

Mitchell County, GA

Summary

Parcel Number 01380-031-A00
 Account/Realkey 6053
 Location Address 1626 BIG CREEK RD
 Legal Description 2.94 AC BIG CREEK RD
 (Note: Not to be used on legal documents)
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District COUNTY (District 01)
 Millage Rate 34.792
 Acres 2.94
 Homestead Exemption No (\$0)
 Landlot/District 139 / 10T
 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
 Subdivision

[View Map](#)

Owner

[T5 FARMS LLC](#)
 202 OAK TRACE DR
 THOMASVILLE, GA 31792

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential			0	0	0	0	0

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	2.94

Residential Improvement Information

Style	One Family
Heated Square Feet	1680
Interior Walls	Sheetrock
Exterior Walls	Hardy Plank
Foundation	Slab Perimeter Footing
Attic Square Feet	0
Basement Square Feet	0
Year Built	2016
Roof Type	Galvanized Metal
Flooring Type	Carpet/Hardwood
Heating Type	Central Heat & Air
Number Of Rooms	0
Number Of Bedrooms	0
Number Of Full Bathrooms	2
Number Of Half Bathrooms	0
Number Of Plumbing Extras	3
Value	\$129,800
Condition	Average
House Address	1626 BIG CREEK RD

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
FIRE FEE-IMP RES/AG	2016	0x0 / 0	0	\$0
FIRE FEE-VACANT RES/AG	2016	0x0 / 0	1	\$0



Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/9/2023	1364 9	34 212	\$185,000	Fair Market - Improved	MCDOWELL ALEXANDYRE C & HEIDI A	T5 FARMS LLC
12/23/2019	1239 323	34 214	\$144,500	Fair Market - Improved	WEST TONY	MCDOWELL ALEXANDYRE C & HEIDI A
12/12/2013	1061 137	34 212	\$0	Unqualified - Vacant		WEST TONY

Valuation

	2023	2022	2021	2020	2019	2018
Previous Value	\$117,000	\$104,100	\$104,100	\$104,100	\$104,100	\$94,225
Land Value	\$12,400	\$12,400	\$11,700	\$11,700	\$11,700	\$11,700
+ Improvement Value	\$129,800	\$104,600	\$92,400	\$92,400	\$92,400	\$92,400
+ Accessory Value	\$0	\$0	\$0	\$0	\$0	\$0
= Current Value	\$142,200	\$117,000	\$104,100	\$104,100	\$104,100	\$104,100

Area Sales Report

Sale date range:

From: 04/04/2021

To: 04/04/2024

Sales by Area

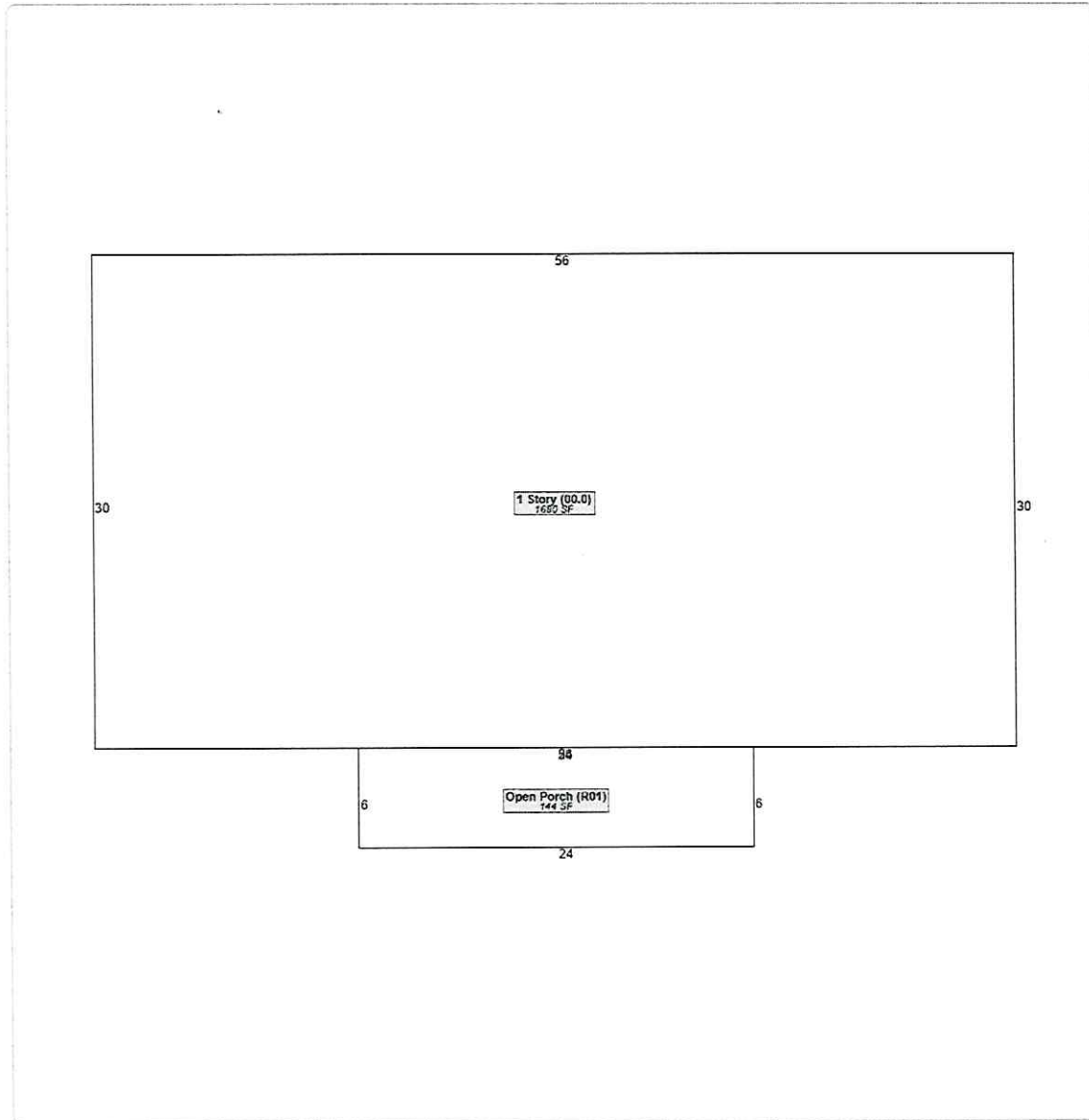
1500

Feet



Sales by Distance

Photos**Sketches**



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

Mitchell County 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.

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Developed by
 **Schneider**
GEOSPATIAL

Mitchell County, GA

Summary

Parcel Number	01380-030-000
Account/Realkey	6049
Location Address	BIG CREEK RD
Legal Description	BIG CREEK RD
	(Note: Not to be used on legal documents)
Class	V5-Consrv Use
	(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	COUNTY (District 01)
Millage Rate	34.792
Acres	185.25
Homestead Exemption	No (S0)
Landlot/District	138 / LD
Water	N/A
Sewer	N/A
Electric	N/A
Gas	N/A
Topography	001
Drainage	N/A
Road Class	005
Parcel Road Access	003
Subdivision	

[View Map](#)

Owner

[T5 FARMS LLC](#)
512 S BROAD ST
THOMASVILLE, GA 31792

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Consrv Use			0	0	0	0	0

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	5	4.16
RUR	Open Land	Rural	1	5.89
RUR	Open Land	Rural	2	44.01
RUR	Open Land	Rural	3	11.9
RUR	Open Land	Rural	4	1.15
RUR	Open Land	Rural	5	0.02
RUR	Open Land	Rural	6	22.2
RUR	Open Land	Rural	8	0.61
RUR	Woodland	Rural	5	0.19
RUR	Woodland	Rural	1	8.15
RUR	Woodland	Rural	2	11.67
RUR	Woodland	Rural	3	0.92
RUR	Woodland	Rural	5	2.58
RUR	Woodland	Rural	6	5.17
RUR	Woodland	Rural	7	6.34
RUR	Woodland	Rural	8	16.67
RUR	Woodland	Rural	9	39.27
RUR	Pond	Rural	1	4.35

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	5	4.16
CUV	Agland 93	1	5.89
CUV	Agland 93	2	44.01
CUV	Agland 93	3	11.9
CUV	Agland 93	4	1.15
CUV	Agland 93	5	0.02
CUV	Agland 93	6	22.2
CUV	Agland 93	8	0.61
CUV	Timberland 93	5	0.19

Type	Description	Soil Productivity	Acres
CUV	Timberland 93	1	8.15
CUV	Timberland 93	2	11.67
CUV	Timberland 93	3	0.92
CUV	Timberland 93	5	2.58
CUV	Timberland 93	6	5.17
CUV	Timberland 93	7	6.34
CUV	Timberland 93	8	16.67
CUV	Timberland 93	9	39.27
CUV	Timberland 93	1	4.35

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
FIRE FEE-VACANT RES/AG	2016	0x0 / 0	1	\$0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/16/2021	1298 126		\$600,000	Land Market - Vacant	WEST JUDY M	T5 FARMS LLC
12/14/2005	786 16	DB26 390	\$0	Unqualified - Vacant	WEST ROBERT F	WEST JUDY M

Valuation

	2023	2022	2021	2020	2019	2018
Previous Value	\$398,000	\$398,000	\$398,000	\$398,000	\$398,000	\$398,079
Land Value	\$398,000	\$398,000	\$398,000	\$398,000	\$398,000	\$398,000
+ Improvement Value	\$0	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0	\$0
= Current Value	\$398,000	\$398,000	\$398,000	\$398,000	\$398,000	\$398,000
10 Year Land Covenant (Agreement Year / Value)	2014 / \$125,157	2014 / \$121,612	2014 / \$118,164	2014 / \$114,837	2014 / \$111,578	2014 / \$108,384

Area Sales Report

Sale date range:

From: 04/04/2021 To: 04/04/2024

Sales by Area

1500

Feet



Sales by Distance

No data available for the following modules: Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits, Photos, Sketches.

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Developed by



Mitchell County, GA

Summary

Parcel Number 01380-030-A00
 Account/Realkey 6050
 Location Address
 Legal Description N/A
 Class V5-Consrv Use
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District COUNTY (District 01)
 Millage Rate 34.792
 Acres 41.68
 Homestead Exemption No (S0)
 Landlot/District 139 / LD
 Water N/A
 Sewer N/A
 Electric N/A
 Gas N/A
 Topography 001
 Drainage N/A
 Road Class 005
 Parcel Road Access 003
 Subdivision

[View Map](#)

Owner

[T5 FARMS LLC](#)
 512 S BROAD ST
 THOMASVILLE, GA 31792

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Consrv Use			0	0	0	0	0

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	1	5.55
RUR	Open Land	Rural	2	22.5
RUR	Open Land	Rural	8	4.94
RUR	Woodland	Rural	1	2.34
RUR	Woodland	Rural	2	2.48
RUR	Woodland	Rural	8	3.87

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	1	5.55
CUV	Agland 93	2	22.5
CUV	Agland 93	8	4.94
CUV	Timberland 93	1	2.34
CUV	Timberland 93	2	2.48
CUV	Timberland 93	8	3.87

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
FIRE FEE-VACANT RES/AG	2016	0x0 / 0	1	\$0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/16/2021	1298 126		\$600,000	Land Market - Vacant	WEST JUDY M	T5 FARMS LLC
12/14/2005	786 16		\$0	Unqualified - Vacant	WEST ROBERT EST	WEST JUDY M
6/5/1995	411 212		\$0	Unqualified - Vacant	ROBERT F WEST	WEST DARYLA

Valuation

	2023	2022	2021	2020	2019	2018
Previous Value	\$143,700	\$143,700	\$143,700	\$143,700	\$143,700	\$143,759
Land Value	\$143,700	\$143,700	\$143,700	\$143,700	\$143,700	\$143,700
+ Improvement Value	\$0	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0	\$0
= Current Value	\$143,700	\$143,700	\$143,700	\$143,700	\$143,700	\$143,700
10 Year Land Covenant (Agreement Year / Value)	2014 / \$38,067	2014 / \$36,978	2014 / \$35,928	2014 / \$34,916	2014 / \$33,927	2014 / \$32,945

Area Sales Report

Sale date range:

From: 04/04/2021 To: 04/04/2024

Sales by Area

1500

Feet



Sales by Distance

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Contact Us

Developed by



Return filed documents to:
MATTHEW T. SHINER, P.C.
207 E. Washington St.
Thomasville, GA 31792

FILED IN OFFICE
MITCHELL COUNTY GEORGIA

2021 SEP 24 PM 12:32

ADAYNA B. BROOME
CLERK OF SUPERIOR COURT

BOOK 1298 PAGE 126

Mitchell County, Georgia
Real Estate Transfer Tax

Paid \$ 600.00
Date 9/24/21
Rueger, Buden
Clerk of Superior Court

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF MITCHELL

THIS INDENTURE, made this 16th day of September in the year of our Lord Two Thousand Twenty-One (2021), between JUDY M. WEST, herein referred to as "Grantor", and T5 FARMS, LLC, hereinafter referred to as "Grantee", ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits);

WITNESSETH

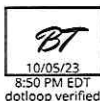
GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land more particularly described as follows:

SEE ATTACHED EXHIBIT "A" -
PARCEL NOS.: 01380-030-000 and 01380-030-A00
226.90 acres +/- on Big Creek Road
Meigs, Mitchell County, Georgia, 31765

The ad valorem taxes for 2020, and all prior years, are the responsibility of the Grantor. The ad valorem taxes for 2021 will be the responsibility of the Grantee and have further been properly prorated at the time of closing for the parties' respective periods of property ownership.

To the extent they apply, any homeowner dues/fees are the responsibility of the Grantor and Grantee for their respective periods of property ownership and have been or will be paid outside of closing if applicable.

WARRANTY DEED
Page 1 of 3



FILED IN OFFICE
MITCHELL COUNTY GEORGIA

2019 DEC 27 AM 10:18

ADAYNA B. BROOME
CLERK OF SUPERIOR COURT

Exhibit "A"

BOOK 1239 PAGE 323

Return to: Randall E. Chew
P. O. Box 664
Pelham, GA 31779

**ADMINISTRATORS' DEED
WITH RIGHT OF SURVIVORSHIP**

STATE OF GEORGIA,
COUNTY OF MITCHELL

Mitchell County, Georgia
Real Estate Transfer Tax

Paid \$ 144.50
Date 12/27/19
Regina Braden
Clerk of Superior Court

THIS INDENTURE, made the 23rd day of December, 2019, between TONY WEST a/k/a DARYL ANTHONY WEST, BY AND THROUGH JUDY WEST and SHARI MARCINOWSKI, CO-ADMINISTRATORS OF THE ESTATE OF TONY WEST a/k/a DARYL ANTHONY WEST, as party or parties of the first part, hereinafter called Grantor, and ALEXANDYR C. McDOWELL and HEIDI A. BYNUM, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and Other Valuable Consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said parties of the second part for and during their joint lives, and upon the death of either

BOOK 1239 PAGE 324

of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property, to-wit:

All that tract or parcel of land lying and being in Land Lot 139 of the 10th Land District of Mitchell County, Georgia, containing 2.94 acres, more or less, and being more fully described as follows:

COMMENCE at the northeast corner of said Land Lot 139, and from said point run thence south 01 degree 19 minute 36 seconds west along the east boundary line of Land Lot 139 a distance of 1,602.46 feet to a iron pin located on the northerly right of way margin of Big Creek Road, run thence south 83 degrees 02 minute 44 seconds west along said northerly right of way margin 426.06 feet to a iron pin, being the POINT OF BEGINNING of the tract herein described, continue along said right of way margin south 77 degrees 09 minutes 49 seconds west 257.56 feet to a cold roll found, run thence north 37 degrees 15 minutes 16 seconds west 282.08 feet to a cold roll found, run thence north 34 degrees 12 minutes 08 seconds east 428.26 feet to a iron pin found, run thence south 19 degrees 09 minutes 22 seconds east 552.06 feet to the Point of Beginning of the tract herein described.

Said tract or parcel of land being more fully shown and delineated on plat of survey prepared by Daniel L. Hinson, dated the 12th day of November, 2013, recorded in Plat Book 34, page 214, Office of Clerk of Superior Court of Mitchell County, Georgia, said plat expressly incorporated herein and made a part hereof.

Said tract is more particularly known as 1626 Big Creek Rd., Meigs, Ga. 31765.

Said property is sold and conveyed by virtue of an Order of the Probate Court of Mitchell County, Georgia entered after due notice of the application thereof by publication as required by law, and being ordered that the Co-Administrators to have the power to serve without making and filing inventory, and without filing an annual or other returns or reports to any court; and granted all of the powers contained in O.C.G.A. § 53-12-261.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the

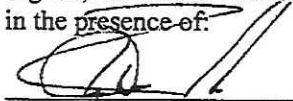
BOOK 1239 PAGE 325

rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said parties of the second part, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns, of said survivor.

AND THE SAID Grantors will warrant and forever defend the right and title to the above described property unto the Grantees against the claims of all persons whomsoever.

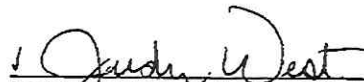
IN WITNESS WHEREOF, the Grantors have signed and sealed this deed, the day and year above written.

Signed, sealed and delivered
in the presence of:



Witness


Notary Public


TONY WEST a/k/a DARYL ANTHONY WEST,
by and through JUDY WEST, Co-Administrator
of the Estate of TONY WEST a/k/a
DARYL ANTHONY WEST



Signed, sealed and delivered
in the presence of:



Witness


Notary Public


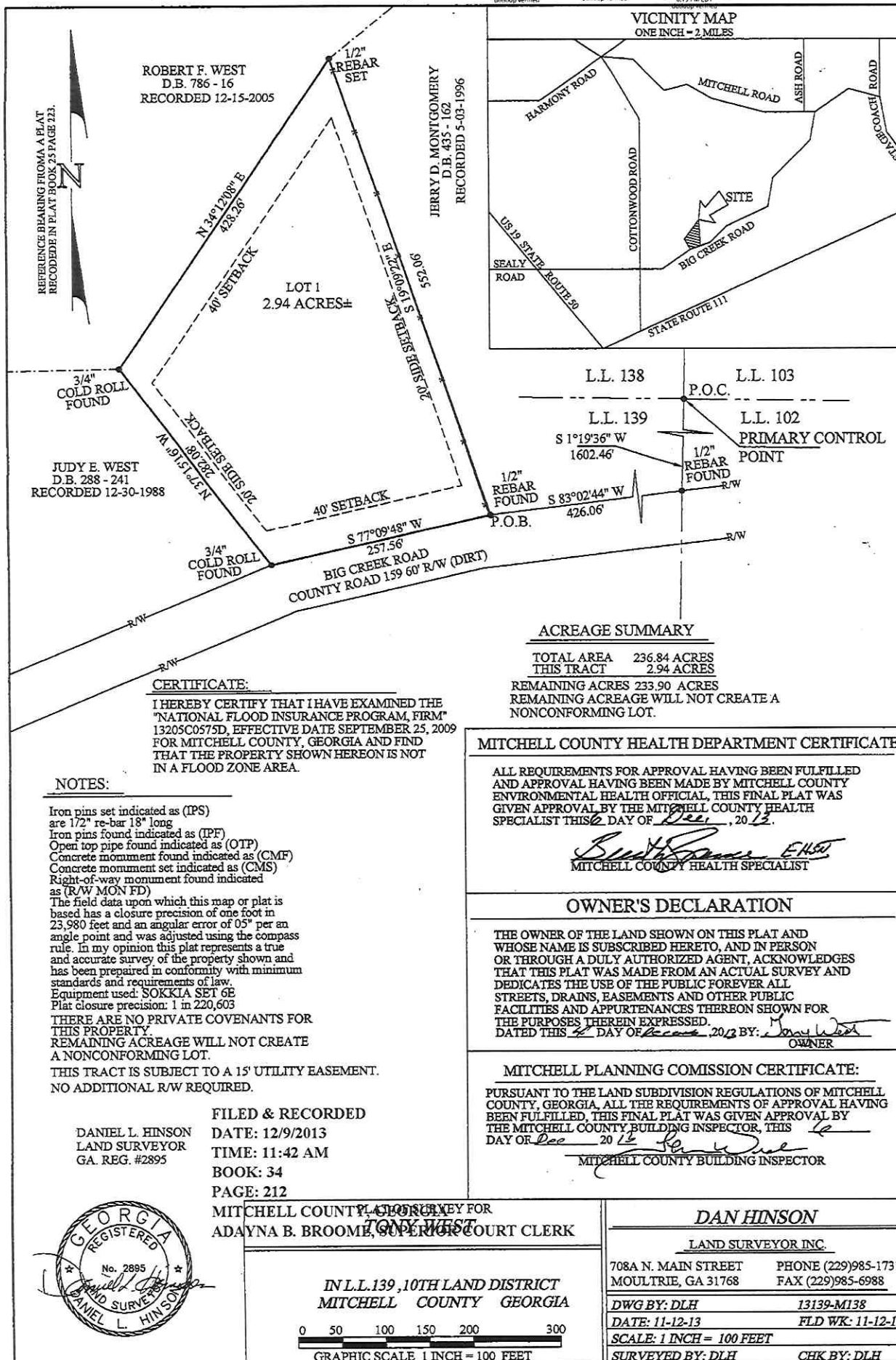

TONY WEST a/k/a DARYL ANTHONY WEST,
by and through SHARI MARCINOWSKI,
Co-Administrator of the Estate of TONY WEST
a/k/a DARYL ANTHONY WEST



Exhibit "B"



NOTES:

Iron pins set indicated as (IPS)
are 1/2" re-bar 18" long
Iron pins found indicated as (IPF)
Open top pipe found indicated as (OTP)
Concrete monument found indicated as (CMF)
Concrete monument set indicated as (CMS)
Right-of-way monument found indicated as (R/W MON FD)
The field data upon which this map or plat is based has a closure precision of one foot in 23,980 feet and an angular error of 05" per an angle point and was adjusted using the compass rule. In my opinion this plat represents a true and accurate survey of the property shown and has been prepared in conformity with minimum standards and requirements of law.
Equipment used: SOKKIA SET 6E
Plat closure precision: 1 in 220,603
THERE ARE NO PRIVATE COVENANTS FOR THIS PROPERTY.
REMAINING ACREAGE WILL NOT CREATE A NONCONFORMING LOT.
THIS TRACT IS SUBJECT TO A 15' UTILITY EASEMENT.
NO ADDITIONAL R/W REQUIRED.

DANIEL L. HINSON
LAND SURVEYOR
GA. REG. #2895

FILED & RECORDED

DATE: 12/9/2013
TIME: 11:42 AM
BOOK: 34
PAGE: 212

MITCHELL COUNTY CLERK FOR
ADAYNA B. BROOME, SUPERIOR COURT CLERK



IN L.L. 139, 10TH LAND DISTRICT
MITCHELL COUNTY GEORGIA
0 50 100 150 200 300
GRAPHIC SCALE 1 INCH = 100 FEET

ACREAGE SUMMARY

TOTAL AREA	236.84 ACRES
THIS TRACT	2.94 ACRES
REMAINING ACRES	233.90 ACRES
REMAINING ACREAGE WILL NOT CREATE A NONCONFORMING LOT.	

MITCHELL COUNTY HEALTH DEPARTMENT CERTIFICATE:

ALL REQUIREMENTS FOR APPROVAL HAVING BEEN FULFILLED AND APPROVAL HAVING BEEN MADE BY MITCHELL COUNTY ENVIRONMENTAL HEALTH OFFICIAL, THIS FINAL PLAT WAS GIVEN APPROVAL BY THE MITCHELL COUNTY HEALTH SPECIALIST THIS 12 DAY OF Dec, 2013.

[Signature]
MITCHELL COUNTY HEALTH SPECIALIST

OWNER'S DECLARATION

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN FOR THE PURPOSES THEREIN EXPRESSED.
DATED THIS 12 DAY OF Dec, 2013 BY: *[Signature]*
OWNER

MITCHELL PLANNING COMMISSION CERTIFICATE:

PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF MITCHELL COUNTY, GEORGIA, ALL THE REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN APPROVAL BY THE MITCHELL COUNTY BUILDING INSPECTOR, THIS 12 DAY OF Dec, 2013.
[Signature]
MITCHELL COUNTY BUILDING INSPECTOR

DAN HINSON

LAND SURVEYOR INC.

708A N. MAIN STREET	PHONE (229)985-1731
MOULTRIE, GA 31768	FAX (229)985-6988
DWG BY: DLH	13139-M138
DATE: 11-12-13	FLD WK: 11-12-13
SCALE: 1 INCH = 100 FEET	
SURVEYED BY: DLH	CHK BY: DLH