

Property Information Package

**The Fletcher Estate
Brick Ranch Style Home and Workshop
2221 Red Rock Road, Sylvester, Worth County, Georgia**

**Online Only Auction
Bidding Ends July 23, 2019**



www.WeeksAuctionGroup.com

Final Contract to Include a 10% Buyer's Premium

The Fletcher Estate is selling at auction, 2,556 Sq. Ft. Home and Workshop on 1 Acre. This great Worth County Property can be yours at a price YOU determine. Browse and bid today

Auction Date and Time: Tuesday, July 23, 2019 at 4:00 P.M.

Open House Dates and Times: Wednesday, July 17th from 4:00 P.M. to 7:00 P.M.
Saturday, July 20nd from 10:00 A.M. to 2:00 P.M.

For More Information Contact: Tucker Sowell
Weeks Auction Group, Inc.
(229) 403-4127
Tucker@BidWeeks.com



Property Information

Property Address: 2221 Red Rock Road, Sylvester, Georgia 31791, (Worth County)

Property Size (Acres): 1 +/- Acres

Assessor's Parcel Number: 0014A006 Worth County

Taxes (2018): \$1,396.50

Driving Directions: At the intersection of US Hwy 82 and N. County Line Road between Sylvester and Albany, travel north on N. County Line Road for 1.9 miles to Red Rock Road on the right. Turn right onto Red Rock Road and travel .3 miles to the property on the right. ***Watch for Auction Signs!***

Important Selling Features:

- Country Home with Quick Access to Albany
- 24' X 60' Fully Wired Workshop
- Large Double Carport
- Big Fireplace with Wood Door
- 2,556 heated Sq. Ft.
- 1 Acre of Land
- Separate Laundry Room

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Tax Card – Page 1



Summary

Parcel Number 0014A006
Location Address 2221 RED ROCK RD
Legal Description LL 460 LT 6 JD DAVIS SD
(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 County (District 01)
Millage Rate 28.651
Acres 1
Homestead Exemption Yes (S1)
Landlot/District N/A

[View Map](#)

Owner

FLETCHER JAMES M
& FLETCHER LOUISE S
 2221 RED ROCK RD
 SYLVESTER, GA 31791

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	AC: 10000.00	Acres	0	0	0	1	0

Residential Improvement Information

Style One Family
Heated Square Feet 1260
Interior Walls Sheetrock
Exterior Walls Brick Veneer
Foundation 001
Attic Square Feet 0
Basement Square Feet 0
Year Built 1967
Roof Type 003
Flooring Type Carpet/Tile
Heating Type Central Heat & AC
Number Of Rooms 0
Number Of Bedrooms 0
Number Of Full Bathrooms 0
Number Of Half Bathrooms 0
Number Of Plumbing Extras 0
Value \$90,810
Condition Average
Fireplaces/Appliances Const 1 sty 1 Box 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Solid Waste Fee	2018	0x0 / 0	1	
GARAGE	1900	24x60 / 0	1	\$5,000

Sales

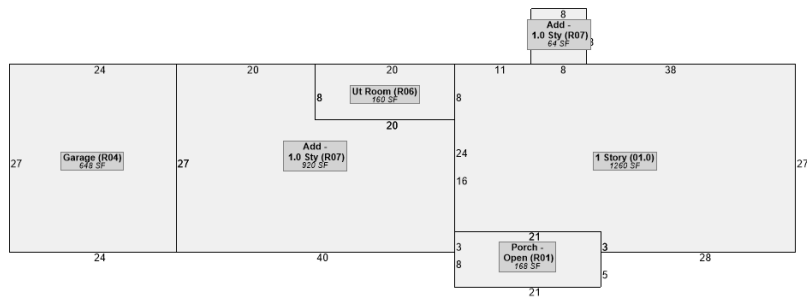
Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
	145 51		\$0	Unqualified Sale		FLETCHER, JAMES M

Valuation

	2018	2017	2016	2015
Previous Value	\$105,810	\$105,810	\$105,810	\$105,810
Land Value	\$10,000	\$10,000	\$10,000	\$10,000
+ Improvement Value	\$90,810	\$90,810	\$90,810	\$90,810
+ Accessory Value	\$5,000	\$5,000	\$5,000	\$5,000
= Current Value	\$105,810	\$105,810	\$105,810	\$105,810

Sketches

Tax Card – Page 2



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

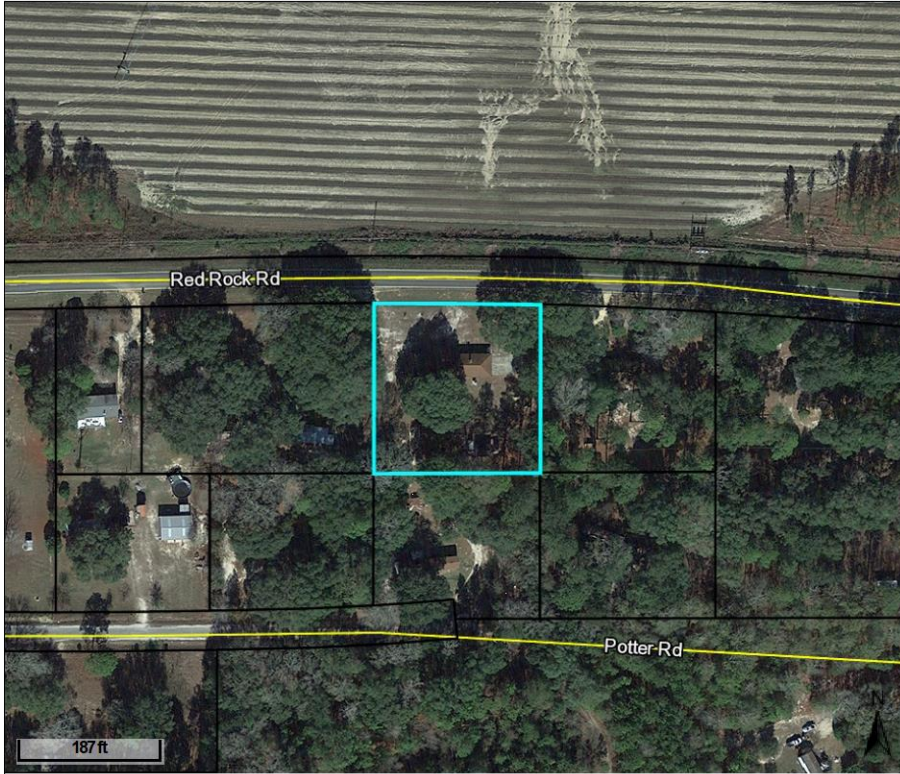
The Worth County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

Last Data Upload: 5/3/2019, 7:24:02 AM

Version 2.2.16

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 Schneider
 GEOSPATIAL

Tax Map



Overview



Legend

- Parcels
- Roads

Parcel ID 0014A006
Class Code Residential
Taxing District County
 Acres 1

Owner FLETCHER JAMES M
 & FLETCHER LOUISES
 2221 RED ROCK RD
 SYLVESTER GA 31791
Physical Address 2221 RED ROCK RD
Assessed Value Value \$105810

Last 2 Sales			
Date	Price	Reason	Qual
n/a	0	n/a	n/a
n/a	0	n/a	n/a

(Note: Not to be used on legal documents)

Date created: 5/4/2019
 Last Data Uploaded: 5/3/2019 7:24:02 AM

Developed by Schneider GEOSPATIAL

2018 Property Tax Bill

2018 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. 2018 3567
ACCT NUMB. 178350 010
TAXPAYER FLETCHER JAMES M
MAP NUMBER 0014A-00000-006-000
LOCATION LL 460 LT 6 JD DAVIS SD

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

PAYMENT AMOUNT \$0.00
ON OR BEFORE 11/15/2018

FLETCHER JAMES M
& FLETCHER LOUISE S
2221 RED ROCK RD
SYLVESTER GA 31791

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

2018 AD VALOREM TAX NOTICE FOR THE COUNTY OF WORTH

YEAR	BILL NUM	ACCOUNT NUMBER	DI	LOCATION/DESCRIPTION	MAP/PARCEL	FAIR MARKET VALUE	
2018	3567	178350 010	01	LL 460 LT 6 JD DAVIS SD	0014A-00000-006-000	105,810	
DEED BOOK		DEED PAGE	PLAT BOOK		PLAT PAGE	SALE DATE	TOTAL ACRES
145		51				00/00/0000	1
TAXING ENTITY		ASSESSMENT				TAXES DUE	
COUNTY		42324				506.47	
EDA		42324				25.01	
SCHOOL		42324				625.02	
SLD WASTE		1				240	



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

THIS YEAR TAX \$1,396.50
TOTAL TAX DUE \$0.00
PAYMENTS: MADE ON 11/20/2018 \$1,396.50

CREDITS ARE LISTED FOR INFORMATION PURPOSES ONLY

FLETCHER JAMES M
& FLETCHER LOUISE S
2221 RED ROCK RD
SYLVESTER GA 31791

PAYMENT MUST BE MADE ON OR BEFORE
11/15/2018
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 3/01/2019 in order to receive the exemption in future years. For information on eligibility for exemptions or on 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 04/01/2019 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.

Legal Description

All that tract or parcel of land lying and being in Land Lot 460 of the 7th Land District of Worth County, Georgia, more particularly described as follows:

COMMENCE at the intersection of the south land lot line of said Land Lot 460 with the east right-of-way line of the County Line Road; run thence North 01 degree 10 minutes West along the east right-of-way line of the County Line Road a distance of 1837.72 feet to the southeast corner of the intersection of the County Line Road and the proposed Red Rock Road; run thence East along the south right-of-way line of said proposed Red Rock Road a distance of 1043.5 feet on a magnetic east bearing to the POINT OF BEGINNING; and from this POINT OF BEGINNING run thence South 88 degrees 02 minutes East along the south right-of-way line of said proposed road a distance of 212.5 feet to an iron pin; run thence South along a line with an interior angle of 91 degrees 58 minutes a distance of 201.4 feet to an iron pin; run thence West a distance of 212.4 feet to an iron pin; run thence North a distance of 208.7 feet to an iron pin and the POINT OF BEGINNING. This tract being known as Lot 6 of property of J.D. Davis. This being the same property conveyed to James M. Fletcher by Warranty Deed from J.D. Davis dated March 1966 and recorded in Deed Book 145, Page 51 in the Office of the Clerk of Superior Court of Worth County, Georgia.

Auction Map



Go Bid Now!

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