

# **Property Information**

**Two Great Residential Lots Located In  
Cooper's Point Subdivision  
McIntosh County, Georgia**

**October 12, 2017  
Online Only Bankruptcy Auction**



**Final Contract Includes a 10% Buyer's Premium  
Two Great Residential Lots Located In  
Cooper's Point Subdivision  
McIntosh County, Georgia**



**Property Descriptions:**

- Lot 153 Sapelo Park, Cooper's Point at Shellman Bluff. Lot 153 is a corner lot that contains approximately .67 +/- Acres with frontage on Mulligan Drive NE, Sandtrap Drive NE, and Sapelo Park Drive NE.. Tax Parcel: Lot 153 - 0072J 0054
- Lot 154 Sapelo Park, Cooper's Point at Shellman Bluff. Lot 153 contains approximately .53 +/- Acres with frontage on Mulligan Drive NE. Tax Parcel: Lot 154 - 0072J 0055

**For more Information Contact:** Mark L Manley, CAI, AARE, MPPS  
229-890-BIDS{2437}  
Mark@BidWeeks.com

# Aerial Map



## **Legal Description – Lot 153**

All of that certain lot, tract or parcel of land situate, lying and being in the 22<sup>nd</sup> GMD, McIntosh County, Georgia, being shown as Lot 153 Sapelo Park at Coopers Point, on that plat of survey made by Denean W. Dixon, Georgia RLS No. 1647, under date of March 2006, recorded in Plat Cabinet 1, Slides 258-I and J, Office of Clerk, McIntosh County Superior Court. Reference is hereby made to said plat for further purposes of description.

## **Legal Description – Page 154**

All of that certain lot, tract or parcel of land situate, lying and being in the 22<sup>nd</sup> GMD, McIntosh County, Georgia, being shown as Lot 154 Sapelo Park at Coopers Point, on that plat of survey made by Denean W. Dixon, Georgia RLS No. 1647, under date of March 2006, recorded in Plat Cabinet 1, Slides 258-I and J, Office of Clerk, McIntosh County Superior Court. Reference is hereby made to said plat for further purposes of description.

# Tax Card – Lot 153



## Summary

**Parcel Number** 0072J 0054  
**Location Address** SAPELO PARK  
**Legal Description** LOT 153 .67AC SAPELO PARK  
 (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** COUNTY (District 01)  
**Millage Rate** 26.574  
**Acres** 0.67  
**Homestead Exemption** No (S0)  
**Landlot/District** N/A

[View Map](#)

## Owner

DEBARROS JOAO  
 932 LENORA DR  
 KENNESAW, GA 30152

## Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
RES	Res-Coopers Point (Golf)	Lot	0	0	0	0.67	1

## Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/28/2009	526 322	PC1 258I	\$39,900	Land Market Sale	SGAP	DEBARROS JOAO

## Valuation

	2017	2016	2015
Previous Value	\$35,000	\$25,000	\$25,000
Land Value	\$25,000	\$35,000	\$25,000
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$25,000	\$35,000	\$25,000

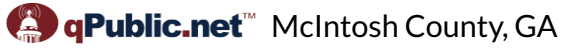
No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

The McIntosh 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.

Last Data Upload: 7/19/2017 8:31:08 PM



# Tax Card – Lot 154



## Summary

**Parcel Number** 0072J 0055  
**Location Address** SAPELO PARK  
**Legal Description** LOT 154 .55AC SAPELO PARK  
 (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** COUNTY (District 01)  
**Millage Rate** 26.574  
**Acres** 0.53  
**Homestead Exemption** No (S0)  
**Landlot/District** N/A

[View Map](#)

## Owner

DEBARROS JOAO  
 932 LENORA DR  
 KENNESAW, GA 30152

## Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
RES	Res-Coopers Point (Golf)	Lot	0	0	0	0.53	1

## Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/15/2009	528 301	PC1 258I	\$39,900	Land Market Sale	SGAP	DEBARROS JOAO

## Valuation

	2017	2016	2015
Previous Value	\$35,000	\$25,000	\$25,000
Land Value	\$25,000	\$35,000	\$25,000
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= Current Value	\$25,000	\$35,000	\$25,000

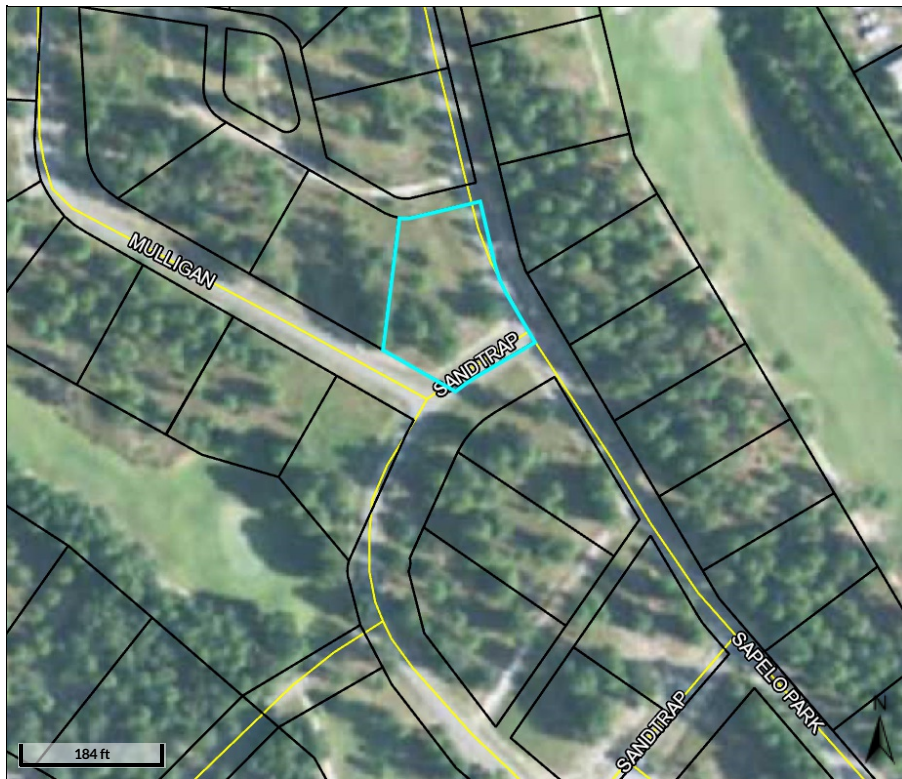
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# Tax Map – Lot 153



### Overview




### Legend

-  Parcels
-  Roads

<b>Parcel ID</b>	0072J 0054	<b>Owner</b>	DEBARROS JOAO	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		932 LENORA DR	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	COUNTY		KENNESAW GA 30152	10/28/2009	\$39900	LM	Q
	COUNTY	<b>Physical Address</b>	SAPELO PARK	n/a	\$0	n/a	n/a
<b>Acres</b>	0.67	<b>Assessed Value</b>	Value \$25000				

(Note: Not to be used on legal documents)

Date created: 10/11/2017  
 Last Data Uploaded: 10/5/2017 9:22:42 PM

 Developed by  
 The Schneider Corporation



# Tax Map – Lot 154



### Overview



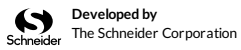
### Legend

-  Parcels
-  Roads

<b>Parcel ID</b>	0072J 0055	<b>Owner</b>	DEBARROS JOAO	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		932 LENORA DR	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	COUNTY		KENNESAW GA 30152	12/15/2009	\$39900	LM	Q
	COUNTY	<b>Physical Address</b>	SAPELO PARK	n/a	\$0	n/a	n/a
<b>Acres</b>	0.53	<b>Assessed Value</b>	Value \$25000				

(Note: Not to be used on legal documents)

Date created: 10/11/2017  
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# Property Tax Bill – Lot 153

Wanda Nelson  
 McIntosh County Tax Commissioner  
 1200 Northway  
 P.O. Box 571  
 Darien, GA 31305  
 (912) 437-6627



Scan this code with your mobile phone to view or pay this bill

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of these exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than April 1, 2017 in order to receive the exemption in future years. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact:

**McIntosh County Tax Assessor**  
 912-437-6663

If you feel that your property has been assigned to high a value for tax purposes by the Board of Tax Assessors, you should file a tax return ~~reducing the value not later than April 1, 2017~~ in order to have an opportunity to have this value lowered for next years' taxes. Information on filing a return can be obtained from the address above.

**2016 Ad Valorem Tax Notice**

DEBARROS JOAO  
 932 LENORA DR  
 KENNESAW, GA 30152

**2016 State, County & School Ad Valorem Tax Notice and Solid Waste Assessment**

Bill Number	Account Number	Fair Market Value	Assessed Value	Tax District	Acreage	Homestead Code
2016 003091	12559R	35000	14000	01		
Map Number/Property Description/Street Address				Tax Entity	Exemptions	Amount
0072 J 0054 LOT 153 .67AC SAPELO PARK				COUNTY	0	138.47
				SCHOOL	0	219.56
				INDUS AUTH	0	14.00
					0	0.00
					0	0.00
					0	0.00
					0	0.00
					0	0.00
Local Option Sales Tax Information						
Mills required to produce county budget						
Mill reduction due to sales tax roll back						
Actual mill rate set by county						
Tax savings due to roll back				28.14		
Important Messages- Please Read						
Search, View, and Pay your taxes Online at <a href="http://www.McIntoshCountyTax.com">www.McIntoshCountyTax.com</a> Office Hours: 8:00 AM- 4:30 PM Monday thru Friday If you no longer own this property, please forward the bills to a new owner.						
					<b>Total</b>	372.03
					<b>Payments Rcv</b>	0.00
					<b>TOTAL DUE</b>	416.73
					<b>DATE DUE</b>	12/2/2016

PLEASE KEEP UPPER PORTION FOR YOUR RECORDS. COMPLETE, SIGN AND RETURN LOWER PORTION WITH YOUR PAYMENT TO ENSURE PROPER CREDIT

DEBARROS JOAO  
 932 LENORA DR  
 KENNESAW, GA 30152

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**PAYMENT INSTRUCTIONS**

- Please Make Check or Money Order Payable to:
- McIntosh County Tax Office
- Please write the bill number(s) on your check.
- If a receipt is desired, please include a stamped, self-addressed envelope.
- If taxes are to be paid by a mortgage company, send them this portion only.
- If you are paying after the due date, please call our office for the full amount due.
- Interest at a rate of 1% per month plus costs begins the day after the due date.
- A 10% penalty is imposed on all property other than homesteaded property with a bill under \$500.00 90 days after the due date.

Account Number	Bill Number
12559R	2016 003091
Map Number/Property Description/Street Address	
0072 J 0054 LOT 153 .67AC SAPELO PARK	
DATE DUE	TOTAL DUE
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				SCHOOL	0	219.56
				INDUS AUTH	0	14.00
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					0	0.00
					0	0.00
					0	0.00
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