

# **Property Information**

**4,500 Sq. Ft. Commercial Building**

**629B GA Hwy 30 W.**

**Americus, GA 31719**

**Online Only Auction**

**Bidding Ends January 31, 2017**



**Final Contract Includes a 10% Buyer's Premium**

# Commercial Building – 629B GA Hwy 30 W. Americus, GA



**Property Address:** 629B GA Hwy 30 W, Americus, Georgia

**Property Directions:** In Americus at the intersection of US Hwy 19 and Adderton Street (GA Hwy 30W) travel west on GA Hwy 30 for 3 miles to the property on the left. **Watch for Auction Signs!**

**Tax Parcel:** 2616 233 4 (Sumter County)

**Tax Amount:** \$1,296.69 (2016)

## **Property Features:**

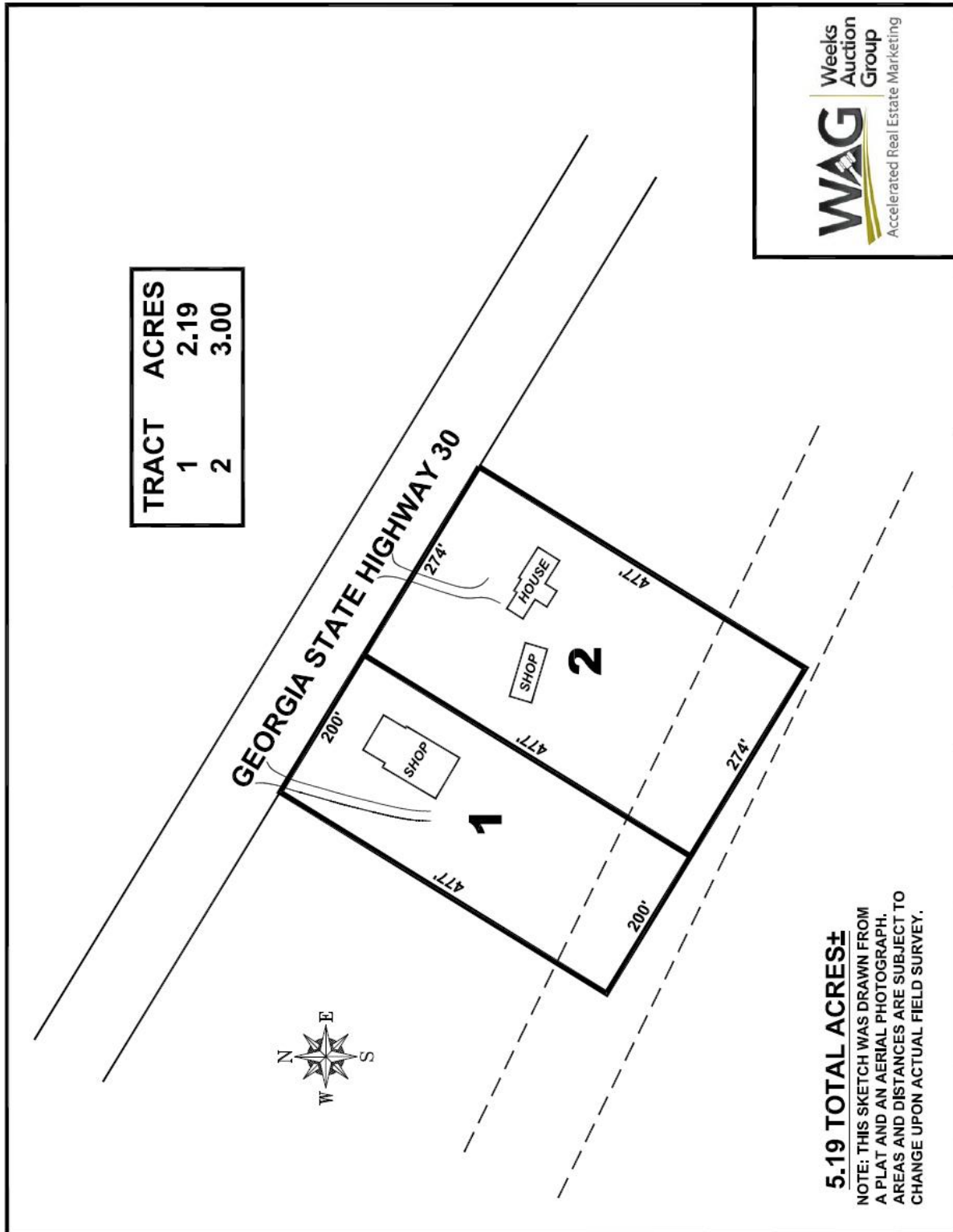
- 2.0 Acre Commercial Property
- 4500 +/- Sq. Ft. Shop / Warehouse with 1120 +/- Sq. Ft. Office
- Shop / Warehouse has 3 Roll Up Doors
- Office has 3 Offices / Reception Area / 2 Restrooms / Full Kitchen



## Aerial Map



# Model





## Legal Description

Type: DEED Book: 01332 Page: 00154

001307

BOOK 1332 PAGE 154

Return to:  
Kirbo & Kirbo, P.C.  
P. O. Box 70519  
Albany, GA 31708-0519

PT-01	129-2041-000332
SUMTER COUNTY, GEORGIA REAL ESTATE TRANSFER TAX	
PAID \$	113.90
DATE	April 25, 2014
0000 A. W. W.	
DEPUTY CLERK OF SUPERIOR COURT	

GEORGIA, SUMTER COUNTY FILED FOR RECORD ON	
April 25, 2014	
TIME	4:30 PM
BOOK	1332
PAGE	154-155
RECORDED	4/25/14
0000 A. W. W.	
DEPUTY CLERK OF SUPERIOR COURT	

-----Space Above This Line For Recording Data-----

### QUIT CLAIM DEED

STATE OF GEORGIA  
COUNTY OF SUMTER

THIS INDENTURE, made this 25<sup>th</sup> day of April, 2014, between **Carey Harbuck Company, Inc.**, a Georgia corporation, as Parties of the First Part, hereinafter called "Grantor", and **WCHSSH GP, LLC**, a Georgia limited liability company, as Party of the Second Part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their legal representatives, heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise, release and forever quit-claim to the said Grantee all the right, title, interest, claim or demand which the said Grantor have or may have had in and to:

#### Tract 1

All that tract and parcel of land lying and being in Land Lot 233 of the 26<sup>th</sup> Land District of Sumter County, Georgia with all improvements thereon, and being more particularly described as follows: Commence at the intersection of the East line of LL 234 of said District and the Centerline of GA Highway 30; then go along centerline of said highway North 61 degrees 29 minutes 30 seconds west a distance of 2390.87 feet; then go South 28 degrees 40 minutes 54 seconds West a distance of 50.12 feet to the South right of way line of said highway and the Point of Beginning; then go South 28 degrees 40 minutes 54 seconds West a distance of 477 feet to a point; then go North 61 degrees 30 minutes 00 seconds West a distance of 200 feet to a point; then go North 28 degrees 40 minutes 54 seconds East a distance of 477 feet to the South right of way of said highway; then go along South right of way of said highway South 61 degrees 30 minutes 00 seconds East a distance of 200 feet to the Point of Beginning.


Said tract contains 2.19 acres.

Quit Claim Deed  
Page 1 of 2

# Plat



## Tax Card



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Owner and Parcel Information			
Owner Name	WCHSSH GP LLC	Today's Date	October 27, 2016
Mailing Address	213 LAKESHORE DR	Parcel Number	2616 233 4
	AMERICUS, GA 31709	Tax District	UNINCORPORATED COUNTY (District 07)
Location Address	629 B GA HWY 30 W	2015 Millage Rate	30.808
Legal Description	SHOP & OFFICE 2 AC LL 233 26 L	Acres	See Legal Description
Property Class(NOTE: Not Zoning Info)	C3-Commercial	Neighborhood	
Zoning		Homestead Exemption	No (S0)
Landlot/District	233/26	Parcel Map	Show Parcel Map
Water	Well	Sewer	Septic Tank
Electric	Electricity	Gas	Tank Gas
Topography	Rolling	Drainage	Fair
Road Class	County	Parcel Road Access	Paved

Current Value Information				
Land Value	Improvement Value	Accessory Value	Total Value	Previous Value
\$ 12,000	\$ 63,200	\$ 11,900	\$ 87,100	\$ 66,447

Land Information		
Type	Calculation Method	Photo
COM	Acres	NA

Improvement Information							
Description	Value	Actual Year Built	Effective Year Built	Square Feet	Wall Height	Wall Frames	Exterior Wall
WAREHOUSE-STORAGE	\$ 47,900	1970	1970	4,500	14	Steel	Enamel Metal
Roof Cover	Interior Walls	Floor Construction	Floor Finish	Ceiling Finish	Lighting	Heating	Sketch
Enamel Metal	Unfinished	Reinforced Concrete	Concrete	No Ceiling	Standard FF	No Heating	Sketch Building 1 Building Images
Description	Value	Actual Year Built	Effective Year Built	Square Feet	Wall Height	Wall Frames	Exterior Wall
OFFICE LOW COST	\$ 15,300	1970		1,120	10	Steel	Enamel Metal
Roof Cover	Interior Walls	Floor Construction	Floor Finish	Ceiling Finish	Lighting	Heating	Sketch
Enamel Metal	Sheetrock	Reinforced Concrete	Tile, Vinyl	Fiberglass Panels	Standard FF	CH AC	Sketch Building 2

Accessory Information			
Description	Year Built	Dimensions/Units	Value
FIRE FEE - PARCEL	2010	0x0 0	\$ 0
FIRE FEE - COMMERCIAL/IND IMP	2010	0x0 0	\$ 0
AP3 POLE SHED MTL 3 SIDE	1980	30x80 0	\$ 7,400
Well/Septic Tank	1900	0x0 1	\$ 4,500

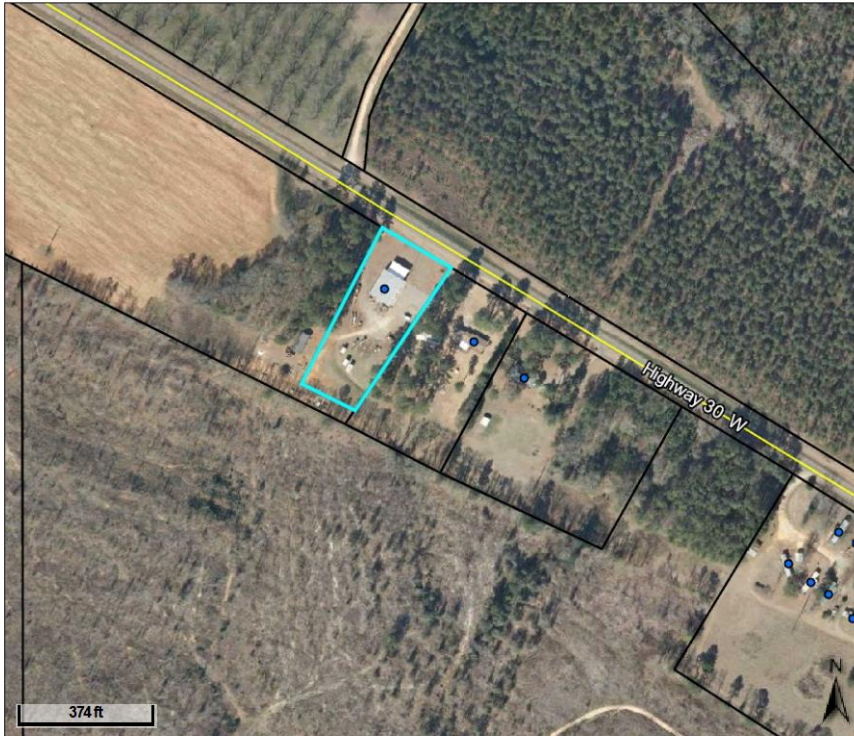
Sale Information						
Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
04/25/2014	1332 154		\$ 0	Name Change	CAREY HARBUCK COMPANY INC	WCHSSH GP LLC

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The Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are

# Tax Map

 **qPublic.net**™ Sumter County, GA



## Overview



## Legend

-  Parcels
-  Address
-  City Labels
-  Roads
-  County Boundary

**Parcel ID** 26162334  
**Class Code** Commercial  
**Taxing District** UNINCORPORATED COUNTY  
 UNINCORPORATED COUNTY  
**Acres** 2

(Note: Not to be used on legal documents)

**Owner** WCHSSH GP LLC  
 213 LAKESHORE DR  
 AMERICUS GA 31709  
**Physical Address** 629 BGA HWY 30 W  
**Assessed Value** Value \$87100

Last 2 Sales			
Date	Price	Reason	Qual
4/25/2014	\$0	NA	U
n/a	\$0	n/a	n/a

Date created: 1/18/2017

 **Developed by**  
 The Schneider Corporation



# Tax Bill

## 2016 Property Tax Statement

WILKIE SMITH  
Sumter County Tax Commissioner  
500 West Lamar Street Ste 120  
P.O. Box 1044  
AMERICUS, GA 31709  
Phone: (229) 928-4530  
Fax: (229) 928-4533

Bill Number	Due Date	CURRENT YEAR DUE
15335	12/1/2016	\$0.00

Payment Good Through:

Map: 2616 233 4

Last payment made on: 11/29/2016

Location: 629B GA HWY 30 W

WCHSSH GP LLC

213 LAKESHORE DR  
AMERICUS, GA 31709

## RETURN THIS FORM WITH PAYMENT

- This is your 2016 Property Tax Bill for the property you owned on January 1, 2016.
- The state property tax has been eliminated by the Governor and the State General Assembly.
- Make checks payable to Sumter County Tax Commissioner. Please write your bill number & telephone number on the check.
- Property tax payment may be made on-line. Visit our website at [www.sumtercountygatax.com](http://www.sumtercountygatax.com) <<http://www.sumtercountygatax.com>>
- Scan the QR code to be re-directed to the Sumter County Tax Commissioner website.
- American Express, Discover, MasterCard, and VISA are accepted on-line. A convenience fee of 2.25% plus \$0.30 per transaction is charged by a third party.

WILKIE SMITH  
Sumter County Tax Commissioner  
500 West Lamar Street Ste 120  
P.O. Box 1044  
AMERICUS, GA 31709  
Phone: (229) 928-4530  
Fax: (229) 928-4533



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

**Tax Payer:** WCHSSH GP LLC  
**Map Code:** 2616 233 4  
**Description:** SHOP & OFFICE 2 AC LL 233 26 L  
**Location:** 629B GA HWY 30 W  
**Bill Number:** 15335  
**District:** 7

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$75,100.00	\$12,000.00	2.0000	87100.00	12/1/2016	8/4/2016		

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	87100	34840.00	0.00	34840.00	0	0.00	0.00	0.00
COUNTY M&O	87100	34840.00	0.00	34840.00	15.915	554.48	0.00	460.76
SALES TAX ROLLBACK	0	0.0	0.0	34840.00	-2.69	0.0	-93.72	0.0
SCHOOL M&O	87100	34840.00	0.00	34840.00	18.253	635.93	0.00	635.93
FIRE FEE 1 - \$50	87100	0.00	0.00	0.00	0	50.00	0.00	50.00
FIRE FEE 3 - \$150	87100	0.00	0.00	0.00	0	150.00	0.00	150.00
<b>TOTALS</b>					<b>31.478</b>	<b>1,390.41</b>	<b>-93.72</b>	<b>1,296.69</b>

-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. If you are eligible for one of these exemptions and are not now receiving the benefit of exemptions, you must apply no later than April 1st in order to receive the exemption in future years. For more information on eligibility or how to apply, contact the Sumter County Assessor's Office at (229) 928-4513.

-If you feel your property value is incorrect for tax purposes, you should file a tax return appealing the value no later than April 1st, in order to have an opportunity to have the value lowered for next year's taxes. Information on filing a return can be obtained from the office location and phone number above.

-All bills are sent to the January 1 owner/address of record. If this property has been sold, contact our office.

-If you have an escrow account, your tax information is available to your mortgage company (per request), however, it is your responsibility to ensure taxes are paid.

-Your cancelled check is your receipt. If you require an additional receipt, send a self-addressed stamped envelope.

-Notify our office upon any change of address.

-Interest (rate set by State Senate) begins the day after the due date.

-A 5% penalty is imposed on all property (other than homesteaded property with a tax bill under \$500) every 120 days after the due date. The penalty is assessed on the tax balance. Penalties will not exceed 20%.

-If you are paying after the due date, call our office for the correct amount due.

Current Due: \$1,296.69  
Penalty: \$0.00  
Interest: \$0.00  
Other Fees: \$0.00  
Back Taxes: \$0.00  
Amount Paid: \$1,296.69  
TOTAL DUE: \$0.00