

Go Bid  
**NOW!**

# *Property Information*

*Online Only Auction*

*Ranch Style Home in  
Buford, Gwinnett  
County, Georgia*

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



**175 Rowe Street  
Buford, Georgia 30518**

**February 17, 2021 at 2:00 P.M.**

**Online Only Auction**



(229) 890 – 2437

www.WeeksAuctionGroup.com



## Introduction

Dear Prospective Bidders,

Weeks Auction Group is pleased to announce the public Online Only Auction of this 3 Bedroom / 1 Bath ranch style home located on a quiet street at 175 Rowe Street, Buford, Gwinnett County, Georgia.

This 1408 sq. ft. home is located on a large .41 +/- acre lot in a quiet neighborhood near the heart of old town Buford. The home features hardwood floors throughout much of the living area, a huge bonus room with access to a deck overlooking the back yard and raised flower / vegetable beds. A storage room is in the attached garage.

Bidding for this property will open on February 2, 2021 at 10:00 a.m. eastern time and continue to February 17, 2021. Bidding will begin closing at 4:00 p.m. 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](http://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.

Jimmy Fitzpatrick  
Auction Coordinator





**Auction Date and Time:**

February 17, 2021 at 2:00 P.M.

**Open House Dates and Times:**

Saturday, February 6 from 12:00 P.M. to 3:00 P.M.

Saturday, February 13 from 12:00 P.M. to 3:00 P.M.

**For More Information Contact:**

Jimmy Fitzpatrick  
Auction Coordinator  
Weeks Auction Group, Inc.  
(229) 890 – 2437 Office  
(229) 221 – 9209 Cell  
Jimmy@BidWeeks.com

## Property Information

**Property Address:** 175 Rowe Street, Buford, Georgia 30518

**Auction Date:** February 17, 2021 at 2:00 P.M.

**Property Size (Acres):** .41 +/- Acres

**Assessor's Parcel Number:** Gwinnett R7293 069

**Taxes (2020):** Gwinnett County - \$838.62  
City of Buford - \$757.03

**Driving Directions:** From Downtown Buford, via E Main St NE and W Shadburn Ave, head southwest on E Jones Alley toward S Harris St and travel 33 ft. Turn right at the 1st cross street onto S Harris St. Turn left onto E Main St NE and travel 0.3 mi. Turn right onto N Church St and travel 128 ft. Turn left onto W Shadburn Ave and travel 0.6 mi. Turn right onto Rowe St and travel 394 ft, property is located on the right. ***Watch for Auction Signs!***

### Important Selling Features:

- 1,408 sq.ft. Ranch style home on .41 acres
- 3 bedroom /1 bathroom with hardwood floors and huge bonus room with carpet
- Great yard, storage room, car port, and back deck.
- Located in the heart of old town Buford
- Buford City utilities
- Buford City schools

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## Aerial Map



# Floor Plan



# Tax Card Parcel – Page 1



Tax Assessor's Office

[Secure Login](#) V04

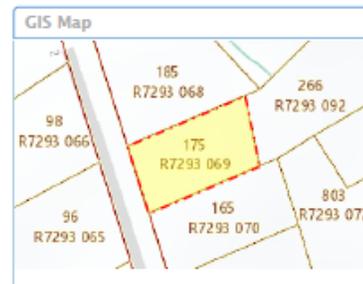
I Want To... [Tax Assessor](#)



## Property Detail

- [Go Back](#)
[Neighborhood Sales](#)
[Property Report](#)

General Info		
KECK FRANCIS D KECK SHIRLEY M 175 ROWE ST BUFORD GA 30518-2829	Property ID	R7293 069
	Alternate ID	1441340
	Address	175 ROWE ST
	Property Class	Residential SFR
	Neighborhood	7992
	Deed Acres	0.4100



Value History						
Year	2020	2019	2018	2017	2016	
Reason	Notice of Current Assessment	Adjusted for Market Conditions	Notice of Current Assessment	Notice of Current Assessment	Notice of Current Assessment	
Land Val	\$42,000	\$42,000	\$14,000	\$14,000	\$14,000	
Imp Val	\$104,100	\$104,100	\$69,400	\$69,400	\$69,400	
<b>Total Appr</b>	<b>\$146,100</b>	<b>\$146,100</b>	<b>\$83,400</b>	<b>\$83,400</b>	<b>\$83,400</b>	
Land Assd	\$16,800	\$16,800	\$5,600	\$5,600	\$5,600	
Land Use	\$0	\$0	\$0	\$0	\$0	
Imp Assd	\$41,640	\$41,640	\$27,760	\$27,760	\$27,760	
<b>Total Assd</b>	<b>\$58,440</b>	<b>\$58,440</b>	<b>\$33,360</b>	<b>\$33,360</b>	<b>\$33,360</b>	

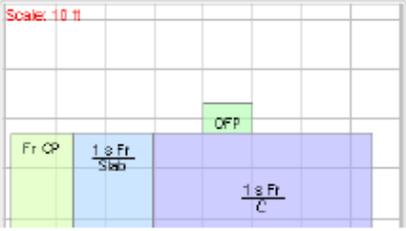
Transfer History									
Book	Page	Date	Grantor	Grantee	Deed	Type	Vacant Land	Sale Price	
56983	390	10/18/2019	BIGGS GARY L	KECK FRANCIS D	<u>FD</u>	<u>QY</u>	No	\$176,000	
39154	229	6/25/2004	POOLE TONY W	BIGGS GARY L	<u>WD</u>	<u>QY</u>	No	\$105,000	
29589	00238	10/31/2002	PUCKETT THOMAS A & ROBIN K	POOLE TONY W	<u>WD</u>	<u>NN</u>	No	\$0	
29589	238	10/31/2002	PUCKETT THOMAS A & ROBIN K	POOLE TONY W	<u>WD</u>	<u>ND</u>	No	\$0	
		8/17/1998		ADAMS VAN A	<u>WD</u>	<u>DD</u>	No	\$65,000	
16682	00187	8/17/1998	ADAMS VAN A	PUCKETT THOMAS A & ROBIN K	<u>WD</u>	<u>QY</u>	No	\$65,000	
16682	187	8/17/1998	ADAMS VAN A	PUCKETT THOMAS A & ROBIN K	<u>WD</u>	<u>QY</u>	No	\$65,000	

**ROI**

[Attributes](#)
 [Floor Areas](#)
 [Exterior Features](#)

Story	Attribute	Detail
	Type	Ranch
	Occupancy	Single family
	Roof Structure	Gable-Hip

## Tax Card Parcel – Page 2

Scale: 10 ft	
	
Address	175 ROWE ST
Type	Ranch
Grade	C
Year Built	1950

1	Roof Cover	Comp sh 240-260#
1	Heating	Forced hot air-gas
	A/C	Central air
	Stories	1.0
	Bedrooms	2
	Bathrooms	1
	Exterior Wall	Wood siding
	Interior Flooring	Carpet

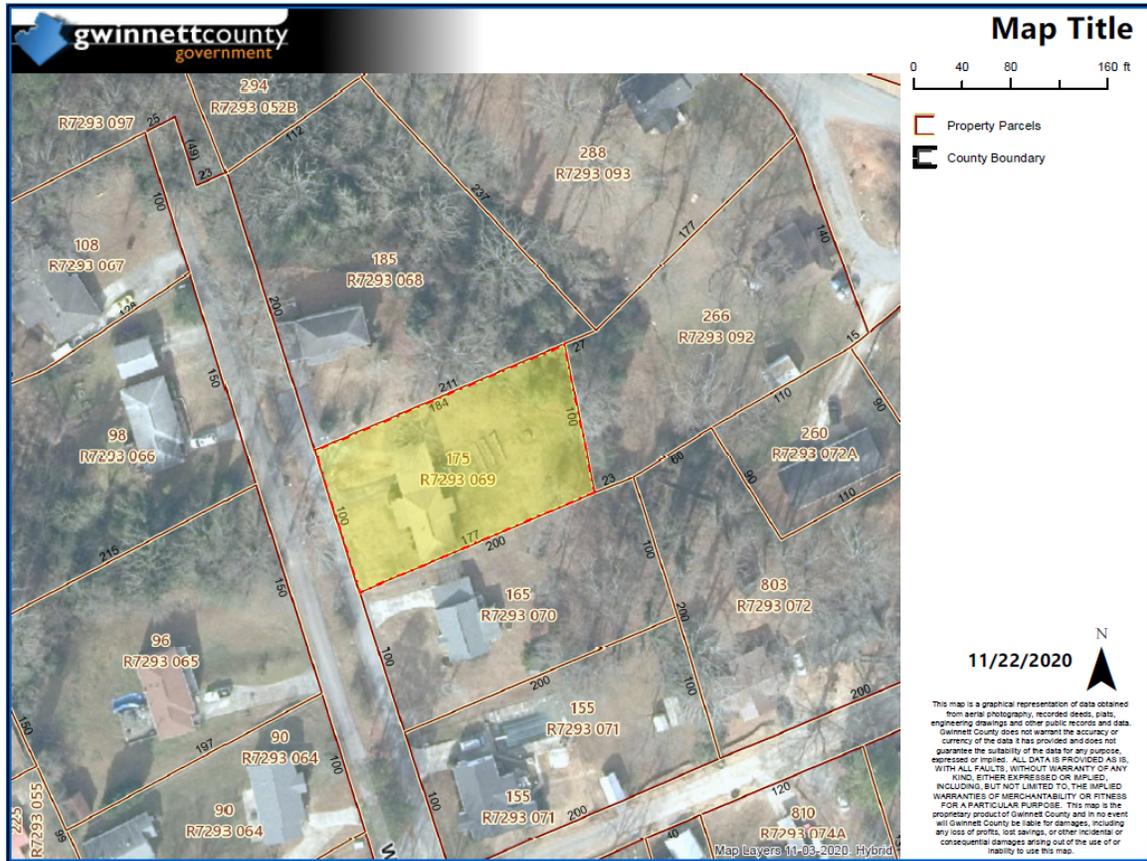
Improvements
Improvements do not exist for this account.

Land Details				
Primary Use	Land Type	Acres	Eff. Frontage	Eff. Depth
	RD 1 – Primary Site	0.41	0	0

Legal Description	
Line	Description
1	ROWE ST

Terms Of Use Privacy Statement Copyright 2019 by Aumentum Technologies

# Tax Map Parcel



# Tax Bill – Gwinnett County



**NOTICE OF TAXES - GWINNETT COUNTY, GEORGIA**  
**Richard Steele, Tax Commissioner**  
[www.GwinnettTaxCommissioner.com](http://www.GwinnettTaxCommissioner.com)

PARCEL ID	TAX YEAR	OWNER OF RECORD	
R7293 069	2020	KECK FRANCIS D KECK SHIRLEY M	
DISTRICT		PROPERTY LOCATION & DESCRIPTION	
BUFORD		175 ROWE ST ROWE ST	
<p><b>READ THE REVERSE OF THIS BILL, PLUS THE ENCLOSED FAQs AND WATCH OUR VIDEOS TO UNDERSTAND YOUR 2020 PROPERTY TAX BILL.</b>            If you have an escrow account, your tax information is available to your mortgage company; however, it is your responsibility to ensure taxes are paid.</p>			
APPRAISAL DETAIL		YOUR EXEMPTION & CREDIT SAVINGS	
LAND VALUE:	\$42,000		
BUILDING VALUE:	\$104,100		
TOTAL VALUE:	\$146,100		
ASSESSED VALUE:	\$58,440		
ACREAGE:	0.414400		
<p><b>COUNTY GOVERNMENT TAXES -</b> Levied by the Board of Commissioners and representing 100.00% of your total ad valorem tax amount.</p>			
TAXING AUTHORITY	ASSESSED VALUE	- VOE -	EXEMPTIONS = TAXABLE VALUE X MILL RATE = TAXES LEVIED
COUNTY GENERAL FUND	58,440	0	0 58,440 0.008950 408.18
DETENTION CENTER BOND	58,440	0	0 58,440 0.000000 0.00
DEVELOPMENT/CODE ENFORCEMENT	58,440	0	0 58,440 0.000000 0.00
ECONOMIC DEVELOPMENT	58,440	0	0 58,440 0.000300 17.53
FIRE & EMS	58,440	0	0 58,440 0.003200 187.01
POLICE	58,440	0	0 58,440 0.002900 169.48
RECREATION	58,440	0	0 58,440 0.001000 58.44
<b>TOTAL COUNTY TAXES</b>			<b>0.014350 838.62</b>
<p><b>SCHOOL TAXES -</b> Levied by the Board of Education and representing 0.00% of your total ad valorem tax amount.</p>			
<p><b>STATE, CITY &amp; OTHER TAXES -</b> Levied by the State, City or other authorities and representing 0.00% of your total ad valorem tax amount.</p>			
TAXING AUTHORITY	ASSESSED VALUE	- VOE -	EXEMPTIONS = TAXABLE VALUE X MILL RATE = TAXES LEVIED
STATE	58,440	0	0 58,440 0.000000 0.00
<b>TOTAL OTHER TAXES</b>			<b>0.00</b>
<b>TOTAL MILLAGE RATE: 0.014350</b>		<b>TOTAL AD VALOREM TAXES: 838.62</b>	
OTHER ASSESSMENTS		COMBINED TAXES AND ASSESSMENTS	
		CHARGE	AMOUNT
		AD VALOREM TAXES:	838.62
		TOTAL AMOUNT DUE	838.62
<b>TOTAL OTHER ASSESSMENTS:</b>		<b>GRAND TOTAL DUE THIS BILLING: 838.62</b>	

**RETURN THIS PORTION WITH YOUR PAYMENT**

09/21/2020

TAX YEAR	PARCEL ID	DUE DATE	TOTAL DUE	AMOUNT PAID
2020	R7293 069	12-1-2020	\$838.62	

Address Change:

Check here and fill out the back of this remittance slip if your billing address or property location has changed.

R7293 069 46343 37.372

FRANCIS D KECK  
 175 ROWE ST  
 BUFORD GA 30518-2829

\*1111\*

1 20 187293000690000 6 00000083862 00000083862 6

# Tax Bill – City of Buford

FMUMFB	CITY OF BUFORD TAX COLLECTOR			2/01/21
FMUMFB01	Clerk SP	Date 2021 02 01	Sequence 082109	8:23:46
Bill Number . .	2020 004022	Acct R01441340	Fair Mkt Val	146,100
Taxpayer Name. .	KECK FRANCIS D		Bill Date	2020 09 29
Additional Name.			Due Date	2020 12 20
Address Line 1 .	175 ROWE ST		H/S Code	
Address Line 2 .			Lender Code	
City ST Zip 4. .	BUFORD	GA 30518	Under Appeal	
Loctn/Desc . . .	175 ROWE ST		Bankruptcy	
Map Blk Par Sub.	7293 069	Dist 02	Check Notes	
Original Bill	Adj & Charges	Payments	Descriptions	This Tran
739.27		739.27-	Taxes	.....
			Assessment Pen	.....
			Interest	.....
			Costs	.....
			10% Penalty	.....
			Other Penalty	.....
739.27		739.27-	TOTALS	.....
		Last T/A Date	Payment/Adjust	(P/A) P
		PP 2020 12 06	Reason Code	(F13) 00

F1=Options                      F3=Return                      F4=Delete                      F8=Adj to Total

## Legal Description

DEED B: 56983 P: 00391 10/25/2019 05:00 PM  
19D095845 Page 2 of 2

### Exhibit "A"

All that tract or parcel of land lying and being in Land Lot 293 of the 7th District, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at an iron pin located on the Northeasterly side of Rowe Street, 200.0 feet Northwesterly as measured along the Northeasterly side of Rowe Street from the point of intersection of the Northeasterly side of Rowe Street with the Northwesterly side of Jackson Street; thence running Northwesterly along the Northeasterly side of Rowe Street, 100.0 feet to an iron pin found; thence North 57 degrees 15 minutes East 184.0 feet to a point; thence Southeasterly 100.0 feet to a point; thence South 57 degrees 15 minutes West, 177.0 feet to the iron pin located on the Northeasterly side of Rowe Street at the point of beginning; and being known as part of tract #10, Subdivision of W.H. Rowe property, as per plat recorded at Plat Book E, Page 202, Gwinnett County records.

This Deed is given subject to all easements and restrictions of record, if any.

Subject Property Address: 175 Rowe Street, Buford, GA 30518

Parcel ID: R7293 069

***Go Bid Now!***



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