

Go Bid
NOW!

Property Information

*Gorgeous Lake Front Home -
Lake Lanier, Georgia*

*Final Contract to Include a
10% Buyer's Premium*

Online Only Auction



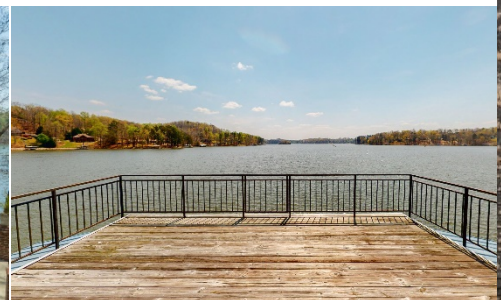
**5276 Laurel Lane
Gainesville, Georgia 30506**

Thursday, May 20, 2021 at 2:00 P.M.



(229) 890 – 2437

www.WeeksAuctionGroup.com



Introduction

Dear Prospective Bidders,

Weeks Auction Group is pleased to announce the Public Auction of this gorgeous lake-front property located in Lake Lanier, Georgia.

Enjoy wonderful lake views from all three levels in this one-of-a-kind property on Lake Lanier. With deep water, and 2 docks this property is ready for you to enjoy the water. This three level home features 5 bedrooms, 3 bathrooms, theatre room, open office space, 2 car garage, UTV garage, hot tub, and a spacious kitchen with island. The North Georgia real estate market is hot, and lake property like this is hard to come by. Bid your price at auction and begin your dream of owning lake front property today!

Bidding for this property will open on May 6, 2021 at 10:00 a.m. eastern time and continue to May 20, 2021. Bidding will begin closing at 2:00 p.m. eastern time subject to auto extensions. All bidding for this property will be conducted on the Weeks Auction Group online bidding platform at www.WeeksAuctionGroup.com. Prior to placing any bids please read this Property Information Package along with the Bidding Terms and Conditions, and the Sample Purchase contract. All documents can be found online under the "Documents" tab.

Please don't hesitate to contact me if you have any question about the property, the auction process, or if you'd like to schedule a private showing of the property.

Sincerely,
Weeks Auction Group, Inc.



Auction Date and Time:

Thursday, May 20, 2021 at 2:00 P.M.

Open House Dates and Times:

Saturday, April 24, 2021 1:00 – 4:00 P.M.

Saturday, May 8, 2021 1:00 – 4:00 P.M.

Monday, May 17, 2021 2:00 – 6:00 P.M.

For More Information Contact:

Mark L. Manley CAI, AARE
Weeks Auction Group, Inc.
(229) 890-2437 Office
(229) 891-1377 Cell
Mark@BidWeeks.com

Ethan Vick
Weeks Auction Group, Inc.
(229) 890-2437 Office
(229) 225-8660 Cell
Ethan@BidWeeks.com

Property Information

Property Address: 5276 Laurel Lane, Gainesville, Georgia 30506

Auction Date: Thursday, May 20, 2021 at 2:00 P.M.

Property Size: 1.82 Acres
4,250 Sq Ft – Living Space
1,280 Sq Ft Garage Space

Assessor's Parcel Numbers: Hall County – 10141 000040

2020 Property Taxes: \$5,582.66

Driving Directions: From I-985 N, take exit 24 onto US 129-N. Continue on US-129 N. Turn right onto US-129 N (Limestone Parkway). Turn left onto Jim Hood Rd. Continue straight onto Highland Rd. Turn left onto Laurel Ln. ***"Watch for Auction Signs!"***

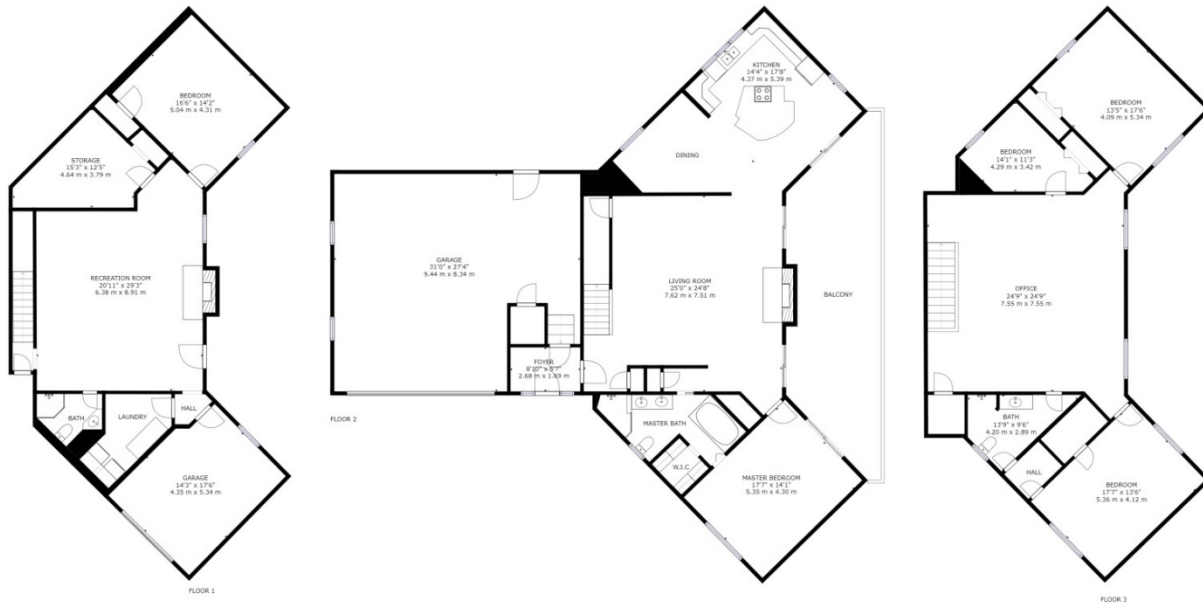
Important Selling Features:

- 3 Levels – All with Excellent Views
- 5 Bed Room / 3 Bath
- Expansive Porch
- Bonus Room / Theatre (Lower Level)
- Open Office Space (Upper Level)
- 2 Car Garage with Additional Work Space
- ATV/Utility Garage
- Fireplace
- Hot Tub
- 2 Docks
- Concrete Drive
- Stainless Steel Appliances
- Approx 4,250 Sq Ft – Living Space
- Additional 1,280 Sq Ft Garage Space

Aerial Map



Floor Plan – Page 1



Tax Card Parcel – Page 1

Hall County – 10141 000040



Summary

Parcel Number 10141 000040
 Location Address 5276 LAUREL LN
 Legal Description LANIER ATL LTS 19 & 16
 (Note: Not to be used on legal documents)
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning R1
 (Note: Refer to map zoning layer for official zoning.)
 Tax District COUNTY (District 01)
 Millage Rate 27.185
 Acres 1.82
 Neighborhood Area 4-Lake-(dockable) (L42000)
 Homestead Exemption Yes (S1-REGULAR)
 Landlot/District N/A

[View Map](#)



Owner

GARY BRADLEY
 BRADLEY SUSAN H
 5276 LAUREL LANE
 GAINESVILLE, GA 30506

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	Lanier Atlanta-Lake	Front Feet	45,625	177	360	1.82	1

Residential Improvement Information

Style 1 Family (Single Family)
 Heated Square Feet 2863
 Interior Walls Sheetrock
 Exterior Walls Custom
 Foundation Full Part Finished Basement
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1986
 Roof Type Architectural (310)
 Flooring Type Hardwood/Tile
 Heating Type Central Heat/A/C
 Number Of Rooms 6
 Number Of Bedrooms 3
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 3
 Value \$317,800
 Condition Average
 House Address 5276 LAUREL

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
SOLID WASTE FEE	2014	0x0 / 1	1	\$0
Dock - Steel - 2 Story - AV	1996	32x32 / 0	0	\$14,300
Dock - Steel - 2 Story - FR	1995	22x28 / 0	0	\$3,300
Homesite - Average	1986	0x0 / 1	1	\$5,000

[What are Homesites?](#)

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/24/2017	7932 112	28 88	\$0	DEED OF GIFT/NO SALE PRICE	MURPHY KASEY B	BRADLEY, GARY & SUSAN H
	980 349-		\$0			

Tax Card Parcel – Page 2

Hall County – 10141 000040

Valuation

	2020	2019	2018
Previous Value	\$419,900	\$401,100	\$391,700
Land Value	\$174,700	\$174,700	\$163,200
+ Improvement Value	\$317,800	\$227,400	\$220,100
+ Accessory Value	\$22,600	\$17,800	\$17,800
= Current Value	\$515,100	\$419,900	\$401,100

Assessment Notice

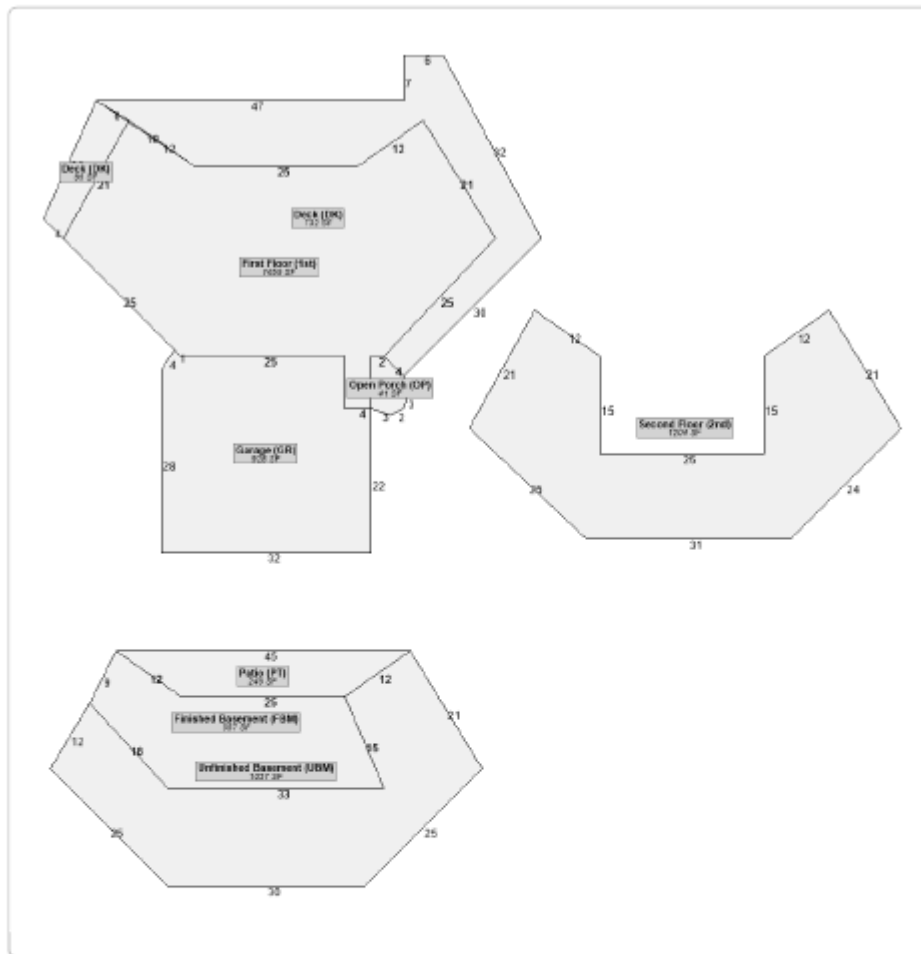
[2020 Assessment Notice \(PDF\)](#)

Photos



Sketches

Tax Card Parcel – Page 3 Hall County – 10141 000040



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

NOTICE TO PROPERTY OWNERS AND OCCUPANTS In accordance with Georgia law (OCGA 48-5-264.1) please be advised that the properties located in Hall County may be visited by our appraisal staff concerning an appeal filed, return filed, construction of new improvements or additions and /or conservation use applications or during the course of the normal property appraisal process. The Appraiser/Data Collector will have a photo identification badge and will be driving an appropriately marked vehicle. If

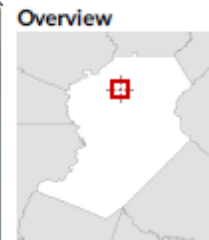
[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 3/22/2021, 12:38:30 AM

Developed by
Schneider
GEOSPATIAL

Version 2.3.112

Tax Map Parcel Hall County – 10141 000040



- Legend**
- Parcels
 - Roads
- Cities**
- BRASELTON
 - BUFORD
 - CLERMONT
 - FLOWERY BRANC
 - GAINESVILLE
 - GILLSVILLE
 - LULA
 - OAKWOOD
 - RESTHAVEN

Parcel ID 10141 000040
 Class Code Residential
 Taxing District COUNTY
 Acres 1.82

Owner GARY BRADLEY
 BRADLEY SUSAN H
 5276 LAUREL LANE
 GAINESVILLE, GA 30506
 Physical Address 5276 LAUREL LN
 Assessed Value Value \$515100

Last 2 Sales			
Date	Price	Reason	Qual
3/24/2017	0	99	U
n/a	0	n/a	n/a

(Note: Not to be used on legal documents)

Date created: 3/22/2021
 Last Data Uploaded: 3/22/2021 12:38:30 AM

Developed by Schneider
 GEOSPATIAL

Property Tax Bill – Page 1



2020 Property Tax Statement

Darla EDEN, CPA | TAX COMMISSIONER
 PO Box 1579 | Gainesville GA 30503

www.hallcountytax.org
 propertytax@hallcounty.org
 Phone: (770) 531-6950
 Fax: (770) 531-7111

PROPERTY OWNER(S)	MAP CODE	LOCATION	BILL #	DISTRICT
BRADLEY GARY	10141 000040	5276 LAUREL LN	2020-7843	1 UNINCORPORATED
	BUILDING VALUE	LAND VALUE	TOTAL FAIR MARKET VALUE	ACRES
	340,400	174,700	515,100	1.82
			EXEMPTIONS	DUE DATE
			S1	11/15/2020
			PROPERTY DESCRIPTION:	
			LANIER ATL LTS 19 & 16	

TAXING ENTITY	TOTAL FAIR MARKET VALUE	40% ASSESSED VALUE	LESS EXEMPTIONS	TAXABLE VALUE	MILLAGE RATE	GROSS TAX	LESS CREDITS	NET TAX
STATE	515,100.00	206,040.00	2,000.00	204,040.00	0	0	0	0
GROSS COUNTY M&O	515,100.00	206,040.00	2,000.00	204,040.00	7.762	1583.76	0	990.21
SALES TAX CREDIT	0.00	0.00	0.00	204,040.00	-2.909	0	-593.55	0
SCHOOL	515,100.00	206,040.00	2,000.00	204,040.00	17.55	3580.9	0	3580.9
GROSS UNINC FIRE	515,100.00	206,040.00	2,000.00	204,040.00	4.291	875.54	0	540.71
INSURANCE PREMIUM CREDIT	0.00	0.00	0.00	204,040.00	-1.641	0	-334.83	0
EMERGENCY SERVICES	515,100.00	206,040.00	2,000.00	204,040.00	0.571	116.51	0	116.51
DEVELOPMENT SERVICES	515,100.00	206,040.00	2,000.00	204,040.00	1.005	205.06	0	205.06
PARKS & LEISURE SERVICES	515,100.00	206,040.00	2,000.00	204,040.00	0.364	74.27	0	74.27
SOLID WASTE FEE	515,100.00	0.00	0.00	0.00	0	75	0	75
TOTAL					26.993	6,511.04	-928.38	5,582.66

Please note that your Tax Commissioner is responsible for the billing and collection of tax and is not responsible for the property value or the millage rates which are used to determine the tax amount due.

PAYMENT OPTIONS

Online: www.hallcountytax.org
 (American Express, Discover, MasterCard, Visa, PayPal, eCheck)

By Mail: Check, American Express, Discover, MasterCard, Visa accepted.

In Person: Hall County Government Center | 2875 Browns Bridge Rd | 1st Floor | Gainesville GA 30504. M-F 8am-5pm

Outdoor Drop Box: Located at front door entrance to the Hall County Government Center for after hour payment.



2020 Current Due	5,582.66
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	5,582.66
Delinquent Tax as of Billing Date	0.00
TOTAL DUE	0.00

2020 Property Tax Statement

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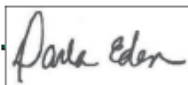
BRADLEY GARY
 5276 LAUREL LANE
 GAINESVILLE, GA 30506

BILL #	DUE DATE	TOTAL DUE	LOCATION
2020-7843	11/15/2020	0	5276 LAUREL LN
MAP CODE	DESCRIPTION		
10141 000040	LANIER ATL LTS 19 & 16		

Make check payable to Hall County Tax Commissioner and include bill number on check. Payments by American Express, Discover, MasterCard, Visa accepted. Please fill out information below and return by mail, fax or email.

AMOUNT _____ EXPIRATION DATE _____
 CREDIT CARD # _____
 SECURITY CODE (ON BACK OF CARD) _____
 CARDHOLDER PRINTED NAME _____
 CARDHOLDER SIGNATURE _____
 PHONE NUMBER _____
 Credit card fee: 2.49% Debit card fee: 1.5%

Property Tax Bill – Page 2

UNDERSTANDING MY TAX BILL	E-ALERT E-SERVICES														
<p>TAXABLE YEAR is January 1 to December 31 2020</p> <p>FAIR MARKET VALUE is determined by Board of Tax Assessors.</p> <p>ASSESSED VALUE is 40% of the Fair Market Value.</p> <p>TAXABLE VALUE is assessed value less applicable exemptions.</p> <p>MILLAGE RATE (also known as the tax rate) is a figure applied to the taxable value of your property to calculate your property tax liability. One "mill" equals one dollar of tax on every thousand dollars of taxable value.</p> <p>COUNTY MAINTENANCE AND OPERATION county-wide millage rate levied for administration, maintenance, and operation of Hall County General Government.</p> <p>SCHOOL millage rate is set by the Board of Education and is levied on all property located in Hall County, outside of independent school districts. Funds are used for administration, maintenance, and operation of Hall County School System.</p> <p>FIRE SERVICES millage rate is levied county-wide, excluding City of Gainesville for administration, maintenance, and operation of the Hall County Fire Services.</p> <p>EMERGENCY SERVICES millage rate levied county-wide for emergency medical services including ambulance services and emergency management.</p> <p>DEVELOPMENT SERVICES millage rate levied on unincorporated parcels for road maintenance, planning, code enforcement, and engineering.</p> <p>PARKS AND LEISURE millage rate levied county-wide, excluding City of Gainesville for maintenance and operation of county parks and recreation services.</p> <p>SOLID WASTE FEE applies to unincorporated county residents for disposal of household waste at trash compactor sites.</p> <p>STORMWATER FEE applies to subdivisions that exceed a certain land grade to cover cost associated with stormwater runoff.</p> <p>STREETLIGHT FEE applies to subdivisions that have opted in to cover energy cost of operating street lights.</p> <p>PENALTIES AND INTEREST If payment is late, the following interest and penalty will be added to the balance owed:</p> <ul style="list-style-type: none"> Interest is applied monthly equal to prime rate plus three percent (3%) per annum. A five percent (5%) penalty will be added to the unpaid principal 120 days from the due date. An additional 5% penalty (on the unpaid principal) will accrue again every 120 days until a maximum of 20% of the original principal has been charged. 	<p>Visit hallcountytax.org to enroll in E-alerts, view & print tax bills & receipts, make address changes, check status & pay tax, view property information card & access geographical information systems (GIS).</p> <p style="text-align: center; background-color: #2e7d32; color: white; padding: 2px;">ASSESSOR INFORMATION</p> <p>Exemptions may be applied for year round, but for exemptions to be effective for the current year, an application must be made by April 1. All exemptions are made at the Tax Assessors office and approved by the Board of Assessors. For more information, please visit www.hallcounty.org or call (770) 531-6720 or email assessor@hallcounty.org</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr style="background-color: #2e7d32; color: white;"> <th colspan="2" style="padding: 2px;">Common Exemptions</th> </tr> </thead> <tbody> <tr> <td style="width: 5%; text-align: center; padding: 2px;">S1</td> <td style="padding: 2px;">Regular Homestead Exemption for primary residence</td> </tr> <tr> <td style="text-align: center; padding: 2px;">S4</td> <td style="padding: 2px;">Regular Homestead Exemption plus partial school tax. Must be 65+ years of age. Income restrictions apply.</td> </tr> <tr> <td style="text-align: center; padding: 2px;">L4</td> <td style="padding: 2px;">Regular Homestead Exemption, senior citizen, and total school tax. Must be 70+ years of age.</td> </tr> <tr> <td style="text-align: center; padding: 2px;">LB</td> <td style="padding: 2px;">Regular Homestead Exemption and total school tax. Must be 70+ years of age.</td> </tr> <tr> <td style="text-align: center; padding: 2px;">LC</td> <td style="padding: 2px;">Regular Homestead Exemption, senior citizen and total school tax. Must be 70+ years of age. Income restrictions apply.</td> </tr> <tr> <td style="text-align: center; padding: 2px;">LB</td> <td style="padding: 2px;">Regular Homestead Exemption plus disabled person. Physical or mental disabilities and income restrictions apply.</td> </tr> </tbody> </table> <p>*On or by January 1 of taxable year</p> <p>The property owner can file a Taxpayer Return of Real Property to request a review of their property valuation. The return must be filed between Jan 1 - April 1 at the Tax Assessor office (O.C.G.A. 48-5-18).</p> <p style="text-align: center; background-color: #2e7d32; color: white; padding: 2px;">PROPERTY BOUGHT OR SOLD</p> <p>Georgia Tax Law (O.C.G.A. 48-5) specifies that all taxable property (including real estate, airplanes, business equipment and inventory, boats or other watercraft, etc) which is owned on Jan 1 of tax year, shall be assessed for the full amount of that calendar year, regardless of subsequent sale. Property taxes are not pro-rated according to sale date, amount of usage, or current ownership.</p> <p>BUSINESS, BOATS & AIRCRAFT</p> <p>If you owned the property on Jan 1 of the tax bill year, you are responsible for the payment of the tax. If you did not own the property on Jan 1 of the tax bill year, please contact the Tax Assessors immediately at (770) 531-6749. They will need supporting documentation such as bill of sale to remove the account.</p> <p>REAL ESTATE</p> <p>The property tax statement is sent to the Jan 1 owner and the current owner if known. If the tax liability is transferred to the new owner, please forward a copy of the closing statements reflecting that transfer to the Tax Commissioner.</p> <p style="text-align: center; background-color: #2e7d32; color: white; padding: 2px;">TAXES ESCROWED THROUGH MORTGAGE COMPANY</p> <p>Property tax information is made available to your mortgage company; however, it is ultimately the responsibility of the property owner to ensure tax is paid.</p>	Common Exemptions		S1	Regular Homestead Exemption for primary residence	S4	Regular Homestead Exemption plus partial school tax. Must be 65+ years of age. Income restrictions apply.	L4	Regular Homestead Exemption, senior citizen, and total school tax. Must be 70+ years of age.	LB	Regular Homestead Exemption and total school tax. 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<p style="text-align: center; background-color: #2e7d32; color: white; padding: 2px;">ADDRESS CHANGE</p> <p>Please note that your tax bill has been mailed to the address on record. It is the responsibility of the taxpayer to have a current and updated address on file with the Tax Assessor office.</p> <div style="border: 1px solid #ccc; padding: 5px; margin-top: 10px;"> <p>Address _____</p> <p>City _____ State _____ ZIP _____</p> <p>Print Name _____ Phone _____</p> <p>Signature _____ Date _____</p> </div>	<p style="text-align: center; background-color: #2e7d32; color: white; padding: 2px;">Thank you for the privilege of serving as your Tax Commissioner ...</p> <div style="text-align: right; margin-top: 10px;">  </div>														

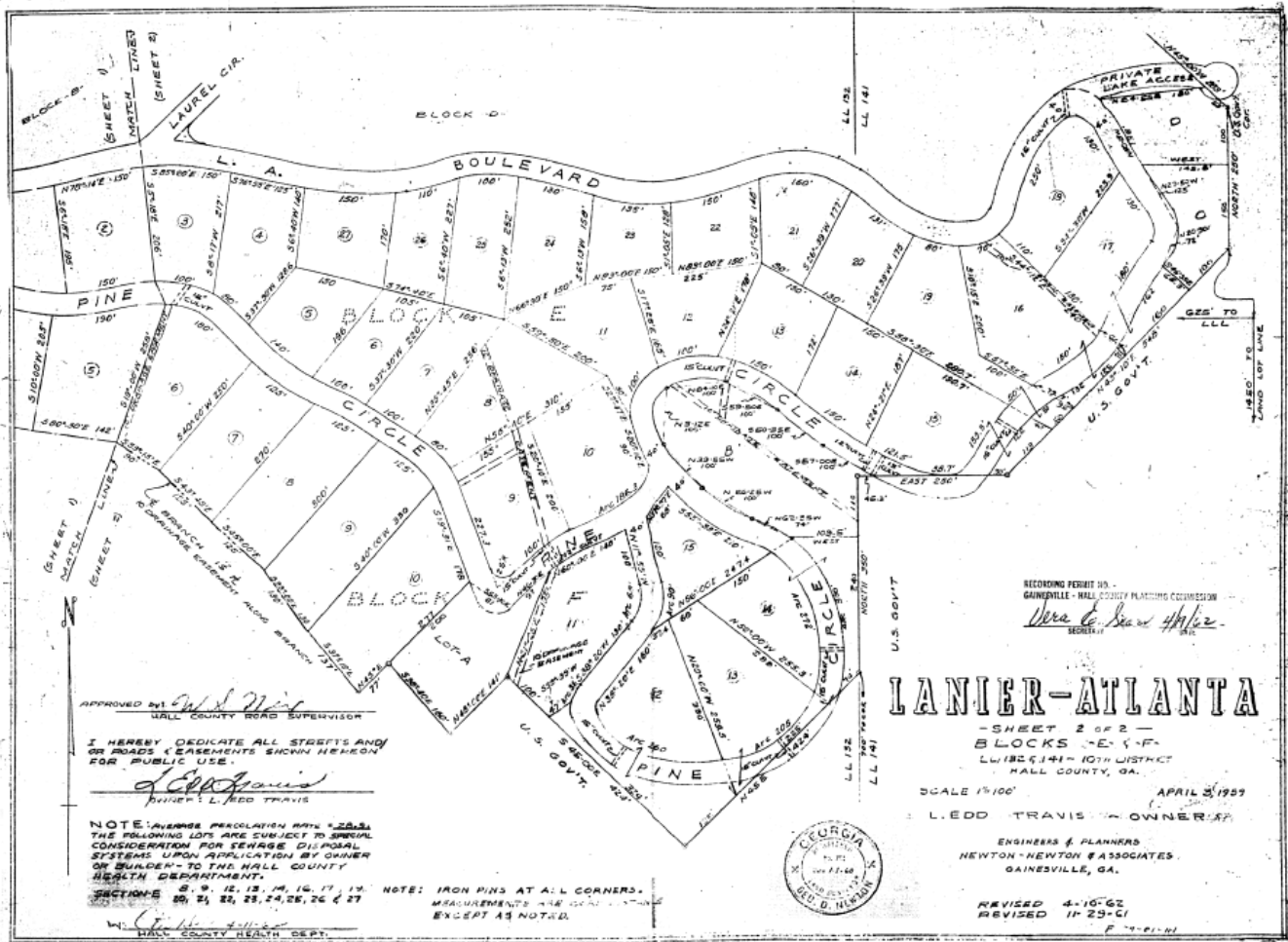
Legal Description

Tax Parcel Number: 10141 000040

Property Description: 5276 Laurel Lane, Gainesville, Hall County, GA 30506

All that tract or parcel of land, together with improvements thereon, situate, lying and being in Land Lot 141 of the 10th Land District of Hall County, Georgia, and being Lot 16 and Lot 19, Section E. of Lanier-Atlanta Subdivision, as shown on subdivision plat recorded in Plat Book 28, Pages 88-89 of the Hall County Records and being more fully shown on survey for Gary W. and Susan H. Bradley, prepared by Henry Grady, Registered Surveyor, dated January 31, 1986, and recorded in Plat Book 110, Page 228 of the Hall County Records, which survey is incorporated herein by reference as part of this description.

Plat Map



Go Bid Now!



www.WeeksAuctionGroup.com