



Property Information Packet

91 PINE FORREST DRIVE, VALDOSTA, GEORGIA

Comfort, Charm, Country Convenience

Conveniently located close to town yet offering the peace and privacy of a country setting, this home features a spacious sunken great room, a vaulted wood ceiling, and added insulation for improved efficiency. The eat-in kitchen includes granite countertops, a decorative tile backsplash, deep sink, smooth cooktop, wall oven, and overhead microwave. The master suite offers a walk-in closet, while the master bath features a large walk-in tile shower, vanity, flooring, and toilet. Additional highlights include a laundry room off the kitchen, a large covered porch perfect for morning coffee, and a private fenced backyard.

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 of 91 Pine Forrest Drive, Valdosta, Georgia.

Conveniently located close to town yet offering the peace and privacy of a country setting, this home features a spacious sunken great room, a vaulted wood ceiling, and added insulation for improved efficiency. The eat-in kitchen includes granite countertops, a decorative tile backsplash, deep sink, smooth cooktop, wall oven, and overhead microwave. The master suite offers a walk-in closet, while the master bath features a large walk-in tile shower, vanity, flooring, and toilet. Additional highlights include a laundry room off the kitchen, a large covered porch perfect for morning coffee, and a private fenced backyard

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:

Monday, January 19th at 10 am



For More Information Contact:

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

PROPERTY INFORMATION



Property Address:



Lot 1: 91 Pine Forrest Drive, Valdosta, Georgia 31602

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

Brooks County Parcel Number: T11 0054

Brooks County Property Taxes: 2024 \$ 1,484.00

Important Selling Features:



3 Bedroom, 2 Bath



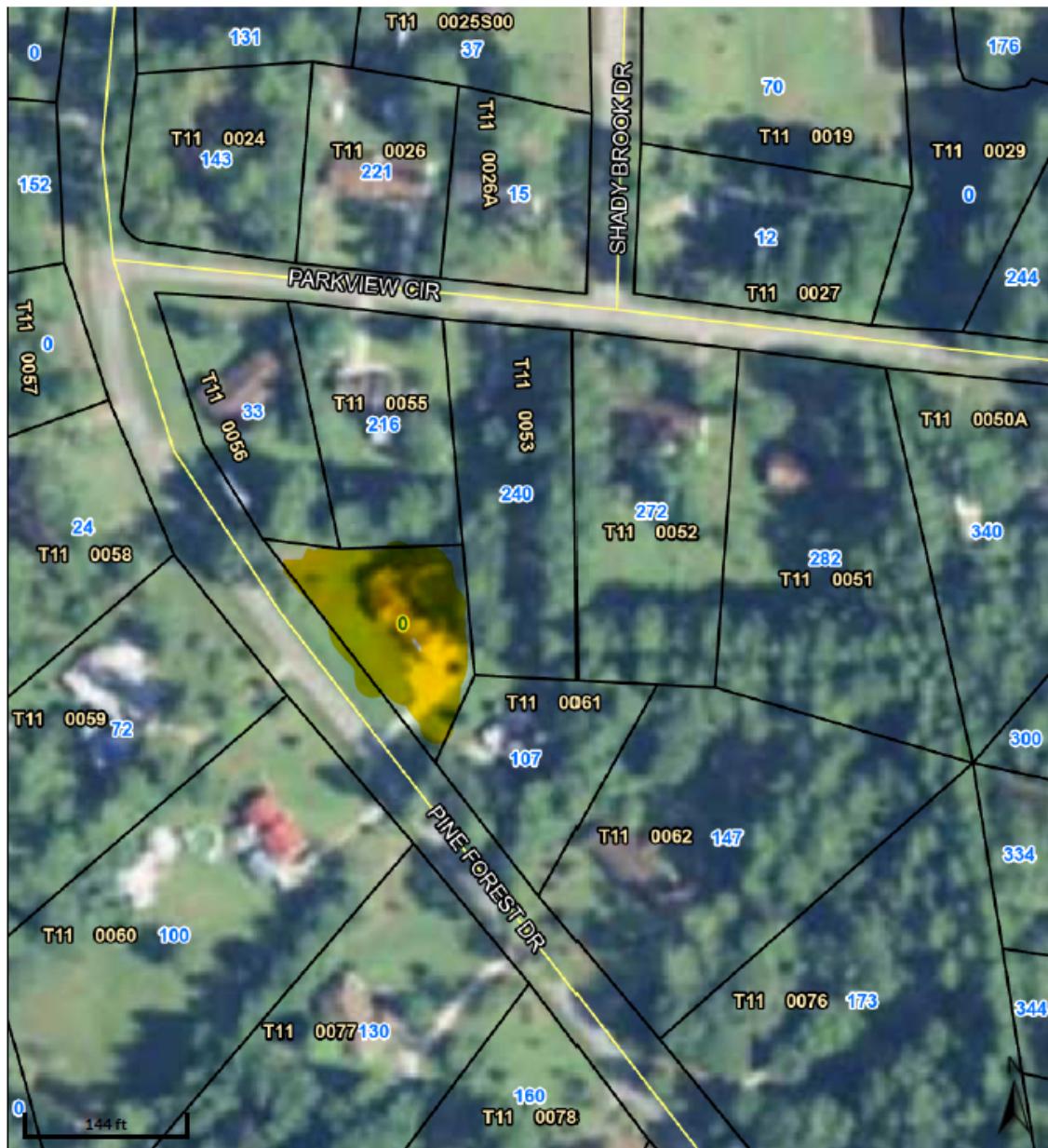
Spacious Sunken Great Room



Large Covered Porch and Fenced Backyard

91 PINE FORREST DRIVE TAX MAP

 **qPublic.net™** Brooks County, GA



Overview



Legend

- Parcels
- Parcel Numbers
- Address Numbers
- Roads

Date created: 10/16/2024
Last Data Uploaded: 10/16/2024 12:36:29 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

91 PINE FORREST DRIVE TAX BILL

2024 Property Tax Statement

Becky P Rothrock
BROOKS COUNTY TAX COMMISSIONER
610 South Highland Road
Quitman, GA 31643
brothrock@brookscountytax.com

SIRMANS DAPHANA LAVAREZ
91 PINE FOREST DR
VALDOSTA, GA 31602

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2024-8084	11/15/2024	\$0.00	\$2,193.15	\$0.00	Paid 11/15/2024

Map: T11 54 Printed: 04/06/2025
Location: 91 PINE FOREST DR

PAY ONLINE - www.brookscountypay.com
PAY BY MAIL - 610 S. Highland Rd. Quitman, GA 31643
PAY IN OFFICE - Monday - Friday 8:00a.m. - 4:30 p.m.

Additional 3% fee on ALL credit/debit card payments.

RETURN THIS PORTION WITH PAYMENT

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

PAY by the DUE DATE to avoid interest and penalty. If paying after due date, call for an amount due.

Becky P Rothrock
BROOKS COUNTY TAX COMMISSIONER
610 South Highland Road
Quitman, GA 31643
brothrock@brookscountytax.com



Tax Payer: SIRMANS DAPHANA LAVAREZ

Map Code: T11 54 Real

Description: PB 7-19

Location: 91 PINE FOREST DR

Bill No: 2024-8084

District: 099

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
156,900.00	26,200.00	0.4000	\$183,100.00	11/15/2024		S1		
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	\$183,100	\$73,240	\$2,000	\$71,240	0.000000	\$0.00	\$0.00	\$0.00
COUNTY M&O	\$183,100	\$73,240	\$2,000	\$71,240	15.958700	\$1,136.90	\$0.00	\$1,136.90
SCHOOL M&O	\$183,100	\$73,240	\$2,000	\$71,240	12.954000	\$922.84	\$0.00	\$922.84
INDUSTRIAL AUTHORITY	\$183,100	\$73,240	\$2,000	\$71,240	0.500000	\$35.62	\$0.00	\$35.62
FIRE DISTRICT	\$183,100	\$73,240	\$2,000	\$71,240	0.000000	\$0.00	\$0.00	\$0.00
SOLID WASTE	\$183,100	\$0	\$0	\$0	0.000000	\$216.00	\$0.00	\$216.00
FIRE PROTECTION	\$183,100	\$0	\$0	\$0	0.000000	\$130.00	\$0.00	\$130.00
INSURANCE ROLLBACK	\$183,100	\$73,240	\$2,000	\$71,240	-1.812600	\$0.00	-\$129.13	-\$129.13
SALES TAX ROLLBACK	\$183,100	\$73,240	\$2,000	\$71,240	-1.671500	\$0.00	-\$119.08	-\$119.08
TOTALS				25,928.600	\$2,441.36	-\$248.21	\$2,193.15	

Taxpayers have a right to file a tax return for the current value on real and personal property. The Board of Assessors will receive returns for the taxable year on Jan. 1 through April 1. All Homestead Exemptions must be filed during the same period in the Tax Assessor's office. Homeowners age 65 or older may qualify for an extra homestead exemption. Please call the Tax Assessor's office for additional information at 229-263-7920.

Current Due	\$2,193.15
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$2,193.15
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/15/2024

91 PINE FORREST DRIVE DEED

eFiled & eRecorded
DATE: 7/14/2020
TIME: 8:42 AM
DEED BOOK: 00817
PAGE: 00603 - 00604
RECORDING FEES: \$25.00
TRANSFER TAX: \$142.90
PARTICIPANT ID: 3467225213
CLERK: Ginger Shiver
Brooks County, GA
PT61: 014-2020-000344

AFTER RECORDING, RETURN TO:
J. Daniel Schert
Langdale Vallotton, LLP
P.O. Box 1547
Valdosta, Georgia 31603
File No. 200884D3 (J)

STATE OF GEORGIA
COUNTY OF LOWNDES

LIMITED WARRANTY DEED

THIS INDENTURE, made this 9th day of July, 2020 between **Steven J. Shorter**, as party of the first part ("Grantor"), and **Daphana Lavarez Sirmans**, as party of the second part ("Grantee").

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by Grantee at and before the execution and delivery of these presents, the receipt, adequacy and sufficiency of which are hereby acknowledged by Grantor, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee and to its heirs, administrators, successors and assigns, all that tract or parcel of land lying and being in Brooks County, Georgia, and being more particularly described as follows:

All that tract or parcel of land situate, lying and being in Land Lot 790 of the 12th Land District of Brooks County, Georgia and being known and designated as Lot 12 in Block F of Shady Acres Subdivision, as shown on a map or plat of survey thereof recorded in Plat Record Book 7, Page 19, in the Office of the Clerk of the Superior Court of Brooks County, Georgia, to which map or plat of survey and the record thereof reference is hereby made in aid of description. Commonly known as 91 Pine Forest Drive, Valdosta, Georgia 31602.

Parcel ID: T11-0054

TOGETHER WITH all and singular rights, members and appurtenances in and to the above-described property in anywise appertaining or belonging.

This conveyance and the warranties contained herein are expressly made subject to those current taxes and assessments not yet due and payable from the date hereof and subsequent years, and all covenants, conditions, restrictions, reservations, easements, tenancies and declarations or other matters of record (the "Permitted Exceptions").

TO HAVE AND TO HOLD the above-described property 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, its heirs, administrators, successors and assigns, forever, in FEE SIMPLE.

AND THE SAID GRANTOR, for Grantors and its successors and assigns will warrant and forever defend the right and title to the above-described property unto the said Grantee, its heirs, administrators, successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, except for claims arising under or by virtue of the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has set hereunto its hand and seal as of the day and year first above written.

"GRANTOR":

Steven J. Shorter by and through his attorney in fact, Victoria Morris (SEAL)
Steven J. Shorter, by and through his attorney in fact, Victoria Morris

Signed, sealed and delivered in the presence of:

[Signature]
Witness

[Signature]
Notary Public
My Commission Expires

[NOTARIAL SEAL]



GO BID NOW!



For more information, please visit

WiregrassAuctionGroup.com

