

# **Property Information**

**1350 +/- Sq. Ft. 2 Bed / 1 ½ Bath Home**

**1620 N. MLK Jr. Blvd**

**Americus, GA 31719**

**Online Only Auction**

**Bidding Ends January 31, 2017**



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

## 3.0 Acre Residential Property- 1620 MLK, Jr. Americus, GA



**Property Address:** 1620 MLK, Jr. Blvd, Americus, Georgia

**Property Directions:** In Americus at the intersection of US Hwy 19 and Adderton Street (GA Hwy 30W) travel North on US Hwy 19 (N. Martin Luther King, Jr. Blvd) for .2 miles to the property on the left. **Watch for Auction Signs!**

**Tax Parcel:** 47 1 6 (Sumter County)

**Tax Amount:** \$705.85 (2016)

**Open House Dates:** Friday, January 25<sup>th</sup> 10:00 AM – 12:00 PM  
Monday, January 30<sup>th</sup> 10:00 AM – 4:00 PM

**Property Features:**

1350 +/- Sq. Ft. located on .336 Acres  
20' X 24' Storage Building  
2 Bedroom / 1 ½ Bath  
Great Income Opportunity

00337  
0138

229-890-BIDS{2437}

# Tax Card



## Summary

**Parcel Number** 47 1 6  
**Location Address** 1620 M L K JR BLVD  
**Legal Description** 1620 MCGARRAH ST  
(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** AMERICUS (District 16)  
**Millage Rate** 44.188  
**Acres** 0.36  
**Neighborhood** SUMTER TERRACE S/D (000011)  
**Homestead Exemption** No (S0)  
**Landlot/District** N/A / 27  
**Water** Public  
**Sewer** Public Sewer  
**Electric** Electricity  
**Gas** Pipe Gas  
**Topography** Rolling  
**Drainage** Fair  
**Road Class** City  
**Parcel Road Access** Paved



[View Map](#)

## Owner

CAREY HARBUCK, JR.  
213 LAKESHORE DRIVE  
AMERICUS, GA 31719

## Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
RES	MLK BLVD - \$120 FF	Front Feet	0	75	210	0.36	0

## Residential Improvement Information

**Style** One Family  
**Heated Square Feet** 1348  
**Interior Walls** Sheet rock  
**Exterior Walls** Masonry (brick)  
**Attic Square Feet** 0  
**Basement Square Feet** 0  
**Year Built** 1950  
**Roof Type** Asphalt Shingles  
**Flooring Type** Carpet/Tile  
**Heating Type** Central Heat/AC  
**Number Of Rooms** 5  
**Number Of Bedrooms** 3  
**Number Of Full Bathrooms** 1  
**Number Of Half Bathrooms** 1  
**Number Of Plumbing Extras** 2  
**Value** \$42,300  
**Condition** Average  
**Fireplaces/Appliances** Const 1 sty 1 Box 1  
Fireplace N.V. 1

## Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
RS3 UTILITY - FINISHED INT	1993	20x24 / 0	1	\$2,700
SITE IMPROVEMENT \$25-\$50000	1900	0x0 / 1	1	\$1,200

## Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/2/1993	337 138		\$0	Non FMV		HARBUCK JR, CAREY
7/16/1991	291 127		\$36,500	Fair Market Value		HARBUCK SR, CAREY
7/16/1991	290 319		\$0	Will		SWEANEY, MARION V
6/1/1941	26 247		\$0	Old Sale		TYE, MRSG A JR

## Area Sales Report

[Recent Sales in Area](#)

[Recent Sales in Neighborhood](#)

## Valuation

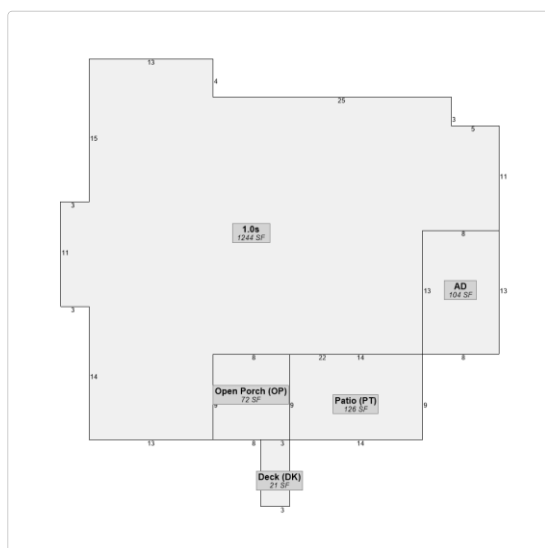
	2016	2015
Previous Value	\$59,800	\$59,800
Land Value	\$10,200	\$10,200
+ Improvement Value	\$42,300	\$45,700
+ Accessory Value	\$3,900	\$3,900
= Current Value	\$56,400	\$59,800

**Tax Card – Page 2**

## Photos



## Sketches



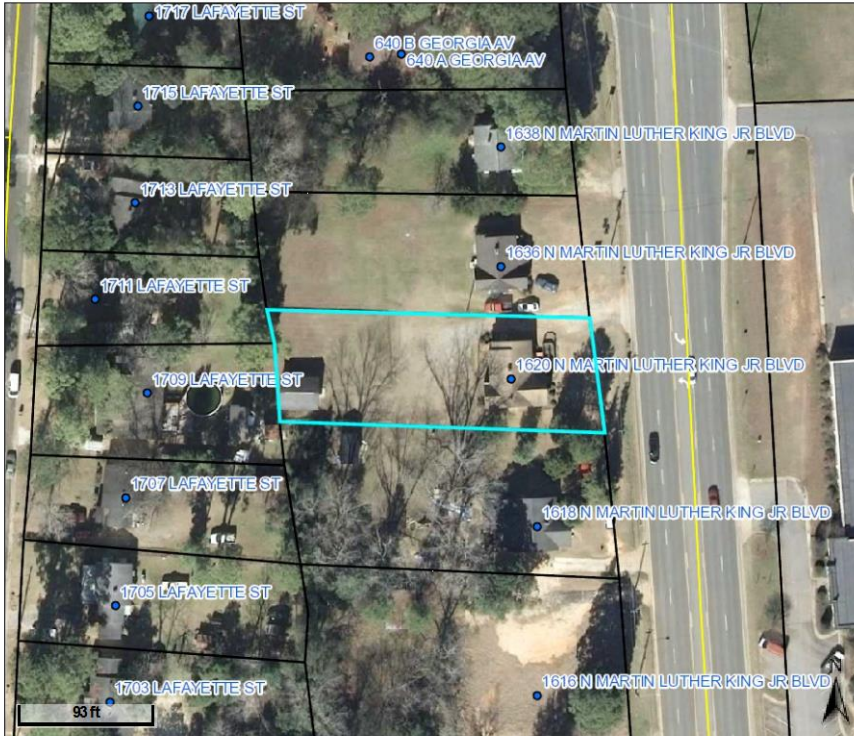
**No data available for the following modules:** Rural Land, Conservation Use Rural Land, Commercial Improvement Information, Improvement Information, Prebill Mobile Homes, Permits.

Sumter County 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 taxroll. All data is subject to change before the next certified taxroll.

 Developed by  
The Schneider Corporation

# Tax Map

 **qPublic.net**™ Sumter County, GA



## Overview



## Legend

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

Parcel ID 4716  
 Class Code Residential  
 Taxing District AMERICUS  
 Acres 0.36  
 (Note: Not to be used on legal documents)

Owner CAREY HARBUCK JR  
 213 LAKESHORE DRIVE  
 AMERICUS GA 31719  
 Physical Address 1620 MLK JR BLVD  
 Assessed Value Value \$56400

Last 2 Sales			
Date	Price	Reason	Qual
4/2/1993	\$0	NF	U
7/16/1991	\$0	WM	U

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
6168	12/1/2016	\$0.00

Payment Good Through:

Map: 47 1 6

Last payment made on: 11/29/2016

Location: 1620 M L K JR BLVD

HARBUCK JR CAREY

213 LAKESHORE DRIVE

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  
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AMERICUS, GA 31709  
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Fax: (229) 928-4533



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

**Tax Payer:** HARBUCK JR CAREY  
**Map Code:** 47 1 6  
**Description:** 1620 MCGARRAH ST  
**Location:** 1620 M L K JR BLVD  
**Bill Number:** 6168  
**District:** 16

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$46,200.00	\$10,200.00	0.3600	56400.00	12/1/2016	8/4/2016		

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	56400	22560.00	0.00	22560.00	0	0.00	0.00	0.00
COUNTY M&O	56400	22560.00	0.00	22560.00	15.915	359.04	0.00	294.06
SALES TAX ROLLBACK	0	0.0	0.0	22560.00	-2.69	0.0	-60.69	0.0
SERVICE DELIVERY ROLLBACK	0	0.0	0.0	22560.00	-0.19	0.0	-4.29	0.0
SCHOOL M&O	56400	22560.00	0.00	22560.00	18.253	411.79	0.00	411.79
<b>TOTALS</b>						<b>31.288</b>	<b>770.83</b>	<b>-64.98</b>
								<b>705.85</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: \$705.85  
Penalty: \$0.00  
Interest: \$0.00  
Other Fees: \$0.00  
Back Taxes: \$0.00  
Amount Paid: \$705.85  
TOTAL DUE: \$0.00