

Property Information

Estate of Willodene H. Lee

208 Hart Road

Pavo, Georgia 31778

Executive Country Home on 5 Acres

Real Estate Auction

March 8, 2017

Online Only Auction

*In addition to this amazing **real estate opportunity**, **Weeks Auction Group** is honored to offer for sale at Auction the Lifetime Collection of the Willodene H. Lee Estate*

Visit www.WeeksAuctionGroup.com to view the Auction or to download the Auction Inventory



Final Real Estate Contract to Include a 10% Buyer's Premium

**Executive Country Home on 5 +/- Acres
Three Bedroom Three Bath Home located at
208 Hart Road
Pavo, Georgia 31778**



Property Address: 208 Hart Road, Pavo, Georgia 31778 (Thomas County, Georgia)

Important Selling Features:

- Executive Country Home on 5 Acres
- Quite Country Living
- Brick Exterior with Charming County Interior
- 3 Bedrooms / 3 Baths
- Sunroom
- Fireplace in Large Den / Family Room
- Formal Dining Room
- Formal Living Room
- In-Ground Gunite Pool
- Two Car Garage
- Spacious Attic Storage

Driving Directions: From Moultrie, at the intersection of Veterans Parkway and GA Hwy 33 S (Pavo Road) travel south on GA Hwy 33 S (Pavo Road) for 7.2 miles to Hart Road on the right. Turn right onto Hart Road and travel .4 miles to the property on the right. ***Watch for Auction Signs!***

Driving Directions: From Pavo, at the intersection of GA Hwy 122 (Harris Street) and GA Hwy 33 S (Moultrie Road) travel north on GA Hwy 33 S (Moultrie Road) for 4.2 miles to Hart Road on the left. Turn left onto Hart Road and travel .4 miles to the property on the right. ***Watch for Auction Signs!***

GPS Coordinate: 31° 1.045'N 83° 45.956'W

Property Size (Acres): 5.00 +/- Acres

Assessor's Parcel Numbers: 001 045

Taxes (2017): \$1,685.95

Open House Dates:

Sunday, February 18, 2018 1:00 PM – 4:00 P.M.

Wednesday, February 21st 3:00 – 6:00 P.M.

Wednesday, February 28th 3:00 – 6:00 P.M.

Wednesday, March 7th 3:00 – 6:00 P.M.

For More Information Contact:

Mark L Manley CAI, AARE

Weeks Auction Group

(229) 891-1377

Mark@BidWeeks.com

Tax Card



Summary

Parcel Number 001 045
Location Address 208 HART RD
Legal Description 5 AC/ 208 HART RD
 (Note: Not to be used on legal documents)
Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning AG
Tax District 04 Fire District 03 (District 04)
Millage Rate 26.503
Acres 5
Neighborhood Rur Par North East (155020)
Homestead Yes (S4)
Exemption
Landlot/District 390 / 13



[View Map](#)

Owner

Lee Willodene H
 208 Hart Road
 Pavo, GA 31778

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	5

Residential Improvement Information

Style One Family
Heated Square Feet 2816
Interior Walls Plaster
Exterior Walls Brick Veneer
Attic Square Feet 0
Basement Square Feet 0
Year Built 1900
Roof Type Shingle Asphalt
Flooring Type Pine
Heating Type CH AC
Number Of Rooms 0
Number Of Bedrooms 0
Number Of Full Bathrooms 2
Number Of Half Bathrooms 0
Number Of Plumbing Extras 3
Value \$118,751
Condition Average
Fireplaces/Appliances FP Const 1 sty 1 Box 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Pool, Res., Poured Concrete	1965	30x16 / 480	1	\$7,440
Canopy, Low Cost Residential	1900	20x20 / 0	0	\$360
Paving, Concrete	1900	1x1 / 2700	1	\$4,889
Paving, Asphalt	1900	1x1 / 6662	1	\$4,221
Utility Bldg, Unfinished	1900	24x12 / 0	1	\$368
Canopy, Low Cost Residential	1900	12x24 / 0	0	\$83
Paving, Concrete	1900	1x1 / 480	1	\$707
Housesite w/Deep Well	1900	1x1 / 1	1	\$7,000

Permits

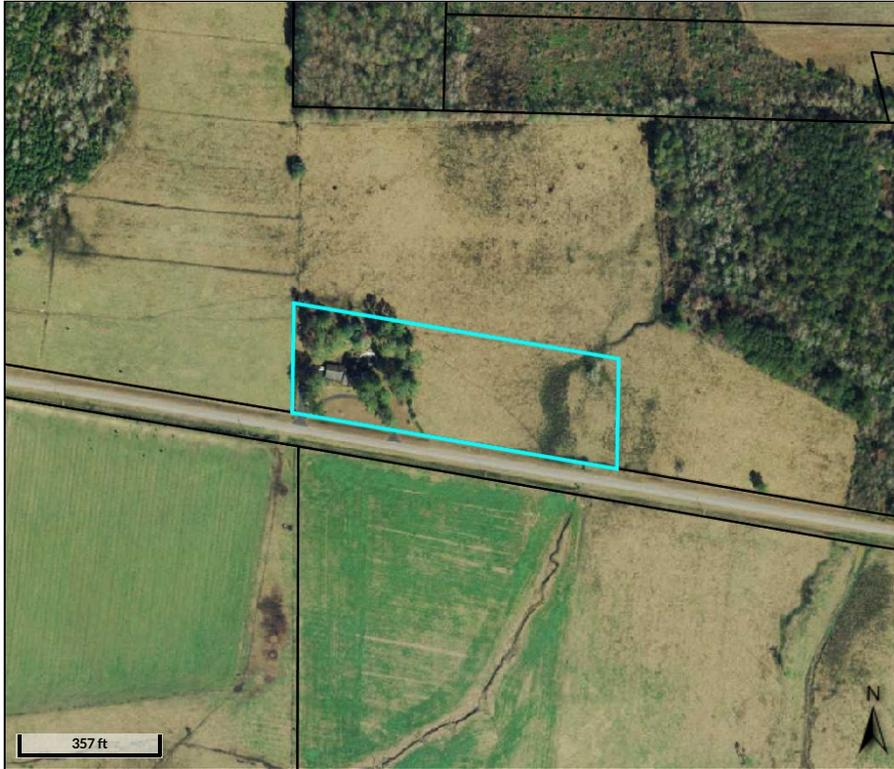
Permit Date	Permit Number	Type
05/18/2017	INH	Homestead Update

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/17/2005	1205 199		\$0	Estate/DOA	Lee Banner Jr estate	Lee Willodene H
10/25/1996	545 252	PC 3 16-G	\$0	Adjoining Property		LEE WILLODENE H

Tax Map

 **qPublic.net**™ Thomas County, GA



Overview



Legend

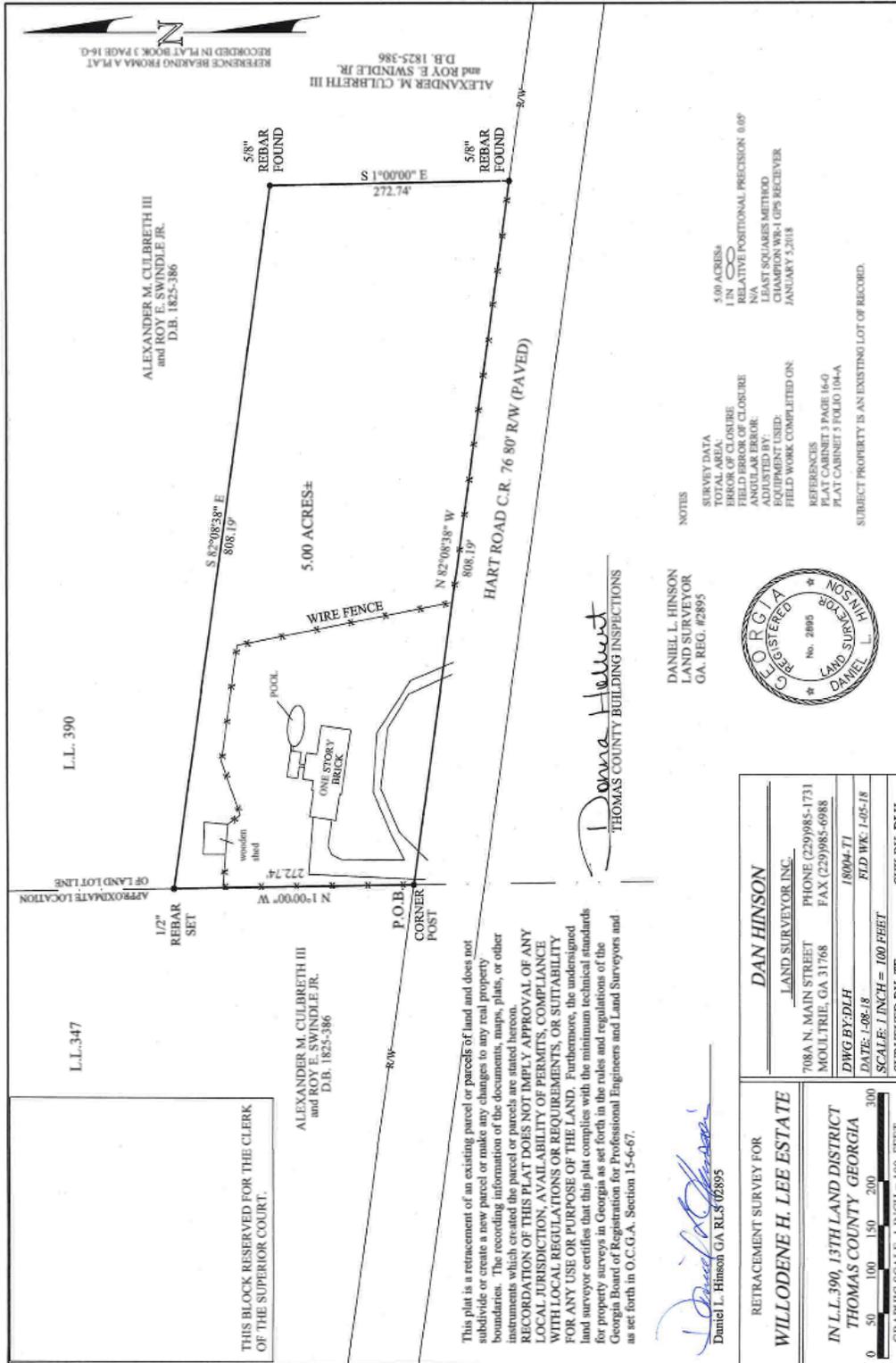
 Parcels

Parcel ID	001 045	Owner	Lee Willodene H	Last 2 Sales			
Class Code	Residential		208 Hart Road	Date	Price	Reason	Qual
Taxing District	04 Fire District 03		Pavo GA 31778	5/17/2005	\$0	19	U
	04 Fire District 03	Physical Address	208 HART RD	10/25/1996	\$0	01	U
Acres	5	Assessed Value	Value \$176856				
<i>(Note: Not to be used on legal documents)</i>							

Date created: 6/9/2017
Last Data Uploaded: 6/9/2017 12:31:16 AM

 Developed by
The Schneider Corporation

Plat



Property Tax Bill

2017 THOMAS COUNTY AD VALOREM TAX NOTICE

Internet Tax Bill

01/30/2018 11:47 PM

Alicia Hester
Thomas Co Tax Comm
P.O. Box 2175
Thomasville, GA 31799



BILL NUMB. 2017 13593
ACCT NUMB. 407790 010
TAXPAYER LEE WILLLODENE H
MAP NUMBER 00010-00000-045-000
LOCATION 5 AC/ 208 HART RD
CURRENT YEAR TAXES \$0.00

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

PAY THIS AMOUNT \$0.00
ON OR BEFORE 11/15/2017

LEE WILLLODENE H
 208 HART ROAD
 PAVO GA 31778

Alicia Hester
Thomas Co Tax Comm
P.O. Box 2175
Thomasville, GA 31799

Please return this portion of your bill with your payment in the enclosed envelope

2017 THOMAS COUNTY AD VALOREM TAX NOTICE

YEAR	BILL NUM	ACCOUNT NUMBER	DI	LOCATION/DESCRIPTION	MAP/PARCEL	FAIR MARKET VAL	
2017	13593	407790 010	04	5 AC/ 208 HART RD	00010-00000-045-000	176,856	
TAXING ENTITY		ASSESSMENT	EXEMPTION	TAXABLE VALUE	MILLAGE RATE	CREDITS	TAXES DUE
COUNTY		70742	4000	66742	0.007724	174.86	515.52
EMER SER		70742	0	70742	0.001764	0	124.79
FIRE 3		70742	0	70742	0.002353	0	166.46
SCHOOL		70742	10000	60742	0.014474	0	879.18

BASE AMOUNT \$1,685.95
 PENALTY/FEES \$0.00
 INTEREST \$0.00
 TOTAL AMT PAID \$1,685.95
TOTAL TAX DUE \$0.00

The gradual reduction and elimination of the STATE MILLAGE RATE is the result of property tax relief passed by the Governor, the Georgia State Senate, and the House of Representatives.

CREDITS ARE LISTED FOR INFORMATION PURPOSES ONLY

LEE WILLLODENE H
 208 HART ROAD
 PAVO GA 31778

PAYMENT MUST BE MADE ON OR BEFORE
 11/15/2017
 YOUR CANCELLED CHECK IS YOUR RECEIPT

Alicia Hester
Thomas Co Tax Comm
P.O. Box 2175
Thomasville, GA 31799

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 receiving the benefit of the exemption, you must apply for the exemption no later than 4/1/2018 in order to receive the exemption. you may contact the office of the County Tax Office at 225 N BROAD ST. 229-225-4136

If you feel that your property has been assigned too high a value for tax purposes by the the Board of Tax Assessors, you should file a tax return reducing the value no later than 4/1/2018 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 STREET. and/or 229-225-4136

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 11.618
 Reduction in mill rate due to rollback to taxpayers of sales tax proceeds this previous year 2.360
 Actual mill rate set by local officials incorporated 8.037
 Actual mill rate set by local officials unincorporated 8.053