



**WIREGRASS AUCTION GROUP**  
— ACCELERATED REAL ESTATE MARKETING —

**EXCELLENT RESIDENTIAL INVESTMENT  
OPPORTUNITY LOCATED AT  
1003 YOUNG STREET  
THOMASVILLE, GEORGIA**

***WEDNESDAY, NOVEMBER  
1<sup>ST</sup>, 2023, AT 3:00 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 Excellent Residential Investment Opportunity located at 1003 Young Street, Thomasville, Georgia.

Unlock the potential of your real estate portfolio with this online-only auction featuring 1003 Young Street in Thomasville, Georgia. While it may require some TLC, the possibilities are endless, and the return on investment could be substantial. Don't miss out on this opportunity to turn a fixer-upper into a profitable venture. Join us at the auction and let your investment dreams become a reality!

Bidding for this property will open on October 18th, 2023, at 10:00 am and continue to November 1<sup>st</sup>, 2023. Bidding will begin closing at 3:00 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](http://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 do not hesitate to contact me if you have any questions about the property, the auction process, or if you would like to schedule a private showing of the property.

Sincerely,  
Wiregrass Auction Group, Inc.

Ethan Vick, AMM  
Chief Operating Officer



**Auction Date and Time:**

Wednesday, November 1<sup>st</sup>, 2023, at 3:00 PM

**Open House Dates and Times:**

By appointment only. Contact us to schedule an appointment or for showing instructions.

**For More Information Contact:**

Ethan Vick  
Wiregrass Auction Group, Inc.  
(229) 890-2437 – Office  
(229) 921-1029 – Cell  
Ethan@BidWiregrass.com

## Property Information

**Property Addresses:** 1003 Young Steet, Thomasville, Georgia

**Auction Date:** Wednesday, November 1<sup>st</sup>, 2023, at 3:00 PM

**Property Size:** 0.17 +/- Acres

**Assessor's Parcel Numbers:** Thomas 003 032023

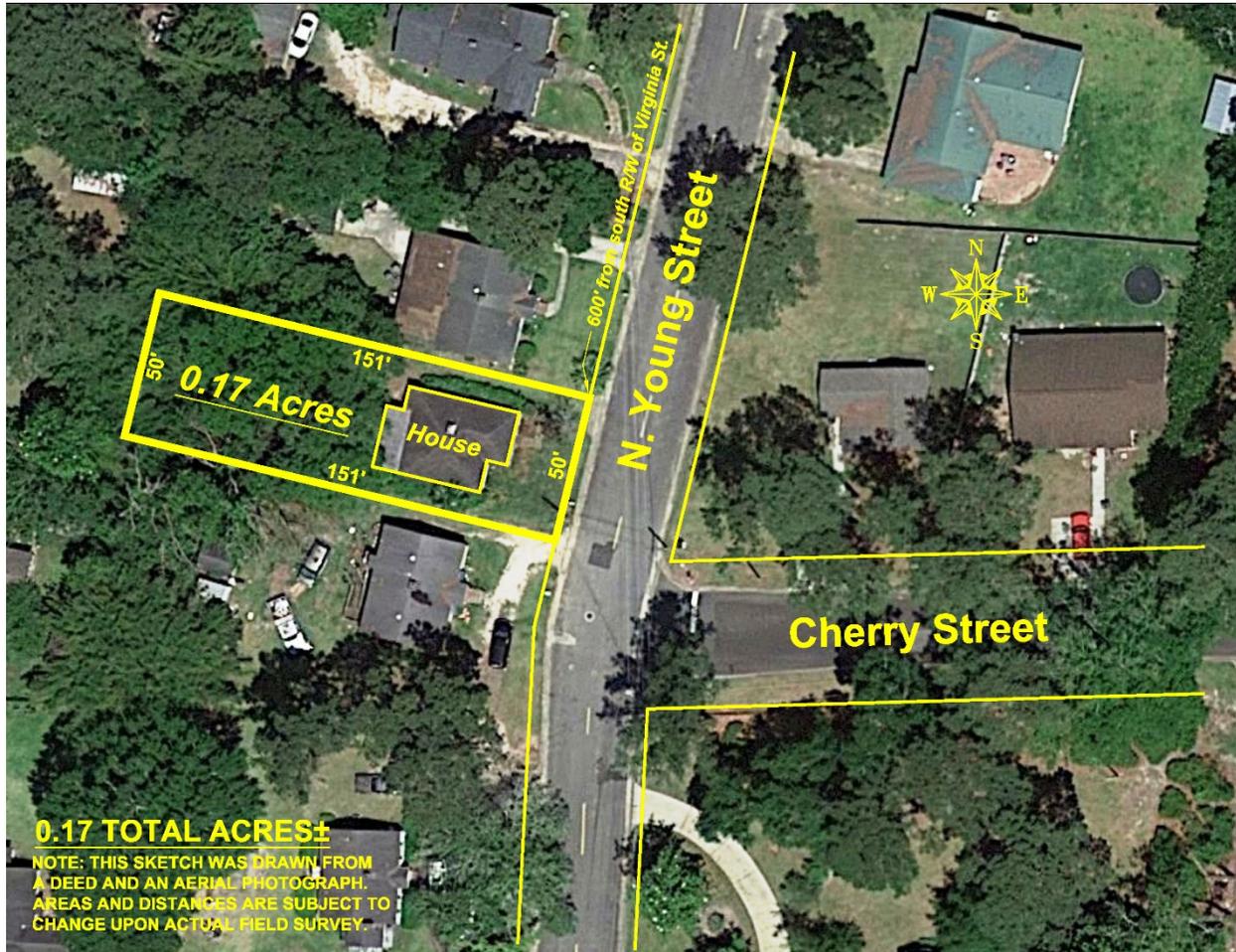
**Property Taxes:** City of Thomasville 2023 \$169.50

Thomas County 2023 \$170.07

### Important Selling Features:

- Excellent Investment Opportunity
- Convenient to Downtown Thomasville
- Great Rent Potential
- Hardwood Floors Throughout
- 3 Bedroom / 1 Bath
- 0.17 Acre Lot

## Aerial Map



## Tax Card Parcel – Page 1

 **qPublic.net™** Thomas County, GA

### Summary

Parcel Number 003 032023  
 Location Address 1003 YOUNG ST  
 Legal Description 1003 YOUNG ST  
 (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 R-1  
 Tax District 01 City of Thomasville (District 01)  
 Millage Rate 28.292  
 Acres 0.17  
 Neighborhood CITY MAP 3 (15117)  
 Homestead Exemption No [S0]  
 Landlot/District 38 / 13

[View Map](#)



### Owner

[Dekle Joan G](#)  
 687 County Farm Rd  
 Thomasville, GA 31757

The owner above is the owner as of Jan 1, 2023. Look at the Sales section below for most recent owner.

### Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	CitMap 03 \$230	Front Feet	7,405	50	151	0.17	0

### Residential Improvement Information

Style One Fam-Rental  
 Heated Square Feet 863  
 Interior Walls Plaster  
 Exterior Walls Asbestos Siding  
 Foundation Conc Wall/Msnry  
 Attic Square Feet 0  
 Basement Square Feet 0  
 Year Built 1911  
 Roof Type Shingle Asphalt  
 Flooring Type Pine  
 Heating Type CHAC  
 Number Of Rooms 0  
 Number Of Bedrooms 0  
 Number Of Full Bathrooms 1  
 Number Of Half Bathrooms 0  
 Number Of Plumbing Extras 0  
 Value \$38,367  
 Condition Average  
 Fireplaces\Appliances FP No Value Fireplace 1  
 House Address 1003 YOUNG ST

### Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Paving, Brick	1990	12x15 / 0	0	\$250

### Permits

Permit Date	Permit Number	Type
03/08/2021	BDO2100117	ROOF
03/08/2013	8237	REMODEL

## Tax Card Parcel – Page 2

### Sales

**NOTE: Deed information from sales prior to the 1990's maybe approximate.**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/2/2011	1703 16	4G 601	\$0	Gift	Dekle Haskell H	Dekle Haskell H &
6/2/2011	1703 16		\$0	WROS/ Name Change	Dekle Haskell H &	Dekle Joan G
1/1/1981	152 578		\$0	Qualify this sale		DEKLE HASKELL H

⊞ There are other parcels involved in one or more of the above sales:

[Deed Book/Page: 1703 16 - Parcel: 036 096](#)  
[Deed Book/Page: 1703 16 - Parcel: 036 096](#)

### Valuation

	2023	2022	2021	2020	2019
Previous Value	\$45,242	\$37,584	\$37,350	\$37,350	\$37,297
Land Value	\$12,450	\$10,826	\$10,826	\$10,826	\$10,826
+ Improvement Value	\$38,367	\$34,166	\$26,758	\$26,524	\$26,524
+ Accessory Value	\$250	\$250	\$0	\$0	\$0
= Current Value	\$51,067	\$45,242	\$37,584	\$37,350	\$37,350

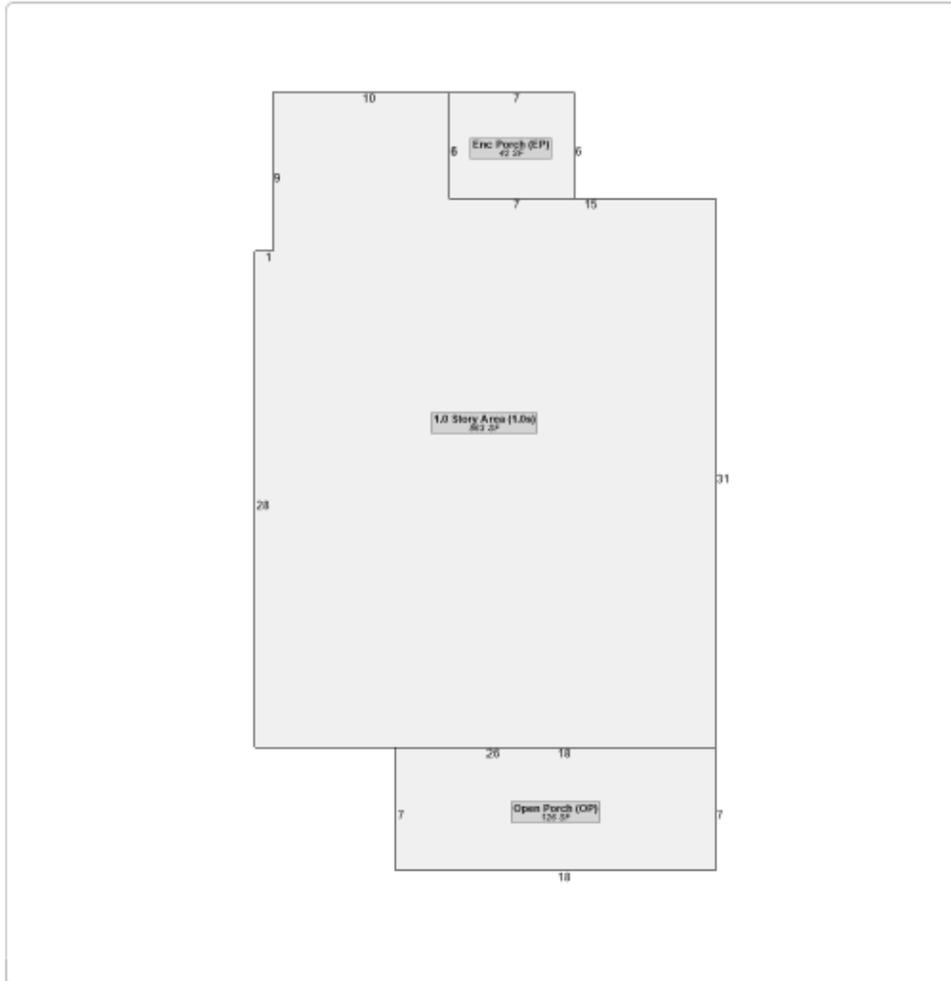
2023 values are tentative.

### 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.

The Thomas 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 2021 Certified Values. All other data is subject to change.

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

[Last Data Upload: 6/15/2023, 9:46:08 AM](#)

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GEO SPATIAL

Version 3.1.14

# Tax Map Parcel

 Thomas County, GA



**Overview**



**Legend**

-  Parcels
-  Roads

Parcel ID	003 032023	Owner	Dekle Joan G	Last 2 Sales			
Class Code	Residential		687 County Farm Rd	Date	Price	Reason	Qual
Taxing District	01 City of Thomasville		Thomasville, GA 31757	6/2/2011	0	18	U
Acres	0.17	Physical Address	1003 YOUNG ST	6/2/2011	0	23	U
		Assessed Value	Value \$51067				

(Note: Not to be used on legal documents)

Date created: 6/15/2023  
 Last Data Uploaded: 6/15/2023 9:46:08 AM

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## 2022 Tax Bill

### 2022 Property Tax Statement

Alicia Hester  
Thomas County Tax Commissioner  
P.O. Box 2175  
Thomasville, GA 31799

DEKLE JOAN G  
687 COUNTY FARM RD  
THOMASVILLE, GA 31757

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2022-6222	11/15/2022	\$0.00	\$169.50	\$0.00	Paid 09/16/2022

Map: 00030-00032-023-000  
Location: 1003 YOUNG ST  
Account No: 186660 010

Printed: 06/15/2023

#### RETURN THIS PORTION WITH PAYMENT

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

Alicia Hester Thomas County Tax Commissioner P.O. Box 2175 Thomasville, GA 31799				Tax Payer: DEKLE JOAN G Map Code: 00030-00032-023-000 Real Description: 1003 YOUNG ST Location: 1003 YOUNG ST Bill No: 2022-6222					
Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions		
0.00	0.00	0.1700	\$45,242.00	11/15/2022	08/25/2022				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
COUNTY		\$0	\$18,096	\$0	\$18,096	0.007850	\$193.77	-\$51.72	\$142.05
EMER SER		\$0	\$18,096	\$0	\$18,096	0.001517	\$27.45	\$0.00	\$27.45
<b>TOTALS</b>					<b>0.009367</b>	<b>\$221.22</b>	<b>-\$51.72</b>	<b>\$169.50</b>	
<p>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 now receiving the benefit of the exemption, you must apply for the exemption not later than April 1st 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 225 N. Broad St or (229) 225-4136. If you feel that your assigned too high a value for tax purposes by the assessors, you should file a tax return reducing the value of the property on or before April 1st 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 225 N. Broad St or (229) 225-4136.</p>						<p><b>Current Due</b> \$169.50 <b>Penalty</b> \$0.00 <b>Interest</b> \$0.00 <b>Other Fees</b> \$0.00 <b>Previous Payments</b> \$169.50 <b>Back Taxes</b> \$0.00 <b>Total Due</b> <b>\$0.00</b> <b>Paid Date</b> 09/16/2022</p>			
<p><b>LOCAL OPTION SALES TAX CREDIT:</b> 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.</p>									

## Legal Description – Page 1

TRACT II: ALL THAT TRACT OR PARCEL OF LAND in the City of Thomasville, Thomas County, Georgia, designated as Lots Nos. 4 and 5, Block C, of Dawson Street Extension Subdivision, according to a plat of said subdivision recorded in Deed Book 4-G, Page 266, of the Deed Records of Thomas County, Georgia, and rerecorded in Deed Book 4-G, Page 601, aforesaid records, and more fully described as follows:

BEGINNING at a point on the western margin of Young Street a distance of 600 feet south from a concrete marker at the corner formed by the southern margin of Virginia Street with the western margin of Young Street, and from said point run thence south 12 degrees 30 minutes west along the western margin of Young Street a distance of 50 feet; thence north 77 degrees 30 minutes west a distance of 151 feet; thence north 12 degrees 30 minutes east a distance of 50 feet to the starting point on the western margin of Young Street.

## Original Deed – Page 1

RECORD AND RETURN TO:  
CHARLES E. RAWLINS  
117 E. Jackson Street  
P.O. Box 5  
Thomasville, Georgia 31799

THOMAS COUNTY  
CLERK OF COURT  
DAVID HUTCHINGS, JR.

2011 JUN -3 AM 8:36

THOMAS COUNTY, GEORGIA  
REAL ESTATE TRANSFER TAX  
PAID 0  
DATE 6-3-11  
DAVID HUTCHINGS, JR.  
CLERK OF SUPERIOR COURT  
11-0838

### WARRANTY DEED

THIS INDENTURE, made this the 2<sup>nd</sup> day of June in the year of our Lord Two  
Thousand Eleven between

HASKELL H. DEKLE

of the County of Thomas and State of Georgia,

of the First Part, and

HASKELL H. DEKLE and JOAN G DEKLE,  
As Joint Tenants With Rights of Survivorship,

of the County of Thomas and State of Georgia,

of the Second Part,

**WITNESSETH:** That the said Party of the First Part, for and in consideration of the sum of Ten Dollars and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt of which 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, their heirs and assigns, the following described property, to-wit:

**TRACT I:** ALL THAT TRACT OR PARCEL OF LAND situate, lying and being in Land Lot No. 144 of the 13<sup>th</sup> Land District of Thomas County, Georgia and containing 20 acres, more or less, particularly described as follows: Bounded on the south by the right-of-way of the Atlantic Coast Line Railroad Co.; on the east by the right-of-way of the paved public road known as the County Farm Road (said road leading from the Boston-Thomasville Highway to the Thomas County Public Works Camp); on the north and west by the lands now or formerly of H. D. Burton. Said property is the same as that described in that certain deed from Guy S. Jones to C. L. Dekle dated August 17, 1929 and of record in Deed Book 4-Q, Page 227, of the Deed Records of said county, and being the land whereon the said C. L. Dekle now or formerly resides.

**EXCEPTED FROM THE ABOVE DESCRIBED PROPERTY** is that property sold by C. L. Dekle to H. Harold Burton and George W. Burton by deed dated July 22, 1974 and recorded in Deed Book 82, Page 20 of the Deed Records of Thomas County, Georgia, and subject to the easement contained in said deed from C. L. Dekle to H. Harold Burton

0 1703 016

## Original Deed – Page 2

and George W. Burton referred to above.

**TRACT II:** ALL THAT TRACT OR PARCEL OF LAND in the City of Thomasville, Thomas County, Georgia, designated as Lots Nos. 4 and 5, Block C, of Dawson Street Extension Subdivision, according to a plat of said subdivision recorded in Deed Book 4-G, Page 266, of the Deed Records of Thomas County, Georgia, and re-recorded in Deed Book 4-G, Page 601, aforesaid records, and more fully described as follows:

BEGINNING at a point on the western margin of Young Street a distance of 600 feet south from a concrete marker at the corner formed by the southern margin of Virginia Street with the western margin of Young Street, and from said point run thence south 12 degrees 30 minutes west along the western margin of Young Street a distance of 50 feet; thence north 77 degrees 30 minutes west a distance of 151 feet; thence north 12 degrees 30 minutes east a distance of 50 feet to the starting point on the western margin of Young Street.

TO HAVE AND TO HOLD the said above described premises, with all and singular the 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, their heirs and assigns, forever, in Fee Simple.

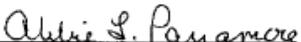
AND THE SAID Party of the First Part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said Parties of the Second Part, their heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set his hand and seal, the day and year first above written.

Signed, sealed and delivered in  
the presence of us in the  
County of Thomas  
State of Georgia

  
HASKELL H. DEKLE (L.S.)

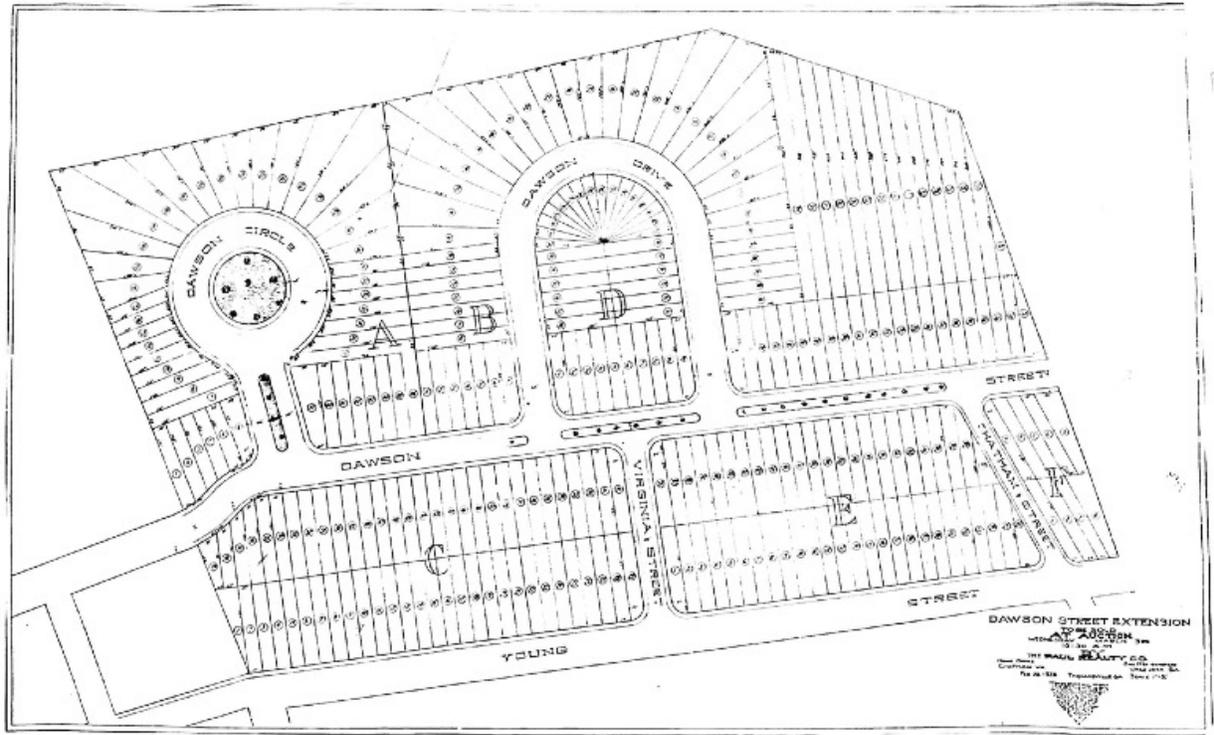
  
Unofficial Witness

  
Notary Public



0 1703 017

# Plat





***Go Bid Now!***

**[www.WiregrassAuctionGroup.com](http://www.WiregrassAuctionGroup.com)**