

Go Bid
NOW!

Property Information

*Two Story Brick Home
Sitting on 12.66 +/- Acres*

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

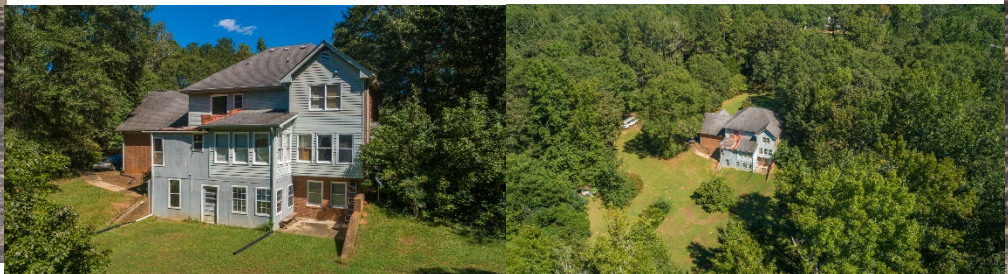
Online Only Auction



3867 Airline Road

McDonough, Georgia 30252

Tuesday, November 9, 2021, at 4 P.M.



WEEKS AUCTION GROUP
ACCELERATED REAL ESTATE MARKETING

(229) 890 – 2437

www.WeeksAuctionGroup.com

Introduction

Dear Prospective Bidders,

Weeks Auction Group is pleased to announce the public auction of this Beautiful two story brick home located in McDonough, Georgia.

Beautiful two story brick home with a fully finished basement sitting on 12.66 +/- acres. The main level has a sitting area, living room, dinning room, full bath, and kitchen along with a two car garage. Going up stairs you will find the master bedroom with sitting area and master bath, two bedrooms, office, and laundry room. The finished basement has a kitchen, full bath, two bedrooms, and a living room. This property backs up to the Bud Kelley Park.

Bidding for this property will open on October 26, 2021 at 10:00 a.m. eastern time and continue to November 9, 2021. Bidding will begin closing at 4:00 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. 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.

Jimmy Fitzpatrick
Auction Coordinator



Auction Date and Time: Tuesday, November 9, 2021 at 4:00 pm

Open House Dates and Times: Tuesday, October 19, 2021 from 2 pm – 5 pm
Tuesday, November 2, 2021 from 2 pm – 5 pm

For More Information Contact: Jimmy Fitzpatrick
Weeks Auction Group, Inc.
(229) 890-2437 – Office
(229) 221-9209– Cell
Jimmy@BidWeeks.com

Property Information

Property Address: 3867 Airline Road, McDonough, Georgia 30252

Auction Date: Tuesday, November 9, 2021 at 4:00 pm

Property Size: 12.66 Acres

Assessor's Parcel Numbers: 117-01026005

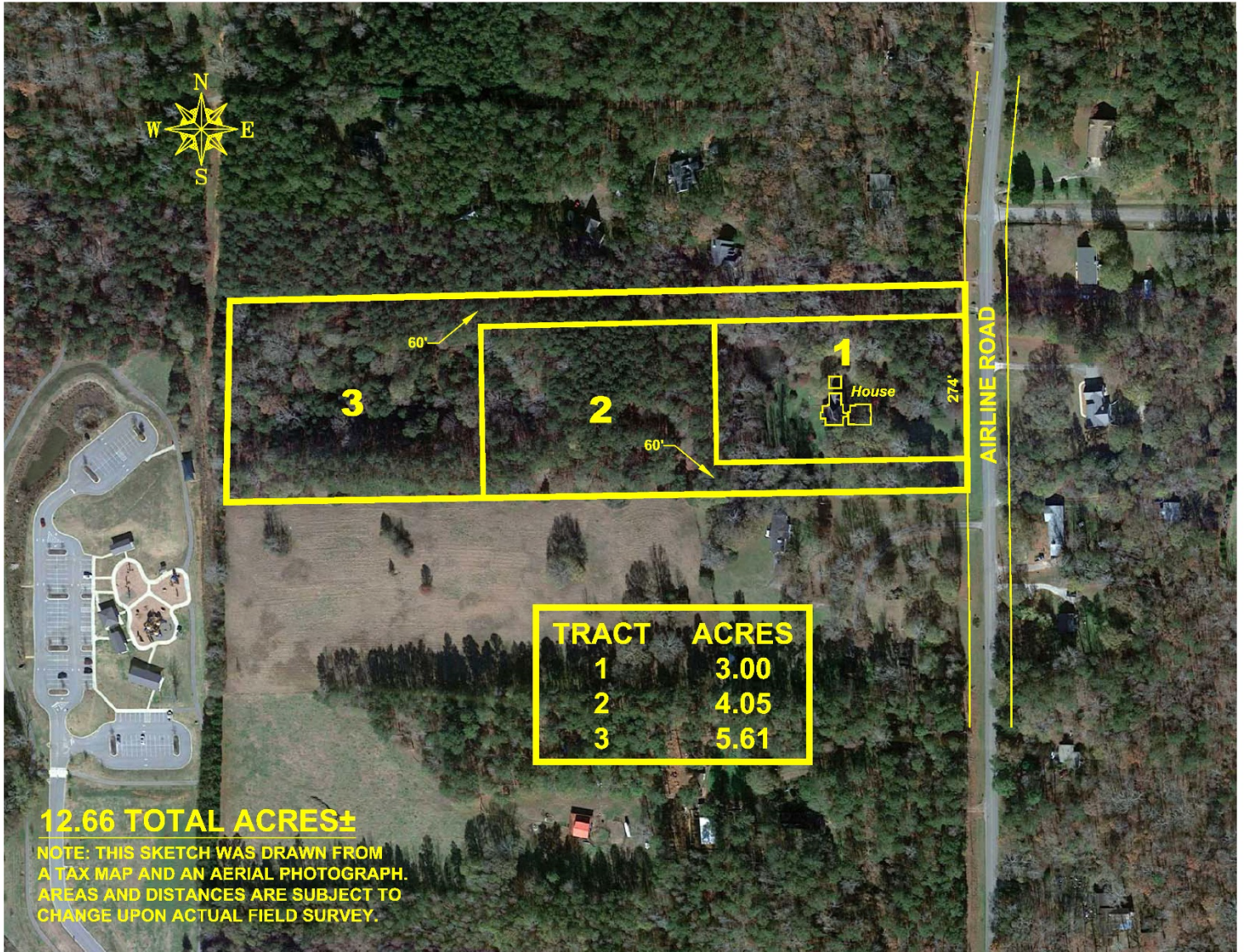
Tax Bill Amount: \$1759.71

Driving Directions: From Simmons Manufacturing Co. head Northwest toward Ga-20W (312 ft). Turn right onto Ga-20E (6.3 mi). Turn left onto Airline Rd and destination will be on left (4.8). ***"Watch for Auction Signs!"***

Important Selling Features:

- 12.66 +/- Acres offered Divided or as a Whole
- Two Story Brick Home with Finished Basement
- Fully Finished Basement with Kitchen, Full Bath, 2 Bedrooms & Living Room
- Main Level has Kitchen, Full Bath, Dining Room, Sitting Area & Living Room
- Upstairs has 3 Bedrooms Including Master Bed/Bath, Laundry Room & Office
- Two Car Garage
- Property Backs up to Bud Kelley Park

Aerial Map



Tax Card Parcel – Page 1 117-01026005



Summary

Parcel ID 117-01026005
 Location Address 3867 AIRLINE RD
 Millage Group 0001 (County/UnIncorp)
 Property Usage S F RESIDENTIAL (0100)
 Total Acres 12.66
 Landlot / District 54 / 11
 Subdivision
 Lot/Block
 Plat Book
 Plat Page

Exemptions: L9

Owners

KECK F D REVOCABLE LV TRUST &
 KECK S M REVOCABLE LV TST
 PO BOX 2649
 MCDONOUGH, GA 30253

Valuation

	2020	2019	2018	2017
+ Building Value	\$231,400	\$227,800	\$215,800	\$213,700
+ OB/Misc	\$300	\$400	\$400	\$400
+ Land Value	\$122,800	\$116,500	\$107,600	\$101,300
= Total Assessment	\$354,500	\$344,700	\$323,800	\$315,400

Exemptions: L9

Assessment Notices 2020

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

Land Information

Land Use	Number of Units	Unit Type
SMALL AC IMP (000180)	12.66	ACRES

Buildings

Building # 1
 ConstructionType SGL FAM
 Actual Year Built 1989
 Effective Area 3,327
 Heated Area 2,641
 Bedrooms 3
 Baths 3
 Wall Height 0

Miscellaneous Data

Description	Length	Width	Units	Year Built
BAY - A	0	0	1	1989

Sales Information

Sale Date	Deed Book/Page	Sale Price	Instrument	Reason	Grantor	Grantee
7/22/2004	7415-105	\$0	PART INTEREST		KECK FRANCIS D & SHIRLEY M	FRANCIS D KECK REVOCABLE LIVING TRUST & ETAL
3/15/1989	1048-59	\$147,500	WARRANTY DEED		RRC INC	KECK F D & SHIRLEY M
12/9/1988	1016-3	\$24,000	WARRANTY DEED			R R C INC

Tax Card Parcel – Page 2 117-01026005

Map



Generate Owner List by Radius

The Property Address option is unavailable for Henry County

Distance:

100

Feet

Use Address From:

Owner Property

Select export file format:

Address labels (5160)

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Download

Show All Owners

Show Parcel ID on Label

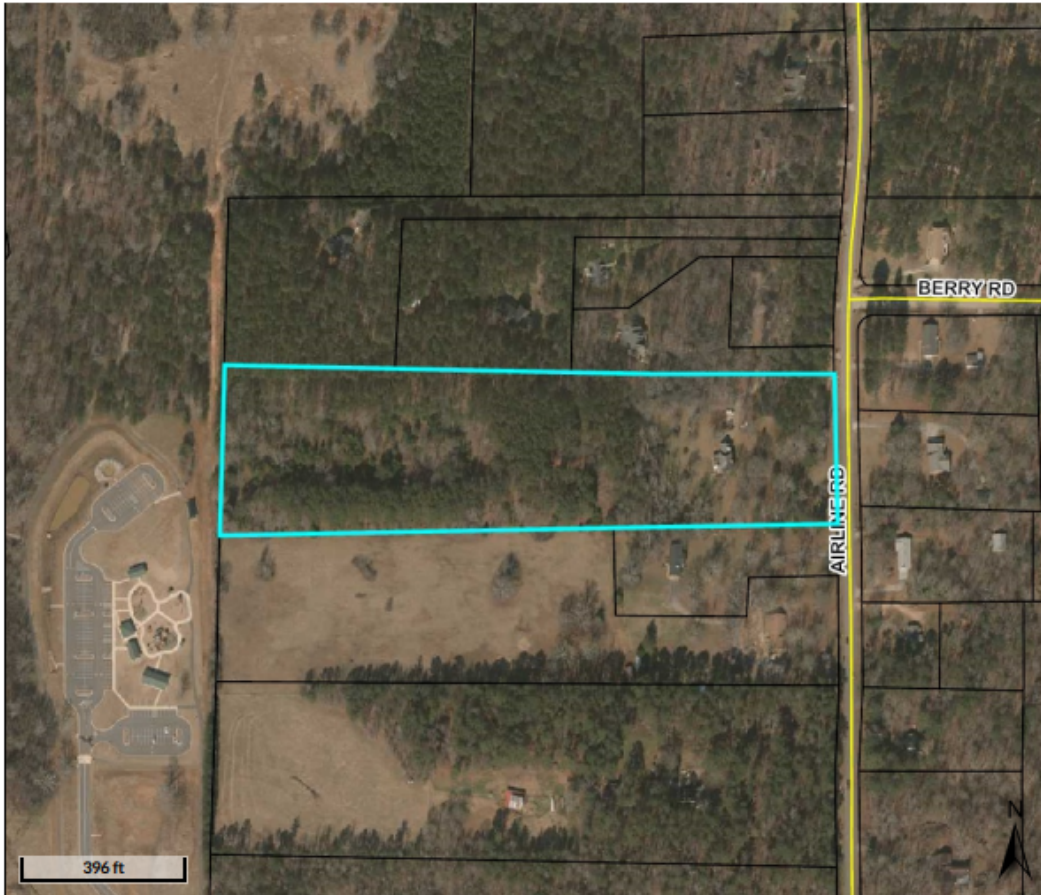
Skip Labels

0

Sketches

Tax Map Parcel
117-01026005

 **qPublic.net**™ Henry County, GA



Legend
 Parcels
 Roads

Parcel ID	117-01026005	Class	R	Owner	KECK F D REVOCABLE LV	Land Value:	\$122,800				
Property Address	3867 AIRLINE RD	Acreage	12.66	Address	TRUST &	Building Value:	\$231,400	Last 2 Sales			
District	County/Unincorp				KECK S M REVOCABLE LV	Misc Value:	\$300	Date	Price	Reason	Qual
					TST	Total Value:	\$354,500	7/22/2004	\$0	n/a	U
					PO BOX 2649			3/15/1989	\$147,500	n/a	Q
					MCDONOUGH GA 30253						

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

Date created: 11/22/2020
 Last Data Uploaded: 11/20/2020 10:03:06 PM

Developed by  **Schneider**
GEOSPATIAL

Property Tax Bill 2021

Henry County Assessors Office
140 Henry Parkway
McDonough, Georgia 30253
770-288-7999 Option2



PT-306 (revised Jan 2016)

If not delivered
 Return in five days to the above address
 FORWARDING AND ADDRESS CORRECTION REQUESTED

**KECK F D REVOCABLE LV TRUST &
 KECK S M REVOCABLE LV TST
 PO BOX 2649
 MCDONOUGH GA 30253**

Official Tax Matter - 2021 Tax Year
 This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.
Annual Assessment Notice Date: 4/23/2021
Last date to file a written appeal: 6/7/2021
*****This is not a tax bill - Do not send payment*****
 County property records are available online
 at: www.co.henry.ga.us

The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

A At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 140 Henry Parkway McDonough, Georgia 30253 and which may be contacted by telephone at: 770-288-7999 Option2. Your staff contacts are Chief Appraiser and Residential Manager.

Additional information on the appeal process may be obtained at <http://dor.georgia.gov/property-tax-real-and-personal-property>

Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	117-01026005	12.660	County/Un Incorp		YES (L9)
Property Description	LLOT-54 LDIST-11				
Property Address	3867 AIRLINE RD GA				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% Appraised Value			\$354,500	\$389,600	\$0
40% Assessed Value			\$141,800	\$155,840	\$0
REASONS FOR ASSESSMENT NOTICE					
Land Value Adjusted to Reflect Current Market					
Bldg Value Adjusted to Reflect Current Market Value					

C The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's net millage rate and the fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions.

Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable	Millage	Estimated Tax
State	\$0	\$155,840	\$0	0.000	\$0.00
County/UnIncorp	\$0	\$36,400	\$119,440	12.733	\$1,520.83
School Bond	\$0	\$155,840	\$0	3.628	\$0.00
School M&O	\$0	\$155,840	\$0	20.000	\$0.00
Water	\$0	\$36,400	\$119,440	2.000	\$238.88
TOTAL ESTIMATED TAX					\$1,759.71

Legal Description

Tax Parcel Number: 117-01026005

Property Address: 3867 Airline Road, McDonough, GA

A tract of land lying and being situated in Land Lot 54 in the 11th Land District of Henry County, Georgia and being described as tract(s) _____ containing _____ +/- acres according to an engineer's sketch attached to this contract as Exhibit "A2", and being all or a portion of that tract of land being more particularly described as follows:

All that tract or parcel of land lying and being in Land Lot 54 of the 11th District of Henry County, Georgia, containing 12.66 acres, being Tract 3 shown on plat of survey made for T. C. Kelley Estate by Joe Rowan, Jr., Henry County Surveyor, dated April 3, 1978, and being more particularly described as follows:

BEGINNING at an iron pin on the West right of way line of Airline Road 1,181.90 feet south along said right of way line from its intersection with the north line of said Land Lot 54; thence running south 89 degrees 23 minutes West along the north line of Tract 4 shown on said plat a distance of 1421.22 feet; thence north 1 degree 25 minutes east 385.55 feet; thence north 89 degrees 02 minutes East along the south line of Tract 2 a distance of 1409.71 feet to the west right of way line of Airline Road; thence south 0 degrees 18 minutes East along said right of way line 394.0 feet to the point of beginning.

AND

All that tract or parcel of land lying and being in Land Lot 54 of the 11th District of Henry County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found on the westerly right of way line of Airline Road (an 80 foot right of way), which iron pin is located 787.90 feet southerly, as measured along the westerly right of way line of Airline Road, from the point of intersection of the westerly right of way line of Airline Road with the northerly line of Land Lot 54; running thence south 00 degrees 18 minutes east along the westerly right of way line of Airline Road, a distance of 300.0 feet to an iron pin placed; thence leaving the westerly right of way line of Airline Road and running south 89 degrees 02 minutes west, a distance of 400.0 feet to an iron pin placed; running thence north 00 degrees 18 minutes west, a distance of 300.0 feet to an iron pin placed; running thence north 89 degrees 02 minutes east, a distance of 400.0 feet to the iron pin found on the westerly right of way line of Airline Road, which iron pin marks the POINT OF BEGINNING, and being a tract or parcel of land contain 2.75 acres according to a plat of survey made for Francis D. Keck and Shirley M. Keck by Joe Rowan, Jr., Georgia Registered Land Surveyor No. 2404, dated March 7, 1989.

Go Bid Now!



www.WeeksAuctionGroup.com