

Go Bid
NOW!

Property Information



*3 Bedroom/ 2 Bathroom
House in Jackson, Georgia*

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

Online Only Auction

**173 Queens Court
Jackson, Georgia 30233**

Tuesday, November 9th at 2PM



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 1,288 square foot beautiful home located in Jackson, Georgia.

This 1,288 square foot home is on .36 +/- acres in a quiet neighborhood in Jackson, Georgia. With 3 bedrooms and 2 bathrooms, this home would be perfect for a small family. It also includes a split bedroom floor plan, large laundry room with plenty of storage, a formal dining room, and a one car garage. This property is located in Butts County.

Bidding for this property will open on October 6, 2021 at 10:00 a.m. eastern time and continue to October 27, 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. 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: Tuesday, November 9th at 2PM

Open House Dates and Times: Tuesday, October 19th from 11AM – 1PM
Tuesday, November 2nd from 11AM - 1PM

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

Property Information

Property Address: 173 Queens Court, Jackson, Georgia 30233

Auction Date: Tuesday, November 9th at 2PM

Property Size: 1,288 Sq. Ft. on 0.36 Acres

Assessor's Parcel Numbers: Butts – 0046B-077-000

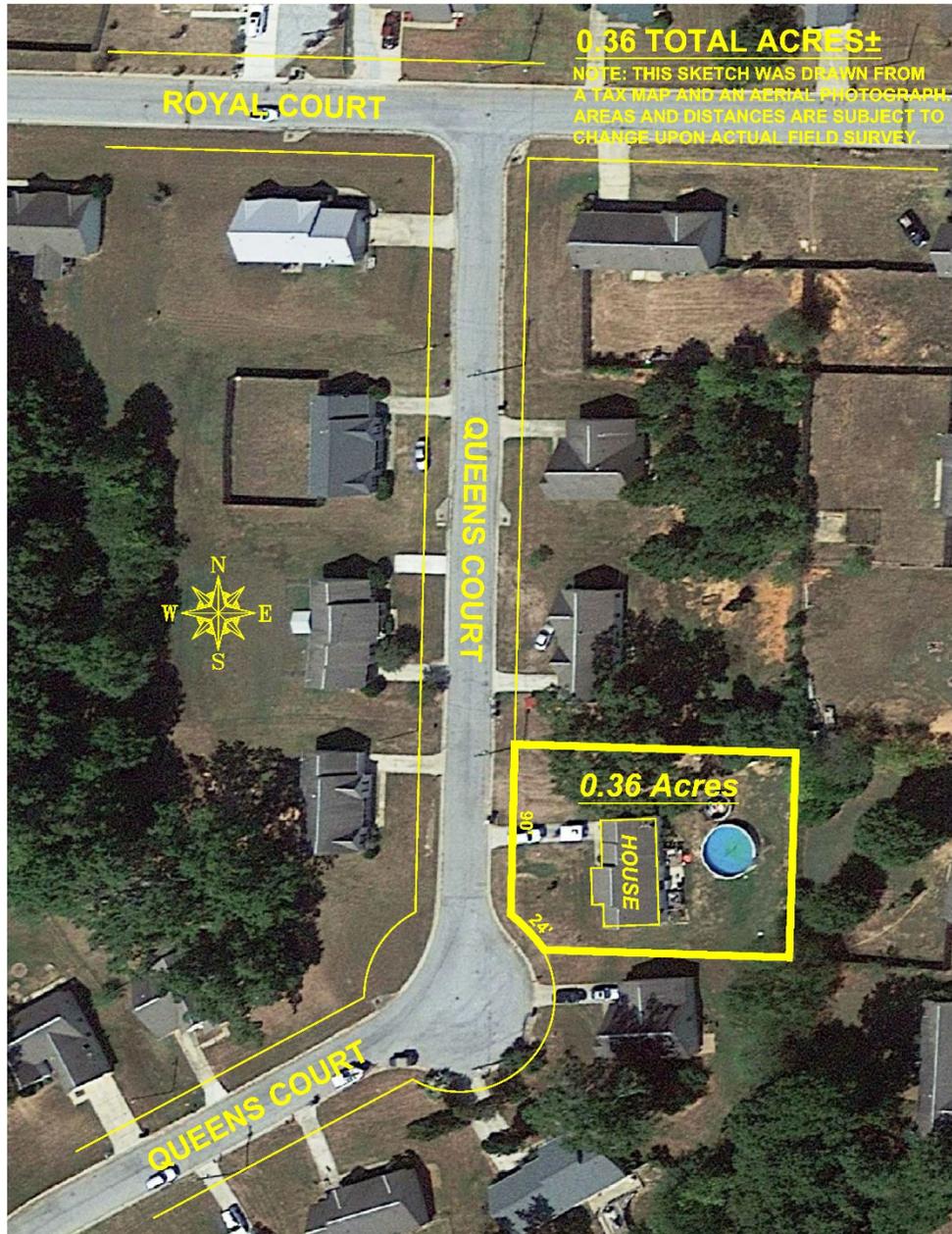
Tax Bill Amount: 2020 - \$1520

Driving Directions: From Stark Elementary School, head SW on Stark Rd. toward Regal Rd. (.1 mi). Turn left onto Regal Rd. (.2 mi). Turn right onto Royal Ct. (433 ft). Turn right onto Queens Ct. and destination will be on left (394 ft). ***"Watch for Auction Signs!"***

Important Selling Features:

- 1,288 Sq. Ft. home on .36 +/- acres
- 3 bedroom /2 bathroom
- Split bedroom plan
- Covered front porch
- One car garage
- Quite Neighborhood
- Located in Butts County

Aerial Map



Tax Card Parcel – Page 1



Summary

Parcel Number 0046B-077-000
Location Address 173 QUEENS CT
Legal Description QUEENS CT (173)
(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 02- Jackson (District 02)
Millage Rate 29.169
Acres 0.36
Neighborhood 1118- Jackson Square Subdivision (1118)
Homestead Exemption No (50)
Landlot/District 103 / 1

[View Map](#)

Owner

GAGLIANO CHRISTOPHER A
 173 QUEENS COURT
 JACKSON, GA 30233

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	TRACT-ACRE: 22000.00	Lot	0	0	0	0.36	1

Residential Improvement Information

Style One Family
Heated Square Feet 1288
Interior Walls Unknown
Exterior Walls Vinyl Siding
Foundation Slab Perimeter Footing
Attic Square Feet 0
Basement Square Feet 0
Year Built 2001
Roof Type Asphalt Shingles
Flooring Type Unknown
Heating Type CH 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 \$108,237
Condition Average
Story Height 1.0 St/No Attic
House Address 173 QUEENS

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/4/2014	759 401	14 183	\$75,000	FM		GAGLIANO CHRISTOPHER A
12/3/2013	747 158	14 0183	\$0	UI	LAMAR GLORIA JEAN &	THE PATTERSON REAL ESTAT
3/28/2002	346 542	14 0183	\$89,900	FM	KOPPAR CORPORATION	LAMAR GLORIA JEAN &
10/19/1999	272 7	14 0183	\$0	UK		KOPPAR CORPORATION

Tax Card Parcel – Page 2

Area Sales Report

Sale date range:

From:

11/22/2017

To:

11/22/2020

Sales by Neighborhood

Sales by Subdivision

Sales by Area

1500

Feet ▼

Sales by Distance

Valuation

	2020	2019	2018	2017
Previous Value	\$118,886	\$96,323	\$86,661	\$80,772
Land Value	\$22,000	\$22,000	\$22,000	\$16,000
+ Improvement Value	\$108,237	\$96,886	\$74,323	\$70,661
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$130,237	\$118,886	\$96,323	\$86,661

Sketches

Tax Map Parcel

 **qPublic.net™** Butts County, GA



Legend
 □ Parcels
 — Roads

Parcel ID	0046B-077-000	Alternate ID	5261	Owner Address	GAGLIANO CHRISTOPHER A
Sec/Twp/Rng	n/a	Class	Residential		173 QUEENS COURT
Property Address	173 QUEENS CT	Acreage	0.36		JACKSON GA 30233
	Jackson				
District	02- Jackson				
Brief Tax Description	QUEENS CT (173)				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 11/22/2020
 Last Data Uploaded: 11/22/2020 1:14:40 PM

Developed by  **Schneider**
 GEOSPATIAL

Property Tax Bill 2021

FMUMFB	NANCY J. WASHINGTON BUTTS COUNTY TAX COMM	10/01/21
FMUMFB01	Clerk RRS Date 2021 10 01 Sequence 124501	12:59:24
Bill Number . . .	2021 004641 Acct 5261R	Fair Mkt Val 139,581
Taxpayer Name . .	GAGLIANO CHRISTOPHER A	Bill Date 2021 06 30
Additional Name . .		Due Date 2021 09 15
Address Line 1 . .		H/S Code
Address Line 2 . .	173 QUEENS COURT	Lender Code
City ST Zip 4 . . .	JACKSON GA 30233	Under Appeal
Loctn/Desc	QUEENS CT (173)	Bankruptcy
Map Blk Par Sub . .	0046B 00000 077 000 Dist 02	Check Notes
Original Bill	Adj & Charges	Payments
1,621.75		810.88-
	2.11	Taxes 81087
		Assessment Pen
		Interest 211
		Costs
		Late Penalty
		Other Penalty
1,621.75	2.11	810.88-
		TOTALS 810.87 81298
	Last T/A Date	Payment/Adjust (P/A) P
	UP 2021 09 05	Reason Code (F13) 00

Email Address:

F1=Options

F3=Return

F4=Delete

F8=Adj to Total

Legal Description

AFTER RECORDING RETURN TO:
B. BLAKE EDGIE, P.C.
190 WEST CAMPGROUND ROAD
MCDONOUGH, GA 30253

File No. 14H968
lr

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HENRY

This Indenture made this 9th day of September, in the year 2014, between THE PATTERSON REAL ESTATE GROUP, INC., of the County of HENRY, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and CHRISTOPHER ALLEN GAGLIANO, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 103 OF THE 1ST DISTRICT, BUTTS COUNTY, GEORGIA, BEING LOT 77, JACKSON SQUARE SUBDIVISION, FILED FOR RECORD IN PLAT BOOK 14, PAGES 183-186, BUTTS COUNTY, GEORGIA RECORDS. THE DESCRIPTION OF SAID PROPERTY AS CONTAINED ON SAID PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

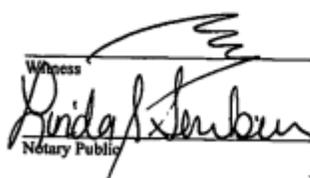
This Deed is given subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

Linda S. Terberry
Notary Public

THE PATTERSON REAL ESTATE GROUP, INC.

JIMMY PATTERSON (Seal)
VICE-PRESIDENT



SEAL AFFIXED

**Plat Map
 183 A**



Go Bid Now!



www.WeeksAuctionGroup.com