

# **Property Information**

**1650 +/- Sq. Ft. 2 Bed / 2 ½ Bath Home**

**629A GA Hwy 30 W.**

**Americus, GA 31719**

**Online Only Auction**

**Bidding Ends January 31, 2017**



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

## 3.0 Acre Residential Property- 629A GA Hwy 30 W. Americus, GA



**Property Address:** 629A 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 3 (Sumter County)

**Tax Amount:** \$1,446.40 (2016)

**Open House Dates:** Friday, January 25<sup>th</sup> 1:00 – 4:00 PM  
Monday, January 30<sup>th</sup> 1:00 – 4:00 PM

### **Property Features:**

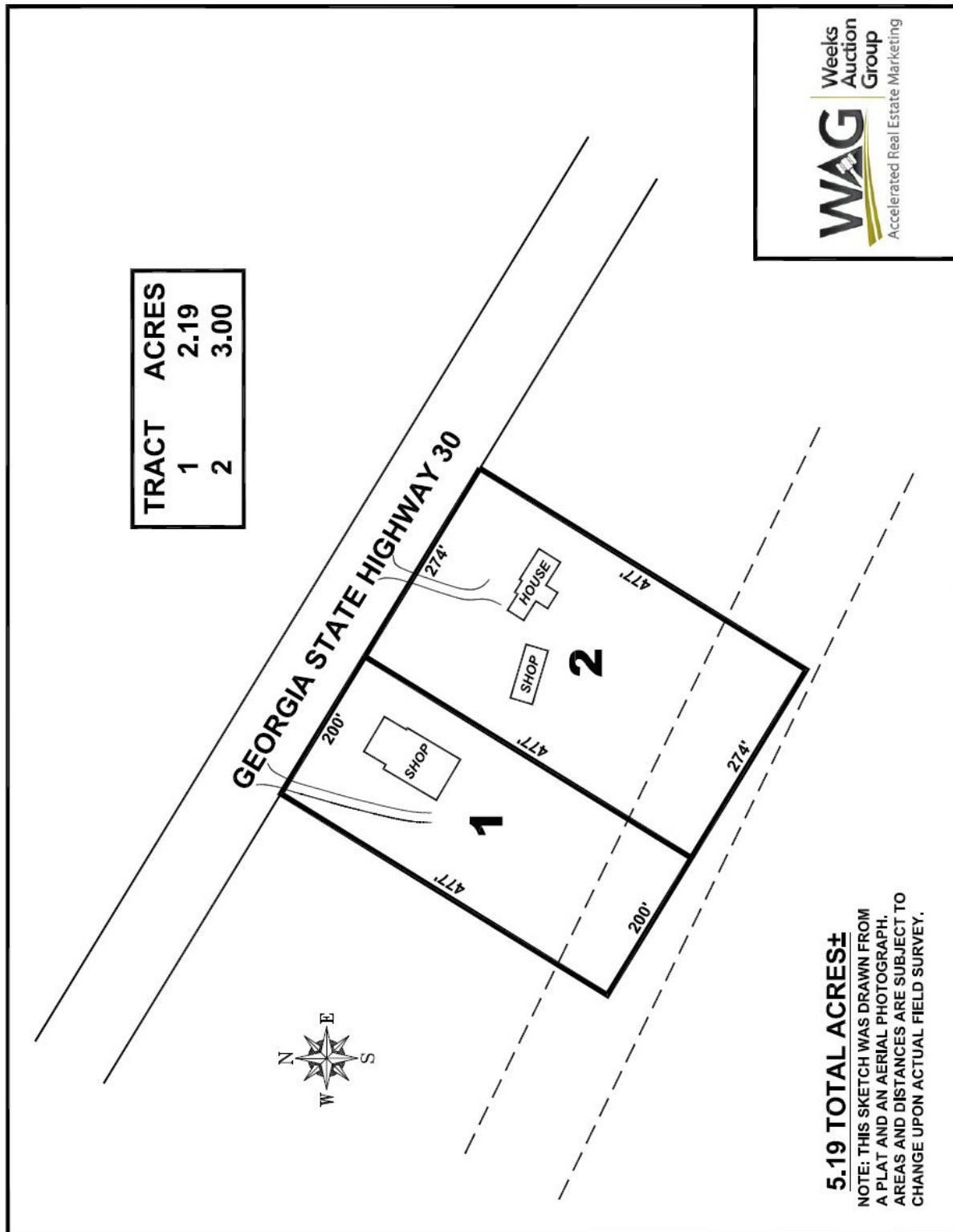
- 3.0 Acre Residential Property
- 1650 +/- Sq. Ft. Masonry Construction Home
- 2 Bedroom 2 ½ Bath with Open Floor Plan
- Covered Patio
- 2 Car Carport
- 24' X 60' Shop Building

**Currently Leased Through May 31, 2016 for \$500 per Month**

## Aerial Map



## Model



# Legal Description

00457  
0317

317

WARRANTY DEED - NO. 12

004245 457-317

STATE OF GEORGIA, SUMTER County.

CAREY HARBUCK, JR.  
215 LAKESHORE DR.  
AMERICUS, GA. 31709

THIS INDENTURE, made this 8th day of January, 1996, in the year of our Lord One Thousand Nine Hundred and Ninety-six, Between Carey Harbuck (A/K/A Wiley Carey Harbuck) of the State of Georgia and County of SUMTER of the first part and Carey Harbuck, Jr. (A/K/A Wiley Carey Harbuck, Jr.) of the State of Georgia and County of SUMTER of the second part.

WITNESSETH: That the said part Y of the first part, for and in consideration of the sum of Ten Dollars and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said part Y of the second part, his heirs and assigns, all that tract and parcel of land lying and being in Land Lot 233 of the 26th Land District of Sumter Co., Ga., 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°29'30" West a distance of 2116.87'; then go South 28°40'54" West a distance of 50.12' to the South right of way line of said highway and the Point of Beginning; then go South 28°40'54" West a distance of 477' to a point; then go North 61°30'00" West a distance of 274' to a point; then go North 28°40'54" East a distance of 477' to the South right of way of said highway; then go along South right of way of said highway South 61°30'00" East a distance of 274' to the Point of Beginning.

Said tract contains 3.00 Acres

Sumter County

Witness my hand and seal this 8th day of January, 1996.

Betty L. Matthews  
Clerk of Superior Court

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of the said part Y of the second part, his heirs and assigns forever, IN FEE SIMPLE.

And the said part Y of the first part, for his heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the said part Y of the second part, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, That the said part Y of the first part has hereunto set his hand and affixed his seal, the day and year above written.

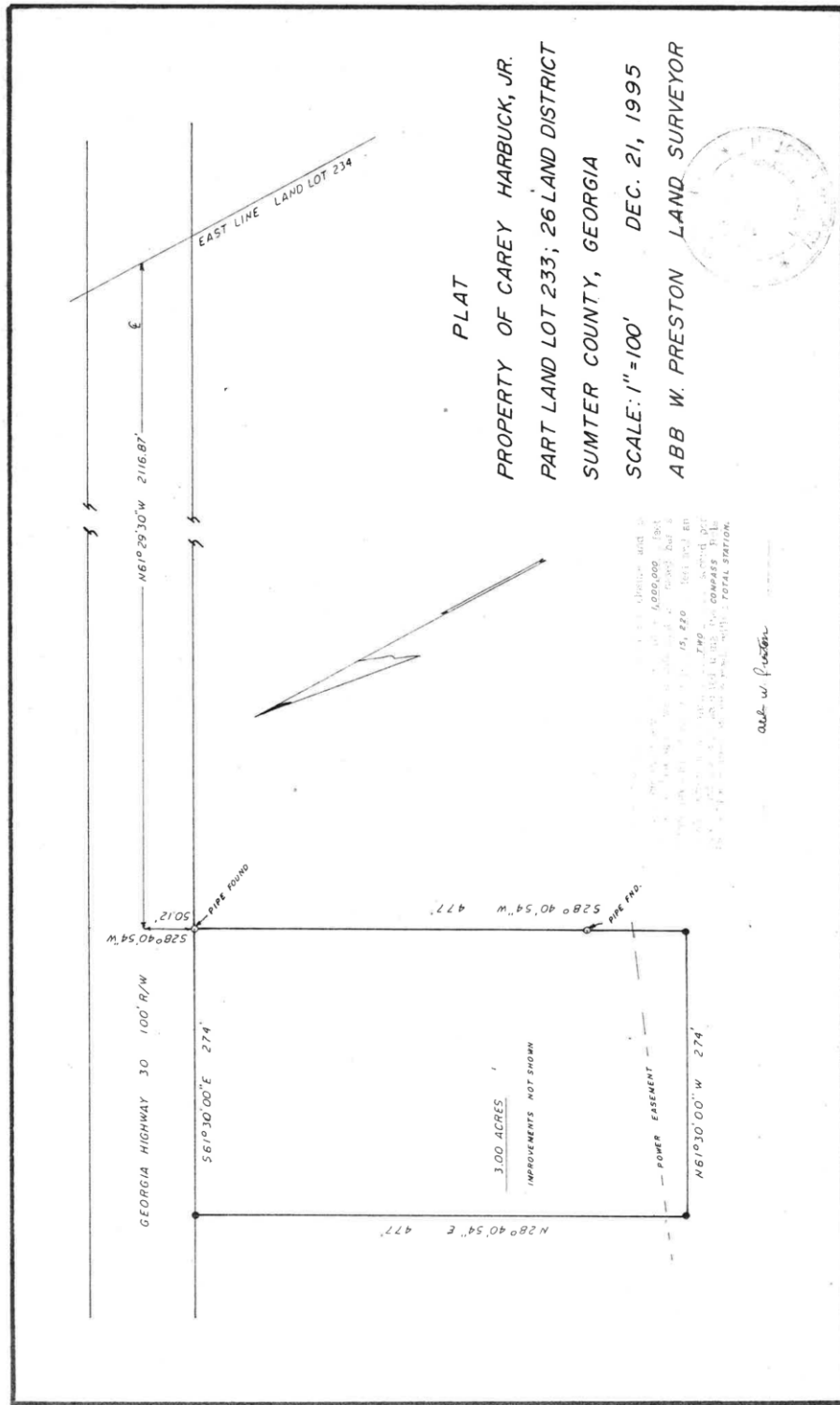
Signed, sealed and delivered in the presence of:

Notary Public, Sumter County, Georgia  
My Commission Expires Jan. 24, 1997


W. D. Lindley (Notary)

Oct 8, 1996  
Betty L. Matthews (Clerk)

## Plat



## Tax Card

							
<a href="#">Recent Sales in Area</a>	<a href="#">Previous Parcel</a>	<a href="#">Next Parcel</a>	<a href="#">Field Definitions</a>	<a href="#">Return to Main Search Page</a>	<a href="#">Sumter Home</a>		
<b>Owner and Parcel Information</b>							
Owner Name	HARBUCK JR CAREY	Today's Date	October 27, 2016				
Mailing Address	213 LAKESHORE DR	Parcel Number	2616 233 3				
	AMERICUS, GA 31719	Tax District	UNINCORPORATED COUNTY (District 07)				
Location Address	629 A GA HWY 30 W	2015 Millage Rate	30.808				
Legal Description	HWY 30 3 AC LL 233 26 LD	Acres	See Legal Description				
Property Class(NOTE: Not Zoning Info)	R3-Residential	Neighborhood					
Zoning		Homestead Exemption	No (S0)				
Landlot/District	233/26	Parcel Map	<a href="#">Show Parcel Map</a>				
Water	Well	Sewer	Septic Tank				
Electric	Electricity	Gas	Tank Gas				
Topography	Rolling	Drainage	Fair				
Road Class	County	Parcel Road Access	Paved				
<b>Current Value Information</b>							
Land Value	Improvement Value	Accessory Value	Total Value	Previous Value			
\$ 11,200	\$ 59,500	\$ 13,200	\$ 83,900	\$ 86,000			
<b>Land Information</b>							
Type	Description	Calculation Method	Soil Productivity	Acres	Photo		
RUR	Small Parcels	Rural	4	3	NA		
<b>Improvement Information</b>							
Style	Heated Sq Ft	Interior Walls	Exterior Walls	Attic Area Sq Ft	Basement Area Sq Ft	Year Built	Photo
One Family	1,653	Panel	Concrete Block	No Attic	None	1958	<a href="#">Building Images</a>
Roof Type	Flooring Type	Heating Type	Rooms	Value	Cond	Number Fire Pl	Sketch
Asphalt Shingles	Carpet/Tile	Central Heat/AC	Bedrooms/Bathrooms/Extra Plumbing	\$ 59,500	Average	1	<a href="#">Sketch Building 1</a>
			6/3/2.0/3				
<b>Accessory Information</b>							
Description	Year Built	Dimensions/Units	Value				
FIRE FEE - PARCEL	2010	0x0 0	\$ 0				
FIRE FEE - RESIDENTIAL IMP	2010	0x0 0	\$ 0				
GARBAGE UNITS	2007	0x0 0	\$ 0				
AB3 SHOP BUILDING	1960	24x60 0	\$ 7,500				
Well/Septic Tank	1900	0x0 1	\$ 4,500				
SITE IMPROVEMENT \$25-\$50000	1900	0x0 1	\$ 1,200				
<b>Sale Information</b>							
Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee	
01/08/1996	457 317		\$ 0	Gift		HARBUCK, CAREY, JR	
<a href="#">Recent Sales in Area</a>	<a href="#">Previous Parcel</a>	<a href="#">Next Parcel</a>	<a href="#">Field Definitions</a>	<a href="#">Return to Main Search Page</a>	<a href="#">Sumter Home</a>		
<p>The Assessor's Office 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 data is subject to change before the next certified tax roll. Website Updated: October 21, 2016</p> <p style="text-align: center; font-size: small;">© 2005 by the County of Sumter, GA   Website design by <a href="#">a public.net</a></p>							

# Tax Map

 **qPublic.net™** Sumter County, GA



## Overview



## Legend

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

**Parcel ID** 26162333  
**Class Code** Residential  
**Taxing District** UNINCORPORATED COUNTY  
 UNINCORPORATED COUNTY  
**Acres** 3

(Note: Not to be used on legal documents)

**Owner** CAREY HARBUCK JR  
 213 LAKESHORE DR  
 AMERICUS GA 31719  
**Physical Address** 629 A GA HWY 30 W  
**Assessed Value** Value \$83900

Last 2 Sales			
Date	Price	Reason	Qual
1/8/1996	\$0	GF	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
6166	12/1/2016	\$0.00

Payment Good Through:

Map: 2616 233 3

Last payment made on: 11/29/2016

Location: 629A GA HWY 30 W

HARBUCK JR CAREY

213 LAKESHORE DR

AMERICUS, GA 31719

## 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:** HARBUCK JR CAREY  
**Map Code:** 2616 233 3  
**Description:** HWY 30 3 AC LL 233 26 LD  
**Location:** 629A GA HWY 30 W  
**Bill Number:** 6166  
**District:** 7

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$72,700.00	\$11,200.00	3.0000	83900.00	12/1/2016	8/4/2016		

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	83900	33560.00	0.00	33560.00	0	0.00	0.00	0.00
COUNTY M&O	83900	33560.00	0.00	33560.00	15.915	534.11	0.00	443.83
SALES TAX ROLLBACK	0	0.0	0.0	33560.00	-2.69	0.0	-90.28	0.0
SCHOOL M&O	83900	33560.00	0.00	33560.00	18.253	612.57	0.00	612.57
FIRE FEE 1 - \$50	83900	0.00	0.00	0.00	0	50.00	0.00	50.00
FIRE FEE 2 - \$100	83900	0.00	0.00	0.00	0	100.00	0.00	100.00
SANITATION - GARBAGE FEE	83900	0.00	0.00	0.00	0	240.00	0.00	240.00
<b>TOTALS</b>					<b>31.478</b>	<b>1,536.68</b>	<b>-90.28</b>	<b>1,446.40</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: \$1,446.40  
Penalty: \$0.00  
Interest: \$0.00  
Other Fees: \$0.00  
Back Taxes: \$0.00  
Amount Paid: \$1,446.40  
TOTAL DUE: \$0.00