

# **Property Information Package**

**Former Brooks County Hardware  
203 South Court Street, Quitman, Brooks County, Georgia**

**Online Only Auction  
Bidding Ends October 22, 2019**



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

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

Commercial Property Located in the Heart of Quitman! Great Opportunity to own a large .85 +/- acre commercial property in downtown Quitman, Ga. This property has plenty of space both inside and out with many potential uses.

**Auction Date and Time:** Tuesday, October 22, 2019 at 4:00 p.m.

**Open House Dates and Times:** Monday, October 14 from 3:00 p.m. – 6:00 p.m.  
Monday, October 21 from 3:00 p.m. – 6:00 p.m.



**For More Information Contact:**

Mike Daniel  
Weeks Auction Group, Inc.  
(352)516-6406  
[Mike@BidWeeks.com](mailto:Mike@BidWeeks.com)

## Property Information

**Property Address:** 203 South Court Street, Quitman, Brooks County, Georgia

**Property Size (Acres):** .85 +/- acre

**Assessor's Parcel Number:** Q14 0174

**Taxes (2019):** \$2,242.17 Brooks County  
\$419.44 City of Quitman

**Driving Directions:** From Screven Street (Hwy 84) turn south onto Court Street (Madison Hwy) and travel approximately 500 ft to the property on the right. ***WATCH FOR AUCTION SIGNS!***

### Important Selling Features:

- 85 +/- Acre Commercial Property
- 10,720 +/- Sq. Ft. Building
- 6000 +/- Sq. Ft. Covered Storage Area
- 24' x 24' Enclosed Storage Shed
- Storage Area Secured by Chain Link Fencing and Gates
- Convenient Location
- High Traffic Counts
- Ample Parking

### For More Information Contact:

Mike Daniel  
Weeks Auction Group, Inc.  
(352)516-6406  
Mike@BidWeeks.com

# Tax Card – Page 1



## Summary

**Parcel Number** Q14 0174  
**Location Address** 203 S COURT ST  
**Legal Description** 6,7,8,9,BLK 2  
*(Note: Not to be used on legal documents)*  
**Class** C>Commercial  
*(Note: This is for tax purposes only. Not to be used for zoning.)*  
**Zoning** 1  
**Tax District** Quitman (District 01)  
**Millage Rate** 36.356  
**Acres** 0.82  
**Neighborhood** QUITMAN N COURT / DOWNTOWN (00070)  
**Homestead Exemption** No (S0)  
**Landlot/District** N/A / 12

[View Map](#)



## Owner

**BROOKS COUNTY HARDWARE, INC**  
 2444 MILTON RD  
 QUITMAN, GA 31643

## Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	\$400 FF	Front Feet	28,350	135	210	0.65	1
Commercial	\$400 FF	Front Feet	5,850	50	142	0.13	1
Commercial	\$400 FF	Front Feet	1,675	25	67	0.04	1

## Commercial Improvement Information

**Description** DISCOUNT STORE  
**Value** \$86,100  
**Actual Year Built** 1968  
**Effective Year Built** 1980  
**Square Feet** 10720  
**Wall Height** 16  
**Wall Frames** Bearing Wall  
**Exterior Wall** Brick on Br, CB, or Tile  
**Roof Cover** Tar & Gravel  
**Interior Walls** Sheetrock  
**Floor Construction** Reinforced Concrete  
**Floor Finish** Tile, Vinyl  
**Ceiling Finish** Acoustical Tile  
**Lighting** Standard FF  
**Heating** CH AC  
**Number of Buildings** 1

**Description** MATERIAL STORAGE SHED  
**Value** \$9,000  
**Actual Year Built** 1982  
**Effective Year Built** 1995  
**Square Feet** 6000  
**Wall Height** 16  
**Wall Frames** Steel  
**Exterior Wall** Enamel Steel  
**Roof Cover** Galvanized Metal  
**Interior Walls** Unfinished  
**Floor Construction** Concrete on ground  
**Floor Finish** Concrete  
**Ceiling Finish** No Ceiling  
**Lighting**  
**Heating** No Heating  
**Number of Buildings** 1

## Tax Card – Page 2

CLF2 CHAIN LINK FENCE 6' LF	2007	1x300 / 0	1	\$820
PC1 CONCRETE PAVING 4 INCH	2007	1x7000 / 0	1	\$5,000
APB POLE SHED WD 2 SIDES OPEN	1980	16x36 / 0	1	\$630
AP2 POLE BARN WD 4 SIDES	1980	24x24 / 0	1	\$1,300

### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/5/2000	336 036		\$220,000	Old Sale	MITCHELL, DAN M ETAL	BROOKS COUNTY HARDWARE, INC

### Valuation

	2019	2018	2017	2016
Previous Value	\$191,350	\$192,350	\$202,950	\$275,150
Land Value	\$81,200	\$81,200	\$77,300	\$77,300
+ Improvement Value	\$95,100	\$102,400	\$107,300	\$117,900
+ Accessory Value	\$7,750	\$7,750	\$7,750	\$7,750
= Current Value	\$184,050	\$191,350	\$192,350	\$202,950

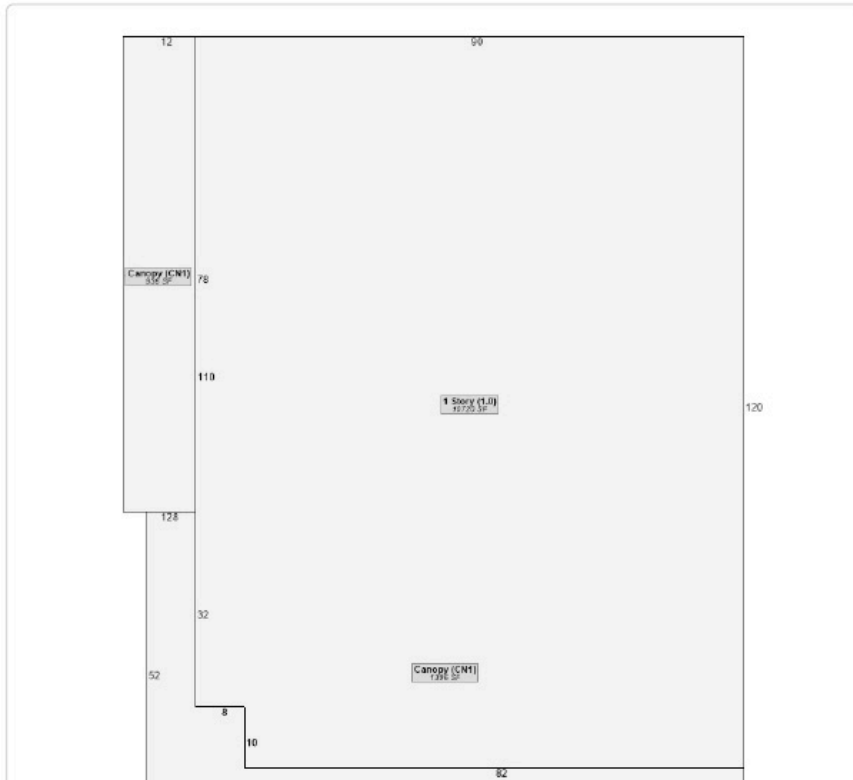
### Photos



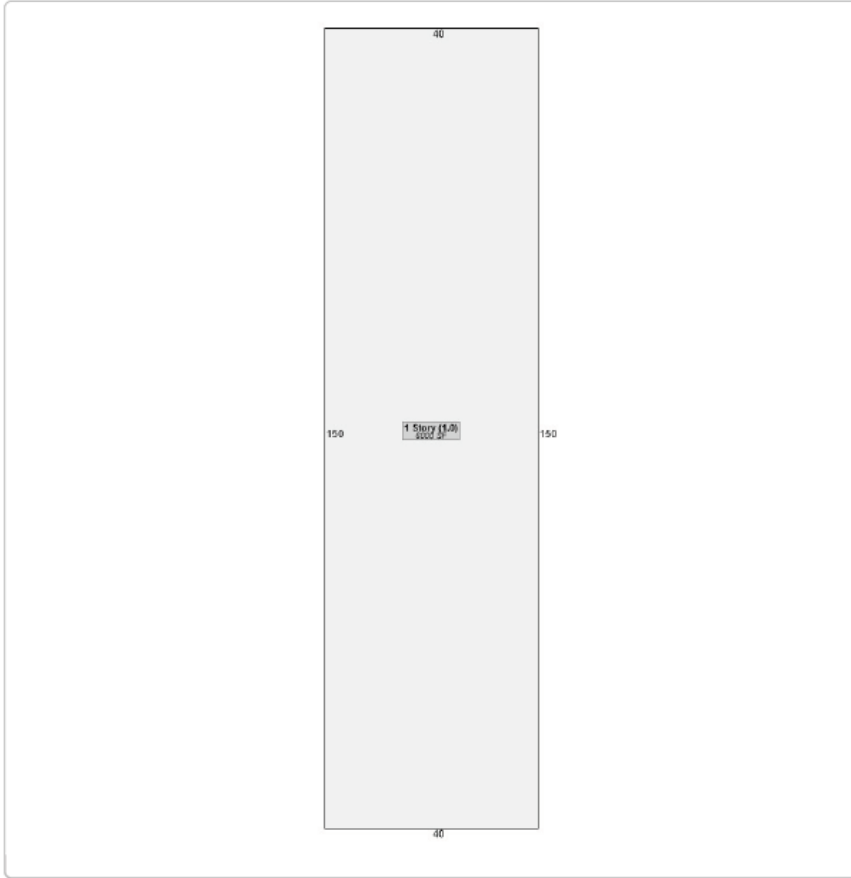
# Tax Card – Page 3



## Sketches



# Tax Card – Page 4



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

The Brooks 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 preliminary data and is subject to the appeal process. All other data is subject to change.

[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

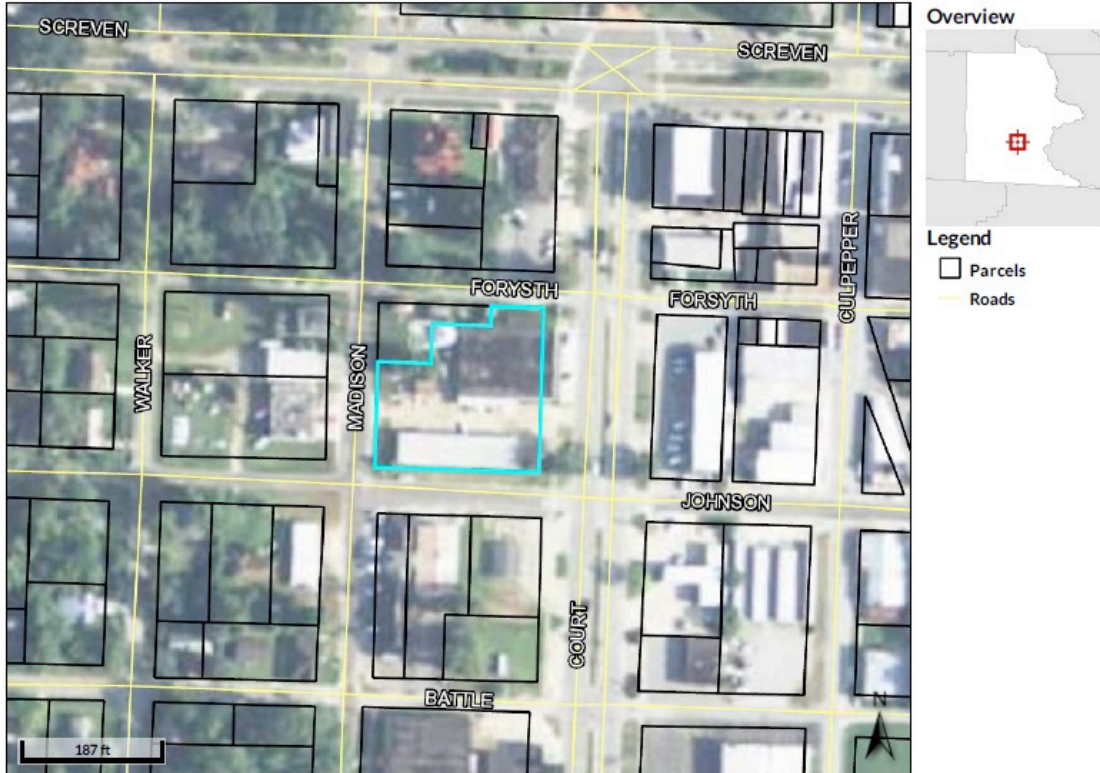
Last Data Upload: 8/14/2019, 12:36:16 AM

Developed by  
 Schneider  
GEO SPATIAL

Version 2.2.37

# Tax Map

 **qPublic.net™** Brooks County, GA



<b>Parcel ID</b>	Q14 0174	<b>Owner</b>	BROOKS COUNTY HARDWARE, INC	<b>Last 2 Sales</b>			
<b>Class Code</b>	Commercial		2444 MILTON RD	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	Quitman		QUITMAN GA 31643	1/5/2000	\$220000	OS	U
	Quitman	<b>Physical Address</b>	203 S COURT ST	n/a	0	n/a	n/a
<b>Acres</b>	0.82	<b>Assessed Value</b>	Value \$184050				

(Note: Not to be used on legal documents)

Date created: 8/14/2019  
 Last Data Uploaded: 8/14/2019 12:36:16 AM  
 Developed by  Schneider  
 GEOSPATIAL



# 2019 Property Tax Bill – Brooks County

## 2019 Property Tax Statement

Becky P Rothrock  
 BROOKS COUNTY TAX COMMISSIONER  
 610 South Highland Road  
 Quitman, GA 31643  
 brothrock@brookscountytax.com

MAKE CHECK OR MONEY ORDER PAYABLE TO:  
 BROOKS COUNTY TAX COMMISSIONER

BROOKS COUNTY HARDWARE, INC  
 2444 MILTON RD  
 QUITMAN, GA 31643

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

Bill No.	Due Date	TOTAL DUE
2019-999	11/15/2019	2,242.17

Map : Q14 174

Payment good through: 11/15/2019

Printed: 10/08/2019

Location: 203 S COURT ST

PAY ONLINE- www.brookscountytax.com  
 PAY BY MAIL- 610 S. Highland Rd. Quitman, GA 31643  
 PAY IN OFFICE- Monday- Friday 8:00 a.m. - 4:30 p.m.

\*\*\*Additional 3% fee on ALL credit/debit card payments.

\*\*PAY by the DUE DATE to avoid interest and penalty.  
 If paying after due date, call for amount due.

\*REQUEST if a RECIEPT is desired.



Becky P Rothrock  
 BROOKS COUNTY TAX COMMISSIONER  
 610 South Highland Road  
 Quitman, GA 31643  
 brothrock@brookscountytax.com

**Tax Payer:** BROOKS COUNTY HARDWARE, INC  
**Map Code:** Q14 174 REAL  
**Description:** 6,7,8,9,BLK 2  
**Location:** 203 S COURT ST  
**Bill No:** 2019-999  
**District:** 001 QUITMAN

Phone: (229) 263-4586 Fax: (229) 263-9020

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions	
102,850	81,200	.8200	184,050	11/15/2019		11/15/2019		
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	184,050	73,620		73,620	.0000			.00
COUNTY M&O	184,050	73,620		73,620	17.0630	1,256.18		1,122.88
SALES ROLLBACK				73,620	-1.8110		-133.33	
SCHOOL M&O	184,050	73,620		73,620	14.8110	1,090.39		1,090.39
INDUSTRIAL AUTHORITY	184,050	73,620		73,620	.3930	28.93		28.93
<b>TOTALS</b>					<b>30.4560</b>	<b>2,375.50</b>	<b>-133.33</b>	<b>2,242.17</b>

This gradual reduction and elimination of the state property tax millage rate is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate.

Taxpayers have the right to file a tax return for the current value on real and personal property. The Board of Assessors will receive returns for the taxable year on Jan. 1 through April 1. All Homestead Exemptions must be filed during the same period in the Tax Assessor's office. Homeowners age 65 or older may qualify for an extra homestead exemption.

Current Due	2,242.17
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	0.00
Back taxes	0.00
<b>TOTAL DUE</b>	<b>2,242.17</b>

Printed: 10/08/2019

# 2019 Property Tax Bill – City of Quitman



**City of Quitman**  
 100 W Screven St.  
 PO Box 208  
 Quitman, GA 31643-0208  
 (229)263-4166

## PROPERTY TAXES

**PROPERTY INFORMATION**

MAP/PARCEL/LOT: Q14- 0174  
 LOCATION: 203 S COURT ST  
 BILLING DATE: 10/08/19  
 DUE DATE: 02/01/18  
 LEGAL DESCRIPTION: 6,7,8,9,BLK 2

**AMOUNT DUE**

PAST DUE: 0.00  
 CURRENT CHARGES: 419.44  
 PENALTY: 0.00  
 TOTAL DUE: 419.44

**PROPERTY VALUES**

LAND VALUE: 32,480  
 IMPROVEMENT VALUE: 44,060  
 NET VALUE: 76,540

**NOTE MESSAGE**

DESCRIPTION	UNITS	RATE	AMOUNT
PROPERTY TAXES	0.00	5.480000	419.44

**PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT**

**PROPERTY INFORMATION**

MAP/PARCEL/LOT: Q14- 0174  
 LOCATION: 203 S COURT ST  
 BILLING DATE: 10/08/19  
 DUE DATE: 02/01/18  
 TAX YEAR: 2018

**AMOUNT DUE**

CURRENT DUE: 419.44  
 PENALTY: 0.00  
 TOTAL DUE: 419.44



**AMOUNT ENCLOSED**

**MAIL TO**

BROOKS COUNTY HARDWARE, INC  
 2444 MILTON RD  
 QUITMAN, GA 31643

CITY OF QUITMAN  
 100 WEST SCREVEN STREET  
 PO BOX 208  
 QUITMAN, GA 31643

## Legal Description

### 203 South Court Street, Quitman, Georgia

#### Tract 1:

All that tract or parcel of land situate, lying and being in the Southwest Section of the City of Quitman, Brooks County, Georgia, and being a part of Block No. 2, and more particularly described as follows: Beginning at the northeast corner of said block at the southwest corner of the intersection of West Forsyth Street with South Court Street; and running thence south along the west margin of South Court Street 210 feet to the north margin of West Johnson Street; thence west along the north margin of West Johnson Street 210 feet to the east margin of South Madison Street; thence north along the east margin of South Madison Street 135 feet to a point; thence east 68 feet to a point; thence north 50 feet to a point; thence east 75 feet to a point; thence north 25 feet to the south margin of West Forsyth Street; thence east 67 feet along the south margin of West Forsyth Street to the Point of Beginning; and bounded on the north by lands of the City of Quitman and West Forsyth Street; on the east by South Court Street; on the south by West Johnson Street; and on the west by South Madison Street and lands of City of Quitman.

Said property is the same as that described in a Warranty Deed from Brooks County Investment Company to B. H. Romine, et al, dated December 30, 1970, and recorded in Deed Book 105, page 475, of the Deed Records of Brooks County, Georgia.

#### Tract 2:

Part of Block No.16 in the Southeast Section of the City of Quitman, Brooks County, Georgia, and more particularly described as follows: Beginning at a point on the east line of said block a distance of 78 feet south of the northeast corner of said block, running thence south 50 feet, thence west 90 feet, thence north 50 feet, thence east 90 feet to the point of beginning; and said land is bounded on the north by lands of General Telephone Company, on the east by South Washington Street, on the south by lands of J. O. Underwood, and on the west by an alley.

Also, part of Block No.16 in the Southeast Section of the City of Quitman, Brooks County, Georgia, and described as follows: Beginning at a point on the east line of said block a distance of 128 feet south of the northeast corner of said block, and running thence south along said east line 23 ½ feet, more or less, to lands of Warde Chambers; thence west 105 feet; thence north 23 ½ feet, more or less, to lands of J. O. Underwood, described above, thence east 105 feet to the point of beginning; and said land is bounded on the north by lands of J. O. Underwood, on the east by South Washington Street, on the south by lands of Warde Chambers, and on the west by an alley.

Less and Except from Tract 2: All that tract and parcel of land lying and being in Block No. 16 in the Southeast Section of the City of Quitman, Brooks County, Georgia, and being more particularly described as follows: AS A POINT OF BEGINNING commence at a point on the west margin of South Washington Street which is 151 ½ feet south of the northeast corner of said block and from said point of beginning, run thence north along the west margin of South Washington Street 55 feet to a point; run thence west 43 feet to a point; run thence south 55 feet to a point; run thence east 43 feet to a point on the west margin of South Washington Street and the point and place of beginning.

***Go Bid Now!***

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