

# **Property Information**

## **Estate of John J. Matthews**

**Fantastic Home and Other Real Estate Investment  
Opportunities Located in Thomasville, Georgia**

**Online Only Auction**

**Bidding Ends February 8, 2018**

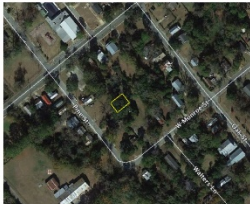


**[www.WeeksAuctionGroup.com](http://www.WeeksAuctionGroup.com)**

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

**Estate of John J. Matthews**

**Fantastic Home and Other Real Estate Investment Opportunities Located in Thomasville, Georgia**



**Property Description:**

- 108 Cardinal Ridge Road, Thomasville, GA 31792 is a large 1.02 +/- acre lot containing a four-bedroom, two bath home with a drive through carport (Porte Cochere) and large storage rooms located in the Tall Pines Subdivision. This lot boasts a spacious fenced in back yard with storage building/workshop and many recent updates. Tax Parcel: 068A 108
- 102 Meadow Street, Thomasville, GA 31792 is a 0.39 +/- acre corner lot containing a home with two bedrooms and one bathroom: a great rental investment opportunity. Tax Parcel: 002 040008
- 108 Oak Alley, Thomasville, GA 31792 is a 0.08 +/- acre lot located off Oak Alley. This particular lot has no legal access. Tax Parcel: 004 009013

**Open House Dates:**

- Sunday, January 21, 2018 1:00 - 4:00PM
- Sunday, January 28, 2018 1:00 - 4:00PM
- Wednesday, February 7, 2018 4:00-6:00PM

Don't miss this great opportunity to purchase real estate at prices you determine!

**For More Info, Contact:**

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

## Legal Descriptions

108 Cardinal Ridge Road

(068A 108)

**ALL THAT TRACT OR PARCEL OF LAND located in original Land Lot No. 161 in the 18<sup>th</sup> Land District of Thomas County, Georgia and being Lot No. 1 and the southeast one-half of Lot No. 17 of Block "B" of TALL PINES SUBDIVISION as surveyed by Frank E. Carlton, Georgia Registered Surveyor, said plat being of record in the office of the Clerk of Superior Court of Thomas County, Georgia in Plat Book 2, Page 149. Subject to the restrictions of record applicable to said subdivision and being more particularly described according to an individual plat of survey by Leroy Ouzts, Georgia Registered Surveyor No. 1654, dated June 8, 1989 and recorded June 9, 1989 in Plat Cabinet 1, Folio 136-C, Deed Records of Thomas County, Georgia, as follows:**

**BEGIN at an iron pin located on the northeast margin of the right-of-way of Cardinal Ridge Road where the fifty-foot radius cul-de-sac intersects therewith and run thence north 62 degrees 52 minutes 20 seconds west along the northeast margin of the right-of-way of Cardinal Ridge Road a distance of 164.01 feet to an iron pin; run thence north 27 degrees 07 minutes 40 seconds east a distance of 200.13 feet to a point; run thence**

**south 62 degrees 52 minutes 20 seconds east a distance of 222.39 feet to a point; run thence south 39 degrees 05 minutes west a distance of 192.35 feet to an iron pin located on the margin of the aforesaid cul-de-sac; run thence in a southwesterly direction along the margin of the right-of-way of the cul-de-sac a distance of 22.22 feet to an iron pin and the Point of Beginning located at the intersection of the northeasterly margin of the right-of-way of Cardinal Ridge Road with the cul-de-sac.**

**PARCEL #68A-108**

**102 Meadow Street**

**(002 040008)**

All that tract or parcel of land situate, lying and being in the City of Thomasville, Thomas County, Georgia, and designated as lot number 9, Block 4 of Cloverdale Subdivision as shown by a plat thereof prepared by W.H. Thames, Engineer, on July 29, 1946, and recorded in Book 6-S, folio 391, Records of Deeds in the Office of the Clerk of Superior Court of Thomas County, Georgia, and being further described as follows: BEGINNING at an iron pin and the corner formed by the intersection of the north margin of Meadow Street with the west margin of the Cassidy Road and running thence south 73 degrees 50 minutes west along the north margin of Meadow Street 79.2 feet to an iron pin; thence north 16 degrees 10 minutes west 150.0 feet to an iron pin; thence north 73 degrees 50 minutes east 148.5 feet to an iron pin located on the west margin of Cassidy Road; thence south 06 degrees 55 minutes west along the west margin of Cassidy Road 164.7 feet to an iron pin and the point of beginning of the property herein conveyed.

An individual plat of the above-described property was prepared by Leroy Ouzts, Registered Surveyor, on October 12, 1970, a copy of which is recorded in Plat Book 1, Folio 110 of the Public Records of Thomas County, Georgia, and by reference thereto is incorporated herein and made a part hereof.

The above-described property is known and identified as 102 Meadow Street, Thomasville, Georgia 31792.

**108 Oak Alley**

**(004 009013)**

City Map Code Number 4-9-13, all that tract or parcel of land lying and being in the City of Thomasville, Thomas County, Georgia, being know as 108 Oak Alley as described in Deed Book 168, Page 36.

## 108 Cardinal Ridge Road - Tax Card

### Summary

**Parcel Number** 068A 108  
**Location Address** 108 CARDINAL RIDGE RD  
**Legal Description** 108 CARDINAL RIDGE ROAD  
 (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** R1  
**Tax District** 02 Fire District 01 (District 02)  
**Millage Rate** 27.334  
**Acres** 1.02  
**Neighborhood** TALL PINES SUBD (10050)  
**Homestead Exemption** Yes (53)  
**Landlot/District** 6 / 13  
  
[View Map](#)



### Owner

Matthews John J  
 108 Cardinal Ridge Drive  
 Thomasville, GA 31792

### Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
RES	Tall Pines Subdivision	Lot	44,431	0	0	1.02	1

### Residential Improvement Information

**Style** One Family  
**Heated Square Feet** 2158  
**Interior Walls** Plaster  
**Exterior Walls** Wood Siding  
**Attic Square Feet** 0  
**Basement Square Feet** 0  
**Year Built** 1978  
**Roof Type** Shingle Asphalt  
**Flooring Type** Pine  
**Heating Type** CH AC  
**Number Of Rooms** 0  
**Number Of Bedrooms** 0  
**Number Of Full Bathrooms** 2  
**Number Of Half Bathrooms** 0  
**Number Of Plumbing Extras** 3  
**Value** \$118,858  
**Condition** Average  
**Fireplaces/Appliances** FP Const 1 sty 1 Box 1  
**House Address** 108 CARDINAL RIDGE RD

### Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Paving, Asphalt	1979	1x1500 / 0	1	\$1,056
Housesite, Large, No Well	1900	1x1 / 1	1	\$2,000

### Permits

Permit Date	Permit Number	Type
03/09/2009	83-09	ROOF
05/23/2006	79340	ELECTRIC

### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/18/2006	1298 298	2 149	\$190,000	Fair Market Value	Gilliam Sherri R	Matthew John J
1/12/2001	804 125	PC 1 136C	\$140,000	Fair Market Value	WILLIAMS DON L JR	Gilliam Sherri R
	377 68	11 36C	\$107,000	Fair Market Value	WILLIAMS DON L JR	WILLIAMS DON L JR



## 108 Cardinal Ridge Road - Tax Card (Continued)

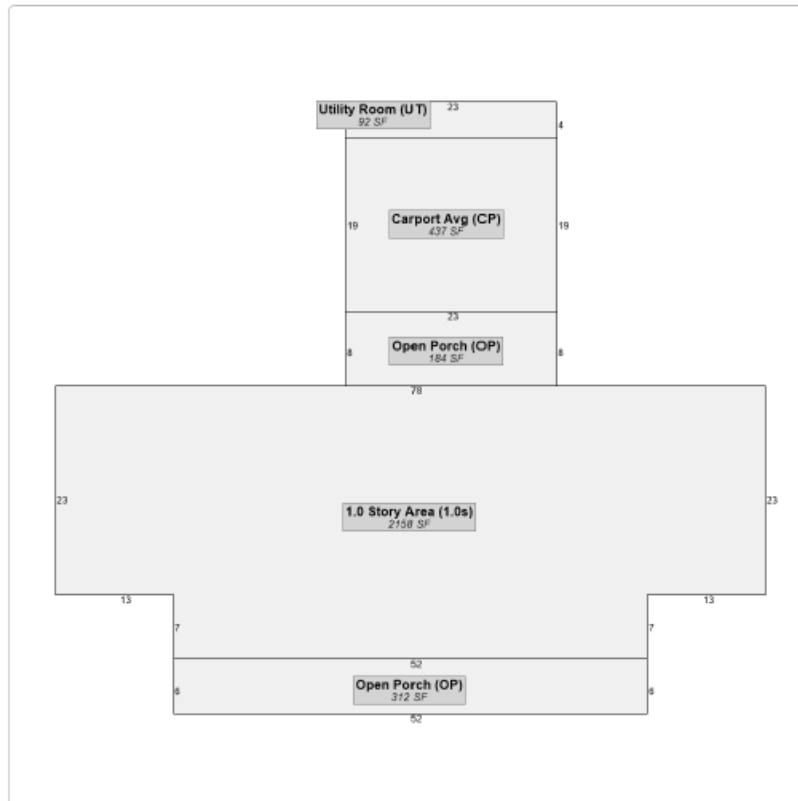
### Valuation

	2017	2016	2015
Previous Value	\$141,933	\$147,838	\$145,319
Land Value	\$44,500	\$44,500	\$41,500
+ Improvement Value	\$118,858	\$94,377	\$103,282
+ Accessory Value	\$3,056	\$3,056	\$3,056
= Current Value	<b>\$166,414</b>	<b>\$141,933</b>	<b>\$147,838</b>

### Photos



### Sketches



# 108 Cardinal Ridge Road - Tax Map



**Overview**

**Legend**

- Parcels

<b>Parcel ID</b>	068A 108	<b>Owner</b>	Matthews John J	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		108 Cardinal Ridge Drive	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	02 Fire District 01		Thomasville GA 31792	5/18/2006	\$190000	FM	Q
	02 Fire District 01	<b>Physical Address</b>	108 CARDINAL RIDGE RD	1/12/2001	\$140000	FM	Q
<b>Acres</b>	1.02	<b>Assessed Value</b>	Value \$166414				

(Note: Not to be used on legal documents)



# 108 Cardinal Ridge Road – Property Tax Bill (2017)

## 2017 THOMAS COUNTY AD VALOREM TAX NOTICE

## Internet Tax Bill

01/04/2018 02:07 AM

Alicia Hester  
Thomas Co Tax Comm  
P.O. Box 2175  
Thomasville, GA 31799



**BILL NUMB.** 2017 14547  
**ACCT NUMB.** 436410 010  
**TAXPAYER** MATTHEWS JOHN J  
**MAP NUMBER** 0088A-00000-108-000  
**LOCATION** 108 CARDINAL RIDGE ROAD  
**CURRENT YEAR TAXES** \$0.00

If paying by check or money order,  
please include your tax bill number.

**PAY THIS AMOUNT** \$0.00  
**ON OR BEFORE** 11/15/2017

MATTHEWS JOHN J  
108 CARDINAL RIDGE DRIVE  
THOMASVILLE GA 31792

**Alicia Hester**  
**Thomas Co Tax Comm**  
**P.O. Box 2175**  
**Thomasville, GA 31799**

Please return this portion of your bill with your payment in the enclosed envelope

## 2017 THOMAS COUNTY AD VALOREM TAX NOTICE

YEAR	BILL NUM	ACCOUNT NUMBER	DI	LOCATION/DESCRIPTION	MAP/PARCEL	FAIR MARKET VAL	
2017	14547	436410 010	02	108 CARDINAL RIDGE ROAD	9088A-00000-108-000	196,414	
TAXING ENTITY		ASSESSMENT	EXEMPTION	TAXABLE VALUE	MILLAGE RATE	CREDITS	TAXES DUE
COUNTY		68566	2000	64566	0.007724	169.18	498.71
EMER SER		66566	0	66566	0.001764	0	117.42
FIRE 1		66566	0	66566	0.003149	0	209.62
SCHOOL		66566	10000	66566	0.014474	0	818.74
INTEREST							18.42

The gradual reduction and elimination of the STATE  
MILLAGE RATE is the result of property tax relief passed  
by the Governor, the Georgia State Senate, and the  
House of Representatives.

BASE AMOUNT \$1,644.49  
PENALTY/FEES \$0.00  
INTEREST \$18.42  
TOTAL AMT PAID \$1,662.91  
**TOTAL TAX DUE** \$0.00

CREDITS ARE LISTED FOR INFORMATION PURPOSES ONLY

MATTHEWS JOHN J  
108 CARDINAL RIDGE DRIVE  
THOMASVILLE GA 31792

PAYMENT MUST BE MADE ON OR BEFORE  
11/15/2017  
YOUR CANCELLED CHECK IS YOUR RECEIPT

**Alicia Hester**  
**Thomas Co Tax Comm**  
**P.O. Box 2175**  
**Thomasville, GA 31799**

----- PLEASE READ, THIS IS AN IMPORTANT PART OF YOUR TAX BILL -----

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead authorized for all homeowners, certain elderly persons are entitled to additional homestead 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 the exemptions and are not receiving the benefit of the exemption, you must apply for the exemption no later than 4/1/2018 in order to receive the exemption, you may contact the office of the County Tax Office at 225 N BROAD ST. 229-225-4136

If you feel that your property has been assigned too high a value for tax purposes by the the Board of Tax Assessors, you should file a tax return reducing the value no later than 4/1/2018 in order to have an opportunity to have this value lowered for next year's taxes. Information on filing a return can be obtained from the County Tax Office at 225 N BROAD STREET and/or 229-225-4136

**LOCAL OPTION SALES TAX CREDIT:**  
The General Assembly reenacted the Local Option Sales Tax Act and another part of your bill shows the dollar amount of reduction of local property taxes which you have received. The law now requires the following additional information to be provided to each taxpayer:

**LOCAL TAX LEVY:**  
Mill rate required to produce local budget 11.618  
Reduction in mill rate due to rollback to taxpayers of sales tax proceeds this previous year 2.300  
Actual mill rate set by local officials incorporated 8.037  
Actual mill rate set by local officials unincorporated 8.053

# 108 Cardinal Ridge Road - Plat

**NOTE:**  
TO MY KNOWLEDGE THIS PROPERTY IS NOT IN A FLOOD ZONE AND THE COUNTY OR CITY DOES NOT HAVE ANY MAPS WHICH SHOW ANY DIFFERENCE TO MY OPINION.

RECEIVED  
THOMAS COUNTY  
CLERK'S OFFICE

'89 JUN 9 AM 11 27

DAVID HUTCHINGS  
CLERK

BY \_\_\_\_\_

○ = IRON PINS FOUND  
□ = IRON PINS SET  
□ = CONC. MARK FOUND  
--- = WIRE FENCE  
--- = NOT TO SCALE  
○ = LOT NUMBER  
□ = BLOCK NUMBER

GEORGIA, THOMAS COUNTY,  
CLERK'S OFFICE, EAST FORK COURT

Filed for Record at 11:27 A.M. on 9

Plat of 1 Acres 89 and recorded to  
Cat. 1 136 C on 9

Evilyn Gordon J.P. Clerk

GRAPHIC SCALE

**LEROY OUZTS**  
REGISTERED SURVEYOR  
324 9th AVE N.W.  
Cairo, GA 31723  
912-777-5673

I CERTIFY THAT THIS PLAT IS CORRECT AND A TRUE REPRESENTATION OF THE CONDITIONS ON THIS PROPERTY.

*Leroy Ouzts*  
GEORGIA REGISTERED SURVEYOR No. 1654

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 4000 FEET AND AN ANGULAR ERROR OF 3 SECS. PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

	SURVEY FOR <b>DAVID M. FRENDEGAST &amp; DIANA FRENDEGAST</b>		LOT 1 S.E. 1/4 OF LOT 17 - BL 'B', TALL PINES SUBDIV.	
	SURVEYOR <i>Leroy Ouzts</i> SUR. LIC. 1654		108, CARDINAL RIDGE RD.	
	DRAWN BY <b>D.K.</b>	LAND LOT <b>161</b>	REVISED	
	CHECKED BY <b>L.O.</b>	LAND DISTRICT <b>18</b>	SCALE <b>1" = 100'</b>	
DATE <b>6-8-1989</b>	COUNTY <b>THOMAS</b>			

# 102 Meadow Street – Tax Card



### Summary

**Parcel Number** 002 040008  
**Location Address** 102 MEADOW ST  
**Legal Description** 102 MEADOW ST.  
 (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** R-1  
**Tax District** 01 City of Thomasville (District 01)  
**Millage Rate** 28.849  
**Acres** 0.39  
**Neighborhood** CITY MAP 2 (10011)  
**Homestead Exemption** No (50)  
**Landlot/District** N/A / 13



[View Map](#)

### Owner

Matthews John J  
 108 Cardinal Ridge Road  
 Thomasville, GA 31792

### Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
RES	CitMap 02 \$100	Front Feet	11,761	79	150	0.27	0
RES	CitMap 02 \$100	Front Feet	5,227	69	160	0.12	0

### Residential Improvement Information

**Style** One Family  
**Heated Square Feet** 1050  
**Interior Walls** Plaster  
**Exterior Walls** Asbestos Siding  
**Attic Square Feet** 0  
**Basement Square Feet** 0  
**Year Built** 1950  
**Roof Type** Shingle Asphalt  
**Flooring Type** Pine  
**Heating Type** CHAC  
**Number Of Rooms** 6  
**Number Of Bedrooms** 2  
**Number Of Full Bathrooms** 1  
**Number Of Half Bathrooms** 0  
**Number Of Plumbing Extras** 0  
**Value** \$13,360  
**Condition** Poor  
**Fireplaces/Appliances** FP No Value Fireplace 1  
**House Address** 102 MEADOW ST

### Permits

Permit Date	Permit Number	Type
07/05/2005	INH	RECHECK/COMPLETION

### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/29/2007	1371 127	1 110	\$36,500	Fair Market Value	Brenckle Captial Management LLC	Matthews John J
12/28/2006	1363 242	1 110	\$12,000	Legal/Forced Sale	STARLING CLARA FRANCO	Brenckle Captial Management LLC
5/27/1993	385 276	BK1 110	\$26,500	Fair Market Value		STARLING CLARA FRANCO

### Valuation

	2017	2016	2015
Previous Value	\$21,610	\$19,272	\$19,485
Land Value	\$8,918	\$8,918	\$8,317
+ Improvement Value	\$13,360	\$12,692	\$10,955
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$22,278	\$21,610	\$19,272

# 102 Meadow Street - Tax Card (Continued)

## Photos



## Sketches



# 102 Meadow Street - Tax Map



**Legend**  
 Parcels

<b>Parcel ID</b>	002040008	<b>Owner</b>	Matthews John J	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		108 Cardinal Ridge Road	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	01 City of Thomasville		Thomasville GA 31792	1/29/2007	\$36500	FM	Q
	01 City of Thomasville	<b>Physical Address</b>	102 MEADOW ST	12/28/2006	\$12000	06	U
<b>Acres</b>	0.39	<b>Assessed Value</b>	Value \$22278				

*(Note: Not to be used on legal documents)*



# 102 Meadow Street - Property Tax Bill (2017)

## 2017 THOMAS COUNTY AD VALOREM TAX NOTICE

**Internet Tax Bill**

01/04/2018 02:09 AM

**Alicia Hester**  
**Thomas Co Tax Comm**  
**P.O. Box 2175**  
**Thomasville, GA 31799**



**BILL NUMB.** 2017 14546  
**ACCT NUMB.** 430380 010  
**TAXPAYER** MATTHEWS JOHN J  
**MAP NUMBER** 00020-00040-008-000  
**LOCATION** 102 MEADOW ST.  
**CURRENT YEAR TAXES** \$0.00

If paying by check or money order,  
 please include your tax bill number.

**PAY THIS AMOUNT** \$0.00  
**ON OR BEFORE** 11/15/2017

MATTHEWS JOHN J  
 108 CARDINAL RIDGE ROAD  
 THOMASVILLE GA 31792

**Alicia Hester**  
**Thomas Co Tax Comm**  
**P.O. Box 2175**  
**Thomasville, GA 31799**

Please return this portion of your bill with your payment in the enclosed envelope

## 2017 THOMAS COUNTY AD VALOREM TAX NOTICE

YEAR	BILL NUM	ACCOUNT NUMBER	DI	LOCATION/DESCRIPTION	MAP/PARCEL	FAIR MARKET VAL	
2017	14546	436380 010	01	102 MEADOW ST.	00020-00040-008-000	22,278	
TAXING ENTITY	ASSESSMENT	EXEMPTION	TAXABLE VALUE	MILLAGE RATE	CREDITS	TAXES DUE	
COUNTY		8911	0	8911	0.0092	23.35	81.98
EMER SER		8911	0	8911	0.001764	0	15.72
INTEREST							1.09

**BASE AMOUNT** \$97.70  
**PENALTY/FEES** \$0.00  
**INTEREST** \$1.09  
**TOTAL AMT PAID** \$98.79  
**TOTAL TAX DUE** \$0.00

**The gradual reduction and elimination of the STATE MILLAGE RATE is the result of property tax relief passed by the Governor, the Georgia State Senate, and the House of Representatives.**

CREDITS ARE LISTED FOR INFORMATION PURPOSES ONLY

MATTHEWS JOHN J  
 108 CARDINAL RIDGE ROAD  
 THOMASVILLE GA 31792

**PAYMENT MUST BE MADE ON OR BEFORE**  
**11/15/2017**  
**YOUR CANCELLED CHECK IS YOUR RECEIPT**

**Alicia Hester**  
**Thomas Co Tax Comm**  
**P.O. Box 2175**  
**Thomasville, GA 31799**

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**LOCAL TAX LEVY:**  
 Mill rate required to produce local budget 11.818  
 Reduction in mill rate due to rollback to taxpayers of sales tax proceeds this previous year. 2.360  
 Actual mill rate set by local officials incorporated 8.037  
 Actual mill rate set by local officials unincorporated 8.053

# 108 Oak Alley - Tax Card

## Summary

**Parcel Number** 004 009013  
**Location Address** 108 OAK ALLEY  
**Legal Description** 108 OAK ALLEY  
 (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** R-1  
**Tax District** 01 City of Thomasville (District 01)  
**Millage Rate** 28.849  
**Acres** 0.08  
**Neighborhood** N/A  
**Homestead Exemption** No (\$0)  
**Landlot/District** 39 / 13

[View Map](#)

## Owner

Matthews John  
 108 Cardinal Ridge Road  
 Thomasville, GA 31792

## Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
RES	CitMap 04 \$ 45	Front Feet	3,485	50	170	0.08	0

## Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/23/2007	1425 197		\$600	Legal/Forced Sale	Harper Perry, Wayne	Matthews John
7/18/1983	168 36		\$0	Estate/DOA	HARPER SIDNEY	Harper Perry, Wayne

## Valuation

	2017	2016	2015
Previous Value	\$386	\$386	\$386
Land Value	\$251	\$386	\$386
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$251	\$386	\$386

# 108 Oak Alley - Tax Map



**Legend**  
 Parcels

<b>Parcel ID</b>	004 009013	<b>Owner</b>	Matthews John	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		108 Cardinal Ridge Road	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	01 City of Thomasville		Thomasville GA 31792	4/23/2007	\$600	06	U
	01 City of Thomasville	<b>Physical Address</b>	108 OAK ALLEY	7/18/1983	\$0	19	U
<b>Acres</b>	0.08	<b>Assessed Value</b>	Value \$251				

(Note: Not to be used on legal documents)

# 108 Oak Alley - Property Tax Bill (2017)

## 2017 THOMAS COUNTY AD VALOREM TAX NOTICE

Internet Tax Bill

01/04/2018 02:05 AM

Alicia Hester  
Thomas Co Tax Comm  
P.O. Box 2175  
Thomasville, GA 31799



BILL NUMB. 2017 14545  
ACCT NUMB. 436350 010  
TAXPAYER MATTHEWS JOHN  
MAP NUMBER 00040-00009-013-000  
LOCATION 108 OAK ALLEY  
CURRENT YEAR TAXES \$0.00

If paying by check or money order,  
please include your tax bill number.

PAY THIS AMOUNT \$0.00  
ON OR BEFORE 11/15/2017

MATTHEWS JOHN  
108 CARDINAL RIDGE ROAD  
THOMASVILLE GA 31792

Alicia Hester  
Thomas Co Tax Comm  
P.O. Box 2175  
Thomasville, GA 31799

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## 2017 THOMAS COUNTY AD VALOREM TAX NOTICE

YEAR	BILL NUM	ACCOUNT NUMBER	DI	LOCATION/DESCRIPTION	MAP/PARCEL	FAIR MARKET VAL	
2017	14545	436350 010	01	108 OAK ALLEY	00040-00009-013-000	251	
TAXING ENTITY	ASSESSMENT	EXEMPTION	TAXABLE VALUE	MILLAGE RATE	CREDITS	TAXES DUE	
COUNTY		100	0	100	0.0092	0.25	0.92
EMER SER		100	0	100	0.001784	0	0.18
INTEREST							1.00

The gradual reduction and elimination of the STATE  
MILLAGE RATE is the result of property tax relief passed  
by the Governor, the Georgia State Senate, and the  
House of Representatives.

BASE AMOUNT \$1.10  
PENALTY/FEES \$0.00  
INTEREST \$1.00  
TOTAL AMT PAID \$2.10  
**TOTAL TAX DUE \$0.00**

CREDITS ARE LISTED FOR INFORMATION PURPOSES ONLY

MATTHEWS JOHN  
108 CARDINAL RIDGE ROAD  
THOMASVILLE GA 31792

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Alicia Hester  
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If you feel that your property has been assigned too high a value for tax purposes by the the Board of Tax Assessors, you should file a tax return reducing the value no later than 4/1/2018 in order to have an opportunity to have this value lowered for next year's taxes. Information on filing a return can be obtained from the County Tax Office at 225 N BROAD STREET. and/or 229-225-4136

#### LOCAL OPTION SALES TAX CREDIT:

The General Assembly reenacted the Local Option Sales Tax Act and another part of your bill shows the dollar amount of reduction of local property taxes which you have received. The law now requires the following additional information to be provided to each taxpayer:

#### LOCAL TAX LEVY:

Mill rate required to produce local budget 11.618  
Reduction in mill rate due to rollback to taxpayers of sales tax proceeds this previous year. 2.360  
Actual mill rate set by local officials incorporated 8.037  
Actual mill rate set by local officials unincorporated 8.053



# 108 Oak Alley - City Map

Disclosure: Seller nor Auctioneer guarantee legal or physical access to this property.

