



PROPERTY INFORMATION PACKAGE

**BEAUTIFUL LUXURIOUS HOME
GATED COMMUNITY**

**1303 PURPLE ROAD
BYRON, GEORGIA**

**Auction Date
MAY 9TH, 2017
4:00 P.M.**

All Bidding Subject to "Dynamic Close" Auto Extend



Property Information Package
BEAUTIFUL LUXURIOUS HOME
ON 5± ACRES
GATED COMMUNITY

Table of Contents

1. General Description of Property, Address
2. Property Tax Card
3. Property Tax Aerial
4. Legal Description
5. Rowell Auction Coordinator Contact Information



BEAUTIFUL LUXURIOUS HOME ON 5± ACRES GATED COMMUNITY



- **Luxurious Home Located on 5 ± Acres with Barn and Outbuilding**
- **3 Bedrooms, 2 Full Baths and 2 Half Baths**
- **Approximately 4800± sq. ft Heated Space**
- **Large Kitchen Area with Granite Countertops**
- **Living Room with Gas Fireplace**
- **Hardwood & Tile Floors Throughout**
- **Indoor Swimming Pool & Jacuzzi with Bathroom & 2 Shower Stalls**
- **Large Bonus Room Overlooking Pool**
- **Two Car Garage**
- **Convenient to Macon, Perry & Warner Robins**

Address: 1303 Purple Road, Byron, GA 31008

Crawford County Tax Assessor's Parcel Number: C119 046

2016 Ad Valorem Amount: \$6,622.39

For more property information please visit www.rowellauctions.com or call 1 (800) 323-8388



Summary

Parcel Number	C119 046
Location Address	1303 PURPLE RD
Legal Description	N/A
Class	A5-Agricultural
	(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	Unincorporated (District 02)
Millage Rate	30.03
Acres	5
Homestead Exemption	Yes (S1)
Landlot/District	17 / 6
Water	N/A
Sewer	N/A
Electric	N/A
Gas	N/A
Topography	N/A
Drainage	N/A
Road Class	N/A
Parcel Road Access	N/A



[View Map](#)

Owner

MONDRAGON IRMA S
97 RED FOX RUN
WARNER ROBINS, GA 31088

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	5

Residential Improvement Information

Style	One Family
Heated Square Feet	4749
Interior Walls	Sheetrock/Panel
Exterior Walls	Common Brick (Masonry)
Attic Square Feet	440 - 100% Finished
Basement Square Feet	0
Year Built	2004
Roof Type	Asphalt Shingle
Flooring Type	Carpet/Hardwood
Heating Type	Central Heat/AC
Number Of Rooms	0
Number Of Bedrooms	3
Number Of Full Bathrooms	2
Number Of Half Bathrooms	1
Number Of Plumbing Extras	5
Value	\$412,700
Condition	Average
Fireplaces/Appliances	Pre-fab 1 sty 1 Box 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Garbage Fee	2010	0x0 / 0	1	\$0
RS1 FRAME UTIL	2010	10x12 / 0	1	\$750
RC5 PRE-FAB METAL CP W/O FLOOR	2009	18x20 / 1	1	\$0
RS1 FRAME UTIL	2006	18x36 / 0	1	\$4,600
AD1 HORSE BARN	2006	36x36 / 0	1	\$19,100
AP9 MISC UTILITY BLDG	2006	12x24 / 0	1	\$610
*SITE IMPROVEMENT W/S	2004	1x0 / 3	1	\$4,500

Permits

Permit Date	Permit Number	Type	Description
08/21/2006	161	OUT/BLDG	
08/21/2006	162	POOL	
04/25/2003	121	SINGLE FAMILY	PERMIT APPLICATION UNDER NAME OF IMAS SANCHEZ

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/27/2004	236 351	14 436	\$10	Quit Claim Deed	PRONGHORN CONSTRUCTION LTD KEOGH	MONDRAGON IRMA S
5/30/2003	223 472	14 434	\$58,600	Land Market Sale	PRONGHORN DEVELOPEMENT LTD	BAILEY IRMA S

Area Sales Report

[Recent Sales in Area](#)

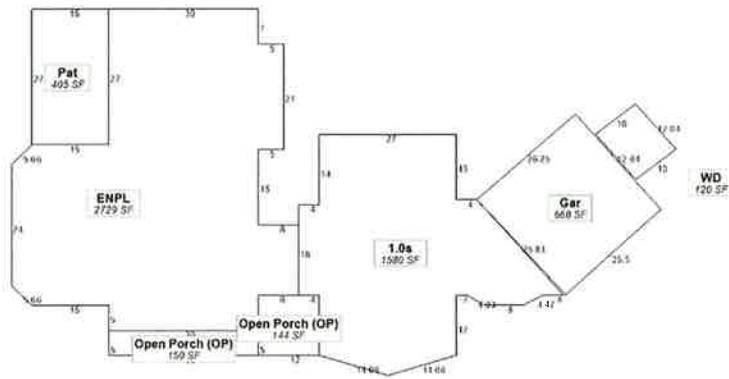
Valuation

	2016	2015
Previous Value	\$544,660	\$544,660
Land Value	\$102,400	\$102,400
+ Improvement Value	\$412,700	\$412,700
+ Accessory Value	\$29,560	\$29,560
= Current Value	\$544,660	\$544,660

Photos



Sketches



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

The Crawford 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.

Last Data Upload: 1/19/2017 8:02:28 PM

Developed by
Schneider The Schneider Corporation



Overview



Legend

-  Parcels
-  Roads

Parcel ID C119046
Class Code Agricultural
Taxing District Unincorporated
 Unincorporated
Acres 5

Owner MONDRAGON IRMAS
 97 RED FOX RUN
 WARNER ROBINS GA 31088
Physical Address 1303 PURPLE RD
Assessed Value Value \$544660

Last 2 Sales			
Date	Price	Reason	Qual
2/27/2004	\$10	QC	U
5/30/2003	\$58600	LM	Q

(Note: Not to be used on legal documents)

Date created: 1/20/2017
Last Data Uploaded: 1/19/2017 8:02:28 PM



Developed by
The Schneider Corporation

Legal Description

All that tract or parcel of land lying and being in Land Lots 17 and 18, Sixth District, Crawford County, Georgia, containing 5.0 acres, more or less, and being a portion of Lot 7 according to a plat of Country Walk Farms recorded in Plat Book 14, page 436, (Slide 55), Clerk's Office, Crawford Superior Court, more particularly described as follows: Beginning at point No. 2 at the southwestern corner of Lot 7, thence running in a northeasterly direction to point No. 3; thence in a northeasterly direction to point No. 4, thence in a northeasterly direction to point No. 5; thence in a northeasterly direction to point No. 6; thence North $76^{\circ}23'52''$ West a distance of 40 feet to an iron pin; thence running North $76^{\circ}23'52''$ West a distance of 279.30 feet to an iron pin; thence running North $84^{\circ}36'30''$ West a distance of 350 feet to an iron pin at point No. 216; thence running in a southerly direction to point No. 215; thence running in a southerly direction back to point No. 2.

There is reserved a 30 foot easement for private road and utilities along the northwesterly side of the line connecting points 2, 3, 4, 5, and 6.

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

Tony Deloache
tdeboache@rowellauctions.com

Cell: 229-890-0681
Office: 800-323-8388

