



*PROPERTY INFORMATION PACKAGE*

**LENDER ORDERED AUCTION  
2 BEDROOM/ 1 BATH BRICK HOME  
LOCATED AT**

**525 GRAND STREET  
ASHBURN, GEORGIA**

**ONLINE ONLY**

**Auction Date:  
MAY 2nd, 2017  
4:00 p.m.**

All Bidding Subject to "Dynamic Close" Auto Extend



**LENDER ORDERED AUCTION  
2 BEDROOM/ 1 BATH HOME  
525 GRAND STREET  
ASHBURN, GEORGIA**



- **Excellent 2 Bedroom/1 Bath Brick Home**
- **Large Kitchen and Living Area**
- **Hardwood Floors**
- **Great Neighborhood**
- **City Utilities**
- **Convenient to Downtown Ashburn**

**Turner County Tax Assessor's Parcel Number:** A13 069

2016 Ad Valorem Amount: County \$857.01

City \$ 289.62

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# TURNER COUNTY

## Board of Tax Assessors

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### Owner and Parcel Information

Owner Name	COLONY BANK OF TURNER COUNTY	Today's Date	March 10, 2017
Mailing Address	PROP OF PENNY GIBBS P O BOX 1029 FITZGERALD, GA 31750	Parcel Number	A13 069
Location Address	525 GRAND ST	Tax District	CITY OF ASHBURN (District 02)
Legal Description	LD2 BLK 13A LOT 2 150X156	2016 Millage Rate	43.019
Property Class(NOTE: Not Zoning Info)	R3-Residential	Acres	0.54
Zoning		Neighborhood	
Landlot/District	142/02	Homestead Exemption	No (50)
Water	Public	Parcel Map	<a href="#">Show Parcel Map</a>
Electric	Electricity	Sewer	Public Sewer
Topography	Level	Gas	Pipe Gas
Road Class	City	Drainage	Good
		Parcel Road Access	Paved

### 2016 Tax Year Value Information

Land Value	Improvement Value	Accessory Value	Total Value	Previous Value
\$ 9,130	\$ 56,483	\$ 210	\$ 65,823	\$ 68,866

### Land Information

Type	Description	Calculation Method	Frontage	Depth	Acres	Photo
RES	ASH 09 RES	Front Feet	150	156	0.54	NA

### Improvement Information

Style	Heated Sq Ft	Interior Walls	Exterior Walls	Attic Area Sq Ft	Basement Area Sq Ft	Year Built	Photo
One Family	1,598	Sheetrock	Masonry (brick)	No Attic	None	1952	<a href="#">Building Images</a>
Roof Type	Flooring Type	Heating Type	Rooms Bedrooms/Bathrooms/Extra Plumbing	Value	Cond	Number Fire Pl	Sketch
Asbestos Shingle	Hardwood	Central Heat/AC	6/0/1.5/2	\$ 56,483	Average	1	<a href="#">Sketch Building 1</a>

### Accessory Information

Description	Year Built	Dimensions/Units	Value
Utility Bldg	1900	6x10 0	\$ 210

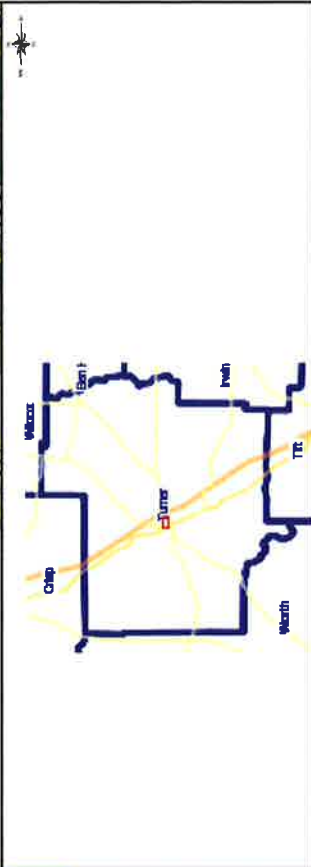
### Sale Information

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/06/2015	265 098		\$ 61,000	<a href="#">FORECLOSURE</a>	GIBBS PENNY ESTATE	COLONY BANK OF TURNER COUNTY
03/16/2015	260 718		\$ 3,000	SPLIT PARCEL	GIBBS PENNY EST	WALLS GREGORY H AND SONDR A GAIL W
09/28/2009	231 274		\$ 0	EXECUTORS DEED	GIBBS CLIFFORD R ESTATE	GIBBS PENELOPE
07/10/1986	102 501	4 267	\$ 0	FAMILY SALE	GIBBS CLIFFORD M	GIBBS PENNY
04/18/1983	092 591	4 267	\$ 0	FAMILY SALE	GIBBS JAMES F & CLIFFORD	GIBBS CLIFFORD M
09/03/1977	076 565		\$ 0	QUITCLAIM DEED	BELL HATTIE M	GIBBS JAMES F & CLIFFORD
01/01/1973	066 175		\$ 0	QUITCLAIM DEED	AVERETT H H ESTATE	GIBBS CLIFFORD R MRS

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The Assessor's Office 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 data is subject to change before the next certified tax roll. Website Updated: February 4, 2017





Turner County Assessor

Parcel: A13	069 Acres: 0.54
Name:	COLONY BANK OF TURNER COUNTY
Site:	525 GRAND ST
Sale:	\$61,000 on 10-2015 Reason=FC Qual=U
Mail:	PROP OF PENNY GIBBS P O BOX 1029 FITZGERALD, GA 31750

Land Value	\$9,130.00
Building Value	\$56,483.00
Misc Value	\$210.00
Total Value	\$65,823.00

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Date printed: 03/10/17 : 10:02:43

## Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ASHBURN, TURNER COUNTY, GEORGIA, AND BEING A PORTION OF BLOCK 132 OF THE CITY OF ASHBURN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FIRST, LOCATE THAT POINT WHICH IS THE INTERSECTION OF THE NORTHERN RIGHT OF WAY OF HUDSON STREET WITH THE WESTERN RIGHT OF WAY OF GRAND AVENUE IN THE CITY OF ASHBURN, TURNER COUNTY, GEORGIA; FROM SAID POINT THEN TRAVEL IN A NORTHERLY DIRECTION ALONG THE WESTERN RIGHT OF WAY OF SAID GRAND AVENUE FOR A DISTANCE OF 146.00 FEET TO A POINT MARK BY AN IRON PIN WHICH SHALL BE THE POINT OF BEGINNING; FROM SAID POINT BEGINNING THEN TRAVEL ALONG THE WESTERN RIGHT OF WAY OF GRAND AVENUE IN A DIRECTION NORTH 01 DEGREE 40'00" WEST FOR A DISTANCE OF 150.00 FEET TO A POINT

MARKED BY AN IRON PIN; FROM SAID POINT THEN TRAVEL IN A DIRECTION OF SOUTH 82 DEGREES 20'00" WEST FOR A DISTANCE OF 156.00 FEET TO A POINT MARKED BY AN IRON PIN; FROM SAID POINT THEN TRAVEL IN A DIRECTION OF SOUTH 02 DEGREES 30'00" EAST FOR A DISTANCE OF 150.00 FEET TO A POINT MARKED BY AN IRON PIN; FROM SAID POINT THEN TRAVEL ALONG THE NORTHERN RIGHT OF WAY OF HUDSON STREET IN A DIRECTION OF NORTH 88 DEGREES 20'00" EAST FOR A DISTANCE OF 154.50 FEET AND BACK TO THE POINT OF BEGINNING. ALL ACCORDING TO THAT CERTAIN PLAT OF SURVEY PREPARED FOR CLIFFORD M. GIBBS BY JAMES D. WEEKS, REGISTERED LAND SURVEYOR, DATED 2-19-83, AND RECORDED IN PLAT BOOK 4, PAGE 267, TURNER COUNTY, GEORGIA. PUBLIC RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE FOR DESCRIPTION PURPOSES.

**For more information about this property or the auction terms and procedures please contact the Rowell team member listed below:**

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