

# **Property Information Package**

**Southwest Georgia Commercial Real Estate  
804 W Mitchell Street, Adel, Georgia (Two Tracts)  
7100 Bulloch Road, Meigs, Georgia  
207 N Livingston Street, Sylvester, Georgia**

**Online Only Auction  
Bidding Ends September 18, 2018**



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

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

Bid on your choice of Commercial Real Estate located in Southwest Georgia. 4 great properties located in Adel, Meigs, and Sylvester. Single owner, ready to sell. Browse and Bid Today!

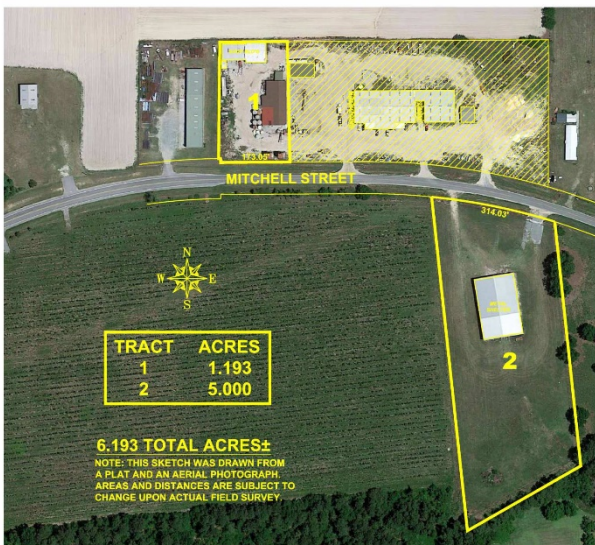
**Auction Date and Time:** September 18, 2018 4:00 P.M.

**Open House Dates and Times:** September 15, 2018 2:00 P.M. – 6:00 P.M.

September 17, 2018 2:00 P.M. – 6:00 P.M.

\*Open Houses for Adel Location Only.

\*All Other Locations are by Appointment Only.



**For More Information or to Schedule a Viewing Contact:**

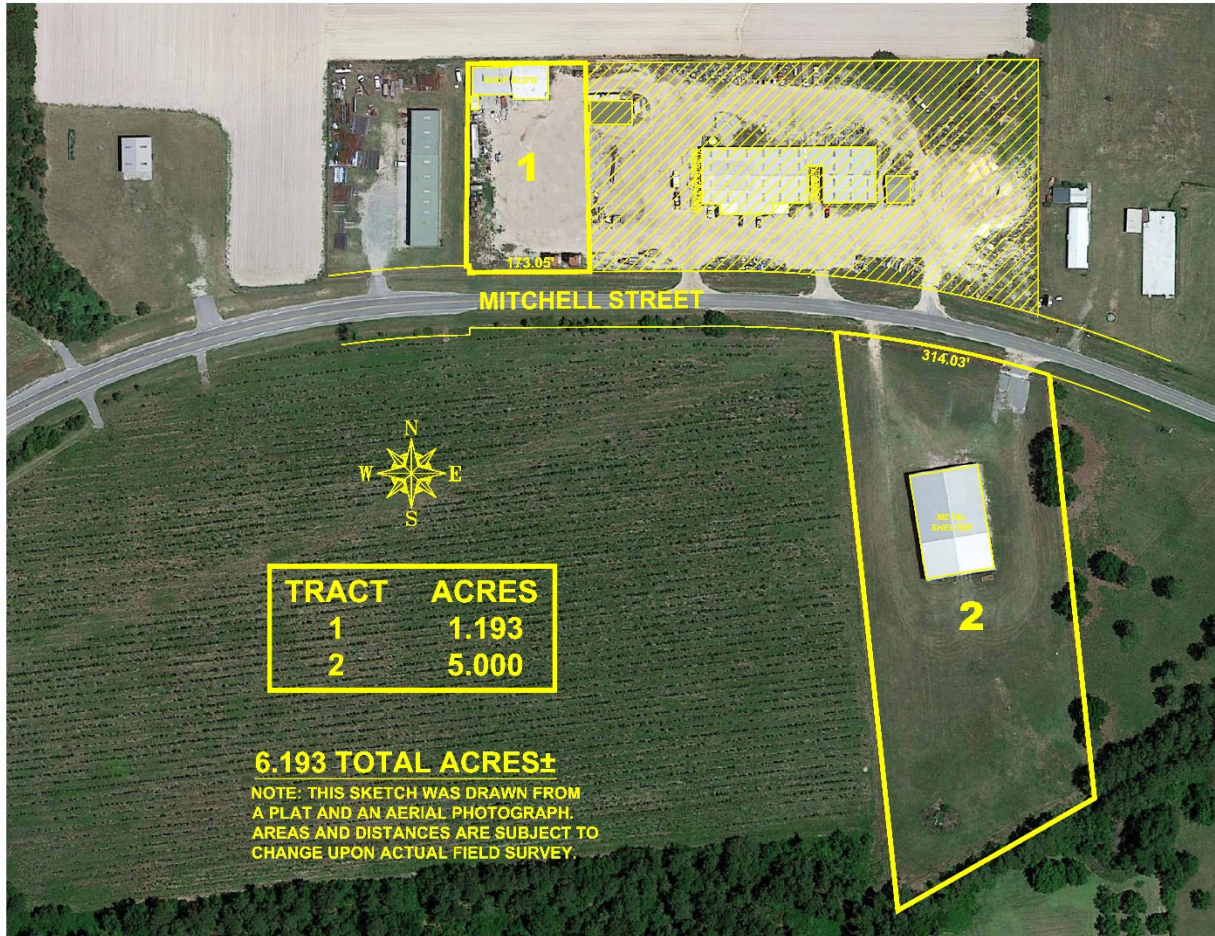
Hunter Whiddon  
Weeks Auction Group, Inc.  
(229) 921-1385  
Hunter@WeeksAuctionGroup.com

## Property List

- **804 W Mitchell Street, Adel, GA 31620 (Tract 1)**- 1.193 Acres, 60'x40' Shop with Shelter Attached. Zoned C-3. A Portion of Tax Parcel 0039 010A
- **804 W Mitchell Street, Adel, GA 31620 (Tract 2)**- 5 Acres, 100'x150 Metal Shelter. Perimeter Fencing. Two drive way entrances. Zoned C-3. Tax Parcel 0039 008B
- **7100 Bulloch Road, Meigs, GA 31765**- 6.809 Acres (4) Outbuildings which includes a 40'x120' Building that includes office space with adjoining warehouse space. Tax Parcel 072 048
- **207 N Livingston Street, Sylvester, GA 31791**- 2.50 Acre Corner Lot. Features Mechanics shop & Large Warehouse Space. Tax Parcels: SV070189, SV070190, SV070191, SV070192, SV070193, SV070194, SV070193000A



## 804 W Mitchell Street (Tract 1)



1.193 Acres, 60'x40' Shop with Shelter Attached. Zoned C-3.

**Property Location:** 804 W. Mitchell Street, Adel, Georgia 31620

**Property Inspection Dates:**

Friday, September 7 from 2 PM - 6 PM

Saturday, September 15 from 2 PM - 6 PM

**Tax Parcel:** 0039 010A (Tract 1 is a portion of this tax parcel)

**Tax Amount (2017):** \$4,724.89 (This is the total for the entire parcel)



# 804 W Mitchell Tax Card (Tract 1) – Page 1



## Summary

Parcel Number 0039010A  
Location Address 804 MITCHELL ST W  
Legal Description L1 314  
(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 Adel (District 01)  
Millage Rate 35.321  
Acres 6.8  
Neighborhood 04300 (04300)  
Homestead Exemption No (50)  
Landlot/District N/A

[View Map](#)

## Owner

ADEL FEED & SEED INC  
STORE BLDG  
P O BOX 1617  
ADEL, GA 31620

## Commercial Improvement Information

Description Warehouse - Prefab Metal  
Value \$248,688  
Actual Year Built 1993  
Effective Year Built 1993  
Square Feet 9500  
Wall Height 14  
Wall Frames Bearing Wall  
Exterior Wall Enamel Steel  
Roof Cover Galvanized Metal  
Interior Walls Ccлотex Panels  
Floor Construction Reinforced Conc  
Floor Finish  
Ceiling Finish Acoustical Tile  
Lighting Standard FF  
Heating  
Number of Buildings 1

---

Description Commercial - Low Cost  
Value \$13,408  
Actual Year Built 1900  
Effective Year Built 1900  
Square Feet 844  
Wall Height 12  
Wall Frames Wood  
Exterior Wall Wood Siding  
Roof Cover Aluminum  
Interior Walls Ccлотex Panels  
Floor Construction Wood Joists & Subfloors  
Floor Finish  
Ceiling Finish Acoustical Tile  
Lighting Recessed FF  
Heating  
Number of Buildings 1

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Description Warehouse - Prefab Metal  
Value \$21,528  
Actual Year Built 2006  
Effective Year Built 2006  
Square Feet 2400  
Wall Height 16  
Wall Frames Bearing Wall  
Exterior Wall Enamel Steel

## 804 W Mitchell Tax Card (Tract 1) – Page 2

Roof Cover Galvanized Metal  
 Interior Walls Cclotex Panels  
 Floor Construction Reinforced Conc  
 Floor Finish  
 Ceiling Finish Acoustical Tile  
 Lighting Standard FF  
 Heating  
 Number of Buildings 1

### Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Fertilizer Shed	1992	0x0/ 0	0	\$10,000

### Permits

Permit Date	Permit Number	Type	Description
12/06/2010	12-10-4653	ADDITION	

### Sales

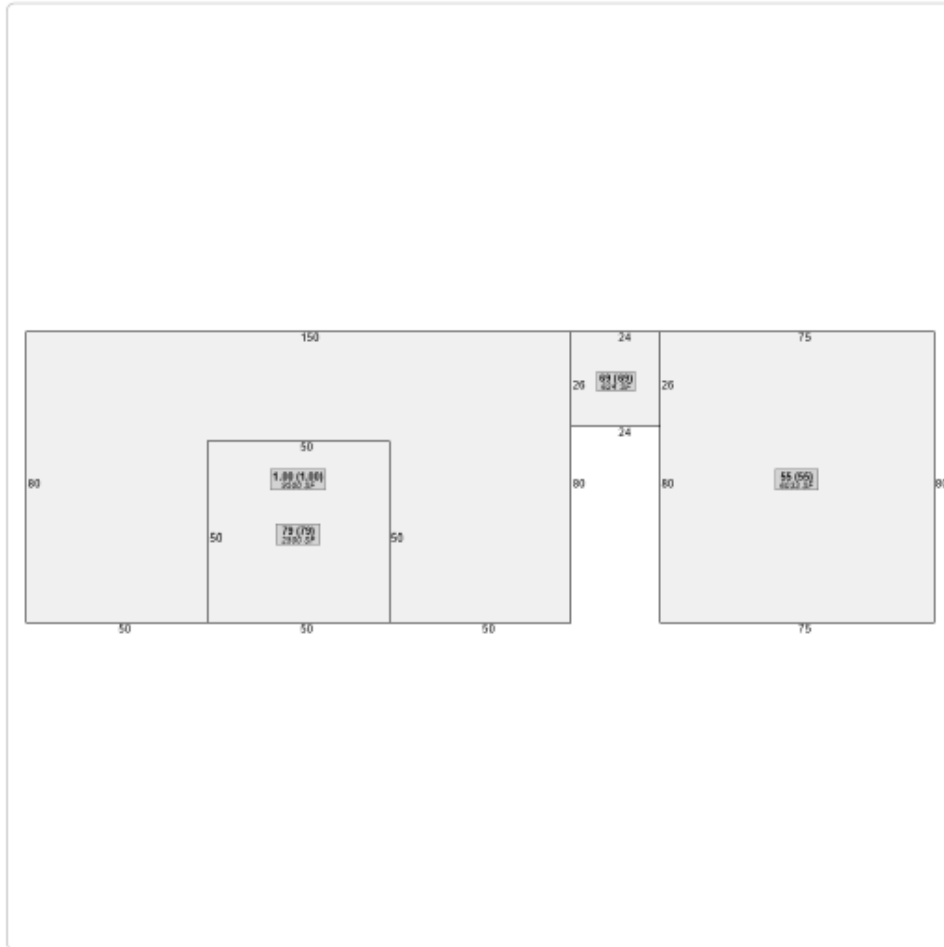
Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/4/2018	837 323		\$320,167	Fair Market	ADEL FEED & SEED INC	CROP PRODUCTION SERVICES INC
3/19/2001	378 196	150 7	\$0	Disqualified Vacant		ADEL FEED & SEED INC
1/18/1994	0245 0742		\$0	Disqualified Improved		ADEL FEED & SEED INC
1/18/1994	0245 0742		\$170,000	Disqualified Improved		ADEL FEED & SEED INC
1/18/1994	0245 0072		\$0	Disqualified Improved		JAMES, WILLIAM EARL &
12/28/1993	0244 0179		\$0	Disqualified Improved		JAMES, EVERETT & REPSIE
12/28/1993	0244 0178		\$0	Disqualified Improved		JAMES, EVERETT & REPSIE
12/28/1993	0244 0177		\$0	Disqualified Improved		JAMES, EVERETT & REPSIE
12/28/1993	0244 0176		\$0	Disqualified Improved		JAMES, EVERETT
2/19/1993	233 0119		\$33,000	Disqualified Vacant		JAMES, EVERETT
2/19/1993	233 0019		\$33,000	Disqualified Improved		JAMES, EVERETT
			\$0	Not Market		ADEL FEED & SEED INC

### Valuation

	2017	2016	2015
Previous Value	\$334,424	\$334,424	\$334,424
Land Value	\$40,800	\$40,800	\$40,800
+ Improvement Value	\$283,624	\$283,624	\$283,624
+ Accessory Value	\$10,000	\$10,000	\$10,000
= Current Value	\$334,424	\$334,424	\$334,424

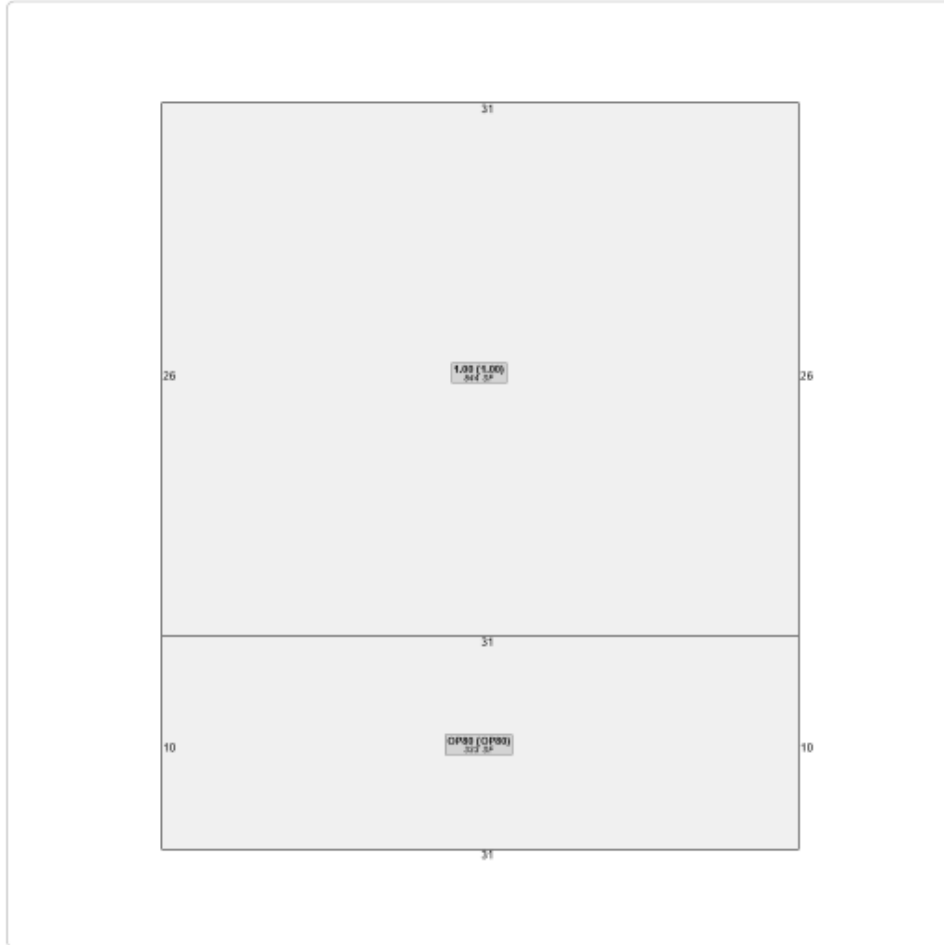
### Sketches

# 804 W Mitchell Tax Card (Tract 1) – Page 3

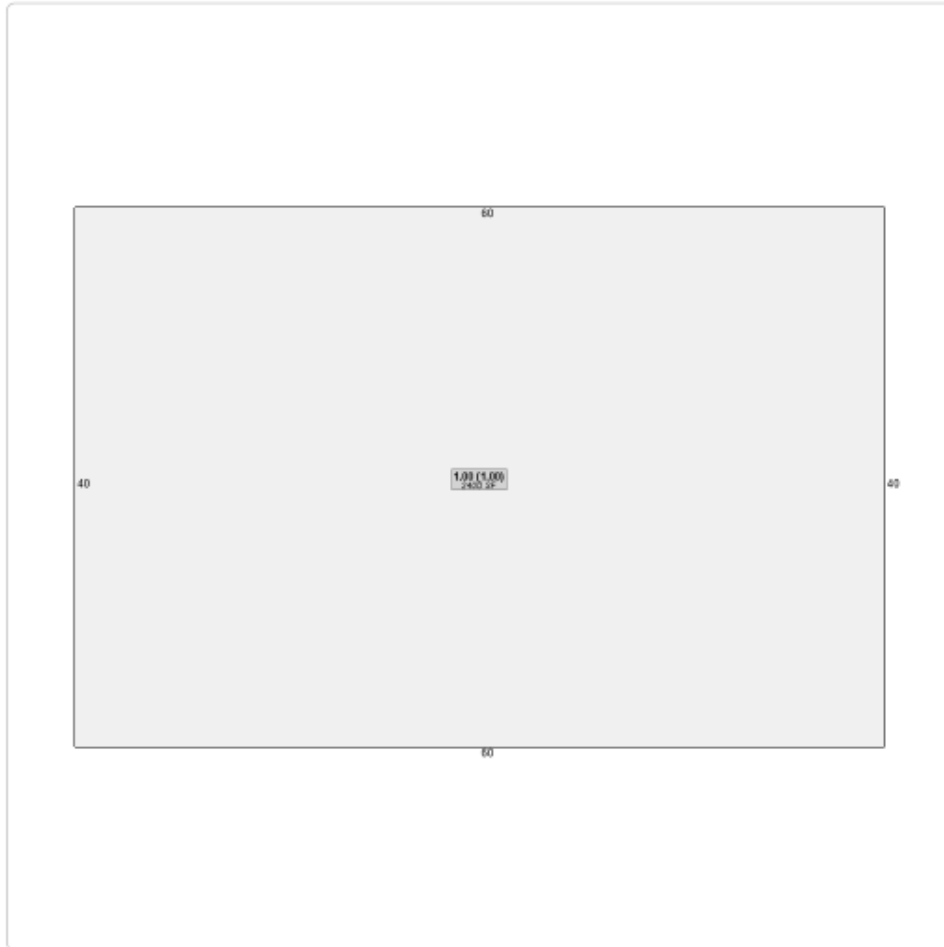




# 804 W Mitchell Tax Card (Tract 1) – Page 4



## 804 W Mitchell Tax Card (Tract 1) – Page 5



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

The Cook 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: 8/24/2018, 7:23:29 AM

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 Schneider  
OF SPATIAL

# 804 W Mitchell (Tract 1) Tax Map



- Legend**
- Parcels
  - 0039 010A Parcel Numbers
  - Roads

<b>Parcel ID</b>	0039 010A	<b>Owner</b>	ADEL FEED & SEED INC	<b>Last 2 Sales</b>			
<b>Class Code</b>	Commercial		STORE BLDG	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	Adel		P O BOX 1617	6/4/2018	\$320167	FM	Q
			ADEL GA 31620	3/19/2001	0	3	U
<b>Acres</b>	6.8	<b>Physical Address</b>	804 MITCHELL ST W				
		<b>Assessed Value</b>	Value \$334424				

(Note: Not to be used on legal documents)

Date created: 8/24/2018  
 Last Data Uploaded: 8/24/2018 7:23:29 AM





# 804 W Mitchell 2017 (Tract 1) Tax Bill

Tonya McConnell  
Cook County Tax Commissioner  
209 North Parrish Ave Suite C  
Adel, GA 31620-2337  
(229) 896-4569

## IMPORTANT NOTICES

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 no later than April 1, 2016 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:

Cook County Tax Assessor  
209 N Parrish Ave  
Adel, GA 31620  
(229) 896-3665

## 2017 Ad Valorem Tax Notice



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

If you feel that your property has been assigned too high a value for tax purposes by the Board of Tax Assessors, you should file a tax return reducing the value no later than April 1, 2016 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.

ADEL FEED & SEED INC  
STORE BLDG  
P O BOX 1617  
ADEL, GA 31620

## 2017 State, County & School Ad Valorem Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
000124	LL314	0039 010 A	334424	133770	0	133770	35.321	4724.89
<b>Important Message - Please Read</b>						<b>Total of Bills by Tax Type</b>		
<p>Property owners who have a mortgage shall be responsible for sending bill information to their lending agencies.</p> <p>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 Governor and the House of Representatives and the Georgia State Senate.</p>			<p>If you have questions about the valuation of your property, please direct them to the Board of Assessors at (229) 896-3665.</p> <p>If you have questions about your tax bill, please direct them to the Tax Commissioner's Office at (229) 896-4569.</p>			<p>UNINC M&amp;O 1589.32</p> <p>SCHOOL M&amp;O 2145.54</p> <p>SCHOOL BND 133.77</p> <p>ADEL 856.26</p> <p>BACK TAXES 0</p>		
<b>Local Option Sales Tax</b>		<b>Adel</b>	<b>County</b>	<p>The Cook County Board of Education adopted a Resolution to levy an additional one (1) mill for the specific purpose of servicing/funding current bond obligations, included in this tax bill.</p>				
Mills required to produce county budget	8.361		15.935					
Mill reduction due to sales tax roll back	1.960		4.035					
Actual mill rate set by county officials	6.401		11.900					
Tax savings due to sales tax rollback	263.13							
<b>TOTAL DUE</b>						<b>0.00</b>		
<b>AMOUNTS VALID THROUGH</b>						<b>8/24/2018</b>		
<b>DATE DUE</b>						<b>12/15/2017</b>		

PLEASE DETACH HERE AND RETURN THIS PORTION, MAKING SURE THAT OUR RETURN ADDRESS APPEARS THROUGH THE WINDOW IN THE ENVELOPE PRIOR TO SEALING

ADEL FEED & SEED INC  
STORE BLDG  
P O BOX 1617  
ADEL, GA 31620

~If this address is incorrect, please write the correct address on this portion.

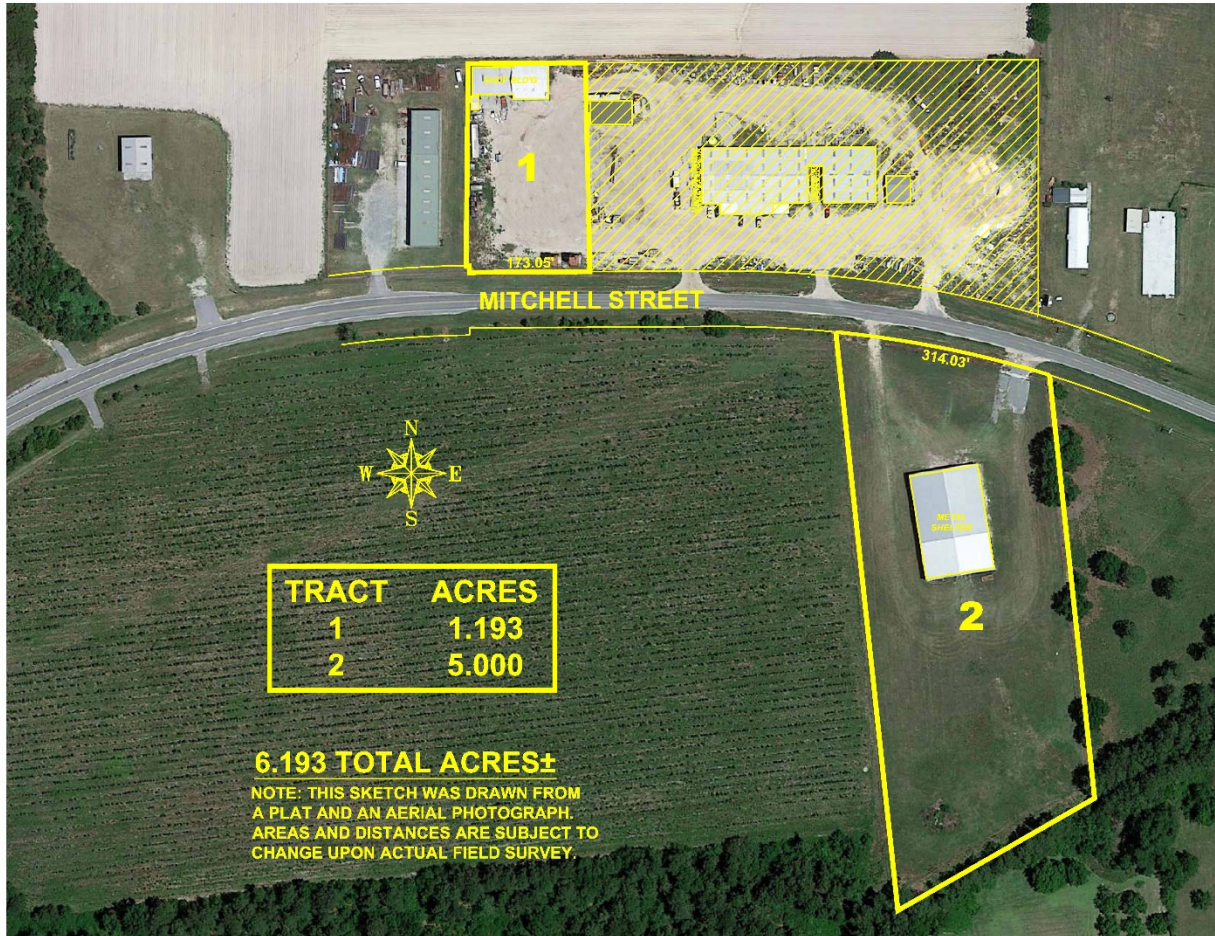
## PAYMENT INSTRUCTIONS

- Please Make Check or Money Order Payable to: Cook County Tax Commissioner
- Please write 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 on unpaid tax bills is applied in compliance with GA Code 48-2-40.
- Penalty on unpaid tax bills is applied in compliance with GA Code 48-2-44.

Tonya McConnell  
Cook County Tax Commissioner  
209 North Parrish Ave Suite C  
Adel, GA 31620-2337  
(229) 896-4569

Bill Number	Map Number	Tax Amount
2017 000124	0039 010 A	4724.89
<b>Date Due</b>		<b>Total Due</b>
12/15/2017		0.00

## 804 W Mitchell (Tract 2)



5 Acres, 100'x150 Metal Shelter. Perimeter Fencing. Two drive way entrances. Zoned C-3.

**Property Location:** 804 W. Mitchell Street, Adel, Georgia 31620

### **Property Inspection Dates:**

Friday, September 7 from 2 PM - 6 PM

Saturday, September 15 from 2 PM - 6 PM

**Tax Parcel:** 0039 008B

**Taxes 2017:** \$1,799.04 (city and county)

# 804 W Mitchell (Tract 2) Tax Card – Page 1



## Summary

**Parcel Number** 0039008B  
**Location Address** MITCHELL STREET  
**Legal Description** LL 314  
(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** Adel (District 01)  
**Millage Rate** 35.321  
**Acres** 5  
**Neighborhood** 04300 (04300)  
**Homestead Exemption** No (50)  
**Landlot/District** N/A

[View Map](#)



## Owner

ADEL FEED & SEED INC  
 STORE BLDG  
 P O BOX 1617  
 ADEL, GA 31620

## Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Canopy, Average	2005	100x150 / 0	0	\$97,334

## Permits

Permit Date	Permit Number	Type	Description
11/23/2005	11-05-1197	WAREHOUSE	

## Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/4/2018	837 323	71 8	\$124,510	Fair Market	ADEL FEED & SEED INC	CROP PRODUCTION SERVICES INC
8/11/2017	819 48	71 8	\$0	Conveying Partial Interest or Land Contract	ROUNTREE WILLIAM M	ADEL FEED & SEED INC
11/12/2010	662 221	71 8	\$125,000	Fair Market	ROUNTREE, WILLIAM M	ADEL FEED & SEED INC
11/8/2004	487 326	0071 0008	\$47,000	Disqualified Improved	WALKER, LARRY D & KAYE J	ROUNTREE, WILLIAM M
11/21/1997	306 177		\$20,500	Limited Market		WALKER, LARRY D & KAYE J
3/17/1994	0247 0278		\$11,000	Limited Market		THE CHURCH OF THE LORD

## Valuation

	2017	2016	2015
Previous Value	\$127,334	\$127,334	\$127,334
Land Value	\$30,000	\$30,000	\$30,000
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$97,334	\$97,334	\$97,334
= Current Value	\$127,334	\$127,334	\$127,334

## Photos



## 804 W Mitchell (Tract 2) Tax Card – Page 2



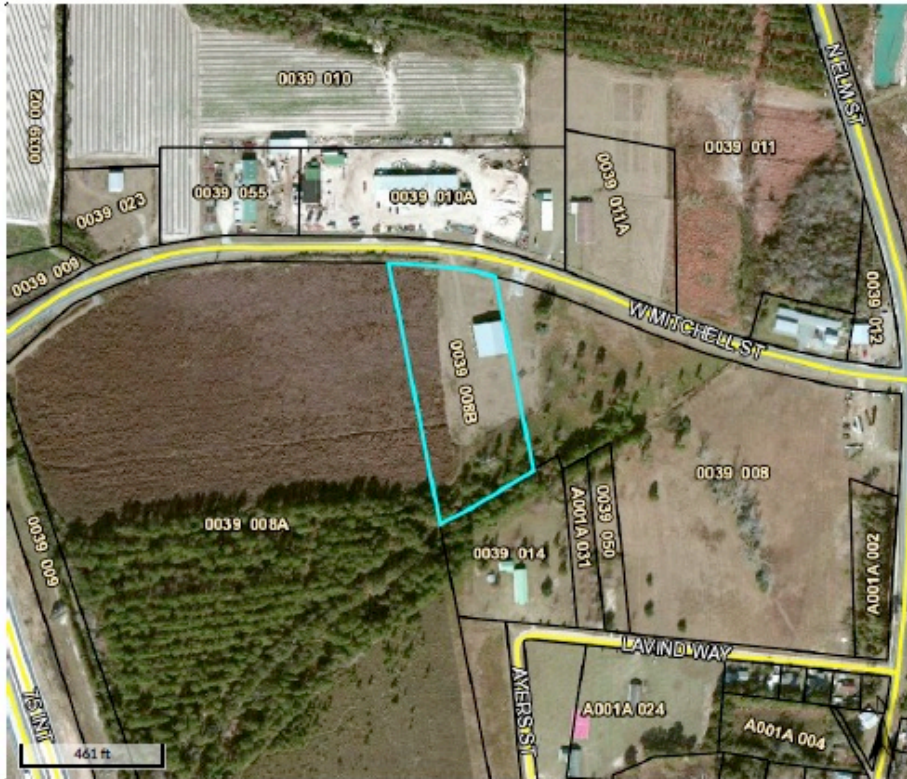
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Last Data Upload: 8/27/2018, 7:45:05 AM

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 Schneider  
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# 804 W Mitchell (Tract 2) Tax Map



**Legend**

- Parcels
- 0039 008B Parcel Numbers
- Roads

Parcel ID	0039 008B	Owner	ADEL FEED & SEED INC	Last 2 Sales			
Class Code	Commercial		STORE BLDG	Date	Price	Reason	Qual
Taxing District	Adel		P O BOX 1617	6/4/2018	\$124510	FM	Q
			ADEL GA 31620	8/11/2017	0	3K	U
Acres	5	Physical Address	MITCHELL STREET				
		Assessed Value	Value \$127334				

(Note: Not to be used on legal documents)

Date created: 8/27/2018  
 Last Data Uploaded: 8/27/2018 7:45:05 AM



# 804 W Mitchell (Tract 2) Tax Bill

Tonya McConnell  
 Cook County Tax Commissioner  
 209 North Parrish Ave Suite C  
 Adel, GA 31620-2337  
 (229) 896-4569

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### 2017 Ad Valorem Tax Notice



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ADEL FEED & SEED INC  
 STORE BLDG  
 P O BOX 1617  
 ADEL, GA 31620

### 2017 State, County & School Ad Valorem Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount																															
000123	LL314	0039 008 B	127334	50834	0	50834	35.321	1799.04																															
<b>Important Message - Please Read</b>																																							
Property owners who have a mortgage shall be responsible for sending bill information to their lending agencies.  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 Governor and the House of Representatives and the Georgia State Senate.			If you have questions about the valuation of your property, please direct them to the Board of Assessors at (229) 896-3665.  If you have questions about your tax bill, please direct them to the Tax Commissioner's Office at (229) 896-4569.			<b>Total of Bills by Tax Type</b>																																	
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Local Option Sales Tax</th> <th>Adel</th> <th>County</th> </tr> </thead> <tbody> <tr> <td>Mills required to produce county budget</td> <td style="text-align: right;">8.361</td> <td style="text-align: right;">15.035</td> </tr> <tr> <td>Mill reduction due to sales tax roll back</td> <td style="text-align: right;">1.960</td> <td style="text-align: right;">4.035</td> </tr> <tr> <td>Actual mill rate set by county officials</td> <td style="text-align: right;">6.401</td> <td style="text-align: right;">11.900</td> </tr> <tr> <td>Tax savings due to sales tax rollback</td> <td style="text-align: right;">100.19</td> <td></td> </tr> </tbody> </table>			Local Option Sales Tax	Adel	County	Mills required to produce county budget	8.361	15.035	Mill reduction due to sales tax roll back	1.960	4.035	Actual mill rate set by county officials	6.401	11.900	Tax savings due to sales tax rollback	100.19		The Cook County Board of Education adopted a Resolution to levy an additional one (1) mill for the specific purpose of servicing/funding current bond obligations, included in this tax bill.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tbody> <tr> <td>UNINC M&amp;O</td> <td style="text-align: right;">605.15</td> </tr> <tr> <td>SCHOOL M&amp;O</td> <td style="text-align: right;">816.93</td> </tr> <tr> <td>SCHOOL BND</td> <td style="text-align: right;">50.93</td> </tr> <tr> <td>ADEL</td> <td style="text-align: right;">326.03</td> </tr> <tr> <td><b>BACK TAXES</b></td> <td style="text-align: right;"><b>0</b></td> </tr> <tr> <td><b>TOTAL DUE</b></td> <td style="text-align: right;"><b>0.00</b></td> </tr> <tr> <td>AMOUNTS VALID THROUGH</td> <td style="text-align: right;">8/27/2018</td> </tr> <tr> <td>DATE DUE</td> <td style="text-align: right;">12/15/2017</td> </tr> </tbody> </table>			UNINC M&O	605.15	SCHOOL M&O	816.93	SCHOOL BND	50.93	ADEL	326.03	<b>BACK TAXES</b>	<b>0</b>	<b>TOTAL DUE</b>	<b>0.00</b>	AMOUNTS VALID THROUGH	8/27/2018	DATE DUE	12/15/2017
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 STORE BLDG  
 P O BOX 1617  
 ADEL, GA 31620

~If this address is incorrect, please write the correct address on this portion.

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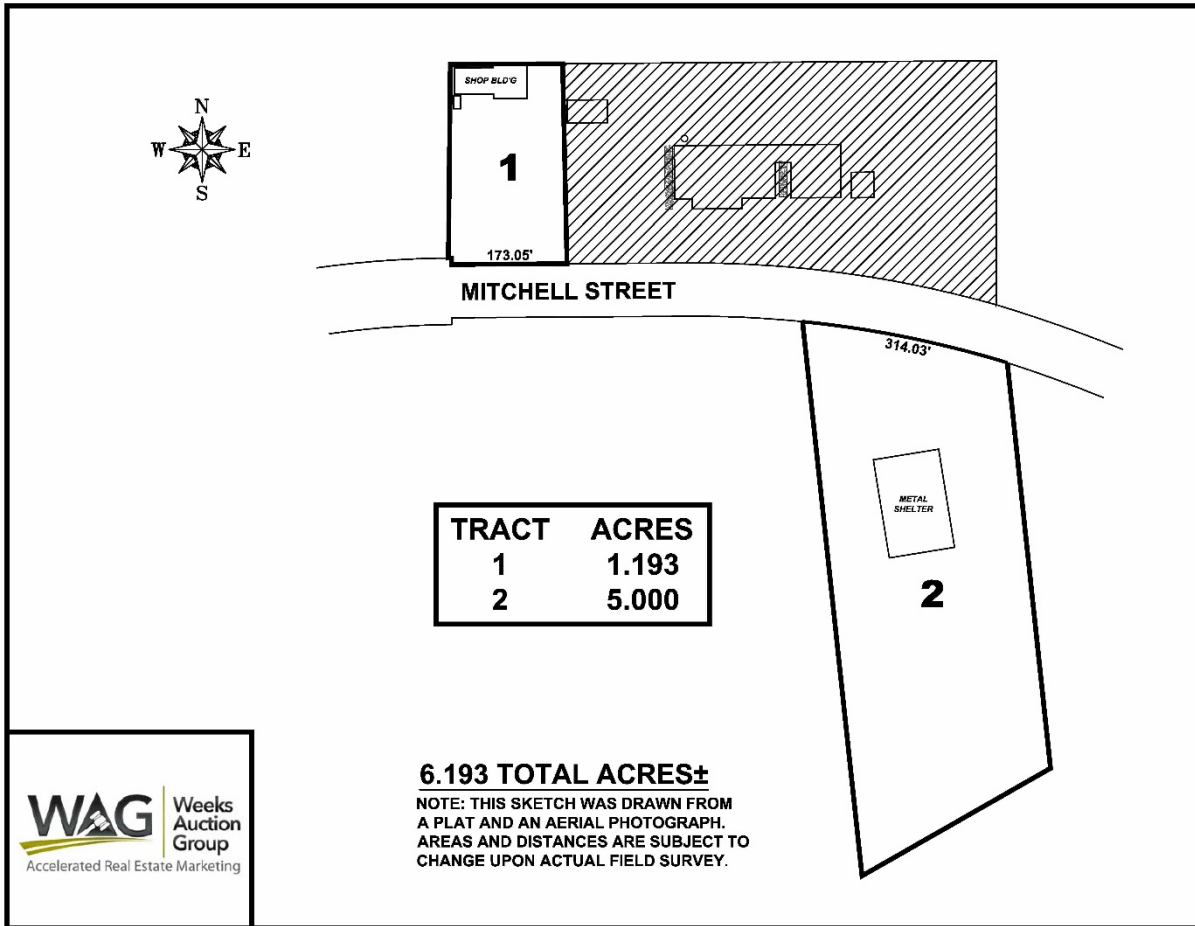
Bill Number	Map Number	Tax Amount
2017 000123	0039 008 B	1799.04
<b>Date Due</b>		<b>Total Due</b>
12/15/2017		0.00



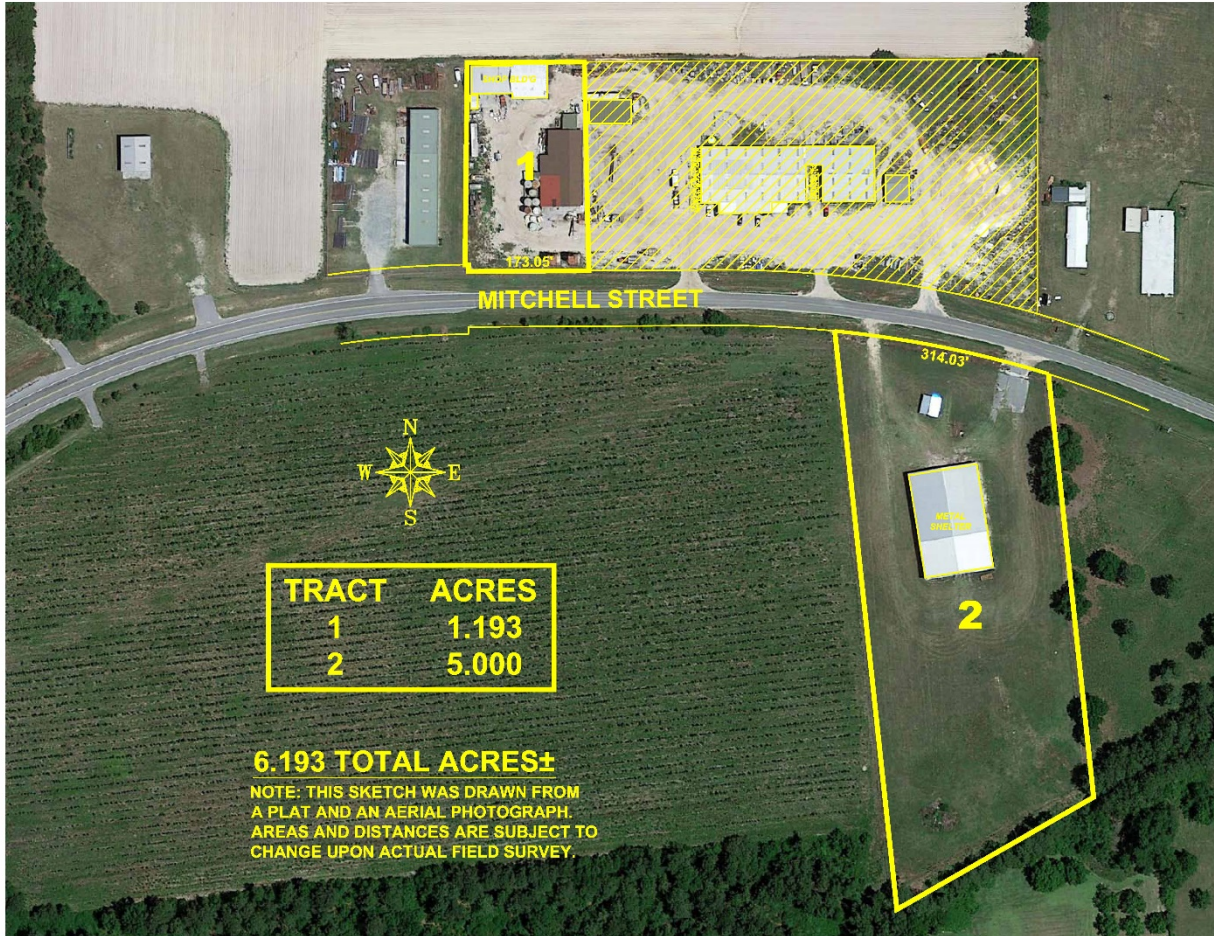
## 804 W Mitchell (Tract 2) Legal Description

**All that tract or parcel of land lying and being in the City of Adel and located in Land lot 314, 9<sup>th</sup> Land District, Cook County, Georgia, and being the parcel consisting of 5.000 acres all according to that plat of survey prepared for The Church of the Lord Jesus Christ Apostolic Faith and Doctrine, Inc., by Hampton & Associates Surveying Company, a registered land surveyor, on February 16, 1994, and recorded in Plat Cabinet File 71, Page 8, Cook County, Georgia, deed records. Said plat is incorporated herein by reference and made a part of this description. Said lot fronts on Mitchell Street and is the same property described in that certain Warranty Deed from Williams Investment Company to The Church of the Lord Jesus Christ Apostolic Faith and Doctrine, Inc., recorded in Deed Book 247, Page 278, said County deed records.**

# 804 W Mitchell Auction Overlay

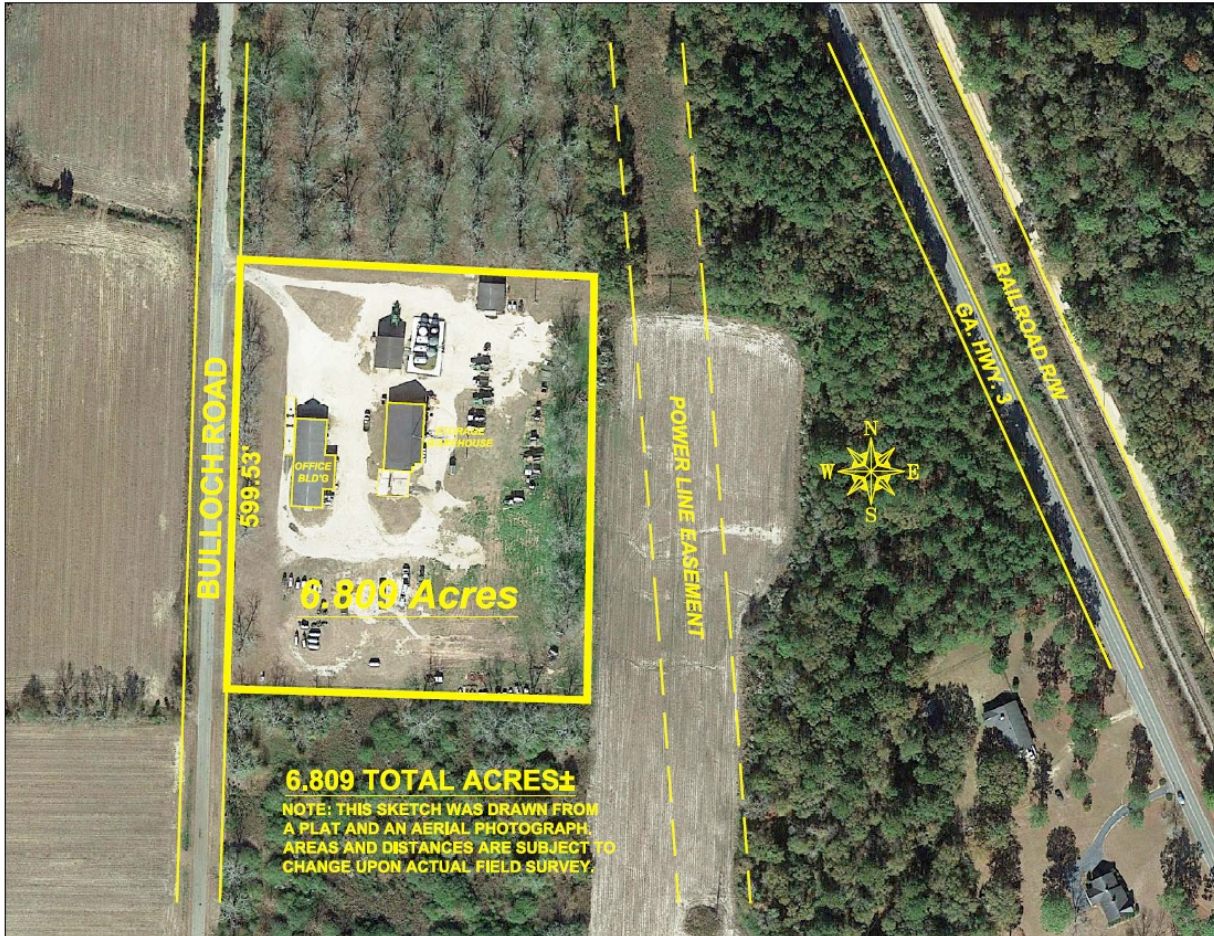


# 804 W Mitchell Auction Division





## 7100 Bulloch Road



6.809 Acres,(4) Outbuildings which includes a 40'x120' Building that includes office space with adjoining warehouse space.

**Property Location:** 7100 Bulloch Road, Meigs, Georgia 31765

**Tax Parcel:** 072 048

**Taxes 2017:** \$4,101.35

# 7100 Bulloch Road Tax Card – Page 1



## Summary

Parcel Number 072 048  
 Location Address 7100 BULLOCH RD  
 Legal Description 6.81 AC/ 7100 BULLOCH RD  
 (Note: Not to be used on legal documents)  
 Class C4-Commercial  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Zoning I  
 Tax District 04 Fire District 03 (District 04)  
 Millage Rate 26.315  
 Acres 6.81  
 Neighborhood Rur Par North West (155022)  
 Homestead No (50)  
 Exemption  
 Landlot/District 48 / 17

[View Map](#)



## Owner

Crop Production Services Inc  
 3005 rocky Mountain Ave  
 Loveland, CO 80538

## Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
COM	Industrial Land \$20K	Acres	296,644	0	0	6.81	0

## Commercial Improvement Information

Description WAREHOUSE-STORAGE  
 Value \$28,993  
 Actual Year Built 1992  
 Effective Year Built 1992  
 Square Feet 1596  
 Wall Height 10  
 Wall Frames Bearing Wall  
 Exterior Wall Galvanized Metal  
 Roof Cover Asphalt Shingles  
 Interior Walls Unfinished  
 Floor Construction Concrete On Ground  
 Floor Finish Concrete  
 Ceiling Finish No Ceiling  
 Lighting Standard Flor Fixtures  
 Heating No Heat  
 Number of Buildings 1

Description OFFICE LOW COST  
 Value \$142,797  
 Actual Year Built 1992  
 Effective Year Built 2000  
 Square Feet 4800  
 Wall Height 12  
 Wall Frames Bearing Wall  
 Exterior Wall Galvanized Metal  
 Roof Cover Asphalt Shingles  
 Interior Walls Sheetrock  
 Floor Construction Concrete On Ground  
 Floor Finish 68% Concrete  
 32% Carpet  
 Ceiling Finish Celotex  
 Lighting Standard Flor Fixtures  
 Heating 32% Central Heating and AC  
 68% No Heat  
 Number of Buildings 1

Description FERTILIZER PLAN  
 Value \$65,613  
 Actual Year Built 1992  
 Effective Year Built 1985  
 Square Feet 4275



## 7100 Bulloch Road Tax Card – Page 2

Wall Height	15
Wall Frames	Steel
Exterior Wall	
Roof Cover	
Interior Walls	
Floor Construction	Concrete
Floor Finish	Concrete
Ceiling Finish	
Lighting	Sodium Halide
Heating	No Heating
Number of Buildings	1

### Accessory Information

An error has occurred while trying to display this part of the page.  
We apologize for any inconvenience.

### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/2/2007	1486 182	2 56D	\$0	Title Clarification/Correction	ROYSTER-CLARK AGRICULTURE INC	Crop Production Services Inc
4/22/1999	706 7 5		\$262,800	Kin/Not Arms-Length	IMC AGRIBUSINESS INC	ROYSTER-CLARK AGRICULTURE INC
8/19/1996	706 71-4	PC2 56D	\$0	Name Change	VIGORO INDUSTRIES INC	IMC AGRIBUSINESS INC
3/9/1993	381 125	PC-25 6-D	\$0	NOT FMV	VIGORO INDUSTRIES INC	VIGORO INDUSTRIES INC

### Valuation

	2018	2017	2016	2015
Previous Value	\$389,639	\$421,222	\$423,277	\$423,277
Land Value	\$136,200	\$136,200	\$41,507	\$41,507
+ Improvement Value	\$220,562	\$237,403	\$364,070	\$364,070
+ Accessory Value	\$16,036	\$16,036	\$15,645	\$17,700
= Current Value	\$372,798	\$389,639	\$421,222	\$423,277

### Photos

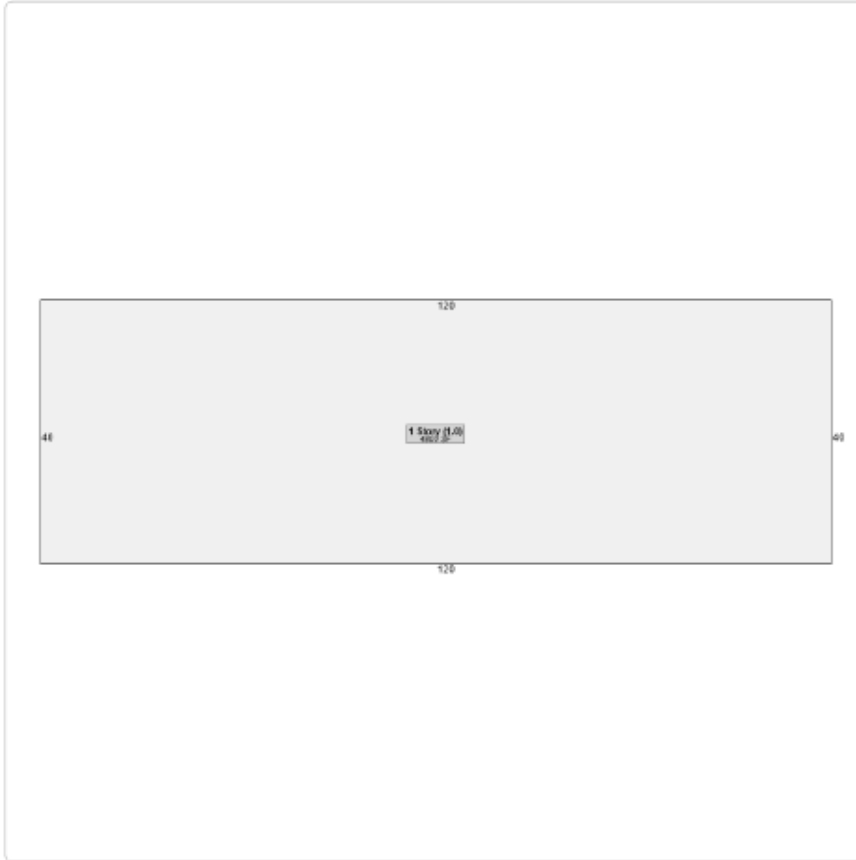


# 7100 Bulloch Road Tax Card – Page 3

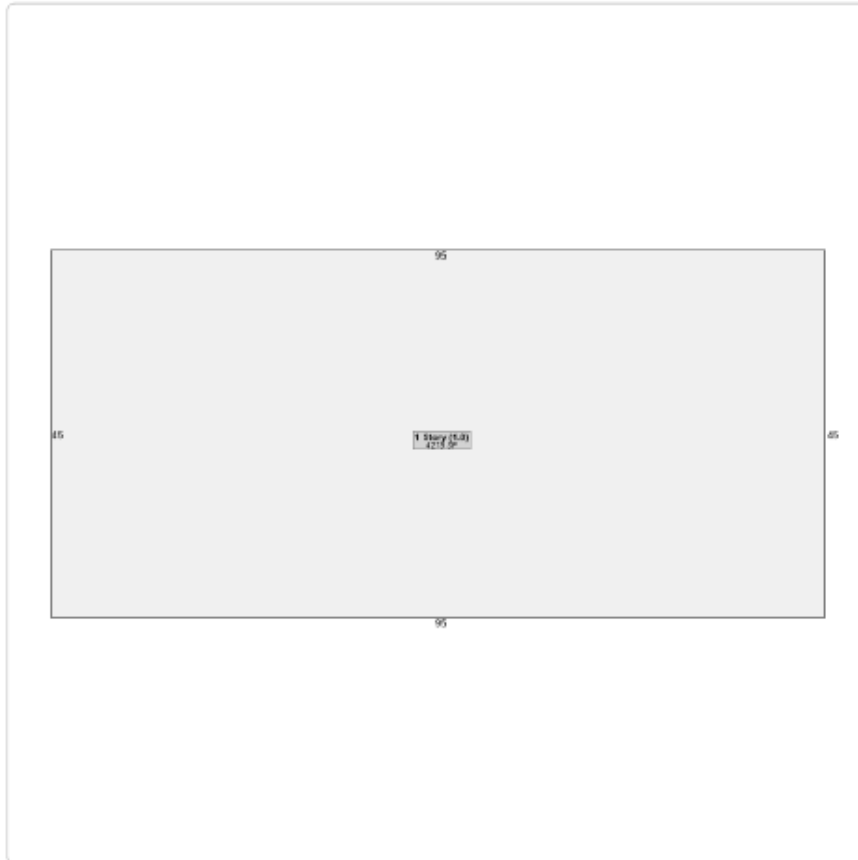


Sketches

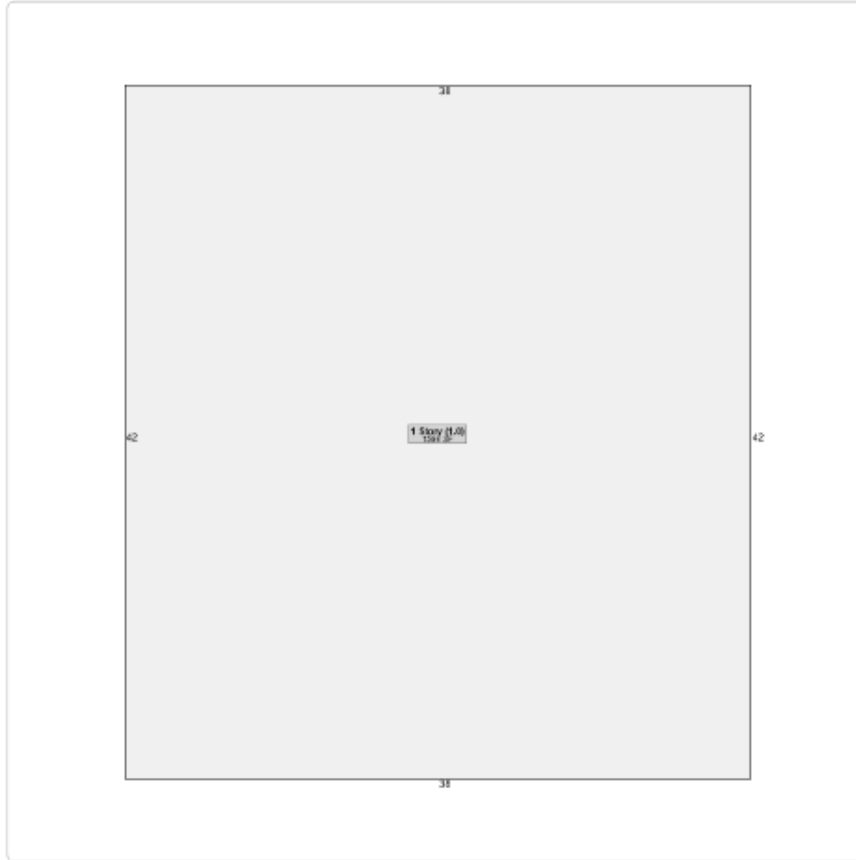
# 7100 Bulloch Road Tax Card – Page 4



# 7100 Bulloch Road Tax Card – Page 5



# 7100 Bulloch Road Tax Card – Page 6



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

The Thomas 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 2017 Certified Values. All other data is subject to change.

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# 7100 Bulloch Road Tax Map



**Overview**

**Legend**

- Parcels

<b>Parcel ID</b>	072 048	<b>Owner</b>	Crop Production Services Inc	<b>Last 2 Sales</b>			
<b>Class Code</b>	Commercial		3005 rocky Mountain Ave	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	04 Fire District 03		Loveland CO 80538	7/2/2007	0	15	U
	04 Fire District 03	<b>Physical Address</b>	7100 BULLOCH RD	4/22/1999	\$262800	05	U
<b>Acres</b>	6.81	<b>Assessed Value</b>	Value \$372798				

(Note: Not to be used on legal documents)

Date created: 6/2/2018  
 Last Data Uploaded: 6/1/2018 11:45:07 AM

Developed by

# 7100 Bulloch Road 2017 Tax Bill

## 2017 THOMAS COUNTY AD VALOREM TAX NOTICE

## Internet Tax Bill

08/27/2018 03:12 PM

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



BILL NUMB. 2017 5411  
ACCT NUMB. 162420 010  
TAXPAYER CROP PRODUCTION SERVICES  
MAP NUMBER 00720-00000-048-000  
LOCATION 6.81 AC/ 7100 BULLOCH RD  
CURRENT YEAR TAXES \$0.00  
PAY THIS AMOUNT \$0.00  
ON OR BEFORE 11/15/2017

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

CROP PRODUCTION SERVICES  
3005 ROCKY MOUNTAIN AVE  
LOVELAND CO 80538

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	5411	162420 010	04	6.81 AC/ 7100 BULLOCH RD	00720-00000-048-000	389,639
TAXING ENTITY	ASSESSMENT	EXEMPTION	TAXABLE VALUE	MILLAGE RATE	CREDITS	TAXES DUE
COUNTY	156856	0	156856	0.007724	408.34	1203.83
EMER SER	156856	0	156856	0.001784	0	274.93
FIRE 3	156856	0	156856	0.002353	0	366.73
SCHOOL	156856	0	156856	0.014474	0	2255.86

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 \$4,101.35  
PENALTY/FEES \$0.00  
INTEREST \$0.00  
TOTAL AMT PAID \$4,101.35  
**TOTAL TAX DUE \$0.00**

CREDITS ARE LISTED FOR INFORMATION PURPOSES ONLY

CROP PRODUCTION SERVICES  
3005 ROCKY MOUNTAIN AVE  
LOVELAND CO 80538

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. 2.360  
Actual mill rate set by local officials incorporated. 8.007  
Actual mill rate set by local officials unincorporated. 0.003

# 7100 Bulloch Road Legal Description

Exhibit "A"

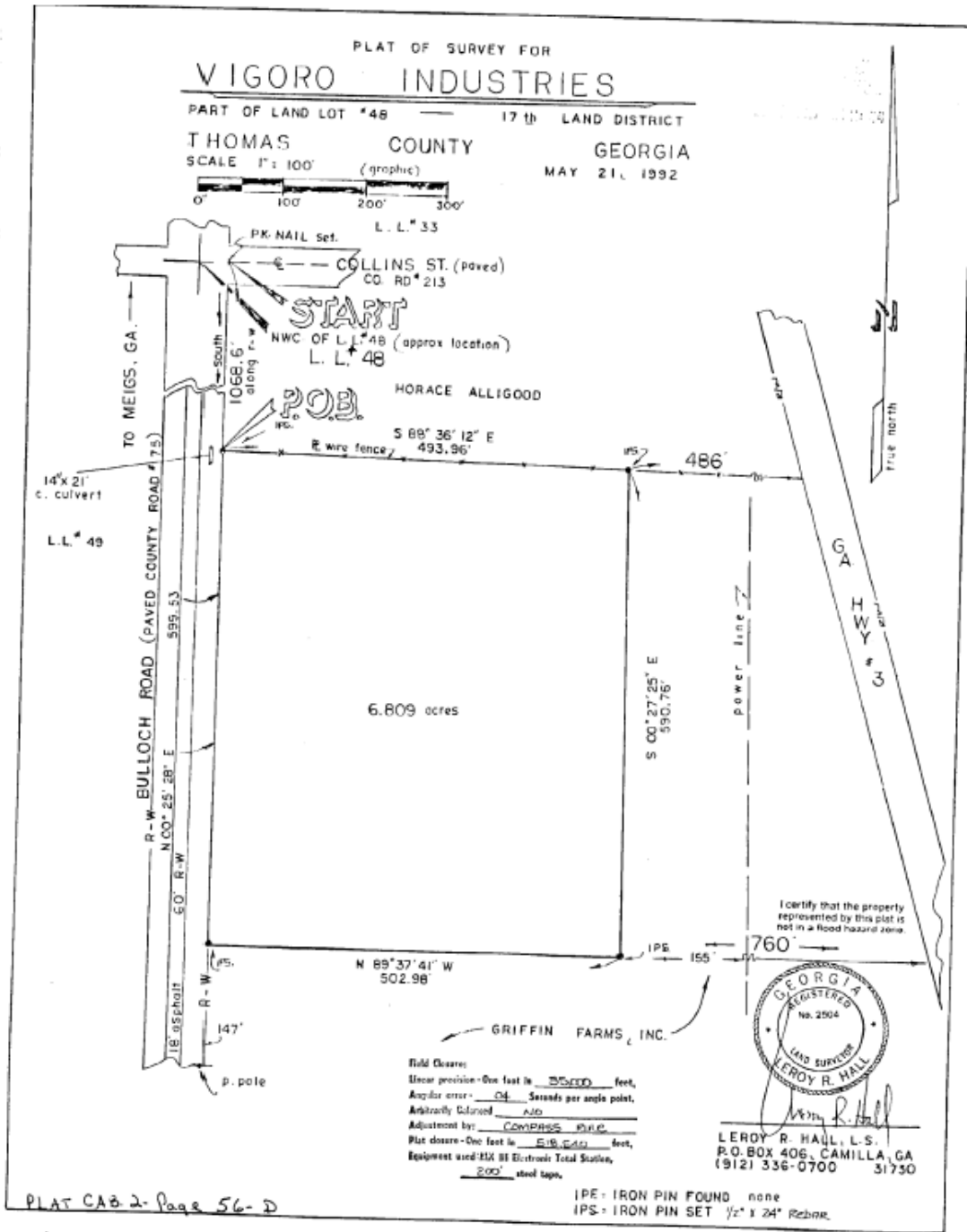
## LEGAL DESCRIPTION

All that tract or parcel of land, lying and being in Land Lot Number 48 in the 17th Land District of Thomas County, Georgia, and to find the Point of Beginning at the center line of Collins Street where the same is intersected by a projection of the Eastern right-of-way line of Bulloch Road (paved County Road Number (75), go thence South along a projection of the Eastern right-of-way line of Bulloch Road and the Eastern right-of-way line of Bulloch Road a distance of 1068.6 feet to an iron pin set and the Point of Beginning, go thence South 88 degrees 36 minutes 12 seconds East along a property line wire fence a distance of 493.96 feet to an iron pin set, go thence South 00 degrees 27 minutes 25 seconds East 590.76 feet to an iron pin set, go thence North 89 degrees 37 minutes 41 seconds West 502.98 feet to an iron pin set on the Eastern right-of-way line of Bulloch Road, go thence North 00 degrees 25 minutes 28 seconds East along the Eastern right-of-way line of Bulloch Road a distance of 599.53 feet to an iron pin set in the Point of Beginning.

Said tract contains 6.809 acres and being more particularly set forth on plat of the same by Leroy S. Hall, Registered Land Surveyor, dated May 21, 1992, and recorded in Plat CAB. 2, Page 56-D, in the Office of the Clerk of Superior Court of Thomas County, Georgia, reference to which is hereby made and specifically incorporated herein.

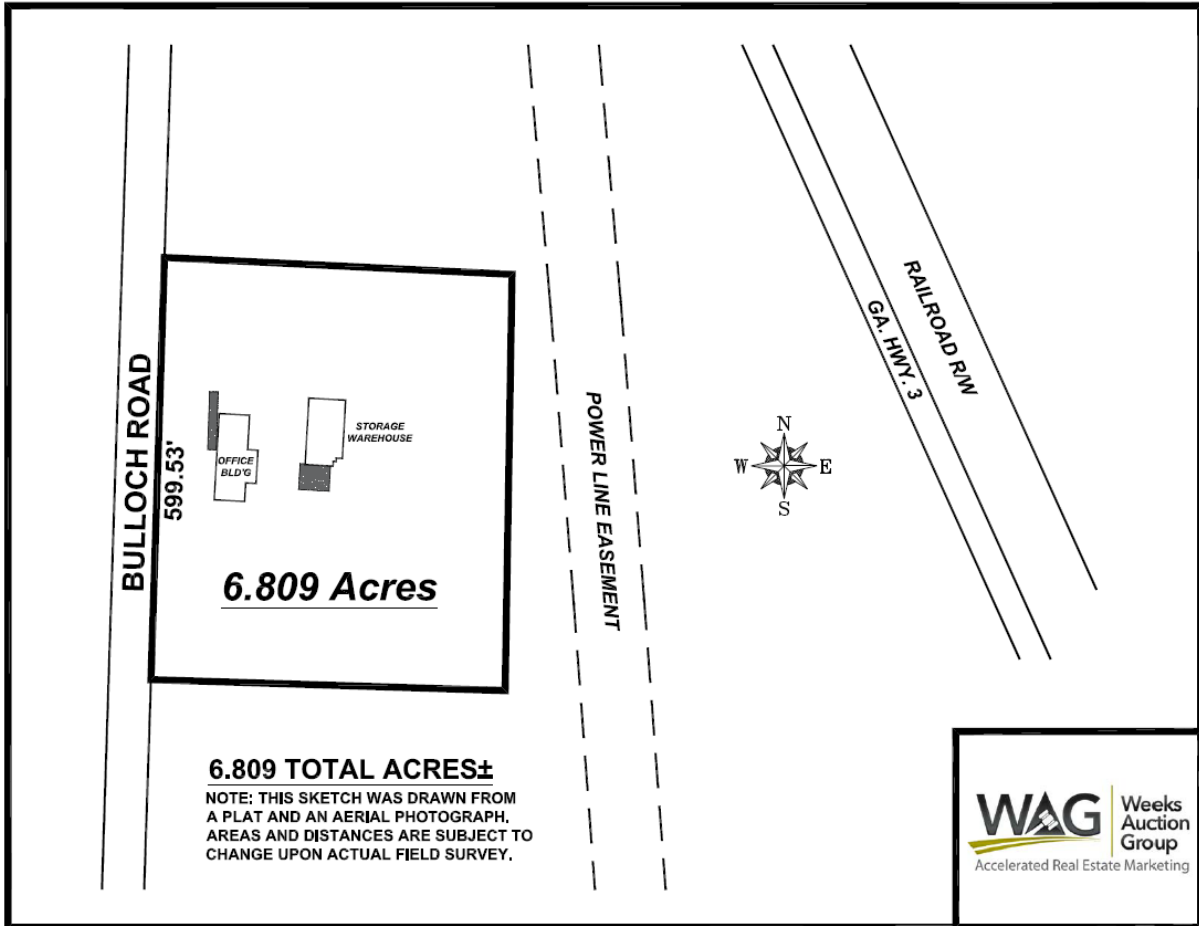
Property Address: 7100 Bulloch Rd., Meigs, GA 31765

# 7100 Bulloch Road Plat

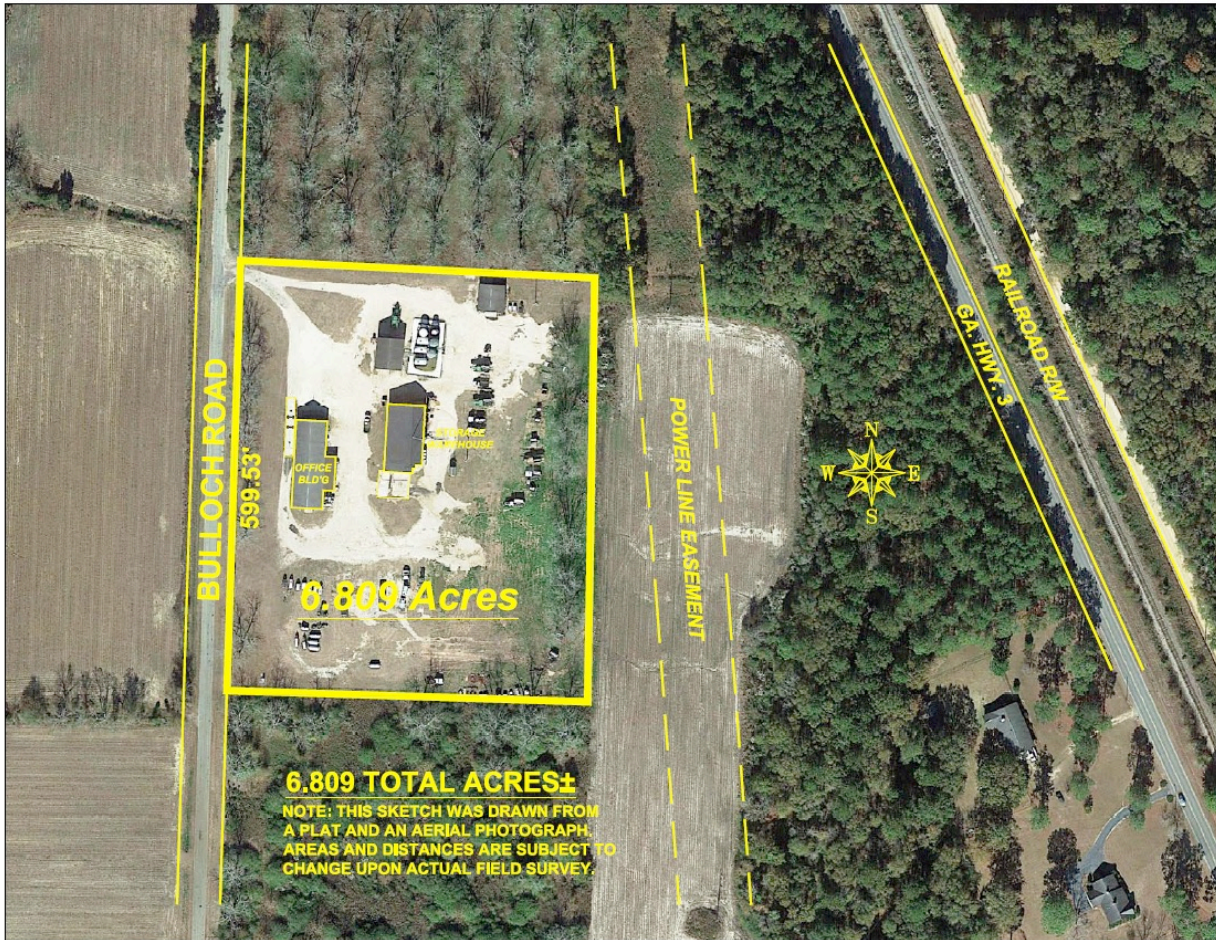




# 7100 Bulloch Road Auction Overlay



# 7100 Bulloch Road Auction Division





## 207 N Livingston Street



2.50 Acre Corner Lot. Features Mechanics shop & Large Warehouse Space.

**Property Location:** 207 N. Livingston Street, Sylvester, Georgia 31791

**Tax Parcel:** SV070189, SV070190, SV070191, SV070192, SV070193, SV070194, SV070193000A

**Taxes 2017:** \$3,415.82

# 207 N Livingston (SV070189) Tax Card



## Summary

**Parcel Number** SV070189  
**Location Address**  
**Legal Description** P/O LT 4 BLK 62  
(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** Sylvester (District 02)  
**Millage Rate** 33.904  
**Acres** 0.15  
**Homestead Exemption** No (50)  
**Landlot/District** N/A

[View Map](#)

## Owner

CROP PRODUCTION SVS INC  
 ATTN: TAX DEPT  
 3005 ROCKY MOUNTAIN AVE  
 LOVELAND, CO 80538

## Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
COM	FF-COM: 150.00	Front Feet	0	89	75	0.15	0

## Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/20/2008	790 134		\$0	Unqualified - Vacant		CROP PRODUCTION SVS INC
	151 406		\$0	Unqualified Sale		ODOM, J R & ELIDA

## Valuation

	2017	2016	2015
Previous Value	\$9,335	\$9,335	\$9,335
Land Value	\$9,335	\$9,335	\$9,335
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$9,335	\$9,335	\$9,335

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.

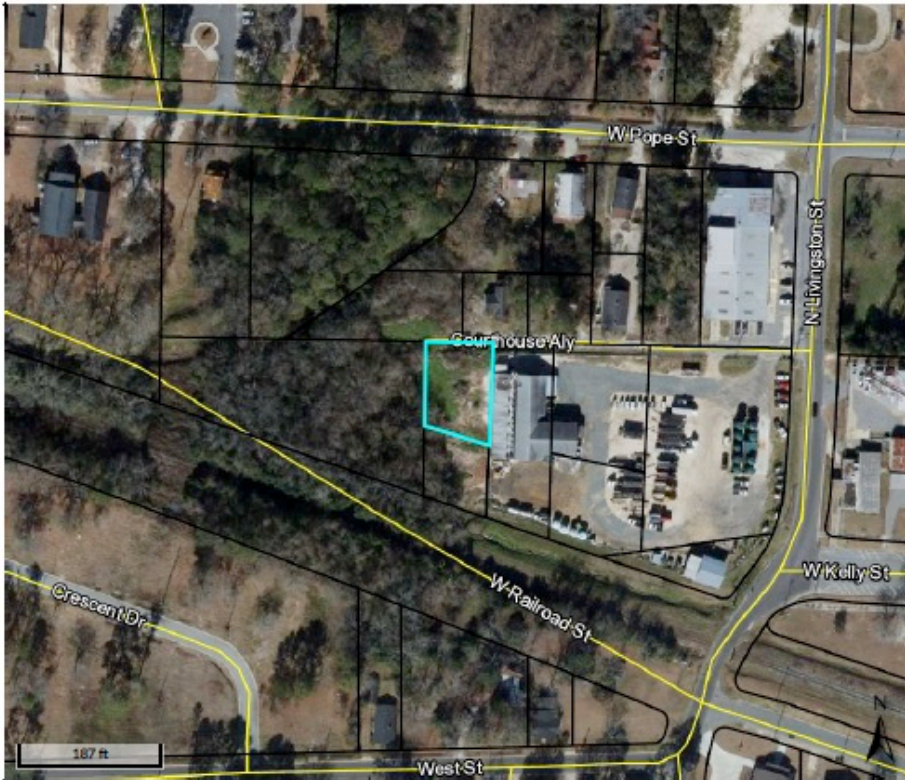
The Worth County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

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# 207 N Livingston (SV070189) Tax Map



**Legend**  
 □ Parcels  
 — Roads

<b>Parcel ID</b>	SV070189	<b>Owner</b>	CROP PRODUCTION SVS INC	<b>Last 2 Sales</b>			
<b>Class Code</b>	Commercial		ATTN: TAX DEPT	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	Sylvester		3005 ROCKY MOUNTAIN AVE	3/20/2008	0	UV	U
	Sylvester		LOVELAND CO 80538	n/a	0	n/a	n/a
<b>Acres</b>	0.15	<b>Physical Address</b>	n/a				
		<b>Assessed Value</b>	Value \$9335				

(Note: Not to be used on legal documents)

Date created: 6/2/2018  
 Last Data Uploaded: 6/1/2018 11:48:35 AM

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# 207 N Livingston (SV070189) 2017 Tax Bill

## 2017 AD VALOREM TAX NOTICE FOR THE COUNTY OF WORTH

Worth Co. Tax Office.  
Tabetha Dupriest TC  
201 N. Main St TM-15  
Sylvester, GA. 31791



**BILL NUMB.** 2017 2447  
**ACCT NUMB.** 122350 010  
**TAXPAYER** CROP PRODUCTION SVS INC  
**MAP NUMBER** SV070-00000-189-000  
**LOCATION** P/O LT 4 BLK 62  
**PAYMENT AMOUNT** \$0.00  
**ON OR BEFORE** 12/20/2017

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

CROP PRODUCTION SVS INC  
ATTN: TAX DEPT  
3005 ROCKY MOUNTAIN AVE  
LOVELAND CO 80538

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

## 2017 AD VALOREM TAX NOTICE FOR THE COUNTY OF WORTH

YEAR	BILL NUM	ACCOUNT NUMBER	DI	LOCATION/DESCRIPTION	MAP/PARCEL	FAIR MARKET VALUE
2017	2447	122350 010	02	P/O LT 4 BLK 62	SV070-00000-189-000	9,335
DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	SALE DATE	TOTAL ACRES	
790	134			03/20/2008	0.16	
TAXING ENTITY	ASSESSMENT				TAXES DUE	
COUNTY					3734	46.9
EDA					3734	2.21
SCHOOL					3734	57.88
SYLVESTER					3734	27.08



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

THIS YEAR TAX \$134.07  
**TOTAL TAX DUE** \$0.00  
PAYMENTS: **MADE ON 10/11/2017** \$134.07

CREDITS ARE LISTED FOR INFORMATION PURPOSES ONLY

CROP PRODUCTION SVS INC  
ATTN: TAX DEPT  
3005 ROCKY MOUNTAIN AVE  
LOVELAND CO 80538

PAYMENT MUST BE MADE ON OR BEFORE  
**12/20/2017**  
YOUR CANCELLED CHECK IS YOUR RECEIPT

Worth Co. Tax Office.  
Tabetha Dupriest TC  
201 N. Main St TM-15  
Sylvester, GA. 31791

### 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 now receiving the benefit of the exemption, you must apply for the exemption not later than 3/01/2018 in order to receive the exemption in future years. For information on eligibility for exemptions or the proper method of applying for an exemption, you may contact the office of the County Tax Office at Worth Co. Courthouse 229-776-8204. If you feel that your property has been assigned too high a value for tax purposes by the Board of Tax Assessors, you should file a return reducing the value not later than 04/01/2018 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 Worth Co. Courthouse and/or 229-776-8204.

# 207 N Livingston (SV070190) Tax Card



## Summary

**Parcel Number** SV070190  
**Location Address**  
**Legal Description** P/O LT 3 BLK 63 364 62  
 (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** Sylvester (District 02)  
**Millage Rate** 33.904  
**Acres** 0.11  
**Homestead Exemption** No (50)  
**Landlot/District** N/A

[View Map](#)

## Owner

CROP PRODUCTION SVS INC  
 ATTN: TAX DEPT  
 3005 ROCKY MOUNTAIN AVE  
 LOVELAND, CO 80538

## Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
COM	FF-COM: 150.00	Front Feet	0	90	55	0.11	0

## Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/20/2008	790 134		\$0	Unqualified - Vacant		CROP PRODUCTION SVS INC

## Valuation

	2017	2016	2015
Previous Value	\$7,965	\$7,965	\$7,965
Land Value	\$7,965	\$7,965	\$7,965
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$7,965	\$7,965	\$7,965

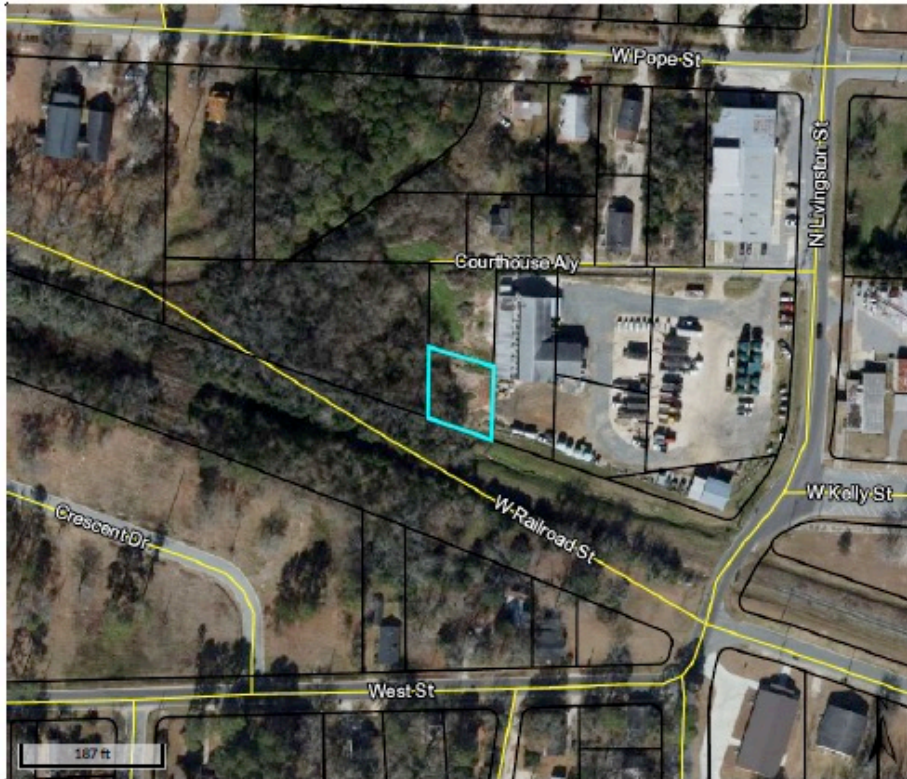
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# 207 N Livingston (SV070190) Tax Map



**Legend**  
 □ Parcels  
 — Roads

<b>Parcel ID</b>	SV070190	<b>Owner</b>	CROP PRODUCTION SVS INC	<b>Last 2 Sales</b>			
<b>Class Code</b>	Commercial		ATTN: TAX DEPT	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	Sylvester		3005 ROCKY MOUNTAIN AVE	3/20/2008	0	UV	U
	Sylvester	<b>Physical Address</b>	LOVELAND CO 80538	n/a	0	n/a	n/a
<b>Acres</b>	0.11	<b>Assessed Value</b>	Value \$7965				

(Note: Not to be used on legal documents)

Date created: 6/2/2018  
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Developed by





# 207 N Livingston (SV070190) 2017 Tax Bill

## 2017 AD VALOREM TAX NOTICE FOR THE COUNTY OF WORTH

Worth Co. Tax Office,  
Tabetha Dupriest TC  
201 N. Main St TM-15  
Sylvester, GA. 31791



**BILL NUMB.** 2017 2448  
**ACCT NUMB.** 122400 010  
**TAXPAYER** CROP PRODUCTION SVS INC  
**MAP NUMBER** SV070-00000-190-000  
**LOCATION** P/O LT 3 BLK 63 3&4 62  
**PAYMENT AMOUNT** \$0.00  
**ON OR BEFORE** 12/20/2017

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

CROP PRODUCTION SVS INC  
ATTN: TAX DEPT  
3005 ROCKY MOUNTAIN AVE  
LOVELAND CO 80538

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

## 2017 AD VALOREM TAX NOTICE FOR THE COUNTY OF WORTH

YEAR	BILL NUM	ACCOUNT NUMBER	DI	LOCATION/DESCRIPTION	MAP/PARCEL	FAIR MARKET VALUE
2017	2448	122400 010	02	P/O LT 3 BLK 63 3&4 62	SV070-00000-190-000	7,965
DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	SALE DATE	TOTAL ACRES	
790	134			03/20/2008	0.11	
TAXING ENTITY	ASSESSMENT				TAXES DUE	
COUNTY					3186	40.02
EDA					3186	1.88
SCHOOL					3186	49.38
SYLVESTER					3186	23.11



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

THIS YEAR TAX \$114.39  
**TOTAL TAX DUE** \$0.00  
PAYMENTS: **MADE ON 10/11/2017** \$114.39

CREDITS ARE LISTED FOR INFORMATION PURPOSES ONLY

CROP PRODUCTION SVS INC  
ATTN: TAX DEPT  
3005 ROCKY MOUNTAIN AVE  
LOVELAND CO 80538

PAYMENT MUST BE MADE ON OR BEFORE  
**12/20/2017**  
YOUR CANCELLED CHECK IS YOUR RECEIPT

Worth Co. Tax Office,  
Tabetha Dupriest TC  
201 N. Main St TM-15  
Sylvester, GA. 31791

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# 207 N Livingston (SV070191) Tax Card



## Summary

**Parcel Number** SV070191  
**Location Address**  
**Legal Description** P/O LT 3 BLK 63, 4 BLK 62  
(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** Sylvester (District 02)  
**Millage Rate** 33.904  
**Acres** 0.28  
**Homestead Exemption** No (50)  
**Landlot/District** N/A

[View Map](#)

## Owner

CROP PRODUCTION SVS INC  
 ATTN: TAX DEPT  
 3005 ROCKY MOUNTAIN AVE  
 LOVELAND, CO 80538

## Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
COM	FF-COM: 150.00	Front Feet	0	80	150	0.28	0

## Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
WAREHOUSE, MISCELLANEOUS	1900	0x0 / 0	1	\$85,000

## Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/20/2008	790 134	8 4	\$0	Unqualified - Vacant		CROP PRODUCTION SVS INC
	151 134	8 4	\$0	Unqualified Sale	CITY OF SYLVESTER	ODOM, JR & ELIDA

## Valuation

	2017	2016	2015
Previous Value	\$97,000	\$97,000	\$97,000
Land Value	\$12,000	\$12,000	\$12,000
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$85,000	\$85,000	\$85,000
= Current Value	\$97,000	\$97,000	\$97,000

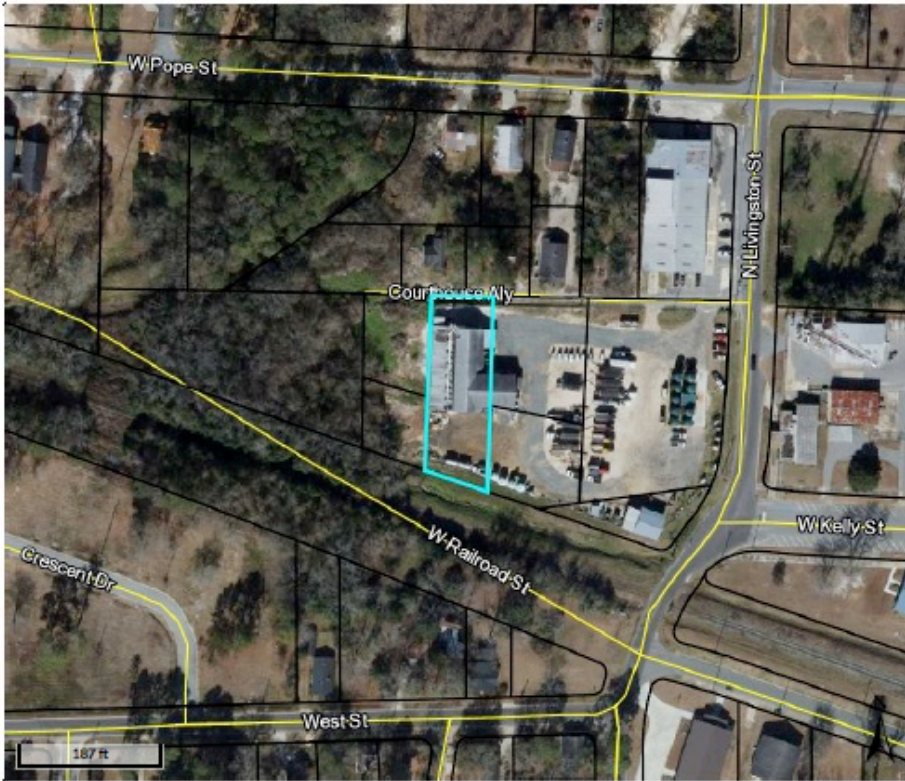
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# 207 N Livingston (SV070191) Tax Map



**Overview**

**Legend**

- Parcels
- Roads

<b>Parcel ID</b>	SV070191	<b>Owner</b>	CROP PRODUCTION SVS INC	<b>Last 2 Sales</b>			
<b>Class Code</b>	Commercial		ATTN: TAX DEPT	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	Sylvester		3005 ROCKY MOUNTAIN AVE	3/20/2008	0	UV	U
	Sylvester	<b>Physical Address</b>	LOVELAND CO 80538	n/a	0	n/a	n/a
<b>Acres</b>	0.28	<b>Assessed Value</b>	Value \$97000				

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

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# 207 N Livingston (SV070191) 2017 Tax Bill

## 2017 AD VALOREM TAX NOTICE FOR THE COUNTY OF WORTH

Worth Co. Tax Office,  
Tabetha Dupriest TC  
201 N. Main St TM-15  
Sylvester, GA. 31791



**BILL NUMB.** 2017 2449  
**ACCT NUMB.** 122450 010  
**TAXPAYER** CROP PRODUCTION SVS INC  
**MAP NUMBER** SV070-00000-191-000  
**LOCATION** P/O LT 3 BLK 63, 4 BLK 62  
**PAYMENT AMOUNT** \$0.00  
**ON OR BEFORE** 12/20/2017

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

CROP PRODUCTION SVS INC  
ATTN: TAX DEPT  
3005 ROCKY MOUNTAIN AVE  
LOVELAND CO 80538

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

## 2017 AD VALOREM TAX NOTICE FOR THE COUNTY OF WORTH

YEAR	BILL NUM	ACCOUNT NUMBER	DI	LOCATION/DESCRIPTION	MAP/PARCEL	FAIR MARKET VALUE
2017	2449	122450 010	02	P/O LT 3 BLK 63, 4 BLK 62	SV070-00000-191-000	\$7,500
DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	SALE DATE	TOTAL ACRES	
790	134			03/20/2008	0.28	
TAXING ENTITY	ASSESSMENT				TAXES DUE	
COUNTY	38800				487.33	
EDA	38800				22.93	
SCHOOL	38800				601.4	
SYLVESTER	38800				281.42	



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THIS YEAR TAX \$1,393.08  
**TOTAL TAX DUE** \$0.00  
PAYMENTS: **MADE ON 10/11/2017** \$1,393.08

CREDITS ARE LISTED FOR INFORMATION PURPOSES ONLY

CROP PRODUCTION SVS INC  
ATTN: TAX DEPT  
3005 ROCKY MOUNTAIN AVE  
LOVELAND CO 80538

PAYMENT MUST BE MADE ON OR BEFORE  
**12/20/2017**  
YOUR CANCELLED CHECK IS YOUR RECEIPT

Worth Co. Tax Office,  
Tabetha Dupriest TC  
201 N. Main St TM-15  
Sylvester, GA. 31791

### 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 now receiving the benefit of the exemption, you must apply for the exemption not later than 3/01/2018 in order to receive the exemption in future years. For information on eligibility for exemptions or the proper method of applying for an exemption, you may contact the office of the County Tax Office at Worth Co. Courthouse 229-776-8204. If you feel that your property has been assigned too high a value for tax purposes by the Board of Tax Assessors, you should file a return reducing the value not later than 04/01/2018 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 Worth Co. Courthouse and/or 229-776-8204.

# 207 N Livingston (SV070192) Tax Card



## Summary

**Parcel Number** SV070192  
**Location Address**  
**Legal Description** P/O LOT 3 BLK 63 790/137  
(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** Sylvester (District 02)  
**Millage Rate** 33.904  
**Acres** 0.39  
**Homestead Exemption** No (50)  
**Landlot/District** N/A

[View Map](#)

## Owner

CROP PRODUCTION SVS INC  
 ATTN: TAX DEPT  
 3005 ROCKY MOUNTAIN AVE  
 LOVELAND, CO 80538

## Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
COM	FF-COM: 150.00	Front Feet	0	166	103	0.39	0

## Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/20/2008	790 134	7 163	\$0	Unqualified - Vacant		CROP PRODUCTION SVS INC

## Valuation

	2017	2016	2015
Previous Value	\$20,605	\$20,605	\$20,605
Land Value	\$20,605	\$20,605	\$20,605
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$20,605	\$20,605	\$20,605

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.

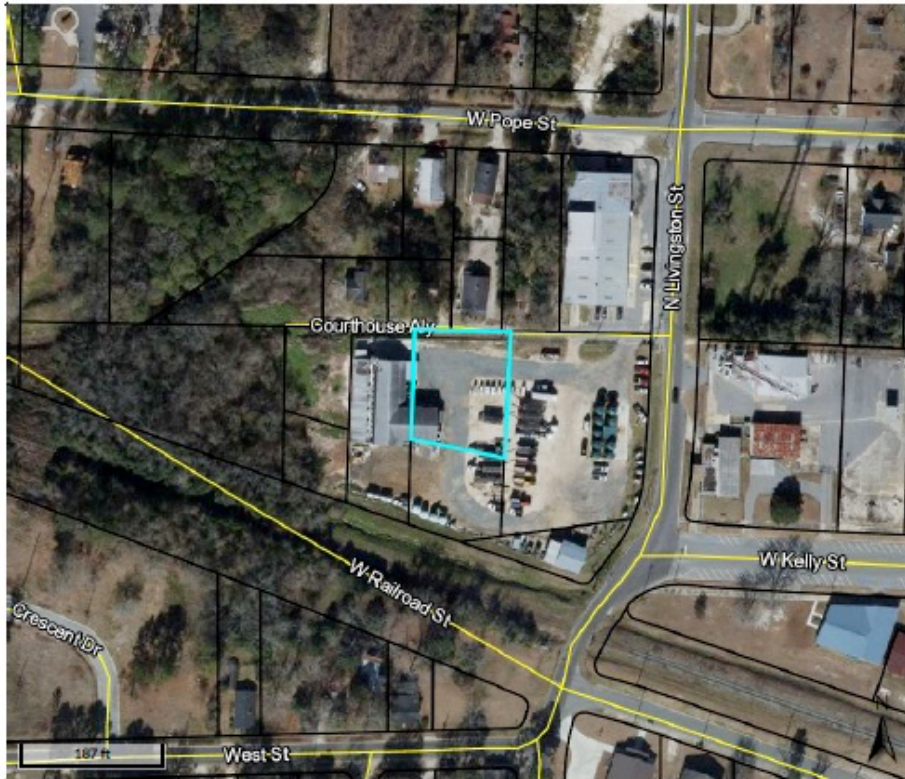
The Worth County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

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# 207 N Livingston (SV070192) Tax Map



**Legend**  
 □ Parcels  
 — Roads

<b>Parcel ID</b>	SV070192	<b>Owner</b>	CROP PRODUCTION SVS INC	<b>Last 2 Sales</b>			
<b>Class Code</b>	Commercial		ATTN: TAX DEPT	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	Sylvester		3005 ROCKY MOUNTAIN AVE	3/20/2008	0	UV	U
	Sylvester	<b>Physical Address</b>	LOVELAND CO 80538	n/a	0	n/a	n/a
<b>Acres</b>	0.39	<b>Assessed Value</b>	Value \$20605				

(Note: Not to be used on legal documents)

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# 207 N Livingston (SV070192) 2017 Tax Bill

## 2017 AD VALOREM TAX NOTICE FOR THE COUNTY OF WORTH

Worth Co. Tax Office.  
 Tabetha Dupriest TC  
 201 N. Main St TM-15  
 Sylvester, GA. 31791



**BILL NUMB.** 2017 2450  
**ACCT NUMB.** 122500 010  
**TAXPAYER** CROP PRODUCTION SVS INC  
**MAP NUMBER** SV070-00000-192-000  
**LOCATION** PIO LOT 3 BLK 63 790/137  
**PAYMENT AMOUNT** \$0.00  
**ON OR BEFORE** 12/20/2017

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

CROP PRODUCTION SVS INC  
 ATTN: TAX DEPT  
 3005 ROCKY MOUNTAIN AVE  
 LOVELAND CO 80538

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

## 2017 AD VALOREM TAX NOTICE FOR THE COUNTY OF WORTH

YEAR	BILL NUM	ACCOUNT NUMBER	DI	LOCATION/DESCRIPTION	MAP/PARCEL	FAIR MARKET VALUE
2017	2450	122500 010	02	PIO LOT 3 BLK 63 790/137	SV070-00000-192-000	20,405
DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	SALE DATE	TOTAL ACRES	
790	134			03/20/2008	0.39	
TAXING ENTITY	ASSESSMENT				TAXES DUE	
COUNTY					8242	103.52
EDA					8242	4.87
SCHOOL					8242	127.75
SYLVESTER					8242	59.78



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THIS YEAR TAX \$295.92  
**TOTAL TAX DUE** \$0.00  
 PAYMENTS: MADE ON 10/11/2017 \$295.92

CREDITS ARE LISTED FOR INFORMATION PURPOSES ONLY

CROP PRODUCTION SVS INC  
 ATTN: TAX DEPT  
 3005 ROCKY MOUNTAIN AVE  
 LOVELAND CO 80538

PAYMENT MUST BE MADE ON OR BEFORE  
**12/20/2017**  
 YOUR CANCELLED CHECK IS YOUR RECEIPT

Worth Co. Tax Office.  
 Tabetha Dupriest TC  
 201 N. Main St TM-15  
 Sylvester, GA. 31791

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

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# 207 N Livingston (SV070193) Tax Card



## Summary

**Parcel Number** SV070193  
**Location Address**  
**Legal Description** ALL LOT 4 BLK 63  
(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** Sylvester (District 02)  
**Millage Rate** 33.904  
**Acres** 0.8  
**Homestead Exemption** No (50)  
**Landlot/District** N/A

[View Map](#)

## Owner

CROP PRODUCTION SVS INC  
 ATTN: TAX DEPT  
 3005 ROCKY MOUNTAIN AVE  
 LOVELAND, CO 80538

## Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
COM	FF-COM: 150.00	Front Feet	0	210	165	0.8	0

## Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
TANK, VERTICAL BULK STORAGE	1900	0x0 / 0	6	\$30,000

## Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/20/2008	790 134	7 163	\$0	Unqualified - Vacant		CROP PRODUCTION SVS INC

## Valuation

	2017	2016	2015
Previous Value	\$63,075	\$63,075	\$63,075
Land Value	\$33,075	\$33,075	\$33,075
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$30,000	\$30,000	\$30,000
= Current Value	\$63,075	\$63,075	\$63,075

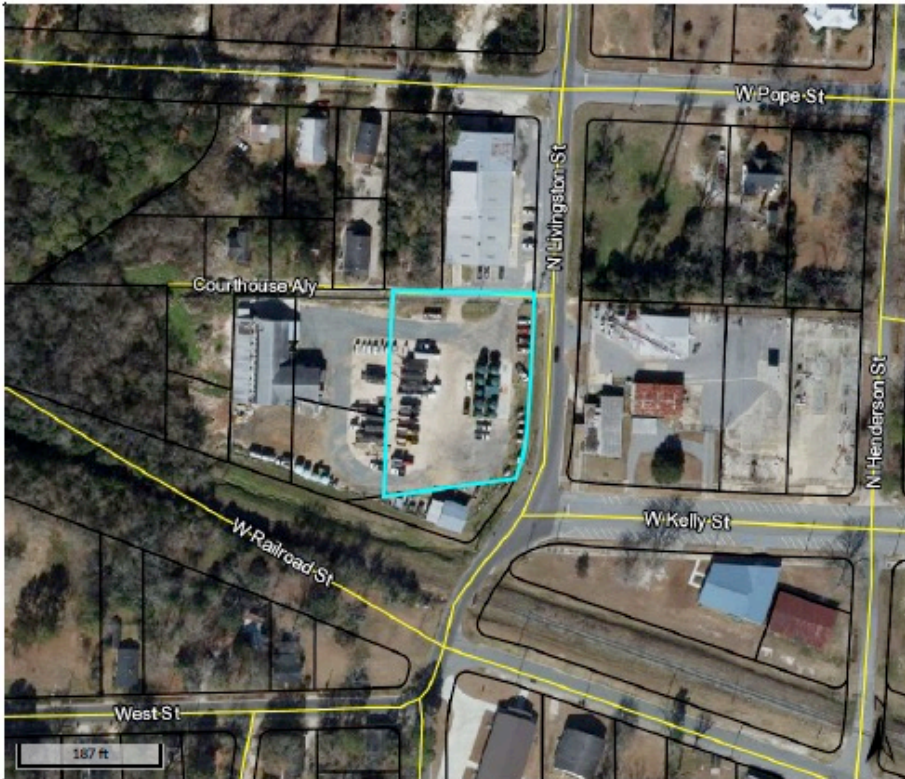
No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits, Photos, Sketches.

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# 207 N Livingston (SV070193) Tax Map



**Legend**  
 □ Parcels  
 — Roads

<b>Parcel ID</b>	SV070193	<b>Owner</b>	CROP PRODUCTION SVS INC	<b>Last 2 Sales</b>			
<b>Class Code</b>	Commercial		ATTN: TAX DEPT	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	Sylvester		3005 ROCKY MOUNTAIN AVE	3/20/2008	0	UV	U
	Sylvester	<b>Physical Address</b>	LOVELAND CO 80538	n/a	0	n/a	n/a
<b>Acres</b>	0.8	<b>Assessed Value</b>	Value \$63075				

(Note: Not to be used on legal documents)

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# 207 N Livingston (SV070193) 2017 Tax Bill

## 2017 AD VALOREM TAX NOTICE FOR THE COUNTY OF WORTH

Worth Co. Tax Office,  
Tabetha Dupriest TC  
201 N. Main St TM-15  
Sylvester, GA. 31791



**BILL NUMB.** 2017 2451  
**ACCT NUMB.** 122550 010  
**TAXPAYER** CROP PRODUCTION SVS INC  
**MAP NUMBER** SV070-00000-193-000  
**LOCATION** ALL LOT 4 BLK 63  
**PAYMENT AMOUNT** \$0.00  
**ON OR BEFORE** 12/20/2017

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

CROP PRODUCTION SVS INC  
ATTN: TAX DEPT  
3005 ROCKY MOUNTAIN AVE  
LOVELAND CO 80538

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

## 2017 AD VALOREM TAX NOTICE FOR THE COUNTY OF WORTH

YEAR	BILL NUM	ACCOUNT NUMBER	DI	LOCATION/DESCRIPTION	MAP/PARCEL	FAIR MARKET VALUE
2017	2451	122550 010	02	ALL LOT 4 BLK 63	SV070-00000-193-000	\$3,875
DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	SALE DATE	TOTAL ACRES	
790	134			03/20/2008	0.8	
TAXING ENTITY	ASSESSMENT				TAXES DUE	
COUNTY					26230	316.89
EDA					26230	14.91
SCHOOL					26230	391.07
SYLVESTER					26230	182.99



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THIS YEAR TAX \$905.86  
**TOTAL TAX DUE** \$0.00  
PAYMENTS: **MADE ON 10/11/2017** \$905.86

CREDITS ARE LISTED FOR INFORMATION PURPOSES ONLY

CROP PRODUCTION SVS INC  
ATTN: TAX DEPT  
3005 ROCKY MOUNTAIN AVE  
LOVELAND CO 80538

PAYMENT MUST BE MADE ON OR BEFORE  
**12/20/2017**  
YOUR CANCELLED CHECK IS YOUR RECEIPT

Worth Co. Tax Office,  
Tabetha Dupriest TC  
201 N. Main St TM-15  
Sylvester, GA. 31791

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

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# 207 N Livingston (SV070194) Tax Card



## Summary

**Parcel Number** SV070194  
**Location Address**  
**Legal Description** P/O LT 3 BLK 63 364 62  
 (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** Sylvester (District 02)  
**Millage Rate** 33.904  
**Acres** 0.33  
**Homestead Exemption** No (50)  
**Landlot/District** N/A

[View Map](#)

## Owner

CROP PRODUCTION SVS INC  
 ATTN: TAX DEPT  
 3005 ROCKY MOUNTAIN AVE  
 LOVELAND, CO 80538

## Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
RES	FF-COM: 150.00	Front Feet	0	165	88	0.33	0

## Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/20/2008	790 134	8 4	\$0	Unqualified - Vacant		CROP PRODUCTION SVS INC
	151 134	8 4	\$0	Unqualified Sale		ODOM, J R & ELIDA

## Valuation

	2017	2016	2015
Previous Value	\$18,810	\$18,810	\$18,810
Land Value	\$18,810	\$18,810	\$18,810
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$18,810	\$18,810	\$18,810

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.

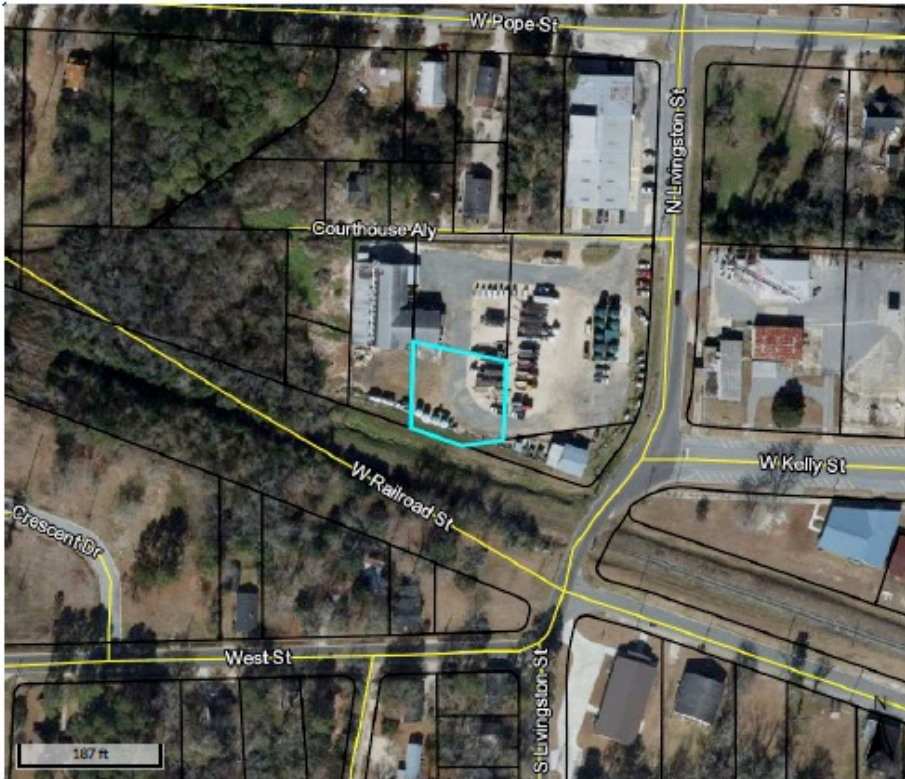
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# 207 N Livingston (SV070194) Tax Map



**Legend**  
 □ Parcels  
 — Roads

<b>Parcel ID</b>	SV070194	<b>Owner</b>	CROP PRODUCTION SVS INC	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		ATTN: TAX DEPT	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	Sylvester		3005 ROCKY MOUNTAIN AVE	3/20/2008	0	UV	U
	Sylvester		LOVELAND CO 80538	n/a	0	n/a	n/a
<b>Acres</b>	0.33	<b>Physical Address</b>	n/a				
		<b>Assessed Value</b>	Value \$18810				

(Note: Not to be used on legal documents)

Date created: 6/2/2018  
 Last Data Uploaded: 6/1/2018 11:48:35 AM

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# 207 N Livingston (SV070194) 2017 Tax Bill

## 2017 AD VALOREM TAX NOTICE FOR THE COUNTY OF WORTH

Worth Co. Tax Office.  
Tabetha Dupriest TC  
201 N. Main St TM-15  
Sylvester, GA. 31791



**BILL NUMB.** 2017 2453  
**ACCT NUMB.** 122650 010  
**TAXPAYER** CROP PRODUCTION SVS INC  
**MAP NUMBER** SV070-00000-194-000  
**LOCATION** P/O LT 3 BLK 63 3&4 62  
**PAYMENT AMOUNT** \$0.00  
**ON OR BEFORE** 12/20/2017

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

CROP PRODUCTION SVS INC  
ATTN: TAX DEPT  
3005 ROCKY MOUNTAIN AVE  
LOVELAND CO 80538

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## 2017 AD VALOREM TAX NOTICE FOR THE COUNTY OF WORTH

YEAR	BILL NUM	ACCOUNT NUMBER	DI	LOCATION/DESCRIPTION	MAP/PARCEL	FAIR MARKET VALUE
2017	2453	122650 010	02	P/O LT 3 BLK 63 3&4 62	SV070-00000-194-000	18,810
DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	SALE DATE	TOTAL ACRES	
790	134			03/20/2008	0.33	
TAXING ENTITY	ASSESSMENT				TAXES DUE	
COUNTY	7524				94.5	
EDA	7524				4.45	
SCHOOL	7524				116.82	
SYLVESTER	7524				54.57	



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THIS YEAR TAX \$270.14  
**TOTAL TAX DUE** \$0.00  
PAYMENTS: **MADE ON 10/11/2017** \$270.14

CREDITS ARE LISTED FOR INFORMATION PURPOSES ONLY

CROP PRODUCTION SVS INC  
ATTN: TAX DEPT  
3005 ROCKY MOUNTAIN AVE  
LOVELAND CO 80538

PAYMENT MUST BE MADE ON OR BEFORE  
**12/20/2017**  
YOUR CANCELLED CHECK IS YOUR RECEIPT

Worth Co. Tax Office.  
Tabetha Dupriest TC  
201 N. Main St TM-15  
Sylvester, GA. 31791

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# 207 N Livingston (SV07019300A) Tax Card



## Summary

**Parcel Number** SV07019300A  
**Location Address**  
**Legal Description** KELLY ST 790/137  
(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** Sylvester (District 02)  
**Millage Rate** 33.904  
**Acres** 0.44  
**Homestead Exemption** No (50)  
**Landlot/District** N/A

[View Map](#)

## Owner

CROP PRODUCTION SVS INC  
 ATTN: TAX DEPT  
 3005 ROCKY MOUNTAIN AVE  
 LOVELAND, CO 80538

## Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
COM	FF-COM: 150.00	Front Feet	0	83	231	0.44	0

## Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
STORAGE BUILDING	1900	0x0 / 0	1	\$7,000

## Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/20/2008	790 134		\$0	Unqualified - Vacant		CROP PRODUCTION SVS INC

## Valuation

	2017	2016	2015
Previous Value	\$21,052	\$21,052	\$21,052
Land Value	\$14,052	\$14,052	\$14,052
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$7,000	\$7,000	\$7,000
= Current Value	\$21,052	\$21,052	\$21,052

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

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# 207 N Livingston (SV07019300A) Tax Map



**Legend**  
 □ Parcels  
 — Roads

<b>Parcel ID</b>	SV07019300A	<b>Owner</b>	CROP PRODUCTION SVS INC	<b>Last 2 Sales</b>			
<b>Class Code</b>	Commercial		ATTN: TAX DEPT	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	Sylvester		3005 ROCKY MOUNTAIN AVE	3/20/2008	0	UV	U
	Sylvester	<b>Physical Address</b>	LOVELAND CO 80538	n/a	0	n/a	n/a
<b>Acres</b>	0.44	<b>Assessed Value</b>	Value \$21052				

(Note: Not to be used on legal documents)

Date created: 6/2/2018  
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# 207 N Livingston (SV07019300A) 2017 Tax Bill

## 2017 AD VALOREM TAX NOTICE FOR THE COUNTY OF WORTH

Worth Co. Tax Office,  
Tabetha Dupriest TC  
201 N. Main St TM-15  
Sylvester, GA. 31791



**BILL NUMB.** 2017 2452  
**ACCT NUMB.** 122600 010  
**TAXPAYER** CROP PRODUCTION SVS INC  
**MAP NUMBER** SV070-00000-193-00A  
**LOCATION** KELLY ST 790/137  
**PAYMENT AMOUNT** \$0.00  
**ON OR BEFORE** 12/20/2017

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

CROP PRODUCTION SVS INC  
ATTN: TAX DEPT  
3005 ROCKY MOUNTAIN AVE  
LOVELAND CO 80538

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## 2017 AD VALOREM TAX NOTICE FOR THE COUNTY OF WORTH

YEAR	BILL NUM	ACCOUNT NUMBER	DI	LOCATION/DESCRIPTION	MAP/PARCEL	FAIR MARKET VALUE
2017	2452	122600 010	02	KELLY ST 790/137	SV070-00000-193-00A	21,852
DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	SALE DATE	TOTAL ACRES	
790	134			03/20/2008	0.44	
TAXING ENTITY	ASSESSMENT				TAXES DUE	
COUNTY					8421	105.77
EDA					8421	4.98
SCHOOL					8421	130.53
SYLVESTER					8421	61.08



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THIS YEAR TAX \$302.36  
**TOTAL TAX DUE** \$0.00  
PAYMENTS: **MADE ON 10/11/2017** \$302.36

CREDITS ARE LISTED FOR INFORMATION PURPOSES ONLY

CROP PRODUCTION SVS INC  
ATTN: TAX DEPT  
3005 ROCKY MOUNTAIN AVE  
LOVELAND CO 80538

PAYMENT MUST BE MADE ON OR BEFORE  
**12/20/2017**  
YOUR CANCELLED CHECK IS YOUR RECEIPT

Worth Co. Tax Office,  
Tabetha Dupriest TC  
201 N. Main St TM-15  
Sylvester, GA. 31791

### 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 now receiving the benefit of the exemption, you must apply for the exemption not later than 3/01/2018 in order to receive the exemption in future years. For information on eligibility for exemptions or the proper method of applying for an exemption, you may contact the office of the County Tax Office at Worth Co. Courthouse 229-775-8204. If you feel that your property has been assigned too high a value for tax purposes by the Board of Tax Assessors, you should file a return reducing the value not later than 04/01/2018 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 Worth Co. Courthouse and/or 229-775-8204.

## 207 N Livingston Legal Description

### Tract Two:

All that tract or parcel of land situate, lying and being one (1) building lot in the City of Sylvester in Land Lot 358 in the 7<sup>th</sup> Land District of Worth County, Georgia, more particularly described as follows: BEGINNING at the northwest corner of Lot No. 3 in Block 63 in the City of Sylvester, thence go south 93.8 feet along the east margin of Jefferson Street; thence go south 83° 40' east 166 feet; thence go north 112.2 feet to the south margin of a 20 foot alley; thence go north 89° 52' west 165 feet to the point of beginning. According to survey and plat made by G. E. Warren, Surveyor on the 24<sup>th</sup> day of January, 1967, recorded in Plat Book 7, Page 163.

### Tract Three:

All that tract or parcel of land situate, lying and being a triangular shaped tract of land bounded on the north by W. A. Banks and J. R. Odom, on the east by J. R. Odom, on the south by Atlantic Coast Line Railroad right of way and the west by the run of a branch. Being part of Block Nos. 62 and 63 in the City of Sylvester and in Land Lot No. 358 in the 7<sup>th</sup> Land District of Worth County, Georgia, all according to a survey and plat made by G. B. Warren, Land Surveyor, on May 18, 1967, said plat recorded in Plat Book 8, Page 4 in the office of the Clerk of the Superior Court of Worth County, Georgia. Reference is made to said plat for the purpose of incorporating the same into and as a part of this description.

### Tract Four:

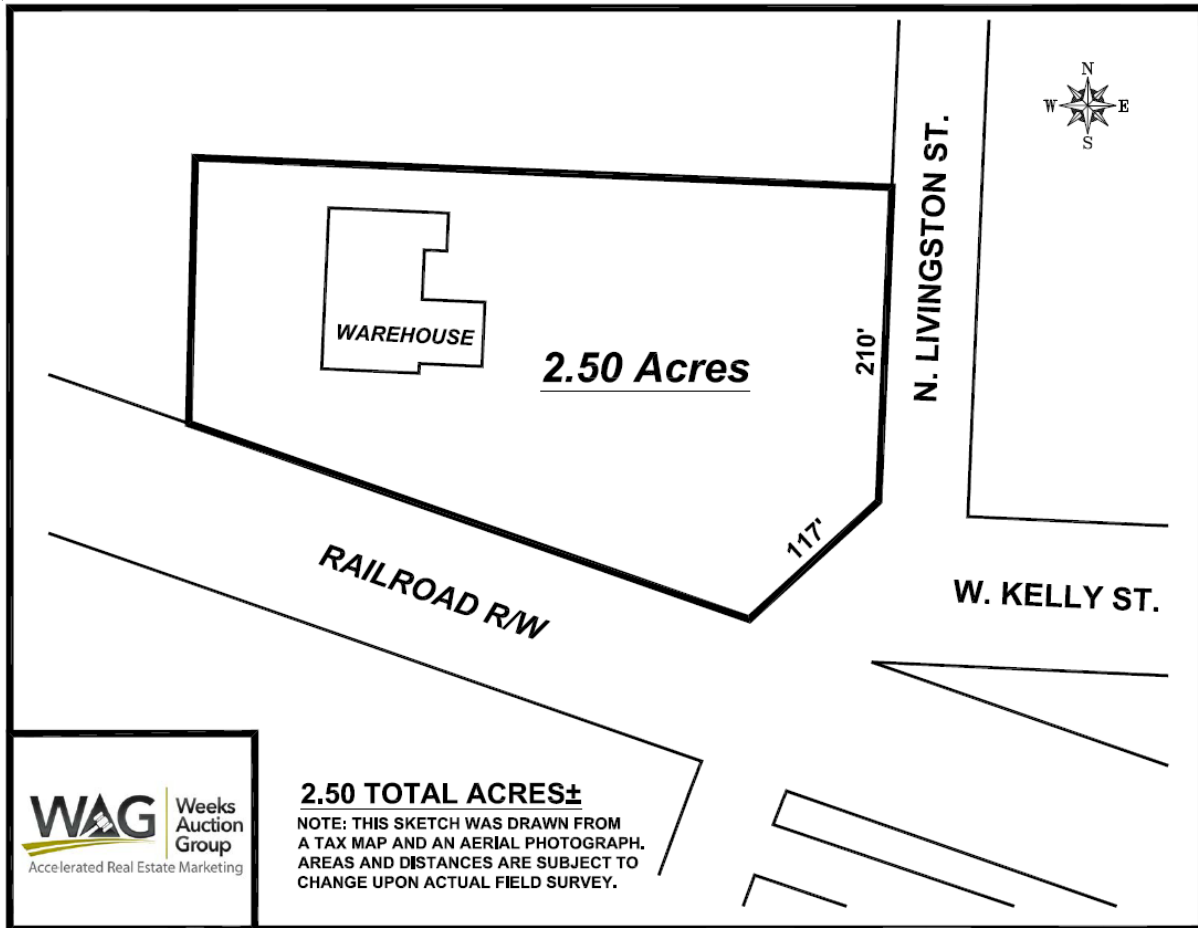
All that tract or parcel of land lying and being in the County of Worth, State of Georgia, and being in Lot 4 in Block 62 in the City of Sylvester, more particularly described as follows: BEGINNING at the northeast corner of said Lot 4, go thence south 89° 52' west a distance of 88.9 feet to lands now or formerly owned by Adams Realty Company; go thence south 75.2 feet to land now or formerly owned by Coram; go thence south 83° 40' east a distance of 89.4 feet to a point on the west margin of Jefferson Street; go thence in a northerly direction along the west margin of Jefferson Street a distance of 85.2 feet to an alley and the POINT OF BEGINNING.

The property hereby conveyed is the northeast portion of said Lot 4 in Block 62, and is the same tract conveyed by Vivian Rogers to W. A. Banks by Warranty Deed dated April 16, 1958.

### Tract Five:

That certain tract of land in City of Sylvester, Worth County, Georgia, and being all of Lot Number Four (4) in Block Number Sixty Three (63), according to the Official City Map of said City of Sylvester. Said tract being a rectangle, measuring one hundred and sixty five (165) feet by two hundred and ten (210) feet.

# 207 N Livingston Auction Overlay – 2.50 Acres



## 207 N Livingston Auction Division – 2.50 Acres



# ***Go Bid Now!!***

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