



*PROPERTY INFORMATION PACKAGE*

*3 BEDROOM, 2 BATH  
BEAUTIFUL BRICK HOME  
READY FOR REMODEL*

107 Charlton Road  
Rincon, Georgia

Online Auction  
October 29, 2020





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107 Charlton Road  
Rincon, Georgia

- ❖ 3 Bedroom, 2 Bath Brick Home
- ❖ One Car Garage or Bonus Room
- ❖ Stripped Down to Studs | Ready for Remodel
- ❖ Great Neighborhood
- ❖ City Utilities
- ❖ Great for First Time Homeowner or Investor





## Address & GPS Coordinates

### Address

107 Charlton Road  
Rincon, Georgia

### GPS Coordinates

81° 13' 15.3" W  
32° 15' 24.5" N





**Overview**



**Legend**

-  Parcels
-  Roads

<b>Parcel ID</b>	0465H092D00	<b>Owner</b>	SOUTHLAND RESTORATION LLC	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		P O BOX 4367	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	01-County		EASTMAN GA 31023	6/5/2018	\$45100	S	U
	County	<b>Physical Address</b>	107 CHARLTON RD	2/26/2010	\$99000	FM	Q
<b>Acres</b>	n/a	<b>Assessed Value</b>	Value \$116829				

(Note: Not to be used on legal documents)

Date created: 10/6/2020  
 Last Data Uploaded: 10/6/2020 1:17:11 AM

Developed by  **Schneider**  
 GEOSPATIAL

**Assessment Notice**

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

**Summary**

Parcel Number 0465H092D00  
 Location Address 107 CHARLTON RD  
 Legal Description LOT 92 SECTION D  
 (Note: Not to be used on legal documents)  
 Class R3-Residential  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Zoning AR-1  
 Tax District 01-County (District 01)  
 Millage Rate 28.843  
 Acres 0  
 Neighborhood 0465H: LAND: 00000 / BLDG: 00000 (001504)  
 Homestead Exemption No (S0)  
 Landlot/District N/A / 9 G

[View Map](#)



**Owner**

[SOUTHLAND RESTORATION LLC](#)  
 P O BOX 4367  
 EASTMAN, GA 31023

**Land**

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	0465H-WESTWOOD HEIGHTS	Lot	0	0	0	0	1

**Residential Improvement Information**

Style One Family  
 Heated Square Feet 1317  
 Interior Walls Sheetrock  
 Exterior Walls Brick Veneer  
 Foundation Slab Perimeter  
 Attic Square Feet 0  
 Basement Square Feet 0  
 Year Built 1992  
 Roof Type Asphalt Shingles  
 Flooring Type Carpet\Tile  
 Heating Type Cent Heat / AC  
 Number Of Rooms 0  
 Number Of Bedrooms 0  
 Number Of Full Bathrooms 2  
 Number Of Half Bathrooms 0  
 Number Of Plumbing Extras 3  
 Value \$77,246  
 Condition Average

**Accessory Information**

Description	Year Built	Dimensions/Units	Identical Units	Value
FIRE FEE-RES	2010	0x0 / 0	1	\$0
SANITATION - REGULAR	2010	0x0 / 0	1	\$0
HOME SITE AVG	2000	0x0 / 1	1	\$9,583

**Sales**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/5/2018	2474 391	3 25	\$45,100	Short Sale	ROBERTS RICKY S JR	SOUTHLAND RESTORATION LLC
2/26/2010	1920 365	3 25	\$99,000	Fair Market - Improved	CARROLL RANDY L &	ROBERTS RICKY S JR
9/9/2004	1022 149	3 25	\$88,000	Fair Market - Improved	CARROLL RANDY L &	CARROLL RANDY L &

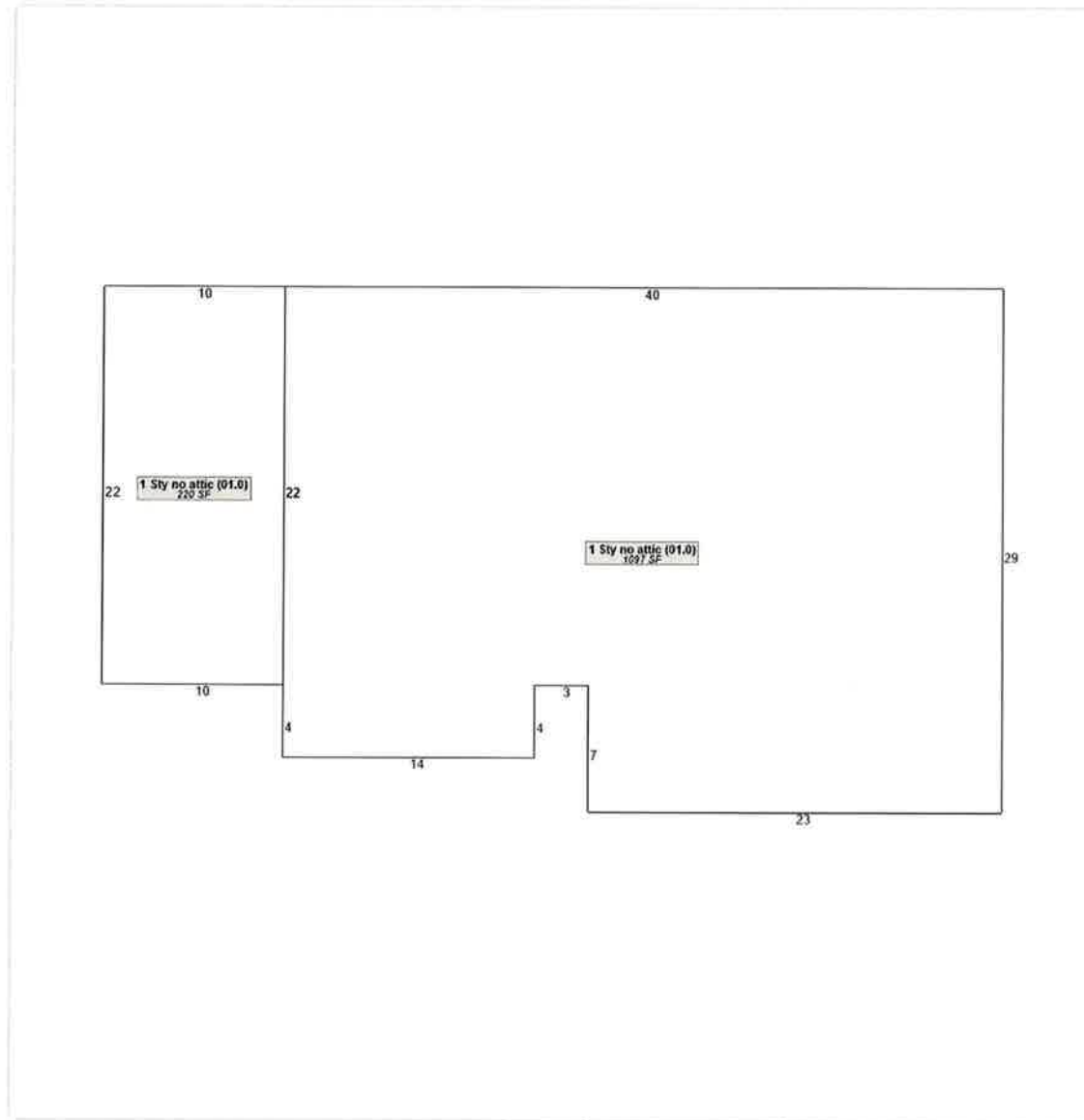
**Valuation**

	2020	2019	2018	2017
Previous Value	\$45,100	\$102,119	\$95,954	\$80,835
Land Value	\$30,000	\$11,044	\$25,000	\$23,900
+ Improvement Value	\$77,246	\$29,824	\$67,536	\$64,320
+ Accessory Value	\$9,583	\$4,232	\$9,583	\$9,583
= Current Value	<b>\$116,829</b>	<b>\$45,100</b>	<b>\$102,119</b>	<b>\$97,803</b>

**Photos**



**Sketches**



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

The Effingham County Assessor 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.

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Version 2.3.88





**2020 Property Tax Statement**

Bill Number	Due Date	CURRENT YEAR DUE
24906	11/30/2020	\$1,667.86

Payment Good Through: 10/6/2020

Linda McDaniel  
 Effingham County Tax  
 Commissioner  
 PO BOX 787  
 Springfield, Georgia 31329

Map: 0465H-092-D00

Last payment made on:

Location: 107 CHARLTON RD

SOUTHLAND RESTORATION LLC  
 P O BOX 4367

EASTMAN, GA 31023

**RETURN THIS FORM WITH PAYMENT**

Linda McDaniel  
 Effingham County Tax  
 Commissioner  
 PO BOX 787  
 Springfield, Georgia 31329



Scan this code with your mobile phone to view or pay this bill.

**Tax Payer:** SOUTHLAND RESTORATION LLC  
**Map Code:** 0465H-092-D00  
**Description:** LOT 92 SECTION D  
**Location:** 107 CHARLTON RD  
**Bill Number:** 24906  
**District:** 1

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$86,829.00	\$30,000.00	0	116829	11/30/2020	10/1/2020	10/6/2020	

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	116829	46731	0	46731	0	0.00	0.00	0.00
COUNTY M&O	116829	46731	0	46731	10.873	508.11	0.00	351.79
SALES TAX ROLLBACK	0	0	0	46731	-3.345	0.00	-156.32	0.00
SCHOOL M&O	116829	46731	0	46731	16.225	758.21	0.00	758.21
PUBLIC WORKS AND ROADS	116829	46731	0	46731	0.822	38.41	0.00	38.41
RECREATION	116829	46731	0	46731	0.558	26.08	0.00	26.08
INDUSTRIAL DEV. AUTHORITY	116829	46731	0	46731	2	93.46	0.00	93.46
HOSPITAL	116829	46731	0	46731	1.71	79.91	0.00	79.91
FIRE	116829	0	0	0	0	105.00	0.00	105.00
SANITATION DEPARTMENT	116829	0	0	0	0	215.00	0.00	215.00
<b>TOTALS</b>					<b>28.843</b>	<b>1,824.18</b>	<b>-156.32</b>	<b>1,667.86</b>

Current Due: \$1,667.86

10/6/2020

Taxes

Penalty:	\$0.00
Interest:	\$0.00
Other Fees:	\$0.00
Back Taxes:	\$0.00
Amount Paid:	\$0.00

TOTAL DUE:	\$1,667.86
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## Legal Description

107 Charlton Road  
Effingham County  
Tax Parcel ID  
0465H092D00

All that certain lot, tract or parcel of land situate, lying and being in the 9<sup>th</sup> G.M. District, Effingham County, Georgia, being known as Lot 92, Section D, Westwood Heights Subdivision, as shown and more particularly described on that certain map or plat made by Harold R. Johnson, Surveyor, recorded in Plat Book 3, page 25, in the records of the Clerk of Superior Court of Effingham County, Georgia. For a more particular description reference is hereby made to aforesaid plat, which is specifically incorporated herein and made a part hereof.

This being the same property conveyed by Warranty Deed from Arthur John Padgett, Jr. and Rachel D. Padgett to Randy L. Carroll and Tonya M. Carroll, dated September 9, 2003, recorded in Deed Book 1022, page 149, aforesaid records.

For More Information

Call



Tony Deloache  
229-890-0681

Rowell Auctions  
229-895-8388



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