

Property Information Package

**Lender Ordered Real Estate Auction – Pickens County
5.41 +/- Acre Home at The Ranches at Town Creek
875 Town Creek Church Road, Talking Rock, Georgia**

**Online Only Auction
Bidding Ends July 7, 2020**



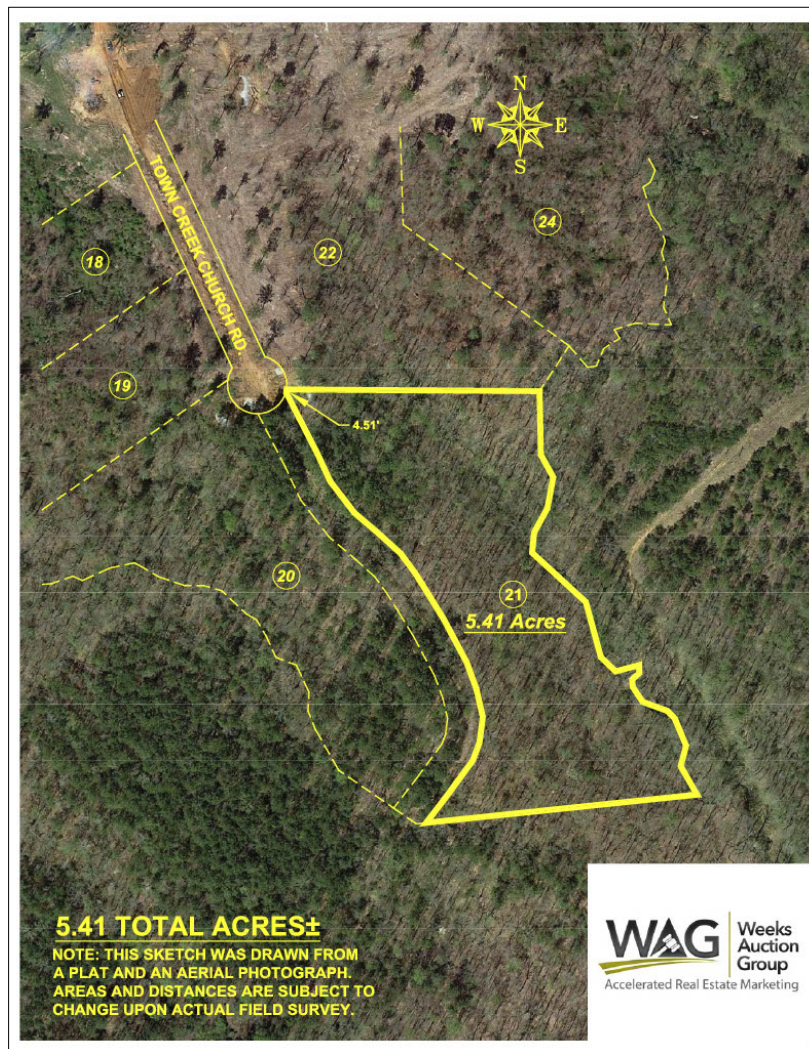
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Final Contract to Include a 10% Buyer's Premium

5.41 +/- Acre Homesite in The Ranches at Town Creek Subdivision! This lot is in Phase 2 of The Ranches at Town Creek. Nestled in a private setting, yet only 8 miles from the amenities Jasper has to offer. Gated entry, underground utilities, county water! ***Don't miss the unique opportunity!***

Auction Date and Time: Tuesday, July 7, 2020 at 4 PM

Open House Dates and Times: Contact Hunter Whiddon



For More Information Contact:

Hunter Whiddon
Weeks Auction Group, Inc.
(229) 890 - 2437
Hunter@BidWeeks.com

Property Information

Property Address: 875 Town Creek Church Road, Talking Rock, Georgia

Property Size (Acres): 5.41 +/- Acres

Assessor's Parcel Number: 012 030 121

Taxes (2019): \$ 279.89

Driving Directions: From Talking Rock or from Hwy 515 in Talking Rock, head north on Hwy 136. Turn right at on Ellijay Road, then left onto Town Creek Church Road. Lot 21 is at the end of Town Creek Church Road in the cul-de-sac. This lot is located beyond a gated entrance. Call to schedule a viewing. ***WATCH FOR AUCTION SIGNS!***

Important Selling Features:

- Located in The Ranches at Town Creek
 - Phase 2
 - Gated Entrance
 - Protective Covenants
 - Newly Paved Portion of Town Creek Church Road
 - Underground Utilities & County Water
- Gorgeous Mountain Views
- Less the 5 Minutes from Hwy 515
- Private Setting
- Cul-de-Sac Lot

A Copy of the Declaration of Covenants, Conditions, Restrictions & Easement for The Ranches at Town Creek are available for review under the "Documents" tab on Website or by contacting Hunter Whiddon. Annual HOA Dues are \$400.

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Tax Card



Summary

Parcel Number 012030 121
Location Address 875 TOWN CREEK CHURCH RD
Legal Description DIST 12 LL 63 RANCHES@TOWN CREEK LT 21 5/41 AC
(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 22.959
Acres 5.41
Homestead Exemption No (50)
Lot/District 63 / 12

[View Map](#)

Owner

VARGAS ORLANDO L
 2053 KINGS PALACE DRIVE
 RIVERVIEW, FL 33578-2130

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	RANCHES @ TOWN CREEK \$8K/AC	Acres	235,810	790	0	5.41	0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/11/2018	1162275	2018 141	\$29,900	LAND MARKET VALUE	RANCHES AT TOWN CREEK LLC	VARGAS ORLANDO L

Valuation

	2019
Previous Value	\$0
Land Value	\$29,900
+ Improvement Value	\$0
+ Accessory Value	\$0
= Current Value	\$29,900

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

The Pickens 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.

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[GDPR Privacy Notice](#)

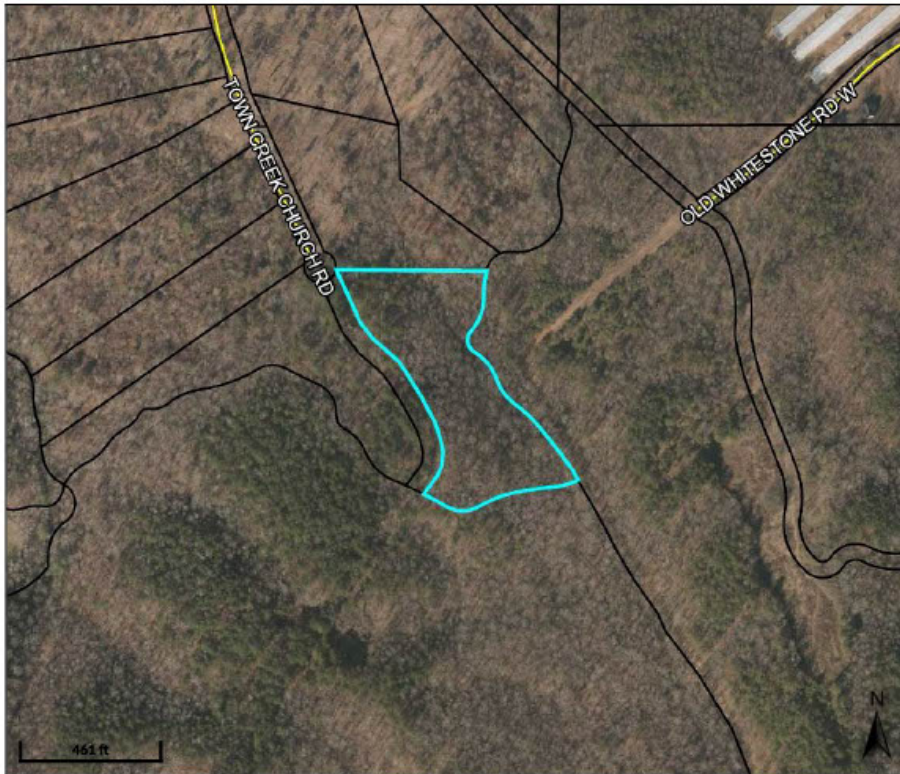
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Developed by

Version 2.3.48

Tax Map

 **qPublic.net**™ Pickens County, GA



Overview



Legend

-  Parcels
-  Roads

Parcel ID	012 030 121	Owner	VARGAS ORLANDO L	Last 2 Sales			
Class Code	Residential		2053 KINGS PALACE DRIVE	Date	10/11/2018	Price	\$29900
Taxing District	COUNTY		RIVERVIEW FL 335782130			Reason	LM
	COUNTY	Physical Address	875 TOWN CREEK CHURCH RD		n/a	Qual	Q
Acres	5.41	Assessed Value	Value \$29900				n/a

(Note: Not to be used on legal documents)

Date created: 3/24/2020
Last Data Uploaded: 3/24/2020 6:49:59 AM

Developed by  Schneider
GEOSPATIAL

2019 Property Tax Bill

2019 Property Tax Statement

Darrin Satterfield
 Pickens County Tax Commissioner
 1266 E Church St Ste 112
 Jasper, GA 30143-1916

Bill Number	Due Date	CURRENT YEAR DUE
19037	1/4/2020	\$279.89

Payment Good Through: 3/24/2020

Map: 012 030 121

Last payment made on:

Location: 875 TOWN CREEK CHURCH RD

VARGAS ORLANDO L

2053 KINGS PALACE DRIVE

RIVERVIEW, FL 335782130

RETURN THIS FORM WITH PAYMENT

Darrin Satterfield
 Pickens County Tax Commissioner
 1266 E Church St Ste 112
 Jasper, GA 30143-1916



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

Tax Payer: VARGAS ORLANDO L
Map Code: 012 030 121
Description: DIST12 LL63 RANCHES@TOWN CREEK LT21 5.41AC
Location: 875 TOWN CREEK CHURCH RD
Bill Number: 19037
District: 1

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$0.00	\$29,900.00	5.41	29900	1/4/2020	10/3/2019	3/24/2020	

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
STATE TAX	29900	11960	0	11960	0	0.00	0.00	0.00	
COUNTY M&O	29900	11960	0	11960	10.145	121.33	0.00	93.03	
SALES TAX ROLLBACK	0	0	0	11960	-2.368	0.00	-28.30	0.00	
SCHOOL M&O	29900	11960	0	11960	15.18	181.55	0.00	181.55	
TOTALS						22.959	302.88	-28.30	274.58

If postmarked after December 04 interest at a rate of 1% will be added to your bill. The minimum interest payment on unpaid taxes shall not be less than \$1.00 per Georgia Code Section 48-2-40. Interest will continue to be added to your bill at a rate of .5625% each month thereafter until paid. After 120 days a penalty of 5% will be added. We encourage you to pay your bill online at WWW.PICKENSCOUNTYGATAX.COM. If you have an escrow account, send a copy of this bill to the mortgage company. WE DO NOT SEND ONE."

Current Due:	\$274.58
Penalty:	\$0.00
Interest:	\$5.31
Other Fees:	\$0.00
Back Taxes:	\$0.00
Amount Paid:	\$0.00
TOTAL DUE:	\$279.89

Legal Description

875 Town Creek Church Rd, Talking Rock, Georgia

Tax Parcel: 012 030 121

All that tract or parcel of land lying and being in Land Lots 63, 64, 81 & 82 of the 12th District, 2nd Section of Pickens County, Georgia, and being designated as Lot 21 of The Ranches at Town Creek, Phase Two, containing 5.41 acres, more or less, and being more particularly described on plat of survey by Mark E. Chastain, GRLS #2718, dated August 18, 2018 and recorded in Plat Book 2018, Page 141, Pickens County, Georgia Records. Said plat is incorporated herein by reference for a more complete legal description.

Go Bid Now!

www.WeeksAuctionGroup.com