

Property Information Package

**22.49+/- Acres and Two Homes Located in Worth County
2650 Evergreen Road, Doerun, Worth County, Georgia**

**Online Only Auction
Bidding Ends November 7, 2019**



www.WeeksAuctionGroup.com

Final Contract to Include a 10% Buyer's Premium

Estate of Regina DePriest - 22.49 +/- Acres with Two Homes in Worth County! Excellent opportunity to experience quiet country living! Property features open land and stands of timber. Convenient to Albany, Moultrie, and Sylvester! Awesome potential for a mini-farm!

Auction Date and Time: Thursday, November 7th @ 4:00 PM

Open House Dates and Times: Sunday, October 20th, 3:00 PM – 6:00 PM
Wednesday, November 6th, 3:00 PM – 6:00 PM



For More Information Contact:

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

Property Information

Property Address: 2650 Evergreen Rd Doerun, Georgia (Worth County)

Property Size (Acres): 22.49 +/- Acres

Assessor's Parcel Number: 00490055

Taxes (2019): \$ 1,854.09 – Real Estate
\$424.87 – 1993 Westfield

Driving Directions: From West Broad Ave (Hwy 270) Doerun, drive North on Peachtree Street for .4 miles. Turn right onto E. Union Drive and continue for 4.2 miles. The property will be on the left! ***WATCH FOR AUCTION SIGNS!***

Important Selling Features:

- 22.49 Acres
 - Spacious Yard
 - Open Land and Stands of Timber
- 2 Manufactured Homes
 - 1996 Grand Manor 28'x72' with Additions
 - 3BR/2BA
 - Large Master with Walk-in Closet
 - (2) Additions
 - Large Office/Extra Room
 - Two Car Garage
 - 1993 Westfield 16'x76'
 - 3BR/2BA
- 1170 +/- Sq. Ft Metal Building
- Small Storage Shed
- Private Setting in the County
- Near Doerun, Georgia

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Real Estate Tax Card – Page 1



Summary

Parcel Number 00490055
Location Address 2650 EVERGREEN RD
Legal Description RESIDENCE
(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 22.49
Homestead Exemption Yes (\$1)
Lot/District 54 / 7TH

[View Map](#)

Owner

DEPRIEST REGINA COOPER
 %GREGORY COOPER
 4054 BROOKSDALE DRIVE
 FRANKLINTON, NC 27525

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Homesite 5.0+AC	Rural	1	22.49

Mobile Homes

Style	Manufacturer	Model	Year Built	Width x Length	Serial Number	Condition	Value
Mobile Homes	GRAND MANOR	UNKNOWN	1996	28 x 72	GAGMTD1929	Average	\$55,729

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Solid Waste Fee	2018	0x0 / 0	1	\$0
SHOP, FARM	2000	39x30 / 0	1	\$10,039

Prebill Mobile Homes

Account Number	Owner	Lot Number	Year Built	Manufacturer	Model	Width x Length
581	COOPER ILA MAE		1993	WESTFIELD	UNKNOWN	16x76

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
8/21/2018	1081 322	19 328	\$0	Unqualified - Improved	DEPRIEST REGINA C	DEPRIEST REGINA COOPER
8/3/2018	1081 324	19 328	\$0	Unqualified - Improved	COOPER ILA M	DEPRIEST REGINA COOPER
3/19/1991	276 130	19 328	\$0	Unqualified - Improved		DEPRIEST, REGINA C

Real Estate Tax Card – Page 2

Valuation

	2019	2018	2017	2016	2015
Previous Value	\$145,738	\$145,738	\$145,738	\$145,738	\$145,738
Land Value	\$79,970	\$79,970	\$79,970	\$79,970	\$79,970
+ Improvement Value	\$55,729	\$55,729	\$55,729	\$55,729	\$55,729
+ Accessory Value	\$10,039	\$10,039	\$10,039	\$10,039	\$10,039
= Current Value	\$145,738	\$145,738	\$145,738	\$145,738	\$145,738

Assessment Notice 2019

Assessment Notice 2019

No data available for the following modules: Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, 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.
User Privacy Policy
GDPR Privacy Notice

Last Data Upload: 9/6/2019, 7:02:05 AM

Developed by
 Schneider
GEOSPATIAL

Version 2.3.3

1993 Westfield Manufactured Home Tax Card

10/17/2019

qPublic.net - Worth County, GA



Summary

Account Number PB-581
 Location Address
 Park Name
 Lot Number
 Tax District County (District 01)
 Millage Rate 28.651
 Decal Year
 Decal Number
 Parent Parcel 00490055

Owner

COOPER ILA MAE
 4054 BROOKSDALE DR
 FRANKLINTON, NC 27525

Residential Improvement Information

Manufacturer WESTFIELD
 Model UNKNOWN
 Year Built 1993
 Width x Length 16x76
 Serial Number GAFLP07A27627W2
 Condition Average
 Value \$14,558
 Purchase Price \$0
 Purchase Year 2004
 Heat / Air
 Bedrooms 0
 Full Bathrooms 0
 Half Bathrooms 0

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Solid Waste Fee (\$240)	2018	0x0 / 0	1	\$0
SINGLE WIDE	1993	0x0 / 0	0	\$360
SINGLE WIDE	1993	0x0 / 0	0	\$420
ELECTRIC	1993	0x0 / 0	0	\$960
METAL (PER FT)	1993	0x184 / 0	0	\$442

Valuation

	2019	2018	2017	2016	2015
Improvement Value	\$14,210	\$14,210	\$14,210	\$14,210	\$14,210
+ Accessory Value	\$2,182	\$2,182	\$2,182	\$2,182	\$2,182
= Current Value	\$16,392	\$16,392	\$16,392	\$16,392	\$16,392

No data available for the following modules: Land, Rural Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits, Sales, Area Sales Report, Assessment Notice 2019, Photos, Sketches.

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Version 2.3.13

1996 Grand Manor Manufactured Home Tax Card

Account # 709
Parcel # 00490055

2020 Worth Co Prebill Mfg Housing PRC

10/18/2019 10:50:26 AM

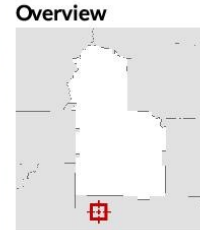
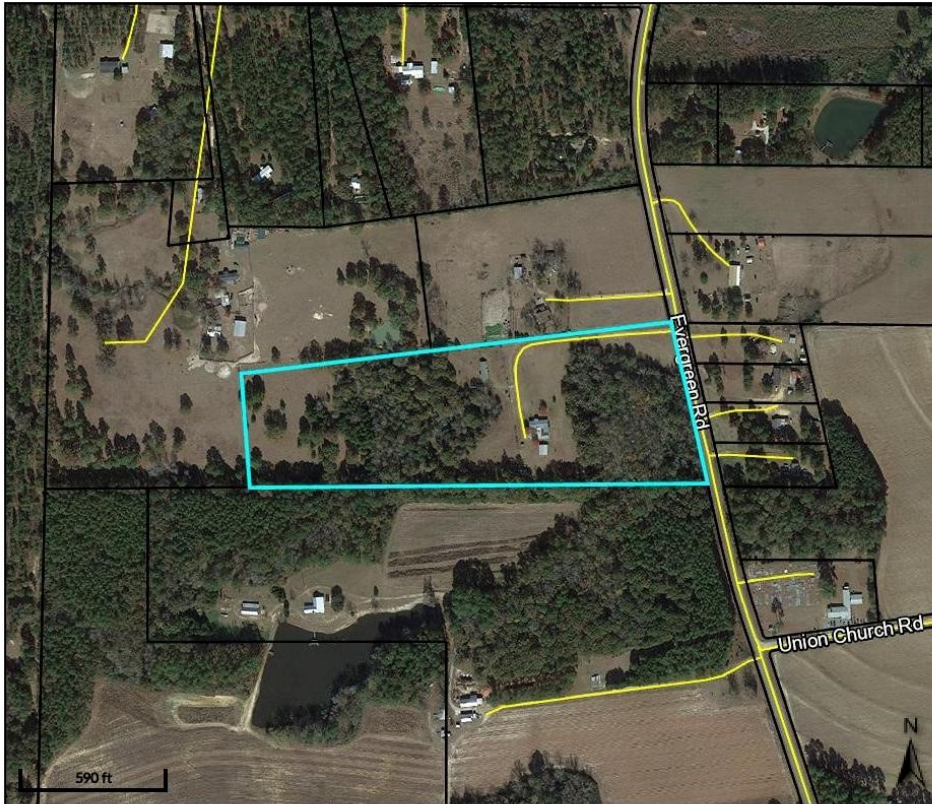
Owner Info		General Info			Calculations	
Owner	DEPRIEST REGINA COOPER	Location	0		RCN	40,501
Addr 1	%ROBERT JONES	Tax Dist	01		Calc Depr	0.47
Addr 2	10332 RIVER RD	Park Name			Ovr Depr	0.72
Addr 3		Lot #			Func Obs	1.00
City, ST Zip	BACONTON, GA 31716	Decal #		Year	Econ Obs	1.00
<i>Pricing Info</i>					MH Calc	34,260
Make	GRAND MANOR	Ext Wall			Add Ons	21,469
Model	UNKNOWN	Roofing			Total FMV	55,729
Class	GD	Foundation				
Serial #	GAGMTD1929	Heat/Air				
Yr Built	1996	Fireplace				
Eff Yr Built		# Bedrooms	0			
Size	28x72	# Full Baths	0			
Story Hgt	1	# Half Baths	0			
Purchase \$	0	Extra Fixt	0			
Purch Date		Condition	Average			

8/12/2019: COA PER ROBERT JONES.

Item	Size	Area	Year	Grade	Ovr Dep	Dep	Value
MISC ADDITION	17x20	340	1996	1.00	0.72	0.52	5777
MISC ADDITION	25x25	625	1996	1.00	0.72	0.52	10620
ELECTRIC	0x0	0	1996	1.00	1.00	0.52	960
OTHER (PER FT)	0x200	0	1996	1.00	1.00	0.52	1200
OPEN PORCHES	8x16	128	1996	1.00	1.00	0.52	512
DOUBLE WIDE	0x0	0	1996	1.00	1.00	0.52	720
DOUBLE WIDE	0x0	0	1996	1.00	1.00	0.52	720
FIREPLACE PERM	0x0	0	1996	1.00	1.00	0.52	960

Tax Map

 **qPublic.net**™ Worth County, GA



Legend
 Parcels
 Roads

Parcel ID	00490055	Owner	DEPRIEST REGINA COOPER	Last 2 Sales			
Class Code	Residential		%GREGORY COOPER	Date	Price	Reason	Qual
Taxing District	County		4054 BROOKSDALE DRIVE	8/21/2018	0	UI	U
	County		FRANKLINTON NC 27525	8/3/2018	0	UI	U
Acres	22.49	Physical Address	2650 EVERGREEN RD				
		Assessed Value	Value \$145738				

(Note: Not to be used on legal documents)

Date created: 9/6/2019
 Last Data Uploaded: 9/6/2019 7:02:05 AM

Developed by  **Schneider**
 GEOSPATIAL

2019 Property Tax Bill for 1996 Grand Manor

2019 MOBILE HOME TAX NOTICE FOR THE COUNTY OF WORTH

WORTH CO TAX OFFICE
 TABETHA DUPRIEST TC
 201 N MAIN ST RM-15
 SYLVESTER GA 31791

BILL NUMB. 2019 000688
ACCT NUMB. 205500 001
TAXPAYER DEPRIEST REGINA COOPER
MAP NUMBER
LOCATION

NO TAX DUE

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

DEPRIEST REGINA COOPER 688MH
 4054 BROOKSDALE DRIVE
 FRANKLINTON NC 27525

RETAIN THIS STUB FOR YOUR RECORDS

Please return this portion of your bill with your payment

2019 MOBILE HOME TAX NOTICE FOR THE COUNTY OF WORTH

YEAR	BILL NUM	COUNTY	DI	MAP/PARCEL	ACCOUNT/LINE	PERMIT	DATE ISSUED	
2019	000688	WORTH	01		205500 001	20196180	7/12/2019	
MOBILE HOME DESCRIPTION				DESCRIPTION	VALUE	TAXING ENTITY	MILLAGE RATE	TAXES DUE
PREV DECAL				TAX RETURN	M.H. VALUE			
YEAR/SIZE 1996 28x72				CLASS 07	AIR COND.			
PURCHASED USED				DEPR% 1.000	PORCHES			
MANUF. GRAND MANOR				ADDED ROOMS	16397			
MODEL UNKNOWN				DECKS				
MFG ID#1 GAGMTD1929				FIREPLACE	960			
GA TITLE#1				UTILITY BLG				
MFG ID#2				CARPORT				
GA TITLE#2				SKIRTING	1200			
M.H. PARK				OTHER	1440			
STREET				ADDN VALUE				
CTY/ST/ZIP				FMV	55729			
BILL/SALE				ASSESSMENT	22292			
								Total Due NO TAX DUE

I hereby certify the above to be true and correct.

X _____
 (Signature of Owner) (Date)

- fold -

-----PLEASE READ, THIS IS AN IMPORTANT PART OF YOUR TAX BILL-----
HOMESTEAD
 You may be eligible for a homestead exemption if you own this mobile home, the land this mobile home occupies, and if you occupy this mobile home as your principal residence. A homestead exemption may lower your tax liability. For further information, contact your local county tax office.

APPEALS
 The taxable value listed for your property has been determined by the County Board of Tax Assessors. You have a right to dispute or appeal this value within 45 days of the date of this assessment. To file an appeal you should contact the Tax Assessor's Office for further instructions. PLEASE NOTE: The appeal process is only a review of a value which is believed to be higher than the actual fair market value for the manufactured home.

/

DEPRIEST REGINA COOPER
 4054 BROOKSDALE DRIVE
 FRANKLINTON NC 27525

WORTH CO TAX OFFICE
 TABETHA DUPRIEST TC
 201 N MAIN ST RM-15
 SYLVESTER GA 31791

MOB HM
 2019
 688

2019 Property Tax Bill Real Estate

2019 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. 2019 2941
ACCT NUMB. 147050 010
TAXPAYER DEPRIEST REGINA COOPER
MAP NUMBER 00490-00000-055-000
LOCATION RESIDENCE
PAYMENT AMOUNT \$1,854.09
ON OR BEFORE 11/15/2019

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

DEPRIEST REGINA COOPER
 %GREGORY COOPER
 4054 BROOKSDALE DRIVE
 FRANKLINTON NC 27525

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

2019 AD VALOREM TAX NOTICE FOR THE COUNTY OF WORTH

YEAR	BILL NUM	ACCOUNT NUMBER	DI	LOCATION/DESCRIPTION	MAP/PARCEL	FAIR MARKET VALUE
2019	2941	147050 010	01	RESIDENCE	00490-00000-055-000	145,738
DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	SALE DATE	TOTAL ACRES	
1081	322	19	328	08/21/2018	22.49	
TAXING ENTITY	ASSESSMENT				TAXES DUE	
COUNTY					58295	707.07
EDA					58295	34.45
SCHOOL					58295	872.57
SLD WASTE					1	240



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

THIS YEAR TAX \$1,854.09
TOTAL TAX DUE \$1,854.09
PAYMENTS: \$0.00

CREDITS ARE LISTED FOR INFORMATION PURPOSES ONLY

DEPRIEST REGINA COOPER
 %GREGORY COOPER
 4054 BROOKSDALE DRIVE
 FRANKLINTON NC 27525

PAYMENT MUST BE MADE ON OR BEFORE
11/15/2019
 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

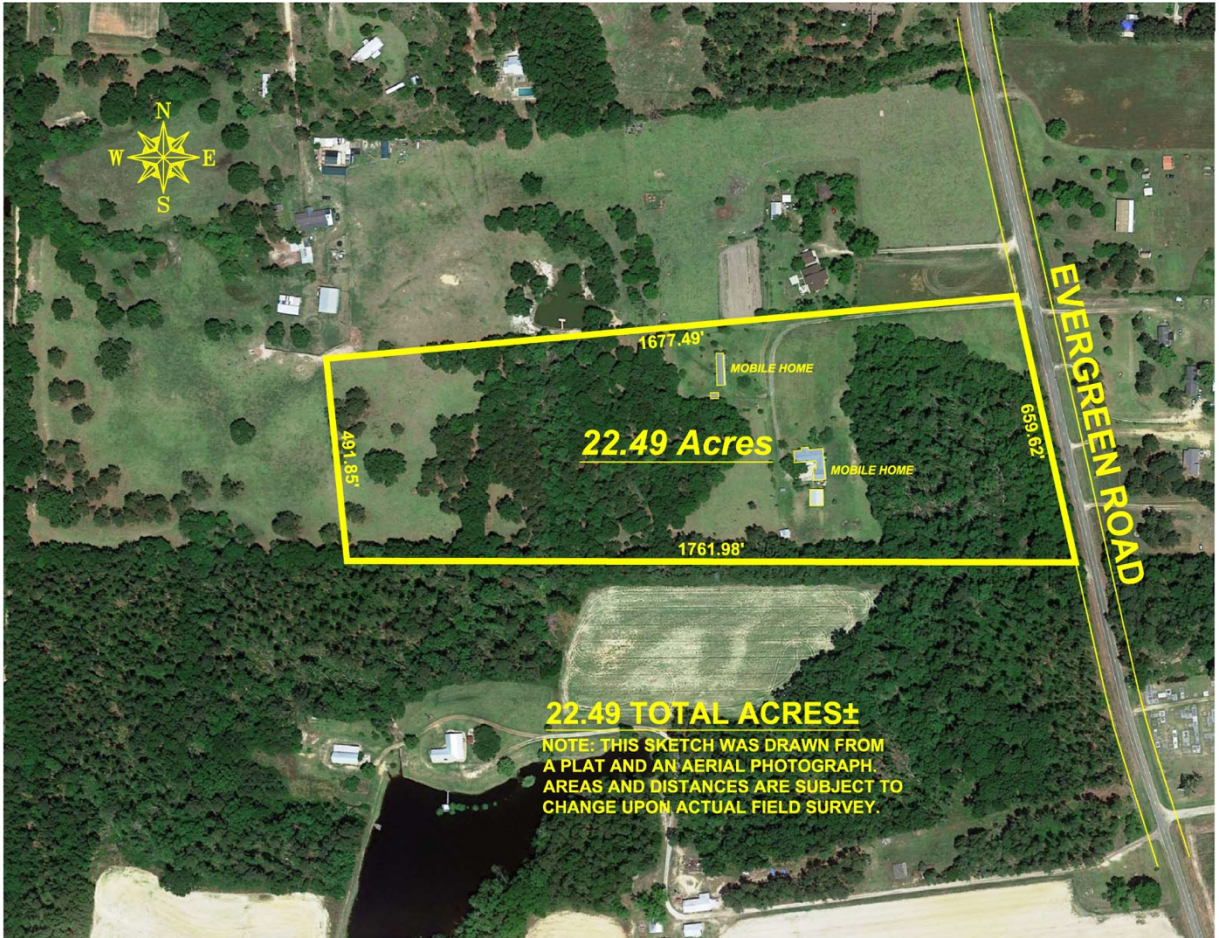
Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead authorized for all homeowners, certain elderly persons are entitled to additional homestead exemptions. The full law relating to each exemption must be referred to in order to 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 3/01/2020 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 04/01/2020 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

2650 Evergreen Rd Doerun, Georgia Tax Parcel: 00490055

All that tract or parcel of land lying and being in Land Lot Number 54 in the 7th Land District of Worth County, Georgia, containing 22.49 acres, as the same is delineated on that certain plat of survey preparing by Hurley J. Griffin, Registered Land Surveyor, dated April 9, 1984, recorded in Plat Book 19, Page 328, Worth County Records, and reference is made to said plat for the purpose of incorporating the same herein. Said property bounded on the East by Old Isabella-Moultrie public road, on the South by the South land lot line of said Land Lot Number 54, and lands of Jessie Haire, on the West by lands of Jimmy W. Watson, and on the North by lands of Allen E. Henley.

Auction Map



Go Bid Now!

www.WeeksAuctionGroup.com