



Eastside Thomasville Living

Nestled in the established Ivy Hill subdivision on the east side of Thomasville, this beautifully maintained three-bedroom, two-bath home offers the perfect blend of comfort, functionality, and timeless appeal.

Thoughtfully designed with spacious living areas, quality finishes, and a main-level primary suite, the home is equally suited for everyday living and entertaining. Outside, you'll find a beautifully landscaped 0.52± acre lot featuring an inviting in-ground swimming pool, a fenced backyard, and a wired workshop. Discover everything this exceptional property has to offer in the pages that follow.

Online Only Auction

**Tuesday, Date, 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 offer this move-in-ready three-bedroom, two-bathroom home in Thomasville's established Ivy Hill subdivision. Built in 1998 and thoughtfully maintained, the home offers multiple living areas, a spacious layout, and a 2022 in-ground concrete swimming pool with a large patio for outdoor living. Set on a 0.52-acre lot with mature landscaping and a fully fenced backyard, it delivers comfortable living and modern outdoor amenities just minutes from downtown Thomasville.

The interior features a formal dining room, a breakfast area, hardwood and tile flooring, a gas-log fireplace, cathedral and high ceilings, crown molding, and built-in bookcases. The primary suite is located on the main level and includes a sitting area, a walk-in closet, a double vanity, and a large shower. The kitchen is equipped with a double oven, a dishwasher, a microwave, an icemaker, and generous cabinet storage. Additional interior features include a dedicated laundry room, a security system, thermal-pane windows, and ceiling fans throughout. The property also features an automatic irrigation system, an electric awning, and a wired workshop or utility building. The home is served by central heating and air conditioning, public water, and a septic system, and is finished with durable concrete-fiber siding beneath an architectural shingle roof.

Bidding for this property will open on August 11, 2026 at 10:00 am and continue to August 25, 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.

Mark L. Manley

Mark L. Manley, CAI, AARE, MPPA
President/ Broker

AUCTION INFORMATION



 Auction Date and Time:

Tuesday, August 25, 2026

 Open House Dates and Times:

Friday, August 14, 2026, 3 - 6 pm
and Friday, August 21, 2026, 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: 434 East Gate Drive, Thomasville, Georgia 31757

Auction Date: Tuesday, August 25, 2026 at 2 pm

Property Size: 0.52 +/- Acres

Assessor's Parcel Numbers: Thomas County - 036C 059

Property Taxes: Thomas County - \$3,418.84

Important Selling Features:

-  In-ground concrete swimming pool (2022) with a large patio for outdoor entertaining
-  Move-in-ready two-story home with three bedrooms and two full bathrooms
-  Main-level primary suite with sitting area, walk-in closet, double vanity, and large shower
-  Multiple living areas, formal dining room, gas-log fireplace, and hardwood flooring
-  0.52-acre fenced lot with mature landscaping, irrigation system, and a wired workshop
-  Established Ivy Hill subdivision with community lake privileges, only minutes from downtown Thomasville

TAX CARD

Thomas County, GA

Summary

Parcel Number 036C 059
Location Address 434 EAST GATE DR
Legal Description 434 EASTGATE DR / LOT 4 / PHASE III
 (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 R2
Tax District 03 Fire District 02 (District 03)
Millage Rate 20.336
Acres 0.52
Neighborhood SUMMERHILL/ GATLIN CRK AA (10081)
Homestead Exemption No (S0)
Landlot/District 146 / 13

[View Map](#)



Owner

Cheyanski Susan B
 434 East Gate Dr
 Thomasville, GA 31757

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	Ivy Hill Subdivision B	Lot	22,651	0	0	0.52	1

Residential Improvement Information

Style One Family
Heated Square Feet 2321
Interior Walls Sheetrock
Exterior Walls HardiBoard
Foundation Conc Wall/Msnry
Attic Square Feet 0
Basement Square Feet 0
Year Built 1998
Roof Type Shingle Asphalt
Flooring Type Carpet/Tile
Heating Type CHAC
Number Of Rooms 0
Number Of Bedrooms 0
Number Of Full Bathrooms 2
Number Of Half Bathrooms 0
Number Of Plumbing Extras 5
Value \$359,989
Condition Average
Fireplaces/Appliances FP Pre-fab 1 sty 1 Box 1
House Address 434 EAST GATE DR

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Pool, Res., Poured Concrete	2022	0x0 / 450	0	\$13,616
Paving, Around Pool	2022	0x0 / 510	0	\$1,348
Utility Bldg, Finished	2001	12x16 / 0	0	\$1,090
Paving, Concrete Patio	2001	16x12 / 0	0	\$234
Paving, Concrete	1998	1x1 / 2214	1	\$3,039
Housesite, Large, No Well	1900	1x1 / 1	1	\$2,000

Permits

Permit Date	Permit Number	Type
10/26/2021	20211970	POOL
11/13/2017	0306-17	ROOF
10/16/2001	39275	ADDITION RESIDENTIAL

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	Adjustment	Total Sale Price
7/21/2025	2684 92	CAB3 59A	\$0	Qualify this sale	Cheyunski Susan B & John A (wros)	Cheyunski Susan B	\$0	\$0
1/28/2019	2197 26	PC3 59A	\$299,000	Fair Market Value	Smith Walter R Jr &	Cheyunski Susan B & John A (wros)	\$0	\$299,000
10/30/2017	2115 249	3 59A	\$259,750	Fair Market Value	Atchley Donald &	Smith Jr Walter R &	\$0	\$259,750
6/6/2007	1409 1	3 59A	\$267,500	Fair Market Value	Gear Amy Elizabeth	Atchley Donald &	\$0	\$267,500
11/15/2002	954 203	3 59A	\$210,000	Fair Market Value	Doppenberg Waldo L & Melanie B	Gear Amy Elizabeth	\$0	\$210,000
5/15/2001	828 225	PC 3 59A	\$174,900	Addn/Remod Aft Sale	MERRITT DONNIE C &	Doppenberg Waldo L & Melanie B	\$0	\$174,900
9/2/1998	643 79	PC3 59A	\$164,500	Fair Market Value		MERRITT DONNIE C &	\$0	\$164,500

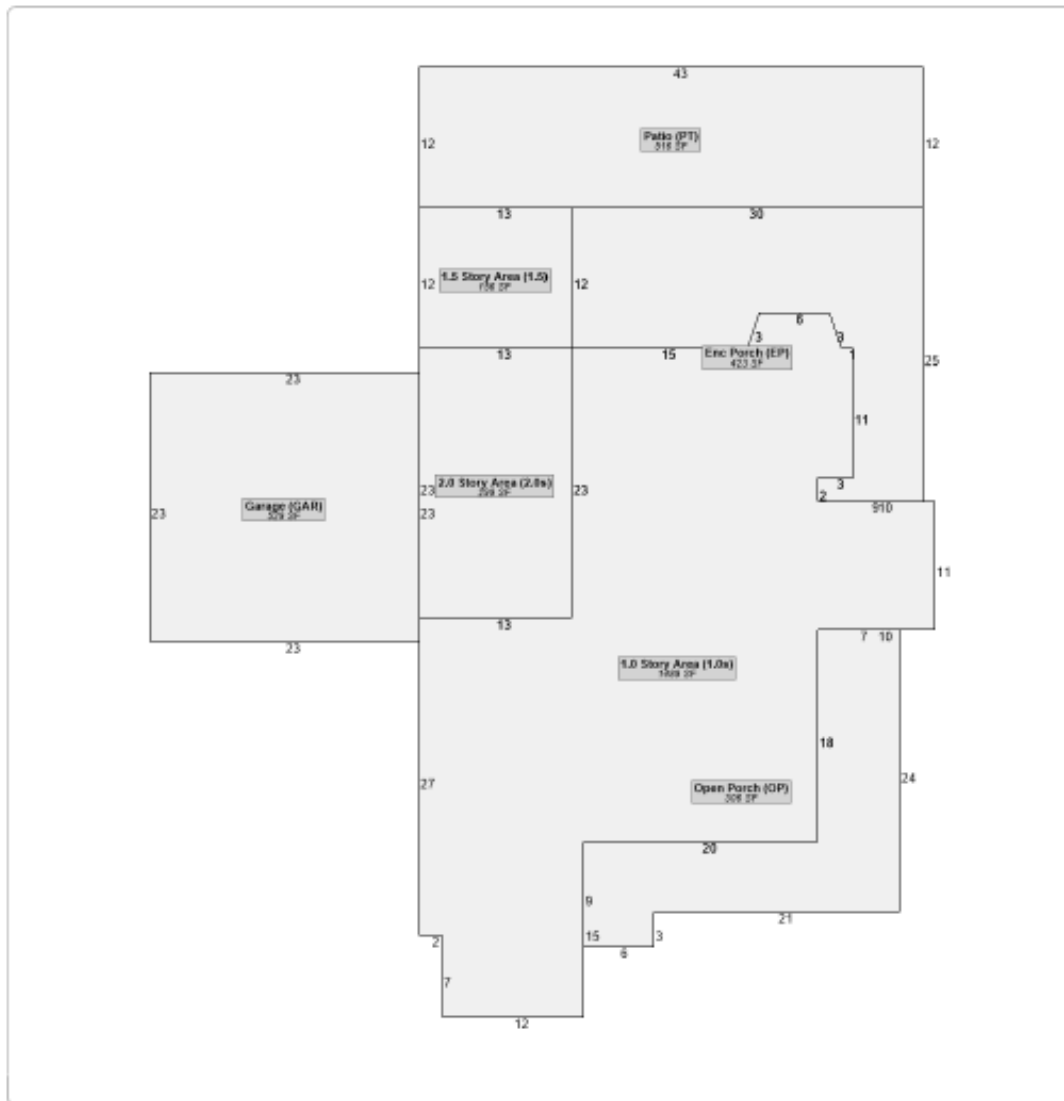
Valuation

	2026	2025	2024	2023	2022
Previous Value	\$431,916	\$412,790	\$383,478	\$319,643	\$274,570
Land Value	\$50,600	\$50,600	\$50,600	\$46,000	\$40,000
+ Improvement Value	\$359,989	\$359,989	\$340,952	\$316,861	\$274,208
+ Accessory Value	\$21,327	\$21,327	\$21,238	\$20,617	\$5,435
= Current Value	\$431,916	\$431,916	\$412,790	\$383,478	\$319,643

2026 values are tentative.

Photos





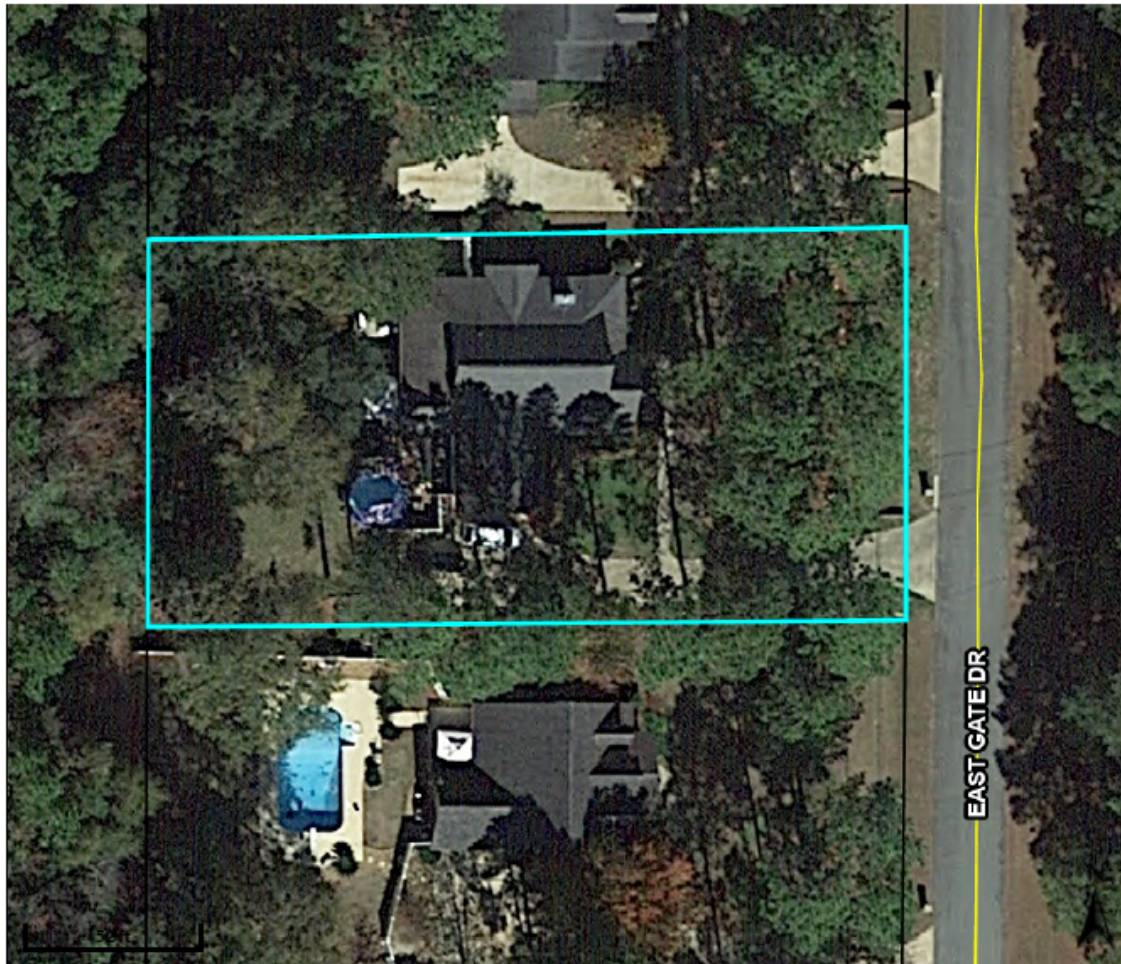
No data available for the following modules: Comp Report Generator, Comp Report Generator, Rural Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes.



[User Privacy Policy](#) [GDPR Privacy Notice](#)
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TAX MAP

 **qPublic.net**™ Thomas County, GA



Overview



Legend

-  Parcels
-  Roads

Parcel ID	036C 059	Owner	Cheyunski Susan B	Last 2 Sales			
Class Code	Residential		434 East Gate Dr	Date	Price	Reason	Qual
Taxing District	03 Fire District 02		Thomasville, GA 31757	7/21/2025	0	NQ	U
Acres	0.52	Physical Address	434 EAST GATE DR	1/28/2019	\$299000	FM	Q
		Assessed Value	Value \$431916				

(Note: Not to be used on legal documents)

Date created: 3/22/2026
Last Data Uploaded: 3/20/2026 7:04:10 PM

Developed by  **SCHNEIDER**
GEOSPATIAL

TAX BILL

2025 Property Tax Statement

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

Cheyunski Susan B & John A (wros)

434 East Gate Dr
Thomasville, GA 31757

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2025-24050	12/15/2025	\$0.00	\$3,418.84	\$0.00	Paid 2025-12-17

Map: 036C 059

Printed: 06/23/2026

Location: 434 EAST GATE DR

RETURN THIS PORTION WITH PAYMENT

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

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



Tax Payer: Cheyunski Susan B & John A (wros)
Map Code: 036C 059 Real
Description: 434 EASTGATE DR /LOT 4 / PHASE III
Location: 434 EAST GATE DR
Bill No: 2025-24050
District: 03 FIRE DISTRICT 02

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
381,316.00	50,600.00	0.5200	\$431,916.00	12/15/2025	10/15/2025		FSW, S1	
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	\$431,916	\$172,767	\$-9,615	\$163,152	4.630000	\$755.39	\$0.00	\$755.39
SCHOOL M&O	\$431,916	\$172,767	\$-2,000	\$170,767	12.391000	\$2,115.97	\$0.00	\$2,115.97
FIRE 2	\$431,916	\$172,767	\$-7,615	\$165,152	2.076000	\$342.86	\$0.00	\$342.86
EMERGENCY SERVICE FEE	\$431,916	\$172,767	\$-7,615	\$165,152	1.239000	\$204.62	\$0.00	\$204.62
TOTALS					20.336000	\$3,418.84	\$0.00	\$3,418.84

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.

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.

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.

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

Current Due	\$3,418.84
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$3,418.84
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	2025-12-17

PLAT



IVY HILL PROTECTIVE COVENANTS

RECORD AND RETURN TO:
CHARLES E. HANFORD
TITLE INSURANCE CO.
P.O. BOX 11
THOMASVILLE, GA 31106

PROTECTIVE COVENANTS FOR IVY HILL PHASE III

THOMAS COUNTY
CLERK OF COURT
DAVID HUTCHINGS JR.

1997 DEC 30 PM 4: 52

STATE OF GEORGIA:
THOMAS COUNTY:

This declaration made and executed this 22nd day of December 1997 by Weckwert Inc. hereinafter referred to as "Developer" hereby establishes the subdivision restrictions of Ivy Hill Phase III in order to protect the value of the community. The lots at Ivy Hill Phase III, more fully described in Exhibit "A" attached hereto, are conveyed subject to the following protective covenants which shall run with the land for a period of twenty (20) years from the date of this conveyance, to wit:

Filed & Recorded 1230 1997
David Hutchings, Jr. CSC

1. **LAND USE AND BUILDING TYPE:**
 - (A) No lot shall be used except for residential purposes.
 - (B) No main residence shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling, not more than two stories in height above the main floor level, and designed for occupancy by not more than one family. Any staircase leading from the ground floor to the second floor level must be constructed within the interior walls of the dwelling.
 - (C) Each lot as shown on said plat of said subdivision shall be considered a building unit and only one residence may be placed upon any such lot. Provided however, any combination of one full lot and all or a fractional part of one or more additional lots may be utilized as a "single building unit" for the construction of one residence.
 - (D) The main residence shall have a heated and cooled area of not less than 1700 square feet. If the home has two stories, the first floor shall have not less than 1100 square feet. Square footage for a garage, carport, porch, deck or patio will be in addition. All garages will have a side entry and shall have a door. Carports are allowed behind rear of home and hidden from view. All homes are required to have garages or carports. HVAC units shall be hidden.
 - (E) The Developer shall select all floor plans and elevations of homes to be built at Ivy Hill Phase III. No two homes with the same appearance shall be permitted to be built within four lots of each other. All alternate elevations, general contractors, exterior material and colors and all plans for additions or changes, require written approval by the Developer before breaking ground. One full set of the proposed building plans shall be submitted to the Developer and shall remain on file through the construction period in order to assure conformity. Each contractor shall submit samples of exterior materials, exterior colors and site plan before approval can be given. No fee shall be charged for this process. All trees to be removed require the approval of the Developer. No owner or builder

PG 1

607 377

shall be allowed to clear cut trees off the lot. No tree shall be removed within 40 feet of right of way of road without developers consent. Trees to be removed shall be flagged with orange tape and a written request will be submitted to Developer. The Developer will have 14 days to return a written answer to home owner.

- (F) No detached garage or other outbuilding shall be used for living purposes on any of the said lots prior to the erection of the main residence. No building, any part of which is designed for dwelling purposes, shall be occupied in any manner until completed.
 - (G) No old structure or building of any kind or description shall be moved or placed upon any of said lots for any reason without written permission from the Developer.
2. **BUILDING LOCATION:** No building shall be located on any lot nearer than thirty (30) feet to any side street line or ten (10) feet to any interior lot line and no nearer than fifty (50) feet to the front lot line.
 3. **TEMPORARY STRUCTURES:** No structure of a temporary character, trailer, mobile home, modular manufactured home, tent, barn, shack or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.
 4. **EASEMENTS:** Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and as specified thereon as required by the Developer.
 5. **DRIVEWAYS AND BULKHEADS:**
 - (A) No residence located on said lots shall be occupied until the driveway serving said residence and connecting same to any improved road within said subdivision is paved with either asphalt or concrete.
 - (B) All driveway culverts shall have permanent buttresses made of concrete block with stucco finish made of standard, gray mortar and one soldier course of red brick on top.
 6. **ANIMALS:** No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot except household pets such as dogs and cats provided they are not bred or maintained for commercial purposes. A leash law shall be in effect for all outdoor pets unless confined by fencing.
 7. **SIGNS AND ADVERTISING:** No sign or advertising device of any character shall be erected or maintained upon any part of said lots except that on any one or more

lots there may be placed one sign advertising the home for sale. Such sign shall not be larger than 18" x 24" in size, except for signs used by and for the Developer or his agent.

8. **SEPTIC TANKS:** All septic tanks and drain fields incident thereto shall be installed in compliance with the standards of the Thomas County Health Department and inspected by said Department before covered.
9. **NUISANCES:** No lot shall be used in whole or in part for the storage of rubbish of any character whatsoever, specifically including junk cars, nor for the storage of any property or thing that will cause such lot to appear in an untidy or unclean condition or that will be obnoxious to the eye, nor shall any substance, thing or material be kept upon any lot that will emit foul or obnoxious odors, or that will cause any noise that will or might disturb the peace, quiet, comfort, or serenity of the occupants of surrounding property.
10. **YARDS:** All yards require finish grading and landscaping upon completion of dwelling construction. Grass and hedges must be cut and maintained regularly. No yard trimming, grass, or anything at all may be burned in the yards or ditches.
11. **LARGE TRUCKS:** No large trucks, specifically including but not limited to those known as "semis" and / or tractor-trailer rigs, shall be parked overnight within the subdivision or outside the entryway on Summerhill Road.
12. **OTHER RESTRICTIONS:** The following items, without the written consent of the developer, are not allowed.
 - (A) Use of previously approved structure for purposes other than its original purpose.
 - (B) Storage of recreation vehicles on lots in excess of 24 hours unless appropriately housed and screened.
 - (C) On-site parking of commercial trucks, vans, machinery or vehicles and accompanying equipment.
 - (D) Accumulation of refuse or trash.
 - (E) Maintenance and repair of disabled vehicles except in case of emergency.
 - (F) Wall or window air conditioning units on main dwelling. Allowed for accessory buildings if not visible from street.
 - (G) Garbage containers, oil and gas tanks, swimming pool equipment and clothes lines, unless properly screened from street.
 - (H) Television or other visible transmission antennas or satellite dishes visible from street.

PG 3

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- (I) Plans for the erection of a fence must be submitted to Developer and shall include detail of design and materials. Written approval of the plans by the Developer is required prior to commencement of work. No fences constructed of chain link, wire or metal are allowed except black coated chain link fencing when obscured from the street view(s) by wooden fencing. No fence or wall taller than four (4) feet from the ground level of the ground erected or placed on any lot nearer to any street than the minimum building streetside ildingstreetside setbacks or the front corner of home. Wooden fences may be constructed 6 feet from ground level.
13. **HOME OWNERS ASSOCIATION:**
- (A) Each household at Ivy Hill Phase III shall own an undivided interest in the pond, hiking trails, recreational areas and entryway and shall be a member of the Ivy Hill Homeowners Association. The Developer shall preside over the association until all lots are sold. Upon sellout, the members shall elect a new presiding officer. Each member shall make an annual contribution of Two Hundred Fifty Dollars (\$250.00) or an amount voted on by a majority of the Home Owners to the Ivy Hill Landowners Association for the purpose of maintaining the pond, hiking trails, recreational areas, entryways, signs, and street lights. The members shall be responsible for care, maintenance, improvement and beautification of the community property. Any alteration of these areas require approval of the Developer.
- (B) No gasoline motors may be used on the pond. Electric trolling motors are acceptable. No trot lines or nets are permitted. Only casting rods, fly rods or poles are allowed.
- (C) Pond use is strictly limited to permanent residents of Ivy Hill and their guests only.
14. **LIENS:** In the event any permanent resident fails to pay any expense incurred as outlined above within thirty (30) days after its due date, the Association is authorized and empowered without further notice to (1) file with the Clerk of the Superior Court of Thomas County, Georgia, a lien in favor of the Association and against the member and his property and / or (2) file suit for the principal amount of the indebtedness plus interest at the maximum rate allowed by Georgia law for judgements.
15. **TERMS:** These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for twenty (20) years, after which time said covenants shall be automatically extended for a successive period of ten (10) years.

16. **ENFORCEMENT:** Enforcement to restrain violation or to recover damage shall be proceeding at law in equity against any person or persons violating or attempting to violate any covenant contained herein.

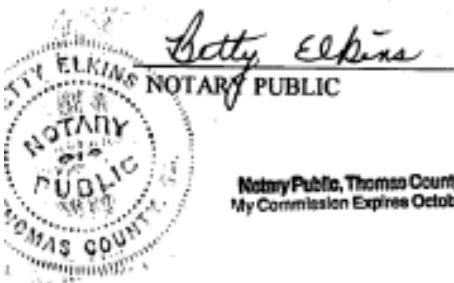
17. **MODIFICATIONS, REVISIONS, AND / OR WAIVER:** The Developer, his successors and assigns, shall have the right and privilege, which it does hereby expressly reserve, to waive or modify any of the above said restrictions either in whole or in part, as they may affect or apply to any one or more of the lots on the above referenced plat of said subdivision. Any such waiver or modification by said party, its successors or assigns, shall in no way or manner affect, alter, repudiate, or invalidate any of the remaining restrictions insofar as said lot or lots are concerned, nor shall any such waiver or modifications in any way or manner affect, alter, repudiate or invalidate said restrictions in whole or in part insofar as the remaining lots in said subdivision are concerned.

WITNESS:

Barbara Warren

WECKWERT, INC.

BY: E. Karl Weckwert (SEAL)
E. KARL WECKWERT, SECRETARY



Notary Public, Thomas County, Georgia
My Commission Expires October 16, 1997



PG 5

607 381

QUIT CLAIM DEED

BK: 2684 PG: 92-93
Filed and Recorded
07-21-2025 05:56 AM
DOC# D2025-003382

Randa D. Wharton
RANDA D. WHARTON
CLERK OF SUPERIOR COURT
THOMAS COUNTY
Real Estate Transfer Tax
Paid : \$ 0.00
PT-61 136-2025-001178

Return to: Keith Murphy
185 East Broad Street
Norman Park, Georgia 31771

_____ Space above this line for Recording Data _____

STATE OF GEORGIA

COUNTY OF COLQUITT

Quitclaim Deed

THIS INDENTURE made this 16th day of JULY 2025, between JOHN A. CHEYUNSKI as Party of the First Part, hereinafter called "Grantor" and SUSAN B. CHEYUNSKI 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 the sum of one dollar (\$1.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby, grant, bargain, sale, alien, convey and assign unto the Grantee the following property, to wit:

SEE "EXHIBIT A" ATTACHED HERETO FOR A COMPLETE LEGAL DESCRIPTION WHICH EXHIBIT IS BY ATTACHMENT HERETO, INCORPORATED HEREIN AND MADE A PART HEREOF.

.TO HAVE AND TO HOLD said property to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim, or demand any right or title to said premise or appurtenances or any rights thereof.

Witness the hand and seal of each of the grantors the date indicated below.

All signatures are attached hereto.

Grantor's Printed Name: JOHN A. CHEYUNSKI

Grantor's Signature: *John A. Cheyanski*

Date: July 16, 2025

Signed, sealed and delivered in the presence of:

Unofficial witness *Lester Alan Jones*

Notary Public *G. Keith Murphy*

My Commission Expires 06-05-2027

Page 1

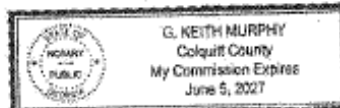


Exhibit "A" Legal Description of Real Property.

All that tract or parcel of land situate, lying and being in Land Lot 146 of the 13th Land District of Thomas County, Georgia, being all of Lot 44 of Ivy Hill Subdivision, Phase III, as shown on a plat of survey of Lots 1-34 of Ivy Hill Subdivision Phase III, prepared by Frank E. Carlton, Georgia Registered Surveyor 1544, dated September 22, 1997, and of record in Plat Cabinet 3, Folio 59-A of the Deed Records of Thomas County, Georgia, which plat is by reference thereto incorporated herein and made a part hereof.

This being the same property conveyed to SUSAN B. CHEYUNSKI and JOHN CHEYUNSKI on January 28th, 2019 by deed recorded in deed book 2197, pages 26-27 in the Thomas County Deed Records.

GO BID NOW!



For more information, please visit

WiregrassAuctionGroup.com

