



PROPERTY INFORMATION PACKAGE

*4 Bedroom, 2 1/2 Bath
Home*

*106 Hermitage Place
Coventry- Aberdeen Village
Peachtree City, Georgia 30269*

**Selling By Order of the
US Bankruptcy Court**

**ONLINE AUCTION
Ending
September 29, 2020**





Table of Contents

- 1. Auctioneer's Welcome & Comments**
- 2. General Property Description**
- 3. Address & GPS Coordinates**
- 4. Property Tax Aerial & Property Tax Card**
- 5. 2019 Fayette County Tax Ad Valorem Bill**
- 6. Plat & Legal Description**





Auctioneer's Welcome & Comments

Thank you for your interest in 106 Hermitage Place, Peachtree City, Georgia. Rowell Auctions, Inc. has been engaged on behalf of the United States Bankruptcy Court to sell the property at public auction. The bidding opens Tuesday, September 22, 2020 and closes Tuesday, September 29, 2020 at 4 PM subject to Dynamic Close Extended Bidding.

Upon initial inspection of the property, Rowell Auctions, Inc. assisted the Bankruptcy Trustee in completing the following actions in preparation for the auction:

- 1.) August 26, 2020- A third party contractor was engaged to remove debris and abandoned personal property from the house. **Removal of any additional items remaining at the property will be the Purchaser's responsibility.**
- 2.) September 1, 2020- Electric power was placed on the property.
- 3.) September 2, 2020- Water was turned on the property.
- 4.) September 2, 2020- A third party contractor was engaged to mow the grass, trim shrubbery, and preform general lawn and landscape maintenance.
- 5.) September 2, 2020- A third party contractor was engaged to pressure wash the house, sidewalk, and driveway and clean gutters.
- 6.) September 2, 2020- Upon inspection of the lower level bathroom, the toilet would not flush and water was backed up. A licensed plumber was engaged to clear the drain line. **The plumber determined the sewer line in the back yard was broken and needed repair. The responsibility and cost of repair will be the purchaser's.**

7.) September 2, 2020- A third party contractor was engaged to preform general household cleaning throughout the house.

This general summary is provided to prospective purchasers for general information only.

Each prospective bidder is encouraged to attend any of the scheduled open houses to inspect the property and conduct any due diligence they deem appropriate and necessary.

The property sells "As-Is; Where-Is" as to the condition of the property. In addition to an onsite inspection, please review the Property Information Package, Auction Terms and Conditions, and the Contract for Sale of Real Property before bidding.

Should you want additional information or have questions, please call:

Bill Dunn
Auction Coordinator
404-915-9090

Again, thank you for your interest in this property and our auction.

Best Regards,

Bill Dunn

Bill Dunn
Sr. Auction Coordinator

David C. Hart

David C. Hart, CAI, AARE
President
Chief Executive Officer





**106 Hermitage Place
Peachtree City, Georgia**

- ❖ 4 Bedroom, 2 ½ Bath Home
- ❖ 3,073± Sq. Ft. (Per Tax Assessor)
- ❖ Den with Fireplace
- ❖ Kitchen with Breakfast Area | Formal Dining Room
- ❖ Large Master Suite
- ❖ Laundry Room
- ❖ 2 Car Garage & Fenced Back Yard
- ❖ Located in the Coventry- Aberdeen Village
- ❖ Ready for Remodel & New Owner
- ❖ Coventry HOA Annual Dues \$565.00

Selling By Court Order
United States Bankruptcy Court





Address

106 Hermitage Place
Peachtree City, Georgia 30269

GPS Coordinates

84° 35' 16.4" W

33° 24' 22.6" N





Overview



Legend

-  Parcels
-  Roads
- City Limits**
-  BROOKS
-  FAYETTEVILLE
-  PEACHTREE CITY
-  TYRONE
-  WOOLSEY

Parcel ID	073119004	Alternate ID	n/a	Owner Address	MCCLAIN JACK D JR
Sec/Twp/Rng	--	Class	R3		106 HERMITAGE PLACE
Property Address	106 HERMITAGE PL	Acreage	n/a		PEACHTREE CITY GA 30269
District	05				
Brief Tax Description	LOT 80 THE CLOISTER III				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 9/2/2020
 Last Data Uploaded: 9/2/2020 5:54:07 AM

Developed by  Schneider
 GEOSPATIAL



Summary

Parcel Number 073119004
 Location Address 106 HERMITAGE PL
 Legal Description LOT 80 THE CLOISTER III
 Property Class R3 - Residential Lots
 Neighborhood 07R27096
 Tax District 05
 Zoning
 Acres 0
 Homestead Y
 Exemptions L1

[View Map](#)

Owner

MCCLAIN JACK D JR
 106 HERMITAGE PLACE
 PEACHTREE CITY GA 30269

Assessment

	2020 Working	2019 Certified	2018 Certified	2017 Certified	2016 Certified
LUC	101	101	101	101	101
Class	R3	R3	R3	R3	R3
+ Land Value	\$61,750	\$61,750	\$61,750	\$61,750	\$47,500
+ Building Value	\$334,800	\$319,800	\$321,100	\$338,600	\$247,200
= Total Value	\$396,550	\$381,550	\$382,850	\$400,350	\$294,700
Assessed Value	\$158,620	\$152,620	\$153,140	\$160,140	\$117,880

Assessment Notices

[2020 Assessment Notice\(PDF\)](#)

Land

Description	Land Type	Land Code	Square Feet	Acres	Price
GROSS LAND	G	GLV	0	0.000	61,750

Total Acres:
0.0000
 Total Land-Value:
61,750

Residential Improvement Information

Card 1	Heating System	WARM AIR
Stories 2	Heat	CENTRAL AND AIR
Exterior Wall FRAME	Total Fixtures	10
Style	Masonry Fireplaces	0
Year Built 1987	Heating Fuel Type	GAS
Res Sq Ft 3073	Pre Fab Fireplace	1
Basement NONE	Miscellaneous Feature	
Finished Bsmt Sqft 0	Miscellaneous Feature 2	
Full Bath/Half Bath 0/0	Grade Factor	B 1.15
Attic NONE	Cost/Design Factor	CR 0%
Additional Fixtures 10	CDU	AV

Additions

Card 1

Line	Lower	First	Second	Third	Area	Value
0					3073	0
1		CA4 - CARPORT TYPE 4			506	14,200
2		OP - OPEN PORCH			45	900
3		PA - PATIO			216	1,400

No data available for the following modules: Commercial Improvement Information, Interior/Exterior Information, Accessory Information, Other Features, Sales, Photos, Sketches.

2019 Property Tax Statement

Kristie King
 Fayette County Tax Commissioner
 P. O. Box 70
 Fayetteville, GA 30214
 Phone: (770) 461-3652, Fax: (770) 461-8443

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2019-25933	11/15/2019	\$0.00	\$4723.89	\$0.00	Paid 11/12/2019

Map: 073119004
 Location: 106 HERMITAGE PL

Printed: 09/02/2020

MCCLAIN JACK D JR
 106 HERMITAGE PLACE
 PEACHTREE CITY, GA 30269

- THERE WILL BE A FEE OF 2.5% FOR MOST CARDS IF PAID ONLINE.
- YOUR NET MILLAGE RATE IS EQUAL TO YOUR COUNTY SCHOOL OR CITY MILLAGE RATE LESS THE APPLICABLE SALES TAX CREDIT. REFER TO THE REVERSE OF YOUR TAX BILL FOR INFORMATION ABOUT STATE AND LOCAL EXEMPTIONS.
- IF THIS BILL IS MARKED "APPEAL" IT IS CALCULATED AT 85% VALUE. AN ADJUSTED BILL WILL BE ISSUED WHEN YOUR APPEAL IS FINALIZED.

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Kristie King
 Fayette County Tax Commissioner
 P. O. Box 70
 Fayetteville, GA 30214
 Phone: (770) 461-3652, Fax: (770) 461-8443



Tax Payer: MCCLAIN JACK D JR
Map Code: 073119004 Real
Description: LOT 80 THE CLOISTER III
Location: 106 HERMITAGE PL
Bill No: 2019-25933
District: 05

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
319,800.00	61,750.00	0.0000	\$381,550.00	11/15/2019			L1

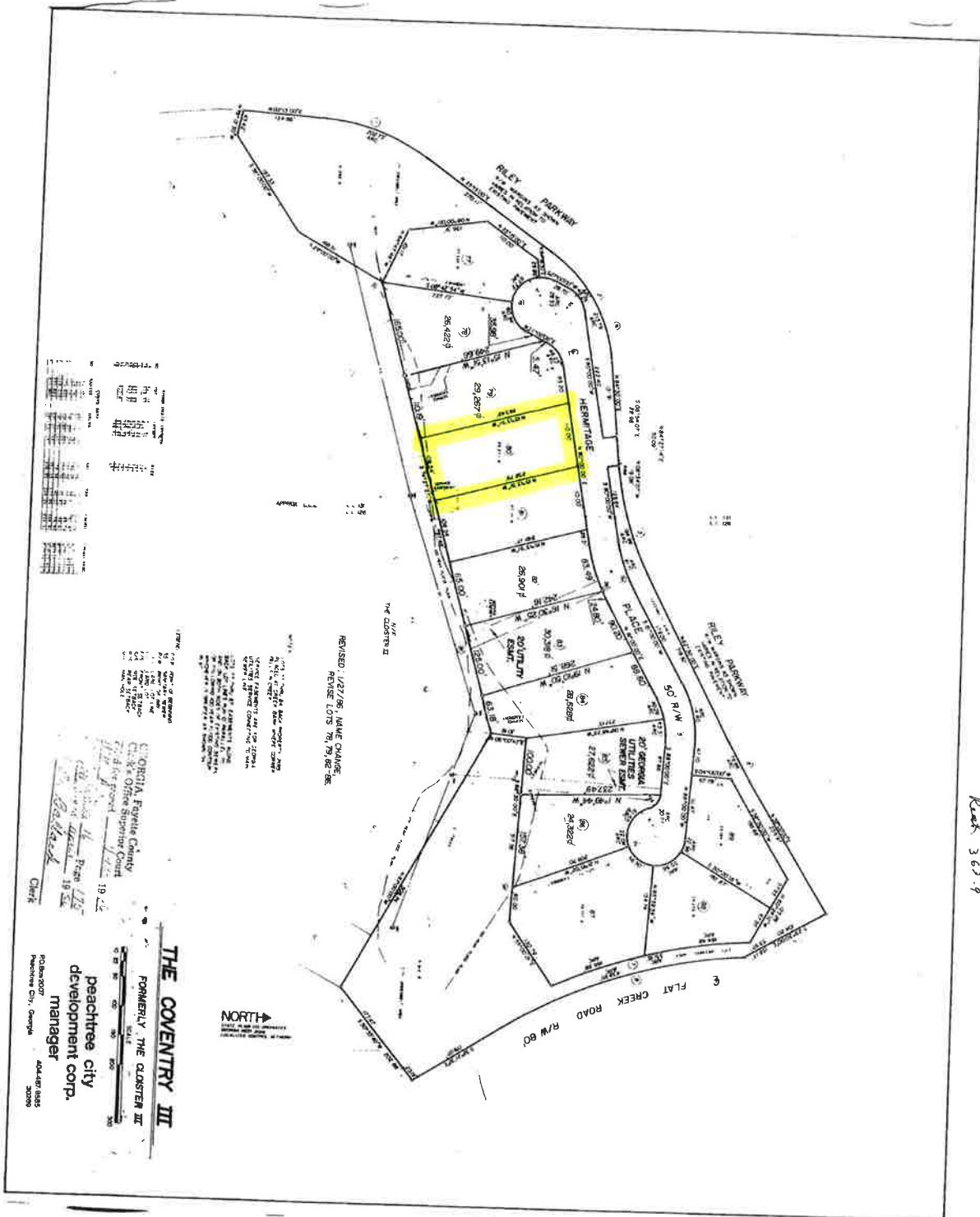
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
911 SERVICES	\$381,550	\$152,620	\$5,000	\$147,620	0.210000	\$31.00	\$0.00	\$31.00
CITY - PEACHTREE CITY	\$381,550	\$152,620	\$0	\$152,620	9.293000	\$1,418.30	\$0.00	\$1,418.30
COUNTY M&O	\$381,550	\$152,620	\$5,000	\$147,620	6.356000	\$938.27	\$0.00	\$938.27
COUNTY SALES TAX CREDIT	\$381,550	\$152,620	\$5,000	\$147,620	-1.964000	\$0.00	-\$289.93	-\$289.93
COUNTY SCHOOL BOND	\$381,550	\$152,620	\$0	\$152,620	1.271000	\$193.98	\$0.00	\$193.98
COUNTY SCHOOL M&O	\$381,550	\$152,620	\$2,000	\$150,620	19.250000	\$2,899.44	\$0.00	\$2,899.44
PEACHTREE CITY SALES TAX CREDIT	\$381,550	\$152,620	\$0	\$152,620	-3.061000	\$0.00	-\$467.17	-\$467.17
PTC-BOND	\$381,550	\$152,620	\$0	\$152,620	0.000000	\$0.00	\$0.00	\$0.00
STATE TAX	\$381,550	\$152,620	\$2,000	\$150,620	0.000000	\$0.00	\$0.00	\$0.00

TOTALS								
					31.355000	\$5,480.99	-\$757.10	\$4,723.89

PAY BY DUE DATE TO AVOID PENALTY AND INTEREST CHARGES:

- INTEREST WILL ACCRUE EACH MONTH AT AN ANNUAL RATE EQUAL TO 3% PLUS THE FEDERAL PRIME RATE PUBLISHED AS OF JANUARY 1, EACH YEAR.
- A 5% PENALTY WILL BE ADDED 120 DAYS AFTER THE DUE DATE AND AT EACH 120 DAY MARK UNTIL A 20% CAP IS REACHED.

Current Due	\$4,723.89
Discount	\$0.00
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$4,723.89
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/12/2019



Book 367-9

175

Legal Description

106 Hermitage Place
Fayette County, GA
Tax Parcel ID: 073119004

All that tract or parcel of land lying and being in land lot 131 of the 7th District, Fayette County, Georgia, being Lot 80, the Coventry III Formerly the Cloister III Subdivision, as per plat thereof recorded in Plat Book 16, Page 172-175, Fayette County, Georgia Records, said plat being incorporated herein and made a part hereof by reference.

For More Information

Call



Bill Dunn
404-915-9090

Rowell Auctions
229-895-8388



We Turn
DIRT to **GOLD**