

# **Property Information**

**Investor Owned Multi-Property Real Estate Auction in Lee and  
Dougherty County, GA**

**Online Only Auction**

**Bidding Ends February 1, 2018**



**[www.WeeksAuctionGroup.com](http://www.WeeksAuctionGroup.com)**

**Final Contract to Include a 10% Buyer's Premium**

# Investor Owned Multi-Property Real Estate Auction in Lee and Dougherty County, GA



## Property Description:

- Creekridge Drive, Lot A, Leesburg, GA is a 1.84+/- Acre Commercial Lot just South of Leesburg. The property features 105+/- feet of Frontage on US Hwy 19 S and 534+/- feet of Frontage on Creekridge Drive. Tax Parcel: 132C116637COA
- Creekridge Drive, Lot B, Leesburg, GA is a 6.15+/- Acre Commercial Lot just South of Leesburg. The property features 535+/- feet of Frontage on US Hwy 19 S and 520+/- feet of Frontage on Creekridge Drive. Tax Parcel: 132c116637COB
- 2115 Radium Springs Road, Tract 1, Albany, GA is a 1.18+/- Acre Lot located 7/10 mile south of Oakridge Drive in Albany. The property features 293+/- feet of Frontage on Radium Springs Road. Tax Parcel: 00185/00001/005
- 2115 Radium Springs Road, Tract 2, Albany, GA is a 3.63+/- Acre Lot located 7/10 mile south of Oakridge Drive in Albany. The property features 296+/- feet of Frontage on Radium Springs Road. Tax Parcel: 00185/00001/005

- 2115 Radium Springs Road, Tract 3, Albany, GA is a 3.64+/- Acre Lot located 7/10 mile south of Oakridge Drive in Albany. The property features 296+/- feet of Frontage on Radium Springs Road. Tax Parcel: 00185/00001/005
- 2201 Radium Springs Road, Albany, GA is a 1.51+/- Acre Lot featuring a 2001 16'x80' Horton Mirage Manufactured Home. Tax Parcel: 00185/00001/006 and PB-11585
- 928 Mercedes Street, Albany, GA is a 1.21+/- Acre Residential Lot located near the intersection of Radium Springs and Moultrie Road in Albany. Tax Parcel: 00001/00013/015
- 202 Collins Avenue, Albany, GA is a 0.4+/- Acre Residential Lot containing 972 +/-sqft. Single Family Home with Two Bedrooms and One Bath. Tax Parcel: 000EE/00041/002
- 301 Collins Avenue, Albany, GA is a Three Bedroom Two Bath Single Family Residence located on 0.36+/- Acre Lot. The Home contains approximately 1115 sqft. Tax Parcel: 000QQ/0004/001

Don't miss this great opportunity to purchase investment properties at prices you determine!

**For More Info, Contact:**

**Weeks Auction Group, Inc.**  
**(229) 890-2437**  
**info@BidWeeks.com**

## **Legal Descriptions**

### **Creekridge Drive, Lot A, Leesburg, GA**

**(132C116637COA)**

All that tract or parcel of land lying and being in Land Lots 108, 109, 116 and 117 in the Second Land District of Lee County, Georgia, and being all of Comm Lot A of Creekridge Subdivision, according to a map or plat of said subdivision as same is recorded in Plat Cabinet "E", Slide E-183D, in the Office of the Clerk of Superior Court of Lee County, Georgia.

### **Creekridge Drive, Lot B, Leesburg, GA**

**(132C116637COB)**

All that tract or parcel of land lying and being in Land Lots 108, 109, 116 and 117 in the Second Land District of Lee County, Georgia, and being all of Comm Lot B of Creekridge Subdivision, according to a map or plat of said subdivision as same is recorded in Plat Cabinet "E", Slide E-183D, in the Office of the Clerk of Superior Court of Lee County, Georgia.

**2115 Radium Springs Road, Tract 1, Albany, GA**

**(00185/00001/005)**

A tract of land lying and being situated in Land Lots 243 and 264 in the First Land District of City of Albany, Dougherty County, Georgia and being described as tract 1 containing  $1.18 \pm$  acres according to an engineer's sketch attached to this contract as Exhibit " A". And being all or a portion of that tract of land being more particularly described as follows:

All that tract or parcel of land lying and being in Land Lots 243 and 264 in the First Land District, City of Albany, Dougherty County, Georgia, and being more particularly described as follows:

COMMENCE at the intersection of the north margin line of the U.S. Marine Corps drainage canal with the west margin line of Radium Springs Road (State Route 3) (as those lines existed prior to the widening of the highway in 1995), and run thence northerly along the curved west margin line of Radium Springs Road, the chord of which is north 4 degrees 13 minutes west 97.81 feet to a point; run thence north 5 degrees 34 minutes west along the west margin line of Radium Springs Road 2.19 feet to a point and the POINT OF BEGINNING of the herein described property; from the point of beginning, run thence south 84 degrees 26 minutes west 294.38 feet to the southeast corner of the property previously conveyed to E. R. Spurlock by deed recorded in Deed Book 520, Page 835, Dougherty County land records; run hence north 5 degrees 34 minutes west along the east line of said Spurlock property 255.62 feet to the northeast corner of said Spurlock property; run thence south 84 degrees 26 minutes west along the north line of said Spurlock property 255.62 feet to the northwest corner of said property; run thence north 5 degrees 34 minutes west 773.79 feet to the north line of the property; run thence north 84 degrees 29 minutes east along the north line of the property 552.47 feet to the west margin line of Radium Springs Road; run thence south 5 degrees 15 minutes east along the west margin line of Radium Springs Road 444.45 feet to a point; and run thence south 5 degrees 34 minutes east along the west margin line of said Radium Spring Road 584.43 feet to the point of beginning.

EXCEPTED FROM THE DESCRIBED TRACT are the following four parcels:

- (1) Any portion of the described tract that might have been acquired by Dougherty County, Georgia, through the Condemnation Proceedings recorded in Minute Book A-55, Page 51, in the office of the Clerk of Superior Court, Dougherty County, Georgia.
- (2) The property conveyed to Nancy S. Cox by "Warranty Deed" dated May 22, 1991, and recorded in Deed Book 1120, Page 19, Dougherty County land records.
- (3) The property described in the "Right of Way Deed" to Dougherty County, Georgia, dated February 9, 1995, recorded in Deed Book 1563, Page 72, Dougherty County land records.
- (4) The property described in the "Right of Way Deed" to Dougherty County, Georgia, dated February 9, 1996, recorded in Deed Book 1563, Page 75, Dougherty County land records.

**2115 Radium Springs Road, Tract 2, Albany, GA**

**(00185/00001/005)**

A tract of land lying and being situated in Land Lots 243 and 264 in the First Land District of City of Albany, Dougherty County, Georgia and being described as tract 2 containing  $3.63 \pm$  acres according to an engineer's sketch attached to this contract as Exhibit " A". And being all or a portion of that tract of land being more particularly described as follows:

All that tract or parcel of land lying and being in Land Lots 243 and 264 in the First Land District, City of Albany, Dougherty County, Georgia, and being more particularly described as follows:

COMMENCE at the intersection of the north margin line of the U.S. Marine Corps drainage canal with the west margin line of Radium Springs Road (State Route 3) (as those lines existed prior to the widening of the highway in 1995), and run thence northerly along the curved west margin line of Radium Springs Road, the chord of which is north 4 degrees 13 minutes west 97.81 feet to a point; run thence north 5 degrees 34 minutes west along the west margin line of Radium Springs Road 2.19 feet to a point and the POINT OF BEGINNING of the herein described property; from the point of beginning, run thence south 84 degrees 26 minutes west 294.38 feet to the southeast corner of the property previously conveyed to E. R. Spurlock by deed recorded in Deed Book 520, Page 835, Dougherty County land records; run hence north 5 degrees 34 minutes west along the east line of said Spurlock property 255.62 feet to the northeast corner of said Spurlock property; run thence south 84 degrees 26 minutes west along the north line of said Spurlock property 255.62 feet to the northwest corner of said property; run thence north 5 degrees 34 minutes west 773.79 feet to the north line of the property; run thence north 84 degrees 29 minutes east along the north line of the property 552.47 feet to the west margin line of Radium Springs Road; run thence south 5 degrees 15 minutes east along the west margin line of Radium Springs Road 444.45 feet to a point; and run thence south 5 degrees 34 minutes east along the west margin line of said Radium Spring Road 584.43 feet to the point of beginning.

EXCEPTED FROM THE DESCRIBED TRACT are the following four parcels:

- (1) Any portion of the described tract that might have been acquired by Dougherty County, Georgia, through the Condemnation Proceedings recorded in Minute Book A-55, Page 51, in the office of the Clerk of Superior Court, Dougherty County, Georgia.
- (2) The property conveyed to Nancy S. Cox by "Warranty Deed" dated May 22, 1991, and recorded in Deed Book 1120, Page 19, Dougherty County land records.
- (3) The property described in the "Right of Way Deed" to Dougherty County, Georgia, dated February 9, 1995, recorded in Deed Book 1563, Page 72, Dougherty County land records.
- (4) The property described in the "Right of Way Deed" to Dougherty County, Georgia, dated February 9, 1996, recorded in Deed Book 1563, Page 75, Dougherty County land records.

**2115 Radium Springs Road, Tract 3, Albany, GA**

**(00185/00001/005)**

A tract of land lying and being situated in Land Lots 243 and 264 in the First Land District of City of Albany, Dougherty County, Georgia and being described as tract 3 containing  $3.64 \pm$  acres according to an engineer's sketch attached to this contract as Exhibit " A". And being all or a portion of that tract of land being more particularly described as follows:

All that tract or parcel of land lying and being in Land Lots 243 and 264 in the First Land District, City of Albany, Dougherty County, Georgia, and being more particularly described as follows:

COMMENCE at the intersection of the north margin line of the U.S. Marine Corps drainage canal with the west margin line of Radium Springs Road (State Route 3) (as those lines existed prior to the widening of the highway in 1995), and run thence northerly along the curved west margin line of Radium Springs Road, the chord of which is north 4 degrees 13 minutes west 97.81 feet to a point; run thence north 5 degrees 34 minutes west along the west margin line of Radium Springs Road 2.19 feet to a point and the POINT OF BEGINNING of the herein described property; from the point of beginning, run thence south 84 degrees 26 minutes west 294.38 feet to the southeast corner of the property previously conveyed to E. R. Spurlock by deed recorded in Deed Book 520, Page 835, Dougherty County land records; run hence north 5 degrees 34 minutes west along the east line of said Spurlock property 255.62 feet to the northeast corner of said Spurlock property; run thence south 84 degrees 26 minutes west along the north line of said Spurlock property 255.62 feet to the northwest corner of said property; run thence north 5 degrees 34 minutes west 773.79 feet to the north line of the property; run thence north 84 degrees 29 minutes east along the north line of the property 552.47 feet to the west margin line of Radium Springs Road; run thence south 5 degrees 15 minutes east along the west margin line of Radium Springs Road 444.45 feet to a point; and run thence south 5 degrees 34 minutes east along the west margin line of said Radium Spring Road 584.43 feet to the point of beginning.

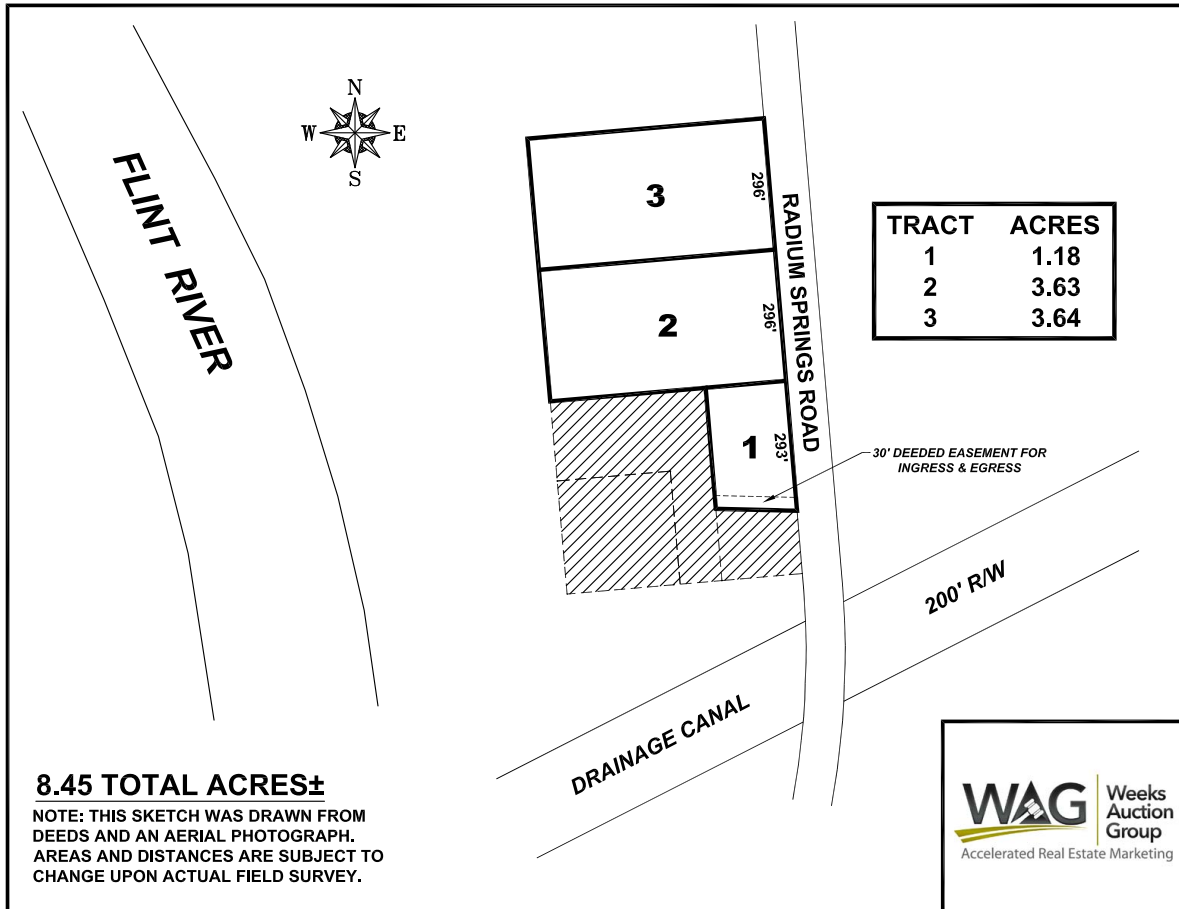
EXCEPTED FROM THE DESCRIBED TRACT are the following four parcels:

- (1) Any portion of the described tract that might have been acquired by Dougherty County, Georgia, through the Condemnation Proceedings recorded in Minute Book A-55, Page 51, in the office of the Clerk of Superior Court, Dougherty County, Georgia.
- (2) The property conveyed to Nancy S. Cox by "Warranty Deed" dated May 22, 1991, and recorded in Deed Book 1120, Page 19, Dougherty County land records.
- (3) The property described in the "Right of Way Deed" to Dougherty County, Georgia, dated February 9, 1995, recorded in Deed Book 1563, Page 72, Dougherty County land records.
- (4) The property described in the "Right of Way Deed" to Dougherty County, Georgia, dated February 9, 1996, recorded in Deed Book 1563, Page 75, Dougherty County land records.

2115 Radium Springs Road, Tract 1, 2, & 3, Albany, GA

(00185/00001/005)

Exhibit "A"



**2201 Radium Springs Road, Albany, GA**

**(00185/00001/006 and PB-11585)**

A tract of land lying and being situated in Land Lots 243 and 264 in the First Land District of City of Albany, Dougherty County, Georgia containing  $1.5 \pm$  acres according to an engineer's sketch attached to this contract as Exhibit " A". And being a portion of that tract of land being more particularly described as follows:

**All that tract or parcel of land lying and being in Land Lots 243 and 264 in the First Land District, City of Albany, Dougherty County, Georgia, and being more particularly described as follows:**

COMMENCE at the intersection of the north margin line of the U.S. Marine Corps drainage canal with the west margin line of Radium Springs Road (State Route 3) (as those lines existed prior to the widening of the highway in 1995), and run thence northerly along the curved west margin line of Radium Springs Road, the chord of which is north 4 degrees 13 minutes west 97.81 feet to a point; run thence north 5 degrees 34 minutes west along the west margin line of Radium Springs Road 2.19 feet to a point and the POINT OF BEGINNING of the herein described property; from the point of beginning, run thence south 84 degrees 26 minutes west 294.38 feet to the southeast corner of the property previously conveyed to E. R. Spurlock by deed recorded in Deed Book 520, Page 835, Dougherty County land records; run hence north 5 degrees 34 minutes west along the east line of said Spurlock property 255.62 feet to the northeast corner of said Spurlock property; run thence south 84 degrees 26 minutes west along the north line of said Spurlock property 255.62 feet to the northwest corner of said property; run thence north 5 degrees 34 minutes west 773.79 feet to the north line of the property; run thence north 84 degrees 29 minutes east along the north line of the property 552.47 feet to the west margin line of Radium Springs Road; run thence south 5 degrees 15 minutes east along the west margin line of Radium Springs Road 444.45 feet to a point; and run thence south 5 degrees 34 minutes east along the west margin line of said Radium Spring Road 584.43 feet to the point of beginning.

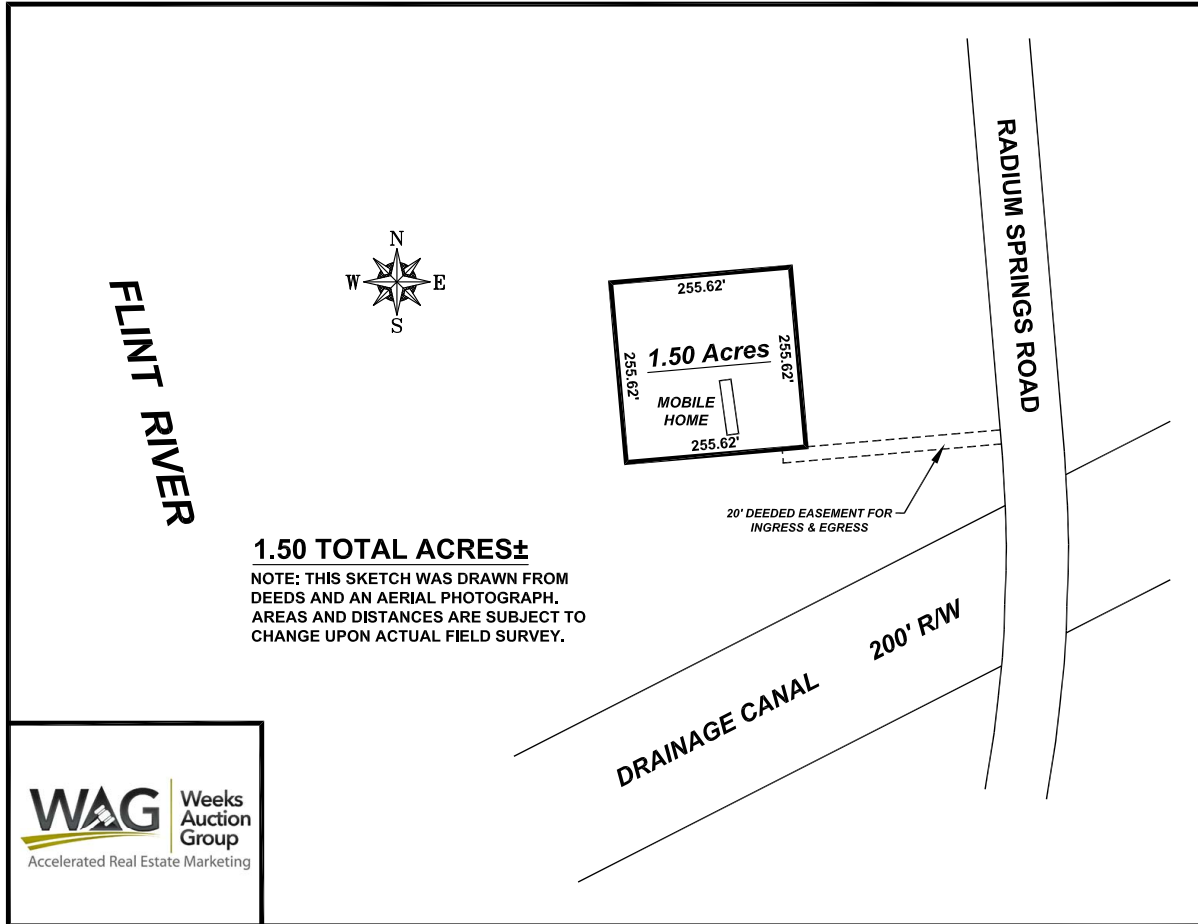
**EXCEPTED FROM THE DESCRIBED TRACT** are the following four parcels:

- (1) Any portion of the described tract that might have been acquired by Dougherty County, Georgia, through the Condemnation Proceedings recorded in Minute Book A-55, Page 51, in the office of the Clerk of Superior Court, Dougherty County, Georgia.
- (2) The property conveyed to Nancy S. Cox by "Warranty Deed" dated May 22, 1991, and recorded in Deed Book 1120, Page 19, Dougherty County land records.
- (3) The property described in the "Right of Way Deed" to Dougherty County, Georgia, dated February 9, 1995, recorded in Deed Book 1563, Page 72, Dougherty County land records.
- (4) The property described in the "Right of Way Deed" to Dougherty County, Georgia, dated February 9, 1996, recorded in Deed Book 1563, Page 75, Dougherty County land records.

2201 Radium Springs Road, Albany, GA

(00185/00001/006 and PB-11585)

Exhibit "A"



**928 Mercedes Street, Albany, GA**

**(00001/00013/015)**

All that tract or parcel of land lying and being in Land Lot 241 in the First Land District, Dougherty County, Georgia, and being more particularly described as follows:

Part of Lot 11 and 10 of Dixie Heights in Albany, in Land Lot 241, First Land District of Dougherty County, according to a plat recorded in Plat Book 1, Page 73, in the resubdivision recorded in Plat Book 1, Page 116, in the office of the Clerk of Superior Court of Dougherty County, Georgia:

Begin at the Northwest corner of said Lot 11, thence Southerly along Mercedes Avenue 90 feet; thence from this starting point go East parallel to the North line of Lot 11, 350 feet to the East line of said lot; thence Southerly along said East line 118.7 feet to the South line of said lot; thence along said South line 350 feet to Mercedes Avenue, thence North 118.7 feet to the starting point.

Also, all of Lot 9 of resubdivision of Lot 10 of Dixie Heights Subdivision as shown on a map or plat of said resubdivision recorded in Plat Book 1, Page 116, in said Clerk's office. Captioned property is commonly known as 928 Mercedes Avenue according to the present system of numbering of streets in Albany, Georgia.

**301 Collins Avenue, Albany, GA**

**(000QQ/0004/001)**

All that tract or parcel of land lying and being in Land Lot 230 in the First Land District, City of Albany, Dougherty County, Georgia, and being all of Lots 1 and 2 of Revised Plat of Isabella Heights, according to a map or plat of said subdivision as same is recorded in Plat Book 1, Page 218, (Plat Cabinet 1, Slide A-28), in the office of the Clerk of Superior Court of Dougherty County, Georgia.

This property is known as 301 Collins Avenue under the present system of numbering in Dougherty County, Georgia.

## Creekridge Drive, Lot A, Leesburg, GA – Tax Card

### Summary

**Parcel Number** 132C116637 COA  
**Location Address** CREEKRIDGE DRIVE  
**Legal Description** COMM LOT A CREEKRIDGE S/D  
 (Note: Not to be used on legal documents)  
**Class** C3-Commercial  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
**Tax District** COUNTY UNINCORPORATED (District 03)  
**Millage Rate** 32.206  
**Acres** 1.84  
**Homestead Exemption** No (50)  
**Landlot/District** 116 / 02

[View Map](#)

### Owner

ROGERS & ROGERS RENTALS INC  
 3805 GILLIONVILLE ROAD  
 ALBANY, GA 31721

### Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
COM	COMM-HWY 19 NORTH	Acres	80,150	0	0	1.84	0

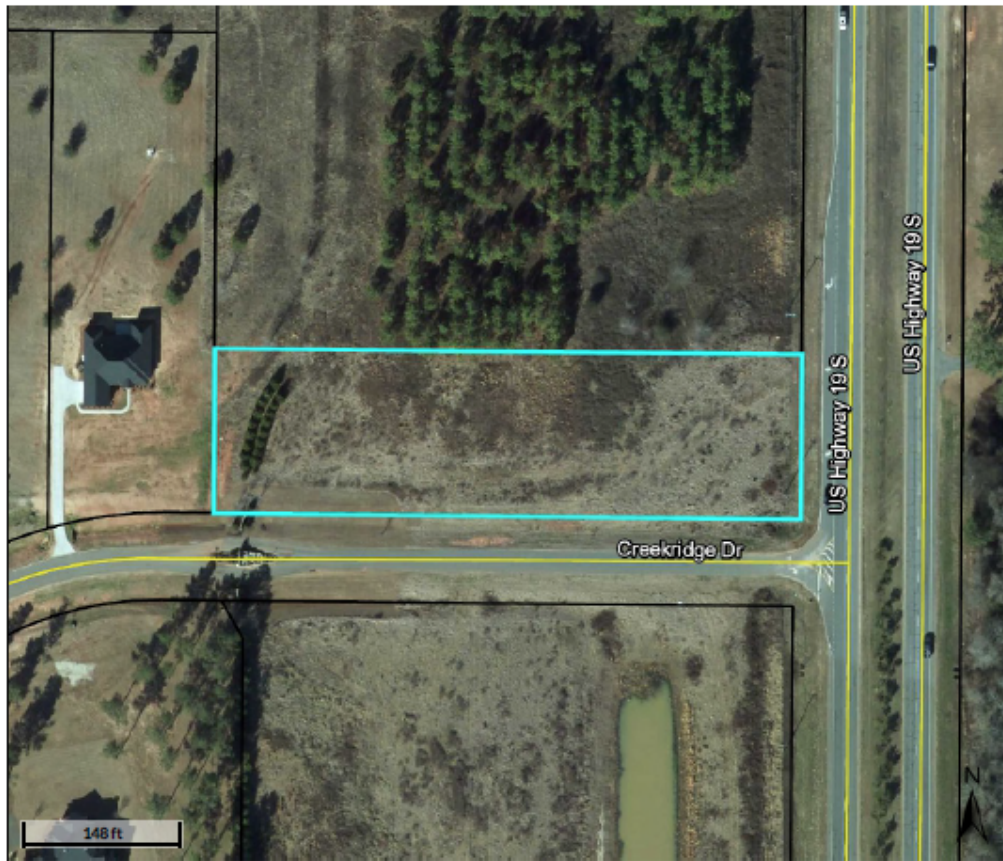
### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/10/2011	1474 314	E 182D	\$0	Quit Claim	ROGERS LAND DEV LLC	ROGERS & ROGERS RENTALS INC

### Valuation

	2017	2016	2015
Previous Value	\$151,800	\$151,800	\$138,000
Land Value	\$151,800	\$151,800	\$151,800
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$151,800	\$151,800	\$151,800

# Creekridge Drive, Lot A, Leesburg, GA – Tax Map



## Overview



## Legend

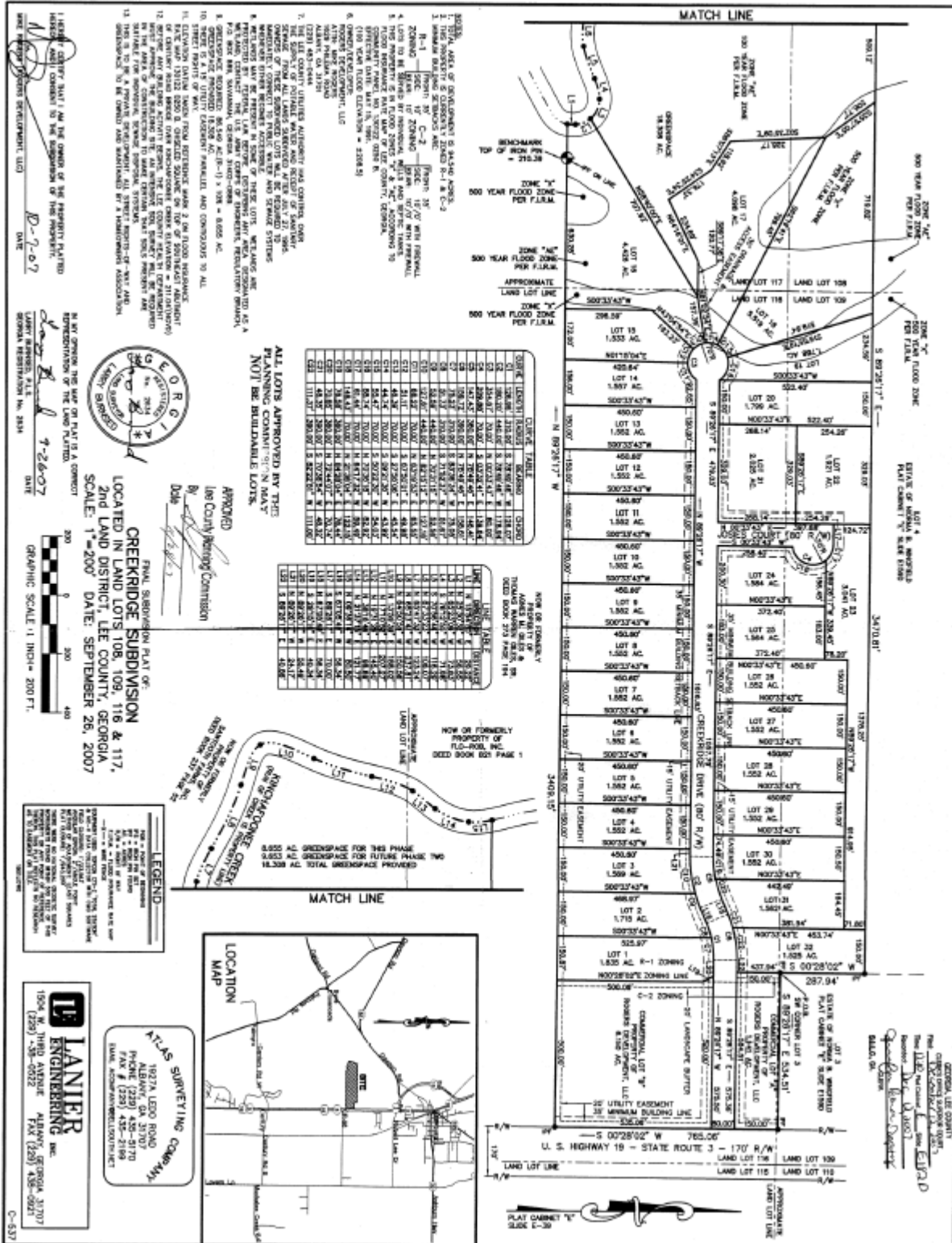
- Parcels
- Roads

Parcel ID 132C116637 C0A  
 Class Code Commercial  
 Taxing District COUNTY UNINCORPORATED  
 COUNTY UNINCORPORATED  
 Acres 1.84

Owner ROGERS & ROGERS RENTALS INC  
 3805 GILLIONVILLE ROAD  
 ALBANY GA 31721  
 Physical Address CREEKRIDGE DRIVE  
 Assessed Value Value \$151800

Last 2 Sales			
Date	Price	Reason	Qual
6/10/2011	\$0	QC	U
n/a	\$0	n/a	n/a

(Note: Not to be used on legal documents)



## Creekridge Drive, Lot A, Leesburg, GA – Property Tax Bill

### 2017 Property Tax Statement

Susan Smith  
Lee County Tax Commissioner  
100 Starksville Ave N  
Leesburg, GA 31763  
(229) 759-6015

Bill Number	Due Date	CURRENT YEAR DUE
24307	12/20/2017	\$1,948.84

Payment Good Through: 1/12/2018

Map: 132C 116 637  
C0A

Last payment made on:

Location: CREEKRIDGE DRIVE

ROGERS & ROGERS RENTALS INC

3805 GILLIONVILLE ROAD

ALBANY, GA 31721

**RETURN THIS FORM WITH PAYMENT**

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 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:

Lee County Tax Assessor  
104 Leslie Highway, Suite B  
Leesburg, Georgia 31763  
(229) 759-6010

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 in order to have an opportunity to have this value lowered for next years' taxes. Information on filing a return can be obtained at the location and phone number above.

Susan Smith  
Lee County Tax Commissioner  
100 Starksville Ave N  
Leesburg, GA 31763  
(229) 759-6015



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

**Tax Payer:** ROGERS & ROGERS  
RENTALS INC  
**Map Code:** 132C 116 637 C0A  
**Description:** COMM LOT A CREEKRIDGE S/D  
**Location:** CREEKRIDGE DRIVE  
**Bill Number:** 24307  
**District:** 3

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$0.00	\$151,800.00	1.84	151800	12/20/2017	8/8/2017	1/12/2018	

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	151800	60720	0	60720	0	0.00	0.00	0.00
COUNTY M&O	151800	60720	0	60720	17.041	1034.73	0.00	857.43
SALES TAX ROLLBACK	0	0	0	60720	-2.92	0.00	-177.30	0.00
SCHOOL M&O	151800	60720	0	60720	17.395	1056.22	0.00	1056.22
SCHOOL BOND	151800	60720	0	60720	0.4	24.29	0.00	24.29
<b>TOTALS</b>						<b>31.916</b>	<b>2,115.24</b>	<b>-177.30</b>

-Please Make Check or Money Order Payable to: Lee County Tax Commissioner  
-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 and Penalties will apply after the due date as mandated by O.C.G.A.  
48-2-40 and 48-2-44

Current Due: \$1,937.94  
Penalty: \$0.00  
Interest: \$10.90  
Other Fees: \$0.00  
Back Taxes: \$2,391.94  
Amount Paid: \$0.00

**TOTAL DUE: \$4,340.78**

## Creekridge Drive, Lot B, Leesburg, GA – Tax Card

### Summary

**Parcel Number** 132C116637 C0B  
**Location Address** CREEKRIDGE DRIVE  
**Legal Description** COMM LOT B CREEKRIDGE S/D  
 (Note: Not to be used on legal documents)  
**Class** C4-Commercial  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
**Tax District** COUNTY UNINCORPORATED (District 03)  
**Millage Rate** 32.206  
**Acres** 6.15  
**Homestead Exemption** No (S0)  
**Landlot/District** 116 / 02

[View Map](#)

### Owner

ROGERS & ROGERS RENTALS INC  
 3805 GILLIONVILLE ROAD  
 ALBANY, GA 31721

### Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
COM	COMM-HWY 19 NORTH	Acres	80,150	0	0	2	0
COM	COMM-HWY 19 NORTH	Acres	180,774	0	0	4.15	0

### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/10/2011	1474 316	E 182D	\$0	Quit Claim	ROGERS LAND DEV LLC	ROGERS & ROGERS RENTALS INC

### Valuation

	2017	2016	2015
Previous Value:	\$250,500	\$250,500	\$227,800
Land Value:	\$250,500	\$250,500	\$250,500
+ Improvement Value:	\$0	\$0	\$0
+ Accessory Value:	\$0	\$0	\$0
<b>= Current Value</b>	<b>\$250,500</b>	<b>\$250,500</b>	<b>\$250,500</b>

## Creekridge Drive, Lot B, Leesburg, GA – Tax Map



Parcel ID	132C116637 C0B	Owner	ROGERS & ROGERS RENTALS INC	Last 2 Sales			
Class Code	Commercial		3805 GILLIONVILLE ROAD	Date	Price	Reason	Qual
Taxing District	COUNTY UNINCORPORATED		ALBANY GA 31721	6/10/2011	\$0	QC	U
	COUNTY UNINCORPORATED	Physical Address	CREEKRIDGE DRIVE	n/a	\$0	n/a	n/a
Acres	6.15	Assessed Value	Value \$250500				
(Note: Not to be used on legal documents)							

## 229-890-BIDS{2437}



## Creekridge Drive, Lot B, Leesburg, GA – Property Tax Bill

### 2017 Property Tax Statement

Susan Smith  
Lee County Tax Commissioner  
100 Starksville Ave N  
Leesburg, GA 31763  
(229) 759-6015

ROGERS & ROGERS RENTALS INC

3805 GILLIONVILLE ROAD

ALBANY, GA 31721

**RETURN THIS FORM WITH PAYMENT**

Bill Number	Due Date	CURRENT YEAR DUE
24308	12/20/2017	\$3,215.98

Payment Good Through: 1/12/2018

Map: 132C 116 637  
C0B

Last payment made on:

Location: CREEKRIDGE DRIVE

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 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:

Lee County Tax Assessor  
104 Leslie Highway, Suite B  
Leesburg, Georgia 31763  
(229) 759-6010

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 in order to have an opportunity to have this value lowered for next years' taxes. Information on filing a return can be obtained at the location and phone number above.

Susan Smith  
Lee County Tax Commissioner  
100 Starksville Ave N  
Leesburg, GA 31763  
(229) 759-6015



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

**Tax Payer:** ROGERS & ROGERS  
RENTALS INC  
**Map Code:** 132C 116 637 C0B  
**Description:** COMM LOT B CREEKRIDGE S/D  
**Location:** CREEKRIDGE DRIVE  
**Bill Number:** 24308  
**District:** 3

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$0.00	\$250,500.00	6.15	250500	12/20/2017	8/8/2017	1/12/2018	

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	250500	100200	0	100200	0	0.00	0.00	0.00
COUNTY M&O	250500	100200	0	100200	17.041	1707.51	0.00	1414.93
SALES TAX ROLLBACK	0	0	0	100200	-2.92	0.00	-292.58	0.00
SCHOOL M&O	250500	100200	0	100200	17.395	1742.98	0.00	1742.98
SCHOOL BOND	250500	100200	0	100200	0.4	40.08	0.00	40.08
<b>TOTALS</b>					<b>31.916</b>	<b>3,490.57</b>	<b>-292.58</b>	<b>3,197.99</b>

-Please Make Check or Money Order Payable to: Lee County Tax Commissioner  
-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 and Penalties will apply after the due date as mandated by O.C.G.A.  
48-2-40 and 48-2-44

Current Due: \$3,197.99  
Penalty: \$0.00  
Interest: \$17.99  
Other Fees: \$0.00  
Back Taxes: \$3,932.88  
Amount Paid: \$0.00

**TOTAL DUE: \$7,148.86**

## 2115 Radium Springs Road, Tract 1, 2, & 3, Albany, GA – Tax Card

### Summary

**Parcel Number** 00185/00001/005  
**Location Address** 2115 RADIUM SPRINGS RD  
**Legal Description** PT LL 243 & 264 1ST DISTRICT  
 (Note: Not to be used on legal documents)  
**Class** C4-Commercial  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
**Tax District** 01 CITY OF ALBANY (District 01)  
**Millage Rate** 40.806  
**Acres** 8.9  
**Homestead Exemption** No (50)  
**Landlot/District** N/A

[View Map](#)

### Owner

ROGERS & ROGERS RENTALS INC  
 3805 GILLIONVILLE RD  
 ALBANY, GA 31721

### Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
COM	Comm-Radium Springs South	Acres	0	0	0	8.9	1

### Permits

Permit Date	Permit Number	Type	Description
09/28/1990	14562	32-N.CONSTCOM	25 X 100

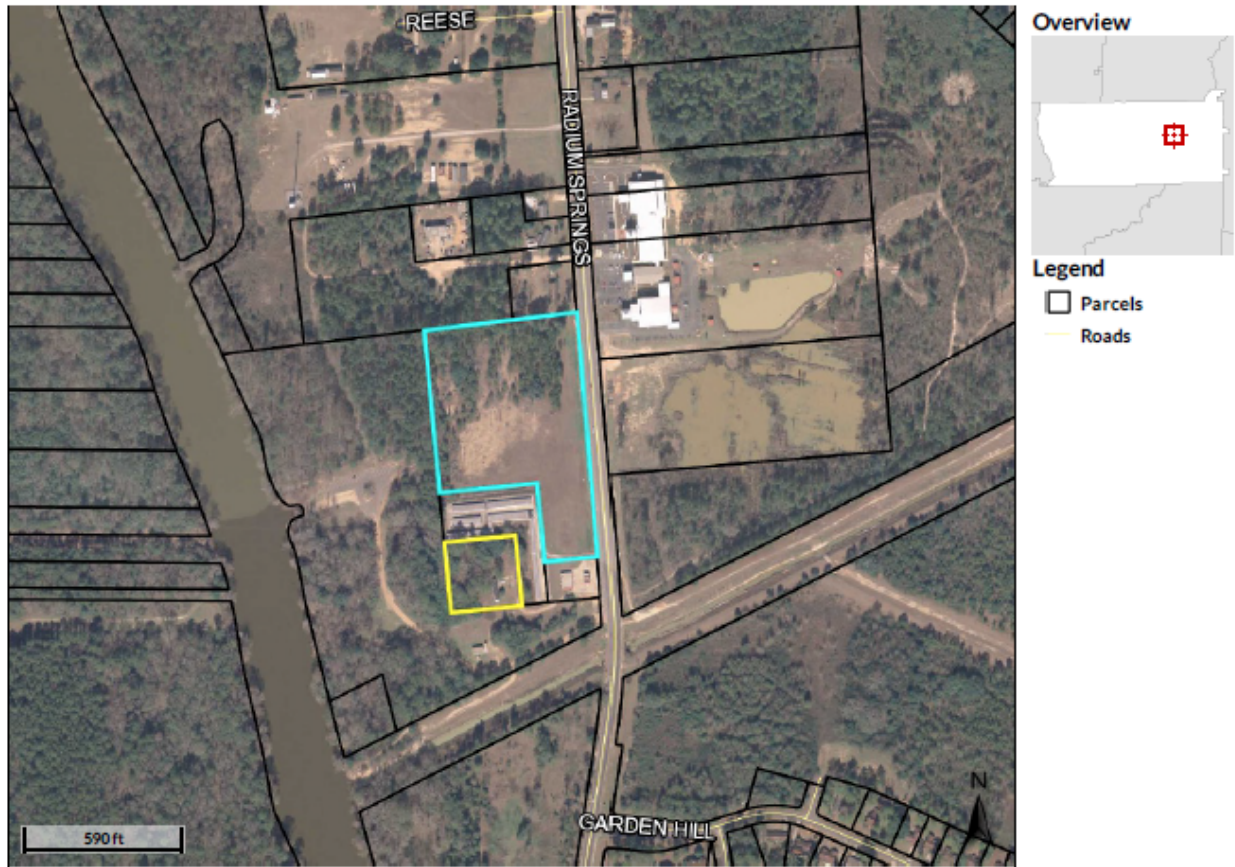
### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/31/2011	3791 259		\$0	56 TRANSFER IN LIEU OF FORECLOSURE	ESCOBAR JUAN GARCIA	ROGERS & ROGERS RENTALS INC
11/7/2006	3249 166		\$0	02 SAME	ROGERS RICHARD M	ROGERS & ROGERS RENTALS INC
7/16/2003	2628 150		\$0	41 CHARITABLE	ALBANY RESCUE MISSION INC	ROGERS RICHARD M
12/19/2002	2507 349		\$0	15 LOVE & AFFECTION/GIFT	MALONE THOMAS W	ALBANY RESCUE MISSION INC A GA NON PROFIT
1/21/1983	705 382		\$0	Unqualified	FLANIGAN GARY	MALONE THOMAS W

### Valuation

	2017	2016
Previous Value	\$62,300	\$62,300
Fair Market Land Value	\$62,300	\$62,300
+ Fair Market Improvement Value	\$0	\$0
+ Fair Market Accessory Value	\$0	\$0
<b>= Fair Market Value</b>	<b>\$62,300</b>	<b>\$62,300</b>
Assessed Land Value	\$24,920	\$24,920
+ Assessed Improvement Value	\$0	\$0
+ Assessed Accessory Value	\$0	\$0
<b>= Assessed Value (40% FMV)</b>	<b>\$24,920</b>	<b>\$24,920</b>

## 2115 Radium Springs Road, Tract 1, 2, & 3, Albany, GA – Tax Map



Parcel ID	00185/00001/005	Owner	ROGERS & ROGERS RENTALS INC		Last 2 Sales			
Class Code	Commercial		3805 GILLIONVILLE RD		Date	Price	Reason	Qual
Taxing District	01 CITY OF ALBANY		ALBANY GA 31721		1/31/2011		56	U
	01 CITY OF ALBANY	Physical Address	2115 RADIUM SPRINGS RD		11/7/2006		02	U
Acres	8.9	Fair Market Value	Value \$62300					
		Land Value						
		Improvement Value						
		Accessory Value						

(Note: Not to be used on legal documents)

2115 Radium Springs Road, Tract 1, 2, & 3, Albany, GA – Plat



## 2115 Radium Springs Road, Tract 1, 2 & 3, Albany, GA – Property Tax Bill

### 2017 Property Tax Statement

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

ROGERS & ROGERS RENTALS INC

**RETURN THIS PORTION WITH PAYMENT**  
(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Prior Payment	*Total Due*
2017-28899	12/26/2017	\$0.00	\$1,022.61

Map: 00185/00001/005

Payment Good through: 01/26/2018  
Printed: 01/12/2018

Location: 2115 RADIUM SPRINGS RD

#### 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.

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\* 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:** ROGERS & ROGERS RENTALS INC

**Map Code:** 00185/00001/005

**Description:**

**Location:** 2115 RADIUM SPRINGS RD

**Bill No:** 2017-28899

**District:**

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
0.00	0.00	0.0000	0.00	12/26/2017		01/26/2018		
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
TOTALS					0.00	0.00	\$0.00	\$1,016.89

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](http://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.

<b>Current Due</b>	\$1,016.89
<b>Penalty</b>	\$0.00
<b>Interest</b>	\$5.72
<b>Other Fees</b>	\$0.00
<b>Previous Payments</b>	\$0.00
<b>Back Taxes</b>	\$0.00

**Total Due** **\$1,022.61**

**Paid Date**

## 2201 Radium Springs Road, Albany, GA – Tax Card

### Summary

**Parcel Number** 00185/00001/006  
**Location Address** 2201 RADIUM SPRINGS RD  
**Legal Description** -  
 (Note: Not to be used on legal documents)  
**Class** R4-Residential  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
**Tax District** 01 CITY OF ALBANY (District 01)  
**Millage Rate** 40.806  
**Acres** 1.51  
**Homestead Exemption** No (50)  
**Landlot/District** N/A

[View Map](#)

### Owner

ROGERS & ROGERS RENTALS INC  
 3805 GILLIONVILLE RD  
 ALBANY, GA 31721

### Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
RES	Res-Radium Springs South	Acres	65,776	0	0	1.51	1

### Permits

Permit Date	Permit Number	Type	Description
07/02/2001	15017	13-CH&A/RES	BTA OK VALUE CHG ON MH IN PP TO \$8513
02/10/1994		65-APPEAL RES	BTA OK VALUE CHG ON MH IN PP TO \$8513

### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/31/2011	3791 259		\$0	56 TRANSFER IN LIEU OF FORECLOSURE	LOPEZ GASPAR GARCIA & ESCOBAR JUAN GARC	ROGERS & ROGERS RENTALS INC
8/3/2009	3629 164		\$310,000	Angela Code	ROGERS & ROGERS RENTALS INC	LOPEZ GASPAR GARCIA & ESCOBAR JUAN GARC
11/7/2006	3249 184		\$0	02 SAME	ROGERS RICHARD MICHAEL	ROGERS & ROGERS RENTALS INC
1/28/2004	2739 165		\$6,500	Fair Market - Vacant	ROBERTS RUBY P	ROGERS RICHARD MICHAEL
1/14/2004	2739 163		\$0	05 FORECLOSURE	ROWLETTE MARTHA T BY ATTY IN FACT	ROBERTS RUBY P
3/31/1998	1802 162		\$14,000	Fair Market - Vacant	ROBERTS RUBY P	ROWLETTE MARTHA T
8/3/1995	1510 345		\$8,000	11 MOBILE HOME	SPURLOCK MENDELL DWAYNE	ROBERTS RUBY P
11/7/1994	1447 220		\$0	17 ESTATE SALE	SPURLOCK ELZIE ROWLAND BY EXEC U/WILL	SPURLOCK MENDELL DWAYNE
1/1/1983	539 134		\$4,530	Fair Market - Vacant	MERLIN HOLLAND	E.R. SPURLOCK

### Valuation

	2017	2016
Previous Value:	\$7,500	\$7,500
Fair Market Land Value:	\$7,500	\$7,500
+ Fair Market Improvement Value:	\$0	\$0
+ Fair Market Accessory Value:	\$0	\$0
= Fair Market Value:	\$7,500	\$7,500
Assessed Land Value:	\$3,000	\$3,000
+ Assessed Improvement Value:	\$0	\$0
+ Assessed Accessory Value:	\$0	\$0
= Assessed Value (40% FMV):	\$3,000	\$3,000

2201 Radium Springs Road, Albany, GA – Tax Map



2201 Radium Springs Road, Albany, GA – Plat



## 2201 Radium Springs Road, Albany, GA – Property Tax Bill

Bill No.	Due Date	Prior Payment	*Total Due*
2017-28900	12/26/2017	\$0.00	\$122.41

### 2017 Property Tax Statement

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

Map: 00185/00001/006

Payment Good through: 01/26/2018  
Printed: 01/12/2018

Location: 2201 RADIUM SPRINGS RD

ROGERS & ROGERS RENTALS INC

#### IMPORTANT NOTICES:

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\* For more information, call the Dougherty County Tax Assessors at (229) 431-2130

#### RETURN THIS PORTION WITH PAYMENT

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

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



**Tax Payer:** ROGERS & ROGERS RENTALS INC

**Map Code:** 00185/00001/006

#### Description:

**Location:** 2201 RADIUM SPRINGS RD

**Bill No:** 2017-28900

**District:**

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
0.00	0.00	0.0000	0.00	12/26/2017		01/26/2018		
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
TOTALS					0.00	0.00	\$0.00	\$122.41

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

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#### PAYMENT INSTRUCTIONS

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\* We encourage you to pay your bill by mail or on our website at [www.dougherty.ga.us](http://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.

<b>Current Due</b>	\$122.41
<b>Penalty</b>	\$0.00
<b>Interest</b>	\$0.00
<b>Other Fees</b>	\$0.00
<b>Previous Payments</b>	\$0.00
<b>Back Taxes</b>	\$0.00
<b>Total Due</b>	<b>\$122.41</b>
<b>Paid Date</b>	

## 928 Mercedes Street, Albany, GA – Tax Card 1

### Summary

**Parcel Number** 00001/00013/015  
**Location Address** 928 MERCEDES ST  
**Legal Description** LOT 9 PT LL 241 1ST DIST PLAT  
 (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** 40.806  
**Acres** 0  
**Homestead Exemption** No (50)  
**Landlot/District** N/A

[View Map](#)

### Owner

ROGERS & ROGERS RENTALS INC  
 3805 GILLIONVILLE RD  
 ALBANY, GA 31721

### Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
RES	Res-Dixie Heights	Front Foot	0	0	0	0	1

### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/7/2006	3249 172		\$0	02 SAME	ROGERS RICHARD MICHAEL	ROGERS & ROGERS RENTALS INC
5/22/1995	1492 231		\$0	15 LOVE & AFFECTION/GIFT	ROGERS RICHARD GLENN	ROGERS RICHARD MICHAEL
9/20/1991	1145 341		\$15,500	Fair Market - Vacant	SECURITY BANK & TRUST CO OF ALBANY	ROGERS RICHARD GLENN
9/4/1986	824 720		\$0	Unqualified	MILLS, CHARLES D.	SECURITY BANK &

### Valuation

	2017	2016
Previous Value	\$260	\$260
Fair Market Land Value	\$260	\$260
+ Fair Market Improvement Value	\$0	\$0
+ Fair Market Accessory Value	\$0	\$0
= Fair Market Value	\$260	\$260
Assessed Land Value	\$104	\$104
+ Assessed Improvement Value	\$0	\$0
+ Assessed Accessory Value	\$0	\$0
= Assessed Value (40% FMV)	\$104	\$104

## 928 Mercedes Street, Albany, GA – Tax Card 2

### Summary

**Parcel Number** 00001/00013/010  
**Location Address** 928 MERCEDES ST  
**Legal Description** N/A  
**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** 40.806  
**Acres** 0.65  
**Homestead Exemption** No (50)  
**Landlot/District** N/A

[View Map](#)

### Owner

ROGERS & ROGERS RENTALS INC  
 3805 GILLIONVILLE RD  
 ALBANY, GA 31721

### Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
RES	Res-Dixie Heights	Front Foot	28,320	118	240	0.65	1

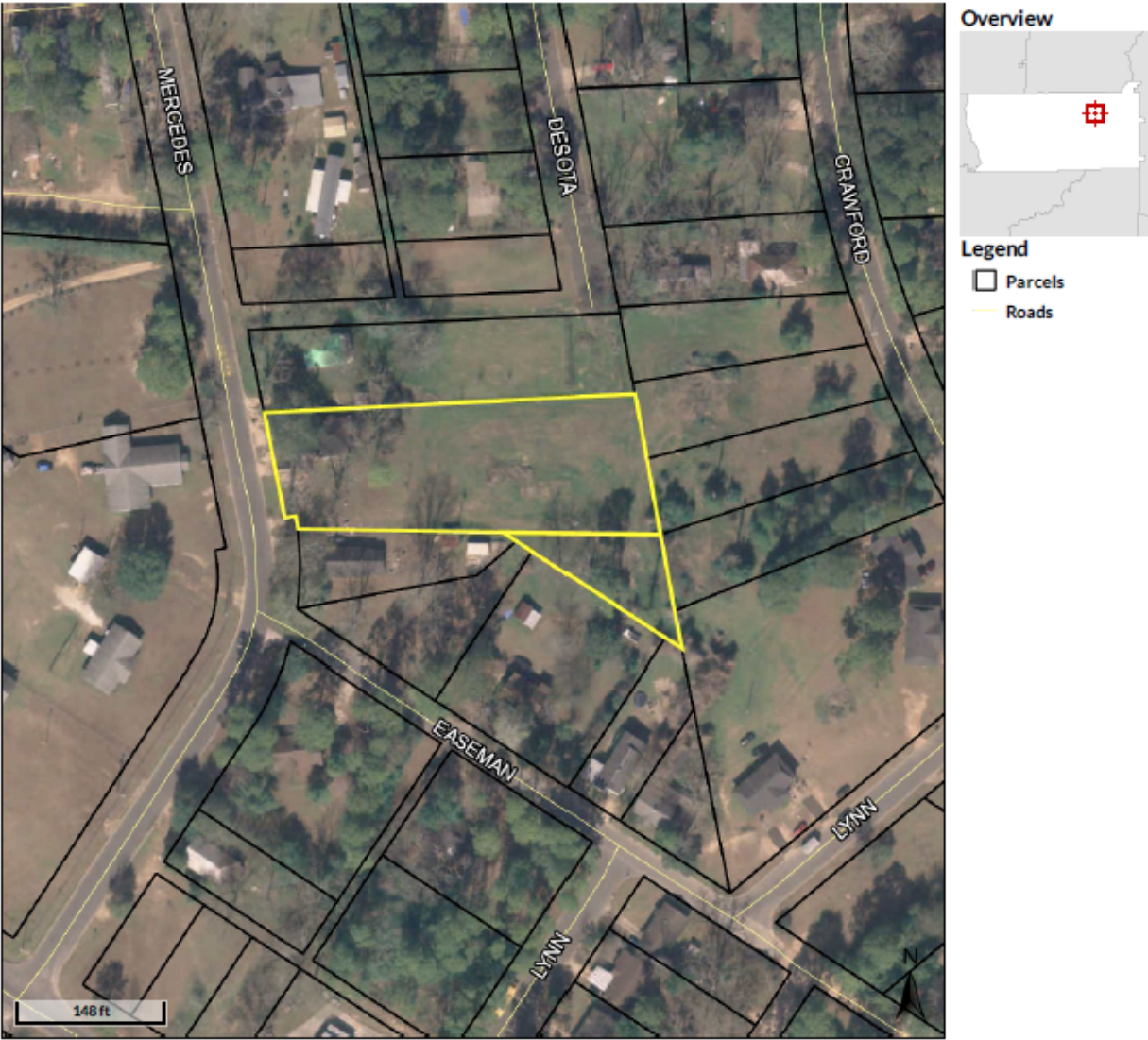
### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/7/2006	3249 172		\$0	02 SAME	ROGERS RICHARD MICHAEL	ROGERS & ROGERS RENTALS INC
5/22/1995	1492 231		\$0	15 LOVE & AFFECTION/GIFT	ROGERS RICHARD GLENN	ROGERS RICHARD MICHAEL
9/20/1991	1145 341		\$15,500	16 BANK/FINANCIAL ISTN	SECURITY BANK & TRUST COMPANY	ROGERS RICHARD GLENN
9/4/1986	824 73		\$0	Unqualified	MILLS, CHARLES D.	SECURITY BANK &

### Valuation

	2017	2016
Previous Value	\$5,600	\$5,600
Fair Market Land Value	\$5,600	\$5,600
+ Fair Market Improvement Value	\$0	\$0
+ Fair Market Accessory Value	\$0	\$0
<b>= Fair Market Value</b>	<b>\$5,600</b>	<b>\$5,600</b>
Assessed Land Value	\$2,240	\$2,240
+ Assessed Improvement Value	\$0	\$0
+ Assessed Accessory Value	\$0	\$0
<b>= Assessed Value (40% FMV)</b>	<b>\$2,240</b>	<b>\$2,240</b>

928 Mercedes Street, Albany, GA – Tax Map



## 928 Mercedes Street, Albany, GA – Property Tax Bill 1

Bill No.	Due Date	Prior Payment	*Total Due*
2017-28893	12/26/2017	\$0.00	\$4.25

### 2017 Property Tax Statement

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

Map: 00001/00013/015

Payment Good through: 01/26/2018  
Printed: 01/12/2018

Location: 928 MERCEDES ST

ROGERS & ROGERS RENTALS INC

#### IMPORTANT NOTICES:

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#### RETURN THIS PORTION WITH PAYMENT

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

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



**Tax Payer:** ROGERS & ROGERS RENTALS INC

**Map Code:** 00001/00013/015

#### Description:

**Location:** 928 MERCEDES ST

**Bill No:** 2017-28893

**District:**

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
0.00	0.00	0.0000	0.00	12/26/2017		01/26/2018		
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
TOTALS					0.00	0.00	\$0.00	\$4.25

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#### PAYMENT INSTRUCTIONS

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\* We encourage you to pay your bill by mail or on our website at [www.dougherty.ga.us](http://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.

<b>Current Due</b>	\$4.25
<b>Penalty</b>	\$0.00
<b>Interest</b>	\$0.00
<b>Other Fees</b>	\$0.00
<b>Previous Payments</b>	\$0.00
<b>Back Taxes</b>	\$0.00
<b>Total Due</b>	<b>\$4.25</b>
<b>Paid Date</b>	

## 928 Mercedes Street, Albany, GA – Property Tax Bill 2

Bill No.	Due Date	Prior Payment	*Total Due*
2017-28892	12/26/2017	\$0.00	\$91.40

### 2017 Property Tax Statement

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

Map: 00001/00013/010

Payment Good through: 01/26/2018  
Printed: 01/12/2018

Location: 928 MERCEDES ST

ROGERS & ROGERS RENTALS INC

#### IMPORTANT NOTICES:

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#### RETURN THIS PORTION WITH PAYMENT

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

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



**Tax Payer:** ROGERS & ROGERS RENTALS INC

**Map Code:** 00001/00013/010

#### Description:

**Location:** 928 MERCEDES ST

**Bill No:** 2017-28892

**District:**

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
0.00	0.00	0.0000	0.00	12/26/2017		01/26/2018		
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
TOTALS					0.00	0.00	\$0.00	\$91.40

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\* We encourage you to pay your bill by mail or on our website at [www.dougherty.ga.us](http://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.

<b>Current Due</b>	<b>\$91.40</b>
<b>Penalty</b>	<b>\$0.00</b>
<b>Interest</b>	<b>\$0.00</b>
<b>Other Fees</b>	<b>\$0.00</b>
<b>Previous Payments</b>	<b>\$0.00</b>
<b>Back Taxes</b>	<b>\$0.00</b>
<b>Total Due</b>	<b>\$91.40</b>
<b>Paid Date</b>	

## 301 Collins Avenue, Albany, GA – Tax Card

### Summary

**Parcel Number** 0000Q/00004/001  
**Location Address** 301 COLLINS AVE  
**Legal Description** LOT 1 & 2 BLK 1 ISABELLA HGTS  
 (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** 40.806  
**Acres** 0.36  
**Homestead Exemption** No (50)  
**Landlot/District** N/A

[View Map](#)



### Owner

MIKE'S PROPERTIES LLC  
 1629 S PHILEMA RD  
 ALBANY, GA 31701

### Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
RES	Rcs-S Carrol St	Front Feet	0	95	164	0.36	1

### Residential Improvement Information

**Style** One Family  
**Heated Square Feet** 1115  
**Interior Walls** Sheetrock  
**Exterior Walls** Asb Shp/Sid  
**Attic Square Feet** 0  
**Basement Square Feet** 0  
**Year Built** 1938  
**Roof Type** Asphalt Shingle  
**Flooring Type** Tile, Ceramic  
**Heating Type** No Heating  
**Number Of Rooms** 8  
**Number Of Bedrooms** 3  
**Number Of Full Bathrooms** 2  
**Number Of Half Bathrooms** 0  
**Number Of Plumbing Extras** 3  
**Value** \$23,500  
**Condition** Average  
**Fireplaces/Appliances** Pre-fab 1 sty 1 Box 1

### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/26/2016	4385 282	1 A28	\$0	02 SAME	ROGERS & ROGERS RENTALS INC	MIKES PROPERTIES LLC
11/7/2006	3249 175		\$0	02 SAME	ROGERS RICHARD MICHAEL	ROGERS & ROGERS RENTALS INC
5/22/1995	1492 231		\$0	15 LOVE & AFFECTION/GIFT	ROGERS RICHARD GLENN	ROGERS RICHARD MICHAEL
6/8/1990	1058 156		\$15,000	Unqualified	KING A L	ROGERS RICHARD GLENN
5/4/1949	129 263		\$0	Unqualified	HOLLEY C W	KING A L

### Valuation

	2017	2016
Previous Value	\$29,200	\$29,200
Fair Market Land Value	\$5,700	\$5,700
+ Fair Market Improvement Value	\$23,500	\$23,500
+ Fair Market Accessory Value	\$0	\$0
<b>= Fair Market Value</b>	<b>\$29,200</b>	<b>\$29,200</b>
Assessed Land Value	\$2,280	\$2,280
+ Assessed Improvement Value	\$9,400	\$9,400
+ Assessed Accessory Value	\$0	\$0
<b>= Assessed Value (40% FMV)</b>	<b>\$11,680</b>	<b>\$11,680</b>

301 Collins Avenue, Albany, GA – Tax Map



## 301 Collins Avenue, Albany, GA – Property Tax Bill

### 2017 Property Tax Statement

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

MIKE'S PROPERTIES LLC

**RETURN THIS PORTION WITH PAYMENT**  
(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Prior Payment	*Total Due*
2017-23377	12/26/2017	\$0.00	\$476.61

Map: 000QQ/00004/001

Payment Good through: 01/26/2018  
Printed: 01/12/2018

Location: 301 COLLINS AVE

#### 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:** MIKE'S PROPERTIES LLC

**Map Code:** 000QQ/00004/001

**Description:**

**Location:** 301 COLLINS AVE

**Bill No:** 2017-23377

**District:**

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date		Payment Good through	Exemptions
0.00	0.00	0.0000	0.00	12/26/2017		01/26/2018		
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
TOTALS					0.00	0.00	\$0.00	\$476.61

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](http://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.

<b>Current Due</b>	<b>\$476.61</b>
<b>Penalty</b>	<b>\$0.00</b>
<b>Interest</b>	<b>\$0.00</b>
<b>Other Fees</b>	<b>\$0.00</b>
<b>Previous Payments</b>	<b>\$0.00</b>
<b>Back Taxes</b>	<b>\$0.00</b>
<b>Total Due</b>	<b>\$476.61</b>
<b>Paid Date</b>	