

THE ELDER ESTATE

307 GRADY AVENUE NORTH, DOUGLAS, GEORGIA 31533

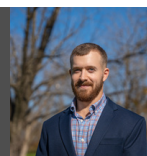
AUCTION

The Weeks Group is excited to present this beautiful home in Douglas, Georgia. Being brought to you at online only auction, this is your opportunity to own a home in thriving downtown Douglas. Whether you're looking for your new place to call home, or a great investment property, this is your chance.

HIGHLIGHTS

- ❑ 3,300 +/- Sq Ft Home
- ❑ 3 Bed / 2.5 Bath
- ❑ Built in 1948
- ❑ 1.03 Acre Lot
- ❑ 18' x 29' Split Office Space & Storage Building
- ❑ Sunroom

THE
WEEKS
GROUP



Contact Tyler DeMott
229-921-1875
Tyler@BidWeeks.com

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Introduction

Dear Prospective Bidders,

The Weeks Group is excited to present this beautiful home in Douglas, Georgia.

Being brought to you at online only auction, this is your opportunity to own a home in thriving downtown Douglas. Whether you're looking for your new place to call home, or a great investment property, this is your chance. The home rests on a spacious 1.03-acre lot providing plenty of privacy. The location couldn't be more convenient, as the home is located seconds from Coffee Regional Medical Center and downtown Douglas. Many features make this home unique, including a detached office building, tons of outdoor storage space, a beautiful patio area and spacious carport. The interior has a unique layout and loads of potential. Don't miss out on this excellent residential opportunity!

Bidding will open on Tuesday, April 18, 2023, at 10:00 AM EST and conclude on Tuesday May 2, 2023, at 2:00 PM EST subject to auto-extensions. All bidding for this property will be conducted on The Weeks Group online bidding platform. Visit our website TheWeeksGroup.com or download our mobile bidding app The Weeks Group in the App Store or Google Play Store to bid on the property. This will be an Online-Only Auction, prior to placing any bids please read this Property Information Package along with the Bidding Terms and Conditions, and the Sample Purchase Contract. These documents along with photos and videos can be found online under the "Documents" tab.

We greatly appreciate your interest in this property. Please give us a call with any questions, if we can help with the bidding process, or for a private showing. We pride ourselves in representing clients with farms, estates, timberland, plantations, and recreational properties. Visit our sister company Weeks Farm Machinery Auction for upcoming farm equipment Auctions.

Sincerely yours,

Tyler DeMott

Tyler DeMott

Salesperson

(229) 921-1875

Tyler@BidWeeks.com





Property Information

Property Address: 307 Grady Avenue North, Douglas, Georgia 31533

Auction Date: Tuesday May 2, 2023 at 2:00 P.M.

County: Coffee

Assessor's Parcel Number: D006 059

2022 Property Taxes: \$1476.84

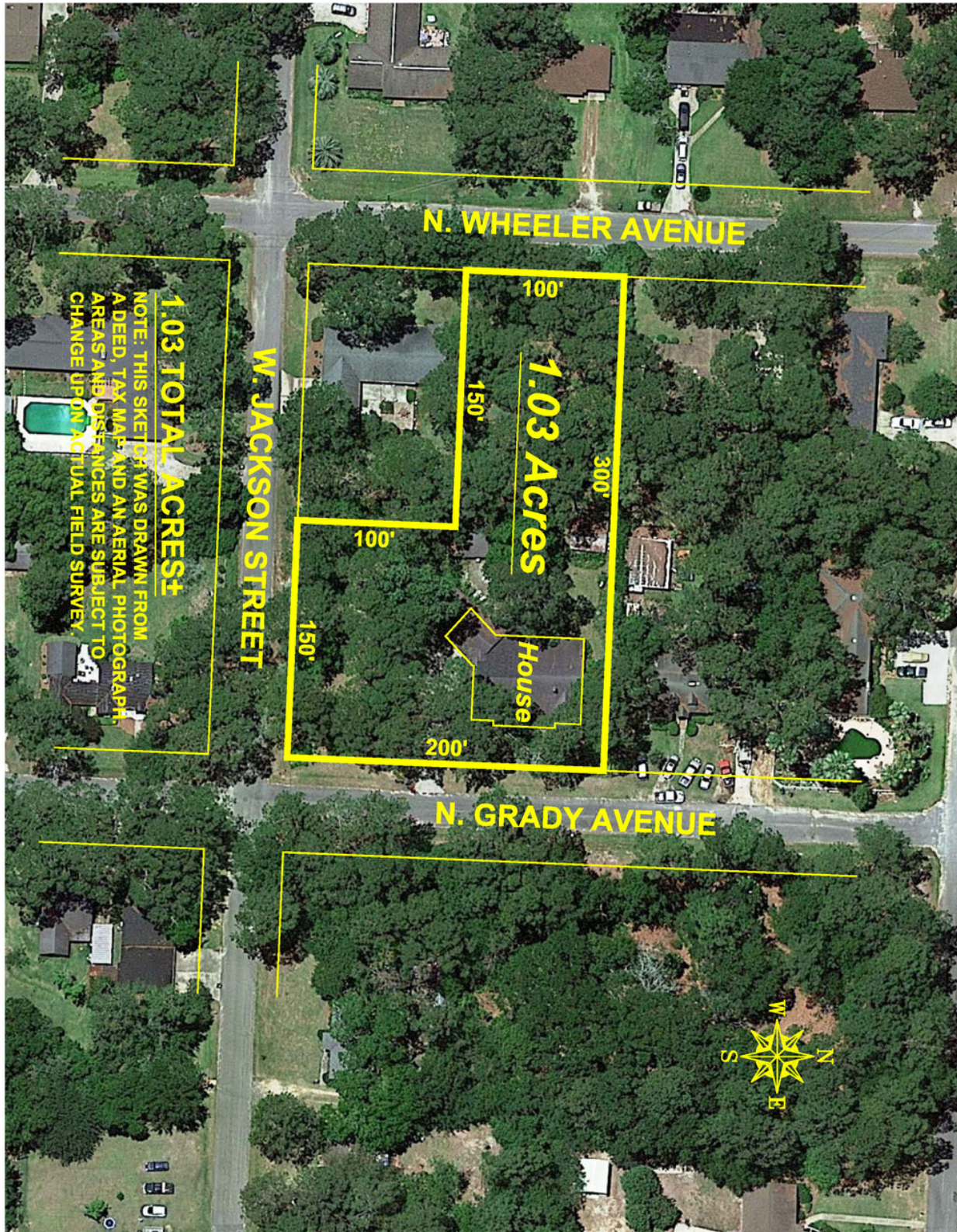
Important Selling Features:

- 3,300 +/- Sq Ft Home
- 3 Bed / 2.5 Bath
- Built in 1948
- Unique Layout
- 1.03 Acre Lot
- Gorgeous Yard
- Sunroom
- Hardwood Floors
- 18' x 29' Split Office Space & Storage Building
- Additional Storage Buildings
- Minutes from Downtown Douglas
- Tons of Potential

Driving Directions:

From Coffee Regional Medical Center, head southwest toward Ocilla Road/West Ward Street. Turn left onto Ocilla Road/West Ward Street and continue for 0.3 miles. Take a left onto North Chester Avenue and drive 0.2 miles. Then take a right onto Jackson Street and continue for 0.2 miles. Turn left at the 3rd cross street onto North Grady Avenue and the property will be on your left "Watch for Auction Signs!"

Aerial Map



Tax Card Parcel

D006 059

 **qPublic.net**™ Coffee County, GA

Summary

Parcel Number D006 059
 Location Address 307 W GRADY AVE
 Legal Description H/L 5,6,9,10,11,12
 (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 DOUG
 Tax District Douglas (District 02)
 Millage Rate 32.673
 Acres 0.69
 Homestead Exemption Yes (S1)
 Landlot/District N/A

[View Map](#)



Owner

ELDER MILDRED M
 1121 CATION DR
 DOUGLAS, GA 31533

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	FF: \$ 60.00	Front Feet	0	100	150	0	0
Residential	FF: \$ 60.00	Front Feet	30,000	200	150	0.69	0

Residential Improvement Information

Style 1 Family (Detached)
 Heated Square Feet 3326
 Interior Walls Finished
 Exterior Walls Comp Bd/Asbestos
 Foundation Other
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1948
 Roof Type Asphalt Shingles
 Flooring Type Finished
 Heating Type Cent Ht/AC-Ht Pmp
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 5
 Value \$96,110
 Condition Average
 Fireplaces/Appliances Const 1 sty 1 Box 2
 House Address 307 GRADY

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Office, Yard	2001	18x29 / 0	0	\$3,450
Garage: (Detached)	2001	12x20 / 0	0	\$1,950
Lean-To: No-Slab	2001	0x0 / 0	0	\$300

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/4/1980	80 570		\$0	DQ - Improved		ELDER MILDRED M

Tax Card Parcel

D006 059

Valuation

	2022	2021	2020	2019	2018
Previous Value	\$116,210	\$116,210	\$116,210	\$116,210	\$116,210
Land Value	\$14,400	\$14,400	\$14,400	\$14,400	\$14,400
+ Improvement Value	\$96,110	\$96,110	\$96,110	\$96,110	\$96,110
+ Accessory Value	\$5,700	\$5,700	\$5,700	\$5,700	\$5,700
= Current Value	\$116,210	\$116,210	\$116,210	\$116,210	\$116,210

Photos



Sketches

Tax Map Parcel

D006 059

 **Public.net**TM Coffee County, GA



Overview



Legend

-  Parcels
-  Roads

Parcel ID	D006059	Owner	ELDER MILDRED M	Last 2 Sales			
Class Code	Residential		1121 CATION DR	Date	Price	Reason	Qual
Taxing District	Douglas		DOUGLAS, GA 31533	3/4/1980	0	4	U
Acres	0.69	Physical Address	307 W GRADY AVE	n/a	0	n/a	n/a
		Assessed Value	Value \$116210				

(Note: Not to be used on legal documents)

Date created: 3/28/2023

Last Data Uploaded: 3/28/2023 12:08:30 PM

Developed by  **Schneider**
GEOSPATIAL

Property Tax Bill 2022

D006 059

Shanda Henderson
Coffee County Tax Commissioner
P.O. Box 1207
Douglas, GA 31534
<http://coffeecountypay.com>

2022-5440 12/01/2022 \$1,476.84 \$0.00 \$0.00 **\$1,476.84**

Map: D006 059

Payment Good through: 04/01/2023
Printed: 03/28/2023

Location: 307 W GRADY AVE

MAKE CHECK OR MONEY ORDER PAYABLE TO:
Coffee County Tax Commissioner

ELDER MILDRED M
1121 CATION DR
DOUGLAS, GA 31533

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for homeowners, certain elderly persons are entitled to additional 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 these exemptions and are not now receiving the benefit, you must apply for the exemption no later than April 1st in order to receive the exemption in future years in compliance with GA Code 48-5-56. For more information contact the Coffee County tax assessor's office at 912-384-2136.

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Shanda Henderson
Coffee County Tax Commissioner
P.O. Box 1207
Douglas, GA 31534
<http://coffeecountypay.com>



Tax Payer: ELDER MILDRED M
Map Code: D006 059 Real
Description: H/L 5,6,9,10,11,12
Location: 307 W GRADY AVE
Bill No: 2022-5440
District: 002

Building Value	Land Value	Acres	Fair Market Value		Due Date	Billing Date	Payment Good through		Exemptions
101,810.00	14,400.00	0.6900	\$116,210.00		12/01/2022		04/01/2023		S1
Entity		Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY EDA - DOUGLAS		\$116,210	\$46,484	\$0	\$46,484	0.500000	\$23.24	\$0.00	\$23.24
COUNTY M&O		\$116,210	\$46,484	\$2,000	\$44,484	7.747000	\$344.62	\$0.00	\$344.62
DOUGLAS EDA		\$116,210	\$46,484	\$0	\$46,484	1.000000	\$46.48	\$0.00	\$46.48
DOUGLAS TAX		\$116,210	\$46,484	\$0	\$46,484	7.363000	\$342.26	\$0.00	\$342.26
SCHOOL M&O		\$116,210	\$46,484	\$2,000	\$44,484	16.019000	\$712.59	\$0.00	\$712.59
STATE TAX		\$116,210	\$46,484	\$2,000	\$44,484	0.000000	\$0.00	\$0.00	\$0.00
TOTALS						32.629000	\$1,469.19	\$0.00	\$1,469.19

- Interest and Penalty will be applied to unpaid bills after the due date.
- If a receipt is desired, please include a stamped, self-addressed envelope.
- If taxes are to be paid by a mortgage company, send the top portion of this statement to them.
- Per resolution No. 2017-14, after September 1st, all legal and appropriate steps to collect any delinquent taxes, including but not limited to, levying on property and completing a judicial sale.

Current Due	\$1,469.19
Penalty	\$0.00
Interest	\$7.65
Other Fees	\$0.00
Previous Payments	\$0.00
Back Taxes	\$0.00
Total Due	\$1,476.84

Legal Description

Tax Parcel Number: D006 059

Property Description: 307 North Grady Avenue, Douglas, Georgia 31533

TRACT I:

All that certain tract or parcel of land lying and being situate in the City of Douglas, Coffee County, Georgia, and being more particularly described as follows:

Being all of Lots Nos. 9, 10, 11 and 12 in Block No. 98 of the J.E. Peterson Subdivision, according to a plat of same recorded in Plat Book 2, at Page 7 in the Office of the Clerk of Superior Court of Coffee County, Georgia, which plat is incorporated herein by reference as part of this description.

TRACT II:

All that certain tract or parcel of land lying and being situate in the City of Douglas, Coffee County, Georgia, and being more particularly described as follows:

Being all of City Lots Nos. 11, 12, 21, and 22 in Block 2 of the J.F. Overstreet Subdivision, according to a plat of same recorded in Plat Book 1, at Page 59, in the Office of the Clerk of superior Court of Coffee County, Georgia, which plat is incorporated herein by reference as part of this description, said tracts of parcels of land being all of the lands obtained by Charles H. Elder under that certain instrument dated June 19, 1971 and recorded in Deed Book 176, at Page 283, in the Office of the Clerk of Superior Court of Coffee County, Georgia.

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