



PROPERTY INFORMATION PACKAGE

**2 COMMERCIAL
DEVELOPMENT TRACTS**

**20TH AVENUE
(U.S. HIGHWAY 29)
VALLEY, ALABAMA
CHAMBERS COUNTY, GEORGIA**

ONLINE ONLY

**Auction Date
May 21, 2019**



Table of Contents

- 1. General Property Description**
- 2. Auction Maps**
- 3. Property Tax Aerial & Property Tax Card**
- 4. Chambers County 2018 Tax Ad Valorem Bill**
- 5. Legal Description**

For More Information

Call

Tony DeLoache 229-890-0681

Rowell Auctions 800-323-8388





20th Avenue (U. S. Highway 29), Valley, AL 36872

- ❖ 2.01 ± Acre Tract
- ❖ 2.10 ± Acre Tract
- ❖ Excellent Zoned C-3 Professional, Commercial, Retail Development Tracts
- ❖ Community Business District
- ❖ 200 ± Feet Frontage on 20th Avenue (U. S. Highway 29)
- ❖ Across the Street From "The Shops at Valley" & Fords Mill Apartments
- ❖ Utilities Available
 - Water, Sewer, Natural Gas, Electricity, & Telephone





TRACT	ACRES
1	2.00
2	2.00



U.S. HWY. 29 - 20TH AVENUE

41ST STREET E

40TH STREET W

4.00 TOTAL ACRES!

NOTE: THIS SKETCH WAS DRAWN FROM A TAX MAP AND AN AERIAL PHOTOGRAPH. AREAS AND DISTANCES ARE SUBJECT TO CHANGE UPON ACTUAL FIELD SURVEY.



CHATTAHOOCHEE RIVER



TRACT	ACRES
1	2.00
2	2.00

VILLAGE SQUARE

U.S. HWY. 29 - 20TH AVENUE

ARBY'S

WALMART SUPERCENTER

VALLEY MARKET PLACE

40TH STREET W



WINGS TODAY

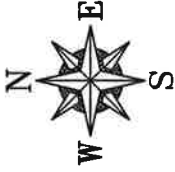
PONDER'S NURSERY

41ST STREET E

42ND STREET W

4.00 TOTAL ACRES±

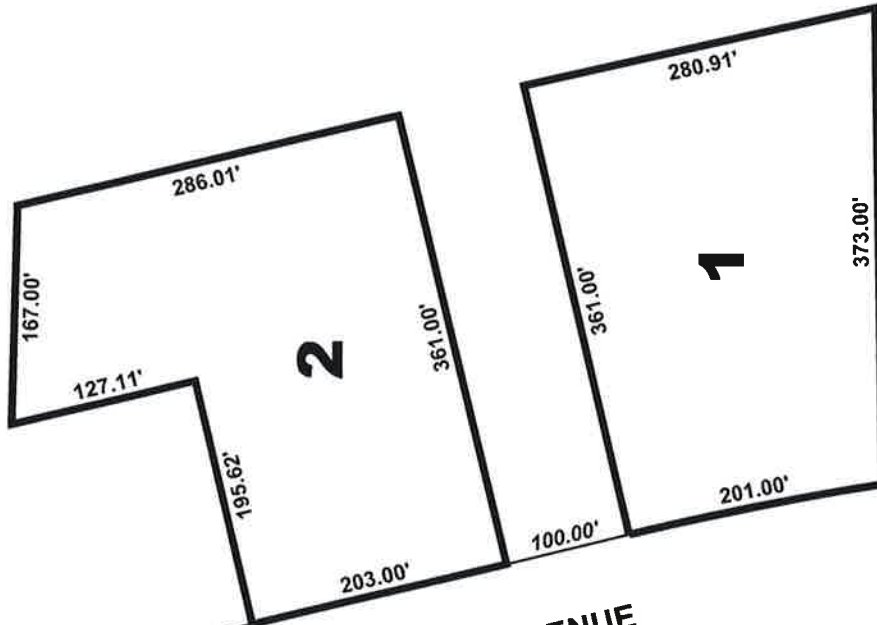
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TRACT	ACRES
1	2.00
2	2.00



800-323-8388
Moultrie, GA
www.rowellauctions.com



U.S. HWY. 29 - 20TH AVENUE

41ST STREET E

40TH STREET W

4.00 TOTAL ACRES±

NOTE: THIS SKETCH WAS DRAWN FROM A TAX MAP AND AN AERIAL PHOTOGRAPH. AREAS AND DISTANCES ARE SUBJECT TO CHANGE UPON ACTUAL FIELD SURVEY.

Property Record Card [Print](#) [Close](#)



Parcel Info					
Parcel Number		Account #	Exempt	AMENITIES	
1803063000050001		406305	N	ROAD	X
Subdivision	009999-			TOPO	X
Neighborhood	-			ELEC	X
District	City	S-T-R	Acreage	Lot Size	Deed B/P
01	01	06-21 -29	0	203 X 361	B-002014 P-003000 D-09/04/2014
Legal	BEG 656'(S) N OF & 768'(S) W OF SE COR OF SE1/4 OF SW1/4, RUN SE'LY286.01', SW'LY361' TO 20TH AVENUE, NW'LY ALONG AVENUE 203'(S), NE'LY195.62', NW'LY127.11', SE'LY167'(S) TO P.O.B., IN SE1/4 OF SW1/4. S6 T21N R29E				

Owner			
Name	LAGRANGE BANKING COMPANY		
Mailing Addr	P.O. BOX 4469 LA GRANGE, GA 30241	Physical Addr	20TH AVENUE

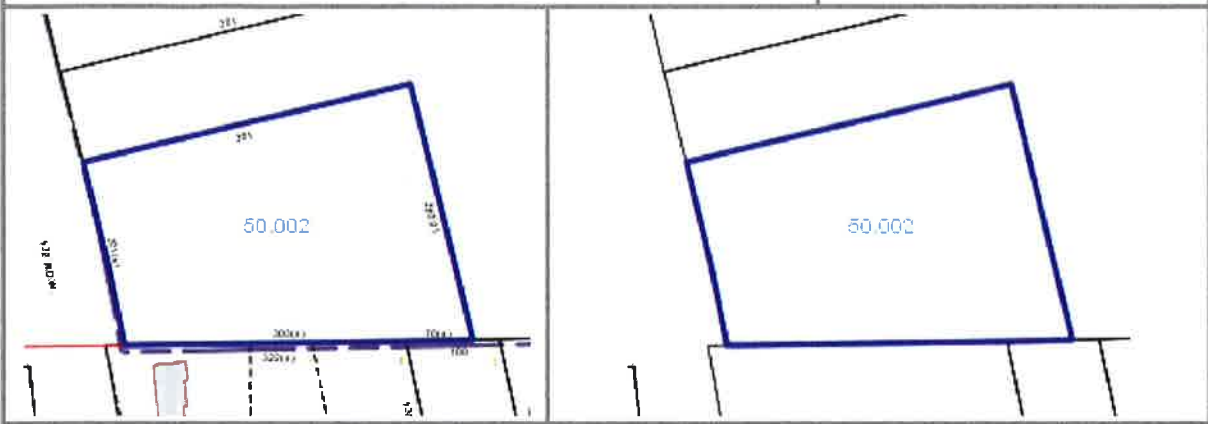
Values	
Land Total:	\$135,270.00
Building Total:	\$0.00
Appraised Value:	\$135,270.00
Yrly Tax:	\$621.34 for 2018

Payment History		
Tax Year	Date Paid	Amount
2018	10/29/2018	\$621.34
2017	11/06/2017	\$621.34
2016	10/21/2016	\$621.34

Mapping History				
DDate	DBook	DPage	EPage	Type
02-27-2008	002008	000948		NAMECHNG
07-19-2006	002006	003872	000000	NAMECHNG
12-12-2002	002002	006506	000000	NOCHNG

Chambers County Alabama 2018 - Public GIS Web13 - f13.5-s15.0 - ChambersAL - 10-01-2018 Parcel Details				
FavLink PRC NewSrch Back Print				
Acct No:	406305			
Parcel No:	12 18 03 06 3 000 050.001			
Prop Addr:	20TH AVENUE			
Tax Dist:	01-COUNTY DIST 1			
Deed Acres:	0.00			
Deed Book:	002014	Deed Page:	003000	
Subdivision:	009999-			
Neighborhood:	007A0000-			
Owner				
Name:	LAGRANGE BANKING COMPANY			
Address :	P.O. BOX 4469			
City, State, ZIP:	LA GRANGE, GA 30241			
Values				
Land Total:	\$135,270.00			
Building Total:	\$0.00			
Appraised Value:	\$135,270.00			
Yrly Tax:	\$621.34 for 2018			
Payment History				
Tax Year	Date Paid	Amount		
2018	10/29/2018	\$621.34		
2017	11/06/2017	\$621.34		
2016	10/21/2016	\$621.34		
Mapping History				
DDate	DBook	DPage	EPage	Type
02-27-2008	002008	000948		NAMECHNG
07-19-2006	002006	003872	000000	NAMECHNG
12-12-2002	002002	006506	000000	NOCHNG
Land				
Lot	Acre	Site	SqFt	Value
2	0	0	0	\$135,270.00
Basic Parcel Bldg Land				

Property Record Card [Print](#) [Close](#)



Parcel Info					
Parcel Number	Account #	Exempt	AMENITIES		
1803063000050002	413230	N	ROAD	X	
Subdivision	009999-		TOPO	X	
Neighborhood	-		ELEC		
District	City	S-T-R	Acreege	Lot Size	Deed B/P
01	01	06-21 -29	0	201 X 361	B-002014 P-003000 D-09/04/2014
Legal	BEG 277'(S) N OF & 673'(S) W OF SE COR OF SE1/4 OF SW1/4, RUN SE'LY280.91', W'LY70'(S), W303'(S) TO 20TH AVENUE, NW'LY ALONG AVENUE201'(S), NE'LY361' TO P.O.B., IN SE1/4 OF SW1/4. S6 T21N R29E				

Owner			
Name	LAGRANGE BANKING COMPANY		
Mailing Addr	206 W. HARALSON STREET LA GRANGE, GA 30240	Physical Addr	20TH AVENUE

Values	
Land Total:	\$147,490.00
Building Total:	\$0.00
Appraised Value:	\$147,490.00
Yrly Tax:	\$1253.75 for 2018

Payment History		
Tax Year	Date Paid	Amount
2018		\$1,253.75
2017	11/06/2017	\$1,253.75
2016	10/21/2016	\$1,253.75

Chambers County Alabama 2018 - Public GIS Web13 - f13.5-s15.0 - ChambersAL - 10-01-2018 Parcel Details				
FavLink PRC NewSrch Back Print				
Acct No:	413230			
Parcel No:	12 18 03 06 3 000 050.002			
Prop Addr:	20TH AVENUE			
Tax Dist:	01-COUNTY DIST 1			
Deed Acres:	0.00			
Deed Book:	002014	Deed Page:	003000	
Subdivision:	009999-			
Neighborhood:	007A0000-			
Owner				
Name:	LAGRANGE BANKING COMPANY			
Address :	206 W. HARALSON STREET			
City, State, ZIP:	LA GRANGE, GA 30240			
Values				
Land Total:	\$147,490.00			
Building Total:	\$0.00			
Appraised Value:	\$147,490.00			
Yrly Tax:	\$1253.75 for 2018			
Payment History				
Tax Year	Date Paid		Amount	
2018			\$1,253.75	
2017	11/06/2017		\$1,253.75	
2016	10/21/2016		\$1,253.75	
Land				
Lot	Acre	Site	SqFt	Value
1	0	0	0	\$147,490.00
Basic Parcel Bldg Land				

AD VALOREM TAX INFORMATION

Parcel	Assessor's Parcel No.	Parcel Description	2018	Pro Forma
1	1803063000050001		<u>\$135,270</u>	<u></u>
	Subtotal		\$135,270	\$135,270
	Assessed Value @		<u>20%</u>	<u>20%</u>
			\$27,054	\$27,054
	General Tax Rate (per \$1,000 A.V.)		42.50	42.50
	Total Taxes		\$1,150	\$1,150

AD VALOREM TAX INFORMATION

Parcel	Assessor's Parcel No.	Parcel Description	2018	Pro Forma
1	1803063000050002		<u>\$147,490</u>	<u></u>
	Subtotal		\$147,490	\$147,490
	Assessed Value @		<u>20%</u>	<u>20%</u>
			\$29,498	\$29,498
	General Tax Rate (per \$1,000 A.V.)		42.50	42.50
	Total Taxes		\$1,254	\$1,254

Legal Description

Tax Parcel ID: 180306000050001

20th Avenue (Alabama Highway 15), Valley, AL

2.10 ± Acres

BEG 656'(S) N OF & 768'(S) W OF SE COR OF SE1/4 OF SW1/4, RUN SE'LY286.01', SW'LY361' TO 20TH AVENUE, NW'LY ALONG AVENUE 203'(S), NE'LY195.62', NW'LY127.11', SE'LY167'(S) TO P.O.B., IN SE1/4 OF SW1/4. S6 T21N R29E

Tax Parcel ID: 1803063000050002

20th Avenue (Alabama Highway 15), Valley, AL

2.01 ± Acres

BEG 277'(S) N OF & 673'(S) W OF SE COR OF SE1/4 OF SW1/4, RUN SE'LY280.91', W'LY70'(S), W303'(S) TO 20TH AVENUE, NW'LY ALONG AVENUE201'(S), NE'LY361' TO P.O.B., IN SE1/4 OF SW1/4. S6 T21N R29E

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