

Go Bid
NOW!

Property Information

*Andrew Tent Real Estate -
7.32 Acre Commercial
Warehouse Complex*

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

Online Only Auction



**811 S. Westover Blvd
Albany, Georgia 31707**

Tuesday, October 12 at 4 PM



WAG

WEEKS AUCTION GROUP
ACCELERATED REAL ESTATE MARKETING

(229) 890 - 2437

www.WeeksAuctionGroup.com

Introduction

Dear Prospective Bidders,

Weeks Auction Group is pleased to announce the public auction of this 7.32 +/- acre commercial warehouse complex located in Albany, Georgia.

After 50 years in business Andrew Tent Company has closed its doors and is selling this great commercial property! Located at 811 S. Westover Blvd in southwest Albany, this 7.32 +/- acre commercial complex includes three warehouse buildings with a total of 20,800 sq. ft. Two buildings have office space and there is an inground truck pit to load semis. Zoned C3 – Commercial District, this property has a multitude or potential uses or could possibly be rented to multiple tenants for investment income. Don't miss this opportunity to invest in commercial real estate!

Bidding for this property will open on September 28, 2021 at 10:00 a.m. eastern time and continue to October 12, 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. 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.

Mark L Manley CAI, AARE, MPPA
Real Estate Broker & Auctioneer



Auction Date and Time: Tuesday, October 12 at 4 PM

Open House Dates and Times: Monday, October 4 from 2 PM to 5 PM
Monday, October 11 from 2 PM to 5 PM

For More Information Contact: Mark Manley CAI, AARE, MPPA
Weeks Auction Group, Inc.
(229) 890-2437 – Office
(229) 891-1377 – Cell
Mark@BidWeeks.com

Property Information

Property Address: 811 S. Westover Blvd., Albany, Georgia

Auction Date: Tuesday, October 12, 2021

Property Size: 7.32 Acres

Assessor's Parcel Numbers: 00308/00001/11Z

County: Dougherty

Tax Bill Amount: \$4,747.13

Driving Directions: Heading South on the Albany bypass, take a right on exit 1 headed back towards Albany. In 3 miles continue onto W Oakridge Drive. Travel straight for another 2.8 miles and turn right on S Westover Blvd. Immediately look for auction signs on the left!

Important Selling Features:

- 7.32 +/- Acre Commercial Site
- Easily Accessible in Southwest Albany
- Zoned C3 – Commercial District
- 11,400 +/- Sq. Ft. Warehouse
 - Steel Frame Construction
 - 1,114 +/- Sq. Ft. Office Area
 - 3 Restrooms
 - 20' Roll Up Door
 - 10' Roll Up Door
 - 15' Ceiling Height
- 5900 +/- Sq. Ft. Warehouse with Office Space
 - Steel Frame Constuction
 - 929 +/- Sq. Ft. Office Area
 - 2 Restrooms
 - 10' Roll Up Door
 - 12' Ceiling Height
- 3,528 Sq. Ft. Warehouse
- In Ground Truck Dock

Tax Card Parcel – Page 1



Summary

Parcel Number 00308/00001/11Z
Location Address 811 S WESTOVER BLVD
Legal Description CITY
(Note: Not to be used on legal documents)
Class C4-Commercial
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District 01 CITY OF ALBANY (District 01)
Millage Rate 43.456
Acres 7.32
Homestead Exemption No (50)
Landlot/District N/A

[View Map](#)



Owner

ANDREW KENNETH S
 811 WESTOVER BLVD S
 ALBANY, GA 31707

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-Westover/Oakhaven	Acres	93,218	0	0	7.32	1

Commercial Improvement Information

Description Warehouse - Storage
Value \$47,000
Actual Year Built 1974
Effective Year Built 1974
Square Feet 5900
Wall Height 12
Wall Frames STEEL L&H
Exterior Wall 90% ALUM/VYNL
 10% WOOD
Roof Cover 90% SHEET METAL
 10% COMP SHINGLE
Interior Walls 90% UNFINISHED
 10% DRY WALL
Floor Construction
Floor Finish CONCRETE
Ceiling Finish 90% NONE
 10% FIN.SUSPD
Lighting
Heating F AIR DUCT/CENTRAL AC
Number of Buildings 1

Description Warehouse - Storage
Value \$101,900
Actual Year Built 1974
Effective Year Built 1974
Square Feet 11400
Wall Height 14
Wall Frames STEEL L&H
Exterior Wall 90% MOD METAL
 10% ALUM/VYNL
Roof Cover 90% METAL
 10% COMP SHINGLE
Interior Walls 10% DRY WALL
 90% UNFINISHED
Floor Construction
Floor Finish CONCRETE
Ceiling Finish 10% FIN.SUSPD
 90% NONE
Lighting
Heating F AIR DUCT/CENTRAL AC
Number of Buildings 1

Tax Card Parcel – Page 2

Description	Light Comm-Utility Bldg
Value	\$3,500
Actual Year Built	1974
Effective Year Built	1974
Square Feet	3528
Wall Height	14
Wall Frames	STEEL L&H
Exterior Wall	METAL
Roof Cover	SHEET METAL
Interior Walls	DRY WALL
Floor Construction	
Floor Finish	CONCRETE
Ceiling Finish	FIN.SUSPD
Lighting	
Heating	NO HEAT/NO AC
Number of Buildings	1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
CLFENCE 6	1974	0x0 / 1200	1	\$11,400

Permits

Permit Date	Permit Number	Type	Description
10/10/2018	44	48-HURRICANE DAMAGE/	MAJOR DAMAGE- BUILDING COLLAPSED 1/28/2019 - ALL THREE BLDGS ARE PRESENT. CLOSED
05/15/2008	81496	33-REMDL COM	N/C
06/02/1998	09/14/98	66-APPEAL COM	MAIN BLD WITH BUSINESS OFFICE BOTA-REDUCE TO \$207,400 BOE-RED TO \$178,600

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/20/1990	1092 236		\$236,000	Fair Market - Improved	TCF ASSET MANAGEMENT	ANDREW KENNETH S
12/28/1988	1008 293		\$0	Unqualified	BORG-WARNER ACCEPTAN	TCF ASSET MGMT CORP
6/26/1987	872 93		\$0	Unqualified	RICH WAYNE	BORG-WARNER CORP

Valuation

	2020	2019	2018	2017	2016
Previous Value	\$273,100	\$273,100	\$273,100	\$273,100	\$273,100
Fair Market Land Value	\$109,300	\$109,300	\$109,300	\$109,300	\$109,300
+ Fair Market Improvement Value	\$152,400	\$152,400	\$152,400	\$152,400	\$152,400
+ Fair Market Accessory Value	\$11,400	\$11,400	\$11,400	\$11,400	\$11,400
= Fair Market Value	\$273,100	\$273,100	\$273,100	\$273,100	\$273,100
Assessed Land Value	\$43,720	\$43,720	\$43,720	\$43,720	\$43,720
+ Assessed Improvement Value	\$60,960	\$60,960	\$60,960	\$60,960	\$60,960
+ Assessed Accessory Value	\$4,560	\$4,560	\$4,560	\$4,560	\$4,560
= Assessed Value (40% FMV)	\$109,240	\$109,240	\$109,240	\$109,240	\$109,240

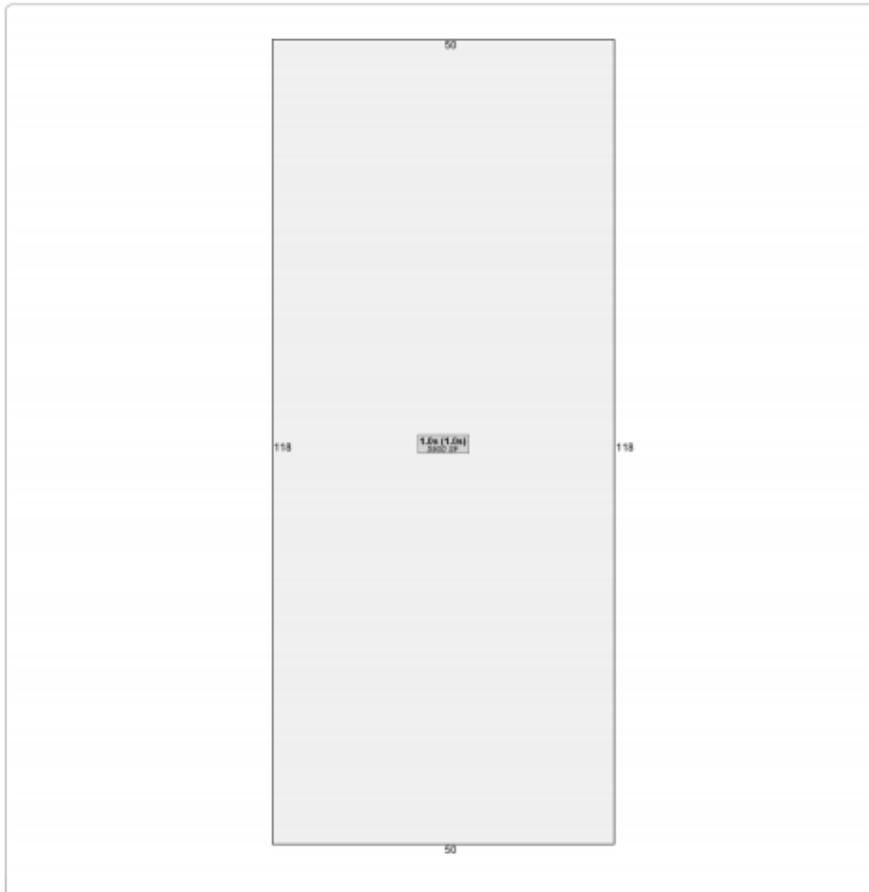
Photos



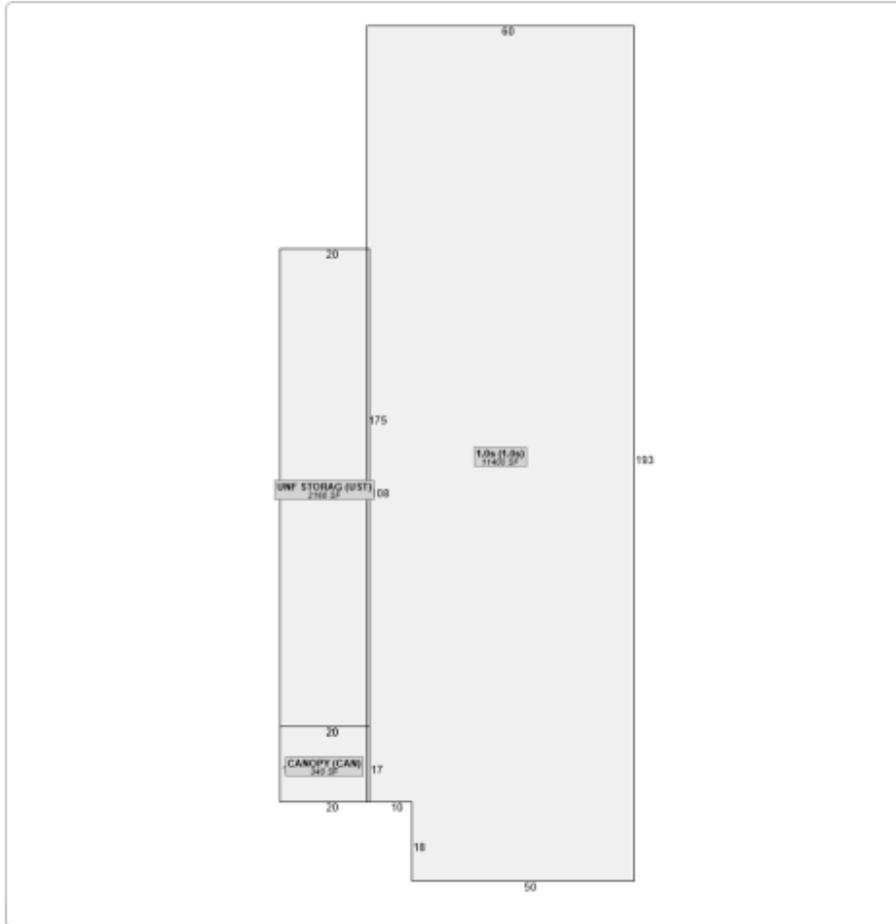
Tax Card Parcel – Page 3



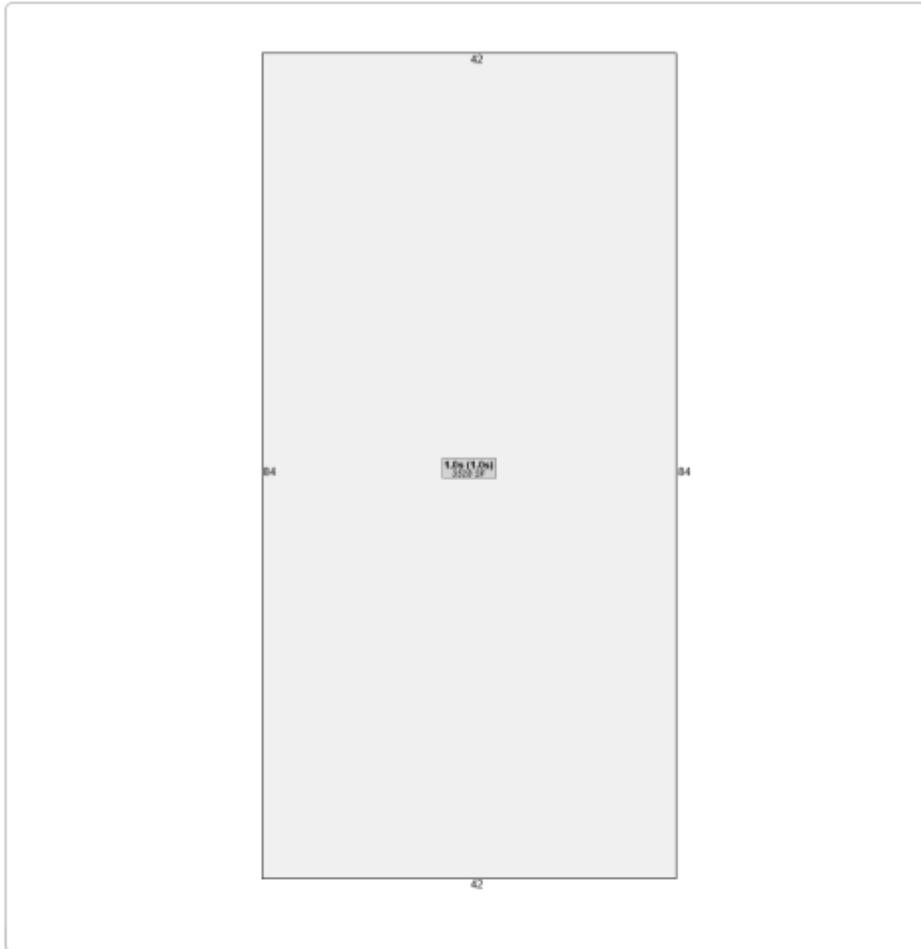
Sketches



Tax Card Parcel – Page 4



Tax Card Parcel – Page 5



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

The Dougherty 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
 Schneider
GEOSPATIAL

Version 2.3.112

Tax Map Parcel

 **qPublic.net™** Dougherty County, GA



Overview



Legend

-  Parcels
-  Roads

Parcel ID	00308/00001/11Z	Owner	ANDREW KENNETH S	Last 2 Sales			
Class Code	Commercial		811 WESTOVER BLVD S	Date	Price	Reason	Qual
Taxing District	01 CITY OF ALBANY		ALBANY, GA 31707	12/20/1990	\$236000	FM	Q
Acres	7.32	Physical Address	811 S WESTOVER BLVD	12/28/1988		UQ	U
		Fair Market Value	Value \$273100				
		Land Value					
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 3/18/2021
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Developed by  **Schneider**
 GEOSPATIAL

Property Tax Bill 2020

2020 Property Tax Statement

DOUGHERTY COUNTY TAX DEPT.
240 PINE AVE STE 100, PO BOX 1827
ALBANY, GA 31702-1827
(229) 431-3208

ANDREW KENNETH S
811 WESTOVER BLVD S
ALBANY, GA 31707

RETURN THIS PORTION WITH PAYMENT

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

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2020-1647	12/20/2020	\$0.00	\$4747.13	\$0.00	Paid 12/23/2020

Map: 00308/00001/11Z

Printed: 08/26/2021

Location: 811 S WESTOVER BLVD

IMPORTANT NOTICES:

- * All Homestead Exemptions and Tax Return Filings must be filed no later than April 1st of the following taxable year to receive the exemption or value adjustment in future years.
- * Homeowners age 62 and older may qualify for an additional exemption. To determine your eligibility, you must apply in our office and meet certain criteria.
- * If you feel your property value is incorrect, you may file a tax return by April 1st with the Board of Tax Assessors requesting a reduction in value for the following year.
- * For more information, call the Dougherty County Tax Assessors at (229) 431-2130

DOUGHERTY COUNTY TAX DEPT. 240 PINE AVE STE 100, PO BOX 1827 ALBANY, GA 31702-1827 (229) 431-3208						Tax Payer: ANDREW KENNETH S Map Code: 00308/00001/11Z Real Description: 811 S WESTOVER BLVD Location: 811 S WESTOVER BLVD Bill No: 2020-1647 District: 001			
Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions		
163,800.00	109,300.00	7.3200	\$273,100.00	12/20/2020					
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
ALBANY STRB	\$273,100	\$109,240	\$0	\$109,240	-7.248000	\$0.00	-\$791.77	-\$791.77	
CITY OF ALBANY	\$273,100	\$109,240	\$0	\$109,240	16.916000	\$1,847.90	\$0.00	\$1,847.90	
DOUGHERTY COUNTY	\$273,100	\$109,240	\$0	\$109,240	19.080000	\$2,084.30	\$0.00	\$2,084.30	
SALES TAX ROLLBACK	\$273,100	\$109,240	\$0	\$109,240	-3.511000	\$0.00	-\$383.54	-\$383.54	
SCHOOL M&O	\$273,100	\$109,240	\$0	\$109,240	18.219000	\$1,990.24	\$0.00	\$1,990.24	
STATE TAX	\$273,100	\$109,240	\$0	\$109,240	0.000000	\$0.00	\$0.00	\$0.00	
TOTALS					43.456000	\$5,922.44	-\$1,175.31	\$4,747.13	

Property Tax Bill 2020 – Page 2

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate.

Notify our office immediately upon any change of address: Mon - Fri
 8:30-5:00, **(229) 431-3208**

State law requires all bills be sent to the January 1 owner. If this property has been sold, please forward this bill to the new owner and contact this office. If you have an escrow account, you should contact your mortgage company to ensure this bill is paid by the due date.

PAYMENT INSTRUCTIONS

* Interest will begin after the due date at the prime rate plus 3% as prescribed by law. The interest rate is subject to change in January of each year.

* After 120 days, a penalty of 5% shall be imposed on all property other than homesteaded property with a bill under \$500.00. If any tax amount remains unpaid, there will be an additional 5% penalty added each 120 days, together with interest. The aggregate amount of penalties imposed shall not exceed 20% of the principal amount of the tax originally due.

* We encourage you to pay your bill by mail or on our website at www.dougherty.ga.us and select "Search and Pay Taxes". If a receipt is desired, please include a stamped self-addressed envelope. If your bill is to be paid by a mortgage company, you may send the top portion of this statement to them.

Current Due	\$4,747.13
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$4,747.13
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	12/23/2020

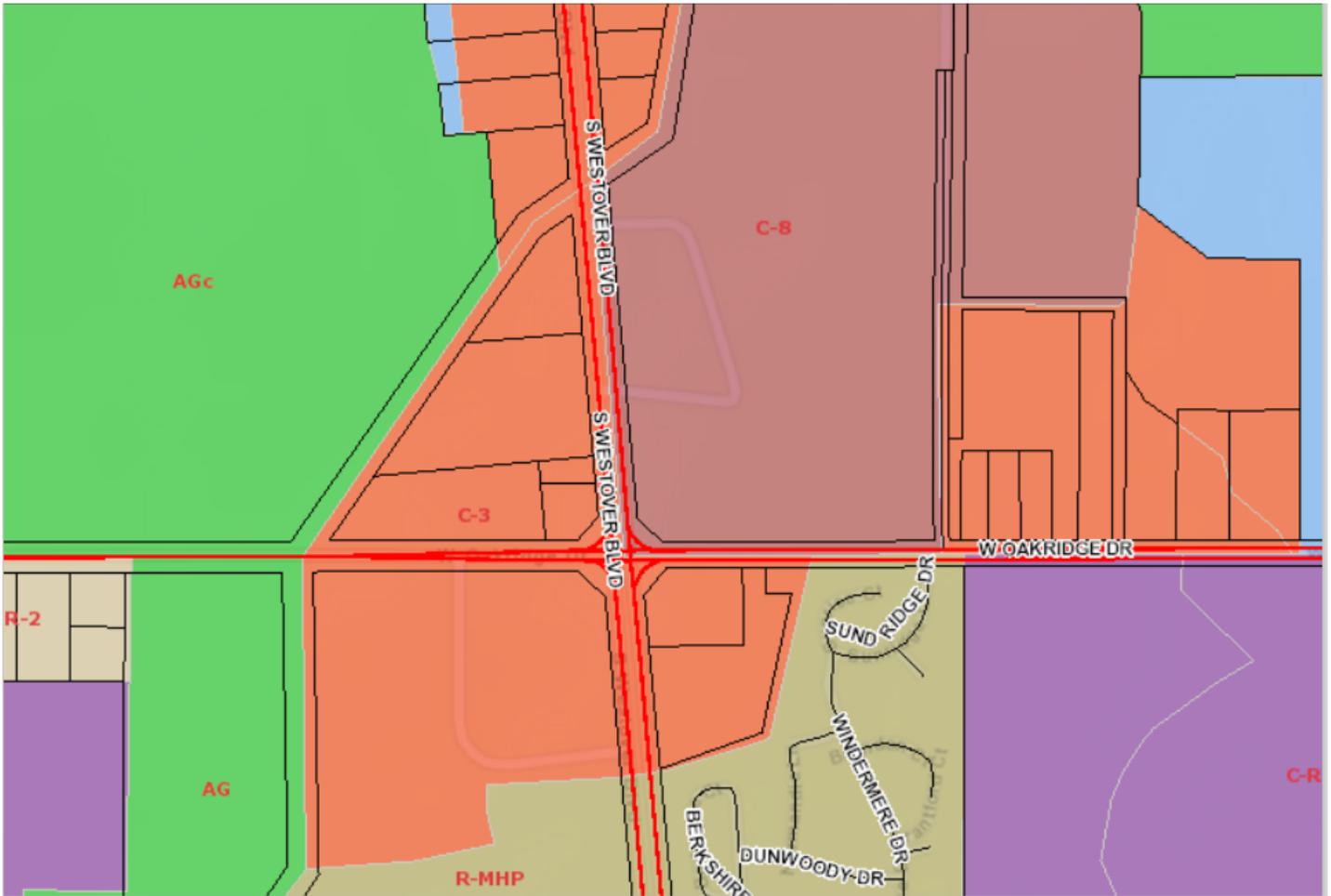
Legal Description

Tax Parcel: 00308/00001/11Z

Property Address: 811 S Westover Blvd, Albany, GA 31707

All that tractor parcel of land lying and being in Land Lot 159 of the Second Land District of Dougherty County, Georgia and being more particularly described as follows: Commencing at the intersection of the West right-of-way of Westover Road and the South line of Land Lot 159 of the Second Land District of Dougherty County, Georgia and go thence North 6 degrees 0 minutes West along the West right-of-way of Westover Road a distance of 373.5 feet to the Point of Beginning; thence go South 84 degrees 0 minutes West 860.74 feet to the margin of the Dougherty County Drainage Canal; thence go North 34 degrees 3 minutes East 634.4 feet to a point on the East margin line of said drainage canal; thence go North 84 degrees 0 minutes East 452.53 feet to the West margin line of Westover Road; thence go South 6 degrees 0 minutes East a distance of 485.62 feet along the Westover Road to the Point of Beginning; said Tract containing 7.32 acres, more or less.

Zoning Map



C3 Zoning Definition

C-3, COMMERCIAL DISTRICT. Commercial Districts are intended to permit, along major arterials, businesses that will attract regional customers and thereby need greater automobile accessibility; and which generally have one or more of the following characteristics: (a) Goods offered for sale are infrequently purchased by individual consumers; (b) Businesses are a size or type that typically need much larger service, loading and parking areas than are found in other commercial districts; (c) Businesses typically need larger buildings located on larger parcels than are found in other districts; (d) Goods offered for sale are typically purchased at drive-through window facilities; (e) Businesses are small, light manufacturing and processing establishments that have no adverse effects upon other uses in the district and are compatible with the character of the district. Usual requirements for trees in parking areas and for screening of parking areas are not required for vehicular display areas. Mixed-use developments are encouraged.

The intent of this district is also to improve vehicular access and safety and reduce congestion and vehicular conflicts by providing direct arterial road access, shared parking areas, shared driveways and intra-parcel vehicular access that connects all individual business and parking areas. Pedestrian access from adjacent commercial and residential areas and between individual businesses is promoted through safe, convenient and tree-shaded pedestrian sidewalks along streets and building frontages.

FEMA Flood Zone Map

811 S Westover Blvd, Albany, GA 31707



High Risk Zone AE

Current Flood Zone:	AE	
*Probability of Flooding: (30-Year Period)	Not Available	Not Available
Base Flood Elevation:	Not Available	Not Available
Lowest Adj Grade:	Not Available	Not Available
Preliminary Flood Zone:	Not Available	Not Available
Flood Zone Change Type:	Not Available	Not Available

Location Information

Panel:	13095C0115E
Watershed:	Lower Flint
County:	DOUGHERTY
Community ID:	13095C
Map Status:	EFFECTIVE

* Flood Depths shown on this report are derived from FEMA RiskMAP products and are rounded to the nearest tenth of a foot. These depths are calculated from HEC-RAS modeling and represent the best available data. Only areas within a RiskMAP studied watershed will have this data available. Please check back if your area is not currently available. For more information, please visit the FEMA Map Service Center at <https://msc.fema.gov/portal/resources/fia>

Nature Doesn't Read Flood Maps

Many people don't understand just how risky the floodplain can be. There is a greater than 26% chance that a non-elevated home in the SFHA will be flooded during a 30-year mortgage period.

The chance that a major fire will occur during the same period is less than 10%!

FOR MORE INFORMATION VISIT, PLEASE VISIT: [FloodSmart.gov](https://www.floodsmart.gov)

Legend with Flood Zone Designations

— Flood Control Structures	1% Flood - Floodway (High Risk)	1% Flood - Zone VE (HighRisk)	Floodway Decrease
~ Base Flood Elevations	1% Flood - Zone AE (High Risk)	Area Not Included	Floodway Increase
— Cross Sections	1% Flood - Zone A, AH, or AO (HighRisk)	Letters of Map Revision	100-Year Flood Zone Decrease
- - Coastal Transects	0.2% Flood - X-Shaded (Moderate Risk)	Coastal Barrier Resource Area	100-Year Flood Zone Increase
□ FIRM Panel Index	Area of Undetermined Flood Hazard	Limit of Moderate Wave Action	Zone Change

Disclaimer: This data is not to be used to determine any base flood elevations or flood zone designations for NFIP (National Flood Insurance Program) purposes. For NFIP flood insurance and regulation purposes, please refer to the published effective FIRM (Flood Rate Insurance Map) for your area of concern. Values displayed for Current Flood Zone, Preliminary Flood Zone, Flood Zone Change Type, and Probability of Flooding over a 30-year period based on center of dot location, not extent of structure(s).

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