

1231 Gurnee Avenue, Anniston
(Calhoun County) AL 36201
Reserve

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:	Commercial Building
SUBDIVISION:	n/a
LOT(S):	n/a
BEDS/BATHS:	n/a
YEAR BUILT:	1930
SQUARE FEET:	3,875±
ACREAGE:	0.21±
TAX ID:	21033064006032; 33; 34
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.

A
U
C
T
I
O
N

Property #9106
2 Historic Downton Buildings
1229 & 1231 Gurnee Ave. and 0 W. 13th St., Anniston AL 36201

* 3,875 Sq. Ft. * 0.21 Acres. * Built in 1930. * Construction: Brick & Concrete Block.
* Zoning: C- Urban Core * (7) Storefronts on W. 10th St. * On-street Parking * (1)
Separate Building accessed from rear or side alley

Convenient corner location at the intersection of Gurnee Ave. and W. 10th St. in the heart of Anniston's historic downtown commercial area. 1 Block from U.S. Courthouse. 1.5 Blocks from Calhoun County Courthouse. Across Gurnee Ave. from Justin Sollohub Justice Center. Catty-corner from Zenn Park. Suitable for retail, office or a variety of commercial uses where there is already active adaptive reuse and redevelopment. This area is known for it's walkability, mix of uses and activities- ready for a new owner to invest in it's future. Excellent commercial potential!

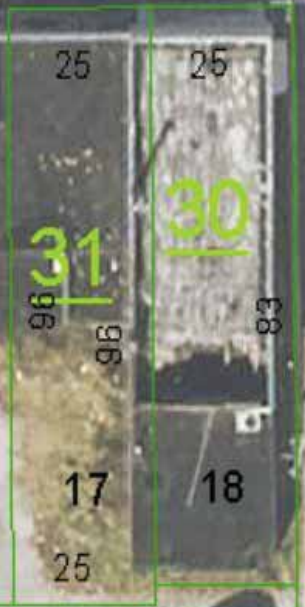


Gurnee Avenue

W 13th Street



ALLEY



50

12



Zenn Park

9107

Justin Sollohub
Justice Center

US Courthouse

Calhoun Co.
Courthouse



Tax Assessment Report

Parcel Number: 21-03-06-4-006-032.000

Tax Year: 2023

Pin Number: 18669

Owner Information:

Owner: CENTER HOMES LLC

Property Address: 0 W 13TH ST

Mailing Address: 10216 COMMERCE RD
ATHENS, GA 30607

Value and Tax Information: Assessed values are subject to change until permanent abstract is printed on September 2023

Current Use: No

Total Appraised Value: \$58,540.00

Improvement Value: \$53,440.00

Total Prev Appraised Value: \$64,480.00

Land Value: \$5,100.00

Total Assessed Value:

Exemption:

Land Information:

Deeded Acres: 0

Calculated Acres: 0.07

Tax District: Anniston (32)

Legal Description:

SEC 06 TSP 16S RNG 08E ANNISTON CITY LAND CO BLK 134 LOT 16 & P/O LOT 15 ANNISTON AL

Subdivision Name: ANNISTON CITY LAND COMPANY

Subdivion Block: 134

Subdivision Lot: 16

Sales Information:

Date	Sale Price	Grantee	Deed Book	Deed Page
3/2023	\$0.00	CENTER HOMES LLC	3315	824
8/2017	\$10.00	BREWER MARY ANN ET AL(WHITE DANE C)	7098	2015 TS
6/2017	\$0.00	BREWER MARY ANN ET AL	3218	912
6/2017	\$0.00	BREWER MARY ANN ET AL	3218	920
5/2016	\$0.00	WHITE DANE C(BREWER MARY ANN ET AL)	TAX	SALE
2/2014	\$0.00	AB & H PROPERTIES (BREWER MARY ANN)	5153	2012 TS
5/2013	\$0.00	WHITE DANE C(BREWER MARY ANN ET AL)	TAX	SALE
4/1990	\$0.00	HOLMAN IVA NELL (1/3 INT)	1781	188
4/1990	\$0.00	BREWER MARY ANN (1/3 INT)	1781	198
4/1990	\$0.00	SPRAGGINS MYRTLE LEE (1/3 INT)	1781	208
4/1990	\$0.00	HOLMAN CHARLES (1/3 INT)	1781	218

11/1988	\$0.00	LLOYD W C ESTATE (QCD)	1743	718
2/1987	\$0.00	LLOYD W C INC ESTATE	WB G	192
6/1967	\$0.00	LLOYD W C INC	1240	141

Improvement 1

Class: RETAIL, MIXED

Total Heated Area: 2600

Value: \$53,440.00

Year Erected: 1930

Total Rooms: 7

Construction Details:

Roof: 100% wood truss, wood deck using 100% built-up tar & gravel

Exterior Walls: 100% brick 8"

Interior Walls: 100% plaster & furring

Flooring: 100% concrete, asphalt tile

Heat and Air:

Extras: heat/ac gravity, restroom 2 fixture

Additional Construction Details:

Description:

Utility room attached to residence, unfinished

Base

Totals

Total Area:

650

2600

3250

Adjusted Area:

325

2600

2925



5'	Utility 0.5 - 325 sf	5'
	130'	
20'	+12 2600 sf	20'
	130'	



Tax Assessment Report

Parcel Number: 21-03-06-4-006-033.000

Tax Year: 2023

Pin Number: 18839

Owner Information:

Owner: BREWER MARY ANN ET AL
Mailing Address: C/O A B & H PROPERTIES
812 COLEMAN DR
ANNISTON, AL 36207

Property Address: 1231 GURNEE AVE

Value and Tax Information: Assessed values are subject to change until permanent abstract is printed on September 2023

Current Use: No

Total Appraised Value: \$13,620.00

Improvement Value: \$8,620.00

Total Prev Appraised Value: \$40,260.00

Land Value: \$5,000.00

Total Assessed Value:

Exemption:

Land Information:

Deeded Acres: 0

Calculated Acres: 0.07

Tax District: Anniston (32)

Legal Description:

SEC 06 TSP 16S RNG 08E ANNISTON CITY LAND CO BLK 134 S 24.84 OF LOT 15 ANNISTON AL
Subdivision Name: ANNISTON CITY LAND COMPANY

Subdivion Block: 134

Subdivision Lot: P/O15

Sales Information:

Date	Sale Price	Grantee	Deed Book	Deed Page
6/2017	\$0.00	BREWER MARY ANN ET AL	3218	920
6/2017	\$0.00	BREWER MARY ANN ET AL	3218	912
2/2014	\$0.00	AB & H PROPERTIES (BREWER MARY ANN)	5157	2012 TS
5/2013	\$0.00	ST OF AL(BREWER MARY ANN ET AL)	TAX	SALE
4/1990	\$0.00	HOLMAN IVA NELL (1/3 INT)	1781	188
4/1990	\$0.00	BREWER MARY ANN (1/3 INT)	1781	198
4/1990	\$0.00	SPRAGGINS MYRTLE LEE (1/3 INT)	1781	208
4/1990	\$0.00	HOLMAN CHARLES (1/3 INT)	1781	218
2/1987	\$0.00	LLOYD W C ESTATE	WB G	192

7/1982	\$0.00	LLOYD W C (WD)	1563	968
9/1957	\$0.00	SIMS Z A & BESSIE (SWD)	949	575

Improvement 1

Class: RETAIL STORE

Total Heated Area: 625

Value: \$8,620.00

Year Erected: 1930

Total Rooms: 0

Construction Details:

Roof: 100% wood truss, wood deck using 100% built-up tar & gravel

Exterior Walls: 100% brick on masonry

Interior Walls: 100% plaster & furring

Flooring: 100% concrete, asphalt tile

Heat and Air:

Extras:



Calhoun County Disclaimer

Information is for tax purposes only and not to be used for conveyance.

Copyright © 2023



Tax Assessment Report

Parcel Number: 21-03-06-4-006-034.000

Tax Year: 2023

Pin Number: 18840

Owner Information:

Owner: BREWER MARY ANN ET AL

Property Address: 1229 GURNEE AVE

Mailing Address: C/O A B & H PROPERTIES

812 COLEMAN DR

ANNISTON, AL 36207

Value and Tax Information: Assessed values are subject to change until permanent abstract is printed on September 2023

Current Use: No

Total Appraised Value: \$6,800.00

Improvement Value: \$0.00

Total Prev Appraised Value: \$6,800.00

Land Value: \$6,800.00

Total Assessed Value:

Exemption:

Land Information:

Deeded Acres: 0

Calculated Acres: 0.07

Tax District: Anniston (32)

Legal Description:

SEC 06 TSP 16S RNG 08E ANNISTON CITY LAND CO BLK 134 LOT 14 ANNISTON AL

Subdivision Name: ANNISTON CITY LAND COMPANY

Subdivision Block: 134

Subdivision Lot: 14

Sales Information:

Date	Sale Price	Grantee	Deed Book	Deed Page
6/2017	\$0.00	BREWER MARY ANN ET AL	3218	920
6/2017	\$0.00	BREWER MARY ANN ET AL	3218	912
2/2014	\$0.00	AB & H PROPERTIES (BREWER MARY ANN)	5158	2012 TS
5/2013	\$0.00	ST OF AL(BREWER MARY ANN ET AL)	TAX	SALE
4/1990	\$0.00	HOLMAN IVA NELL (1/3 INT)	1781	188
4/1990	\$0.00	BREWER MARY ANN (1/3 INT)	1781	198
4/1990	\$0.00	SPRAGGINS MYRTLE LEE (1/3 INT)	1781	208
4/1990	\$0.00	HOLMAN CHARLES (1/3 INT)	1781	218
2/1987	\$0.00	LLOYD W C ESTATE	WB G	192







