

# **Property Information**

**Charming Country Retreat Located on 57.5 +/- Acres**

**233 Stocks Dairy Road**

**Leesburg, Georgia (Lee County)**

**Online Only Auction**

**Bidding Ends January 16, 2018**



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

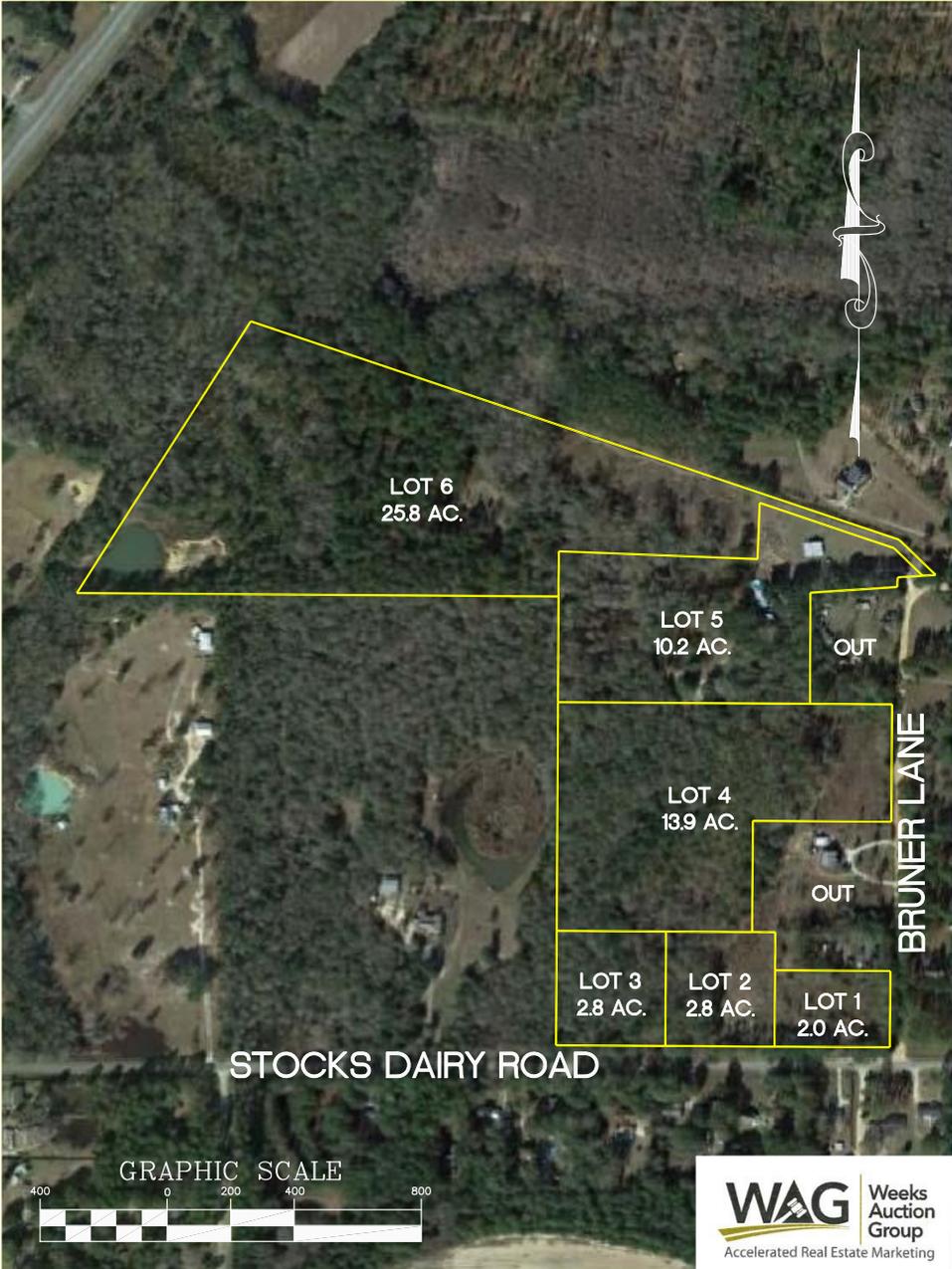
**Charming Country Retreat Located on 57.5 +/- Acres**  
**The Right Size Property, in the Right Location, You Name the Price!**  
**233 Stocks Dairy Road, Leesburg, Georgia (Lee County)**



**Property Features:**

- 57.5 +/- Acres located in the heart of Lee County
- Residential Development Potential
- Offered Divided and as a Whole
- Located 6 miles from Phoebe Putney Hospital
- Charming Country Retreat
  - Three Bedroom, 2.5 Bath
  - Heart Pine Throughout
  - Stained Glass Windows
  - Wrap Around Porches
  - In Ground Pool
  - Surrounded by Live Oaks
- Three Ponds
- Large Pole Barn
- Abundant Wildlife

**57.5 +/- Acres Offered Divided and as a Whole!**



***Buy One Tract or All Six at the Price You Set!***

**Property Address:** 233 Stocks Dairy Road, Leesburg, Georgia (Lee County)

**Property Directions from Albany:** From Liberty Expressway Exit 5 travel north on Philema Road / GA Hwy 91 for 3.8 miles to Stocks Dairy Road on the right. Turn right onto Stocks Dairy Road and travel 9/10 mile to the property on the left. ***Watch for Auction Signs!***

**Tax Parcels:** 271 105 007 (Lee County Parcel Number)  
271 105 007A (Lee County Parcel Number)  
271C 076 059 D01 (Lee County Parcel Number)

**Tax Amount:** The 2017 Tax Bill is \$2,241.78. Taxes per specific parcel are as follows:  
271 105 007 - \$509.37  
271 105 007A - \$901.31  
271C 076 059 D01 - \$831.10

**Flood Zone Designation:** The entire property is located in Flood Zone "X", a non-flood prone area.

**The property is being offered in individual tracts and as a whole.** If the property sells divided, a boundary survey will be completed prior to closing at the purchaser's expense. (Please refer to the Contract for Sale of Real Property for complete details.)

The total contract price is based on the estimated acreage shown on the auction division map and subject to adjustment based on the actual field survey completed after the auction. The total contract price per tract will be divided by the estimated acreage per tract to determine the contract price per acre for each tract. The actual acreage as determined by the post auction survey will be multiplied by the contract price per acre to calculate the adjusted contract price used for closing. (Please refer to the Contract for Sale of Real Property for complete details.)

In the event the property sells in its entirety, it may be purchased from the legal description of record.

**For More Info, Contact:**

**Weeks Auction Group, Inc.**  
**(229) 890-2437**  
**info@BidWeeks.com**

## **Legal Description - Parcel 271 105 007**

As found in Deed Book 1532 Page 008 in the Office of the Clerk of the Superior Court Lee County, Georgia

All that tract or parcel of land lying and being in Land Lot 105 of the First Land District of Lee County, Georgia, being the 7.805 acre tract of land as shown on the plat of survey entitled "Boundary Survey for Steve Stocks & Mary C. Stocks", prepared by Wiley E. Rice, Georgia Registered Land Surveyor No. 2946, of Marbury Engineering Co., dated March 1, 2004, and a copy of which is attached hereto and made a part hereof by this specific reference thereto.

The described property adjoins on the southern side of the 23.977 acre tract of land that was conveyed by Ellen P. Pitts, formerly known as Ellen P. Stocks, to Griffin Stephen Stocks and Mary C. Stocks, by the Warranty Deed dated April 12, 1995, and recorded in Deed Book 202, Page 198, in the Office of the Clerk of the Superior Court of Lee County, Georgia.

The conveyance of the above-described property is made subject to the public utility easements and other easements, visible or of record, affecting the conveyed property and to the valid and enforceable laws, ordinances and regulations applicable to, governing and regulating the use of the conveyed property.

## Legal Description - Parcel 271 105 007A

As found in Deed Book 1572 Page 123 in the Office of the Clerk of the Superior Court Lee County, Georgia

All that tract or parcel of land lying and being in Land Lot 105 of the First Land District of Lee County, Georgia, and being more particularly described as follows:

Beginning at the point of intersection of the northern right of way line of Bruner Lane (a 60-foot wide right of way) and the western right of way of Flowing Well Road (a 75-foot wide right of way); run thence South 84 degrees 18 minutes 00 seconds West along the northern right of way line of Bruner Lane 887.00 feet to a point; and run thence South 00 degrees 28 minutes 30 seconds West 30.17 feet to a point; and run thence South 84 degrees 18 minutes 00 seconds West 274.17 feet to the Point of Beginning of the herein described tract; from this Point of Beginning run thence South 01 degrees 44 minutes 51 seconds East 349.62 feet to a point; run thence North 88 degrees 27 minutes 56 seconds East 288.33 feet to a point on the center line of a 30-foot wide roadway easement; run thence South 01 degrees 30 minutes 39 seconds East along that center line 719.71 feet to a point; run thence South 88 degrees 27 minutes 02 seconds West 1,081.02 feet to a point; run thence North 01 degrees 34 minutes 43 seconds West 1,053.08 feet to a point; run thence North 88 degrees 30 minutes 00 seconds East 560.91 feet to a point; and run thence North 84 degrees 18 minutes 00 seconds East 232.21 feet to the Point of Beginning. The described tract contains an area of 23.977 acres, and the description is based upon a plat of survey entitled "Property of Steve Stocks," prepared by Ritchey M. Marbury, III, Georgia Registered Land Surveyor No. 1495, of Marbury Engineering Company (file AJ12533), and dated March 15, 1995.

LESS AND EXCEPT all that tract of parcel of land lying and being in Land Lot 105 of the First Land District of Lee County, Georgia, and being all of Lot 1 of Stocks Acres, according to the plat of the tract as is recorded in Plat Cabinet E, Slide E-121-D, in the Office of the Clerk of Superior Court of Lee County, Georgia. The described property is 1.5 acres in size and is known as 127 Bruner Lane, Leesburg, according to the present system of numbering of roads in Lee County, Georgia. This is the same property conveyed to Stephen James Stocks from Griffin Stephen Stocks and Mary C. Stocks by Warranty Deed, recorded November 14, 2006 at Deed Book 1116, Page 82, in the Office of the Clerk of Superior Court of Lee County, Georgia.

## Legal Description Parcel - 271C 076 059 D01

As found in Deed Book 1570 Page 269 in the Office of the Clerk of the Superior Court Lee County, Georgia

All those tracts or parcels of land lying and being in Land Lots 76 and 105 of the First Land District of Lee County, Georgia, and being more particularly described as follows:

Begin at the point of intersection of the northern right of way line of Bruner Lane (a 60 foot wide right of way) and the western right of way line of Flowing Well Road (a 75 foot wide right of way line), which point is also the southeastern corner of Lot 22 of Campbell Subdivision, Section 3, according to the plat of the subdivision as recorded in Plat Cabinet C, Slide C-191, in the Office of the Clerk of the Superior Court of Lee County, Georgia, run thence South 84 degrees 18 minutes 00 seconds West along the northern right of way line of Bruner Lane 580.00 feet to the Point of Beginning of the herein described tracts: from the Point of Beginning continue South 84 degrees 18 minutes 00 seconds West along the right of way line 307.00 feet to a point; run thence South 00 degrees 28 minutes 30 seconds West along the western right of way line of Bruner Lane 30.18 feet to a point; run thence South 84 degrees 18 minutes 00 seconds West 506.38 feet to a point; run thence South 88 degrees 30 minutes 00 seconds West 2,077.75 feet to a point on the southeastern right of way line of the old Albany Northern Railway right of way; run thence North 30 degrees 43 minutes 09 seconds East along the railroad right of way line 1,715.56 feet to a point which is on the northern line of Land Lot 105; run thence North 88 degrees 30 minutes 00 seconds East 506.80 feet to a point; run thence South 49 degrees 37 minutes 55 seconds East 1,936.40 feet to a point; run thence South 05 degrees 42 minutes 00 seconds East 100.00 feet to the Point of Beginning. The described tract contains an area of 60.044 acres, more or less, is known as Tracts 1 and 2 of Campbell Subdivision, Section 4, and fronts on Bruner Lane.

LESS AND EXCEPT THE FOLLOWING TRACTS:

Tract 1:

All the tract or parcel of land lying and being in Land Lot 105 of the First Land District of Lee County, Georgia, and being more particularly described as follows: Beginning at the point of intersection of the northern right of way line of Bruner Lane ( a 60 foot right of way) and the western right of way of Flowing Well Road (a 75 foot right of way); run thence South 84 degrees 18 minutes 00 seconds West 887.00 foot to a point; run thence South 00 degrees 28 minutes 30 seconds West 30.17 feet to a point; and run thence South 84 degrees 18 minutes 00 seconds West 274.17 feet to the Point of Beginning of the herein described tract; from this Point of Beginning; run thence South 01 degrees 44 minutes 51 seconds East 188.00 feet to a point; run thence South 84 degrees 18 minutes 00 seconds West 232.21 feet to a point; run thence North

01 degrees 44 minutes 51 seconds West 188.00 feet to a point; and run thence North 84 degrees 18 minutes 00 seconds East 232.21 feet to the Point of Beginning. The described tract contains an area of 1.00 acre and the description is based upon the plat of survey entitled "Property of Steve Stocks," prepared by Ritchey M. Marbury, III, of Marbury Engineering Company (#AJ12866) and dated September 11, 1995. This is the same property conveyed to Mary C. Stocks and Griffin Stephen Stocks, as joint tenants with right of survivorship, from Mary C. Stocks by Warranty Deed, recorded August 28, 1996 at Deed Book 259, Page 215, in the Office of the Clerk of Superior Court of Lee County, Georgia.

Tract 2:

All that tract or parcel of land lying and being in Land Lot 105 of the First Land District of Lee County, Georgia, and being more particularly described as all of Tract 2 of the redivision of Tracts 1 and 2 of Campbell Subdivision, Section four, according to the plat of the subdivision as recorded in Plat Cabinet E, Slide E-21, in the Office of the Clerk of Superior Court of Lee County, Georgia and being a 30.210 acre tract of land fronting on Bruner Lane in Lee County, Georgia. Reference is hereby specifically made to the referenced plat of the subdivision as prepared by Marbury Engineering Company (13920AJ) and dated July 2, 1998. This is the same property conveyed to Jimmy Owen Courson and Brenda Dale Courson from Griffin Stephen Stocks and Mary C. Stocks by Warranty Deed, recorded September 14, 1998 at Deed Book 363, Page 32 and rerecorded at Deed Book 368, Page 80, in the Office of the Clerk of the Superior Court of Lee County, Georgia.

# Tax Card - Parcel 271 105 007



### Summary

**Parcel Number** 271 105007  
**Location Address**  
**Legal Description** LL 105 DIST 1  
 (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 (UNINCORPORATED) (District 03)  
**Millage Rate** 32.206  
**Acres** 7.8  
**Homestead Exemption** No (S0)  
**Landlot/District** N/A

[View Map](#)

### Owner

TERRELL MILL POND LLC  
 C/O HELEN V KIRBO  
 2405 WESTGATE DRIVE  
 ALBANY, GA 31707

### Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	7.8

### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/5/2012	1532 8		\$35,000	Vac Land Market Sale	STOCKSSTEPHEN & MARY C	TERRELL MILL POND LLC
3/1/2004	835 289		\$0	Love & Affection	ELLEN P STOCKS	STOCKSSTEPHEN & MARY C

### Valuation

	2016	2015
Previous Value	\$39,900	\$39,900
Land Value	\$39,900	\$39,900
+ Improvement Value	\$0	\$0
+ Accessory Value	\$0	\$0
<b>= Current Value</b>	<b>\$39,900</b>	<b>\$39,900</b>

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

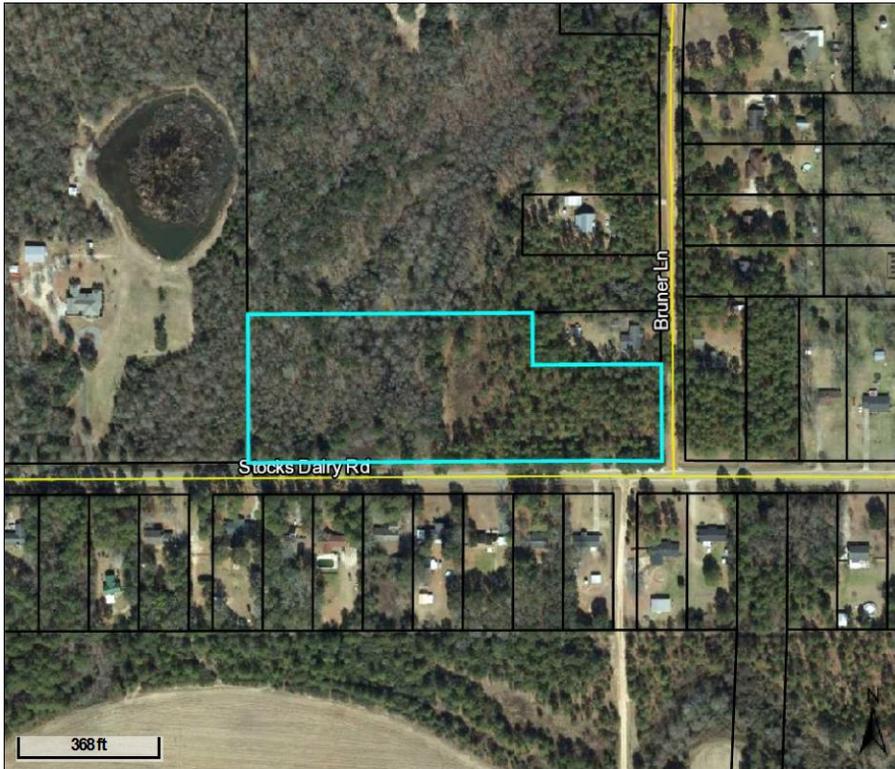
The Lee County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

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**Developed by**  
 The Schneider  
 Corporation

# Tax Map - Parcel 271 105 007



**Overview**

**Legend**

- Parcels
- Roads

<b>Parcel ID</b>	271 105007	<b>Owner</b>	TERRELL MILL POND LLC	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		C/O HELEN V KIRBO	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	COUNTY (UNINCORPORATED)		2405 WESTGATE DRIVE	4/5/2012	\$35000	LM	Q
	COUNTY (UNINCORPORATED)		ALBANY GA 31707	3/1/2004	\$0	LA	U
<b>Acres</b>	7.8	<b>Physical Address</b>	n/a				
		<b>Assessed Value</b>	Value \$39900				

(Note: Not to be used on legal documents)

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# Tax Bill 2017 - Parcel 271 105 007

## 2017 Property Tax Statement

Susan Smith  
Lee County Tax Commissioner  
100 Starksville Ave N  
Leesburg, GA 31763  
(229) 759-6015

Bill Number	Due Date	CURRENT YEAR DUE
25916	12/20/2017	\$509.37

Payment Good Through: 12/14/2017

Map: 271 105 007

Last payment made on:

Location:

TERRELL MILL POND LLC  
C/O HELEN V KIRBO  
2405 WESTGATE DRIVE

ALBANY, GA 31707

**RETURN THIS FORM WITH PAYMENT**

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all 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 of the exemption, you must apply for the exemption not later than April 1 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:

Lee County Tax Assessor  
104 Leslie Highway, Suite B  
Leesburg, Georgia 31763  
(229) 759-6010

If you feel that your property has been assigned to high a value for tax purposes by the Board of Tax Assessors, you should file a tax return reducing the value not later than April 1 in order to have an opportunity to have this value lowered for next years' taxes. Information on filing a return can be obtained at the location and phone number above.

Susan Smith  
Lee County Tax Commissioner  
100 Starksville Ave N  
Leesburg, GA 31763  
(229) 759-6015



Scan this code with your mobile phone to view or pay this bill.

**Tax Payer:** TERRELL MILL POND LLC  
**Map Code:** 271 105 007  
**Description:** LL 105 DIST 1  
**Location:**  
**Bill Number:** 25916  
**District:** 3

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$0.00	\$39,900.00	7.8	39900	12/20/2017	8/8/2017	12/14/2017	

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
STATE TAX	39900	15960	0	15960	0	0.00	0.00	0.00	
COUNTY M&O	39900	15960	0	15960	17.041	271.97	0.00	225.37	
SALES TAX ROLLBACK	0	0	0	15960	-2.92	0.00	-46.60	0.00	
SCHOOL M&O	39900	15960	0	15960	17.395	277.62	0.00	277.62	
SCHOOL BOND	39900	15960	0	15960	0.4	6.38	0.00	6.38	
<b>TOTALS</b>						<b>31.916</b>	<b>555.97</b>	<b>-46.60</b>	<b>509.37</b>

-Please Make Check or Money Order Payable to: Lee County Tax Commissioner  
-Please write the bill number(s) on your check.  
-If a receipt is desired, please include a stamped, self-addressed envelope.  
-If taxes are to be paid by a mortgage company, send them this portion only.  
-If you are paying after the due date, please call our office for the full amount due.  
-Interest and Penalties will apply after the due date as mandated by O.C.G.A 48-2-40 and 48-2-44

Current Due: \$509.37  
Penalty: \$0.00  
Interest: \$0.00  
Other Fees: \$0.00  
Back Taxes: \$0.00  
Amount Paid: \$0.00

TOTAL DUE: \$509.37

# Tax Card - Parcel 271 105 007A



## Summary

**Parcel Number** 271 105007A  
**Location Address** BRUNER LANE  
**Legal Description** LL 105 BRUNER LANE  
 (Note: Not to be used on legal documents)  
**Class** A4-Agricultural  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
**Tax District** COUNTY (UNINCORPORATED) (District 03)  
**Millage Rate** 32.206  
**Acres** 21.48  
**Homestead Exemption** No (S0)  
**Landlot/District** 105 / 01

[View Map](#)

## Owner

BRUNER NATURAL FARM LLC  
 2234 OVERTON ROAD  
 AUGUSTA, GA 30904

## Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodlands	Rural	4	12.5
RUR	Woodlands	Rural	9	7
RUR	Woodlands	Rural	6	1.98

## Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/5/2012	1572 122		\$70,600	Vac Land Market Sale	STOCKS GRIFFIN S &	BRUNER NATURAL FARM LLC
4/12/1995	202 198		\$0	Gift	PITTS ELLEN STOCKS	STOCKS GRIFFIN S. &

## Valuation

	2016	2015
Previous Value	\$70,600	\$70,600
Land Value	\$70,600	\$70,600
+ Improvement Value	\$0	\$0
+ Accessory Value	\$0	\$0
= <b>Current Value</b>	<b>\$70,600</b>	<b>\$70,600</b>
10 Year Land Covenant (Agreement Year / Value)		2006 / \$8,307

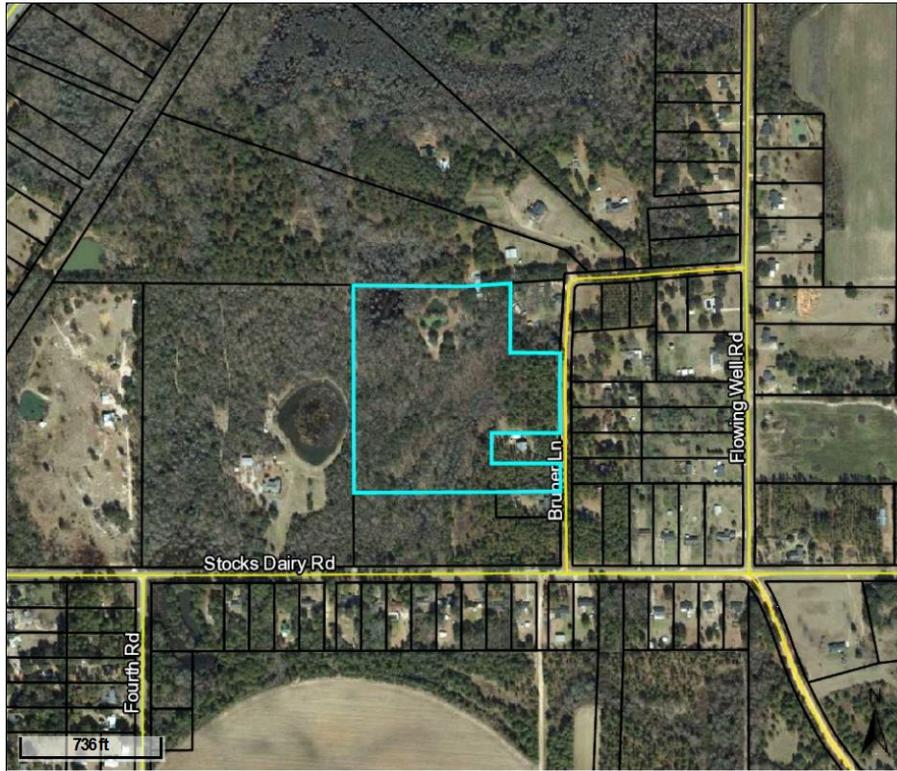
No data available for the following modules: Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

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# Tax Map - Parcel 271 105 007A



**Overview**

**Legend**

- Parcels
- Roads

<b>Parcel ID</b>	271 105007A	<b>Owner</b>	BRUNERNATURAL FARM LLC	<b>Last 2 Sales</b>			
<b>Class Code</b>	Agricultural		2234 OVERTON ROAD	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	COUNTY (UNINCORPORATED)		AUGUSTA GA 30904	4/5/2012	\$70600	LM	Q
	COUNTY (UNINCORPORATED)	<b>Physical Address</b>	BRUNERLANE	4/12/1995	\$0	GF	U
<b>Acres</b>	21.48	<b>Assessed Value</b>	Value \$70600				

*(Note: Not to be used on legal documents)*

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# Tax Bill 2017 - Parcel 271 105 007A

## 2017 Property Tax Statement

Susan Smith  
 Lee County Tax Commissioner  
 100 Starksville Ave N  
 Leesburg, GA 31763  
 (229) 759-6015

Bill Number	Due Date	CURRENT YEAR DUE
15302	12/20/2017	\$901.31

Payment Good Through: 12/14/2017

Map: 271 105 007A

Last payment made on:

Location: BRUNER LANE

BRUNER NATURAL FARM LLC

2234 OVERTON ROAD

AUGUSTA, GA 30904

**RETURN THIS FORM WITH PAYMENT**

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all 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 of the exemption, you must apply for the exemption not later than April 1 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:

Lee County Tax Assessor  
 104 Leslie Highway, Suite B  
 Leesburg, Georgia 31763  
 (229) 759-6010

If you feel that your property has been assigned to high a value for tax purposes by the Board of Tax Assessors, you should file a tax return reducing the value not later than April 1 in order to have an opportunity to have this value lowered for next years' taxes. Information on filing a return can be obtained at the location and phone number above.

Susan Smith  
 Lee County Tax Commissioner  
 100 Starksville Ave N  
 Leesburg, GA 31763  
 (229) 759-6015



Scan this code with your mobile phone to view or pay this bill.

**Tax Payer:** BRUNER NATURAL FARM LLC  
**Map Code:** 271 105 007A  
**Description:** LL 105 BRUNER LANE  
**Location:** BRUNER LANE  
**Bill Number:** 15302  
**District:** 3

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$0.00	\$70,600.00	21.48	70600	12/20/2017	8/8/2017	12/14/2017	

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
STATE TAX	70600	28240	0	28240	0	0.00	0.00	0.00	
COUNTY M&O	70600	28240	0	28240	17.041	481.24	0.00	398.78	
SALES TAX ROLLBACK	0	0	0	28240	-2.92	0.00	-82.46	0.00	
SCHOOL M&O	70600	28240	0	28240	17.395	491.23	0.00	491.23	
SCHOOL BOND	70600	28240	0	28240	0.4	11.30	0.00	11.30	
<b>TOTALS</b>						<b>31.916</b>	<b>983.77</b>	<b>-82.46</b>	<b>901.31</b>

-Please Make Check or Money Order Payable to: Lee County Tax Commissioner  
 -Please write the bill number(s) on your check.  
 -If a receipt is desired, please include a stamped, self-addressed envelope.  
 -If taxes are to be paid by a mortgage company, send them this portion only.  
 -If you are paying after the due date, please call our office for the full amount due.  
 -Interest and Penalties will apply after the due date as mandated by O.C.G.A 48-2-40 and 48-2-44

Current Due: \$901.31  
 Penalty: \$0.00  
 Interest: \$0.00  
 Other Fees: \$0.00  
 Back Taxes: \$0.00  
 Amount Paid: \$0.00

TOTAL DUE: \$901.31

# Tax Card - Parcel 271C 076 059 D01



**Summary**

**Parcel Number** 271C076059 D01  
**Location Address** BRUNER LANE  
**Legal Description** TRACT 1 CAMPBELL S/D PH. IV  
 (Note: Not to be used on legal documents)  
**Class** A5-Agricultural  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
**Tax District** COUNTY (UNINCORPORATED) (District 03)  
**Millage Rate** 32.206  
**Acres** 29.83  
**Homestead Exemption** No (S0)  
**Landlot/District** 105 / 01

[View Map](#)

**Owner**

THE FORECLOSURE REAL ESTATE GROUP  
 2234 OVERTON ROAD  
 AUGUSTA, GA 30904

**Rural Land**

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodlands	Rural	4	13.83
RUR	Woodlands	Rural	6	4
RUR	Woodlands	Rural	7	12

**Sales**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/5/2012	1570 269		\$48,200	Vac Land Market Sale	STOCKS GRIFFIN S &	THE FORECLOSURE REAL ESTATE GROUP
2/1/1995	196 052		\$51,000	Multi	CAMPBELL, R. EDGAR &	STOCKS GRIFFIN S. &

**Valuation**

	2016	2015
Previous Value	\$65,100	\$65,100
Land Value	\$65,100	\$65,100
+ Improvement Value	\$0	\$0
+ Accessory Value	\$0	\$0
= <b>Current Value</b>	<b>\$65,100</b>	<b>\$65,100</b>

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

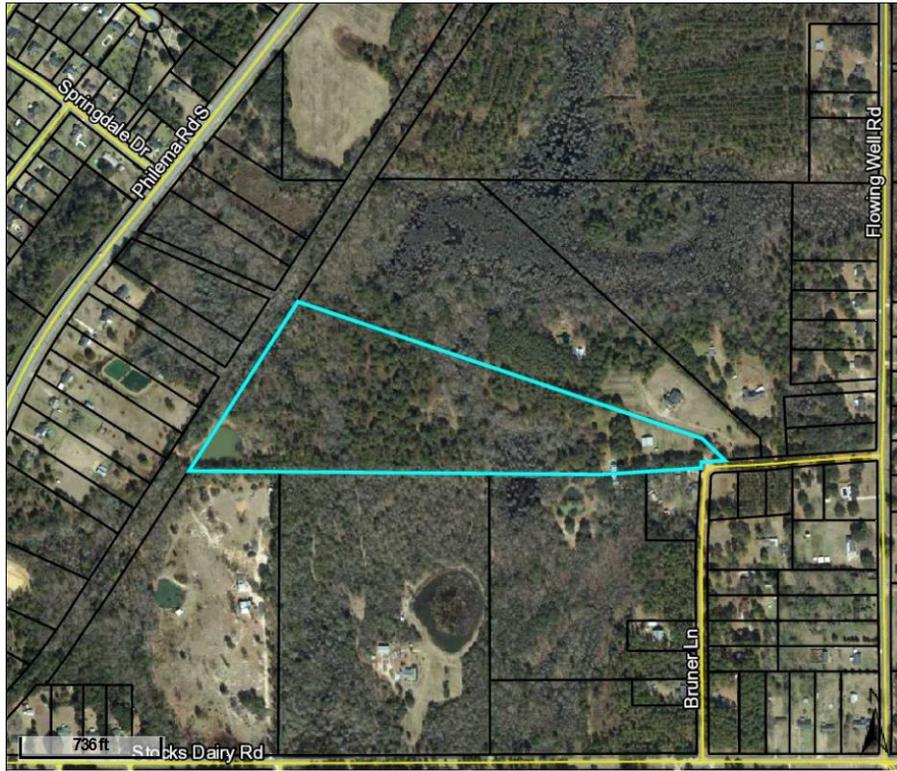
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**Developed by**  
 The Schneider  
 Corporation

# Tax Map Parcel 271C 076 059 D01



**Overview**

**Legend**

- Parcels
- Roads

<b>Parcel ID</b>	271C076059D01	<b>Owner</b>	THEFORECLOSUREREAL ESTATE GROUP	<b>Last 2 Sales</b>			
<b>Class Code</b>	Agricultural		2234 OVERTON ROAD	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	COUNTY (UNINCORPORATED)		AUGUSTA GA 30904	4/5/2012	\$48200	LM	Q
	COUNTY (UNINCORPORATED)	<b>Physical Address</b>	BRUNER LANE	2/1/1995	\$51000	MV	U
<b>Acres</b>	29.83	<b>Assessed Value</b>	Value \$65100				

(Note: Not to be used on legal documents)

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# Tax Bill 2017 - Parcel 271C 076 059 D01

## 2017 Property Tax Statement

Susan Smith  
 Lee County Tax Commissioner  
 100 Starksville Ave N  
 Leesburg, GA 31763  
 (229) 759-6015

Bill Number	Due Date	CURRENT YEAR DUE
25958	12/20/2017	\$831.10

Payment Good Through: 12/14/2017

Map: 271C 076 059  
 D01

Last payment made on:

Location: BRUNER LANE

THE FORECLOSURE REAL ESTATE  
 GROUP

2234 OVERTON ROAD

AUGUSTA, GA 30904

**RETURN THIS FORM WITH PAYMENT**

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all 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 of the exemption, you must apply for the exemption not later than April 1 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:

Lee County Tax Assessor  
 104 Leslie Highway, Suite B  
 Leesburg, Georgia 31763  
 (229) 759-6010

If you feel that your property has been assigned to high a value for tax purposes by the Board of Tax Assessors, you should file a tax return reducing the value not later than April 1 in order to have an opportunity to have this value lowered for next years' taxes. Information on filing a return can be obtained at the location and phone number above.

Susan Smith  
 Lee County Tax Commissioner  
 100 Starksville Ave N  
 Leesburg, GA 31763  
 (229) 759-6015



Scan this code with your mobile phone to view or pay this bill.

**Tax Payer:** THE FORECLOSURE REAL ESTATE GROUP  
**Map Code:** 271C 076 059 D01  
**Description:** TRACT 1 CAMPBELL S/D PH. IV  
**Location:** BRUNER LANE  
**Bill Number:** 25958  
**District:** 3

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$0.00	\$65,100.00	29.83	65100	12/20/2017	8/8/2017	12/14/2017	

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
STATE TAX	65100	26040	0	26040	0	0.00	0.00	0.00	
COUNTY M&O	65100	26040	0	26040	17.041	443.75	0.00	367.71	
SALES TAX ROLLBACK	0	0	0	26040	-2.92	0.00	-76.04	0.00	
SCHOOL M&O	65100	26040	0	26040	17.395	452.97	0.00	452.97	
SCHOOL BOND	65100	26040	0	26040	0.4	10.42	0.00	10.42	
<b>TOTALS</b>						<b>31.916</b>	<b>907.14</b>	<b>-76.04</b>	<b>831.10</b>

-Please Make Check or Money Order Payable to: Lee County Tax Commissioner  
 -Please write the bill number(s) on your check.  
 -If a receipt is desired, please include a stamped, self-addressed envelope.  
 -If taxes are to be paid by a mortgage company, send them this portion only.  
 -If you are paying after the due date, please call our office for the full amount due.  
 -Interest and Penalties will apply after the due date as mandated by O.C.G.A 48-2-40 and 48-2-44

Current Due: \$831.10  
 Penalty: \$0.00  
 Interest: \$0.00  
 Other Fees: \$0.00  
 Back Taxes: \$0.00  
 Amount Paid: \$0.00  
  
 TOTAL DUE: \$831.10