

**1,488 +/- SQ FT, 3 BEDROOM, 2 BATH
HOME IN ALBANY, GEORGIA**



Audobon Plantation Neighborhood

This 3-bedroom, 2 bath home offers a split-bedroom floor plan with vaulted ceilings in the great room and an open layout. The eat-in kitchen includes a breakfast bar, refaced cabinets, and sliding glass doors leading to the back patio.

The master suite features double sinks, a tub/shower combination, and a walk-in closet, while two guest bedrooms share a hall bath with a skylight that provides natural light. Additional amenities include a laundry room with built-in shelving, a 2-car garage, gunite pool, privacy fenced backyard with patio and grilling area, and a custom storage building that could serve as a workshop. Located conveniently near local schools, shopping, and restaurants, this property presents a prime opportunity for homeowners or investors.

Online Only
Auction

**January 27, 2026,
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 to the public, the online auction 120 Mossydale Lane, Albany, Georgia.

This 3-bedroom, 2 bath home offers a split-bedroom floor plan with vaulted ceilings in the great room and an open layout. The eat-in kitchen includes a breakfast bar, refaced cabinets, and sliding glass doors leading to the back patio. The master suite features double sinks, a tub/shower combination, and a walk-in closet, while two guest bedrooms share a hall bath with a skylight that provides natural light. Additional amenities include a laundry room with built-in shelving, a 2-car garage, gunite pool, privacy fenced backyard with patio and grilling area, and a custom storage building that could serve as a workshop. Located conveniently near local schools, shopping, and restaurants, this property presents a prime opportunity for homeowners or investors.

Bidding for this property will open on January 13, 2026, at 10:00 am and continue to January 27, 2026. 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 D. Young

Spencer D. Young

AUCTION INFORMATION



Auction Date and Time:

Tuesday, January 27, 2026 at 2 pm



Open House Dates and Times:

Call to Schedule a Showing



For More Information Contact:

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

PROPERTY INFORMATION

Property Address: 120 Mossydale Lane, Albany, Georgia 31721

Auction Date: Tuesday, January 27, 2026 at 2 pm

Property Size: 0 +/- Acres

Assessor's Parcel Numbers: Dougherty County 00348/00022/025

Property Taxes: Dougherty County \$2,123.95

Important Selling Features:

- ✓ 3 Bedroom, 2 Bath, Split Bedroom Floor Plan
- ✓ Open Floor Plan Vaulted ceilings in Great Room
- ✓ Patio and Cool-Crete Pool Surround

TAX CARD

Dougherty County, GA

Summary

Parcel Number	00348/00022/025
Location Address	120 MOSSYDALE LN
Legal Description	LOT 25 AUDUBON PLANTATION PH 1 <small>(Note: Not to be used on legal documents)</small>
Class	R3-Residential <small>(Note: This is for tax purposes only. Not to be used for zoning.)</small>
Tax District	01 CITY OF ALBANY (District 01)
Millage Rate	47.708
Acres	0
Homestead Exemption	Yes (S1)
Landlot/District	N/A

[View Map](#)



Owner

BOGES RICKY T
120 MOSSYDALE LANE
ALBANY, GA 31721

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	Res-Audubon Plantation	Lot	0	0	0	0	1

Residential Improvement Information

Style	1 Family (Detached)
Heated Square Feet	1488
Interior Walls	Finished
Exterior Walls	Brick
Foundation	Slab
Attic Square Feet	0
Basement Square Feet	0
Year Built	1994
Roof Type	Asphalt Shingle
Flooring Type	Finished
Heating Type	Cent Ht/AC-Ht Pmp
Number Of Rooms	5
Number Of Bedrooms	3
Number Of Full Bathrooms	2
Number Of Half Bathrooms	0
Number Of Plumbing Extras	3
Value	\$88,200
Condition	Average
House Address	120 MOSSYDALE LN

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Site Imp: B	2023	0x0 / 1	0	\$0
Storage Building	1995	12x12 / 0	1	\$1,300
Pool: Vinyl	1995	18x36 / 0	1	\$8,300

Permits

Permit Date	Permit Number	Type	Description
05/18/1995	24022	04-POOL/RES	.1466 AC 3 BR/2 BA 1/1/95 30% COMPLETE
10/19/1994	22578	02-NEW CONST/RES	.1466 AC 3 BR/2 BA 1/1/95 30% COMPLETE

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/30/2023	5112 185		\$0	25 DIVORCE	BOGES NICOLE DAVIS	BOGES RICKY T
6/14/2019	4613 71		\$0	15 LOVE & AFFECTION/GIFT	BOGES RICKY T	BOGES RICKY T & NICOLE D
6/14/2019	4611 35		\$120,000	Fair Market - Improved	HINSON EVAN EUGENE	BOGES RICKY T
3/4/2019	4580 213		\$0	15 LOVE & AFFECTION/GIFT	HINSON EVAN E & BEVERLY L	HINSON EVAN EUGENE
2/24/1995	1469 235		\$78,095	Fair Market - Improved	ENERGY CONSERVATION BLDGS INC	HINSON EVAN EUGENE & BEVERLY LUNDAY
3/1/1994	1367 163		\$400,000	Unqualified	MERRY ACRES DEVELOPMENT CO	ENERGY CONSERVATION BUILDERS INC

Valuation

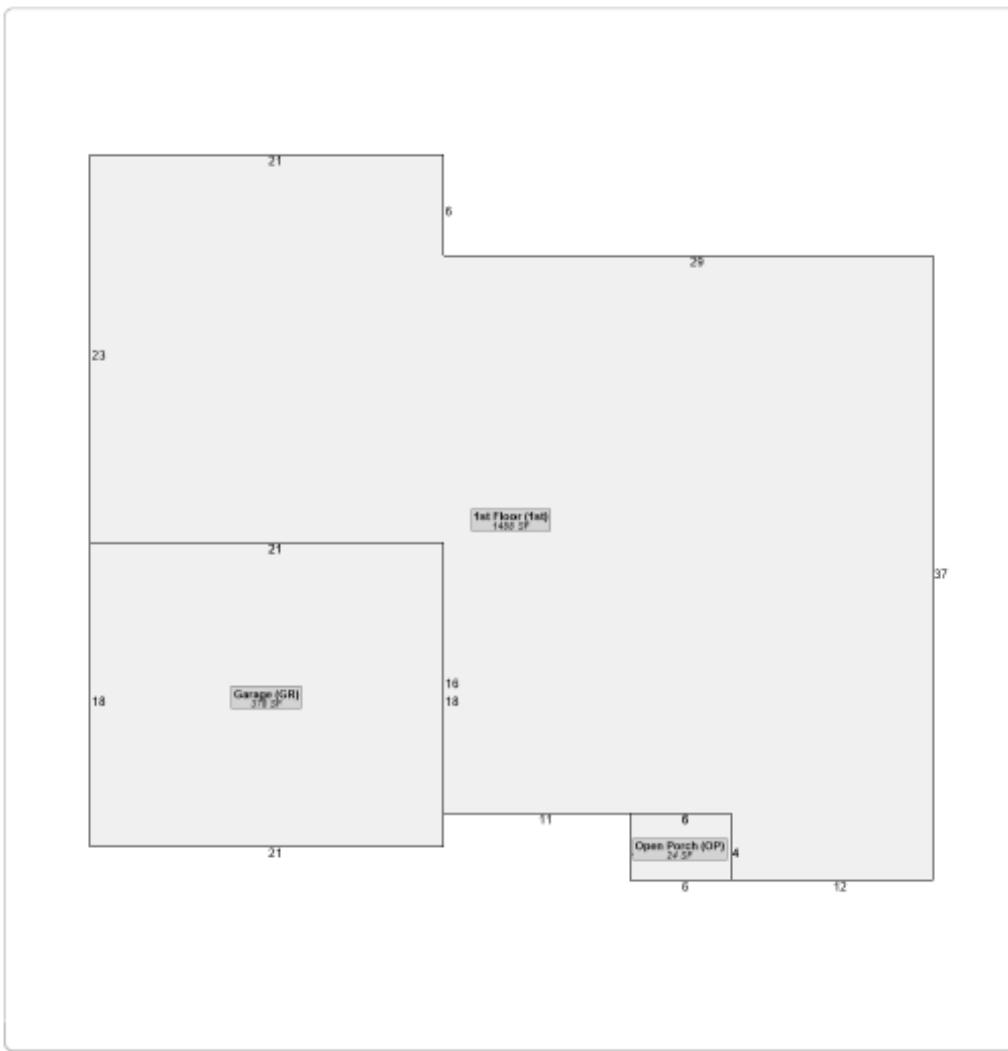
	2024	2023	2022	2021	2020
Previous Value	\$116,300	\$116,300	\$116,300	\$116,300	\$116,300
Fair Market Land Value	\$17,000	\$17,000	\$17,000	\$17,000	\$17,000
+ Fair Market Improvement Value	\$88,200	\$88,200	\$88,200	\$88,200	\$88,200
+ Fair Market Accessory Value	\$11,100	\$11,100	\$11,100	\$11,100	\$11,100
= Fair Market Value	\$116,300	\$116,300	\$116,300	\$116,300	\$116,300
Assessed Land Value	\$6,800	\$6,800	\$6,800	\$6,800	\$6,800
+ Assessed Improvement Value	\$35,280	\$35,280	\$35,280	\$35,280	\$35,280
+ Assessed Accessory Value	\$4,440	\$4,440	\$4,440	\$4,440	\$4,440
= Assessed Value (40% FMV)	\$46,520	\$46,520	\$46,520	\$46,520	\$46,520

Photos





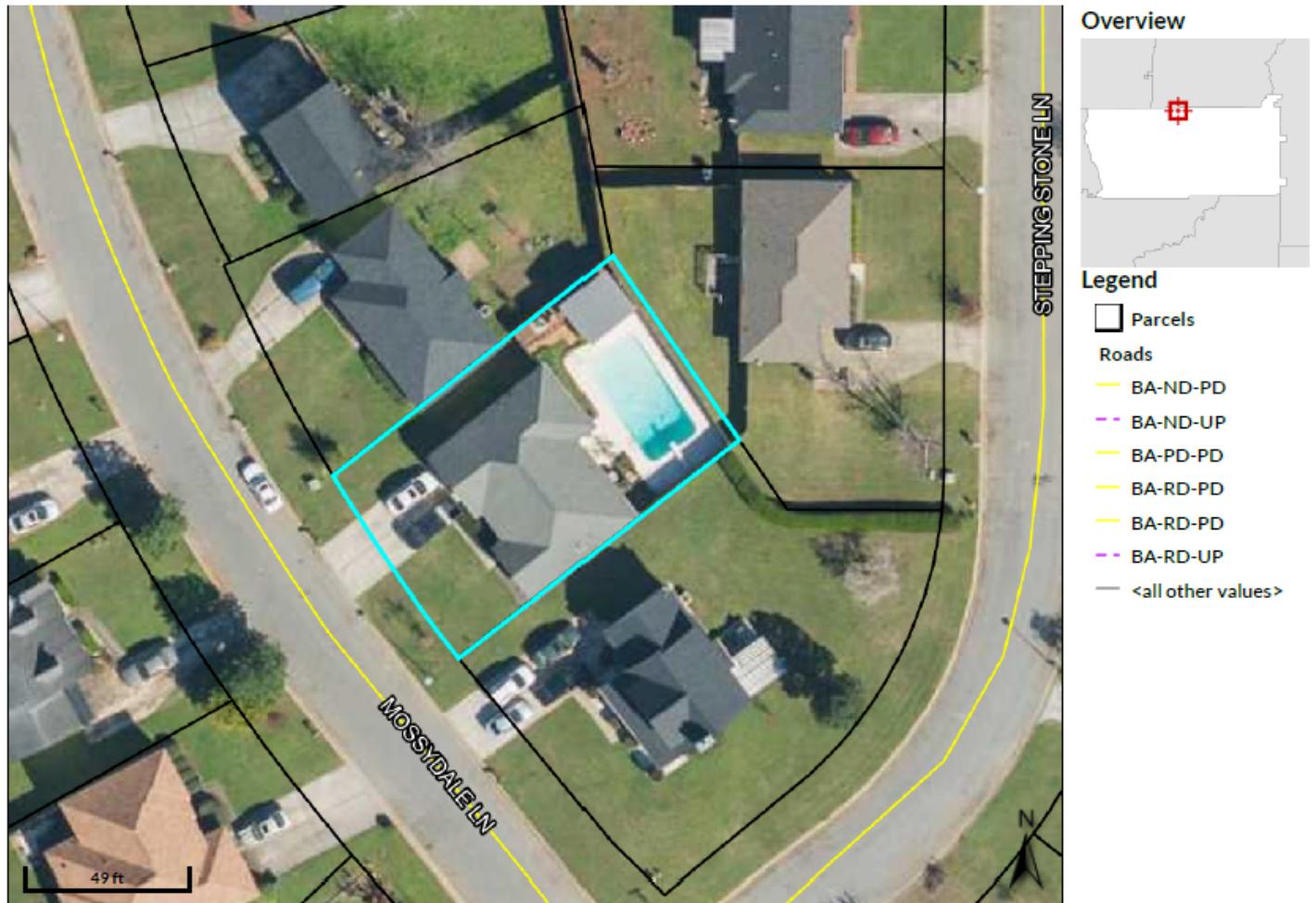
Sketches



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

TAX MAP

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



Parcel ID 00348/00022/025
Class Code Residential
Taxing District 01 CITY OF ALBANY
Acres n/a

Owner BOGES RICKY T
120 MOSSYDALE LANE
ALBANY, GA 31721
Physical Address 120 MOSSYDALE LN
Fair Market Value Value \$116300
Land Value
Improvement Value
Accessory Value

Last 2 Sales	Date	Price	Reason	Qual
	5/30/2023	25	U	
	6/14/2019	15	U	

(Note: Not to be used on legal documents)

Date created: 3/3/2025
Last Data Uploaded: 3/3/2025 2:15:35 AM

Developed by  SCHNEIDER GEOSPATIAL

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

BOGES RICKY T

120 MOSSYDALE LANE
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*
2024-3760	12/20/2024	\$0.00	\$2,123.95	\$0.00	Paid 12/19/2024

Map: 00348/00022/025

Printed: 12/23/2025

Location: 120 MOSSYDALE LN

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: BOGES RICKY T
Map Code: 00348/00022/025 Real
Description: 120 MOSSYDALE LN
Location: 120 MOSSYDALE LN
Bill No: 2024-3760
District: 001

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
99,300.00	17,000.00	0.0000	\$116,300.00	12/20/2024			\$1	
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	\$116,300	\$46,520	\$2,000	\$44,520	0.000000	\$0.00	\$0.00	\$0.00
DOUGHERTY COUNTY	\$116,300	\$46,520	\$2,000	\$44,520	22.783000	\$1,014.30	\$0.00	\$1,014.30
SCHOOL M&O	\$116,300	\$46,520	\$2,000	\$44,520	17.967000	\$799.89	\$0.00	\$799.89
CITY OF ALBANY	\$116,300	\$46,520	\$2,000	\$44,520	18.472000	\$822.37	\$0.00	\$822.37
SALES TAX ROLLBACK	\$116,300	\$46,520	\$2,000	\$44,520	-3.714000	\$0.00	-\$165.35	-\$165.35
ALBANY STRB	\$116,300	\$46,520	\$2,000	\$44,520	-7.800000	\$0.00	-\$347.26	-\$347.26
TOTALS				47.708000	\$2,636.56	-\$512.61	\$2,123.95	

DEED

DOC# 003637
FILED IN OFFICE
6/18/2019 04:47 PM
BK:4611 PG:35-36
EVONNE S. MULL
CLERK OF COURT
DOUGHERTY COUNTY

Please Return To:
Willis A. DuVall, Jr.
Moore, Clarke, DuVall & Rodgers, P.C.
P. O. Drawer 71727
Albany, GA 31708-1727
MCDR File No. 22420.001

REAL ESTATE TRANSFER TAX
PAID: \$120.00

PT-61 047-2019-001254

LIMITED WARRANTY DEED

GEORGIA, DOUGHERTY COUNTY.

THIS INDENTURE, made this 14th day of June, in the year Two Thousand Nineteen (2019), between **Evan Eugene Hinson**, as Party of the First Part, hereinafter called "Grantor", and **Ricky T. Boges**, as Party of the Second Part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their legal representatives, heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of TEN DOLLARS AND NO/100 (\$10.00) and other valuable considerations, 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 the said Grantee:

All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, described as all of Lot 25 of Audubon Plantation, Phase 1, according to a plat recorded in Plat Cabinet 1, Slide C-13(A), in the office of the Clerk of the Superior Court of Dougherty County, Georgia.

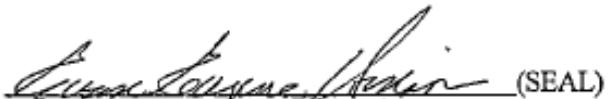
The above-described property is conveyed subject to any and all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of 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 said Grantee, his heirs and assigns, forever in FEE SIMPLE.

AND THE SAID Grantor, for his successors and assigns, will warrant and forever defend the right and title to the above-described property unto the said Grantee, against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

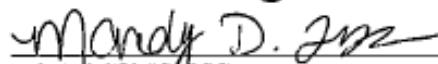
Limited Warranty Deed
Page 2

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and affixed his seal, on the day and year first above written.


(SEAL)
EVAN EUGENE HINSON

Signed, sealed and delivered,
this 13th day of June,
2019, in the presence of:


UNOFFICIAL WITNESS


NOTARY PUBLIC
My Commission Expires: _____



GO BID NOW!



For more information, please visit

WiregrassAuctionGroup.com

