


# AUCTION



## Property Information Packet

The Estate of Eugene Hiler  
102 Box Elder Lane  
Ocilla, Georgia 31774

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



[www.WeeksAuctionGroup.com](http://www.WeeksAuctionGroup.com)

Are you looking for a great fixer-upper? Check out this charming country home located in a quiet neighborhood, just a few miles south of Ocilla, GA. 1204 +/- sq. ft. with 3 bedrooms and 2 bathrooms situated on a 0.94 +/- acre corner lot. Features include a large brick fireplace, carport with a slab, private well, and large open yard space. Whether you want to live here yourself or rent to others, you won't be disappointed in this great property!

**Auction Date and Time:** Tuesday, December 15 at 4:00 PM

**Open House Dates and Times:** Saturday, December 5 from 9:00 AM to 12:00 PM  
Monday, December 14 from 3:00 PM to 6:00 PM



**For More Information Contact:** Tucker Sowell  
Weeks Auction Group, Inc.  
(229) 890 - 2437  
Tucker@BidWeeks.com

## Property Information

**Property Address:** 102 Box Elder Lane, Ocilla GA 31774

**Property Size (Acres):** 0.94 +/- Acre

**Assessor's Parcel Number:** 002700A00060EA

**Taxes (2019):** \$548.83

**Driving Directions:** Driving North on 319 from Tifton, Turn Left onto Pleasure Lake Lane. Drive 1.02 Miles and the Property will be on your left. **Watch for Auction Signs!**

### Important Selling Features:

- 1204 +/- sq. ft.
- 3 bedroom / 2 Bath
- 0.94+/- acre Corner Lot
- Large Brick Fireplace
- Carport on Slab
- Private Well
- Quiet Country Neighborhood

**For More Information Contact:** Tucker Sowell  
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# Aerial Map



# Tax Card Parcel 002700A00060EA – Page 1

10/13/2020

qPublic.net - Irwin County, GA - Report: 002700A00060EA



## Summary

**Parcel Number** 002700A00060EA  
**Location Address** 102 BOX ELDER LN  
**Legal Description** L198-6  
(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** 29.066  
**Acres** 0.94  
**Homestead Exemption** Yes (54)  
**Landlot/District** 98 / 6  
**Water** N/A  
**Sewer** N/A  
**Electric** N/A  
**Gas** N/A  
**Topography** N/A  
**Drainage** N/A  
**Road Class** N/A  
**Parcel Road Access** N/A

[View Map](#)

## Owner

**HILER EUGENE**  
 102 BOX ELDER LANE  
 OCILLA, GA 31774

## Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Homosites	Rural	1	0.94

## Residential Improvement Information

**Style** One Family  
**Heated Square Feet** 1204  
**Interior Walls** Sheetrock  
**Exterior Walls** Wood  
**Foundation** Piers  
**Attic Square Feet** 0  
**Basement Square Feet** 0  
**Year Built** 1976  
**Roof Type** Metal  
**Flooring Type** Carpet/Tile  
**Heating Type** Central Heat/AC  
**Number Of Rooms** 5  
**Number Of Bedrooms** 3  
**Number Of Full Bathrooms** 1  
**Number Of Half Bathrooms** 0  
**Number Of Plumbing Extras** 0  
**Value** \$54,264  
**Condition** Average  
**Fireplaces/Appliances** Const 1 sty 1 Box 1

## Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Well & Septic Tank	1996	1x1 / 1	1	\$3,000

## Valuation

	2020	2019
Previous Value:	\$61,024	\$61,024
Land Value:	\$3,760	\$3,760
+ Improvement Value:	\$54,264	\$54,264
+ Accessory Value:	\$3,000	\$3,000
= Current Value:	\$61,024	\$61,024

## Sketches

<https://qpublic.schneidercorp.com/Application.aspx?AppID=763&LayerID=11799&PageTypeID=4&PageID=5593&Q=444450488&Key/Value=002700A...> 1/2



# Tax Map Parcel 002700A00060EA



### Overview



### Legend

- Parcels
- Roads

<b>Parcel ID</b>	002700A00060EA	<b>Owner</b>	HILER EUGENE	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		102 BOX ELDER LANE	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	COUNTY		OCILLA, GA 31774	6/15/2009	\$79000	FM	Q
<b>Acres</b>	0.94	<b>Physical Address</b>	102 BOXELDER LN	n/a	0	n/a	n/a
		<b>Assessed Value</b>	Value \$61024				

(Note: Not to be used on legal documents)

Date created: 12/3/2020  
 Last Data Uploaded: 12/3/2020 6:38:51 AM

Developed by Schneider  
 GEOSPATIAL

# Tax Bill Parcel 002700A00060EA

## 2020 ADVALOREM TAX NOTICE FOR THE COUNTY OF IRWIN

SHIRLEY A JOHNSON TC  
 IRWIN COUNTY T C  
 202 S IRWIN AVE  
 OCILLA GA 31774

BILL NUMB. 2020 2498  
 ACCT NUMB. 249800 010  
 TAXPAYER HILER EUGENE  
 MAP NUMBER 27 A 6 EA  
 LEGAL DESC LL98-6  
 LOCATION 102 BOXELDER LN  
 CURRENT YEAR TAXES 548.83

If paying by check or money order,  
 please include your tax bill number.

PAY THIS AMOUNT----->548.83  
 ON OR BEFORE DECEMBER 20, 2020

HILER EUGENE  
 102 BOX ELDER LANE  
 OCILLA GA 31774

2498PT

SHIRLEY A JOHNSON TC  
 IRWIN COUNTY T C  
 202 S IRWIN AVE  
 OCILLA GA 31774

2020  
 CO.PT.  
 2498

Please return this portion of your bill with your payment

## 2020 ADVALOREM TAX NOTICE FOR THE COUNTY OF IRWIN

YEAR	BILL NUM	ACCOUNT NUMBER	DI	LOCATION/DESCRIPTION	MAP/PARCEL			FAIR MARKET VALUE
2020	002498	249800 010	1	LL98-6	27	A	6 EA	61,024
TAXING ENTITY		ASSESSMENT	EXEMPTION	TAXABLE VALUE	MILLAGE RATE	CREDITS		TAXES DUE
COUNTY		24410	4000	20410	.0148680	35.23		303.46
SCHOOL		24410	10000	14410	.0156820			225.98
IND AUTH		24410	4000	20410	.0009500			19.39

THIS YEAR TAX 548.83

**TOTAL TAX DUE 548.83**

HILER EUGENE  
 102 BOX ELDER LANE  
 OCILLA GA 31774

CREDITS ARE LISTED FOR INFORMATION PURPOSES ONLY

PAYMENT MUST BE MADE ON OR BEFORE  
**DECEMBER 20, 2020**  
 YOUR CANCELLED CHECK IS YOUR RECEIPT

SHIRLEY A JOHNSON TC  
 IRWIN COUNTY T C  
 202 S IRWIN AVE  
 OCILLA GA 31774

-----PLEASE READ, THIS IS AN IMPORTANT PART OF YOUR TAX BILL-----

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 not now receiving the benefit of the exemption, you must apply for the exemption not later than 4/01/2021 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 202 S IRWIN AVE 229-488-5505. 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 4/01/2021 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 202 S IRWIN AVE and/or 229-488-5505.

**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:

<b>LOCAL TAX LEVY:</b>	
Mill rate required to produce local budget	16.594
Reduction in mill rate due to rollback to taxpayers	1.726
of sales tax proceeds this previous year	14.868
Actual mill rate set by local officials	



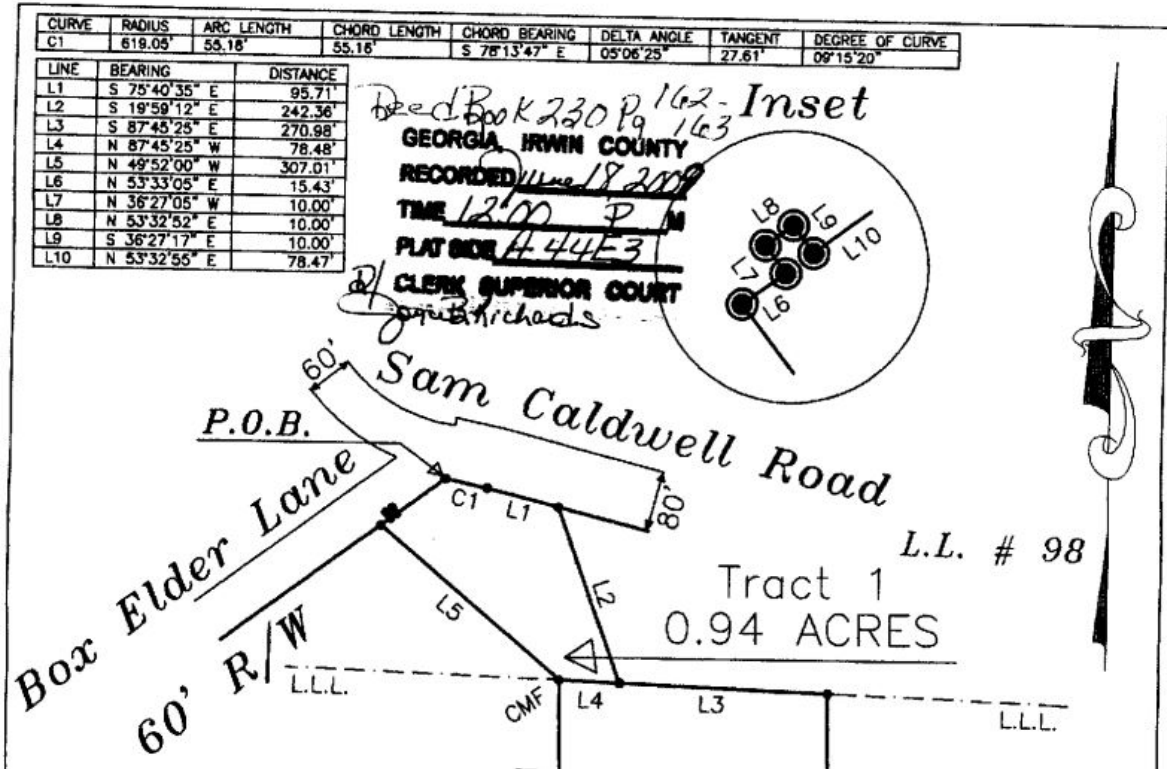
## Legal Description

Property Address: 102 Box Elder Lane, Ocilla GA 31774

Parcel: 002700A00060EA

0.94 acre, more or less, in Land Lot 98 in the Sixth Land District of Irwin County, Georgia, and being more particularly described as Tract 1 on that certain plat of survey dated March 12, 2009, prepared for Robert Rood and Judy Rood by M. Rhett Royal, Georgia Registered Land Surveyor No. 2156, recorded in Plat Slide Number A44E3, in the office of the Clerk of the Superior Court of Irwin County, Georgia.

# Plat



**Go Bid Now!**

**[www.WeeksAuctionGroup.com](http://www.WeeksAuctionGroup.com)**