

Go Bid  
**NOW!**

# *Property Information*

*The Morales Estate -  
Thomasville, Georgia*

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

*Online Only Auction*



**124 Carter Road  
Thomasville, Georgia 31792**

**Wednesday, July 28 at 2:00 P.M.**

**WAG**  
WEEKS AUCTION GROUP  
ACCELERATED REAL ESTATE MARKETING

(229) 890 – 2437

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



## Introduction

Dear Prospective Bidders,

Weeks Auction Group is pleased to announce the public auction of this Lovely Thomas County Home on 1.33 Acres. Selling for the Estate of Brenda Morales.

It seems everyone is looking for a place out at in the country. This is the perfect opportunity to purchase this lovely Thomas County home that consists of 1.33 +/- Acres at price YOU determine. Inventory is short, so don't miss out on this excellent residential opportunity.

Bidding for this property will open on July 14, 2021 at 10:00 A.M. eastern time and continue to July 28, 2021. Bidding will begin closing at 2:00 P.M. eastern time subject to auto extentions. All bidding for this property will be conducted on the Weeks Auction Group online bidding platform at [www.WeeksAuctionGroup.com](http://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.

John Maddox  
Auction Coordinator





**Auction Date and Time:** July 28, 2021 at 2:00 P.M.

**Open House Dates and Times:** Tuesday, July 20, 2021 10:00 A.M. – 1:00 P.M.  
Tuesday, July 27, 2021 2:00 P.M. – 5:00 P.M.

**For More Information Contact:** John Maddox  
Weeks Auction Group, Inc.  
(229) 890-2437 – Office  
(229) 221-1362 – Cell  
John@BidWeeks.com

## Property Information

**Property Address:** 124 Carter Road, Thomasville, Georgia 31792

**Auction Date:** Wednesday, July 28 at 2:00 P.M.

**Property Size:** 1.33 +/- Acres

**Thomas County Assessor's Parcel Numbers:** 077 027

**Thomas County Property Taxes:** (2020) \$1,747.67

**Driving Directions:** From the intersection of the US Hwy 84 Bypass and Cairo Road in Thomasville, travel northwest on US Hwy 84 for 7/10 miles to Stewart Road on the right. Turn right onto Stewart Road and travel 3/10 mile to Carter Road on the left. Turn left onto Carter Road and travel 1/10 to the property on the right. ***Watch for Auction Signs!***

### Important Selling Features:

- Three bedroom
- Three bath
- Split level
- Brick & stone exterior
- Three fireplace
- Paved driveway
- Patio
- Patio and back porch
- 2019 roof replacement
- Living, dining room and kitchen on main level
- Swimming pool (needs new liner)



## Aerial Map and Property Sketch



## Tax Card Parcel – Page 1

### 077 027



#### Summary

Parcel Number 077 027  
 Location Address 124 CARTER RD  
 Legal Description 1.33 AC / 124 CARTER RD OFFUS HWY 84E  
 (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 R1  
 Tax District 04 Fire District 03 (District 04)  
 Millage Rate 25.383  
 Acres 1.33  
 Neighborhood Rur Par North West (155022)  
 Homestead Yes (51)  
 Exemption  
 Landlot/District 36 / 18

[View Map](#)



#### Owner

Morales Brenda  
 124 Carter Rd  
 Thomasville, GA 31792

The owner above is the owner as of Jan 1, 2019. Look at the Sales section below for most recent owner.

#### Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	1.33

#### Residential Improvement Information

Style One Family  
 Heated Square Feet 2485  
 Interior Walls Sheetrock  
 Exterior Walls Brick Veneer  
 Foundation Conc Wall/Msnry  
 Attic Square Feet 0  
 Basement Square Feet 0  
 Year Built 1982  
 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 5  
 Value \$156,147  
 Condition Average  
 Fireplaces/Appliances FP Const 1 sty 1 Box 2  
 House Address 124 CARTER RD

#### Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Pool, Res., Vinyl	1982	16x32 / 0	1	\$5,000
Paving, Around Pool	1982	1x400 / 0	1	\$644
Paving, Asphalt	1982	1x1 / 2800	1	\$2,939
Canopy, Low Cost Residential	1900	20x20 / 0	0	\$396

#### Permits

Permit Date	Permit Number	Type
05/15/2019	20190546	ROOF



## Tax Card Parcel – Page 2

### 077 027

#### Sales

**NOTE: Deed information from sales prior to the 1990's maybe approximate.**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/18/2009	1571 59	3 20B	\$0	Qualify this sale	Morales Roberto estate	Morales Brenda
4/3/2008	1544 228	3 20-B	\$0	Estate/DOA	MORALES ROBERTO	Morales Roberto estate
10/31/1981	152 321		\$1,500	Qualify this sale		MORALES ROBERTO

#### Valuation

	2020	2019	2018
Previous Value	\$178,207	\$175,278	\$175,360
Land Value	\$13,081	\$13,081	\$13,081
+ Improvement Value	\$156,147	\$156,147	\$153,218
+ Accessory Value	\$8,979	\$8,979	\$8,979
= Current Value	\$178,207	\$178,207	\$175,278

2020 values are tentative.

#### Photos

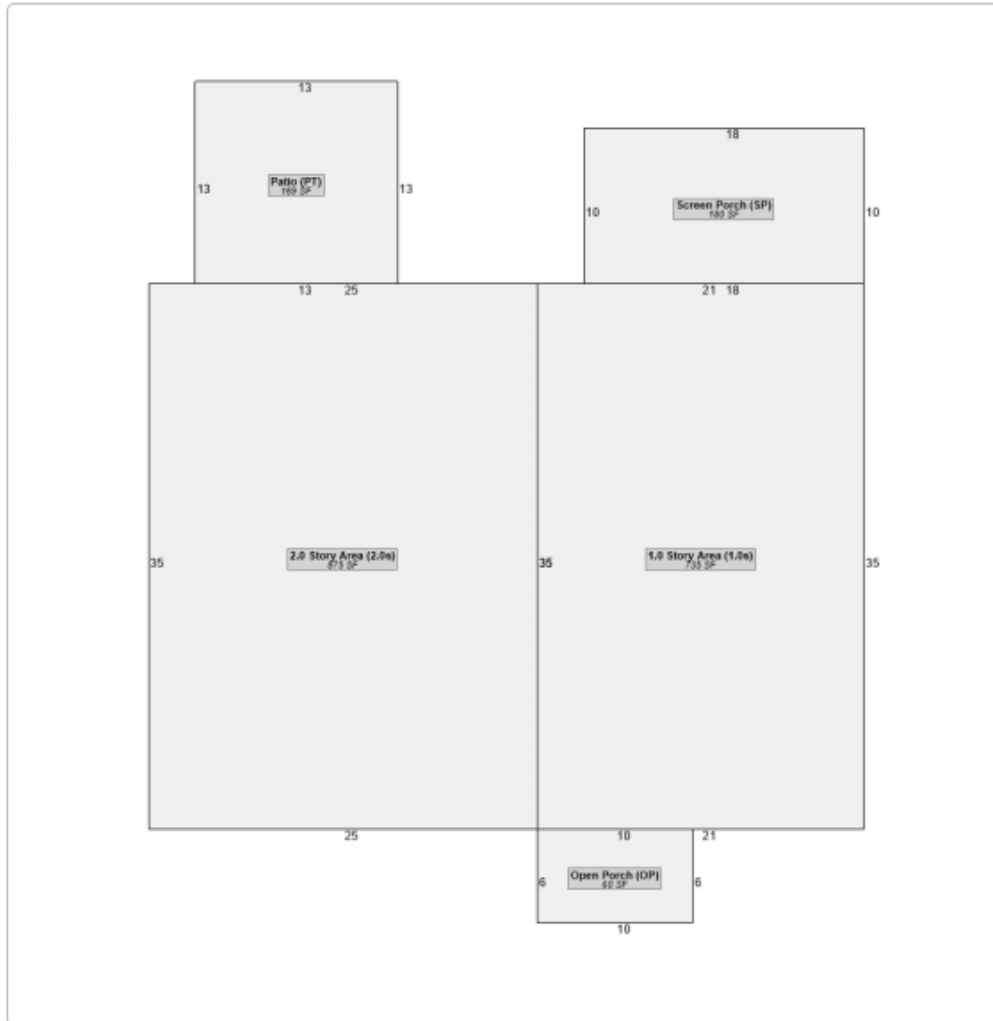


#### Sketches



## Tax Card Parcel – Page 3

### 077 027



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 2019 Certified Values. All other data is subject to change.

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[GDPR Privacy Notice](#)

Last Data Upload: 2/4/2021, 6:33:43 PM

Developed by  
**Schneider**  
 GEOSPATIAL

Version 2.3.104

**Tax Map Parcel**  
**077 027**



 **qPublic.net**™ Thomas County, GA



**Overview**



**Legend**

-  Parcels
-  Roads

**Parcel ID** 077 027  
**Class Code** Residential  
**Taxing District** 04 Fire District 03  
**Acres** 1.33

**Owner** Morales Brenda  
 124 Carter Rd  
 Thomasville, GA 31792  
**Physical Address** 124 CARTER RD  
**Assessed Value** Value \$178207

**Last 2 Sales**

Date	Price	Reason	Qual
5/18/2009	0	NQ	U
4/3/2008	0	19	U

(Note: Not to be used on legal documents)

Date created: 2/4/2021  
 Last Data Uploaded: 2/4/2021 6:33:43 PM

Developed by  **Schneider**  
 GEOSPATIAL

## Property Tax Bill 2020

### 2020 Property Tax Statement

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

MORALES BRENDA  
124 CARTER RD  
THOMASVILLE, GA 31792

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2020-15969	11/15/2020	\$0.00	\$1747.67	\$0.00	Paid 11/19/2020

Map: 00770-00000-027-000

Location: 124 CARTER RD

Account No: 479070 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:** MORALES BRENDA  
**Map Code:** 00770-00000-027-000 Real  
**Description:** 1.33 AC/ 124 CARTER RD OF  
**Location:** 124 CARTER RD  
**Bill No:** 2020-15969

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions		
0.00	0.00	1.3300	\$178,207.00	11/15/2020	08/26/2020				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
COUNTY		\$0	\$71,282	\$2,000	\$69,282	0.006937	\$677.86	-\$197.25	\$480.61
EMER SER		\$0	\$71,282	\$0	\$71,282	0.001708	\$121.75	\$0.00	\$121.75
FIRE 3		\$0	\$71,282	\$0	\$71,282	0.002325	\$165.73	\$0.00	\$165.73
SCHOOL		\$0	\$71,282	\$2,000	\$69,282	0.014139	\$979.58	\$0.00	\$979.58
TOTALS					0.025109	\$1,944.92	-\$197.25	\$1,747.67	

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.

<b>Current Due</b>	\$1,747.67
<b>Discount</b>	\$0.00
<b>Penalty</b>	\$0.00
<b>Interest</b>	\$0.00
<b>Other Fees</b>	\$0.00
<b>Previous Payments</b>	\$1,747.67
<b>Back Taxes</b>	\$0.00
<b>Total Due</b>	<b>\$0.00</b>
<b>Paid Date</b>	11/19/2020



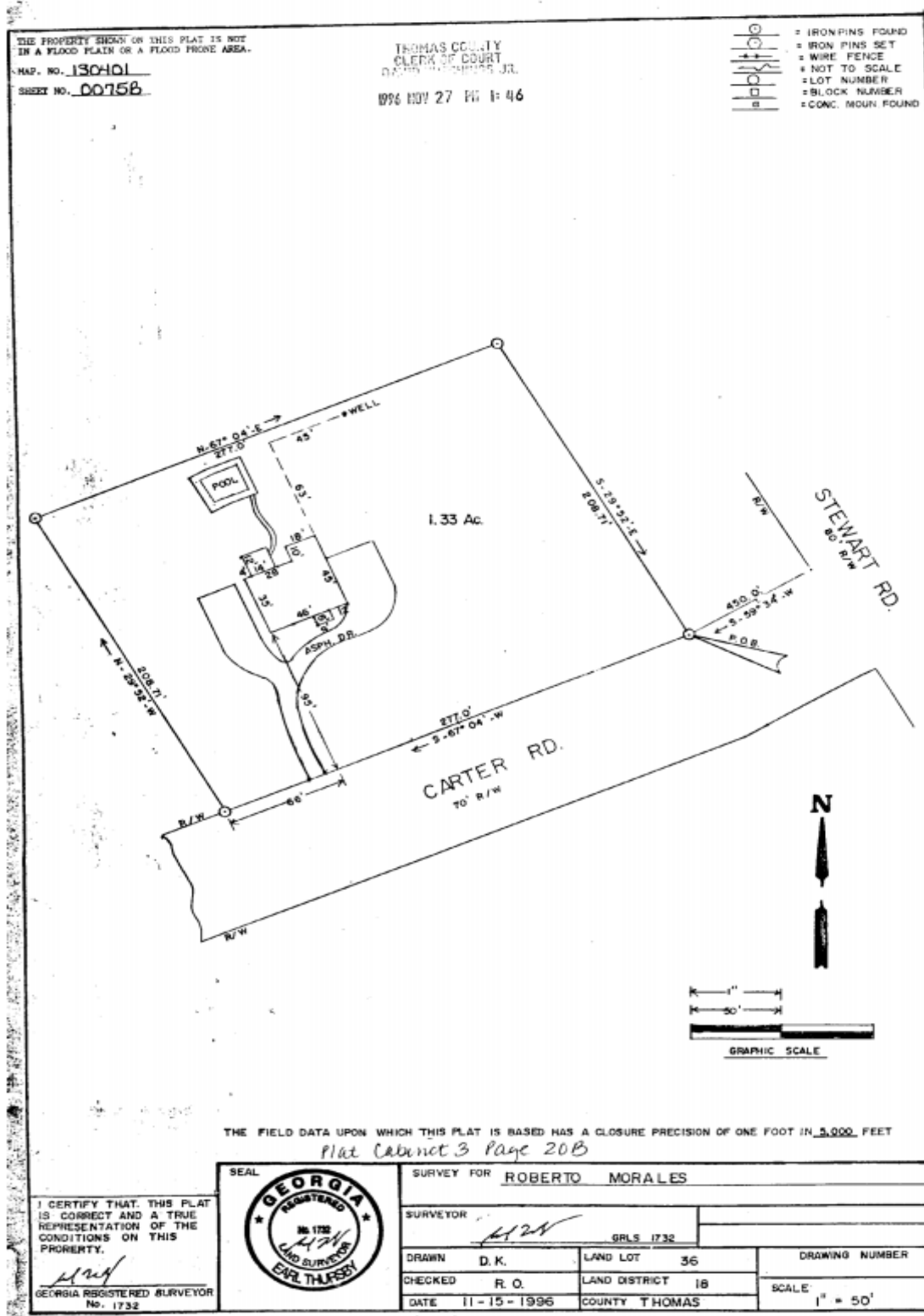
## Legal Description

**Tax Parcel Number: 077 027**

**Property Description: 124 Carter Road, Thomasville, Thomas County, GA 31792**

ALL THAT TRACT OR PARCEL OF LAND situate, lying and being in Land Lot No. 36 of the 18<sup>th</sup> Land District of Thomas County, Georgia, containing 1.33 acres and being more particularly identified on a plat of survey prepared for Roberto Morales by Earl Thursby, Georgia Registered Land Surveyor, dated November 15, 1996 and recorded in Plat Cabinet 3, Folio 20-B of the Public Records of Thomas County, Georgia and by reference thereto same is incorporated herein and made a part hereof, for a more particular description of the property by metes, bounds, and courses and distances as set forth thereon.

## Plat Map



***Go Bid Now!***



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