

Go Bid
NOW!

Property Information



*56+/- Acre Estate in Worth
County, Georgia*

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

Online Only Auction



**283 Worthwood Road
Albany, Georgia 31705**

Wednesday, February 16 2022, at 2 pm



WAG
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 the George E. Hagan, Jr. Estate in Worth County, GA.

The 56+/- Acre Estate consists of (3) tracts with Tract 1 containing 53+/- Acres, a 1,200+/- SF Manufactured Home with an 800+/-SF (3) Bay Metal Shop. Tracts 2 and 3 are residential lots ready for your next home or development! This property is minutes from Albany, Doerun and Sylvester. Whether you are looking for great timber investment, a weekend getaway, or a diversified hunting tract this property is ready for hunting season! Offered in 3 tracts at auction, buyers can bid on a single tract or multiple tracts. Go Bid Now!

Bidding for this property will open on February 2, 2022 at 10:00 am eastern time and continue to February 16, 2022. Bidding will begin closing at 4:00 pm eastern time subject to auto extensions. 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.

Cameron Morris
Auction Coordinator

Tyler Demott
Auction Coordinator



Auction Date and Time: Wednesday, February 16, 2022 at 2:00 pm

Open House Dates and Times: Monday, February 14, 2022 from 2:00 pm – 5:00 pm

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

Tyler Demott
Weeks Auction Group, Inc.
(229) 890-2437 – Office
(229) 921-1875 – Cell
Tyler@BidWeeks.com

Property Information

Property Address: 283 Worthwood Road, Albany, Georgia 31705
00 Worthwood Road, Albany, Georgia 31705
266 Worthwood Road, Albany, Georgia 31705

Auction Date: Wednesday, February 16, 2022 at 2:00 pm

Property Size: 56 +/- Acres

Assessor's Parcel Numbers: 00180003
0018B028
0018B027

Tax Bill Amount: 00180003 - \$1,183.86 (Based on CUVA enrollment)
0018B028 - \$188.06
0018B027 - \$ 227.72

Driving Directions: From **ALBANY**, on Highway 19 Bypass take Exit 1 (Highway 133) towards Moultrie for 13 miles. Turn Right on Worthwood Road and continue to the dead end which is approx. 0.8 Miles. ***"Watch for Auction Signs!"***

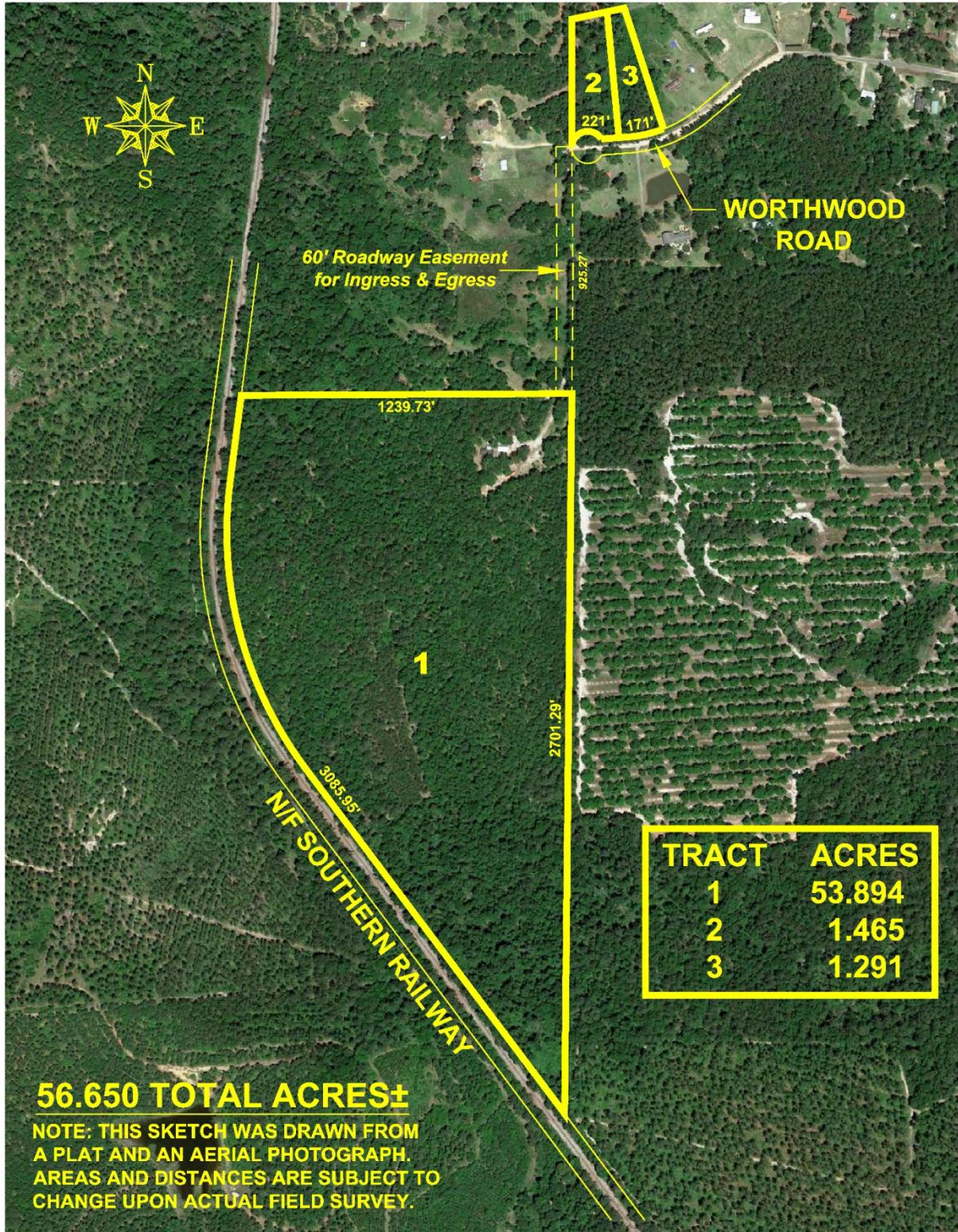
From **SYLVESTER**, take Highway 112 for 12 Miles South towards Bridgeboro. Turn North on Highway 133 for 1.9 Miles. Then turn Left on Worthwood Road and continue to the dead end which is approx. 0.8 Miles. ***"Watch for Auction Signs!"***

From **DOERUN**, take Highway 133 for 10 Miles North towards Albany. Then turn Left on Worthwood Road and continue to the dead end which is approx. 0.8 Miles. ***"Watch for Auction Signs!"***

Important Selling Features:

- 56+/- Total Acres
- Offered In (3) Tracts
- Sportsman's Paradise
- 1,200+/- SF Manufactured Home
- 800+/- SF (3) Bay Metal Shop
- 4" Deep Well
- 50+/- Acres of Hardwood Timber
- Great Deer Genetics
- Outstanding Turkey Hunting
- Access on Worthwood Road

Aerial Map



283 Worthwood Road, Albany, Georgia 31705 Tax Card Parcel – 00180003

 **Worth County, GA**

Summary

Parcel Number 00180003
Location Address 283 WORTHWOOD RD
Legal Description SOUTHERN PART OF TRACT
(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 28.651
Acres 53.89
Homestead Exemption Yes (S1)
Lot/District 139 / 7TH

[View Map](#)

Owner

HAGAN GEORGE EDWARD JR
283 WORTHWOOD RD
ALBANY, GA 31705

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Homesite 2.0 AC	Rural	1	2
RUR	Open Land	Rural	5	32.89
RUR	Woodland	Rural	2	4
RUR	Woodland	Rural	8	15

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	5	32.89
CUV	Timberland 93	2	4
CUV	Timberland 93	8	15

Mobile Homes

Style	Manufacturer	Model	Year Built	Width Length	Serial Number	Condition	Value
Mobile Homes	FLEETWOOD	EAGLE TRACE	1999	24 x 48	GAFLW54ABB2775-ES1Z	Average	\$24,316

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Soild Waste Fee	2018	0x0 / 0	1	\$0
SHOP.FARM	2016	0x0 / 0	0	\$10,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/5/1999	451 242	28 142	\$63,000	Land Market - Vacant		HAGAN, GEORGE EDWARD JR
6/17/1997	394 17	28 142	\$49,900	Land Market - Vacant	TANNER, LLOYD ESTATE	PARK, JOSEPH T JR
	199 465		\$69,600	Unqualified Sale		TANNER, LLOYD ESTATE

Valuation

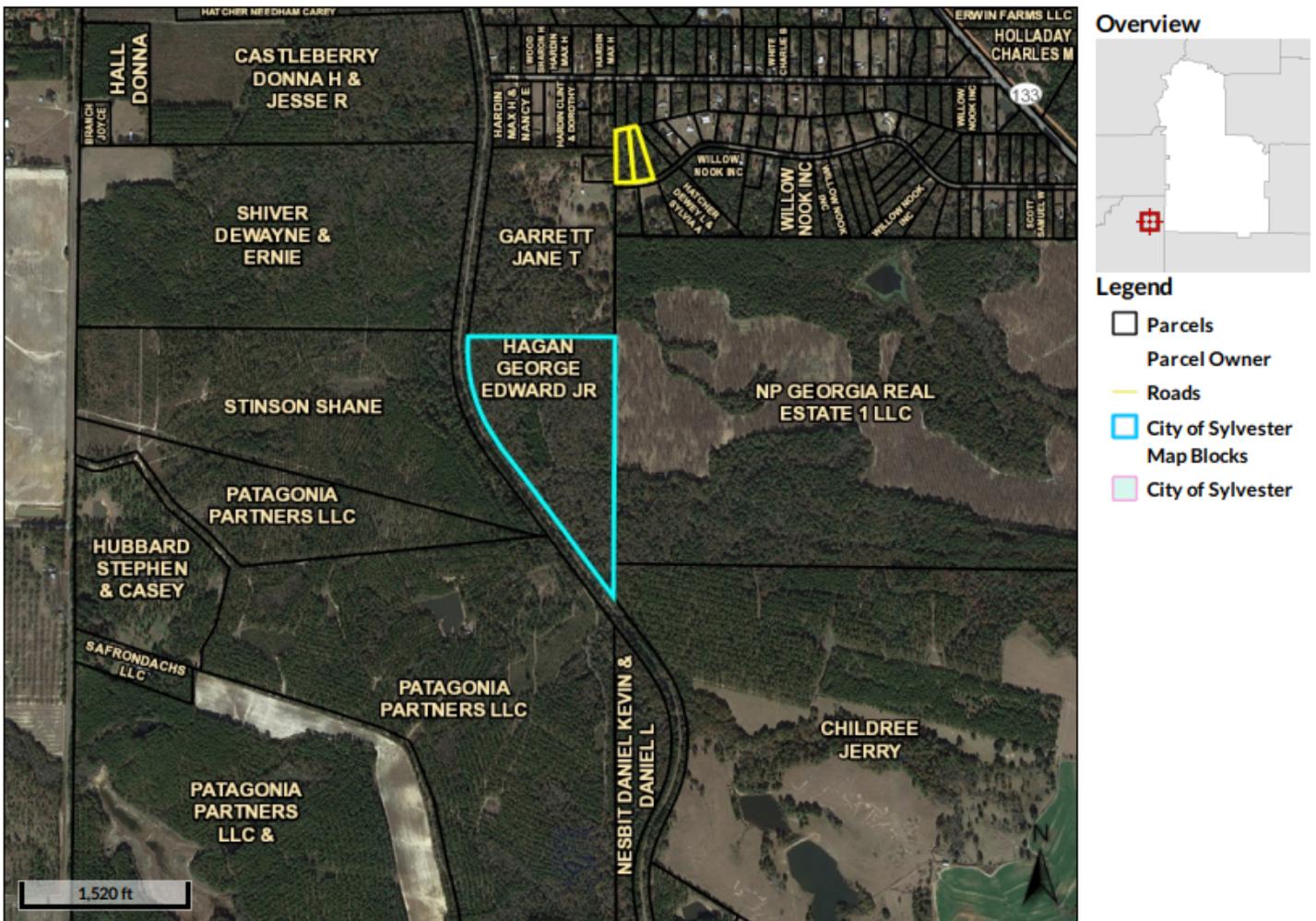
	2021	2020	2019	2018	2017
Previous Value	\$180,536	\$180,536	\$180,536	\$180,536	\$163,536
Land Value	\$146,220	\$146,220	\$146,220	\$146,220	\$146,220
+ Improvement Value	\$24,316	\$24,316	\$24,316	\$24,316	\$24,316
+ Accessory Value	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
= Current Value	\$180,536	\$180,536	\$180,536	\$180,536	\$180,536
10 Year Land Covenant (Agreement Year / Value)	2017 / \$32,940	2017 / \$31,990	2017 / \$31,091	2017 / \$30,225	2017 / \$29,363

2021 Assessment Notice

[2021 Assessment Notice \(PDF\)](#)

283 Worthwood Road, Albany, Georgia 31705
Tax Map Parcel – 00180003

Worth County, GA



- Legend**
- Parcels
 - Parcel Owner
 - Roads
 - City of Sylvester Map Blocks
 - City of Sylvester

Parcel ID	00180003	Owner	HAGAN GEORGE EDWARD JR	Last 2 Sales			
Class Code	Consv Use		283 WORTHWOOD RD	Date	Price	Reason	Qual
Taxing District	County		ALBANY, GA 31705	5/5/1999	\$63000	LM	Q
Acres	53.89	Physical Address	283 WORTHWOOD RD	6/17/1997	\$49900	LM	Q
		Assessed Value	Value \$180536				

(Note: Not to be used on legal documents)

Date created: 11/1/2021
 Last Data Uploaded: 11/1/2021 7:21:29 AM

Developed by Schneider GEOSPATIAL

283 Worthwood Road, Albany, Georgia 31705
Conservation Use Valuation Assessment

BOOK 1051 PAGE 001

FILED
 WORTH COUNTY
 CLERK'S OFFICE
 2017 JUL 27 PM 12:36
 BRENDA W. HICKS
 CLERK
 BY *Brenda W. Hicks*
 Dep.

PT2634 Rev. 2/15

**APPLICATION AND QUESTIONNAIRE FOR CURRENT USE
 ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY**

To the Board of Tax Assessors of Worth County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual, family owned farm entity, trust, estate, non-profit conservation organization or club) - The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors.

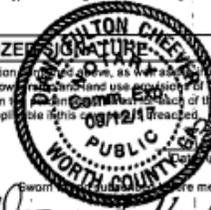
HAGAN GEORGE EDWARD JR

Owner's mailing address 283 WORTHWOOD RD	City, State, Zip ALBANY, GA 31705	Number of acres included in this application. Agricultural Land: 32.89 Timber Land: 19.0
Property location (Street, Route, Hwy, etc.) 283 WORTHWOOD RD	City, State, Zip of Property:	Covenant Acres 51.89 Total Acres 53.89
District: 7TH Land Lot: 139 Sublot & Block:	Recorded Deed Book/Page 451 242	List types of storage and processing buildings:

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the application to each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable to this application if it is not filed.

Signature of Taxpayer or Taxpayer's Authorized Representative
George Edward Hagan Jr



Notary Public
 Dionne Sullivan Cheever
 I appear before me this 20th day of March 2017
 Date Application Filed: 2/20/17

Signature of Taxpayer or Taxpayer's Authorized Representative
 (Please have additional taxpayers sign on reverse side of application)

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER	TAX DISTRICT	TAXPAYER ACCOUNT NUMBER	YEAR COVENANT:
00180003	01	1456	Begin: Jan 1, 2017 Ends: Dec 31, 2026
If transferred from Preferential Agricultural Assessment, provide date of transfer:	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____	If applicable, covenant is a continuation for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____	
	Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.	If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number:	
Approved: <input checked="" type="checkbox"/> Date: 4/20/17	Board of Tax Assessors <i>Frank Butler</i>	Date: 4/20/17	
Denied: _____ Date: _____	If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-305.		

283 Worthwood Road, Albany, Georgia 31705 Property Tax Bill 2021

WORTH COUNTY BOARD OF ASSESSORS
201 N MAIN ST
SYLVESTER GA 31791-2182

PT-306 (revised May 2018)

RETURN SERVICE REQUESTED

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: 6/4/2021

Last date to file a written appeal: 7/19/2021

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at: www.qpublic.net

10290436-973-1 1 1 *****AUTO**5-DIGIT 31760



HAGAN GEORGE EDWARD JR
283 WORTHWOOD RD
ALBANY GA 31705-4731

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>.

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 201 N Main St Rm 16 Sylvester, GA 31791 and which may be contacted by telephone at: (229) 776-8203. **Your staff contacts are Ben Barbee and Ben Barbee.**

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
1456	00180003	53.89	01	2017	Yes-S1
Property Description		SOUTHERN PART OF TRACT			
Property Address		283 WORTHWOOD RD			
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value
100% Appraised Value		0	180,536	180,536	32,940
40% Assessed Value		0	72,214	72,214	13,176

Reasons for Assessment Notice

Annual Notice: No Change in return/previous value;

The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's 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
County M&O	37,312	2,000	32,902	12.560000	413.25
School M&O	37,312	2,000	32,902	15.500000	509.98
State	37,312	2,000	0	0.000000	0.00
Economic Developme	37,312	0	34,902	0.591000	20.63
Solid Waste Fee	0	0	0	0.000000	240.00
Total Estimated Tax					\$1183.86

283 Worthwood Road, Albany, Georgia 31705

Legal Description

Tax Parcel Number: 00180003

Property Description: Tract 1, 53.894+/- Acres, 283 Worthwood Road, Albany, GA 31705

All that tract or parcel of land lying and being in Land Lots 139 and 184 in the Seventh Land District, Worth County, Georgia, and being all of that certain 53.894 acres tract more particularly shown on that certain plat of survey entitled "Property of Willie Lloyd Tanner" prepared by Malcolm Burnsed, Georgia Registered Land Surveyor No. 1691, on October 4, 1996, same being recorded in Plat Book 28, Page 142, in the office of the Clerk of Superior Court of Worth County, Georgia.

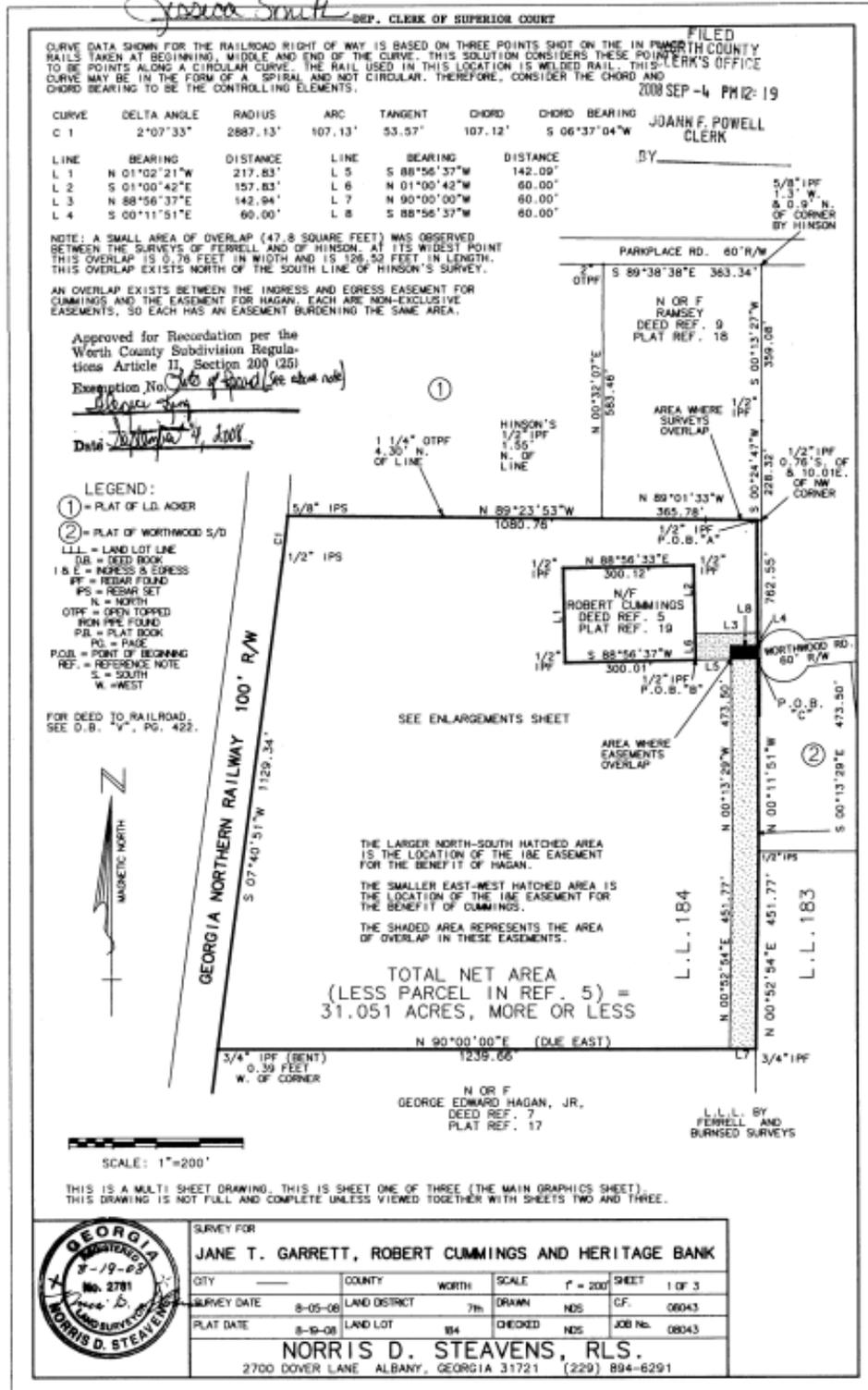
Together with that certain sixty foot (60') wide non-exclusive easement for ingress and egress located in Land Lot 184 of the Seventh Land District of Worth County, Georgia between Worth Drive, also known as Worthwood Drive, and the above described 53.894 acres tract. Said 60 foot easement is located at the northeast corner of the above described tract of land and is more particularly shown on the above referenced plat.

This is the same property, including the above described easement, as described in Executor's Deed from the Executor under the Will of Lloyd Tanner to Joseph T. Park, Jr., dated June 17, 1997, recorded in Deed Book 394, Page 17, Worth County land records.

283 Worthwood Road, Albany, Georgia 31705

Easement Plat Map

GEORGIA, WORTH COUNTY, I HEREBY CERTIFY THIS INSTRUMENT WAS FILED SEPTEMBER 4, 2008 @ 12:19 P.M. IN PLAT BOOK 33 PAGE 185 - 187.



Lot 28, Worthwood Road, Albany, Georgia 31705 Tax Card Parcel – 0018B028



Summary

Parcel Number 0018B028
Location Address
Legal Description LOT 28 WORTHWOOD SD
(Note: Not to be used on legal documents)
Class R4-Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District County (District 01)
Millage Rate 28.651
Acres 1.47
Homestead Exemption No (50)
Landlot/District 183 / 7TH

[View Map](#)

Owner

[HAGAN G E JR](#)
 283 WORTHWOOD ROAD
 ALBANY, GA 31705

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	AC: 3000.00	Acres	0	0	0	0.47	0
Residential	AC: 15000.00	Acres	0	0	0	1	0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/7/2010	876 28	9 159	\$0	Unqualified Sale		HAGAN, G E JR

Valuation

	2021	2020	2019	2018	2017
Previous Value	\$16,410	\$16,410	\$16,410	\$16,410	\$16,410
Land Value	\$16,410	\$16,410	\$16,410	\$16,410	\$16,410
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$16,410	\$16,410	\$16,410	\$16,410	\$16,410

2021 Assessment Notice

[2021 Assessment Notice \(PDF\)](#)

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

The Worth 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 last certified tax roll. All other data is subject to change.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 11/1/2021, 7:21:29 AM

Developed by

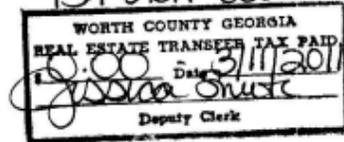

Version 2.3.157

Lot 28, Worthwood Road, Albany, Georgia 31705
Sheriff's Tax Deed

00876
 00028 - 670

BOOK 0876 PAGE 0028 159-2011-000115

After Recording
 Return To:
 G. E. Hagan, Jr.
 283 Worthwood Road
 Albany, GA 31705



FILED
 WORTH COUNTY
 CLERK
 2011 MAR 11 PM 2: 57

BY *J. S. Smith*
 Dep.

SHERIFF'S TAX DEED

STATE OF GEORGIA
COUNTY OF WORTH

MAP PARCEL NO.: 18B-28

THIS INDENTURE, made this **December 7, 2010**, between the **TAX COMMISSIONER AND EX OFFICIO SHERIFF OF WORTH COUNTY**, as GRANTOR, AND **G. E. Hagan, Jr.**, as GRANTEE.

WITNESSETH THAT, WHEREAS, in obedience to writ(s) of Fieri Facias issued against **George L. Magas**, the Taxpayer and the Defendant in Fieri Facias, for unpaid State, County, School, and/or City taxes for the year(s) **2008 - 2009**, said Tax Commissioner and Ex Officio Sheriff did levy the within property as property of **George L. Magas**, did expose the said property within the legal hours of sale, at public outcry before the Courthouse steps in Sylvester, Worth County, Georgia, on **December 7, 2010**, offering the whole said lot for sale, at which time the GRANTEE herein was the best and highest bidder of said property.

NOW, THEREFORE, in consideration of the sum of **\$1,700.00**, receipt of which is hereby acknowledged, the said GRANTOR, does grant, bargain, sell and convey, so far as the Office of Ex Officio Sheriff authorizes him/her, unto the said GRANTEE, heirs and assigns, said property to wit:

All and only that parcel of land designated as Tax Parcel 18B-28, in Land Lot 183, of the 7th District, Worth County, Georgia, being lot 28, Section 1, Worthwood, containing 1.47 acres, more or less, shown in Plat Book 9, Page 159, described in Deed Book 185, Page 194, located on Worthwood Road.

TO HAVE AND TO HOLD, the said described premises, together with all the rights, members and appurtenances thereof; and, also, all the estate, right, title, interest, claim or demand of the said Taxpayer and Defendant in Fieri Facias, heirs and assigns, legal, equitable or otherwise whatsoever, in and to the same, unto the said GRANTEE, heirs and assigns, subject to the right of redemption as provided by law. Said property is sold subject to all recorded easements, covenants, and right of ways in the said county land records.

IN WITNESS WHEREOF, the said GRANTOR has signed and sealed this deed, the date first above written.

Signed, Sealed and delivered
 In the presence of:

Lakewood Meziel (Seal)
 Unofficial Witness

Tabetha DuPriest
 Worth County Tax Commissioner
 201 N. Main Street, Room 15
 Sylvester, Ga 31791

William L. Bruner (Seal)
 Notary Public
 My Commission Expires Sept. 13, 2013
 WORTH COUNTY, GA

Tabetha DuPriest (Seal)
 As Ex-Officio Sheriff of Worth County

Lot 28, Worthwood Road, Albany, Georgia 31705
Affidavit of Closure – Page 1

00916
 00088

2283

BOOK 0916 PAGE 0088

FILED
 WORTH COUNTY
 CLERK'S OFFICE

2012 OCT -3 AM 11:25

BRENDA W. HICKS
 CLERK
Brenda W. Hicks
 Dep.

-----Space Above This Line For Recording Data-----
PLEASE RETURN TO: Marvin W. Mixon, Esq.; P. O. Box 71674; Albany, GA 31708-1674
 GEORGIA,

DOUGHERTY COUNTY:

AFFIDAVIT OF CLOSURE OF
RIGHT TO REDEEM FOLLOWING TAX SALE

Re: Property of George E. Hagan, Jr.
 Deed Book 876, Page 28, and Deed Book 185, Page 193, Worth land records

Before me, a Notary Public authorized to administer oaths in the State of Georgia, came George E. Hagan, Jr., hereinafter referred to as "Deponent", who, after being duly sworn, deposes and says on oath as follows:

That Deponent bid the highest and best offer for cash at the tax sale for the property that is described in the referenced Sheriff's Tax Deed in the caption above and is the grantee named on that deed;

That, after the statutory period, Deponent gave notice of the right to redeem and notice of the bar of the right to redemption as required by law, which notice to the defendant in fi. fa. and last record owner was published in The Sylvester Local News on July 11, 18 and 25 and August 1, 2012, a copy of which notice is marked "Exhibit A", attached hereto and made a part hereof by this specific reference thereto; and,

That any party in interest has failed to redeem the property; and more than 30 days have expired from the date of the giving of the notice.

This affidavit is made with the understanding that it will be relied upon by prospective purchasers, lenders, title insurance companies and attorneys dealing with the subject property and the title thereto.

Sworn to and subscribed before me and executed by me this 20th day of August, 2012

Marvin W. Mixon
 Notary Public
 My commission expires: 11/10/2019
 (NOTARY SEAL)

George E. Hagan, Jr.
 GEORGE E. HAGAN, JR., Deponent

Lot 28, Worthwood Road, Albany, Georgia 31705
Affidavit of Closure – Page 2

00916
00089

**NOTICE TO CLOSE RIGHT
TO REDEEM FROM TAX SALE** BOOK 0016 PAGE 0089

TO: Heirs at Law of George L. Magas, and
Any and all other persons in interest of
Lot 28 in Section 1 of Worthwood Subdivision,
266 Worthwood Road, Worth County, Georgia

TAKE NOTICE THAT:

THE RIGHT TO REDEEM the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 183 of the Seventh Land District of Worth County, Georgia, and being all of **Lot 28 in Section 1 of Worthwood Subdivision**, according to the plat of the subdivision recorded in Plat Book 9, Page 159, in the office of the Clerk of the Superior Court of Worth County, Georgia. The described tract adjoins the tract known as **266 Worthwood Road** according to the current system of numbering of roads in Worth County, Georgia.

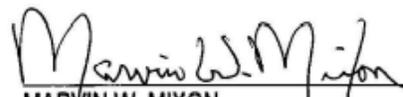
will expire and be forever foreclosed and barred on and after the 10th day of August, 2012.

The tax deed to which this notice relates is dated the 7th day of December, 2010, and is recorded in the office of the Clerk of the Superior Court of Worth County, Georgia, in Deed Book 876, Page 28.

The property may be redeemed at any time before the 7th day of April, 2012, by payment of the redemption price as fixed and provided by law to the undersigned at the following address:

G. E. Hagan, Jr.
c/o Marvin W. Mixon, Attorney
P. O. Box 71674
Albany, Georgia 31708-1674
Phone: (229)432-7577

Please be governed accordingly.


MARVIN W. MIXON
as attorney for G. E. Hagan, Jr.

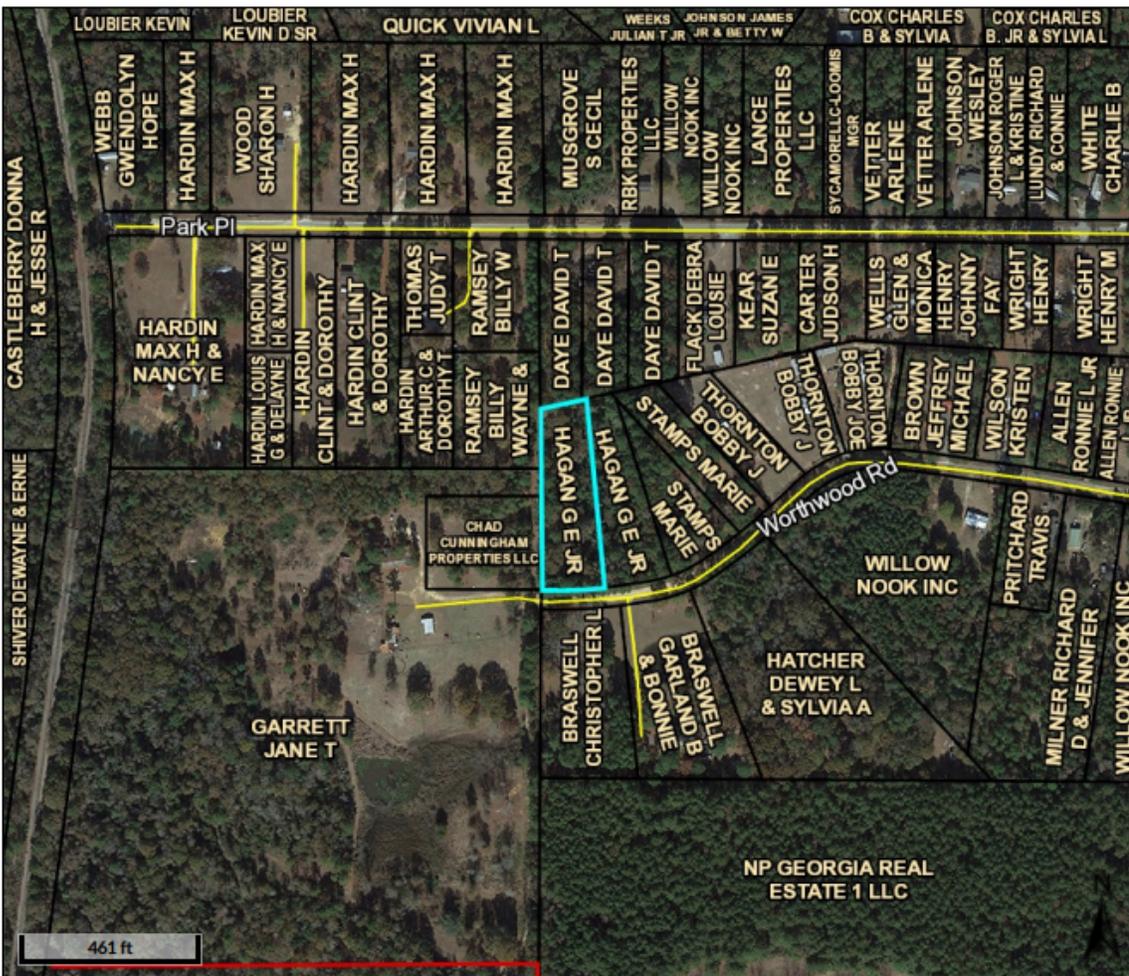
Publish July 11, 18 and 25 and August 1, 2012

EXHIBIT "A"

Lot 28, Worthwood Road, Albany, Georgia 31705

Tax Map – 0018B028

Worth County, GA



Overview



Legend

- Parcels
- Parcel Owner
- Roads
- City of Sylvester Map Blocks
- City of Sylvester

Parcel ID	0018B028	Owner	HAGAN G E JR	Last 2 Sales			
Class Code	Residential		283 WORTHWOOD ROAD	Date	Price	Reason	Qual
Taxing District	County		ALBANY, GA 31705	12/7/2010	0	UK	U
Acres	1.47	Physical Address	n/a	n/a	0	n/a	n/a
		Assessed Value	Value \$16410				

(Note: Not to be used on legal documents)

Date created: 11/1/2021
Last Data Uploaded: 11/1/2021 7:21:29 AM

Developed by Schneider GEOSPATIAL

Lot 28, Worthwood Road, Albany, Georgia 31705 Property Tax Bill

WORTH COUNTY BOARD OF ASSESSORS
201 N MAIN ST
SYLVESTER GA 31791-2182

PT-306 (revised May 2018)

RETURN SERVICE REQUESTED

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: 6/4/2021

Last date to file a written appeal: 7/19/2021

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at: www.qpublic.net

10290436-429-2 2 2



HAGAN G E JR
283 WORTHWOOD RD
ALBANY GA 31705-4731

A	<p>The amount of your ad valorem tax bill for the year shown above will be based on the <u>Appraised</u> (100%) and <u>Assessed</u> (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.</p> <p>At the time of filing your appeal you must select one of the following appeal methods:</p> <ul style="list-style-type: none"> (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) <p>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 201 N Main St Rm 16 Sylvester, GA 31791 and which may be contacted by telephone at: (229) 776-8203. Your staff contacts are Ben Barbee and Ben Barbee.</p> <p style="text-align: center;">Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property</p>																																									
B	Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead																																				
	1587	0018B028	1.47	01		None																																				
	Property Description LOT 28 WORTHWOOD SD																																									
	Property Address 0																																									
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value																																						
	100% <u>Appraised</u> Value	0	16,410	16,410	0																																					
	40% <u>Assessed</u> Value	0	6,564	6,564	0																																					
	Reasons for Assessment Notice																																									
	Annual Notice: No Change in return/previous value;																																									
C	<p>The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's 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.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Taxing Authority</th> <th style="text-align: center;">Other Exempt</th> <th style="text-align: center;">Homestead Exempt</th> <th style="text-align: center;">Net Taxable</th> <th style="text-align: center;">Millage</th> <th style="text-align: center;">Estimated Tax</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">County M&O</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">6,564</td> <td style="text-align: center;">12.560000</td> <td style="text-align: center;">82.44</td> </tr> <tr> <td style="text-align: center;">School M&O</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">6,564</td> <td style="text-align: center;">15.500000</td> <td style="text-align: center;">101.74</td> </tr> <tr> <td style="text-align: center;">State</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0.000000</td> <td style="text-align: center;">0.00</td> </tr> <tr> <td style="text-align: center;">Economic Developme</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">6,564</td> <td style="text-align: center;">0.591000</td> <td style="text-align: center;">3.88</td> </tr> <tr> <td colspan="5" style="text-align: right;">Total Estimated Tax</td> <td style="text-align: center;">\$188.06</td> </tr> </tbody> </table>						Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable	Millage	Estimated Tax	County M&O	0	0	6,564	12.560000	82.44	School M&O	0	0	6,564	15.500000	101.74	State	0	0	0	0.000000	0.00	Economic Developme	0	0	6,564	0.591000	3.88	Total Estimated Tax					\$188.06
Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable	Millage	Estimated Tax																																					
County M&O	0	0	6,564	12.560000	82.44																																					
School M&O	0	0	6,564	15.500000	101.74																																					
State	0	0	0	0.000000	0.00																																					
Economic Developme	0	0	6,564	0.591000	3.88																																					
Total Estimated Tax					\$188.06																																					

Lot 27 Worthwood Road, Albany, Georgia 31705 Tax Card Parcel – 0018B027

 **Worth County, GA**

Summary

Parcel Number 0018B027
Location Address 266 WORTHWOOD RD
Legal Description RESIDENCE/518/128
(Note: Not to be used on legal documents)
Class R4-Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District County (District 01)
Millage Rate 28.651
Acres 1.29
Homestead Exemption No (50)
Landlot/District 183 / 7TH

[View Map](#)

Owner

[HAGAN G E JR](#)
 283 WORTHWOOD ROAD
 ALBANY, GA 31705

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	AC: 15000.00	Acres	0	0	0	1	0
Residential	AC: 3000.00	Acres	0	0	0	0.29	0
Residential	TRACT-ACRE: 4000.00	Lot	0	0	0	0	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/10/2010	876 26	9 159	\$0	Unqualified Sale		HAGAN, G E JR
	180 465	9 159	\$0	Unqualified Sale		MAGAS, GEORGE L

Valuation

	2021	2020	2019	2018	2017
Previous Value	\$19,870	\$19,870	\$19,870	\$19,870	\$19,870
Land Value	\$19,870	\$19,870	\$19,870	\$19,870	\$19,870
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$19,870	\$19,870	\$19,870	\$19,870	\$19,870

2021 Assessment Notice

[2021 Assessment Notice \(PDF\)](#)

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

The Worth 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 last certified tax roll. All other data is subject to change.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 11/1/2021, 7:21:29 AM

Version 2.3.157

Developed by


Lot 27 Worthwood Road, Albany, Georgia 31705
Sheriff's Tax Deed

00876
 00026 668

BOOK 0876 PAGE 0026 159-2011-00014

After Recording
 Return To:
 G. E. Hagan, Jr.
 283 Worthwood Road
 Albany, GA 31705

WORTH COUNTY GEORGIA
 REAL ESTATE TRANSFER TAX PAID
 Date 3/11/2011
 Deputy Clerk

FILED
 WORTH COUNTY
 2011 MAR 11 PM 2:07
 BY JACQUA SHUTE
 Dep.

SHERIFF'S TAX DEED

STATE OF GEORGIA
 COUNTY OF WORTH

MAP PARCEL NO.: 18B-27

THIS INDENTURE, made this **December 7, 2010**, between the **TAX COMMISSIONER AND EX OFFICIO SHERIFF OF WORTH COUNTY**, as GRANTOR, AND **G. E. Hagan, Jr.**, as GRANTEE.

WITNESSETH THAT, WHEREAS, in obedience to writ(s) of Fieri Facias issued against **George L. Magas**, the Taxpayer and the Dedendant in Fieri Facias, for unpaid State, County, School, and/or City taxes for the year(s) **2008 - 2009**, said Tax Commissioner and Ex Officio Sheriff did levy the within property as property of **George L. Magas**, did expose the said property within the legal hours of sale, at public outcry before the Courthouse steps in Sylvester, Worth County, Georgia, on **December 7, 2010**, offering the whole said lot for sale, at which time the GRANTEE herein was the best and highest bidder of said property.

NOW, THEREFORE, in consideration of the sum of **\$1,300.00**, receipt of which is hereby acknowledged, the said GRANTOR, does grant, bargain, sell and convey, so far as the Office of Ex Officio Sheriff authorizes him/her, unto the said GRANTEE, heirs and assigns, said property to wit:

All and only that parcel of land designated as Tax Parcel 18B-27, in Land Lot 183, of the 7th District, Worth County, Georgia, being Lot 27, Section 1, Worthwood, shown in Plat Book 9, Page 159, described in Deed Book 185, Page 193, known as 266 Worthwood Road.

TO HAVE AND TO HOLD, the said described premises, together with all the rights, members and appurtenances thereof; and, also, all the estate, right, title, interest, claim or demand of the said Taxpayer and Defendant in Fieri Facias, heirs and assigns, legal, equitable or otherwise whatsoever, in and to the same, unto the said GRANTEE, heirs and assigns, subject to the right of redemption as provided by law. Said property is sold subject to all recorded easements, covenants, and right of ways in the said county land records.

IN WITNESS WHEREOF, the said GRANTOR has signed and sealed this deed, the date first above written.

Signed, Sealed and delivered
 In the presence of:

Jakeupia McNeil (Seal)
 Unofficial Witness

Tabetha DuPriest
 Worth County Tax Commissioner
 201 N. Main Street, Room 15
 Sylvester, Ga 31791

David L. Bruner (Seal)
 County Commissioner Expires Sept. 18, 2013
 PUBLIC
 WORTH COUNTY, GA

Tabetha DuPriest (Seal)
 As Ex-Officio Sheriff of Worth County

Lot 27 Worthwood Road, Albany, Georgia 31705
Affidavit of Closure – Page 1

00902
00346

0757

FILED
WORTH COUNTY
CLERK'S OFFICE

2012 APR 13 PM 3:37

BOOK 0902 PAGE 0346

BRENDA W. HICKS
CLERK

BY *Josie Smith*
Dep.

-----Space Above This Line For Recording Data-----
PLEASE RETURN TO: Marvin W. Nixon, Esq.; P. O. Box 71674; Albany, GA 31708-1674
GEORGIA,

DOUGHERTY COUNTY:

AFFIDAVIT OF CLOSURE OF
RIGHT TO REDEEM FOLLOWING TAX SALE

Re: Property of George E. Hagan, Jr.
Deed Book 876, Page 28, and Deed Book 185, Page 193, Worth land records

Before me, a Notary Public authorized to administer oaths in the State of Georgia, came George E. Hagan, Jr., hereinafter referred to as "Deponent", who, after being duly sworn, deposes and says on oath as follows:

That Deponent bid the highest and best offer for cash at the tax sale for the property that is described in the referenced Sheriff's Tax Deed in the caption above and is the grantee named on that deed;

That, after the statutory period, Deponent gave notice of the right to redeem and notice of the bar of the right to redemption as required by law, which notice to the defendant in fl. fa. and last record owner was published in The Sylvester Local News on March 7, 14, 21 and 28, 2012, a copy of which notice is marked "Exhibit A", attached hereto and made a part hereof by this specific reference thereto; and,

That any party in interest has failed to redeem the property; and more than 30 days have expired from the date of the giving of the notice.

This affidavit is made with the understanding that it will be relied upon by prospective purchasers, lenders, title insurance companies and attorneys dealing with the subject property and the title thereto.

Sworn to and subscribed before me and
executed by me this 11th day of April, 2012

Marvin W. Nixon
Notary Public
My commission expires: 11/10/2015
(NOTARY SEAL)



George E. Hagan, Jr.
GEORGE E. HAGAN, JR., Deponent

Lot 27 Worthwood Road, Albany, Georgia 31705
Affidavit of Closure – Page 2

00902
00347

BOOK 0002 PAGE 0347

**NOTICE TO CLOSE RIGHT
TO REDEEM FROM TAX SALE**

TO: Heirs at Law of George L. Magas, and
Any and all other persons in interest of
266 Worthwood Road, Worth County, Georgia

TAKE NOTICE THAT:

THE RIGHT TO REDEEM the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 183 of the Seventh Land District of Worth County, Georgia, and being all of **Lot 27 in Section 1 of Worthwood Subdivision**, according to the plat of the subdivision recorded in Plat Book 9, Page 159, in the office of the Clerk of the Superior Court of Worth County, Georgia. The described tract is **known as 266 Worthwood Road** according to the current system of numbering of roads in Worth County, Georgia,

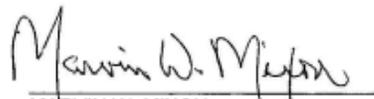
will expire and be forever foreclosed and barred on and after the 6th day of April

The tax deed to which this notice relates is dated the 7th day of December, 2010, and is recorded in the office of the Clerk of the Superior Court of Worth County, Georgia, in Deed Book 876, Page 28.

The property may be redeemed at any time before the 7th day of April, 2012, by payment of the redemption price as fixed and provided by law to the undersigned at the following address:

G. E. Hagan, Jr.
c/o Marvin W. Mixon, Attorney
P. O. Box 71674
Albany, Georgia 31708-1674
Phone: (229)432-7577

Please be governed accordingly.

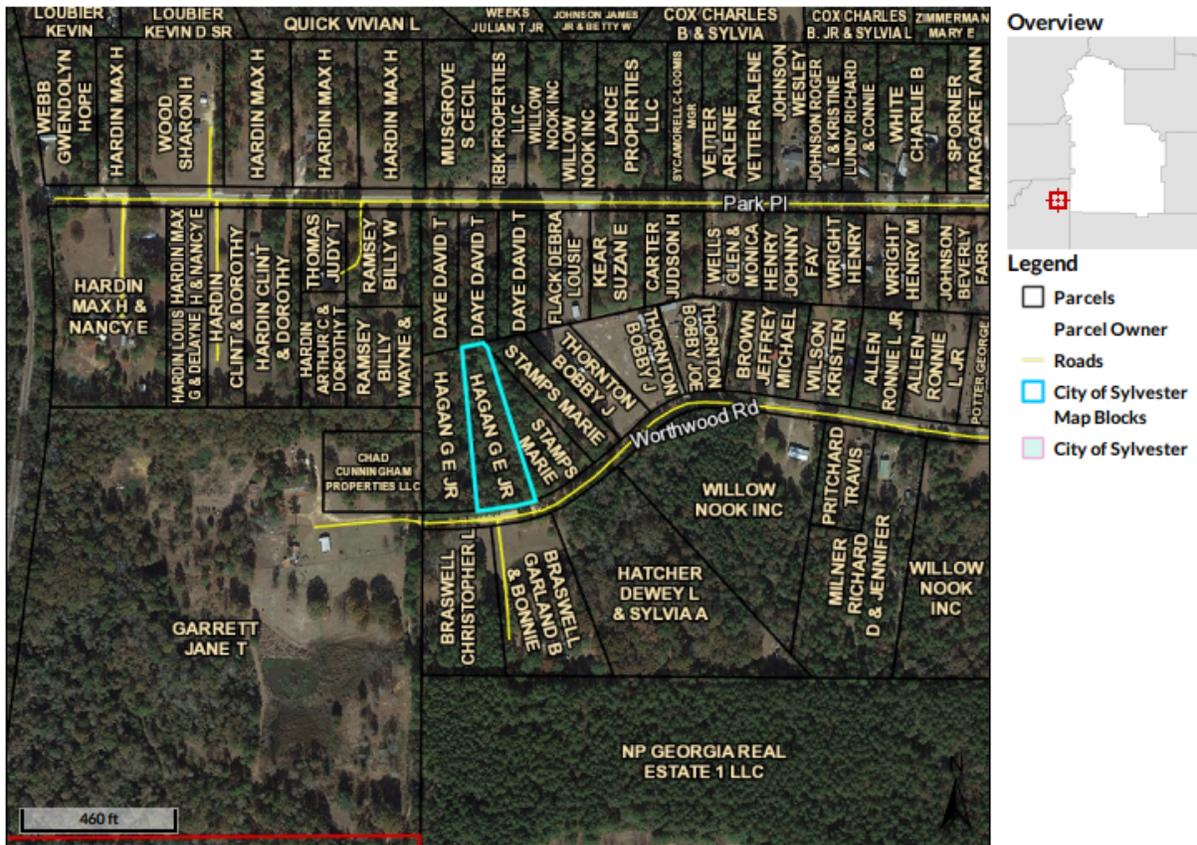

MARVIN W. MIXON
as attorney for G. E. Hagan, Jr.

Publish March 7, 14, 21 and 28, 2012

EXHIBIT "A"

Lot 27 Worthwood Road, Albany, Georgia 31705
Tax Map Parcel – 0018B027

Worth County, GA



Parcel ID	0018B027	Owner	HAGAN G E JR	Last 2 Sales		
Class Code	Residential	Physical Address	283 WORTHWOOD ROAD	Date	Price	Reason
Taxing District	County	Assessed Value	ALBANY, GA 31705	12/10/2010	0	UK
Acres	1.29		266 WORTHWOOD RD	n/a	0	n/a
			Value \$19870			n/a

(Note: Not to be used on legal documents)

Date created: 11/1/2021
 Last Data Uploaded: 11/1/2021 7:21:29 AM

Developed by Schneider GEOSPATIAL

Lot 27 Worthwood Road, Albany, Georgia 31705
Property Tax Bill - 2021

WORTH COUNTY BOARD OF ASSESSORS
201 N MAIN ST
SYLVESTER GA 31791-2182

PT-306 (revised May 2018)

RETURN SERVICE REQUESTED

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: 6/4/2021

Last date to file a written appeal: 7/19/2021

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at: www.qpublic.net

10290436-429-2 1 2 *****AUTO**ALL FOR AADC 323



HAGAN G E JR
283 WORTHWOOD RD
ALBANY GA 31705-4731

A	<p>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.</p> <p>At the time of filing your appeal you must select one of the following appeal methods:</p> <ul style="list-style-type: none"> (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) <p>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 201 N Main St Rm 16 Sylvester, GA 31791 and which may be contacted by telephone at: (229) 776-8203. Your staff contacts are Ben Barbee and Ben Barbee.</p> <p>Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property</p>																																																										
	<table border="1"> <thead> <tr> <th>Account Number</th> <th>Property ID Number</th> <th>Acreage</th> <th>Tax Dist</th> <th>Covenant Year</th> <th>Homestead</th> </tr> </thead> <tbody> <tr> <td>1586</td> <td>00188027</td> <td>1.29</td> <td>01</td> <td></td> <td>None</td> </tr> <tr> <td>Property Description</td> <td colspan="5">RESIDENCE/518/128</td> </tr> <tr> <td>Property Address</td> <td colspan="5">266 WORTHWOOD RD</td> </tr> <tr> <td></td> <td>Taxpayer Returned Value</td> <td>Previous Year Fair Market Value</td> <td>Current Year Fair Market Value</td> <td colspan="2">Current Year Other Value</td> </tr> <tr> <td>100% Appraised Value</td> <td>0</td> <td>19,870</td> <td>19,870</td> <td colspan="2">0</td> </tr> <tr> <td>40% Assessed Value</td> <td>0</td> <td>7,948</td> <td>7,948</td> <td colspan="2">0</td> </tr> <tr> <td colspan="6" style="text-align: center;">Reasons for Assessment Notice</td> </tr> <tr> <td colspan="6">Annual Notice: No Change in return/previous value;</td> </tr> </tbody> </table>						Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead	1586	00188027	1.29	01		None	Property Description	RESIDENCE/518/128					Property Address	266 WORTHWOOD RD						Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value		100% Appraised Value	0	19,870	19,870	0		40% Assessed Value	0	7,948	7,948	0		Reasons for Assessment Notice						Annual Notice: No Change in return/previous value;				
Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead																																																						
1586	00188027	1.29	01		None																																																						
Property Description	RESIDENCE/518/128																																																										
Property Address	266 WORTHWOOD RD																																																										
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value																																																							
100% Appraised Value	0	19,870	19,870	0																																																							
40% Assessed Value	0	7,948	7,948	0																																																							
Reasons for Assessment Notice																																																											
Annual Notice: No Change in return/previous value;																																																											
C	<p>The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's 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.</p> <table border="1"> <thead> <tr> <th>Taxing Authority</th> <th>Other Exempt</th> <th>Homestead Exempt</th> <th>Net Taxable</th> <th>Millage</th> <th>Estimated Tax</th> </tr> </thead> <tbody> <tr> <td>County M&O</td> <td>0</td> <td>0</td> <td>7,948</td> <td>12.560000</td> <td>99.83</td> </tr> <tr> <td>School M&O</td> <td>0</td> <td>0</td> <td>7,948</td> <td>15.500000</td> <td>123.19</td> </tr> <tr> <td>State</td> <td>0</td> <td>0</td> <td>0</td> <td>0.000000</td> <td>0.00</td> </tr> <tr> <td>Economic Developme</td> <td>0</td> <td>0</td> <td>7,948</td> <td>0.591000</td> <td>4.70</td> </tr> <tr> <td colspan="4"></td> <td>Total Estimated Tax</td> <td>\$227.72</td> </tr> </tbody> </table>						Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable	Millage	Estimated Tax	County M&O	0	0	7,948	12.560000	99.83	School M&O	0	0	7,948	15.500000	123.19	State	0	0	0	0.000000	0.00	Economic Developme	0	0	7,948	0.591000	4.70					Total Estimated Tax	\$227.72																	
	Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable	Millage	Estimated Tax																																																					
	County M&O	0	0	7,948	12.560000	99.83																																																					
	School M&O	0	0	7,948	15.500000	123.19																																																					
	State	0	0	0	0.000000	0.00																																																					
	Economic Developme	0	0	7,948	0.591000	4.70																																																					
				Total Estimated Tax	\$227.72																																																						

**Lot 27 & 28 Worthwood Sudvision
Worthwood Road, Albany, Georgia 31705
Legal Description**

Tax Parcel Number: 0018B028

Property Description: Tract 2, 1.465+/- Acres, Lot 28 Worthwood Road, Worthwood Subdivision, Albany, GA 31705

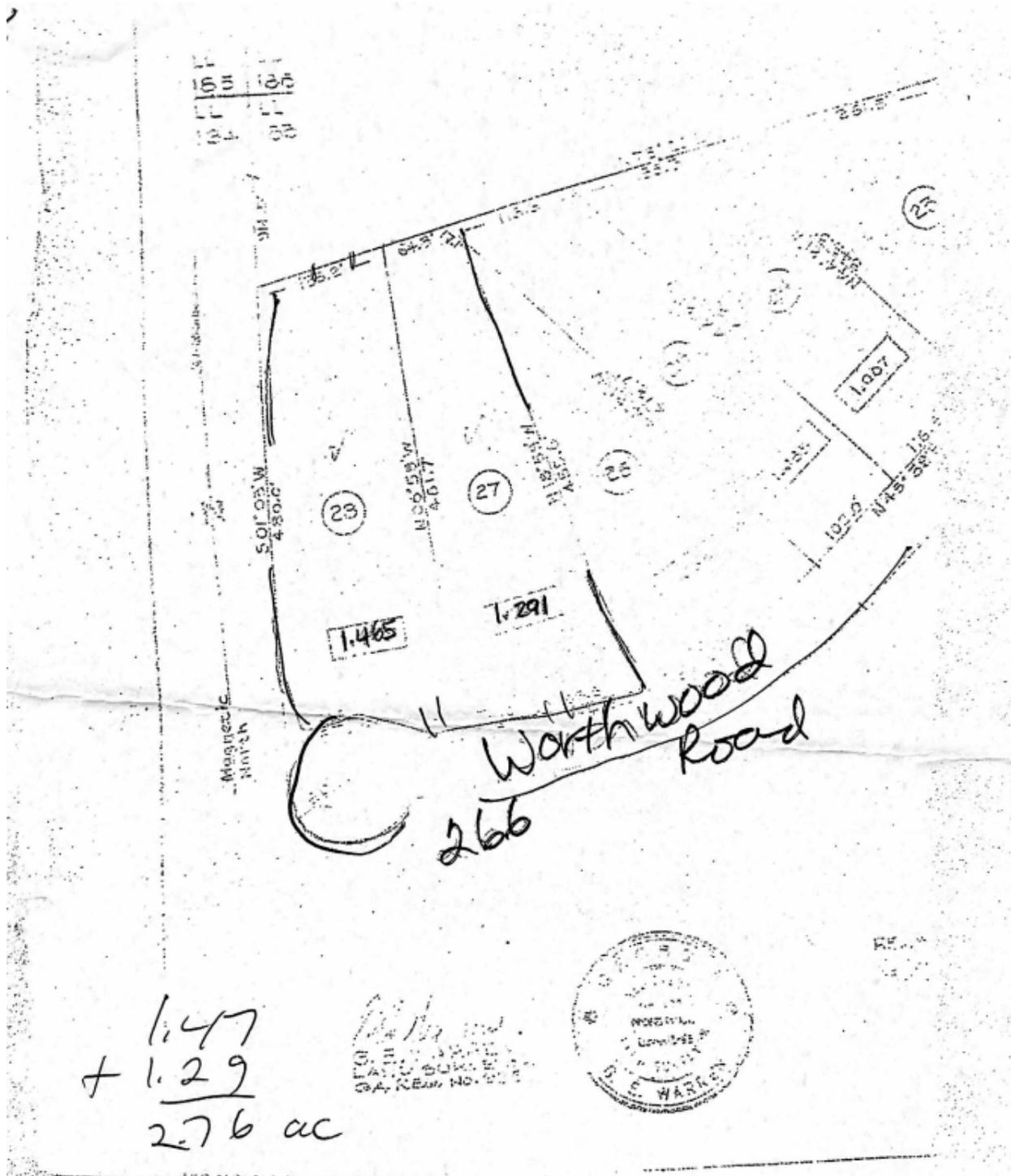
All and only that parcel of land designated as Tax Parcel 18B-28, in Land Lot 183, of the 7th District, Worth County, Georgia, being lot 28, Section 1, Worthwood, containing 1.47 acres, more or less, shown in Plat Book 9, Page 159, described in Deed Book 185, Page 194, located on Worthwood Road.

Tax Parcel Number: 0018B027

Property Description: Tract 3, 1.291+/- Acres, 266 Worthwood Road, Worthwood Subdivision, Albany, GA 31705

All and only that parcel of land designated as Tax Parcel 18B- 27, in Land Lot 183, of the 7th, District, Worth County, Georgia, being Lot 27, Section 1, Worthwood, shown in Plat Book 9, Page 159, described in Deed Book 185, Page 193, known as 266 Worthwood Road.

Lot 28 & 266 Worthwood Road, Albany, Georgia 31705
Plat Map



Go Bid Now!



www.WeeksAuctionGroup.com