


AUCTION



Terms and Conditions

Commercial Real Estate Opportunity
Albany, Georgia

Online Only Auction
Bidding Ends October 22, 2020
Final Contract to Include a 10% Buyer's Premium



www.WeeksAuctionGroup.com

Auction Date and Time: Thursday, October 22, 2020 at 4:00 pm

Open House Dates and Times: For an onsite viewing opportunity, please contact:

Cameron Morris
Weeks Auction Group, Inc.
(229) 890-2437
Cameron@BidWeeks.com

128 S. Washington Street Property Information Pages 3 – 22

114 N. Washington Street Property Information Pages 23 – 32

1702 N. Slappey Street Property Information Pages 33 - 41



**For More
Information Contact:**

Cameron Morris
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(229) 890 - 2437
Cameron@BidWeeks.com

Property Information – 128 S. Washington Street, Albany, Georgia

Located in a revitalized downtown Albany this architecturally significant building was designed in 1961 by Bo McCuen. Located on the corner of S. Washington and Oglethorpe Blvd, this is one of the most unique and arresting structures in Southwest Georgia. Centrally located this property is within walking distance of all Albany's governmental buildings, Turtle Grove Park, The Flint RiverQuarium, Pretoria Farms Brewery and has outstanding exposure to the public, with over 29,700 vehicles passing it per day. The Albany Civic Center is directly across Oglethorpe. This Class B property (Located in a HUB zone) boasts 3 floors with 35,679 sq ft of lease-able space! With 2 current tenants that occupy approximately 17,000 sq ft, this property already provides an income and has great potential for more. This property also qualifies for investment in the new Qualified Opportunity Zone!

Property Address: 128 S Washington Street, Albany, Dougherty County, Georgia

Property Size: 43,179 +/- Sq. Ft. located on 1.33 +/- Acres

Assessor's Parcel Number: 0S101/00002/021

Taxes (2020): \$16,947.84

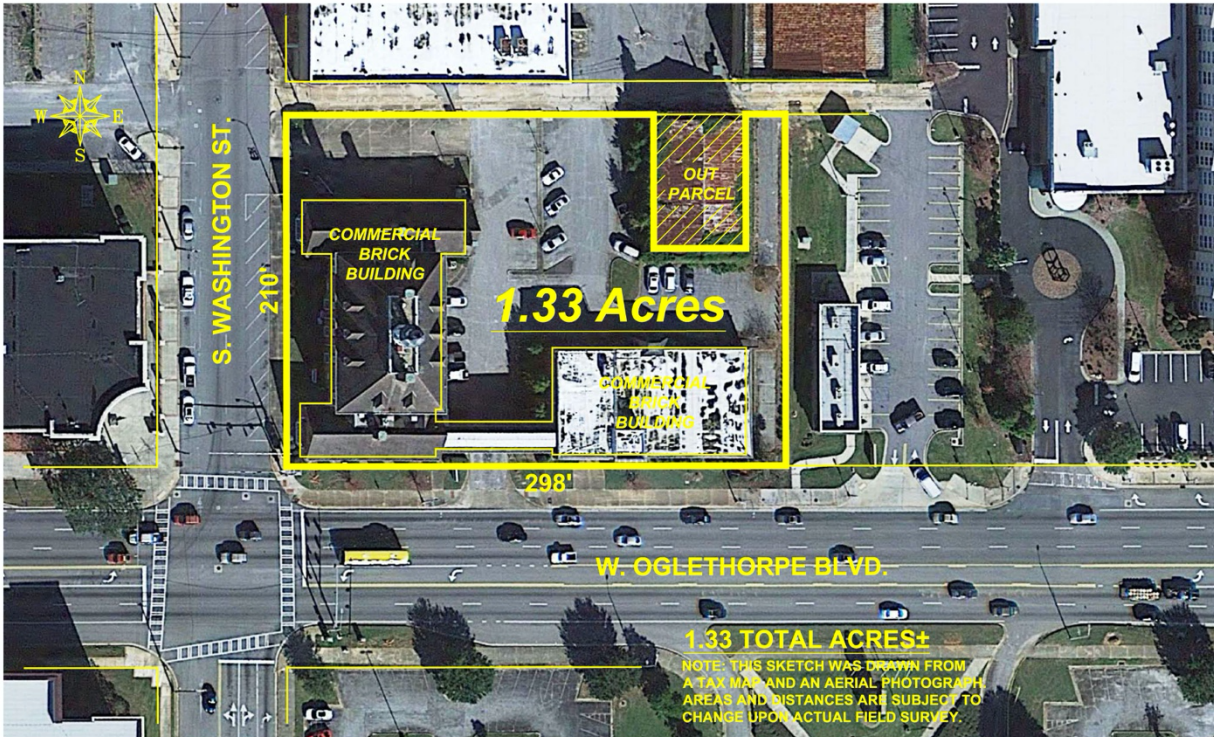
Important Selling Features:

- Great Investment in Historic Downtown Albany
- 43,179+/- SF
- Partially Leased
- 5 Suites
- 17,888 SF Occupied
- 25,291 SF Available
- Current Rent \$132,000 Annually
- 42 Parking Spaces
- New Roof
- 1.33 +/- Acres
- Located in the Opportunity Zone

For More Information Contact:

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Aerial Map



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Summary

Parcel Number 0S101/00002/021
 Location Address 128 S WASHINGTON ST
 Legal Description N/A
 Class C3-Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District 06 TAX ALLOCATION DISTRICT #1 (District 06)
 Millage Rate 43.806
 Acres 1.33
 Homestead No (S0)
 Exemption
 Landlot/District N/A

[View Map](#)



Owner

THE MADISON AGENCY LLC
 % 2ND FLOOR BANK OF AMERICA BLDG
 128 S WASHINGTON STREET
 ALBANY, GA 31701

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-East Broad Downtown	Front Feet	45,156	298	210	1.33	1

Commercial Improvement Information

Description Office Buildings
 Value \$157,600
 Actual Year Built 1961
 Effective Year Built 1961
 Square Feet 3016
 Wall Height 14
 Wall Frames STEEL L&H
 Exterior Wall BRICK
 Roof Cover COMP SHINGLE
 Interior Walls DRY WALL
 Floor Construction
 Floor Finish CARPET
 Ceiling Finish FIN.SUSPD
 Lighting
 Heating F AIR DUCT/CENTRAL AC
 Number of Buildings 1

Description Office Buildings
 Value \$132,100
 Actual Year Built 1961
 Effective Year Built 1961
 Square Feet 2434
 Wall Height 14
 Wall Frames STEEL L&H
 Exterior Wall BRICK
 Roof Cover COMP SHINGLE
 Interior Walls DRY WALL
 Floor Construction
 Floor Finish CARPET
 Ceiling Finish FIN.SUSPD
 Lighting
 Heating F AIR DUCT/CENTRAL AC
 Number of Buildings 1

Description Office Buildings
 Value \$119,100
 Actual Year Built 1961
 Effective Year Built 1961
 Square Feet 8103

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Wall Height 10
Wall Frames STEEL L&H
Exterior Wall BRICK
Roof Cover COMP SHINGLE
Interior Walls DRY WALL
Floor Construction
Floor Finish CARPET
Ceiling Finish FIN.SUSPD
Lighting
Heating F AIR DUCT/CENTRAL AC
Number of Buildings 1

Description Office Buildings
Value \$591,800
Actual Year Built 1961
Effective Year Built 1961
Square Feet 11370
Wall Height 14
Wall Frames STEEL L&H
Exterior Wall BRICK
Roof Cover COMP SHINGLE
Interior Walls DRY WALL
Floor Construction
Floor Finish CARPET
Ceiling Finish FIN.SUSPD
Lighting
Heating F AIR DUCT/CENTRAL AC
Number of Buildings 1

Description Office Buildings
Value \$8,900
Actual Year Built 1959
Effective Year Built 1959
Square Feet 512
Wall Height 12
Wall Frames STEEL L&H
Exterior Wall BRICK
Roof Cover COMP SHINGLE
Interior Walls DRY WALL
Floor Construction
Floor Finish CARPET
Ceiling Finish FIN.SUSPD
Lighting
Heating F AIR DUCT/CENTRAL AC
Number of Buildings 1

Description Office Buildings
Value \$84,300
Actual Year Built 1959
Effective Year Built 1959
Square Feet 5248
Wall Height 12
Wall Frames STEEL L&H
Exterior Wall BRICK
Roof Cover COMP SHINGLE
Interior Walls 70% DRY WALL
30% DECORATIVE
Floor Construction
Floor Finish CARPET
Ceiling Finish FIN.SUSPD
Lighting
Heating ELECTRIC/NO AC
Number of Buildings 1

Description Office Buildings
Value \$67,500
Actual Year Built 1959
Effective Year Built 1959
Square Feet 4996
Wall Height 12
Wall Frames STEEL L&H
Exterior Wall BRICK
Roof Cover COMP SHINGLE
Interior Walls DRY WALL
Floor Construction

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Floor Finish CARPET
 Ceiling Finish FIN.SUSPD
 Lighting
 Heating F AIR DUCT/CENTRAL AC
 Number of Buildings 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
ASPH PAVIN	1994	0x0 / 11680	1	\$19,700
ASPH PAVIN	1961	0x0 / 23633	1	\$31,200
CONC PAVIN	1961	54x79 / 3666	1	\$9,100

Permits

Permit Date	Permit Number	Type	Description
04/19/2004	40451	33-REMDL COM	BANK OF AMERICA INTERIOR ALTERATIONS SILVER SEAL ASPHALT MAINT CONTRACTOR N/C ETC OMT FOR 3 OFCS LOAN NATIONS BANK 129S WASHINGTON CAMA BLD #2 NATIONS BANK 120 S WASHINGTON CAMA BLD # 1 \$1400000 NIA FILED EASLEY,MCCLAEB & STALLINGS REMODEL 2ND FLR CAMA BLD #2 COMMERCIAL LOAN 1ST FLR REMLD OF BLDG #2 TRANSFERED TO S101/2/16 NIA 3/20 RETURN \$1,400,000 INTERIOR RENOVATIONS NO CHANGE RENOVATIONS INTERIOR NO CHANGE ADD ELEVATOR BOTA - NO CHANGE CANCELED APPEAL \$1,500,000.00 WIHTDRAWN SEE FILE
06/01/1999		66-APPEAL COM	BANK OF AMERICA INTERIOR ALTERATIONS SILVER SEAL ASPHALT MAINT CONTRACTOR N/C ETC OMT FOR 3 OFCS LOAN NATIONS BANK 129S WASHINGTON CAMA BLD #2 NATIONS BANK 120 S WASHINGTON CAMA BLD # 1 \$1400000 NIA FILED EASLEY,MCCLAEB & STALLINGS REMODEL 2ND FLR CAMA BLD #2 COMMERCIAL LOAN 1ST FLR REMLD OF BLDG #2 TRANSFERED TO S101/2/16 NIA 3/20 RETURN \$1,400,000 INTERIOR RENOVATIONS NO CHANGE RENOVATIONS INTERIOR NO CHANGE ADD ELEVATOR BOTA - NO CHANGE CANCELED APPEAL \$1,500,000.00 WIHTDRAWN SEE FILE
04/01/1999		67- NONAGREEMT	BANK OF AMERICA INTERIOR ALTERATIONS SILVER SEAL ASPHALT MAINT CONTRACTOR N/C ETC OMT FOR 3 OFCS LOAN NATIONS BANK 129S WASHINGTON CAMA BLD #2 NATIONS BANK 120 S WASHINGTON CAMA BLD # 1 \$1400000 NIA FILED EASLEY,MCCLAEB & STALLINGS REMODEL 2ND FLR CAMA BLD #2 COMMERCIAL LOAN 1ST FLR REMLD OF BLDG #2 TRANSFERED TO S101/2/16 NIA 3/20 RETURN \$1,400,000 INTERIOR RENOVATIONS NO CHANGE RENOVATIONS INTERIOR NO CHANGE ADD ELEVATOR BOTA - NO CHANGE CANCELED APPEAL \$1,500,000.00 WIHTDRAWN SEE FILE
06/02/1998	09/03/98	66-APPEAL COM	BANK OF AMERICA INTERIOR ALTERATIONS SILVER SEAL ASPHALT MAINT CONTRACTOR N/C ETC OMT FOR 3 OFCS LOAN NATIONS BANK 129S WASHINGTON CAMA BLD #2 NATIONS BANK 120 S WASHINGTON CAMA BLD # 1 \$1400000 NIA FILED EASLEY,MCCLAEB & STALLINGS REMODEL 2ND FLR CAMA BLD #2 COMMERCIAL LOAN 1ST FLR REMLD OF BLDG #2 TRANSFERED TO S101/2/16 NIA 3/20 RETURN \$1,400,000 INTERIOR RENOVATIONS NO CHANGE RENOVATIONS INTERIOR NO CHANGE ADD ELEVATOR BOTA - NO CHANGE CANCELED APPEAL \$1,500,000.00 WIHTDRAWN SEE FILE
12/19/1996	27583	33-REMDL COM	BANK OF AMERICA INTERIOR ALTERATIONS SILVER SEAL ASPHALT MAINT CONTRACTOR N/C ETC OMT FOR 3 OFCS LOAN NATIONS BANK 129S WASHINGTON CAMA BLD #2 NATIONS BANK 120 S WASHINGTON CAMA BLD # 1 \$1400000 NIA FILED EASLEY,MCCLAEB & STALLINGS REMODEL 2ND FLR CAMA BLD #2 COMMERCIAL LOAN 1ST FLR REMLD OF BLDG #2 TRANSFERED TO S101/2/16 NIA 3/20 RETURN \$1,400,000 INTERIOR RENOVATIONS NO CHANGE RENOVATIONS INTERIOR NO CHANGE ADD ELEVATOR BOTA - NO CHANGE CANCELED APPEAL \$1,500,000.00 WIHTDRAWN SEE FILE
08/08/1995	CR- 24453	33-REMDL COM	BANK OF AMERICA INTERIOR ALTERATIONS SILVER SEAL ASPHALT MAINT CONTRACTOR N/C ETC OMT FOR 3 OFCS LOAN NATIONS BANK 129S WASHINGTON CAMA BLD #2 NATIONS BANK 120 S WASHINGTON CAMA BLD # 1 \$1400000 NIA FILED EASLEY,MCCLAEB & STALLINGS REMODEL 2ND FLR CAMA BLD #2 COMMERCIAL LOAN 1ST FLR REMLD OF BLDG #2 TRANSFERED TO S101/2/16 NIA 3/20 RETURN \$1,400,000 INTERIOR RENOVATIONS NO CHANGE RENOVATIONS INTERIOR NO CHANGE ADD ELEVATOR BOTA - NO CHANGE CANCELED APPEAL \$1,500,000.00 WIHTDRAWN SEE FILE
07/21/1995	24264	33-REMDL COM	BANK OF AMERICA INTERIOR ALTERATIONS SILVER SEAL ASPHALT MAINT CONTRACTOR N/C ETC OMT FOR 3 OFCS LOAN NATIONS BANK 129S WASHINGTON CAMA BLD #2 NATIONS BANK 120 S WASHINGTON CAMA BLD # 1 \$1400000 NIA FILED EASLEY,MCCLAEB & STALLINGS REMODEL 2ND FLR CAMA BLD #2 COMMERCIAL LOAN 1ST FLR REMLD OF BLDG #2 TRANSFERED TO S101/2/16 NIA 3/20 RETURN \$1,400,000 INTERIOR RENOVATIONS NO CHANGE RENOVATIONS INTERIOR NO CHANGE ADD ELEVATOR BOTA - NO CHANGE CANCELED APPEAL \$1,500,000.00 WIHTDRAWN SEE FILE
05/22/1995	95/07/19	66-APPEAL COM	BANK OF AMERICA INTERIOR ALTERATIONS SILVER SEAL ASPHALT MAINT CONTRACTOR N/C ETC OMT FOR 3 OFCS LOAN NATIONS BANK 129S WASHINGTON CAMA BLD #2 NATIONS BANK 120 S WASHINGTON CAMA BLD # 1 \$1400000 NIA FILED EASLEY,MCCLAEB & STALLINGS REMODEL 2ND FLR CAMA BLD #2 COMMERCIAL LOAN 1ST FLR REMLD OF BLDG #2 TRANSFERED TO S101/2/16 NIA 3/20 RETURN \$1,400,000 INTERIOR RENOVATIONS NO CHANGE RENOVATIONS INTERIOR NO CHANGE ADD ELEVATOR BOTA - NO CHANGE CANCELED APPEAL \$1,500,000.00 WIHTDRAWN SEE FILE
03/31/1994	94/08/24	66-APPEAL COM	BANK OF AMERICA INTERIOR ALTERATIONS SILVER SEAL ASPHALT MAINT CONTRACTOR N/C ETC OMT FOR 3 OFCS LOAN NATIONS BANK 129S WASHINGTON CAMA BLD #2 NATIONS BANK 120 S WASHINGTON CAMA BLD # 1 \$1400000 NIA FILED EASLEY,MCCLAEB & STALLINGS REMODEL 2ND FLR CAMA BLD #2 COMMERCIAL LOAN 1ST FLR REMLD OF BLDG #2 TRANSFERED TO S101/2/16 NIA 3/20 RETURN \$1,400,000 INTERIOR RENOVATIONS NO CHANGE RENOVATIONS INTERIOR NO CHANGE ADD ELEVATOR BOTA - NO CHANGE CANCELED APPEAL \$1,500,000.00 WIHTDRAWN SEE FILE
11/03/1993	18663	32- N.CONSTCOM	BANK OF AMERICA INTERIOR ALTERATIONS SILVER SEAL ASPHALT MAINT CONTRACTOR N/C ETC OMT FOR 3 OFCS LOAN NATIONS BANK 129S WASHINGTON CAMA BLD #2 NATIONS BANK 120 S WASHINGTON CAMA BLD # 1 \$1400000 NIA FILED EASLEY,MCCLAEB & STALLINGS REMODEL 2ND FLR CAMA BLD #2 COMMERCIAL LOAN 1ST FLR REMLD OF BLDG #2 TRANSFERED TO S101/2/16 NIA 3/20 RETURN \$1,400,000 INTERIOR RENOVATIONS NO CHANGE RENOVATIONS INTERIOR NO CHANGE ADD ELEVATOR BOTA - NO CHANGE CANCELED APPEAL \$1,500,000.00 WIHTDRAWN SEE FILE

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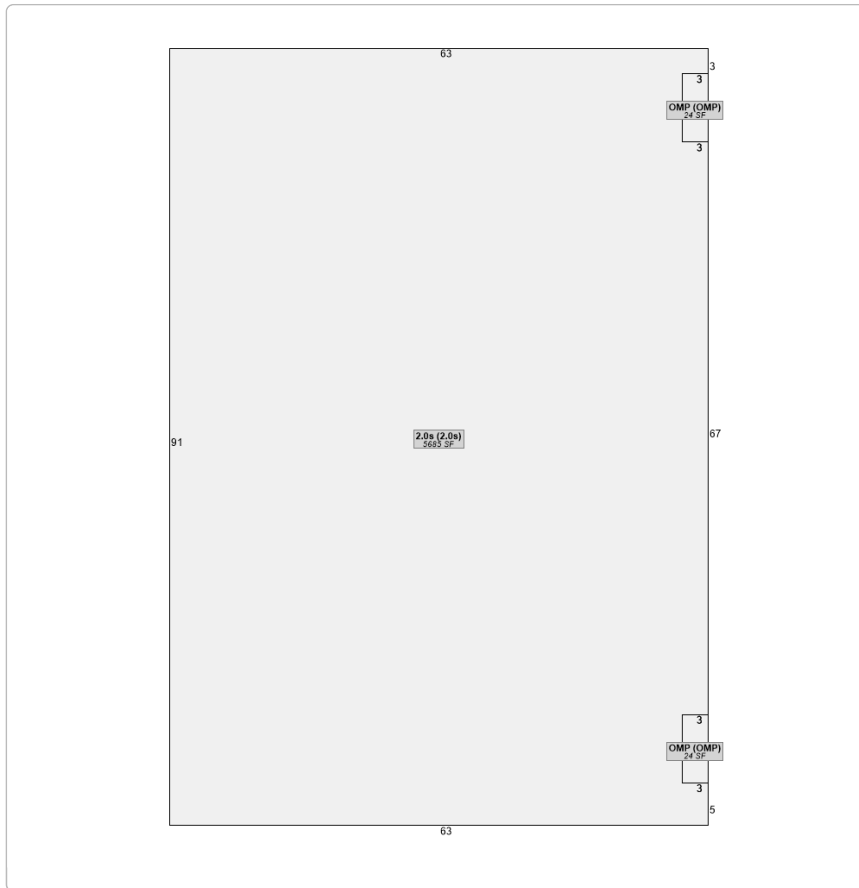
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Sketches

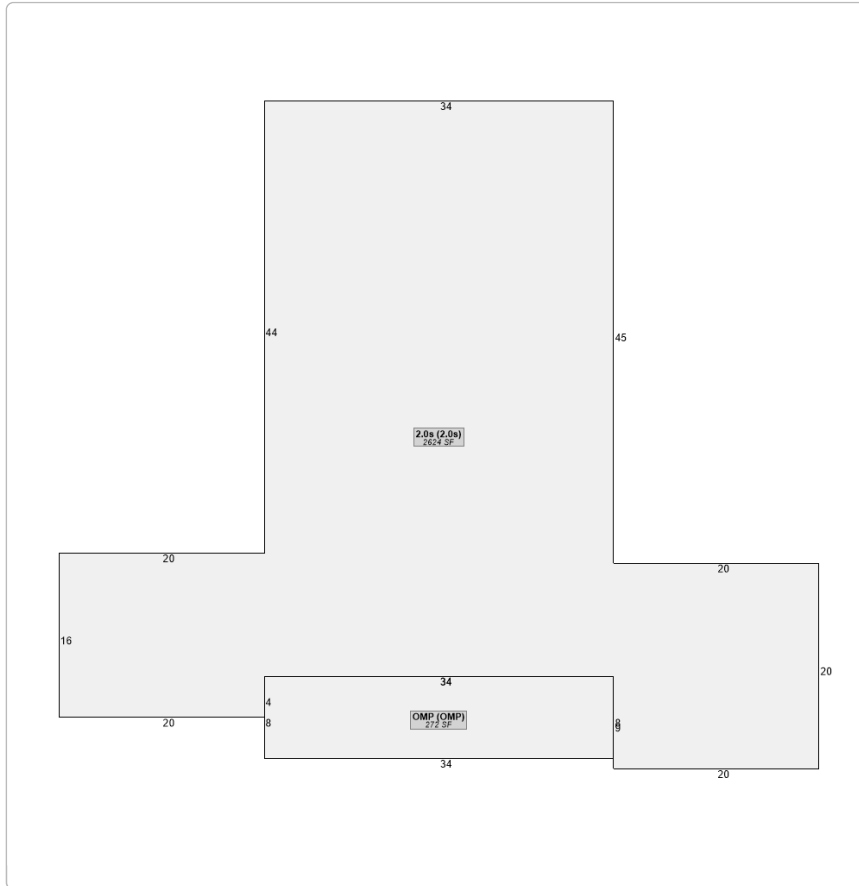


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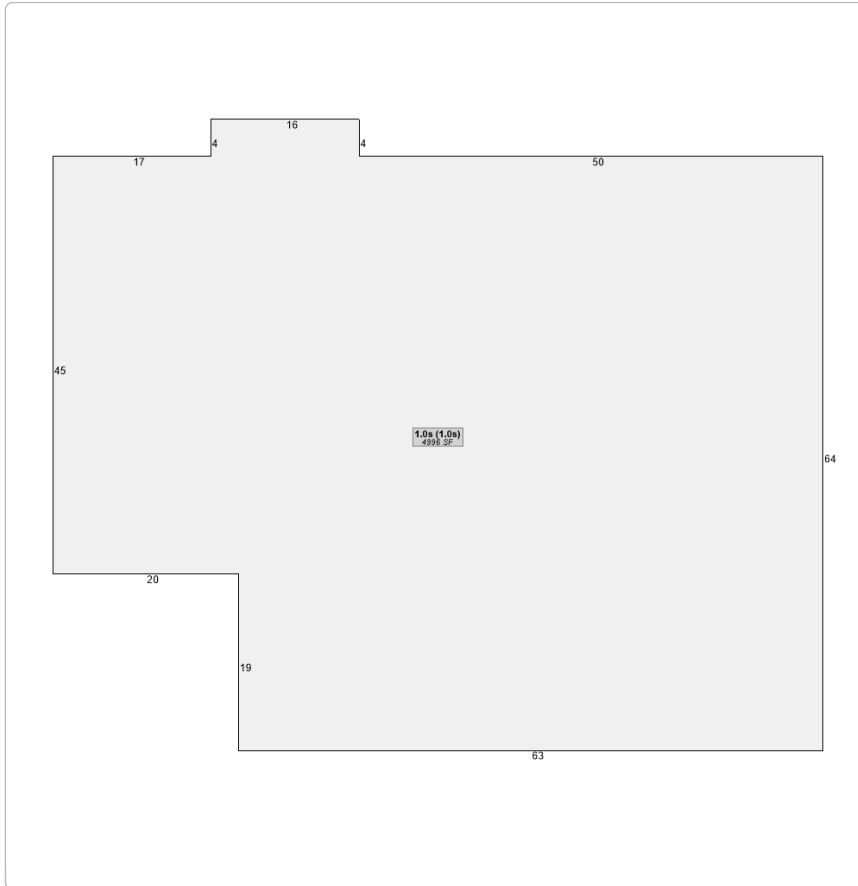


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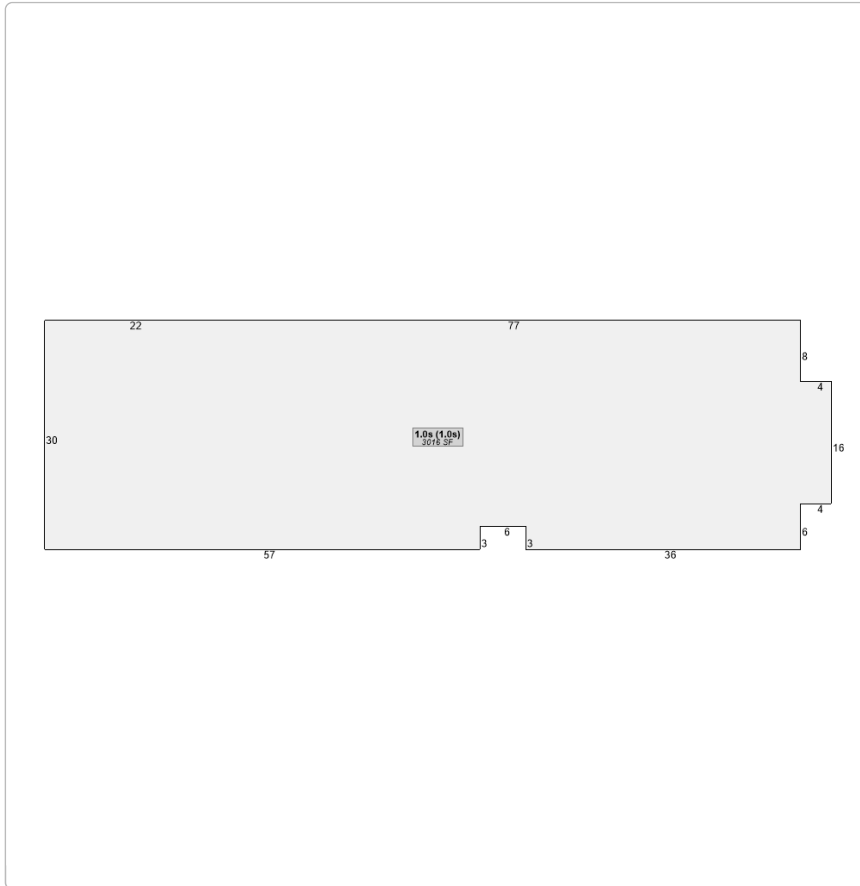


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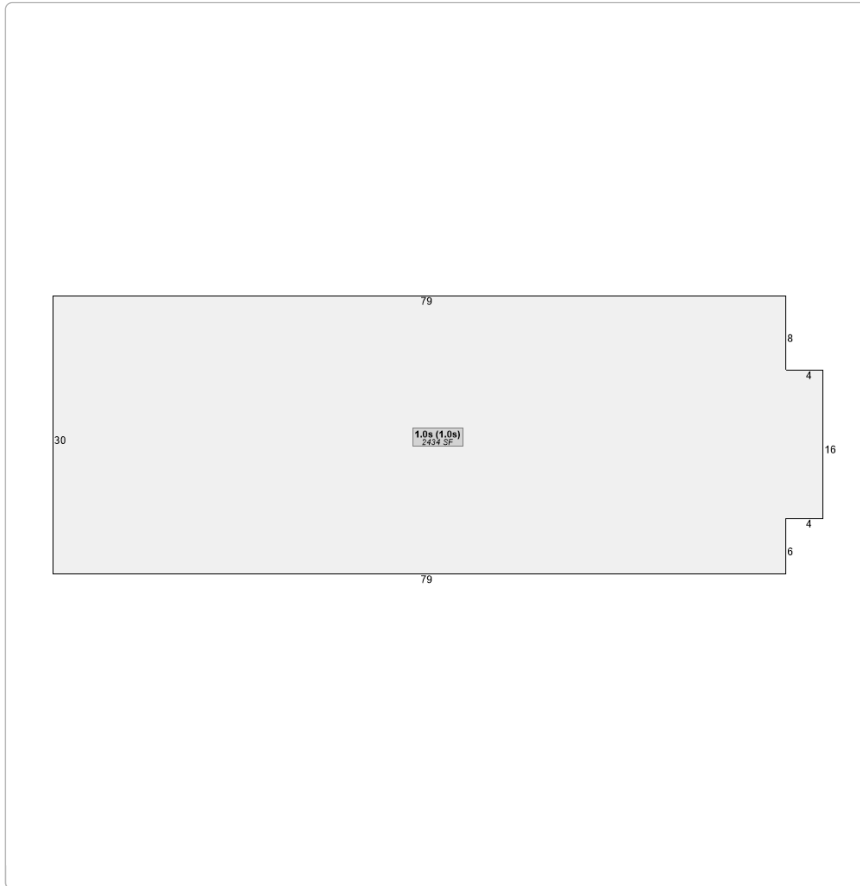


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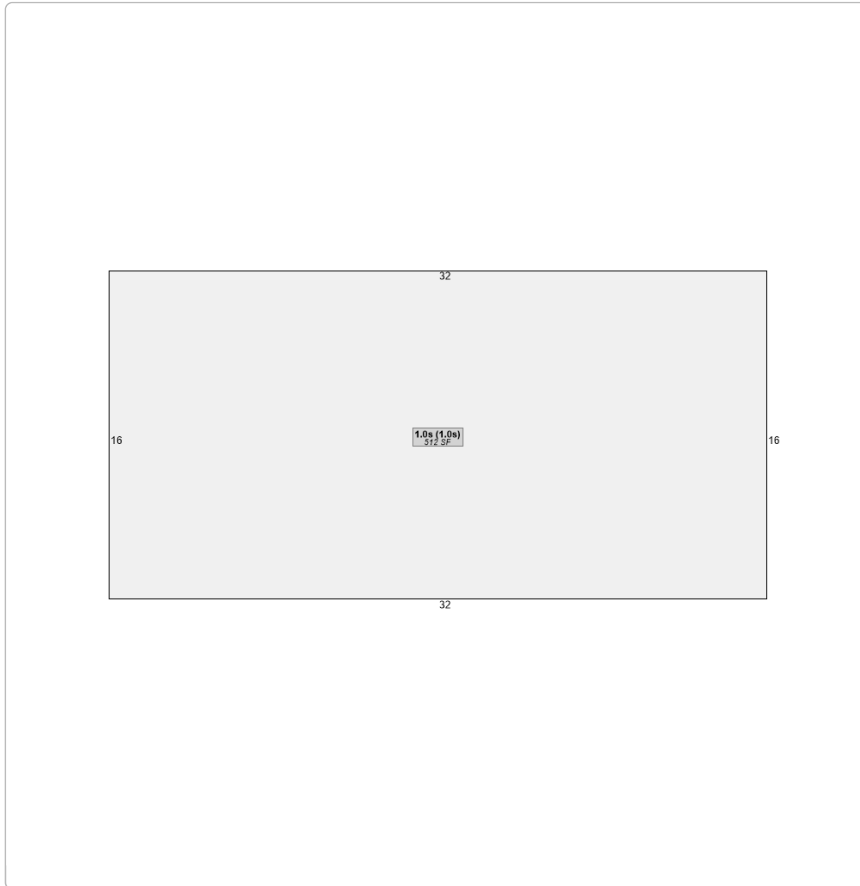


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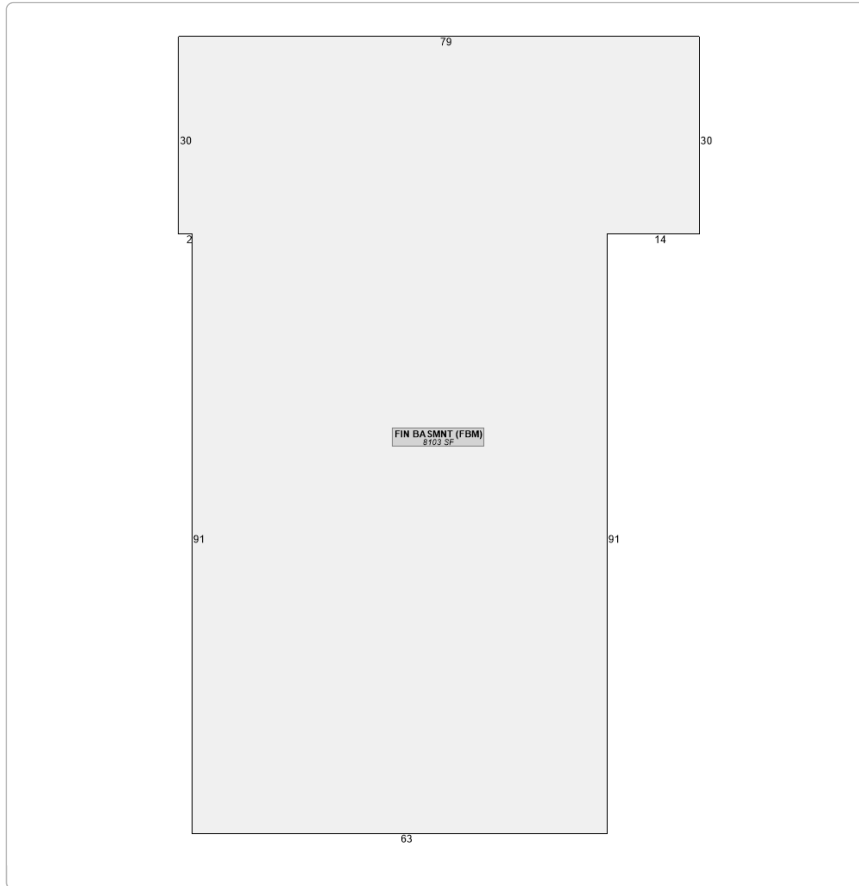


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No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Mobile Homes, Prebill Mobile Homes.

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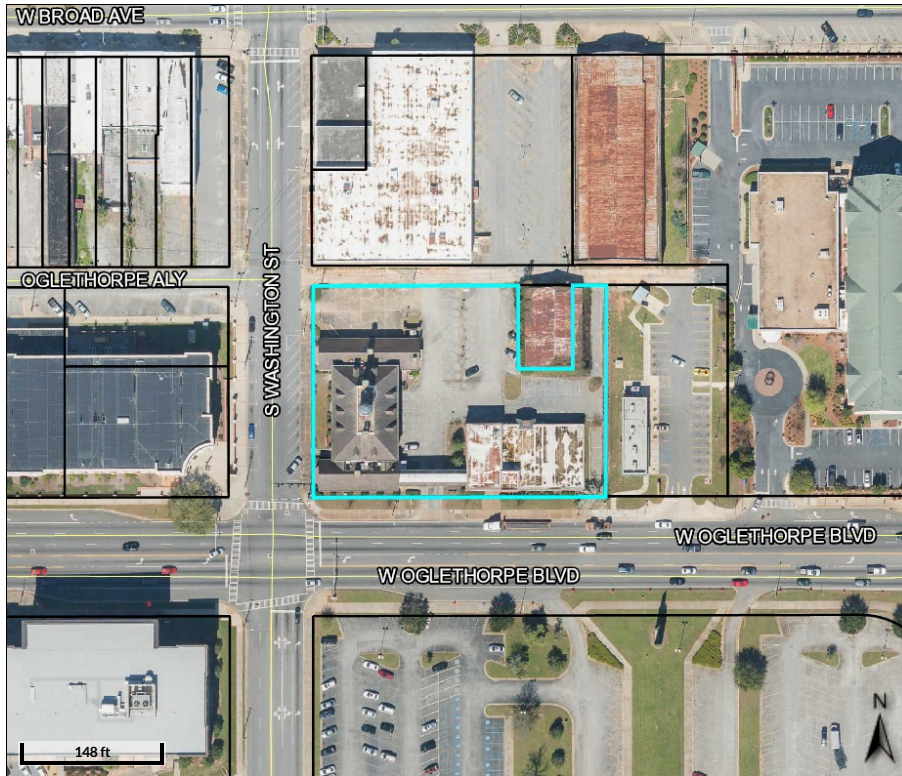
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Tax Map

 **qPublic.net**™ Dougherty County, GA



Overview



Legend

-  Parcels
-  Roads

Parcel ID	05101/00002/021	Owner	THE MADISON AGENCY LLC	Last 2 Sales			
Class Code	Commercial		% 2ND FLOOR BANK OF AMERICA	Date	Price	Reason	Qual
Taxing	06 TAX ALLOCATION		BLDG	7/30/2004	\$1000000	10	U
District	DISTRICT #1		128 S WASHINGTON STREET	6/30/2003	\$929751	18	U
Acres	1.33		ALBANY GA 31701				
		Physical Address	128 S WASHINGTON ST				
		Fair Market Value	Value \$1399300				
		Land Value					
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 8/4/2020
Last Data Uploaded: 8/4/2020 2:17:29 AM

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GEO SPATIAL

2020 Property Tax Bill – Page 1

2020 Property Tax Statement

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

THE MADISON AGENCY LLC
% 2ND FLOOR BANK OF AMERICA BLDG
128 S WASHINGTON STREET
ALBANY, GA 31701

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*
2020-33036	12/20/2020	\$16,947.84	\$0.00	\$0.00	\$16,947.84

Map: 0S101/00002/021

Payment Good through: 12/20/2020
Printed: 10/08/2020

Location: 128 S WASHINGTON ST

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: THE MADISON AGENCY LLC
Map Code: 0S101/00002/021 Real
Description: 128 S WASHINGTON ST
Location: 128 S WASHINGTON ST
Bill No: 2020-33036
District: 006

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
797,000.00	178,000.00	1.3300	\$975,000.00	12/20/2020		12/20/2020		
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
ALBANY STRB	\$975,000	\$390,000	\$0	\$390,000	-7.248000	\$0.00	-\$2,826.72	-\$2,826.72
CITY OF ALBANY	\$975,000	\$390,000	\$0	\$390,000	16.916000	\$6,597.24	\$0.00	\$6,597.24
CITY OF ALBANY TAD	\$975,000	\$390,000	\$0	\$390,000	0.000000	\$0.00	\$0.00	\$0.00
COUNTY TAD	\$975,000	\$390,000	\$0	\$390,000	0.000000	\$0.00	\$0.00	\$0.00
DOUGHERTY COUNTY	\$975,000	\$390,000	\$0	\$390,000	19.080000	\$7,441.20	\$0.00	\$7,441.20
SALES TAX ROLLBACK	\$975,000	\$390,000	\$0	\$390,000	-3.511000	\$0.00	-\$1,369.29	-\$1,369.29
SCHOOL M&O	\$975,000	\$390,000	\$0	\$390,000	18.219000	\$7,105.41	\$0.00	\$7,105.41
SCHOOL TAD	\$975,000	\$390,000	\$0	\$390,000	0.000000	\$0.00	\$0.00	\$0.00
STATE TAX	\$975,000	\$390,000	\$0	\$390,000	0.000000	\$0.00	\$0.00	\$0.00
TOTALS					43.456000	\$21,143.85	-\$4,196.01	\$16,947.84

2020 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	\$16,947.84
Discount	\$0.00
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$0.00
Back Taxes	\$0.00
Total Due	\$16,947.84

Legal Description

Property Address: 128 S Washington Street, Albany, Georgia

Parcel: 0S101/00002/021

ALL THOSE TRACTS OR PARCELS OF LAND SITUATE, LAYING AND BEING IN THE CITY OF ALBANY, IN LAND LOT 160 OF THE FIRST LAND DISTRICT OF DOUGHERTY COUNTY, GEORGIA AND BEING ALL TRACTS 1 AND 2 SHOWN ON THAT CERTAIN PLAT OF SURVEY ENTITLED "RECOMBINATION PLAT PROPERTY OF BANK OF AMERICA" DATED 10/7/02, PREPARED BY RICHARD M. PACE, GEORGIA REGISTERED LAND SURVEYOR AND RECORDED IN PLAT CABINET I, SLIDE C87G IN DOUGHERTY COUNTY, GEORGIA SUPERIOR COURT CLERK'S OFFICE WHICH PLAT IS INCORPORATED HEREIN BY THIS EXPRESS REFERENCE THERETO.

Property Information – 114 N. Washington Street, Albany, Georgia

Weeks Auction Group is pleased to announce the offering of The Silvers Building built in 1910. This property consists of 19,398 SF located in the Opportunity Zone! Centrally located this property is within walking distance of all Albany's governmental buildings, Turtle Grove Park, The Flint RiverQuarium, Pretoria Farms Brewery and has outstanding exposure to the public located just around the corner. Register to bid and NAME YOUR PRICE!

Property Address: 114 N Washington Street, Albany, Dougherty County, Georgia

Property Size: 19,398 +/- Sq. Ft. 3 Story Building

Assessor's Parcel Number: 0N101/00001/010

Taxes (2020): \$16,947.84

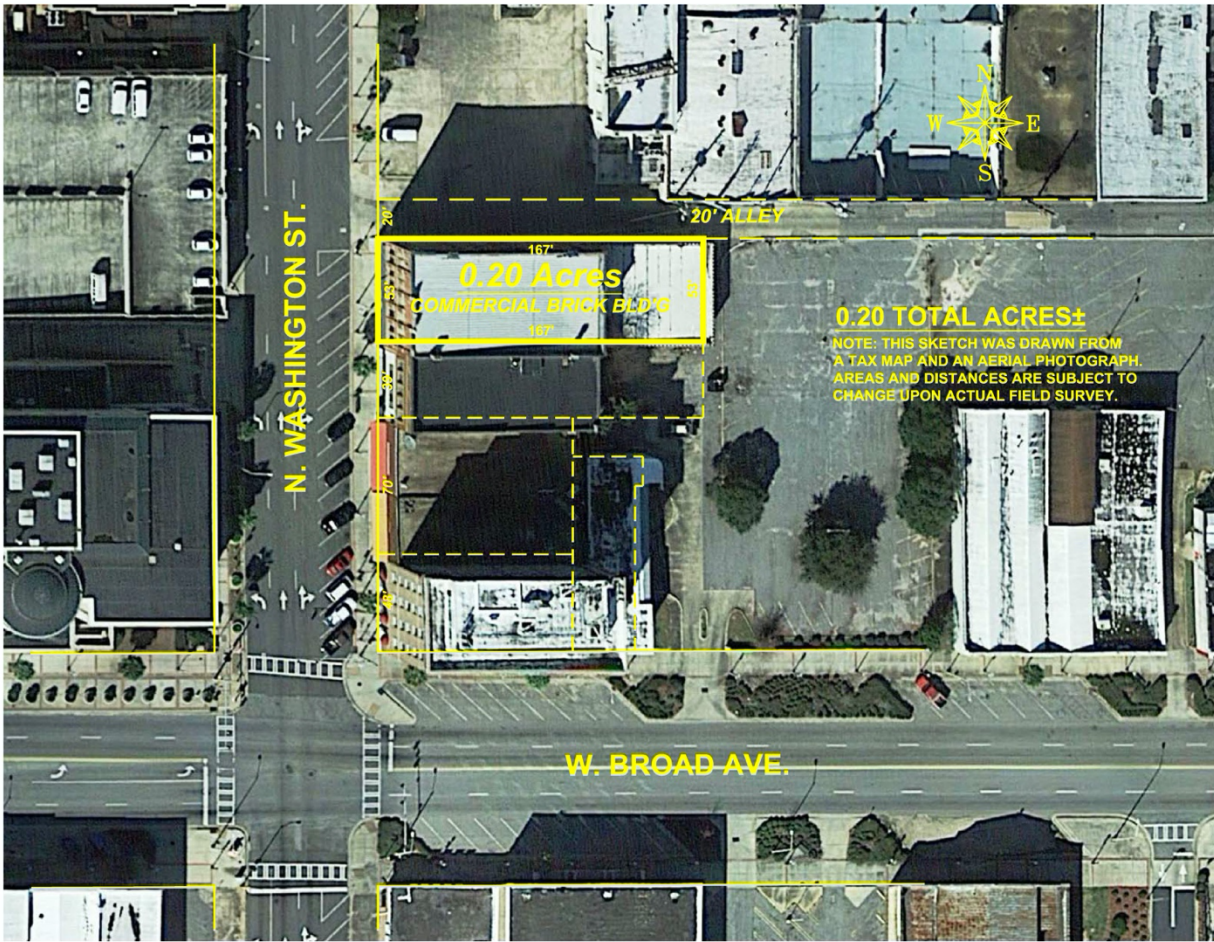
Important Selling Features:

- Great Historic Opportunity
- 13,398 +/- SF
- 3 Story Construction
- Zoned C-2 Commercial
- Built in 1910
- Located in the Opportunity Zone

For More Information Contact:

Cameron Morris
Weeks Auction Group, Inc.
(229) 890-2437
Cameron@BidWeeks.com

Aerial Map



Tax Card – Page 1

8/4/2020

qPublic.net - Dougherty County, GA - Report: 0N101/00001/010



Summary

Parcel Number 0N101/00001/010
 Location Address 114 N WASHINGTON ST
 Legal Description PT LOTS 17,19,21,23 CITY OF
 (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 06 TAX ALLOCATION DISTRICT #1 (District 06)
 Millage Rate 43.806
 Acres 0.2
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

MADISON INVESTMENTS INC
 PO BOX 346
 ALBANY, GA 31702

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-Albany Downtown	Front Feet	8,851	53	167	0.2	1

Commercial Improvement Information

Description Retail Stores
 Value \$10,500
 Actual Year Built 1910
 Effective Year Built 1950
 Square Feet 3498
 Wall Height 10
 Wall Frames MASONRY
 Exterior Wall BRICK
 Roof Cover BUILT-UP
 Interior Walls UNFINISHED
 Floor Construction
 Floor Finish CONCRETE
 Ceiling Finish NONE
 Lighting
 Heating NO HEAT/NO AC
 Number of Buildings 1

Description Retail Stores
 Value \$46,000
 Actual Year Built 1910
 Effective Year Built 1950
 Square Feet 15900
 Wall Height 10
 Wall Frames MASONRY
 Exterior Wall BRICK
 Roof Cover BUILT-UP
 Interior Walls DRY WALL
 Floor Construction
 Floor Finish TILE
 Ceiling Finish FIN.SUSPD
 Lighting
 Heating NO HEAT/NO AC
 Number of Buildings 1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/18/1998	1819 172		\$170,000	Fair Market - Improved	PHILLIPS & SPURLOCK	MADISON INVESTMENTS INC
8/24/1982	697 584		\$30,000	Unqualified	BASHINSKI, BERNICE	PHILLIPS & SPURLOCK

https://qpublic.schneidercorp.com/Application.aspx?AppID=762&LayerID=11798&PageTypeID=4&PageID=5588&KeyValue=0N101%2F00001%2F010 1/4

Tax Card – Page 2

8/4/2020

qPublic.net - Dougherty County, GA - Report: 0N101/00001/010

Valuation

	2019	2018	2017	2016	2015
Previous Value	\$84,000	\$84,000	\$84,000	\$84,000	\$85,400
Fair Market Land Value	\$27,500	\$27,500	\$27,500	\$27,500	\$27,500
+ Fair Market Improvement Value	\$56,500	\$56,500	\$56,500	\$56,500	\$56,500
+ Fair Market Accessory Value	\$0	\$0	\$0	\$0	\$0
= Fair Market Value	\$84,000	\$84,000	\$84,000	\$84,000	\$84,000
Assessed Land Value	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
+ Assessed Improvement Value	\$22,600	\$22,600	\$22,600	\$22,600	\$22,600
+ Assessed Accessory Value	\$0	\$0	\$0	\$0	\$0
= Assessed Value (40% FMV)	\$33,600	\$33,600	\$33,600	\$33,600	\$33,600

Photos

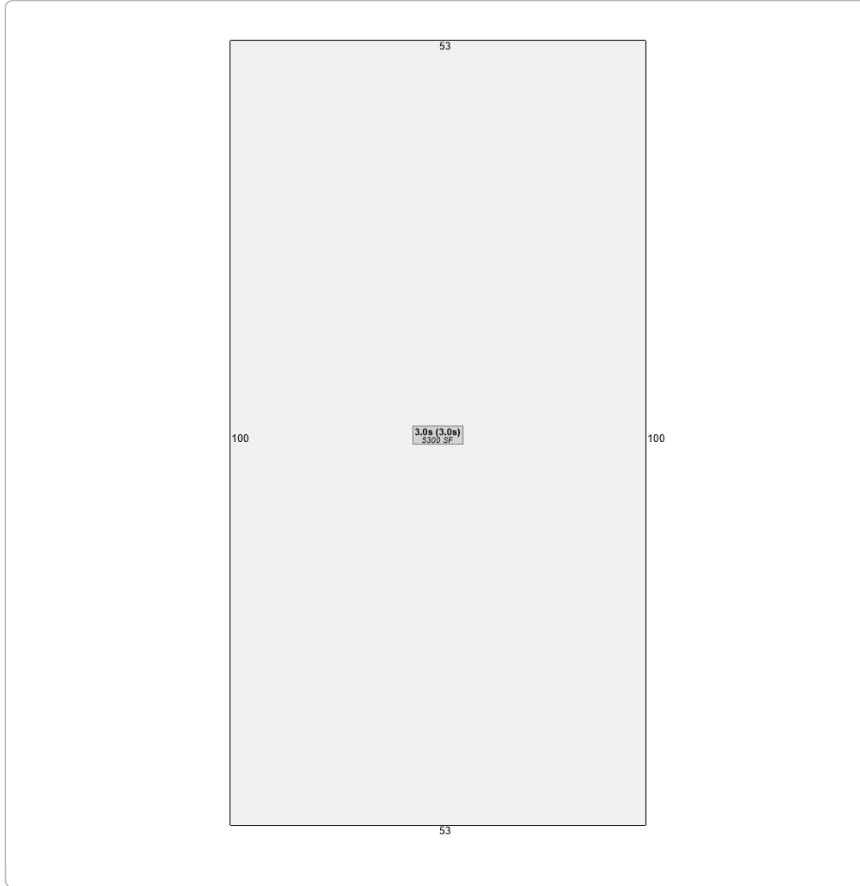


Sketches

Tax Card – Page 3

8/4/2020

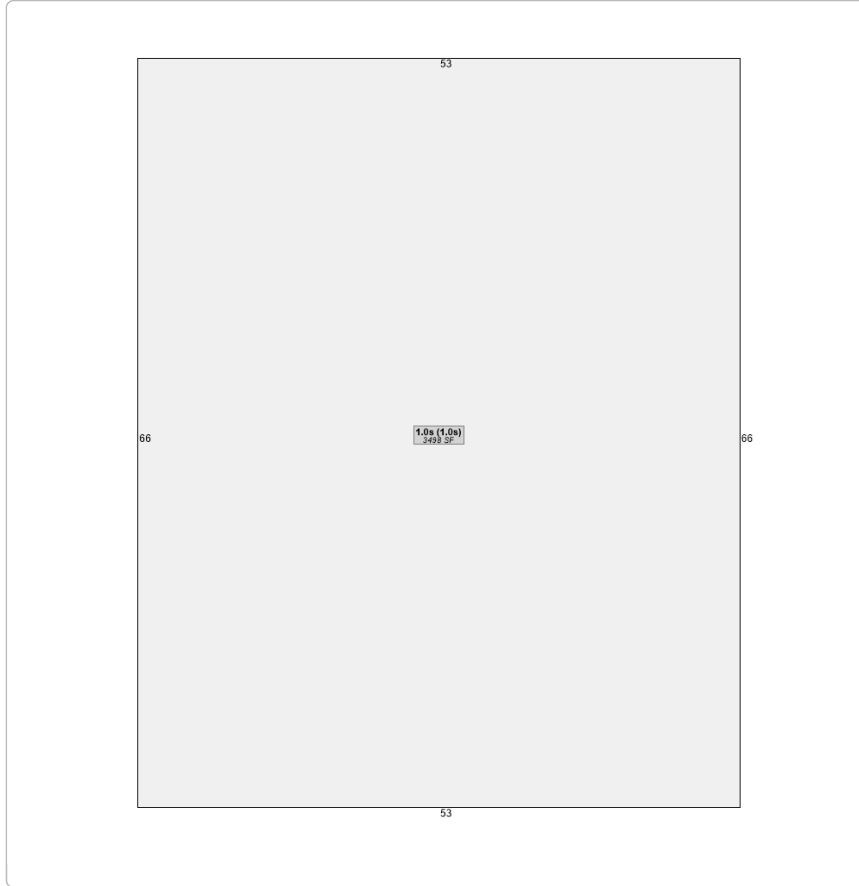
qPublic.net - Dougherty County, GA - Report: 0N101/00001/010



Tax Card – Page 4

8/4/2020

qPublic.net - Dougherty County, GA - Report: 0N101/00001/010



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

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.

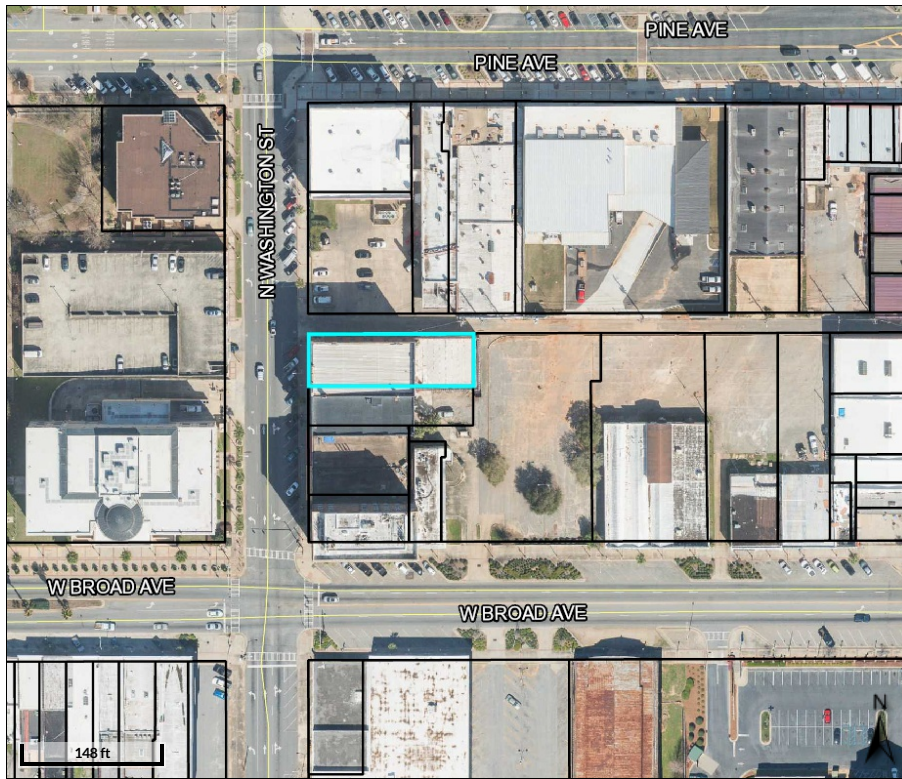
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[Version 2.3.73](#)

Tax Map



- Legend**
- Parcels
 - Roads

Parcel ID	0N101/00001/010	Owner	MADISON INVESTMENTS	Last 2 Sales			
Class Code	Commercial		INC	Date	Price	Reason	Qual
Taxing	06 TAX ALLOCATION DISTRICT		PO BOX 346	5/18/1998	\$170000	FM	Q
District	#1		ALBANY GA 31702	8/24/1982	\$30000	UQ	U
Acres	0.2	Physical Address	114 N WASHINGTON ST				
		Fair Market Value	Value \$84000				
		Land Value					
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 8/4/2020
 Last Data Uploaded: 8/4/2020 2:17:29 AM



Tax Bill – Page 1

2020 Property Tax Statement

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

MADISON INVESTMENTS INC
PO BOX 346
ALBANY, GA 31702

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*
2020-21931	12/20/2020	\$1,460.13	\$0.00	\$0.00	\$1,460.13

Map: 0N101/00001/010

Payment Good through: 12/20/2020
Printed: 10/05/2020

Location: 114 N WASHINGTON ST


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: MADISON INVESTMENTS INC Map Code: 0N101/00001/010 Real Description: 114 N WASHINGTON ST Location: 114 N WASHINGTON ST Bill No: 2020-21931 District: 006			
Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions		
56,500.00	27,500.00	0.2000	\$84,000.00	12/20/2020		12/20/2020			
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
ALBANY STRB	\$84,000	\$33,600	\$0	\$33,600	-7.248000	\$0.00	-\$243.53	-\$243.53	
CITY OF ALBANY	\$84,000	\$33,600	\$0	\$33,600	16.916000	\$568.38	\$0.00	\$568.38	
CITY OF ALBANY TAD	\$84,000	\$33,600	\$0	\$33,600	0.000000	\$0.00	\$0.00	\$0.00	
COUNTY TAD	\$84,000	\$33,600	\$0	\$33,600	0.000000	\$0.00	\$0.00	\$0.00	
DOUGHERTY COUNTY	\$84,000	\$33,600	\$0	\$33,600	19.080000	\$641.09	\$0.00	\$641.09	
SALES TAX ROLLBACK	\$84,000	\$33,600	\$0	\$33,600	-3.511000	\$0.00	-\$117.97	-\$117.97	
SCHOOL M&O	\$84,000	\$33,600	\$0	\$33,600	18.219000	\$612.16	\$0.00	\$612.16	
SCHOOL TAD	\$84,000	\$33,600	\$0	\$33,600	0.000000	\$0.00	\$0.00	\$0.00	
STATE TAX	\$84,000	\$33,600	\$0	\$33,600	0.000000	\$0.00	\$0.00	\$0.00	
TOTALS					43.456000	\$1,821.63	-\$361.50	\$1,460.13	

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	\$1,460.13
Discount	\$0.00
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$0.00
Back Taxes	\$0.00
Total Due	\$1,460.13

Legal Description

Property Address: 114 N Washington Street, Albany, Georgia

Parcel: 0N101/00001/010

All that tract or parcel of land lying and being in Land Lot 324 in the First Land District, City of Albany, Dougherty County, Georgia, and being the North ends of Broad Street City Lots Nos. 17, 19, 21 and 23, Block 1, facing 52 1/2 feet on Washington Street and running back the full width of 52 1/2 feet, a distance of 167 feet, said tract lying immediately South of the alley running East and West between Broad and Pine Streets in said City on which property is now or was formerly located a three~ story brick building known as the Davis and Brown Building.

Property Information – 1702 N Slappey Boulevard, Albany, Georgia

Take advantage of this PRIME commercial property located on Slappey Boulevard in Albany. This property consists of 1,563 SF with 6 Offices, Conference Room and Restroom. With 23,500 vehicles per day, the traffic for this business location is awesome! Whether you're looking to relocate your business, expand a commercial portfolio or start your first investment this property is for you!

Property Address: 1702 N Slappey Boulevard, Albany, Dougherty County, Georgia

Property Size: 1,563 +/- Sq. Ft. located on .22 +/- Acres

Assessor's Parcel Number: 0000N/00032/002

Taxes (2020): \$1738.24

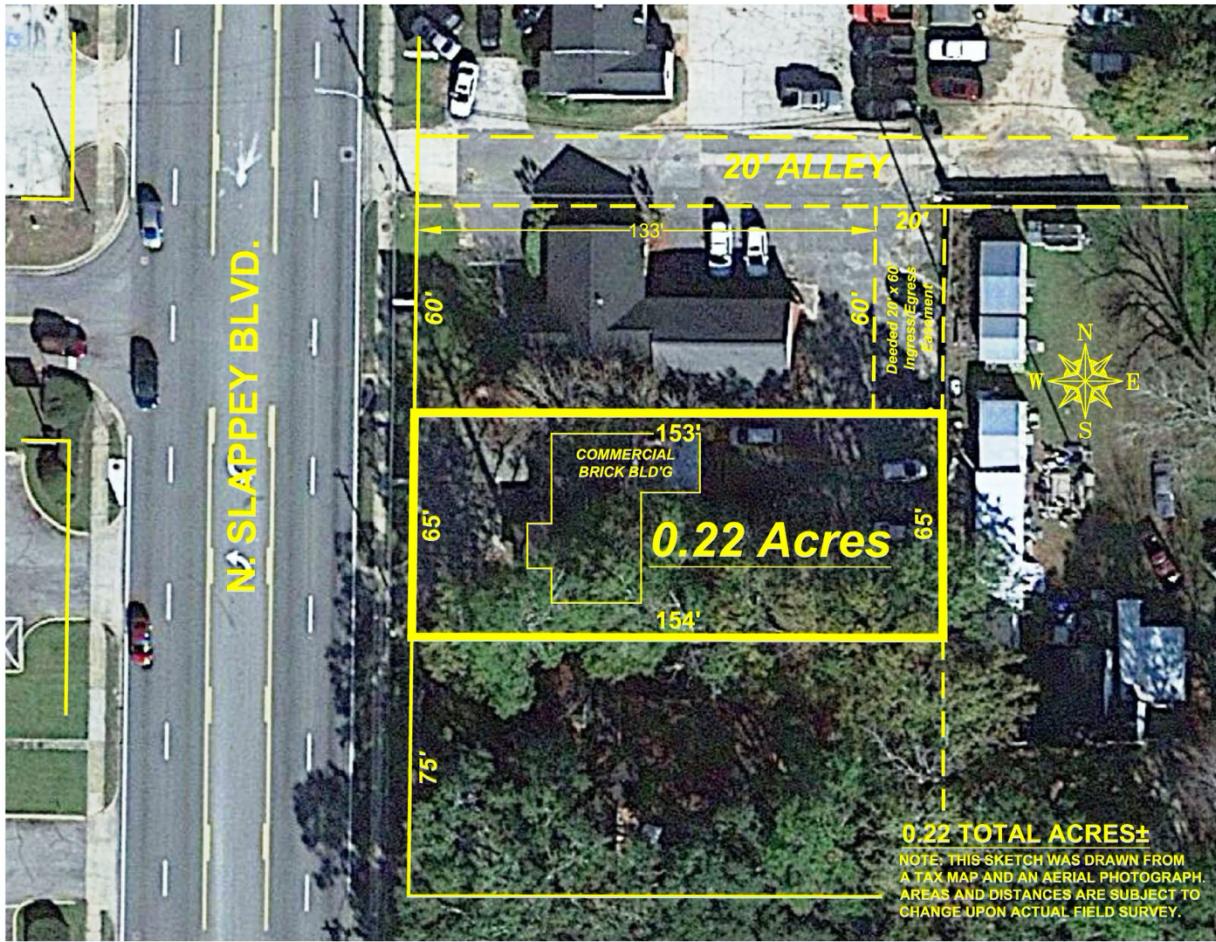
Important Selling Features:

- Commercial Investment Opportunity
- Zoned C-3 Commercial
- 1,563 SF
- 6 Office Spaces
- 1 Restroom
- Conference Room
- Brick Construction
- 23,500 Vehicles Per Day

For More Information Contact:

Cameron Morris
Weeks Auction Group, Inc.
(229) 890-2437
Cameron@BidWeeks.com

Aerial Map



Tax Card – Page 1



Summary

Parcel Number 0000N/00032/002
Location Address 1702 N SLAPPEY BLVD
Legal Description PT LOT 7-8 BLK 37 RAWSON CIR
 (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 0.22
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)



Owner

PETTIS CECIL LAWRENCE JR
 442 RICHARDSON RD
 SMITHVILLE, GA 31787

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-Route 520 BU North	Front Feet	0	65	150	0.22	1

Commercial Improvement Information

Description Office Buildings
Value \$24,700
Actual Year Built 1954
Effective Year Built 1981
Square Feet 1563
Wall Height 10
Wall Frames WOOD L&H
Exterior Wall BRICK
Roof Cover COMP SHINGLE
Interior Walls DRY WALL
Floor Construction
 70% CARPET
 30% TILE VAT
Ceiling Finish FIN.SUSPD
Lighting
Heating F AIR DUCT/CENTRAL AC
Number of Buildings 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
CONC PAVIN	1973	60x60 / 3600	1	\$8,900
CONC PAVIN	1973	30x20 / 600	1	\$1,400

Permits

Permit Date	Permit Number	Type	Description
06/27/2011	44	99-REVIEW	SALE 5/2011 170,000

Tax Card – Page 2

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/30/2015	4190 234	1 A39	\$150,000	26 UNUSABLE/Q	ALLEN TAMIKA R	PETTIS CECIL LAWRENCE JR
5/2/2011	3806 238	1 A-39	\$170,000	Fair Market - Improved	MADISON INVESTMENTS INC	ALLEN TAMIKA R
4/27/2006	3147 66		\$40,337	06 INTEREST	ELLER GARY B	MADISON INVESTMENTS INC
1/28/2002	2344 330	2 17	\$70,500	18 NOT FMV	BIBBY MARK H	MADISON INVESTMENT INC & ELLER GARY B
8/22/1997	1731 276	2 17	\$90,000	Fair Market - Improved	ANDREWS BOB & G Q R ENTERPRISES LLC	BIBBY MARK H
6/27/1997	1713 127	2 17	\$0	02 SAME	DIVINE W T JR	ANDREWS BOB & G Q R ENTERPRISES LLC
4/30/1997	1694 30	2 17	\$130,000	09 MULTI-PARCEL	CANNON & POWELL INSURORS INC	DIVINE W T JR
6/30/1983	714 6	2 17	\$0	Unqualified	CANNOT T RAY	CANNON & POWELL INC

Valuation

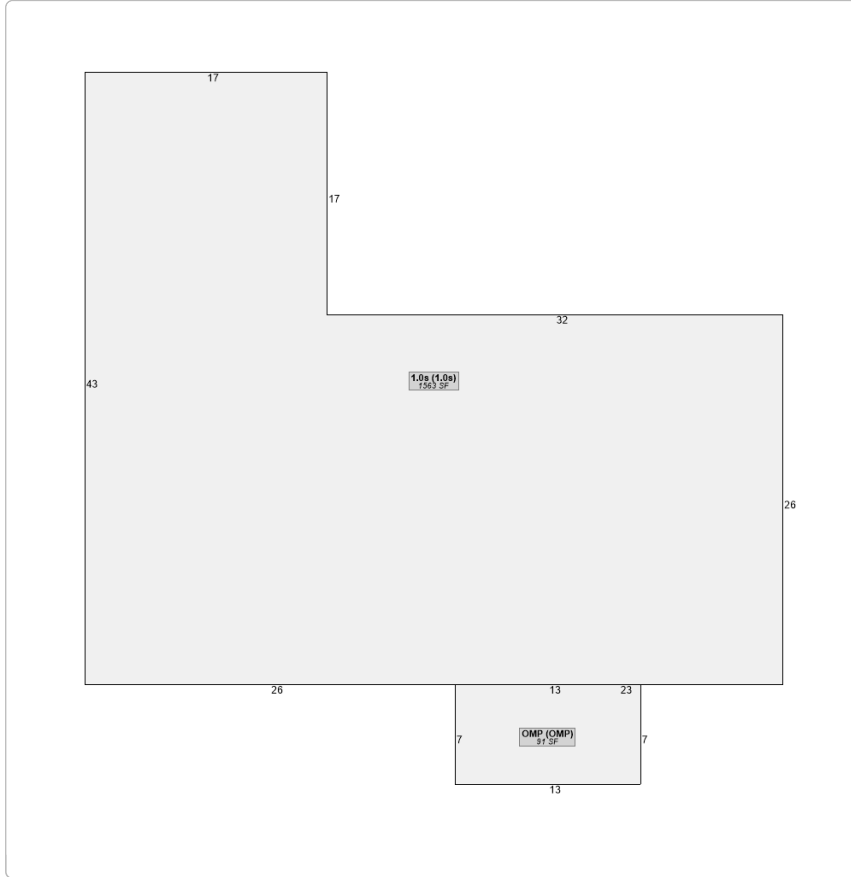
	2019	2018	2017	2016	2015
Previous Value	\$100,000	\$100,000	\$100,000	\$150,700	\$150,700
Fair Market Land Value	\$65,000	\$65,000	\$65,000	\$56,191	\$65,000
+ Fair Market Improvement Value	\$24,700	\$24,700	\$24,700	\$84,904	\$98,200
+ Fair Market Accessory Value	\$10,300	\$10,300	\$10,300	\$8,905	\$10,300
= Fair Market Value	\$100,000	\$100,000	\$100,000	\$150,000	\$173,500
Assessed Land Value	\$26,000	\$26,000	\$26,000	\$22,476	\$26,000
+ Assessed Improvement Value	\$9,880	\$9,880	\$9,880	\$33,962	\$39,280
+ Assessed Accessory Value	\$4,120	\$4,120	\$4,120	\$3,562	\$4,120
= Assessed Value (40% FMV)	\$40,000	\$40,000	\$40,000	\$60,000	\$69,400

Photos



Sketches

Tax Card – Page 3



No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Mobile Homes, 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 2.3.77](#)

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Tax Map

 **qPublic.net™** Dougherty County, GA



Parcel ID	0000N/00032/002	Owner	PETTIS CECIL LAWERENCE JR	Last 2 Sales			
Class Code	Commercial		442 RICHARDSON RD	Date	Price	Reason	Qual
Taxing District	01 CITY OF ALBANY		SMITHVILLE GA 31787	1/30/2015	\$150000	26	U
Acres	0.22	Physical Address	1702 N SLAPPEY BLVD	5/2/2011	\$170000	FM	Q
		Fair Market Value	Value \$100000				
		Land Value					
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 8/17/2020
Last Data Uploaded: 8/17/2020 2:25:26 AM

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Tax Bill – Page 1

2020 Property Tax Statement

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

PETTIS CECIL LAWRENCE JR
442 RICHARDSON RD
SMITHVILLE, GA 31787

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*
2020-26571	12/20/2020	\$1,738.24	\$0.00	\$0.00	\$1,738.24

Map: 0000N/00032/002

Payment Good through: 12/20/2020

Printed: 10/05/2020

Location: 1702 N SLAPPEY BLVD


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: PETTIS CECIL LAWRENCE JR Map Code: 0000N/00032/002 Real Description: 1702 N SLAPPEY BLVD Location: 1702 N SLAPPEY BLVD Bill No: 2020-26571 District: 001			
Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions		
35,000.00	65,000.00	0.2200	\$100,000.00	12/20/2020		12/20/2020			
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
ALBANY STRB	\$100,000	\$40,000	\$0	\$40,000	-7.248000	\$0.00	-\$289.92	-\$289.92	
CITY OF ALBANY	\$100,000	\$40,000	\$0	\$40,000	16.916000	\$676.64	\$0.00	\$676.64	
DOUGHERTY COUNTY	\$100,000	\$40,000	\$0	\$40,000	19.080000	\$763.20	\$0.00	\$763.20	
SALES TAX ROLLBACK	\$100,000	\$40,000	\$0	\$40,000	-3.511000	\$0.00	-\$140.44	-\$140.44	
SCHOOL M&O	\$100,000	\$40,000	\$0	\$40,000	18.219000	\$728.76	\$0.00	\$728.76	
STATE TAX	\$100,000	\$40,000	\$0	\$40,000	0.000000	\$0.00	\$0.00	\$0.00	
TOTALS					43.456000	\$2,168.60	-\$430.36	\$1,738.24	

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	\$1,738.24
Discount	\$0.00
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$0.00
Back Taxes	\$0.00
Total Due	\$1,738.24

Legal Description

Property Address: 1702 N. Slappey Boulevard, Albany, Georgia

Parcel: 0N101/00001/010

All that tract or parcel of land lying and being in Land Lot 366 in the First Land District, City of Albany, Dougherty County, Georgia, and being part of Lots 7 and 8, Block 37 of Rawson Circle Subdivision, according to a map or plat of said subdivision as the same is recorded in Plat Book 2, Page 17 (Plat Cabinet 1, Slide A-39), in the office of the Clerk of Superior Court, Dougherty County, Georgia, and being more particularly described as follows:

Commence at the northeast corner of the intersection of Tenth Avenue and North Slappey Blvd. and run thence north along the east right-of-way line of said North Slappey Blvd. a distance of 70 feet to the POINT OF BEGINNING. From this point of beginning, continue north along the east right-of-way line of said North Slappey Blvd. a distance of 65 feet to a point; run thence east along a line parallel with Tenth Avenue a distance of 153 feet to a point; run thence south along a line parallel with North Slappey Blvd. a distance of 65 feet to a point; run thence west along a line parallel with Tenth Avenue a distance of 154 feet to the east right-of-way line of said North Slappey Blvd. and the POINT OF BEGINNING.

Together with the improvements located thereon, there being at present a dwelling known as 1702 North Slappey Blvd., according to the present system of numbering in the City of Albany, Georgia.

Also conveyed herein is a non-exclusive ingress and egress easement across a part of Lot 7, Block 37, Rawson Circle Subdivision, according to a map or plat of said subdivision as the same is recorded in Plat Book 2, Page 17 (Plat Cabinet 1, Slide A-39), in the office of the Clerk of Superior Court, Dougherty County, Georgia, and being more particularly described as follows:

Commence at the northeast corner of the intersection of Tenth Avenue and North Slappey Blvd. and run thence north along the east right-of-way of North Slappey Blvd. a distance of 70 feet to a point. From this point, continue north along the east right-of-way line of North Slappey Blvd. a distance of 65 feet to a point; run thence east along a line parallel with Tenth Avenue a distance of 133 feet to a point, which point is the POINT OF BEGINNING; run thence north along a line parallel with North Slappey Blvd. a distance of 60 feet to a point on the south side of a 20-foot alley; proceed thence east along the south side of said 20-foot alley for a distance of 20 feet to a point; thence proceed south parallel with North Slappey Blvd. for a distance of 60 feet to a point; thence proceed west a distance of 20 feet parallel with Tenth Avenue to a point, which point is the POINT OF BEGINNING. Said ingress and egress easement runs along the back side of the property generally known as 1704 North Slappey Blvd., according to the present system of numbering in the City of Albany, Georgia.

Go Bid Now!

www.WeeksAuctionGroup.com