



PROPERTY INFORMATION PACKAGE

**EXCELLENT RETREAT
ON LAKE BLACKSHEAR
3 BEDROOM/2 BATH HOME
WITH APARTMENT**

**369 MILL BRANCH ROAD
WARWICK, GEORGIA**

ONLINE ONLY

**Auction Date:
SEPTEMBER 7, 2017
4:00 p.m.**

All Bidding Subject to "Dynamic Close" Auto Extend



Property Information Package

EXCELLENT RETREAT ON LAKE BLACKSHEAR
3 BEDROOM/2 BATH HOME WITH APARTMENT
SHOP BUILDING WITH ENTERTAINMENT AREA

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For More Information Contact

Barry Ward

BWard@RowellAuctions.com

Cell: 770-843-6899

Office: 800-323-8388



Excellent Retreat on Lake Blackshear
3 Bedroom/2 Bath Home with Apartment
Shop Building with Entertainment Area



369 Mill Branch Road, Warwick, GA 31796

- ❖ Excellent 3 Bedroom/2 Bath Elevated Lakefront Home with 1 Bedroom/1 Bath Ground Floor Apartment
- ❖ Spacious Garage with Abundance of Storage
- ❖ 2,000 ± SF Finished Shop with Bonus Room – Great for Entertaining
- ❖ Boat House with Waterfront Seating
- ❖ Dock & Seawall
- ❖ A Sports Enthusiast's Paradise
- ❖ Boating, Skiing, Trophy Fishing & Swimming at your Backdoor

Worth County Tax Parcel IDs: OSC02020 & OSC02021
2016 Ad Valorem Amount: approx. \$2,459.47

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





Summary

Parcel Number OSC02020
Location Address 369 MILL BRANCH 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 0.73
Homestead Exemption No (S0)
Landlot/District 125 / 14T

[View Map](#)

Owner

BARNETT LESLIE C & PATRICIA D
 P O BOX 535
 CLAYTON, GA 30525

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
RES	FF-RES: 750.00	Front Feet	0	100	317	0.73	0

Residential Improvement Information

Style One Family
Heated Square Feet 560
Interior Walls Sheetrock
Exterior Walls Comp/Hardy Bd Siding
Attic Square Feet 0
Basement Square Feet 0
Year Built 2001
Roof Type 003
Flooring Type Carpet/Tile/Concrete
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 \$104,404
Condition Average

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
STORAGE BUILDING	1900	0x0 / 0	1	\$500
CANOPY, LOW COST (RESIDENTIAL)	1900	0x0 / 0	1	\$500
GARAGE	1900	0x0 / 0	1	\$30,000

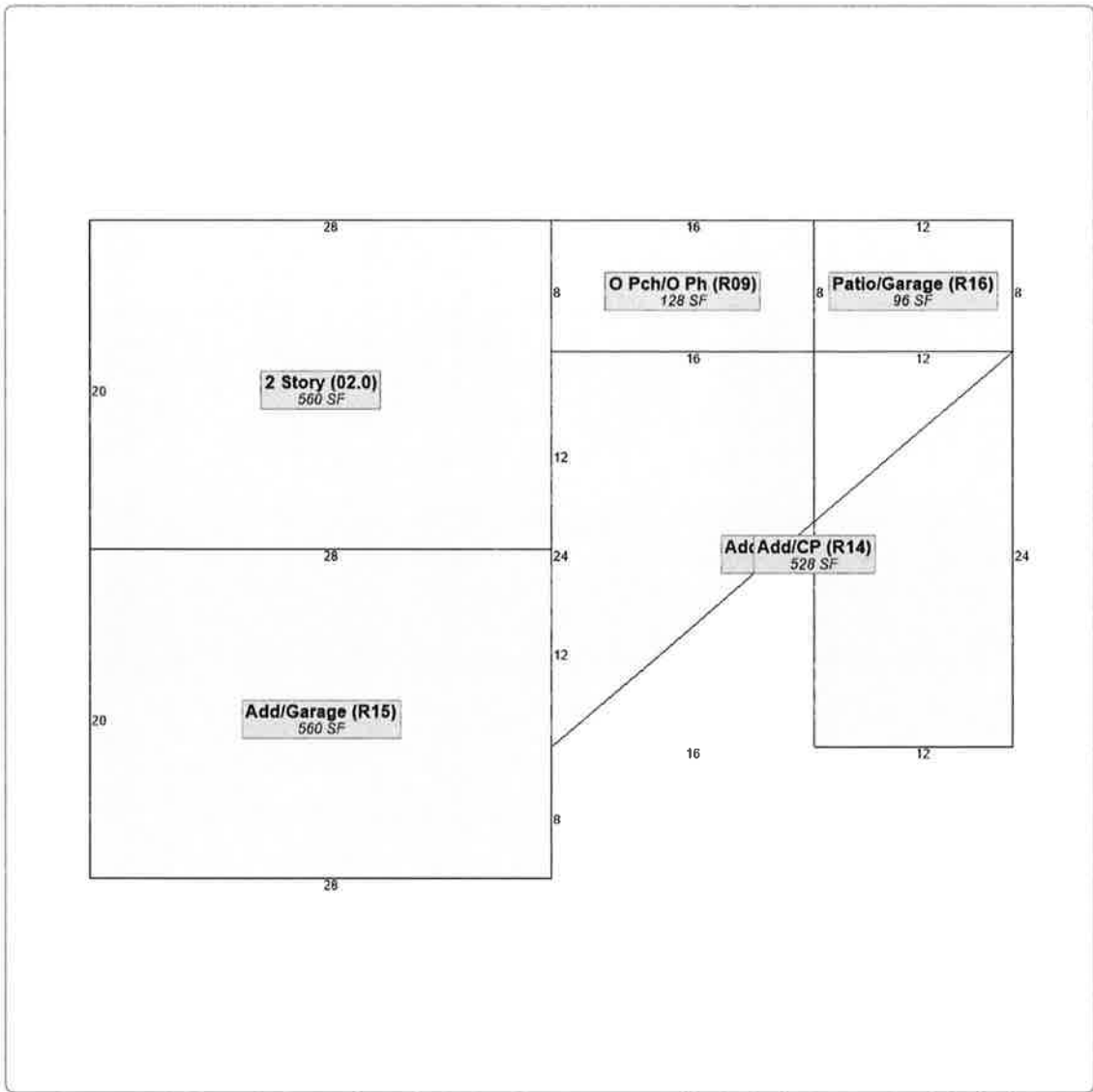
Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
8/27/1999	460 280	29 76	\$0	Unqualified - Vacant	BRITT, LYNN	EMPIRE MERCANTILE CO
6/25/1999	456 49	21 159	\$35,000	Land Market - Vacant		BARNETT, LESLIE C &
5/20/1993	311 331	21 159	\$7,000	Land Market - Vacant		VICK, JAMES H JR

Valuation

	2016	2015
Previous Value	\$205,604	\$237,035
Land Value	\$70,200	\$70,200
+ Improvement Value	\$104,404	\$104,404
+ Accessory Value	\$31,000	\$31,000
= Current Value	\$205,604	\$205,604

Sketches



No data available for the following modules: Rural 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.

Last Data Upload: 7/20/2017 1:10:32 AM



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The Schneider
Corporation



Overview 

Legend

-  Parcels
-  Roads

Parcel ID OSC02020
Class Code Residential
Taxing District County
 County
Acres 0.73

Owner BARNETT LESLIE C & PATRICIA D
 P O BOX 535
 CLAYTON GA 30525
Physical Address 369 MILL BRANCH RD
Assessed Value Value \$205604

Last 2 Sales			
Date	Price	Reason	Qual
8/27/1999	\$0	UV	U
6/25/1999	\$35000	LM	Q

(Note: Not to be used on legal documents)

Date created: 7/6/2017
 Last Data Uploaded: 7/6/2017 12:39:17 AM

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Summary

Parcel Number OSC02021
Location Address
Legal Description N/A
Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District County (District 01)
Millage Rate 28.651
Acres 0.91
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)

Owner

BARNETT LESLIE & PATRICIA
 P O BOX 535
 CLAYTON, GA 31796

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
RES	TRACT-ACRE: 9000.00	Lot	0	0	0	0.91	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/14/2003	581 295	21 159	\$9,000	Land Market - Vacant		BARNETT, LESLIE &

Valuation

	2016	2015
Previous Value	\$9,000	\$9,000
Land Value	\$9,000	\$9,000
+ Improvement Value	\$0	\$0
+ Accessory Value	\$0	\$0
= Current Value	\$9,000	\$9,000

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

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 Corporation



- Legend**
-  Parcels
 -  Roads

Parcel ID	OSC02021	Owner	BARNETT LESLIE & PATRICIA	Last 2 Sales			
Class Code	Residential		P O BOX 535	Date	Price	Reason	Qual
Taxing District	County		CLAYTON GA 31796	3/14/2003	\$9000	LM	Q
	County	Physical Address	n/a	n/a	\$0	n/a	n/a
Acres	0.91	Assessed Value	Value \$9000				

(Note: Not to be used on legal documents)

Date created: 7/6/2017
 Last Data Uploaded: 7/6/2017 12:39:17 AM

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 The Schneider Corporation

2016 ADVALOREM TAX NOTICE FOR THE COUNTY OF WORTH

Worth Co. Tax Office,
 Tabettha Dupriest TC
 201 N. Main St TM-15
 Sylvester, GA. 31791



BILL NUMB. 2016 9507
ACCT NUMB. 645750 010
TAXPAYER BARNETT LESLIE C & PATRI
MAP NUMBER OSC02-00000-020-000
LOCATION RESIDENCE
PAYMENT AMOUNT \$0.00
ON OR BEFORE 12/20/2016

If paying by check or money order,
 please include your tax bill number.

BARNETT LESLIE C & PATRI

P O BOX 535
 CLAYTON GA 30525

Please return this portion of your bill with your payment in the enclosed envelope

2016 ADVALOREM TAX NOTICE FOR THE COUNTY OF WORTH

YEAR	BILL NUMB	ACCOUNT NUMBER	DI	LOCATION/DESCRIPTION	MAP/PARCEL	FAIR MARKET VALUE
2016	9507	645750 010	01	RESIDENCE	OSC02-00000-020-000	205,604
DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	SALE DATE	TOTAL ACRES	
460	200			04/27/1998	0.73	
TAXING ENTITY	ASSESSMENT				TAXES DUE	
COUNTY	82242				1032.96	
EDA	82242				48.61	
SCHOOL	82242				1274.75	



Scan this code
 with your mobile
 phone to view or
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THIS YEAR TAX \$2,356.32
TOTAL TAX DUE \$0.00
 PAYMENTS: MADE ON 11/14/2016 \$2,356.32

CREDITS ARE LISTED FOR INFORMATION PURPOSES ONLY

BARNETT LESLIE C & PATRI
 P O BOX 535
 CLAYTON GA 30525

PAYMENT MUST BE MADE ON OR BEFORE
 12/20/2016
 YOUR CANCELLED CHECK IS YOUR RECEIPT

Worth Co. Tax Office.
Tabettha Dupriest TC
201 N. Main St TM-15
Sylvester, GA. 31791

PLEASE READ, THIS IS AN IMPORTANT PART OF YOUR TAX BILL

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead authorized for all homeowners, certain elderly persons are entitled to additional homestead exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of the exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than 3/01/2017 in order to receive the exemption in future years. For information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact the office of the County Tax Office at Worth Co. Courthouse 229-776-8204. If you feel that your property has been assigned too high a value for tax purposes by the Board of Tax Assessors, you should file a return reducing the value not later than 04/01/2017 in order to have an opportunity to have this value lowered for next year's taxes. Information on filing a return can be obtained from the County Tax Office at Worth Co. Courthouse and/or 229-776-8204.

2016 ADVALOREM TAX NOTICE FOR THE COUNTY OF WORTH

Worth Co. Tax Office,
 Tabetha Dupriest TC
 201 N. Main St TM-15
 Sylvester, GA. 31791



BILL NUMB. 2016 9508
ACCT NUMB. 645800 010
TAXPAYER BARNETT LESLIE & PATRICI
MAP NUMBER OSC02-00000-021-000
LOCATION

If paying by check or money order,
 please include your tax bill number.

PAYMENT AMOUNT \$0.00
ON OR BEFORE 12/20/2016

BARNETT LESLIE & PATRICI

P O BOX 535
 CLAYTON GA 31796

Please return this portion of your bill with your payment in the enclosed envelope

2016 ADVALOREM TAX NOTICE FOR THE COUNTY OF WORTH

YEAR	BILL NUMB	ACCOUNT NUMBER	DI	LOCATION/DESCRIPTION	MAP/PARCEL	FAIR MARKET VALUE
2016	9508	645800 010	01		OSC02-00000-021-000	9,000
DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	SALE DATE	TOTAL ACRES	
581	295			03/14/2003	0.91	
TAXING ENTITY	ASSESSMENT				TAXES DUE	
COUNTY					3600	45.22
EDA					3600	2.13
SCHOOL					3600	55.8



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 phone to view or
 pay this bill

THIS YEAR TAX \$103.15
TOTAL TAX DUE \$0.00
 PAYMENTS: MADE ON 11/14/2016 \$103.15

CREDITS ARE LISTED FOR INFORMATION PURPOSES ONLY

BARNETT LESLIE & PATRICI
 P O BOX 535
 CLAYTON GA 31796

PAYMENT MUST BE MADE ON OR BEFORE
 12/20/2016
 YOUR CANCELLED CHECK IS YOUR RECEIPT

Worth Co. Tax Office.
Tabetha Dupriest TC
201 N. Main St TM-15
Sylvester, GA. 31791

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Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead authorized for all homeowners, certain elderly persons are entitled to additional homestead exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of the exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than 3/01/2017 in order to receive the exemption in future years. For information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact the office of the County Tax Office at Worth Co. Courthouse 229-776-8204. If you feel that your property has been assigned too high a value for tax purposes by the Board of Tax Assessors, you should file a return reducing the value not later than 04/01/2017 in order to have an opportunity to have this value lowered for next year's taxes. Information on filing a return can be obtained from the County Tax Office at Worth Co. Courthouse and/or 229-776-8204.

Legal Description

Tax Parcel ID: OSC02020
369 Mill Branch Road, Warwick, GA

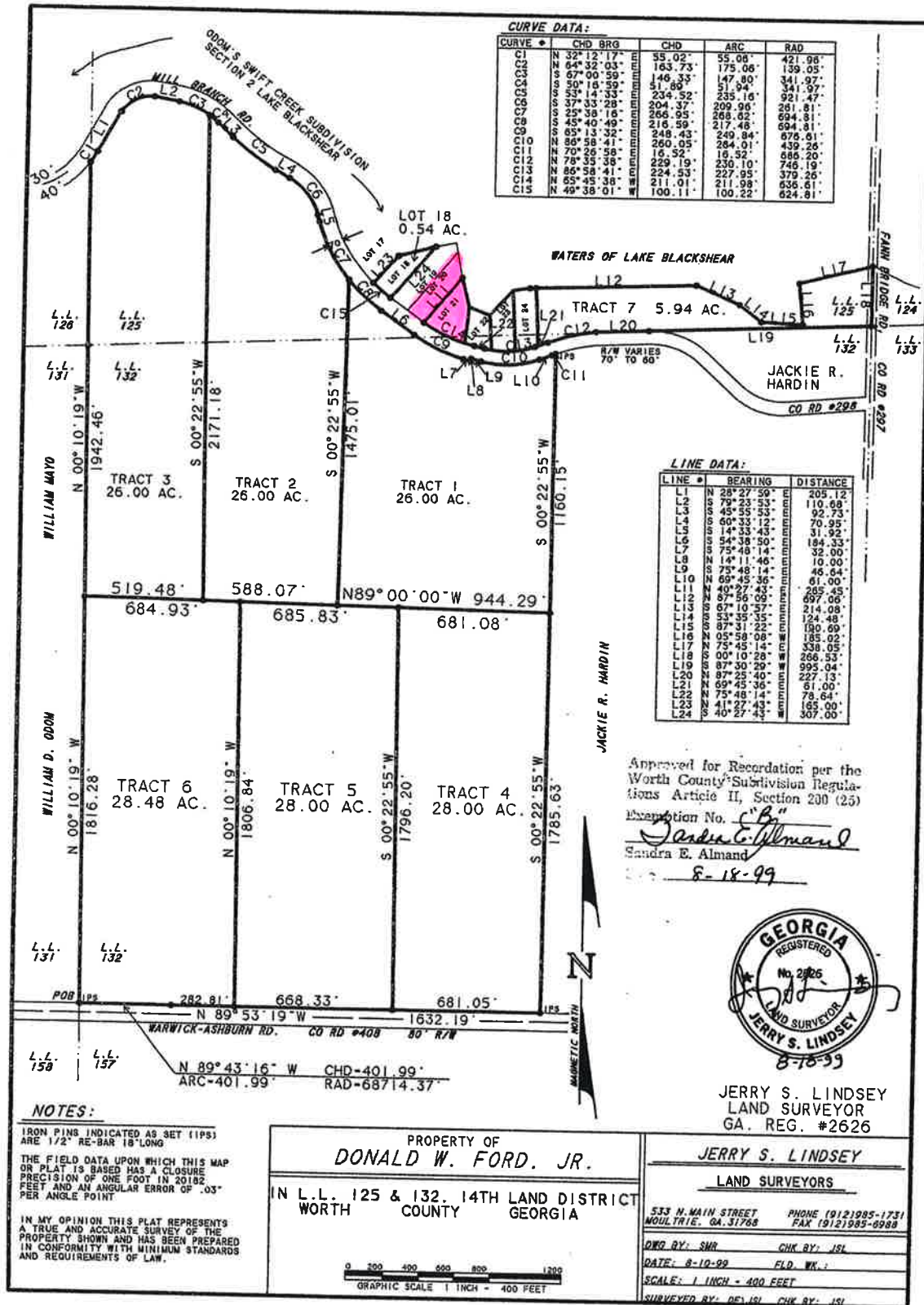
All that tract or parcel of land lying and being in Land Lot 125 in the Fourteenth Land District of Worth County, Georgia, and being all of Lot 20 of Odom's Swift Creek Subdivision, Section 2, according to a map or plat of said subdivision as same is recorded in Plat Book 21, Page 159, in the office of the Clerk of Superior Court of Worth County, Georgia.

Tax Parcel ID: OSC02021
Mill Branch Road, Warwick, GA

All that tract or parcel of land lying and being in Land Lot 125 in the 14th Land District of Worth County, Georgia, and being more particularly described as follows:

All of Lot 21 in Odom's Swift Creek Subdivision, Section Two, as shown depicted on a plat of survey prepared for Donald W. Ford, Jr. by Jerry S. Lindsey, Registered Land Surveyor, under date of August 10, 1999, approved or exempted from subdivision regulations by the Board of Commissioners on August 18, 1999, and recorded on August 18, 1999 in Plat Book 29, Page 78, in the office of the Clerk of Superior Court, Worth County, Georgia.

Handwritten initials 'AB' in the top left corner.



NOTES:
 IRON PINS INDICATED AS SET (IPB) ARE 1/2" RE-BAR 18" LONG
 THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20182 FEET AND AN ANGULAR ERROR OF .03" PER ANGLE POINT
 IN MY OPINION THIS PLAT REPRESENTS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN AND HAS BEEN PREPARED IN CONFORMITY WITH MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

PROPERTY OF
DONALD W. FORD, JR.
 IN L.L. 125 & 132, 14TH LAND DISTRICT
 WORTH COUNTY GEORGIA

JERRY S. LINDSEY
 LAND SURVEYOR
 GA. REG. #2626

JERRY S. LINDSEY
 LAND SURVEYORS

533 N. MAIN STREET PHONE (912) 985-1731
 MOUNTAIN VIEW, GA. 31768 FAX (912) 985-6988

DWG BY: SMR CHK BY: JSL
 DATE: 8-10-99 FLD. WK.:
 SCALE: 1 INCH = 400 FEET
 SURVEYED BY: DE: JSL CHK BY: JSL

Recorded 8-27 1999
Hansen Bowles
 Dep. Clerk Superior Court,
 Worth County, Georgia.

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

Barry Ward

bward@rowellauctions.com

Cell: 770-843-6899

Office: 800-323-8388



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DIRT to GOLD**