

Property Information Package

**Selling by Order of the United States Bankruptcy Court
Country Home on 1 Acre in Thomas County
24361 GA Hwy 3, Ochlocknee, Georgia**

**Online Only Auction
Bidding Ends July 14, 2020**



www.WeeksAuctionGroup.com

Final Contract to Include a 10% Buyer's Premium

Charming 3 Bedroom / Two Bath Home is located in the heart of Thomas County on historic GA Hwy 3. Minutes from downtown Thomasville, this property would make a great starter home or an excellent rental.

Auction Date and Time: Tuesday, July 14, 4:00 PM

Open House Dates and Times: Tuesday, June 30, 4:00 PM – 6:00 PM
Tuesday, July 7, 4:00 PM – 6:00 PM
Friday, July 10, 4:00 PM – 6:00 PM



**For More
Information Contact:**

Mark Manley
Weeks Auction Group, Inc.
(229) 890 - 2437
Mark@BidWeeks.com

Property Information

Property Address: 24361 GA Highway 3, Ochlocknee, Georgia

Property Size (Acres): 1 +/- Acres

Assessor's Parcel Number: 064 085A

Taxes (2019): \$ 1044.55 Amount

Driving Directions: From Thomasville at the intersection of the Thomasville Bypass US HWY 84 at Thomasville Travel Center, travel north on GA Hwy 3 for 5.8 +/- miles to the property on the left. ***Watch for Auction Signs!***

Important Selling Features:

- County Home Located on 1 Acre Lot
- 3 Bedroom / Two Bath
- Screened Back Porch
- Cozy Front Porch
- Country Kitchen
- Large Out Building
- Quiet Country Living
- Large Storage Building

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Aerial Property Map



Tax Card – Page 1



Summary

Parcel Number 064 085 A
 Location Address 24361 GA HWY 3
 Legal Description 24361 GA HWY 3 / 1 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.)
 Zoning AG
 Tax District 04 Fire District 03 (District 04)
 Millage Rate 26.315
 Acres 1
 Neighborhood Rur Par North West (155022)
 Homestead No (50)
 Exemption
 Landlot/District 283 / 17

[View Map](#)



Owner

Bowers Darlene
 24361 Ga HWY 3
 Ochlocknee, GA 31773

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	1

Residential Improvement Information

Style One Family
 Heated Square Feet 1520
 Interior Walls Sheetrock
 Exterior Walls Vinyl Siding
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1911
 Roof Type Shingle Asphalt
 Flooring Type Pine
 Heating Type CH AC
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 1
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 0
 Value \$81,240
 Condition Average
 Fireplaces/Appliances FP Const 1 sty 1 Box 1
 House Address 24361 GA HWY 3

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Utility Bldg, Unfinished	2016	12x16 / 0	0	\$1,336
Housesite w/Deep Well	2006	1x1 / 1	0	\$7,000
Carport-Without Floor	2002	18x20 / 0	0	\$927
Storage Bldg	1975	20x38 / 0	0	\$2,673

Permits

Permit Date	Permit Number	Type
08/11/2015	INH	Review Buildings

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/26/2014	1924 382	8 585	\$0	Gift	Hock George H	Bowers Darlene
9/26/2014	1924 382		\$0	Gift	Hock George H	Bowers Darlene
12/19/2011	1770 65	8 585	\$0	Gift	Bowers Darlene	Bowers Darlene &
2/27/2006	1274 379	8 585	\$128,000	Fair Market Value	Medders Ashley L & Jennifer B	Bowers Darlene

Tax Card – Page 2

Valuation

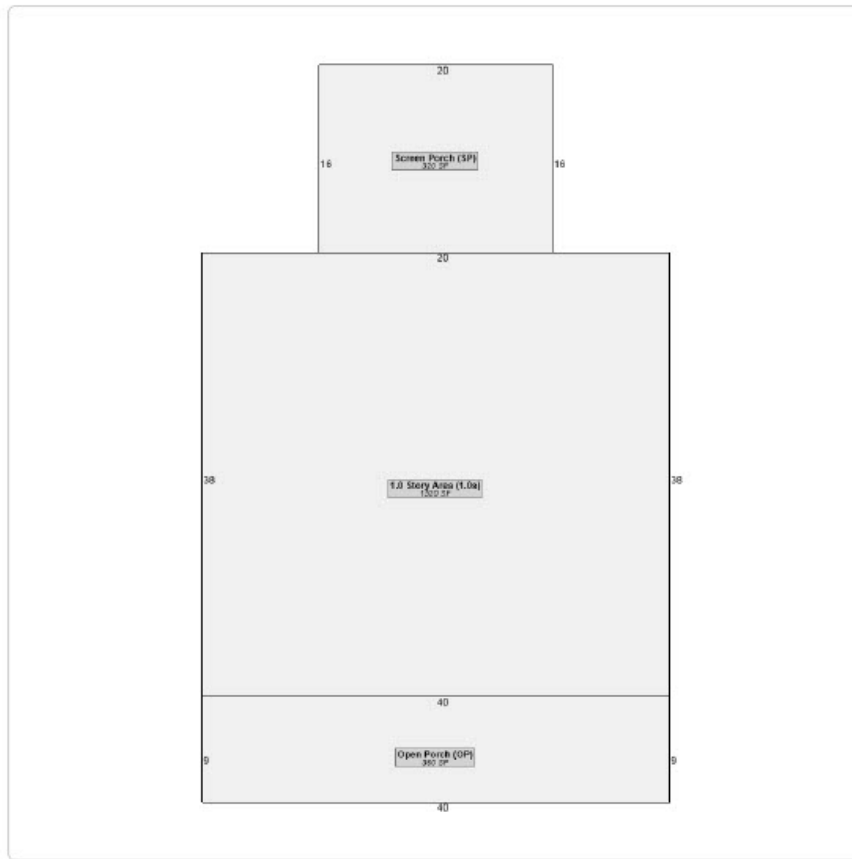
	2018	2017	2016	2015
Previous Value	\$103,176	\$100,196	\$104,826	\$102,768
Land Value	\$10,000	\$10,000	\$10,000	\$10,000
+ Improvement Value	\$80,504	\$81,240	\$79,751	\$84,381
+ Accessory Value	\$11,864	\$11,936	\$10,445	\$10,445
= Current Value	\$102,368	\$103,176	\$100,196	\$104,826

Photos



Sketches

Tax Card – Page 3



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

The Thomas 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 2017 Certified Values. All other data is subject to change.

Last Data Upload: 5/22/2018, 4:24:56 AM


Schneider
Developed by
The Schneider
Corporation

Tax Map



Overview




Legend

☐ Parcels

Parcel ID	064 085 A	Owner	Bowers Darlene	Last 2 Sales			
Class Code	Residential		24361 Ga HWY 3	Date	Price	Reason	Qual
Taxing District	04 Fire District 03		Ochlocknee GA 31773	9/26/2014	0	18	U
	04 Fire District 03	Physical Address	24361 GA HWY 3	9/26/2014	0	18	U
Acres	1	Assessed Value	Value \$102368				

(Note: Not to be used on legal documents)

Date created: 5/22/2018
Last Data Uploaded: 5/22/2018 4:24:56 AM

 Developed by
The Schneider Corporation

2019 Property Tax Bill

2019 Property Tax Statement

Alicia Hester
Thomas County Tax Commissioner
P.O. Box 2175
Thomasville, GA 31799

BOWERS DARLENE
24361 GA HWY 3

OCHLOCKNEE, GA 31773

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2019-2215	11/15/2019	\$0.00	\$1044.55	\$0.00	Paid 11/12/2019

Map: 00640-00000-085-A00
Location: 24361 GA HWY 3
Account No: 066450 010

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Alicia Hester
Thomas County Tax Commissioner
P.O. Box 2175
Thomasville, GA 31799



Tax Payer: BOWERS DARLENE
Map Code: 00640-00000-085-A00 Real
Description: 24361 GA HWY 3 / 1 AC
Location: 24361 GA HWY 3
Bill No: 2019-2215

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
0.00	0.00	0.0000	\$102,880.00	11/15/2019	08/28/2019			
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY	\$0.00	\$41,152.00	\$0.00	\$41,152.00	0.007131	\$401.27	-\$107.82	\$293.45
EMER SER	\$0.00	\$41,152.00	\$0.00	\$41,152.00	0.001720	\$70.78	\$0.00	\$70.78
FIRE 3	\$0.00	\$41,152.00	\$0.00	\$41,152.00	0.002329	\$95.84	\$0.00	\$95.84
SCHOOL	\$0.00	\$41,152.00	\$0.00	\$41,152.00	0.014203	\$584.48	\$0.00	\$584.48
TOTALS					0.025383	\$1,152.37	-\$107.82	\$1,044.55

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 now receiving the benefit of the exemption, you must apply for the exemption not later than April 1st in order to receive the exemption in future years. For more 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 225 N. Broad St or (229) 225-4136. 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 tax return reducing the value not later than April 1st 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 225 N. Broad St or (229) 225-4136.

LOCAL OPTION SALES TAX CREDIT:

The General Assembly reenacted the Local Option Sales Tax Act and another part of your bill shows the dollar amount of reduction of local property taxes which you have received. The law now requires the following additional information to be provided to each taxpayer.

Current Due	\$1,044.55
Discount	\$0.00
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$1,044.55
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/12/2019

Legal Description

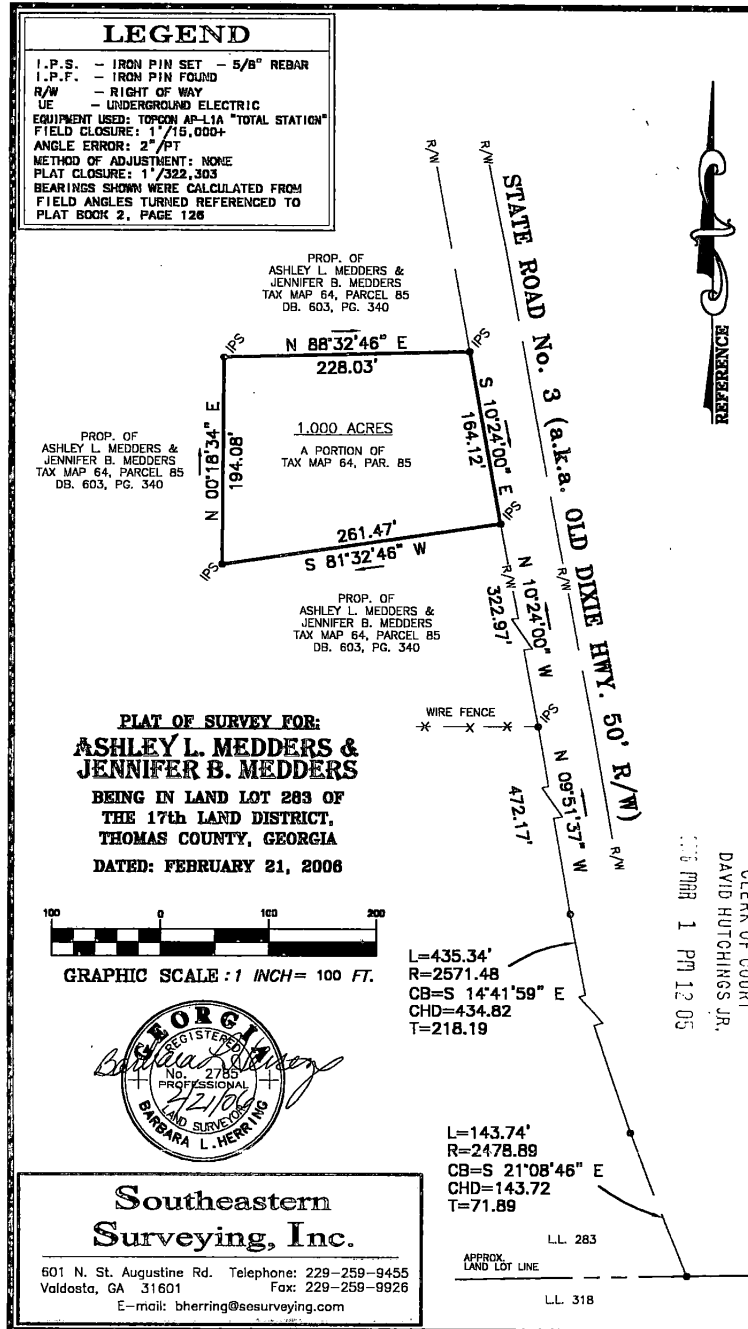
Property Address: 24361 GA Highway 3, Ochlocknee, Georgia

Thomas County Tax Parcel: 064 085A

ALL THAT TRACT OR PARCEL OF LAND situate, lying and being in Land Lot #283 of the 17th Land District of Thomas County, Georgia, consisting of 1.000 acres as shown on a plat of survey prepared for Ashley L. Medders and Jennifer B. Medders by Barbara L. Herring, Georgia Registered Land Surveyor No. 2785, dated February 21, 2006, recorded in Plat Book 8, Page 585, among the Deed Records of Thomas County, Georgia, reference to which plat is made for a more particular description by metes and bounds and courses and distances as set forth thereon.

This is a portion of the property that was conveyed by Warranty Deed from N.L. Godwin to Ashley L. Medders and Jennifer B. Medders dated November 3, 1995 and recorded in Deed Book 494, Page 79, among the Deed Records of Thomas County, Georgia.

Plat



Plat Book 8 Folio 585

Go Bid Now!

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