reason Qual Date 5/2/2013 17 4/8/1982 UQ

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(Note: Not to be used on legal documents)

Date created: 4/14/2025 Last Data Uploaded: 4/14/2025 6:19:42 AM



TAX BILL

2024 Property Tax Statement

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

MATRE ROBERT MARC

1231 HILLTOP DR ALBANY, GA 31707

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*
2024-22821	12/20/2024	\$0.00	\$2,412.11	\$0.00	Paid 12/17/2024

Map: 00000/00024/021 Location: 1231 N HILLTOP DR Printed: 04/29/2025

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: MATRE ROBERT MARC Map Code: 00000/00024/021 Real Description: 1231 N HILLTOP DR Location: 1231 N HILLTOP DR Bill No: 2024-22821 District: 001

Building Value	Land Value	Acres	Fair Market	Value Du	e Date	Billing Date	Payment throu		Exemptions
111,700.00	19,700.00	0.7400	\$131,400.	00 12/2	0/2024				S1
Entit	у	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	e Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX		\$131,400	\$52,560	\$2,000	\$50,560	0.000000	\$0.00	\$0.00	\$0.00
DOUGHERTY COU	INTY	\$131,400	\$52,560	\$2,000	\$50,560	22.783000	\$1,151.91	\$0.00	\$1,151.91
SCHOOL M&O		\$131,400	\$52,560	\$2,000	\$50,560	17.967000	\$908.41	\$0.00	\$908.41
CITY OF ALBANY		\$131,400	\$52,560	\$2,000	\$50,560	18.472000	\$933.94	\$0.00	\$933.94
SALES TAX ROLLE	BACK	\$131,400	\$52,560	\$2,000	\$50,560	-3.714000	\$0.00	-\$187.78	\$-187.78
ALBANY STRB		\$131,400	\$52,560	\$2,000	\$50,560	-7.800000	\$0.00	-\$394.37	\$-394.37
TOTA	LS					47.708000	\$2,994.26	-\$582.15	\$2,412.11

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate.

Notify our office immediately upon any change of address: Mon - Fri 8:30-5:00, (229) 431-3208

State law requires all bills be sent to the January 1 owner. If this property has been sold, please forward this bill to the new owner and contact this office. If you have an escrow account, you should contact your mortgage company to ensure this bill is paid by the due date.

PAYMENT INSTRUCTIONS

* Interest will begin after the due date at the prime rate plus 3% as prescribed by law. The interest rate is subject to change in January of each year.

* After 120 days, a penalty of 5% shall be imposed on all property other than homesteaded property with a bill under \$500.00. If any tax amount remains unpaid, there will be an additional 5% penalty added each 120 days, together with interest. The aggregate amount of penalties imposed shall not exceed 20% of the principal amount of the tax originally due.

* We encourage you to pay your bill by mail or on our website at www.dougherty.ga.us and select "Search and Pay Taxes". If a receipt is desired, please include a stamped self -addressed envelope. If your bill is to be paid by a mortgage company, you may send the top portion of this statement to them.

Current Due	\$2,412.11
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$2,412.11
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	12/17/2024

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DEED

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DEED OF ASSENT

GEORGIA. DOUGHERTY COUNTY:

This <u>DEED OF ASSENT</u> entered into this the <u>S</u> day of <u>April</u>, 1982, between <u>DOROTHY WILSON MATRE</u>, <u>Executrix under the Will of ROBERT M. MATRE</u>, <u>Deceased</u>, as GRANTOR, and <u>DOROTHY WILSON MATRE</u>, <u>individually</u>, as GRANTEE. WITNESSETH:

The Will of ROBERT N. MATRE, Deceased, having been probated in the Probate Court of Dougherty County, Georgia, and the GRANTOR having qualified as Executrix under the Last Will of ROBERT M. MATRE, and GRANTOR having completed the administration of the estate by collecting all the assets and paying all the debts and expenses of the estate, or having mode adequate provision therefor:

NOW, THEREFORE, for the purpose of carrying out the provisions of the Will, GRANTOR does transfer and convey unto the GRANTEE, her heirs, executors, administrators or assigns, the following described property:

> All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and being more particularly described as Lot 9 of Green Acres Subdivision "B", as same is recorded in Plat Book 2, Page 108, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia.

GRANTOR warrants that she is the lawful Executrix under the Last Will of ROBERT M. MATRE, and has in all respects acted in accordance with the authority granted in said Will, and that this conveyance is intended and does hereby convey to the GRANTEE all the right, title and interest in the described property that the testator had at the time of his death. DOUGHERTY COUNTY, GEORGIA

PERRY, WALTERS, LIPPITT & CUSTER ATTOINTS AT LAW COMMON MELLOW STREET HART OFFICE REAL STREET HART OFFICE REAL STREET HELPHONE

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1.0 ter 691 -11 151 1 . . . IN WITHESS WHEREOF, DOROTHY WILSON MATRE, &S Executrix under the Will of ROBERT M. MATRE, Deceased, has executed κ. this instrument the day and year written above. DOROTHY WISSON MAYRE, Executrix under the Will of ROBERT M. MATRE, Deceased gned, sealed and delivered the presence of: tary ublic . MY COMMISSION EXPIRES 4/25/01 STALL. .1 LIPPITT& CUSTER (2, p, n)81941T T DOLLARS AND AND Y. CROSCER III C) 2.1 1.11 -----

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DEED CONTINUED

DOC# 003421 FILED IN OFFICE 05/03/2013 03:46 PM BK:4015 PG:208-211 EVONNE S. MULL CLERK OF COURT DOUGHERTY COUNTY

REAL ESTATE TRANSFER TAX

Return To: Keith T. Dorough Perry & Walters, LLP Post Office Box 71209 Albany, GA 31708-1209

GEORGIA, DOUGHERTY COUNTY:

DEED OF ASSENT

THIS DEED OF ASSENT entered into as of the 2nd day of May, 2013, between ROBERT MARC MATRE, as Executor under the Will of Dorothy Wilson Matre, deceased ("Will"), as Grantor, and ROBERT MARC MATRE, individually, as Grantee.

WITNESSETH:

THE WILL having been probated in Solemn Form in the Probate Court of Dougherty County, Georgia, File No. 13-PRO-037, and the Grantor having qualified as Executor under the Will;

NOW, THEREFORE, for the purpose of assenting to the devise of a part of the rest and residue of the Estate pursuant to the provisions of Item Two of the Will, Grantor does transfer and convey unto Grantee, the following described property:

All those tracts or parcels of land situate, lying and being in Dougherty County, Georgia and being more particularly described on Exhibit "A" attached hereto and incorporated herein by this express reference thereto.

THE GRANTOR warrants that he is the Executor under the Will, and has in all respects acted in accordance with the authority granted in said Will, and that this conveyance is intended and does hereby convey to the Grantee all the right, title and interest in the described property that the Testatrix had at the time of her death.

IN WITNESS WHEREOF, ROBERT MARC MATRE, as Executor under the Will, has executed this instrument as of the day and year written above.

Robert Marc Metre Robert Marc Matre, as Executor under the

Will of Dorothy Wilson Matre, deceased

Signed, sealed and delivered in the presence of :

Bechy E. f Jossi Unofficial Witness kry a. Notary Public (SEAL) My Commission Expires:



H:TWPdocs/KTDIMISCELLANEOUSIMiscelianeous 2013/Miscelianeous/Deed of Assent - Dorothy Wilson Matre to Robert Marc Matre dock

Exhibit "A"

Parcel 1:

All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and being more particularly described as all of Lot 9 of Green Acres Extension, as same is recorded in Plat Book 2, page 108 (Plat Cabinet A, Slide A50) in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. This is the same property described in that certain Deed of Assent dated April 18, 1982 and recorded in Deed Book 691, page 150 in said Clerk's Office.

Parcel 2:

All that tract or parcel of land lying and being in the City of Albany, in Land Lot 406 of the First Land District of Dougherty County, Georgia, and being more particularly described as follows:

Commencing at the northeast corner of Lot 10 of Green Acres Extension as shown on a plat of said subdivision as recorded in Plat Book 2, page 108 (Plat Cabinet A, Slide A50) in the Office of the Clerk of Superior Court of Dougherty County, which is also the intersection of the south margin line of Oak Glen Lane with the west margin line of Hilltop Drive, run thence north 70 degrees 47 minutes 09 seconds west along the north line of said Lot 10 for a distance of 190 feet to the northwest corner of said lot; continue thence north 70 degrees 47 minutes 09 seconds west along the north line of said Lot 10 for a distance of 190 feet to the northwest corner of said lot; continue thence north 70 degrees 47 minutes 09 seconds west along the westerly extension of the north line of said Lot 10 and the south margin line of Oak Glen Lane for a distance of 15 feet to a point on the west margin line of a 15 foot alley, said point being the POINT OF BEGINNING; from said point of beginning, run thence south 19 degrees 12 minutes 51 seconds west along the west margin line of said 15 foot alley for a distance of 226.10 feet to a point on the Crown Hill Cemetery property line; run thence north 26 degrees 07 minutes west along the Crown Hill Cemetery property line for a distance of 112,49 feet to a point; run thence north 19 degrees 12 minutes 51 seconds east for a distance of 147.02 feet to a point; run thence south 70 degrees 47 minutes 09 seconds east for a distance of 80 feet to the point of beginning; said property containing 0.3426 acres, and being more particularly described according to a plat of the revision of Green Acres Extension, dated May 13, 1986, as prepared by Ritchey M. Marbury, III, Georgia Registered Land Surveyor.

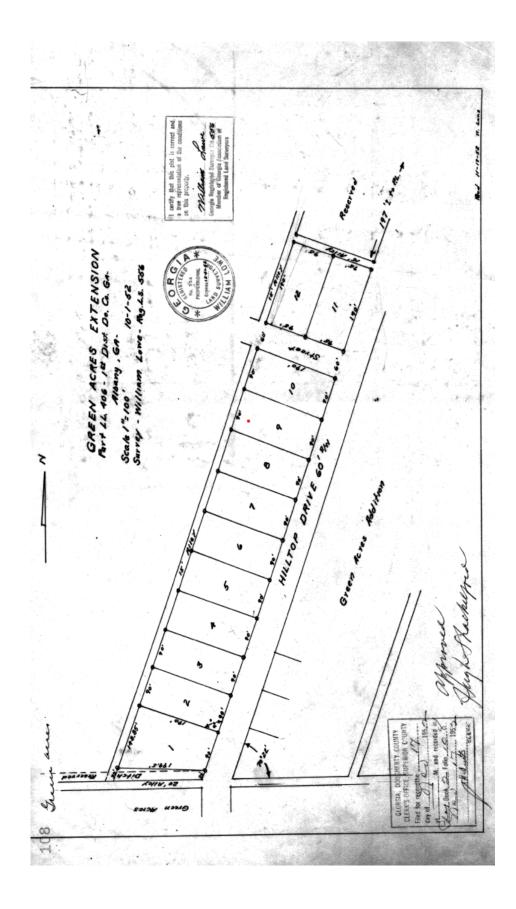
TOGETHER WITH a perpetual, non-exclusive easement for access, ingress and egress over, across and through the following described property:

All that tract or parcel of land lying and being in the City of Albany, in Land Lot 406 of the First Land District of Dougherty County, Georgia, and being more particularly described as follows:

Commencing at the northeast corner of Lot 10 of the Revision of Green Acres Extension as shown on a plat of said subdivision as same is recorded in Plat Book 2, page 167 (Plat Cabinet A, Slide A58) in the Office of the Clerk of Superior Court of Dougherty County, Georgia, run thence north 70 degrees 47 minutes 09 seconds west along the south margin line of Oak Glen Lane for a distance of 205 feet to the POINT OF BEGINNING on the west margin line of a 15 foot public alley; from said point of beginning, run thence north 19 degrees 12 minutes 51 seconds east along the western end of Oak Glen Lane for a distance of 70.54 feet to a point on the south line of the property now or formerly of Allie M. Pate ("Pate Property"); run thence north 47 degrees 55 minutes 42 seconds

west along the south line of the Pate Property for a distance of 65.74 feet to a point; run thence in a westerly direction around a curve to the left (chord bearing of north 69 degrees 11 minutes 30 seconds west; chord distance of 36.27 feet; radius of 50 feet) for an arc distance of 37.11 feet to a point on the east line of the property now or formerly of Harry C. Malone, Jr. and Allie M. Pate ("Pate and Malone Property"); run thence south 9 degrees 22 minutes 47 seconds west along the east line of the Pate and Malone Property for a distance of 98.53 feet to a point in the northwest corner of the property described in Tract 1 above ("Matre Property"); run thence south 70 degrees 47 minutes 09 seconds east along the north line of the Matre Property for a distance of 80.0 feet to the point of beginning; said property being more particularly described according to a plat thereof, dated May 13, 1986, as prepared by Ritchey M. Marbury, III, Georgia Registered Land Surveyor.

PLAT







For more information, please visit

WiregrassAuctionGroup.com

