



WIREGRASS AUCTION GROUP
— ACCELERATED REAL ESTATE MARKETING —

**THREE BEDROOM TWO BATH HOME
LOCATED IN SHADY DALE, GEORGIA**

**630 RAILROAD STREET, SHADY
DALE, GEORGIA 31085**

***TUESDAY, MAY 2, 2023,
AT 2:00 PM***



ONLINE ONLY AUCTION

FINAL CONTRACT TO INCLUDE A 10% BUYER'S PREMIUM

Introduction

Dear Prospective Bidders,

Wiregrass Auction Group is pleased to announce the public, online auction of this Three Bed and Two Bath home located in the small town of Shady Dale, Georgia.

Enjoy small town living in the heart of historic Shady Dale, Georgia! This Three Bedroom Two Bath home is a great opportunity for restoration as a primary residence or as a great rental property. Large spacious rooms, fireplace with great old mantels and an open kitchen living area. The oversize 1.78 +/- Acre lot features mature pecan trees and frontage on both Railroad Street and Cemetery Street. A large Dutch style barn features a loft and lean-to shed for storage. Don't miss this opportunity to buy residential real estate at a price you set!

Bidding for this property will open on April 18, 2023, at 10:00 am and continue to May 2, 2023. Bidding will begin closing at 2:00 pm subject to auto extensions. All bidding for this property will be conducted on the Wiregrass Auction Group online bidding platform at www.WiregrassAuctionGroup.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 questions about the property, the auction process, or if you'd like to schedule a private showing of the property.

Sincerely,
Wiregrass Auction Group, Inc.

Mark Manley CAI, AARE, MPPA
President



Auction Date and Time:

Tuesday, May 2, 2023, at 2:00 PM

Open House Dates and Times:

The property is open and can be viewed at any time, or call Mark Manley to Schedule a Private Showing

For More Information Contact:

Mark Manley CAI, AARE, MPPA
Wiregrass Auction Group, Inc.
(229) 890-2437 – Office
(229) 890-1377 – Cell
Mark@BidWiregrass.com

Property Information

Property Address: 630 Railroad Street, Shady Dale, Georgia 31085

Auction Date: Tuesday, May 2, 2023, at 2:00 PM

Property Size: 1.78 +/- Acre Lot

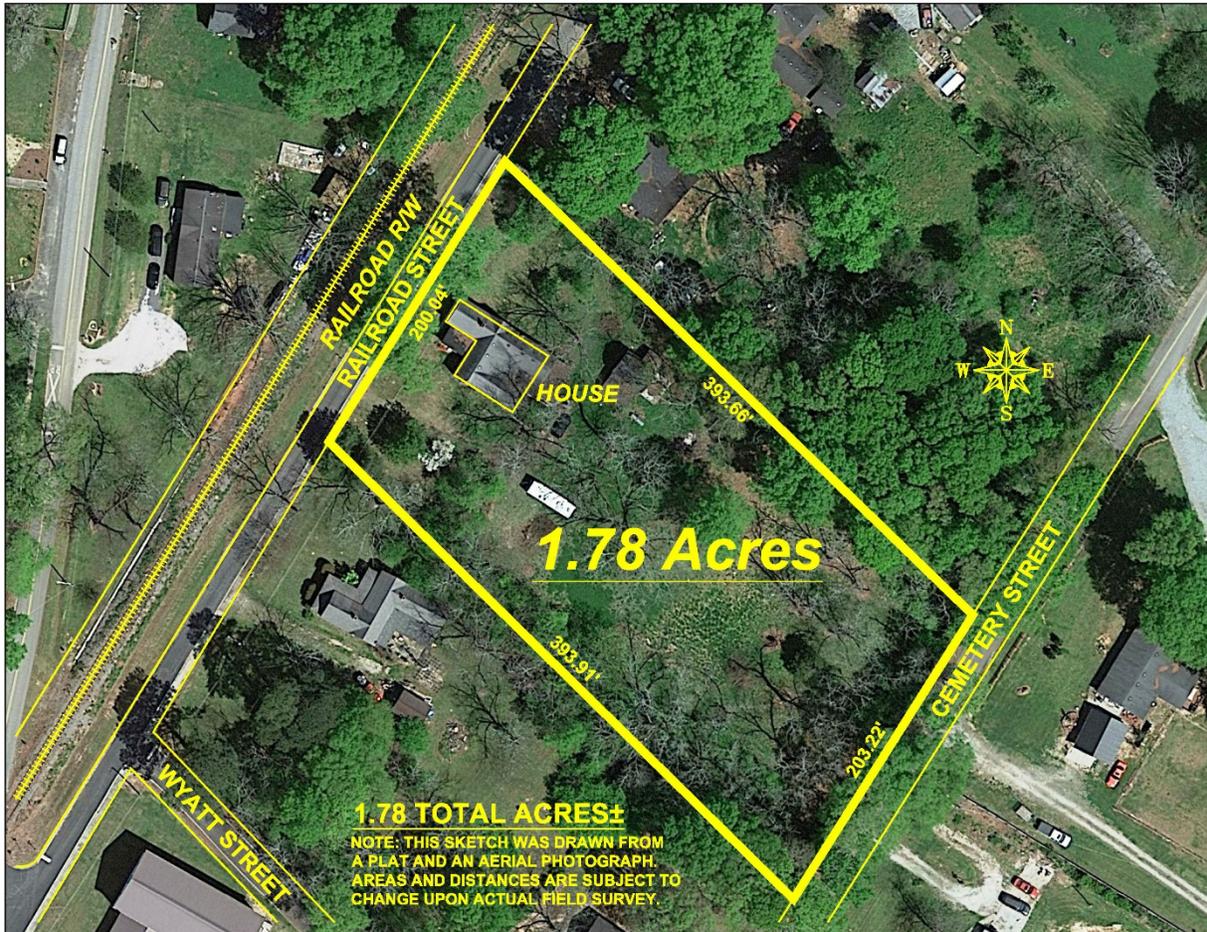
Assessor's Parcel Numbers: Jasper County Tax Parcel S02 059

Tax Bill Amount: 2022 Jasper County Tax Amount \$1431.38

Important Selling Features:

- Large 1.78 +/- Acre Lot with Mature Pecan Trees
- Frontage on Railroad Street and Cemetery Street
- 2162 +/- Sq. Ft.
- Three Bedroom
- Two Bath
- Multiple Fireplaces
- Screen Porch
- Great Restoration Project for a Primary Residence
- Great Rental Potential
- Barn with Loft and Attached Chicken Coop
- **Please Inspect Prior to Bidding**

Aerial Map



Tax Card Parcel – Page 1

 **qPublic.net**™ Jasper County, GA

Summary

Parcel Number S02059
 Location Address 630 S RAILROAD ST
 Legal Description 93-271 DB980/122 DB1086/195
 (Note: Not to be used on legal documents)
 Tax District SHADY DALE (District 03)
 Millage Rate 27.638
 Acres 1.78
 Homestead Exemption No (50)
 Landlot/District N/A / 15

[View Map](#)



Owner

PARKER GLORIA JUNE
 630 RAILROAD ST.
 SHADY DALE, GA 31085

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	Shady Dale 02	Front Feet	81,120	200	388	1.78	0

Residential Improvement Information

Style One Family
 Heated Square Feet 2162
 Interior Walls Sheetrock
 Exterior Walls Vinyl
 Foundation Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1901
 Roof Type Asphalt Shingles
 Flooring Type Carpet/Hardwood
 Heating Type Central Heat/AC
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 1
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 0
 Value \$94,900
 Condition Average
 Fireplaces\Appliances Fireplace N. V. 1
 House Address 630 S RAILROAD

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Curbside Units	2007	0x0 / 0	1	\$0
LT1 LEAN TO	0000	14x16 / 0	0	\$570
LT1 LEAN TO	0000	8x16 / 0	0	\$320
2005 Septic Tank Only	0000	1x0 / 1	1	\$1,500
AB1 BARN WITH LOFT	0000	16x16 / 0	0	\$1,700

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/4/2021	1086 195		\$80,000	Other Transactions	WORRELL CINDY C. Estate of	PARKER GLORIA JUNE
1/26/2017	980 122	93 271	\$0	Other Transactions	WORRELL JOHN T SR	WORRELL CINDY C.
8/29/1990	93 271		\$0	Joint Tenants	WORRELL SHELVA	WORRELL JOHN T SR
8/21/1990	93 271		\$0	Joint Tenants	HENSLEY JEFFREY L	WORRELL JOHN T SR & SHELVA J WORRELL

Tax Card Parcel – Page 2

Valuation

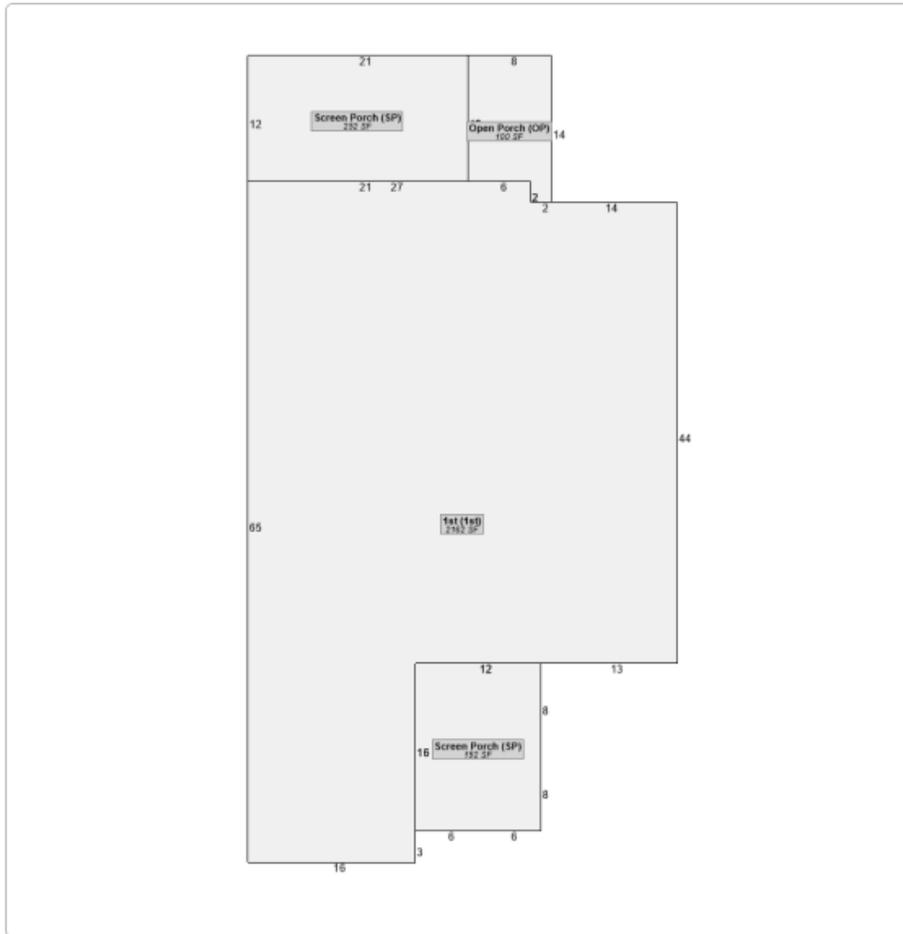
	2023	2022	2021	2020	2019	2018
Previous Value	\$112,290	\$99,590	\$95,090	\$90,690	\$86,190	\$89,390
Land Value	\$13,300	\$13,300	\$13,300	\$13,300	\$13,300	\$13,300
+ Improvement Value	\$94,900	\$94,900	\$82,200	\$77,700	\$73,300	\$68,800
+ Accessory Value	\$4,090	\$4,090	\$4,090	\$4,090	\$4,090	\$4,090
▪ Current Value	\$112,290	\$112,290	\$99,590	\$95,090	\$90,690	\$86,190

Photos



Sketches

Tax Card Parcel – Page 3



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

The Jasper 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 2022 preliminary tax roll. All other data is subject to change.

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

Last Data Upload: 8/24/2022, 5:44:43 PM

Developed by
 Schneider
GEOSPATIAL

Version 2.3.214

Tax Map

 **qPublic.net**™ Jasper County, GA



Overview



Legend

-  Parcels
-  Roads

Parcel ID	S02059	Owner	PARKER GLORIA JUNE	Last 2 Sales			
Class Code	Residential		630 RAILROAD ST.	Date	Price	Reason	Qual
Taxing District	SHADY DALE		SHADY DALE, GA 31085	1/4/2021	\$80000	OT	U
Acres	1.78	Physical Address	630 S RAILROAD ST	1/26/2017	0	OT	U
		Assessed Value	Value \$112290				

(Note: Not to be used on legal documents)

Date created: 8/24/2022
Last Data Uploaded: 8/24/2022 5:44:43 PM

Developed by  **Schneider**
GEO SPATIAL

Tax Bill 2022

2022 ADVALOREM TAX NOTICE FOR THE COUNTY OF JASPER

JASPER CO. TAX COMM.
126 W GREENE STREET
SUITE 125
MONTICELLO, GA 31064

BILL NUMB. 2022 8707
ACCT NUMB. 435350 010
TAXPAYER PARKER GLORIA JUNE
MAP NUMBER 802 59
LEGAL DESC 93-271 DB980/122 DB1086/1
LOCATION 630 S RAILROAD ST
CURRENT YEAR TAXES 1,431.38
PRIOR YEAR TAX 1,403.31
PAY THIS AMOUNT----->2,834.69
ON OR BEFORE DECEMBER 20, 2022

If paying by check or money order,
please include your tax bill number.

PARKER GLORIA JUNE
630 RAILROAD ST.
SHADY DALE GA 31085

8707PT

JASPER CO. TAX COMM.
126 W GREENE STREET
SUITE 125
MONTICELLO, GA 31064

2022
CO. PT.
8707

Please return this portion of your bill with your payment

2022 ADVALOREM TAX NOTICE FOR THE COUNTY OF JASPER

YEAR	BILL NUM	ACCOUNT NUMBER	DT	LOCATION/DESCRIPTION	MAP/PARCEL	FAIR MARKET VALUE
2022	008707	435350 010	3	93-271 DB980/122 DB1086/1	802 59	112,290
TAXING ENTITY	ASSESSMENT	EXEMPTION	TAXABLE VALUE	MILLAGE RATE	CREDITS	TAXES DUE
COUNTY	44916		44916	.0121590	72.67	546.13
SCHOOL	44916		44916	.0148010		664.80
CURBSIDE			1	190.00		190.00
HOSPITAL	44916		44916	.0006780		30.45

PARKER GLORIA JUNE
630 RAILROAD ST.
SHADY DALE GA 31085

PAYMENT MUST BE MADE ON OR BEFORE
DECEMBER 20, 2022
YOUR CANCELLED CHECK IS YOUR RECEIPT

THIS YEAR TAX 1,431.38
PRIOR YEAR TAX 1,403.31
TOTAL TAX DUE 2,834.69
CREDITS ARE LISTED FOR INFORMATION PURPOSES ONLY
JASPER CO. TAX COMM.
126 W GREENE STREET
SUITE 125
MONTICELLO, GA 31064

OUR RECORDS INDICATE YOUR TAXES REMAIN UNPAID. ACCORDING TO GA LAW INTEREST IS ADDED AT A RATE OF .8750% PER MONTH. THERE WILL BE A 5% PENALTY ADDED EVERY 120 DAYS UP TO 20%. PLEASE MAKE YOUR PAYMENT AS SOON AS POSSIBLE. YOU CAN PAY ON OUR WEBSITE: JASPERCOUNTYGATAX.COM PAY IN PERSON IN THE OFFICE, OR MAIL YOUR PAYMENT.

-----PLEASE READ, THIS IS AN IMPORTANT PART OF YOUR TAX BILL-----
Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead authorized for all homeowners, certain elderly persons are entitled to additional homestead 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 the exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than 4/01/2023 in order to receive the exemption in future years. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact the office of the County Tax Office at 126 W GREENE STREET (706)468-4902. If you feel that your property has been assigned too high a value for tax purposes by the Board of Tax Assessors, you should file a tax return reducing the value not later than 4/01/2023 in order to have an opportunity to have this value lowered for next year's taxes. Information on filing a return can be obtained from the County Tax Office at 126 W GREENE STREET and/or (706)468-4902.

LOCAL OPTION SALES TAX CREDIT:
The General Assembly reenacted the Local Option Sales Tax Act and another part of your bill shows the dollar amount of reduction of local property taxes which you have received. The law now requires the following additional information to be provided to each taxpayer:

LOCAL TAX LEVY:
Mill rate required to produce local budget 13.777
Reduction in mill rate due to rollback to taxpayers of sales tax proceeds this previous year 1.618
Actual mill rate set by local officials 12.159

Legal Description – Page 1

eFiled & eRecorded
DATE: 1/6/2021
TIME: 10:37 AM
DEED BOOK: 01086
PAGE: 00195 - 00196
RECORDING FEES: \$25.00
TRANSFER TAX: \$80.00
PARTICIPANT ID: 8846450835,7067927936
CLERK: LeAnn Airington
Jasper County, GA
PT61: 079-2021-000009
NOTE: INST # 39

Record and Return to:
Lueder, Larkin & Hunter, LLC
1805 Overlake Drive SE, Suite A
Conyers, GA 30013
File No.: GA-CN-20-0894-CAS

ADMINISTRATOR'S DEED

STATE OF GEORGIA
COUNTY OF JASPER
Parcel ID: S02 059

THIS INDENTURE, made this 4th day of January, 2021, between

RICHARD CARLTON PHILLIPS

as Administrator of the Estate of **CINDY CHARLENE WORRELL**, late of the State of Georgia and County of Jasper, deceased,

as party or parties of the first part hereinafter called Grantor, and

GLORIA JUNE PARKER

as party or parties of the second part hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, assigns, and successors where the context requires or permits).

WITNESSETH: That Grantor, (acting under and by virtue of the power and authority contained in the said Letters of Administration, the same having been duly administered and recorded in the Court of Probate of Jasper County, State of Georgia) for and in consideration of the sum of TEN AND 00/100's DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing 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 Grantee, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 52, DISTRICT 15, G.M.D. 363 AND THE TOWN OF SHADY DALE IN JASPER COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND ON THE SOUTHEASTERLY SIDE OF RAILROAD STREET, 200.3 FEET NORTHEASTERLY, AS MEASURED ALONG THE SOUTHEASTERLY SIDE OF RAILROAD STREET FROM THE POINT OF INTERSECTION OF THE SOUTHEASTERLY SIDE OF RAILROAD STREET AND THE NORTHEASTERLY SIDE OF WYATT STREET; THENCE NORTH 31

Legal Description – Page 2

eFiled & eRecorded
DATE: 1/6/2021
TIME: 10:37 AM
DEED BOOK: 01086
PAGE: 00196

DEGREES 13 MINUTES 44 SECONDS EAST ALONG THE SOUTHEASTERLY SIDE OF RAILROAD STREET 200.04 FEET TO AN IRON PIN; THENCE SOUTH 46 DEGREES 47 MINUTES 02 SECONDS EAST 393.66 FEET TO AN IRON PIN LOCATED ON THE NORTHWESTERLY SIDE OF CEMETERY STREET; THENCE SOUTH 31 DEGREES 21 MINUTES 05 SECONDS WEST ALONG THE NORTHWESTERLY SIDE OF CEMETERY STREET 203.22 FEET TO AN IRON PIN FOUND; THENCE NORTH 46 DEGREES 19 MINUTES 04 SECONDS WEST 393.91 FEET TO THE IRON PIN FOUND AT THE POINT OF BEGINNING; BEING A TRACT OF IMPROVED PROPERTY CONTAINING 1.78 ACRES. ACCORDING TO PLAT OF SAME FOR JOHN T. WORRELL, SR. AND SHELVA J. WORRELL DATED AUGUST 10, 1990, PREPARED BY LINDA H. JORDAN, COUNTY SURVEYOR, A COPY OF WHICH PLAT IS ATTACHED HERETO AS EXHIBIT "1" AND INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF FOR A MORE PARTICULAR AND COMPLETE DESCRIPTION.

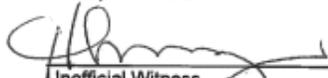
Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being and belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE: in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed the day and year above written.

Signed, sealed and delivered
in the presence of:

SELLER:



Unofficial Witness

 (Seal)
Richard Carlton Phillips, as Administrator of the
Estate of Cindy Charlene Worrell

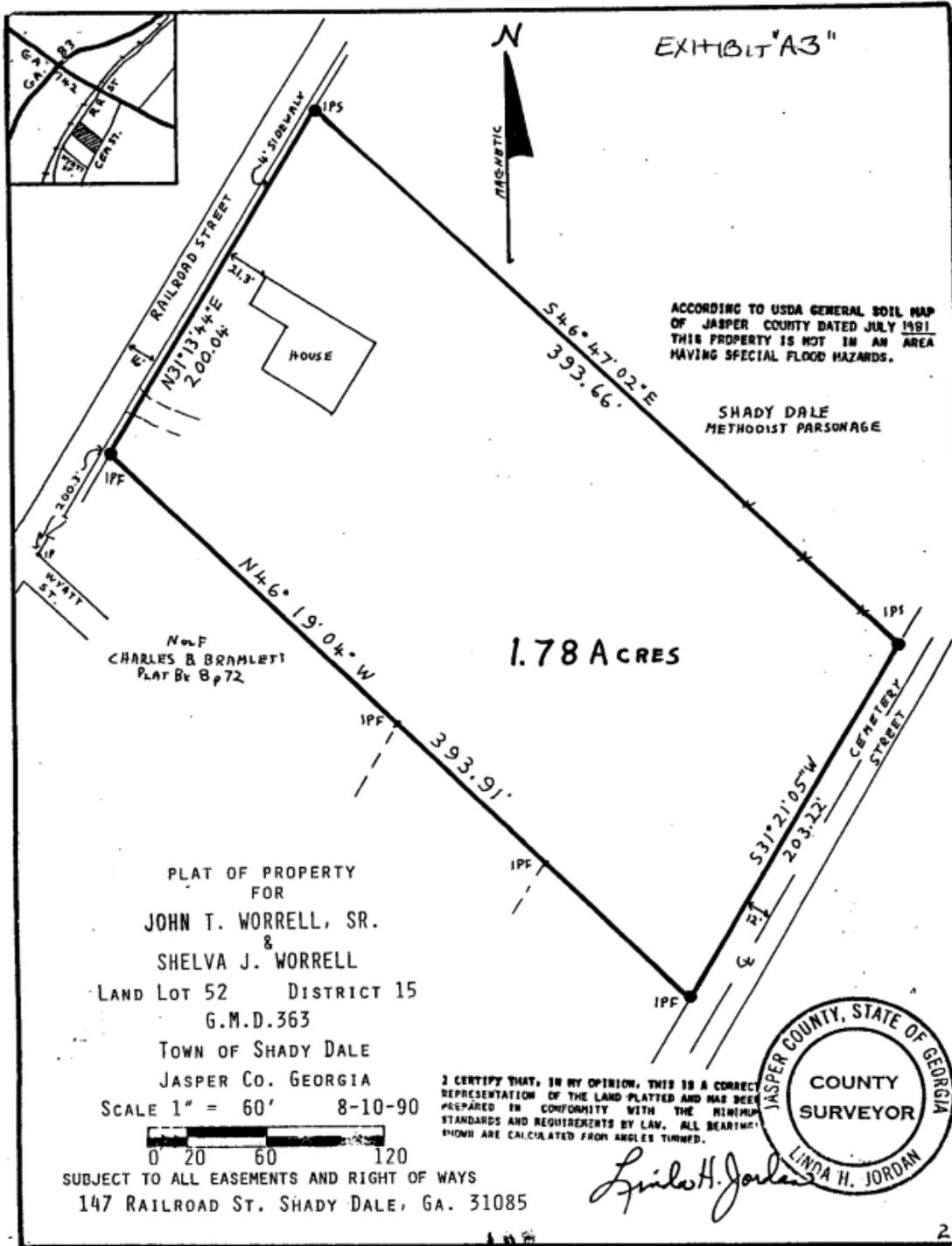


Notary Public
My Commission Expires December 3, 2023
[Notary Seal]



Thua G. Barlay
NOTARY PUBLIC
Rockdale County, Georgia
My Commission Expires
December 3, 2023

Plate – Page 2



Go Bid Now!



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