

Go Bid  
**NOW!**

# *Property Information*

*Scenic Home on 2 Acres -  
Worth County*

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

*Online Only Auction*



**329 Doerun Road  
Doerun, Georgia 31744**

**Tuesday, May 4, 2021 at 2:00 P.M.**



(229) 890 - 2437

www.WeeksAuctionGroup.com



## Introduction

Dear Prospective Bidders,

Weeks Auction Group is pleased to announce the Public Auction of the Estate of Christine Tyson Patterson which includes this 1,518 Sq.Ft. beautiful, farm house on 2 acres in Worth County.

This is a 4 bedroom and 2 bath farm house with two fireplaces. It also features a great yard, pond views, pecan trees, a metal shop, covered front porch, and back patio. This property is located on 329 Doerun Road, Doerun, Georgia.

Bidding for this property will open on April 20, 2021 at 10:00 a.m. eastern time and continue to May 4, 2021. Bidding will begin closing at 2:00 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:** May 4, 2021 at 2:00 P.M.

**Open House Dates and Times:** Thursday, April 22, 2021 4:00 pm – 6:00 pm  
Saturday, May 1, 2021 10:00 am – 12:00 pm

**For More Information Contact:** Jimmy Fitzpatrick  
Auction Coordinator  
Weeks Auction Group  
(229) 890-2437 Office  
(229) 221-9209 Cell  
Jimmy@BidWeeks.com

## Property Information

**Property Address:** 329 Doerun Road, Doerun, Georgia 31744

**Auction Date:** May 4, 2021 at 2:00 P.M.

**Property Size:** 1,518 Sq. Ft

**Assessor's Parcel Numbers:** Worth - 00490018

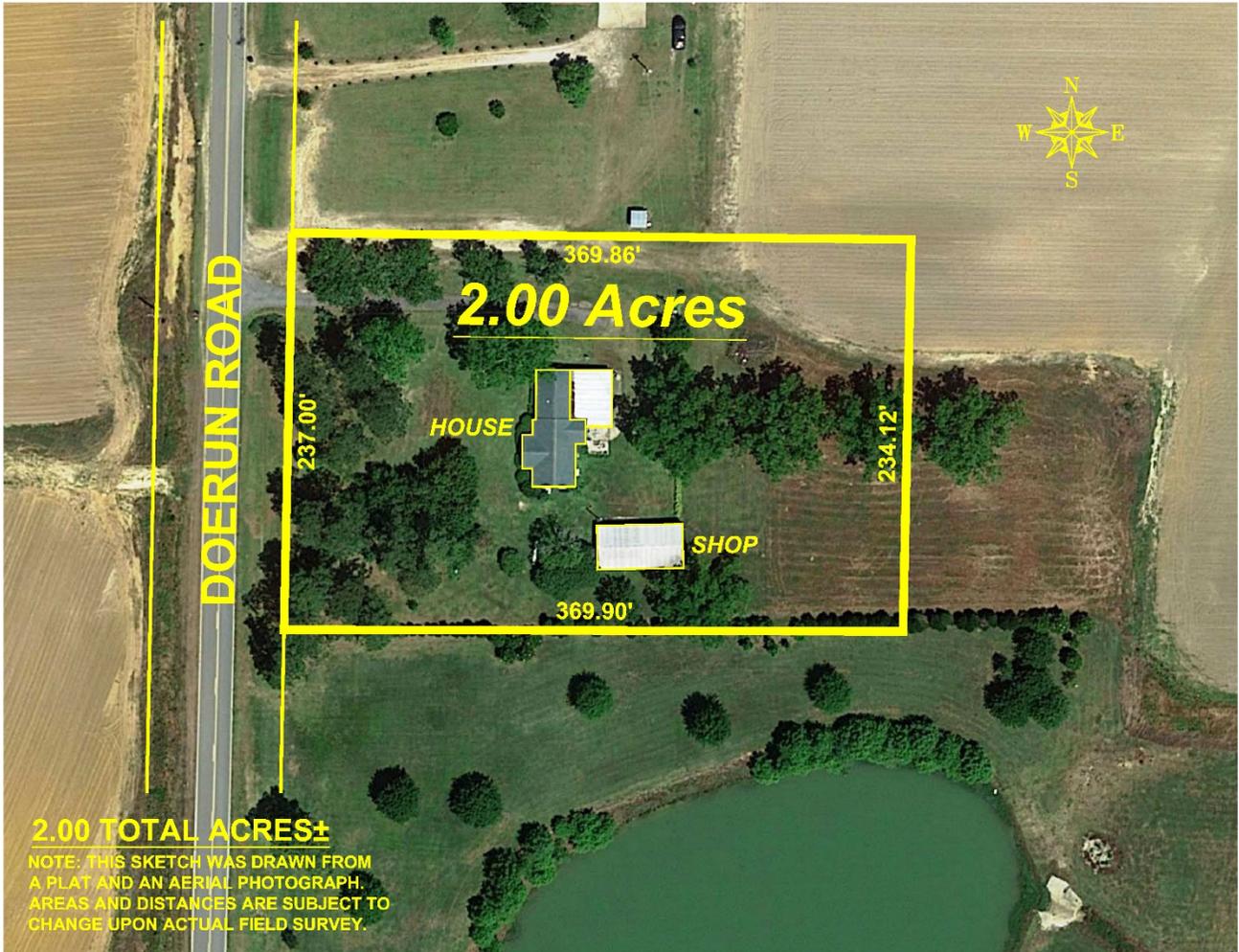
**2020 Property Taxes:** \$859.83

**Driving Directions:** In Doerun at the intersection of GA Hwy 133 / Broad Avenue and Doerun Road / Peachtree Street, travel north on Doerun Road / Peachtree Street for 3.8 miles to the property on the right. ***"Watch for Auction Signs!"***

### Important Selling Features:

- 1,518 Sq. Ft. Farm House on 2 acres with metal shop
- 4 bedroom /2 bathroom
- Great yard, covered front porch, and large back patio
- Located in Worth County

## Aerial Map



## Floor Plan



# Tax Card Parcel – Page 1

## Worth - 00490018



### Summary

**Parcel Number** 00490018  
**Location Address** 329 DOERUN RD  
**Legal Description** RESIDENCE  
(Note: Not to be used on legal documents)  
**Class** R3-Residential  
(Note: This is for tax purposes only. Not to be used for zoning.)  
**Tax District** County (District 01)  
**Millage Rate** 28.651  
**Acres** 2  
**Homestead Exemption** No (\$0)  
**Landlot/District** 52 / 7TH

[View Map](#)

### Owner

PATTERSON CHRISTINE TYSON  
 2722 DEFORD MILL RD SE  
 OWENS CROSS ROADS, AL 35763

### Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Homesite 2.0 AC	Rural	1	2

### Residential Improvement Information

**Style** One Family  
**Heated Square Feet** 1518  
**Interior Walls** Sheetrock  
**Exterior Walls** Vinyl Siding  
**Foundation** 004  
**Attic Square Feet** 0  
**Basement Square Feet** 0  
**Year Built** 1941  
**Roof Type** 003  
**Flooring Type** Carpet/Tile  
**Heating Type** Central Heat & AC  
**Number Of Rooms** 0  
**Number Of Bedrooms** 0  
**Number Of Full Bathrooms** 0  
**Number Of Half Bathrooms** 0  
**Number Of Plumbing Extras** 0  
**Value** \$62,162  
**Condition** Average  
**Fireplaces/Appliances** Const 1 sty 1 Box 1  
**House Address** 329 DOERUN

### Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
CANOPY, AVERAGE	1900	0x0 / 0	1	\$1,250
CANOPY, AVERAGE	1900	24x25 / 0	1	\$1,250

### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/11/2004	637 296	24211	\$0	Unqualified - Improved		PATTERSON, CHRISTINE

### Valuation

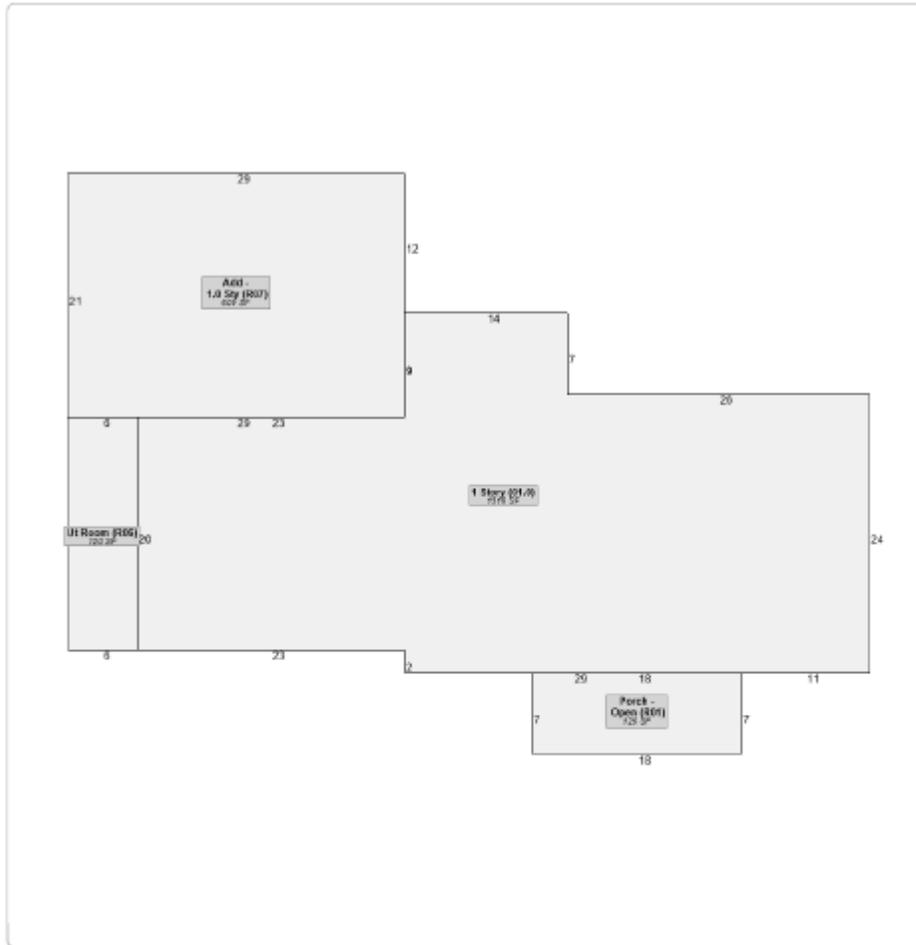
	2020	2019	2018	2017	2016
Previous Value	\$79,662	\$79,662	\$79,662	\$79,662	\$79,662
Land Value	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
+ Improvement Value	\$62,162	\$62,162	\$62,162	\$62,162	\$62,162
+ Accessory Value	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
= Current Value	\$79,662	\$79,662	\$79,662	\$79,662	\$79,662

### Assessment Notice 2020

[Assessment Notice 2020 \(PDF\)](#)

**Tax Card Parcel – Page 2**  
**Worth - 00490018**

Sketches



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

The Worth 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.

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

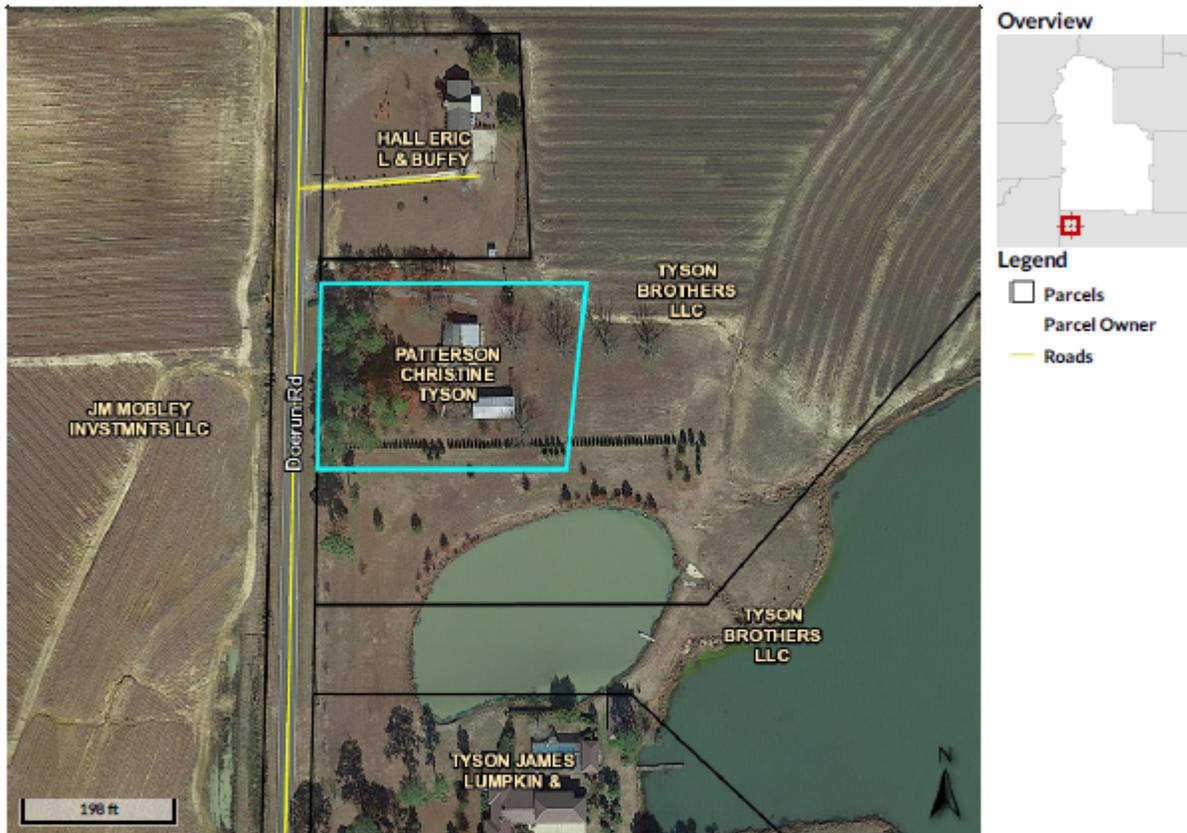
[Last Data Upload: 2/26/2021, 7:22:40 AM](#)

Developed by  
 Schneider  
 GEOSPATIAL

[Version 2.3.108](#)

**Tax Map Parcel**  
**Worth - 00490018**

 **qPublic.net™** Worth County, GA



<b>Parcel ID</b>	00490018	<b>Owner</b>	PATTERSON CHRISTINE TYSON	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		2722 DEFORD MILL RD SE	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	County		OWENS CROSS ROADS, AL 35763	6/11/2004	0	UI	U
<b>Acres</b>	2	<b>Physical Address</b>	329 DOERUN RD	n/a	0	n/a	n/a
		<b>Assessed Value</b>	Value \$79662				

(Note: Not to be used on legal documents)

Date created: 2/26/2021  
 Last Data Uploaded: 2/26/2021 7:22:40 AM

Developed by  **Schneider**  
 GEOSPATIAL

## Legal Description

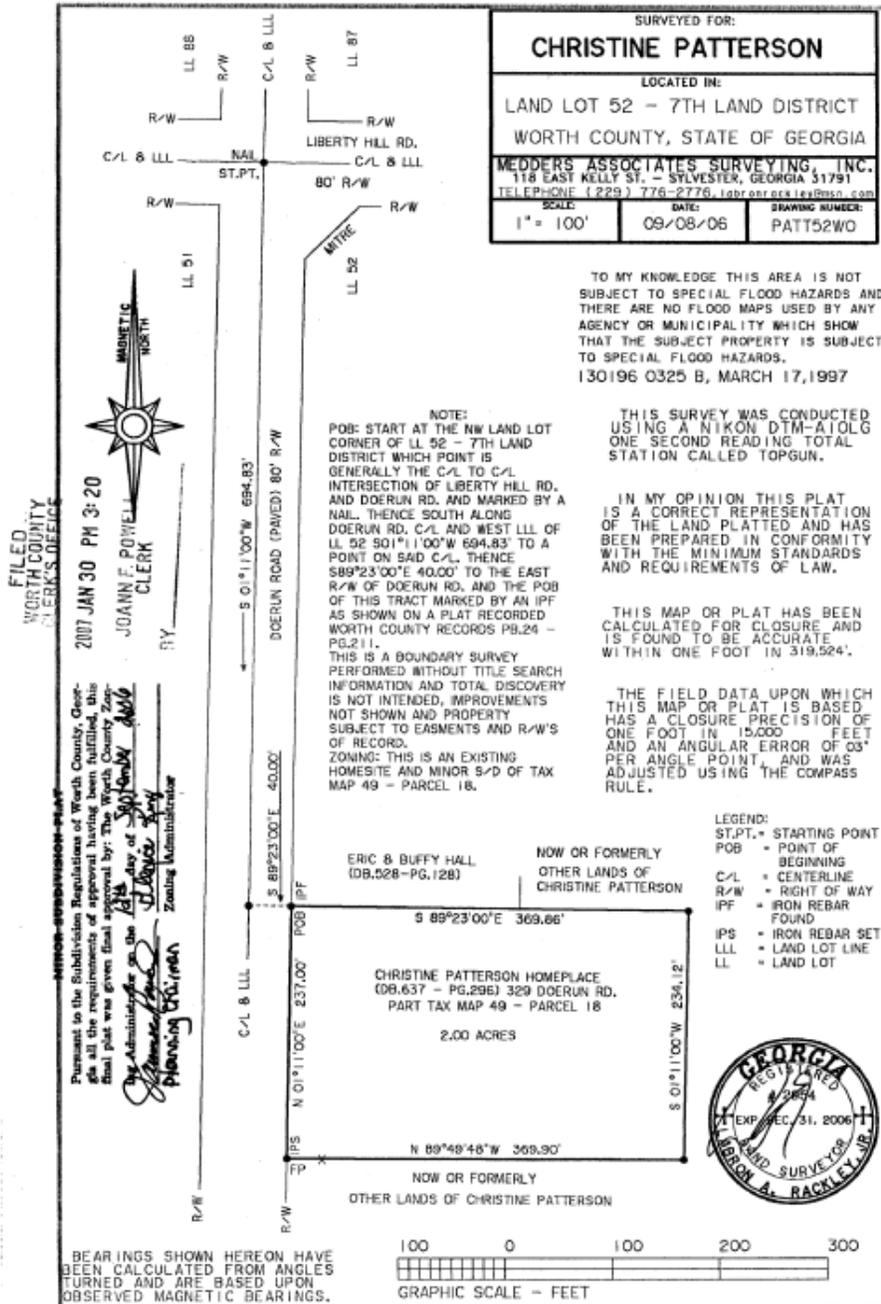
All that tract or parcel of land lying, situate, and being 2.00 acres in Land Lot 52 in the 7<sup>th</sup> Land District of Worth County, Georgia, more particularly described as follows: COMMENCE at northwest corner of said Land Lot 52; go thence South 01 degree 11 minutes 00 seconds West following the west land lot line along the center of the 80 foot public right of way of Doerun Road a distance of 694.83 feet; go thence South 89 degrees 23 minutes 00 seconds East a distance of 40.0 feet to an iron pin located on the east margin of the 80 foot public right of way of Doerun Road and the POINT OF BEGINNING; and from this POINT OF BEGINNING go thence South 89 degrees 23 minutes 00 seconds East a distance of 369.86 feet to a point which is the northeast corner of this tract; go thence South 01 degree 11 minutes 00 seconds West a distance of 234.12 feet to a point which is the southeast corner of this tract; go thence North 89 degrees 49 minutes 48 seconds West a distance of 369.90 feet to an iron pin set next to a fence post located on the east margin of the 80 foot public right of way of Doerun Road; go thence North 01 degree 11 minutes 00 seconds East along the east margin of the 80 foot right of way of Doerun Road a distance of 237.0 feet to an iron pin and the POINT OF BEGINNING. All according to a plat of survey prepared for Christine Patterson by Labron A. Rackley, Jr., Registered Land Surveyor, under date of September 8, 2006, approved as a minor subdivision plat by the Zoning Administration on September 12, 2006, and recorded in Plat Book 32, Page 233 in the Office of the Clerk of Superior Court of Worth County, Georgia. Said tract of land is known as the Christine Patterson homeplace and has a mailing address of 329 Doerun Road, Doerun, Georgia 31744

## 2 Acre Plat Map

Georgia Worth County, I hereby certify this instrument was filed Jan. 30, 2007 @ 3:20 P.M.  
 in Plat Record Book- 32, Page- 233.

*Suzanne McCand*

Dep. Clerk of Superior Court



***Go Bid Now!***



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