

196 Macon Street, McDonough  
(Henry County) GA 30253

**Reserve**

THURSDAY, JUNE 22, 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:	Renovated Historic Office Building
SUBDIVISION:	n/a
LOT(S):	n/a
BEDS/BATHS:	4/3 (1 outbuilding)
YEAR BUILT:	1888
SQUARE FEET:	5,951±
ACREAGE:	1.18±
TAX ID:	M21-04019000
AGENT:	Bryan Marshburn King Industrial 239.908.7160 bmarshburn@kinigindustrial.com

06/23 GAL: 2034, John L. Dixon, Licensed Mississippi Real Estate Broker and Mississippi Auction License #1667

### Summary

Parcel ID M21-04019000  
 Location Address 196 MACON ST  
 Millage Group 0002 (City/McDonough)  
 Property Usage S F RESIDENTIAL (0100)  
 Total Acres 0  
 Landlot / District 134 / 7  
 Subdivision  
 Lot/Block  
 Plat Book 30  
 Plat Page 179

Exemptions:

### Owners

[CRUMBLY LAURA S & CHARLES D](#)  
 C/O 48 ATLANTA ST  
 MCDONOUGH, GA 30253

### Valuation

	2023	2022	2021	2020
+ Building Value	\$565,800	\$428,600	\$358,900	\$289,200
+ OB/Misc	\$2,200	\$0	\$0	\$0
+ Land Value	\$37,500	\$37,500	\$31,300	\$31,300
= Total Assessment	\$605,500	\$466,100	\$390,200	\$320,500

Exemptions:

### Assessment Notices 2023

[2023 Assessment Notice \(PDF\)](#)

### Land Information

Land Use	Number of Units	Unit Type
MCDON IMP (000020)	1	LOT

### Buildings

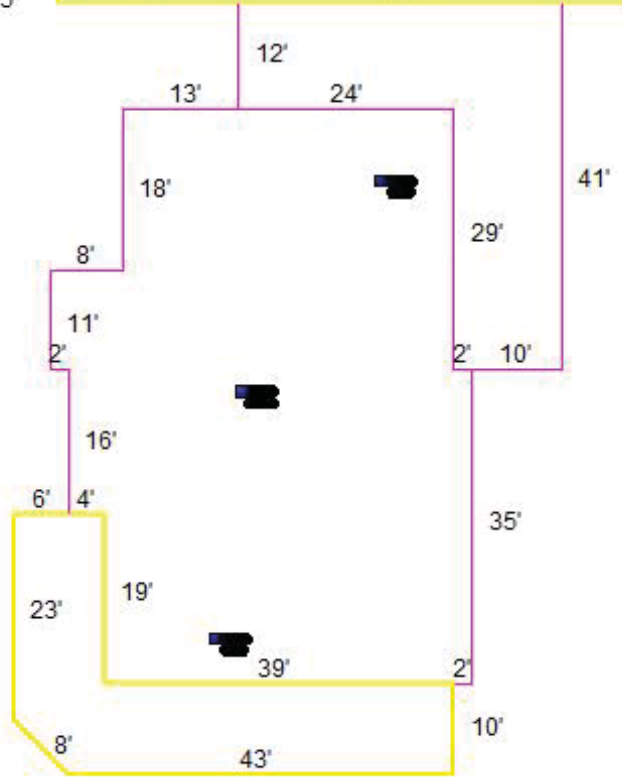
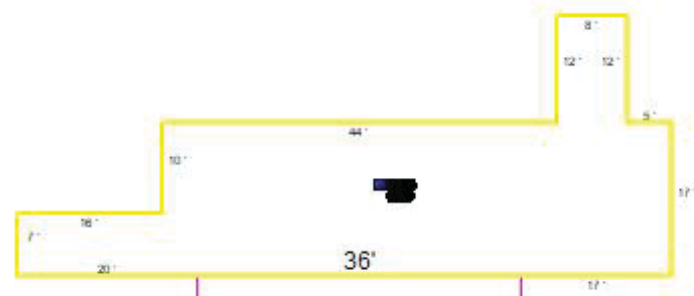
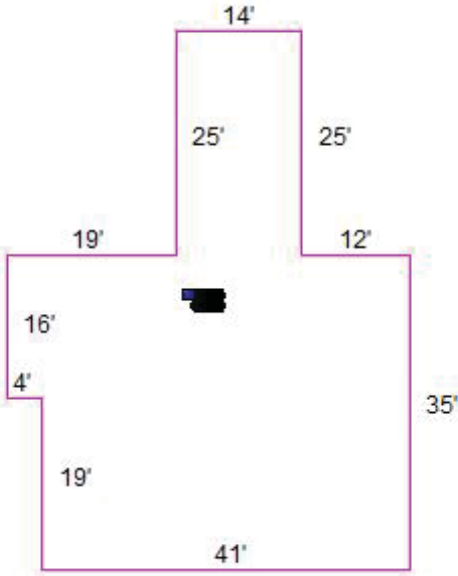
Building # 1  
 ConstructionType SGL FAM  
 Actual Year Built 1925  
 Effective Area 5,328  
 Heated Area 5,289  
 Bedrooms 4  
 Baths 2  
 Wall Height 0

### Miscellaneous Data

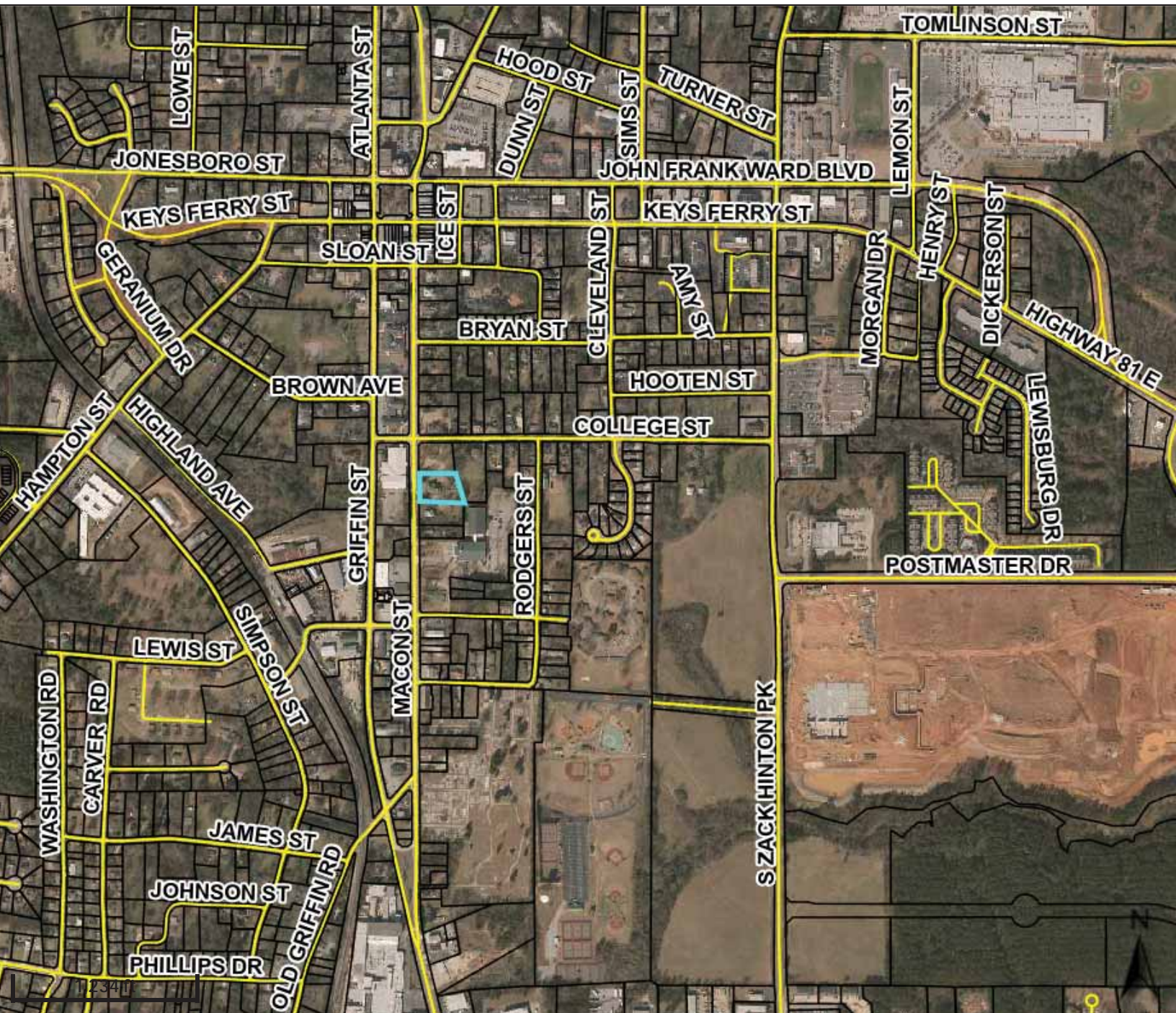
Description	Length	Width	Units	Year Built
B-45	0	0	200	2000

### Sales Information

Sale Date	Deed Book/Page	Sale Price	Instrument	Reason	Grantor	Grantee
5/30/2000	3768-350	\$180,000	WARRANTY DEED		SULLIVAN HAZEL G BY GUARDIAN RUSSELL BETTY S	CRUMBLY LAURA S & CHARLES D
1/1/1985	-	\$0	WARRANTY DEED	D OF ASSNT	JONES E G & SULLIVAN	SULLIVAN HAZEL G







23411



## House Attributes

**Just off McDonough Square – within walking distance to many restaurants and shopping.**

**Custom maple cabinets and granite countertops**

**Claw foot tubs in two bathrooms, one with a pedestal sink and one with a custom maple cabinet**

**Heart pine floors in most of the house**

**8 fireplaces, all downstairs fireplaces have original tile**

**Beautiful stained glass transoms in living, dining, foyer and master bedroom**

**High end appliances – Sub-zero refrigerator/freezer, Bosch dishwasher, trash compactor, ice machine and wine chiller**

**Beautiful tiger oak pocket doors in living and dining rooms**

**Beautiful tiger oak paneling in front room with tiger oak staircase and fireplace**

**Custom tile showers in master and upstairs bathrooms.**

**Custom closet in master bedroom and large upstairs bedroom.**

**Beautiful wrap around porch for sitting and enjoying the sunshine and beautifully landscaped yard.**

**Beautifully landscaped yard, with koi pond, flowering shrubs most of the year, herb garden, peonies, azaleas, gardenias, lilies, ferns, pecan trees, oak trees too numerous to list.**

**Large garden area for year round vegetables.**

**Firepit in back of garden area.**

**Outbuilding with a half bath, two other outbuildings for storage.**

**Pella windows throughout house**

**Wrapped in foam insulation**



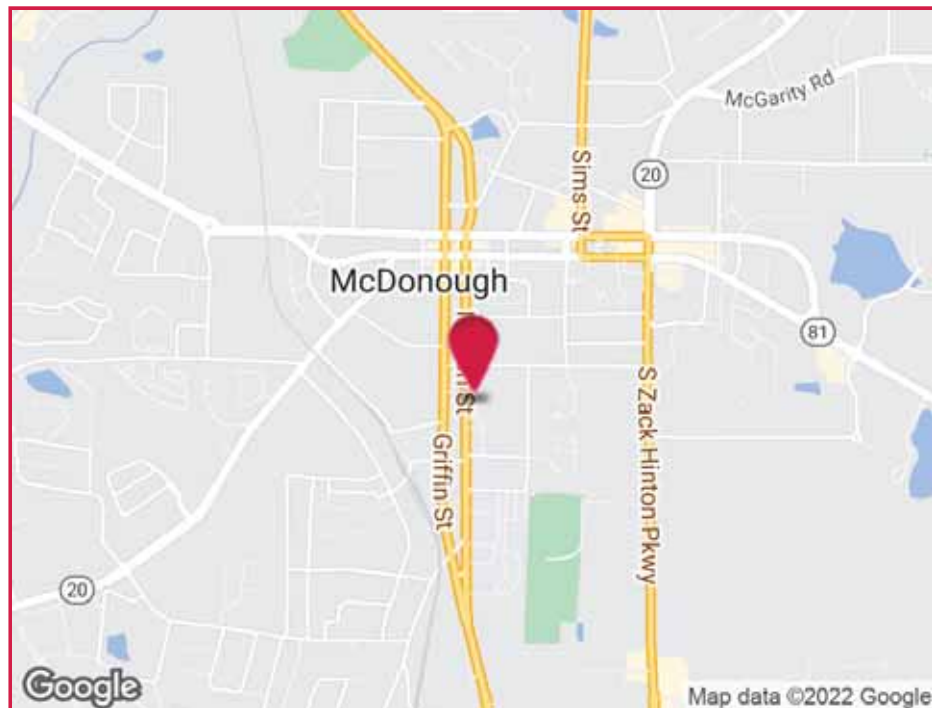
## 196 Macon Street, McDonough, GA 30253

### OFFERING SUMMARY

**Lot Size:** 1.18 Acres  
**Building Size:** 5,951 SF  
**Zoning:** O & I

### PROPERTY HIGHLIGHTS

- Zoned O & I, City of McDonough
- Walking Distance to McDonough Square
- Oversize Kitchen / Breakroom Area
- 8 Oversized Offices + Several with Private Restrooms
- Well Landscaped Exterior with Koi Pond
- Off-Street Parking with Abundant Street Parking
- 2.2+/- Miles to I-75, Exit 216



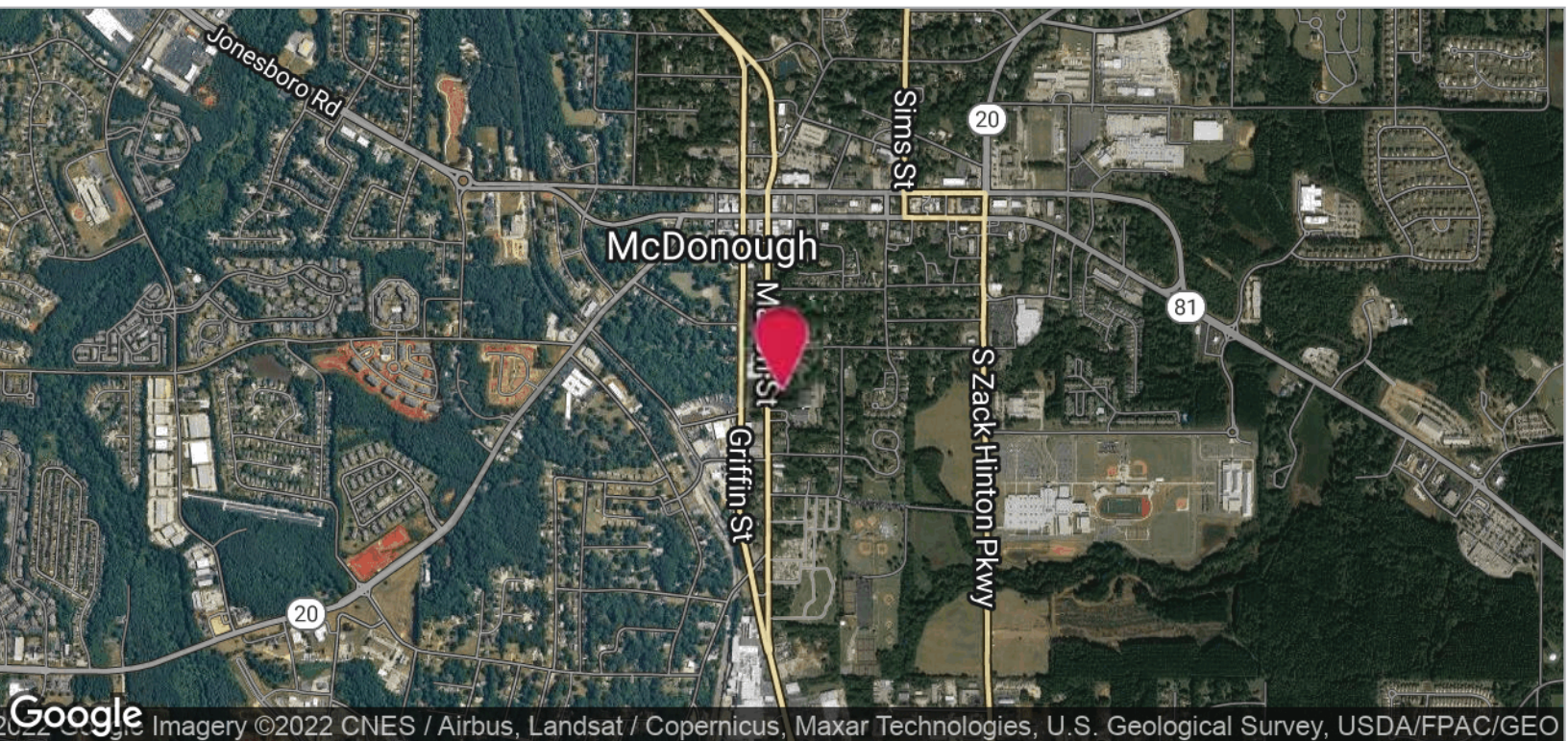
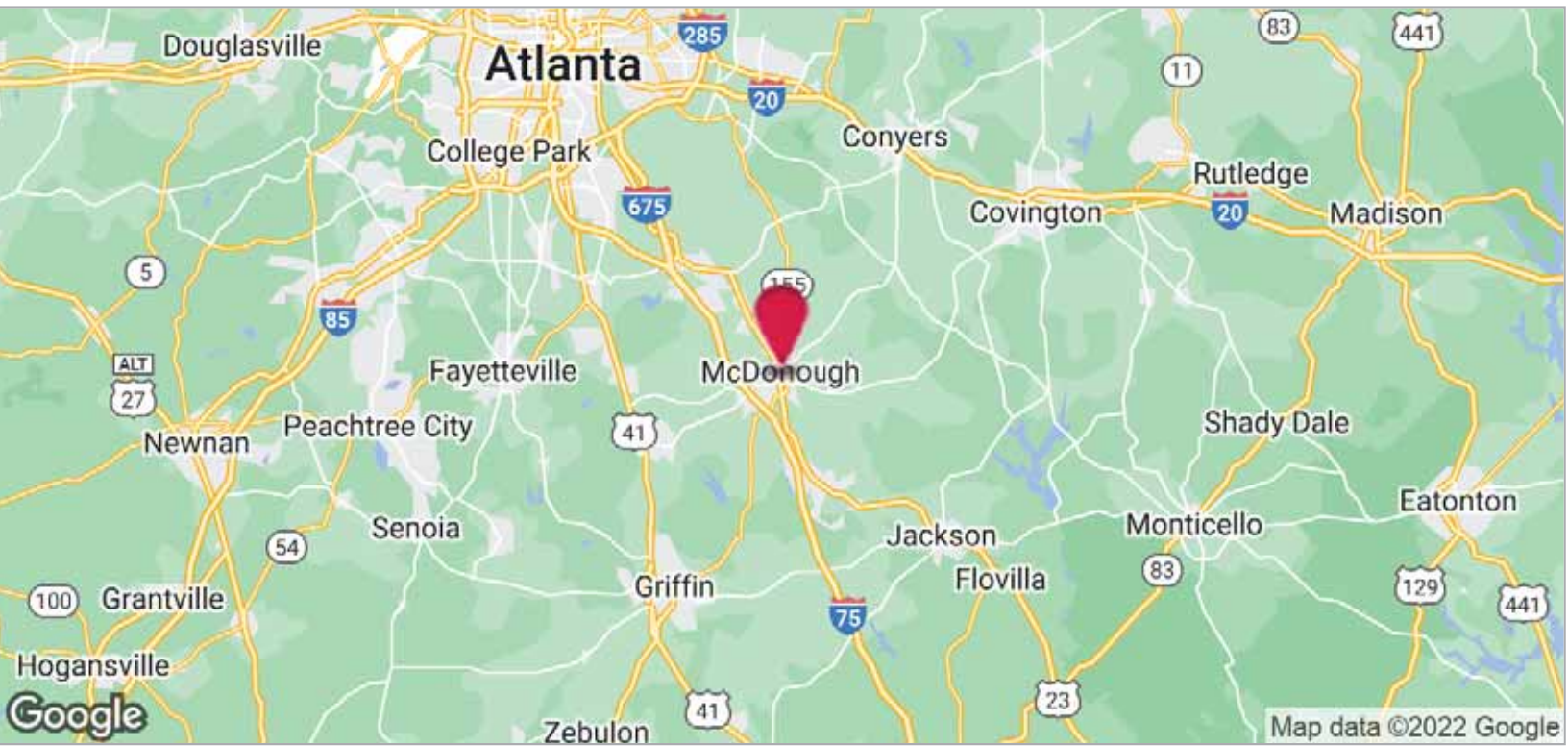


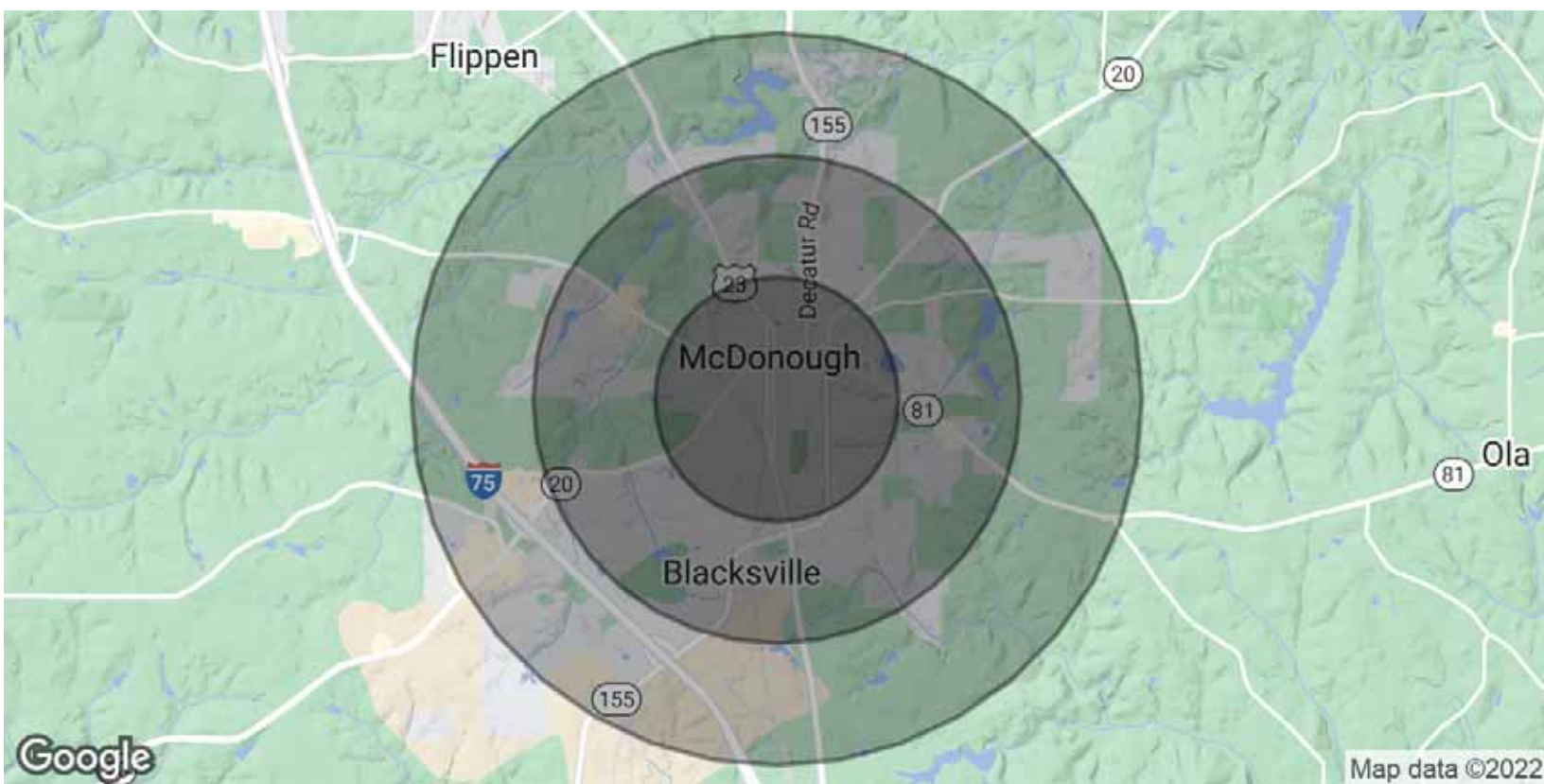












<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	4,106	21,853	37,428
Average Age	29.6	30.1	31.8
Average Age (Male)	32.7	29.6	30.2
Average Age (Female)	28.1	31.8	33.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	1,941	8,157	13,265
# of Persons per HH	2.1	2.7	2.8
Average HH Income	\$41,737	\$60,830	\$72,256
Average House Value	\$64,014	\$106,159	\$137,171

\* Demographic data derived from 2020 ACS - US Census