

60 Deer Valley Road, Piney Creek  
(Alleghany County) NC 28675

**ABSOLUTE**

**THURSDAY, MAY 25, 2023**

SALE SITE: HOME 2 SUITES (OFF DELK ROAD), 2168 KINGSTON COURT, MARIETTA, GA 30067



## Features

**CALL FOR  
INFORMATION**

**770.425.1141  
or 800.479.1763  
johndixon.com**



**JOHN DIXON  
& ASSOCIATES**  
AUCTIONS • MARKETING

PROPERTY TYPE:	Residential Lot
SUBDIVISION:	Deer Park
LOT(S):	60
BEDS/BATHS:	n/a
YEAR BUILT:	n/a
SQUARE FEET:	n/a
ACREAGE:	0.78±
TAX ID:	3023119020
AGENT:	n/a

05/23 GAL: 2034, NCFL: 6397, SC: 002815 R

2140 Newmarket Parkway, Suite 118, Marietta, Georgia • 30067 • office: 770.425.1141 • fax: 770.425.4413 • toll-free: 800.479.1763

The above information is believed to be accurate but is not warranted. Offer subject to errors, changes, omissions, prior sales and withdrawals without notice.

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121)  
8

(2.07A)  
623

3100

COZY CABINS CIRCLE

(725)

112

(154)

(158)

(145)

(725)

(48)

3966

5002

6040

7002

9020

0996

58

59

60

61

56

57

786892

(83)

(24)

62

79

(142)

77, 80-82

5765

(165)

(4.07A)  
3786

(478)  
FER VALLEY RD

500

**GREAT WORLD INVESTMENTS LLC**

**Parcel ID: 3023119020**

2105 CONTINENTAL ST

NB: 103 DEERWOOD PARK  
 #60 DEERWOOD PARK  
 Property Location: DEERWOOD PARK - #60

0.7800 AC

CARD NO. 1 of 1  
 TWP: PINEY CREEK  
 FIRE:PINEY CREE

**DEED INFORMATION**  
**DEED DATE:** 6/2017  
**DEED BOOK/PAGE:** 00386/0289

Account: 12481  
 Reval Year: 2021 Tax Year: 2023

Appraised By RK on 04/22/2019  
**EX-** LAST ACTION 20210111

MARKET VALUE												CORRELATION OF VALUE						
PROPERTY TYPE		USE			CDU	PHYSICAL CONDITION		GRADE	EYB		AYB	CREDENCE TO		MARKET				
		R																
DWELLING DATA												PARCEL VALUATION SUMMARY						
CONDO STYLE	KITCHEN REMODELED	HOUSE COLOR	STYLE	WALLS	STORY HT.	# ROOMS	BED ROOMS	FAMILY ROOMS	KITCHENS	FULL BATHS	HALF BATHS	BILLABLE LAND VALUE		13,900				
												BILLABLE IMPROVEMENT VALUE		0				
												TOTAL BILLABLE VALUE		13,900				
PERMIT												SALES DATA						
BMST	ATTIC	BATH REMODELED	HEATING	HEATING SYSTEM	TYPE	UNFINISHED AREA	UNHEATED AREA	BSMT LIVING AREA	BSMT REC AREA	ADD'L FIXTURES	TOTAL FIXTURES	CODE	DATE	NO.				
												OFF. RECORD	DATE	TYPE	SALES PRICE			
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA	TRUE TLA	BOOK	PAGE	MO	YR	VALID	V/I	SALES PRICE
												00386	0289	6	2017	L	V	4,000
												00381	0246	10	2016	P	V	23,000
												00280	1278	4	2005	00	V	34,000
SKETCH INFORMATION												BUILDING VALUATION SUMMARY						
LOWER LEVEL	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	AREA	VALUE													
NOTES												Base Price						
												Plumbing						
												Additions						
												Unfin. Area						
												Basement						
												Attic						
												Heat / AC Adj.						
												FBLA						
												Rec Room						
												Fireplace						
												Basement Garage						
												SUBTOTAL						
												Grade Factor()						
												C & D Factor						
												TOTAL RCN						
												% Good						
												Market Adjustment Factor						
												RCNLD						

CODE	DESCRIPTION	COUNT	LTH	WTH	SIZE	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
<b>TOTAL OB/XF VALUE</b>															

LAND INFORMATION															
HIGHEST AND BEST USE	USE CODE	FRONTAGE	DEPTH	DEPTH / SIZE	COND FACT	INFLUENCES AND TOPOGRAPHY		TOTAL LAND UNITS	UNIT TYPE	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES		
UNDEVELOPED	03	0	0		1.0000	ROLLING/STEEP		0.780	AC	17,782.05	13870				
<b>TOTAL MARKET LAND DATA</b>								0.78			13870				
<b>TOTAL PRESENT USE DATA</b>															

3023119020 (1142545) Group:0

4/19/2023 11:02:35 AM.

**GREAT WORLD INVESTMENTS LLC**  
 12481

**Parcel ID: 3023119020**

ID NO:  
 CARD NO. 1 of 1



ALLEGHANY COUNTY TAX DEPT  
 PO BOX 1027  
 SPARTA NC 28675-1027



**2019 PROPERTY TAX NOTICE**

**PROPERTY SOLD:** Real property tax bills are sent to the owner as of January 1. If you have sold this property since January 1, you need to forward this bill to the new owner.

**INTEREST** accrues at the rate of 2% for January and 3/4 of 1 percent for each following month.

**PARTIAL PAYMENTS:** For your convenience, partial payments will be accepted. Account must be paid in full by January 6, 2020.

**FAILURE TO PAY:** Delinquent taxes are subject to garnishment of wages, attachment of bank accounts or rents received, levy on personal property and foreclosure proceedings ON Jan. 7, 2020.

**ESCROW MORTGAGE ACCOUNT:** The property owner is responsible for ensuring full payment of this obligation. If funds are held in escrow to pay this notice, forward to the appropriate mortgage holder.

**VALUE NOTIFICATION:** If prior written notification of value has not been given, this bill serves as notification of value of personal property. Appeals of value, situs or taxability of personal property must be made within 30 days of this notice. N.C.G.S. 105-317.1.c

**RETURNED CHECKS** will incur a penalty, being the greater of 10% of the amount of the check or \$25.00. N.C.G.S. 105-357(2)

\*\*\*\*\*AUTO\*\*MIXED AADC 270  
 7785877 3676-PTN 3283 1 1 1



GREAT WORLD INVESTMENTS LLC  
 2105 CONTINENTAL ST  
 SAINT CLOUD FL 34769-7070



PARCEL IDENTIFIER	BILL NUMBER	DUE DATE	DELINQUENT AFTER
3023119020	201905683	09-01-2019	01-07-2020
Location: #60 DEERWOOD PARK	ACCOUNT 12481		
Lots/Acres: 0.78	TAXING DISTRICT		
Description: DEERWOOD PARK - #60	RATE PER \$100 VALUE		
Real Estate Value: \$25,500	COUNTY TAX	0.5970	152.24
Assessed Real Property Value: \$25,500	<i>60 cozy cabins CR            Piney creek NC 28663</i>		
Personal Property Value: \$			
Exemption Value:	ON OR BEFORE 8/31/19 - PAY 149.20		
Total Taxable Value: \$25,500	9/1/19 - 1/6/20 - PAY 152.24		

3676PTN 5/15/19 PMS 348, K 3.5

Questions concerning billing and valuation should be directed to the following numbers:  
 Phone: 336/372-8291 Fax: 336/372-7003 or email us at: alleappr@skybest.com  
 Office hours: 8:00 am - 5:00 pm Monday thru Friday - Location: 348 South Main Street, Sparta, NC 28675-1027  
**PLEASE USE OUR DROP BOX FOR PAYMENTS. IT IS LOCATED BY THE SIDE DOOR OF THE COUNTY ADMINISTRATION BUILDING.**

↓ **PLEASE RETURN LOWER PORTION WITH PAYMENT** ↓

**DEERWOOD Park HOA, Inc.**

PO BOX 1865  
SPARTA, NC 28675

**INVOICE**

Invoice Number: 2019-058  
Invoice Date: Apr 30, 2019  
Page: 1

Voice:(336)846-1099  
Email: deerwoodparkhoa@gmail.com

Fax: (336)846-4499

<b>Bill To:</b>
Great World Investments,LLC 2105 Continental St. ST. Cloud, FL 34769

<b>Ship to:</b>
2105 Continental St. ST. Cloud, FL 34769

<b>Customer ID</b>	<b>Customer PO</b>	<b>Payment Terms</b>	
Deerwood 60			
<b>Sales Rep ID</b>	<b>Shipping Method</b>	<b>Ship Date</b>	<b>Due Date</b>
Terry	US Mail		5/31/19

Quantity	Item	Description	Unit Price	Amount
1.00	2019lot	2019 Yearly HOA Lot Fee	450.00	450.00
Subtotal				450.00
Sales Tax				
Total Invoice Amount				450.00
Payment/Credit Applied				
<b>TOTAL</b>				<b>450.00</b>

Past Due Invoices are charged \$30 Late Fee & 5% APR (monthly min \$2)

Please review your personal information and make the necessary changes so that we can keep our system up to date. Please return the attached form with your payment as soon as possible.  
Thank you for your cooperation.





