

For Sale – Bank Owned

81± Acres

Sims Cross Road

Oglethorpe County, GA



Presented by:

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FACT SHEET

81± Acres Simms Cross Road - Oglethorpe County, GA

LOCATION: 6 Miles South of US-78. 25 Miles Southeast of Athens, GA.
Oglethorpe County, GA

CURRENT USE: Rural timberland tract/recreation

2013 TAXES: \$1,485.70

HIGHEST AND BEST USE: Timberland / Recreation

REMARKS:

- Small Farm house on Property
- Part of a private drive community
- 600' of frontage on a shared 5 acre lake
- 15+- clear cut timber
- 7+- Acre in fenced pasture
- Balance in mixed timber
- 81+- acres in comprised of 2 tracts

Asking Price: \$1,850/acre



PROPERTY RECORDS

Per Oglethorpe County Tax Assessor

Oglethorpe County Board of Tax Assessors

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Owner and Parcel Information

Owner Name	Grogan Steve & Sherry L	Today's Date	November 11, 2013
Mailing Address	11 White Street Ext Watkinsville, GA 30677	Parcel Number	104 047C
Location Address	Sims Cross Road	Tax District	COUNTY (District 01)
Legal Description	House/81.00 acres	2013 Millage Rate	27.200
Property Class(NOTE: Not Zoning Info)	A5-Agricultural	Acres	81
Zoning	A2	Neighborhood	
		Homestead Exemption	No (50)
		Parcel Map	Show Parcel Map
Water	Well	Sewer	Septic Tank
Electric		Gas	Tank Gas
Topography	Rolling	Drainage	Fair
Road Class	County	Parcel Road Access	Paved

2013 Tax Year Value Information

Land Value	Improvement Value	Accessory Value	Total Value	Previous Value
\$ 108,124	\$ 25,928	\$ 2,500	\$ 136,552	\$ 0

Land Information

Type	Description	Calculation Method	Soil Productivity	Acres	Photo
RUR	Open Land	Rural	4	6.93	NA
RUR	Open Land	Rural	8	0.11	NA
RUR	Woodlands	Rural	2	7.39	NA
RUR	Woodlands	Rural	3	22.98	NA
RUR	Woodlands	Rural	7	32.45	NA
RUR	Woodlands	Rural	8	11.14	NA

Improvement Information

Style	Heated Sq Ft	Interior Walls	Exterior Walls	Attic Area Sq Ft	Basement Area Sq Ft	Year Built	Photo
One Family	1,214	Pine	Alum/Vinyl Sid	No Attic	None	1945	NA
Rooftop	Flooring Type	Heating Type	Rooms	Value	Cond	Number Fire Pl	Sketch
Metal	Pine	No Heat/Sp Htr	Bedrooms/Bathrooms/Extra Plumbing	\$ 25,928	Fair	0	Sketch Building 1
			0/0/1.0/0				

Accessory Information

Description	Year Built	Dimensions/Units	Value
Well/Septic tank	1997	0x0 1	\$ 2,500

Sale Information

Sale Date	Deed Book	Plat Page	Price	Reason	Grantor	Grantee
07-26-2001	12Y 485	A 262 1	\$ 167,200	Fair Market Value	HUNTER STERLING &	GROGAN STEVE ETAL

Permit Information

Permit Date	Permit Number	Type	Description
04-25-2006	2006	Re-check	House <50% complete for 2006.
04-04-2005	2005-055-2	House	2 br/ 2 1/2 ba house2583 heated sq ft1800 unheated sq ftSterling Lane

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The Assessor's Office 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 taxroll. All data is subject to change before the next certified taxroll. Website Updated: November 8, 2013

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2012 TAXES

SHEILA C ARNOLD
OGLETHORPE COUNTY TAX COMMISSIONER
P. O. BOX 305

LEXINGTON GA 30648
706 743 8422

IMPORTANT MESSAGES – PLEASE READ

- * Interest at a rate of 1% per month plus costs begins the day after the due date.
- * A 10% penalty is imposed on all property other than homestead property with a bill under \$500.00 90 days after the due date.

2013 AD VALOREM TAX NOTICE FOR REAL AND PERSONAL PROPERTY

BILL NUMBER		MAP NUMBER		PROPERTY DESCRIPTION	
2013 003838		104 047C		House/81.00 acres	
FAIR MARKET VALUE		ASSESSED VALUE		TAX DISTRICT	PROPERTY ACCOUNT
136,552		54,621		01	13146R
TAX ENTITY		EXEMPTION		NET ASSESSMENT	TAX RATE
STATE				54,621	.150
COUNTY				54,621	7.660
SCHOOL				54,621	17.900
S BOND				54,621	1.490
				TOTAL TAXES	1,485.70
				INTEREST 1% PER MONTH	
				LATE FEES	
				10% PENALTY	
				BACK TAXES	
				PAYMENTS RECEIVED	
				TOTAL DUE	1,485.70
				DATE DUE	12/20/2013

SALES TAX CREDIT SAVINGS	101.54
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SALES TAX CREDIT SAVINGS 101.54

GROGAN STEVE & SHERRY L

11 WHITE STREET EXT
WATKINSVILLE GA 30677

Please address all payments to:

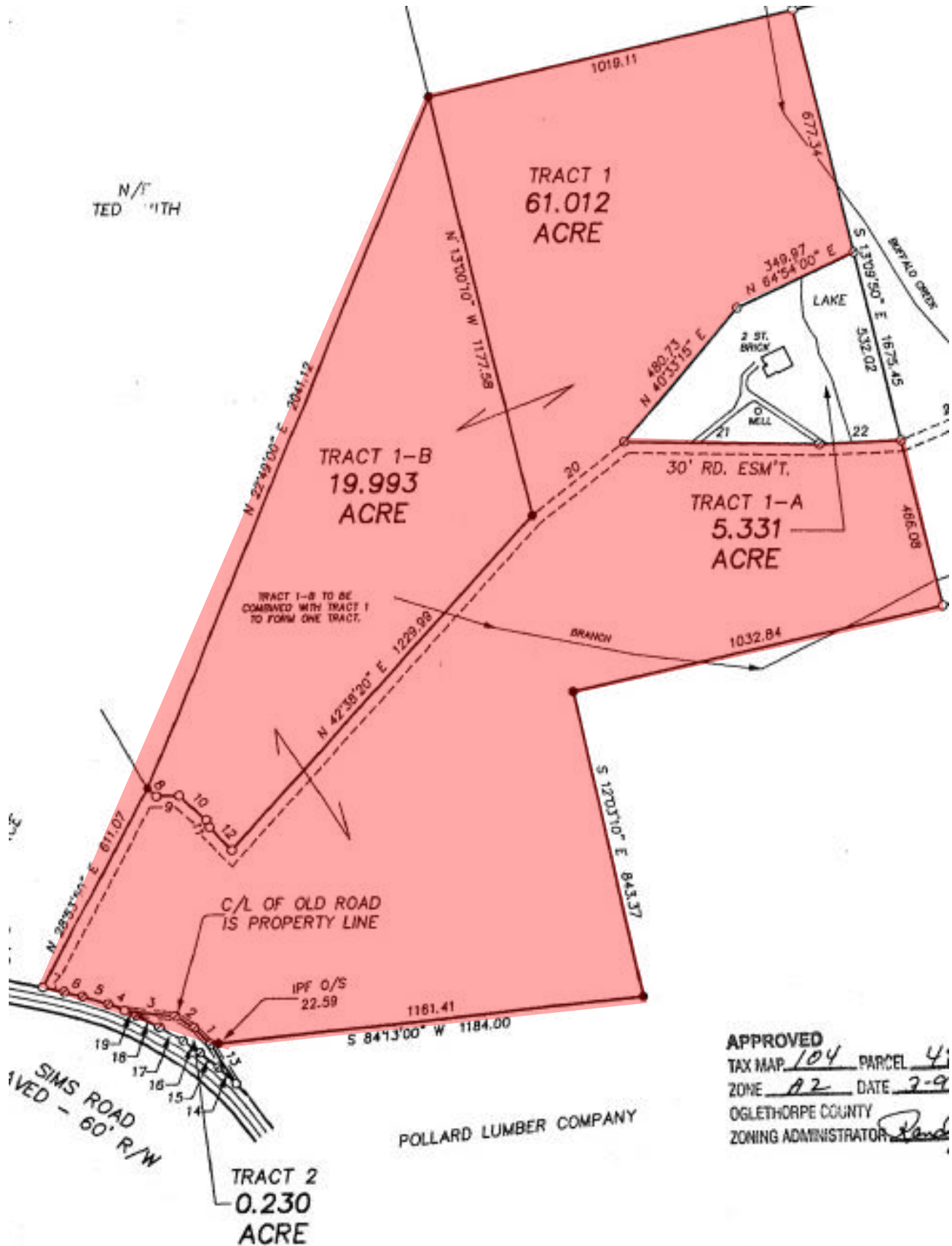
SHEILA C ARNOLD
OGLETHORPE COUNTY TAX COMMISSIONER
P. O. BOX 305

LEXINGTON GA 30648

Please place this bill number on your check ->	2013 003838
ACCOUNT NUMBER	13146R
AMOUNT DUE	1,485.70
AMOUNTS VALID THROUGH	12/20/2013
DATE DUE	12/20/2013
Please make check or Money Order Payable to:	
OGLETHORPE COUNTY TAX COMMISSION	
If a receipt is desired, please furnish a stamped, self-addressed envelope with your payment.	
Please Note: If taxes are to be paid by your mortgage company, send them this portion only.	



SURVEY



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AERIAL

QPublic

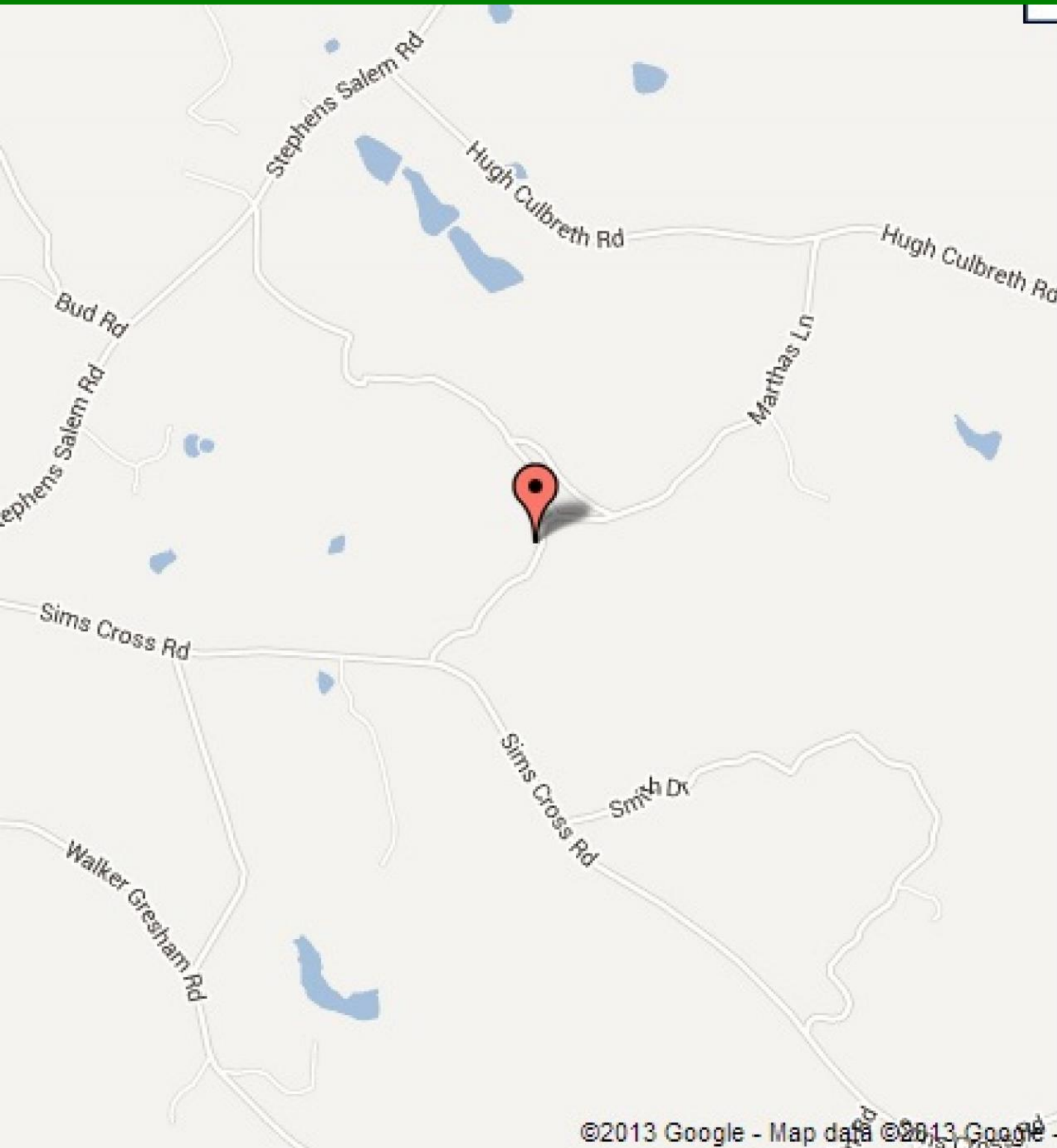


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MAP

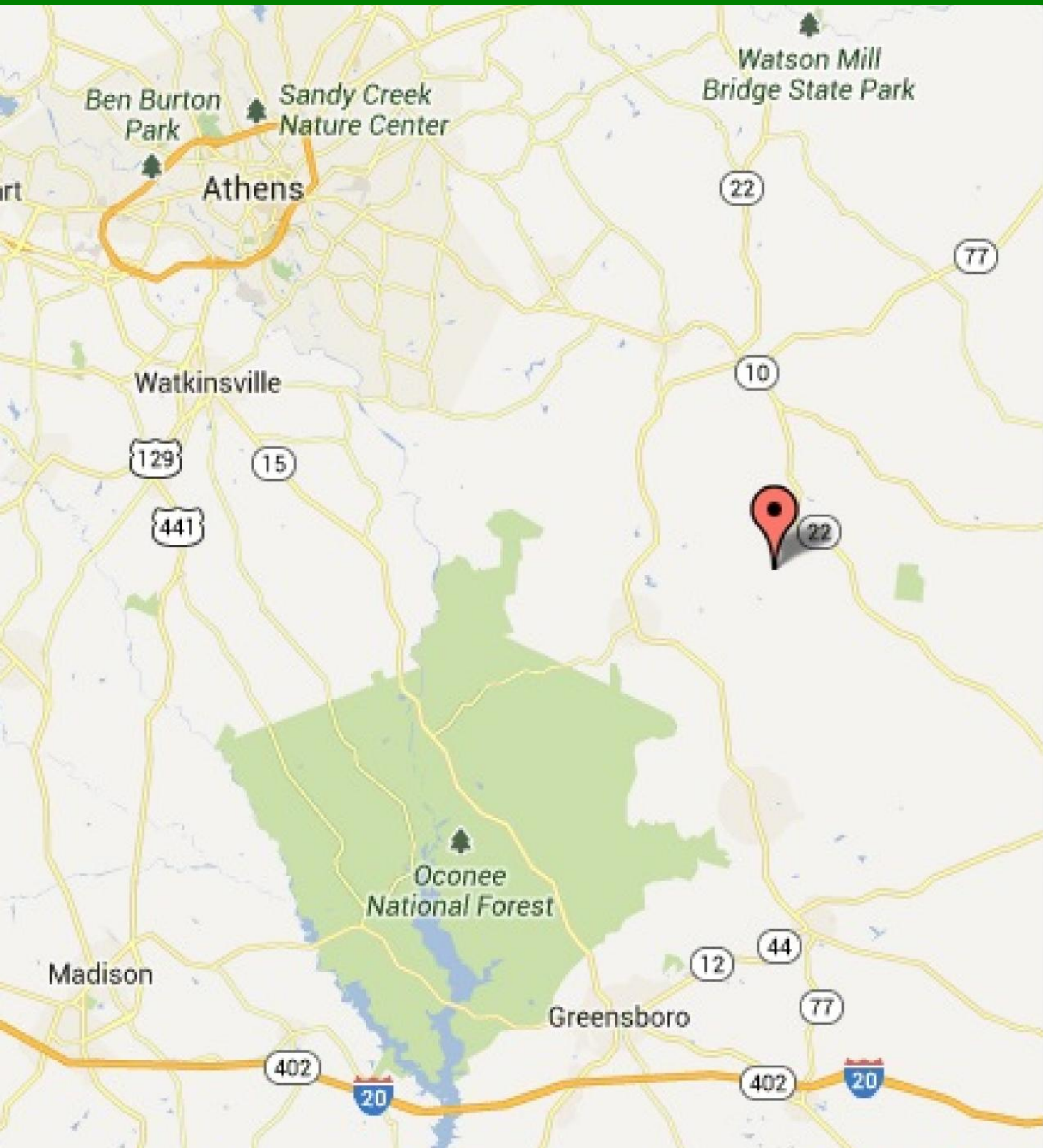
MAP- LOCAL



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MAP FAR



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PICTURES



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