


AUCTION



Property Information Packet

Olin's Sheet Metal
1800 Sq Ft Commercial Building
1192 East Broad Avenue
Albany, Georgia

Online Only Auction
Bidding Ends September 15, 2020
Final Contract to Include a 10% Buyer's Premium



www.WeeksAuctionGroup.com

An 1,800 Sq. Ft. commercial property located on 2.06+/- Acres is selling at online-only auction. Browse and bid on the Former Olin Sheet Metal. With ample office space, abundant production area, and 50 ft of loading dock, this property presents an excellent investment opportunity. Browse and bid today.

Auction Date and Time: Tuesday, September 15, 2020 at 1:00 PM

Open House Dates and Times: Thursday, September 3, 2020 from 10:00 AM -12:00 PM & 2:00 PM – 4:00 PM



For More Information Contact:

Forrest Horne
Weeks Auction Group, Inc.
(229) 890 - 2437
Forrest@BidWeeks.com

Property Information

Property Address: 1192 E Broad Ave, Albany, GA 31705

Property Size (Acres): 2.06 +/- Acres with 1,800 +/- SQ FT Commercial Building

Assessor's Parcel Number: Dougherty County: 000EE/00035/001

Taxes (2019): \$ 607.21

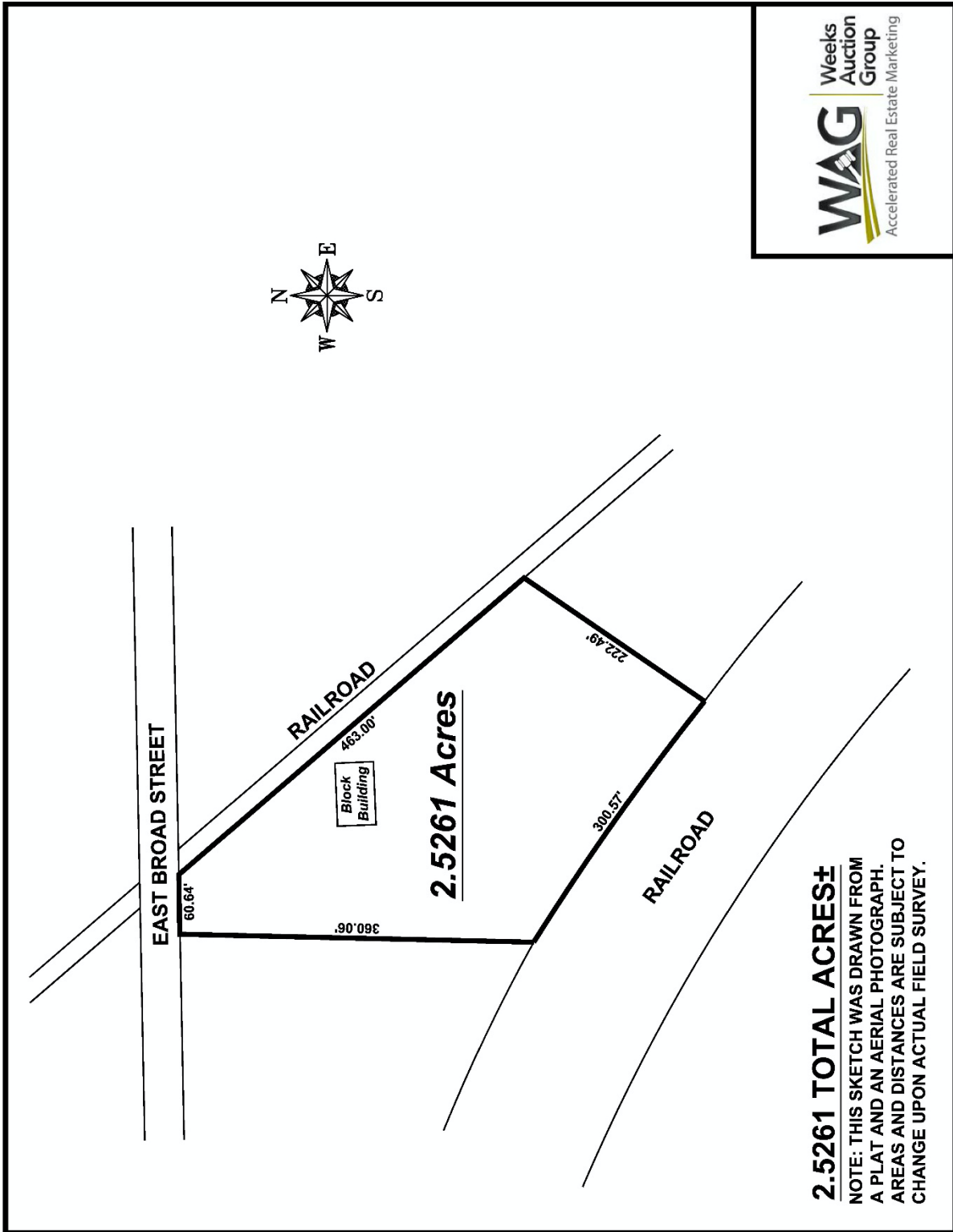
Important Selling Features:

- Production Area
- Office Space
- 50 ft Of Loading Dock
- Equipment, Tools, & Remaining Inventory Selling Separately
- 1,800+/- Square Foot Commercial Building
- Zoned C-3

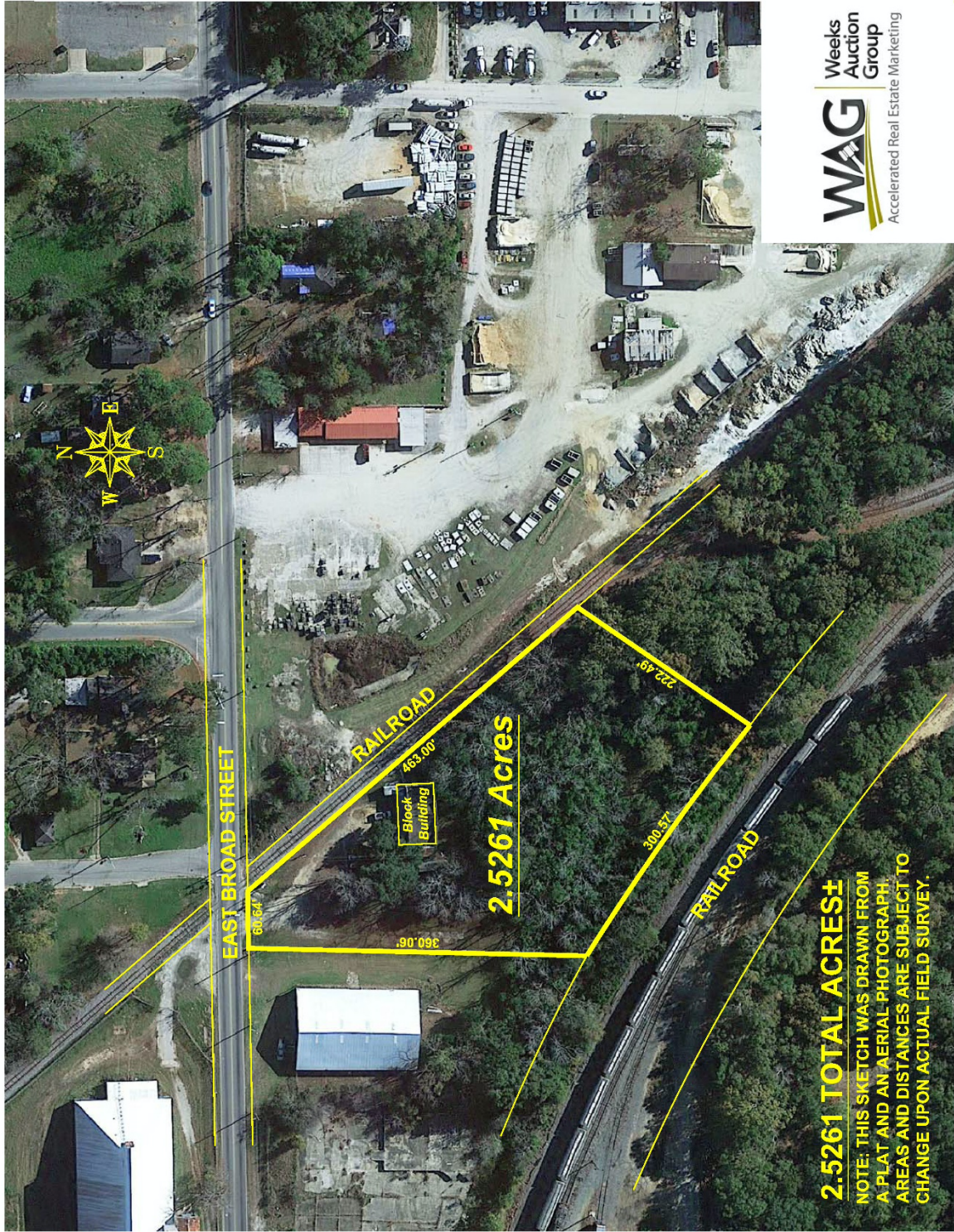
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Aerial Map – Page 1



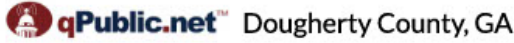
Aerial Map – Page 2



Tax Card – Page 1

6/23/2020

qPublic.net - Dougherty County, GA - Report: 000EE/00035/001



Summary

Parcel Number 000EE/00035/001
Location Address 1192 E BROAD AVE
Legal Description TRACT 2 EAST ALBANY LUMBER CO
(Note: Not to be used on legal documents)
Class C3-Commercial
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District 01 CITY OF ALBANY (District 01)
Millage Rate 43.806
Acres 2.06
Homestead Exemption No (50)
Landlot/District N/A

[View Map](#)



Owner

APPERSON SCOLON
 1192 BROAD E AVE
 ALBANY, GA 31705

Land

| Type | Description | Calculation Method | Square Footage | Frontage | Depth | Acres | Lots |
|------------|---------------------------|--------------------|----------------|----------|-------|-------|------|
| Commercial | Ind-East Broad/Village St | Acres | 89,734 | 60 | 380 | 2.06 | 1 |

Commercial Improvement Information

Description Warehouse - Storage
Value \$10,500
Actual Year Built 1900
Effective Year Built 1960
Square Feet 1800
Wall Height 11
Wall Frames MASONRY
Exterior Wall CONCRETE BLOCK
Roof Cover BUILT-UP
Interior Walls UNFINISHED
Floor Construction
Floor Finish CERAMIC/CLAY
Ceiling Finish N/A
Lighting
Heating FAIR DUCT/NO AC
Number of Buildings 1

Permits

| Permit Date | Permit Number | Type | Description |
|-------------|---------------|-------------|---|
| 05/23/2011 | 111613 | 12-DEMO/RES | 12/11- two trailers demolished behind warehouse |

Sales

| Sale Date | Deed Book / Page | Plat Book / Page | Sale Price | Reason | Grantor | Grantee |
|-----------|------------------|------------------|------------|------------------------|-----------------------|----------------------|
| 8/28/1997 | 1732 224 | | \$32,500 | Fair Market - Improved | EAST ALBANY LUMBER CO | APPERSON SCOLON |
| 3/29/1977 | 579 702 | | \$50,000 | Unqualified | JOHNSTON, GEORGE E | EAST ALBANY LUMBER C |

Valuation

| | 2019 | 2018 | 2017 | 2016 | 2015 |
|---------------------------------|----------|----------|----------|----------|----------|
| Previous Value | \$34,800 | \$34,800 | \$34,800 | \$34,800 | \$30,600 |
| Fair Market Land Value | \$24,300 | \$24,300 | \$24,300 | \$24,300 | \$24,300 |
| + Fair Market Improvement Value | \$10,500 | \$10,500 | \$10,500 | \$10,500 | \$10,500 |
| + Fair Market Accessory Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| = Fair Market Value | \$34,800 | \$34,800 | \$34,800 | \$34,800 | \$34,800 |
| Assessed Land Value | \$9,720 | \$9,720 | \$9,720 | \$9,720 | \$9,720 |
| + Assessed Improvement Value | \$4,200 | \$4,200 | \$4,200 | \$4,200 | \$4,200 |
| + Assessed Accessory Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| = Assessed Value (40% FMV) | \$13,920 | \$13,920 | \$13,920 | \$13,920 | \$13,920 |

Photos

https://qpublic.schneidercorp.com/Application.aspx?AppID=762&LayerID=11798&PageTypeID=4&PageID=5588&KeyValue=000EE%2F00035%2F001 1/2

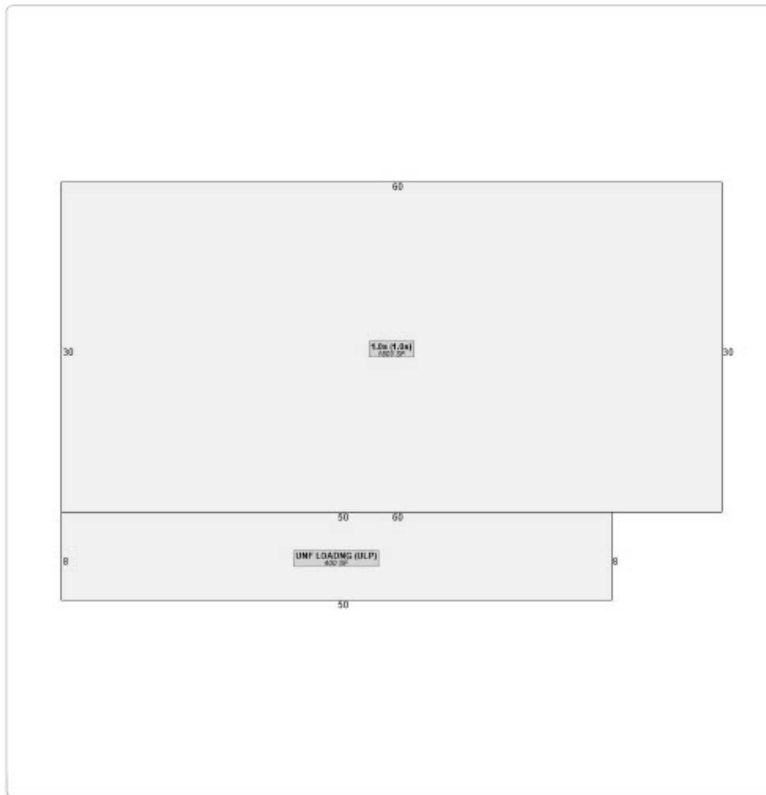
Tax Card – Page 2

6/23/2020

qPublic.net - Dougherty County, GA - Report: 000EE/00035/001



Sketches



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

The Dougherty 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.

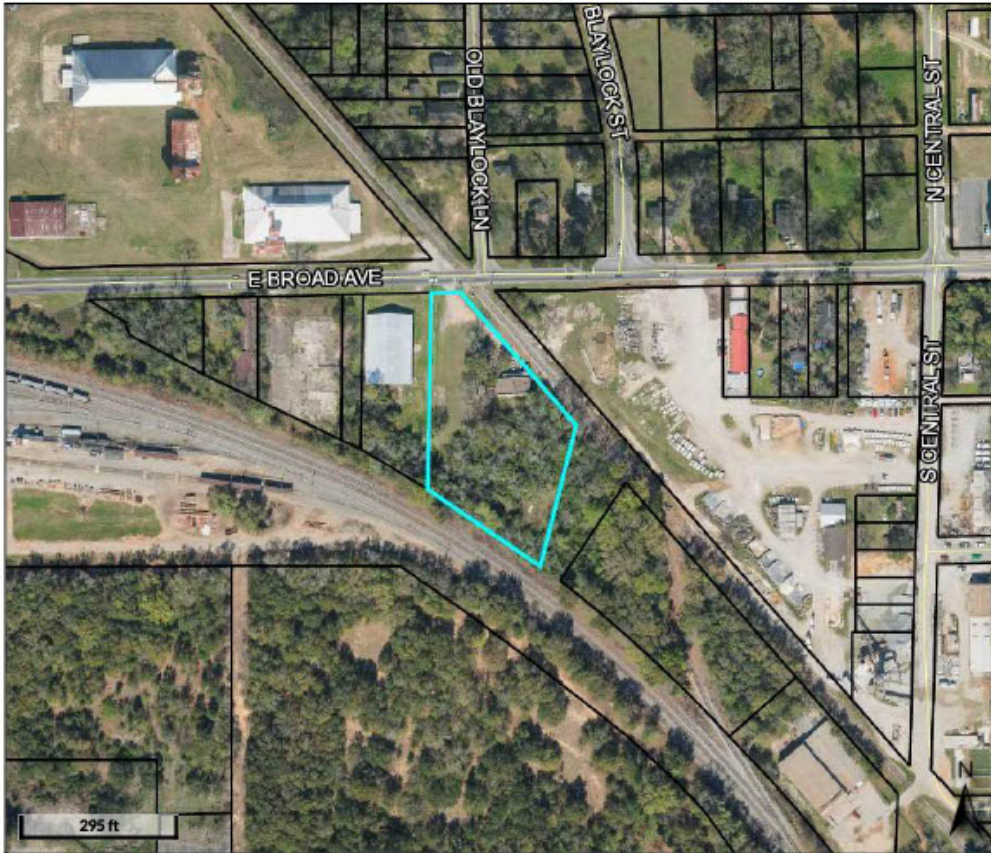
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Version 2.3.63



Tax Map



Overview



Legend

- Parcels
- Roads

| | | | | | | | |
|------------------------|-------------------|--------------------------|------------------|---------------------|--------------|---------------|-------------|
| Parcel ID | 000EE/00035/001 | Owner | APPERSON SCOLON | Last 2 Sales | | | |
| Class Code | Commercial | | 1192 BROAD E AVE | Date | Price | Reason | Qual |
| Taxing District | 01 CITY OF ALBANY | | ALBANY GA 31705 | 8/28/1997 | \$32500 | FM | Q |
| | 01 CITY OF ALBANY | Physical Address | 1192 E BROAD AVE | 3/29/1977 | \$50000 | UQ | U |
| Acres | 2.06 | Fair Market Value | Value \$34800 | | | | |
| | | Land Value | | | | | |
| | | Improvement Value | | | | | |
| | | Accessory Value | | | | | |

(Note: Not to be used on legal documents)

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2019 Property Tax Bill – Page 1

2019 Property Tax Statement

DOUGHERTY COUNTY TAX DEPT.
240 PINE AVE STE 100, PO BOX 1827
ALBANY, GA 31702-1827
(229) 431-3208

APPERSON SCOLON
1192 BROAD E AVE
ALBANY, GA 31705

RETURN THIS PORTION WITH PAYMENT
(Interest will be added per month if not paid by due date)

| Bill No. | Due Date | Current Due | Prior Payment | Back Taxes | *Total Due* |
|-----------|------------|-------------|---------------|------------|--------------------|
| 2019-1741 | 12/20/2019 | \$0.00 | \$607.21 | \$0.00 | Paid 12/12/2019 |

Map: 000EE/00035/001
Location: 1192 E BROAD AVE

Printed: 06/23/2020

IMPORTANT NOTICES:

- * All Homestead Exemptions and Tax Return Filings must be filed no later than April 1st of the following taxable year to receive the exemption or value adjustment in future years.
- * Homeowners age 62 and older may qualify for an additional exemption. To determine your eligibility, you must apply in our office and meet certain criteria.
- * If you feel your property value is incorrect, you may file a tax return by April 1st with the Board of Tax Assessors requesting a reduction in value for the following year.
- * For more information, call the Dougherty County Tax Assessors at (229) 431-2130

DOUGHERTY COUNTY TAX DEPT.
240 PINE AVE STE 100, PO BOX 1827
ALBANY, GA 31702-1827
(229) 431-3208



Tax Payer: APPERSON SCOLON
Map Code: 000EE/00035/001 Real
Description: 1192 E BROAD AVE
Location: 1192 E BROAD AVE
Bill No: 2019-1741
District: 001

| Building Value | Land Value | Acres | Fair Market Value | Due Date | Billing Date | Payment Good through | Exemptions | |
|--------------------|--------------|----------------|-------------------|---------------|------------------|----------------------|------------------|-----------------|
| 10,500.00 | 24,300.00 | 2.0600 | \$34,800.00 | 12/20/2019 | | | | |
| Entity | Adjusted FMV | Net Assessment | Exemptions | Taxable Value | Millage Rate | Gross Tax | Credit | Net Tax |
| ALBANY STRB | \$34,800.00 | \$13,920.00 | \$0.00 | \$13,920.00 | -6.463000 | \$0.00 | -\$89.96 | -\$89.96 |
| CITY OF ALBANY | \$34,800.00 | \$13,920.00 | \$0.00 | \$13,920.00 | 16.192000 | \$225.39 | \$0.00 | \$225.39 |
| DOUGHERTY COUNTY | \$34,800.00 | \$13,920.00 | \$0.00 | \$13,920.00 | 18.702000 | \$260.33 | \$0.00 | \$260.33 |
| SALES TAX ROLLBACK | \$34,800.00 | \$13,920.00 | \$0.00 | \$13,920.00 | -3.133000 | \$0.00 | -\$43.61 | -\$43.61 |
| SCHOOL M&O | \$34,800.00 | \$13,920.00 | \$0.00 | \$13,920.00 | 18.323000 | \$255.06 | \$0.00 | \$255.06 |
| STATE TAX | \$34,800.00 | \$13,920.00 | \$0.00 | \$13,920.00 | 0.000000 | \$0.00 | \$0.00 | \$0.00 |
| TOTALS | | | | | 43.621000 | \$740.78 | -\$133.57 | \$607.21 |

2019 Property Tax Bill – Page 2

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate.

Notify our office immediately upon any change of address: Mon - Fri 8:30-5:00, (229) 431-3208

State law requires all bills be sent to the January 1 owner. If this property has been sold, please forward this bill to the new owner and contact this office. If you have an escrow account, you should contact your mortgage company to ensure this bill is paid by the due date.

PAYMENT INSTRUCTIONS

* Interest will begin after the due date at the prime rate plus 3% as prescribed by law. The interest rate is subject to change in January of each year.

* After 120 days, a penalty of 5% shall be imposed on all property other than homesteaded property with a bill under \$500.00. If any tax amount remains unpaid, there will be an additional 5% penalty added each 120 days, together with interest. The aggregate amount of penalties imposed shall not exceed 20% of the principal amount of the tax originally due.

* We encourage you to pay your bill by mail or on our website at www.dougherty.ga.us and select "Search and Pay Taxes". If a receipt is desired, please include a stamped self-addressed envelope. If your bill is to be paid by a mortgage company, you may send the top portion of this statement to them.

| | |
|--------------------------|---------------|
| Current Due | \$607.21 |
| Discount | \$0.00 |
| Penalty | \$0.00 |
| Interest | \$0.00 |
| Other Fees | \$0.00 |
| Previous Payments | \$607.21 |
| Back Taxes | \$0.00 |
| Total Due | \$0.00 |
| Paid Date | 12/12/2019 |

Legal Description

Property Address: 1192 E Broad Ave, Albany, GA 31705

Parcel: Dougherty County: 000EE/00035/001

All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and being a portion of Land Lot 230 of the First Land District of said County, and being more particularly described and depicted as Tract II containing 2.5261 acres on that plat of survey of property of EAST ALBANY LUMBER COMPANY, INC., dated June 18, 1997 prepared by William H. Spires, Jr., Registered Land Surveyor Number 2527, recorded in Plat Cabinet 1, Slide C-37, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia.

Go Bid Now!

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