

1103 22nd Street, Columbus
(Muscogee County) GA 31901

ABSOLUTE

THURSDAY, OCTOBER 26, 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:	n/a
LOT(S):	n/a
BEDS/BATHS:	n/a
YEAR BUILT:	n/a
SQUARE FEET:	n/a
ACREAGE:	0.04±
TAX ID:	028012003
AGENT:	n/a

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To: Prospective Bidders
From: John L. Dixon
Subject: Residential Lot, 1103 22nd Street, Columbus, GA 31901

Dear Prospective Purchaser:

Thank you for your interest in this property and John Dixon & Associates' auction. It is our goal to make the auction process as simple as possible. We have provided pertinent details about the process and this property in the following pages.

This auction represents an excellent opportunity to purchase this property. We work with many sellers across the country and the opportunities to purchase properties such as this are getting slimmer. The seller that owns this property is ready to move it off the books and to a new owner.

We encourage you to attend or bid online and take advantage of this golden opportunity. Should you have any questions, please do not hesitate to contact us at 800.479.1763 or you may contact the sale manager Drew Dixon directly at 770.425.1141 or drew@johndixon.com.

We will see you at the auction!

Best regards,

A handwritten signature in blue ink, appearing to read "J.L. Dixon". The signature is stylized with a large initial "J" and "D" and a cursive "L" and "Dixon".

John L. Dixon, CAI, CCIM
Founder/Chief Executive Officer

Auction Details

Auction Date:	Thursday, October 26, 2023
Auction Location:	HOME 2 SUITES (OFF DELK ROAD) 2168 Kingston Court, Marietta, GA 30067
Online Bidding:	The online registration will need to be completed in order to bid on auction day. The successful bidder will be notified immediately following the close of the auction and a contract along with wire instructions will be emailed to you to be completed and wire the earnest money within 24 hours of receipt of contract.
Earnest Deposit:	Properties selling for a total purchase price (calculated by adding the high bid amount plus the buyer's premium) of \$100,000 or less will pay the greater of \$2,500 or 20% down of the purchase price with one exception: If the high bid is less than \$2,500, the entire purchase price will be due at the auction. Properties selling for a total purchase price of \$100,001 to \$200,000 will pay 15% down of the purchase price at the auction. Properties selling for \$200,001 or greater will pay 10% down of the purchase price at the auction. Balance will be paid in full at closing on or before thirty (30) days from the binding agreement date. Down payment can be in the form of cash, certified funds or personal/business check. A copy of the sale contract may be reviewed prior to the auction by contacting the auctioneer.
Buyer's Premium:	A 10% buyer's premium will be added to the high bid. Example: For each \$10,000, a 10% buyer's premium of \$1,000 will be added to arrive at the total purchase price of \$11,000.
Terms:	See complete terms of the auction included in the back of this package for additional details.

Property Details

Location:	Residential Lot 1103 22nd Street Columbus (Muscogee County), GA 31901
Subdivision:	n/a
Lots:	n/a
Beds/Baths:	n/a
Year Built:	n/a
Square Feet:	n/a
Acreage:	0.04±
Tax ID:	028012003

Tax Card Summary

PARID: 028 012 003
COVENANT LLC

1103 22ND ST

Parcel Information

Parcel ID	028 012 003
Situs	1103 22ND ST
Unit	
City	COLUMBUS
Zip Code	-
Neighborhood	5300R
Class (Not Zoning)	R3 - Residential Lots
Zoning	LMI
Acres	.04

Owner

Owner Information	As of January 1, 2023
Owner	COVENANT LLC
Co-owner	
Address	1217 7TH AVE
Unit #	
City	PHENIX CITY
State	AL
Zip Code	36867
Exemption Code	-

Legal Information

Tax District	USD01 - URBAN DIS 1
Plat Book	Page
Deeded Acres	.0400
Deeded Sq Feet	
Subdivision ID	2020
Subdivision Name	EAST HIGHLAND
Lot #	
Deed Book	12537 Page 00180
X, Y Coord	-

Legal Description

LEGAL DESCRIPTION PT 1 BK 11 EAST HIGHLAND

Residential

Card #	1
Stories	1
Year Built	1932
Effective Year Built	1932
Quality	70
Condition	UN
Living Area	716
Bedrooms	1
Basement Area	0
Full Baths	1
Half Baths	0
Exterior Walls	08 - ASBESTOS

Property Values

1 of 10

Tax Year	2023
Class	R3
FMV	28,250
Classified FMV	0
Final ASMT	11,300
Process	TX13 TX206



Tax Card Summary

Process Date 08/30/2023
Reason Code MC - MARKET VALUE COMPS

Land 1 of 2

Line Number 1
Land Type S - SQUARE FOOT
Land Code 1 - Typical Lot - Homesite
Square Feet 244
Acres .0056
Influence Factor 1 -65
Influence Reason 1 2
Influence Factor 2
Influence Reason 2
Land Value 7,900

Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2022	D	521.55	0.00	521.55
2021	D	564.47	0.00	564.47
2020	D	897.59	0.00	897.59
2019	D	626.03	0.00	626.03
2018	D	1,782.04	0.00	1,782.04
2017	D	1,987.76	0.00	1,987.76
2016	D	670.75	0.00	670.75
2015	D	577.85	0.00	577.85
2014	D	230.59	0.00	230.59
Total:		7,858.63	0.00	7,858.63

Payoff by Year

Year	Installment	Base	Penalty/Fees	Interest	Total
2023	1st Installment	178.04	0.00	0.00	178.04
2023	2nd Installment	267.08	0.00	0.00	267.08
2023	Total County	445.12	0.00	0.00	445.12
2023	Grand Total	445.12	0.00	0.00	445.12
2022	1st Installment	175.27	17.53	17.45	210.25
2022	2nd Installment	262.93	26.29	22.08	311.30
2022	Total County	438.20	43.82	39.53	521.55
2022	Grand Total	438.20	43.82	39.53	521.55
2021	1st Installment	172.86	17.29	27.12	217.27
2021	2nd Installment	259.29	25.93	61.98	347.20
2021	Total County	432.15	43.22	89.10	564.47
2021	Grand Total	432.15	43.22	89.10	564.47
2020	1st Installment	172.90	17.29	38.58	228.77
2020	2nd Installment	259.36	25.94	383.52	668.82
2020	Total County	432.26	43.23	422.10	897.59
2020	Grand Total	432.26	43.23	422.10	897.59
2019	1st Installment	258.05	25.61	73.83	355.49
2019	2nd Installment	177.58	17.76	75.20	270.54
2019	Total County	433.63	43.37	149.03	626.03
2019	Grand Total	433.63	43.37	149.03	626.03
2018	1st Installment	358.18	35.82	137.90	531.90
2018	2nd Installment	537.28	53.73	659.13	1,250.14
2018	Total County	895.46	89.55	797.03	1,782.04
2018	Grand Total	895.46	89.55	797.03	1,782.04
2017	1st Installment	952.07	95.21	570.45	1,617.73
2017	2nd Installment	0.00	0.00	370.03	370.03
2017	Total County	952.07	95.21	940.48	1,987.76
2017	Grand Total	952.07	95.21	940.48	1,987.76
2016	1st Installment	60.49	6.05	31.76	98.30
2016	2nd Installment	90.73	9.07	472.65	572.45
2016	Total County	151.22	15.12	504.41	670.75



Tax Card Summary

2016	Grand Total	151.22	15.12	504.41	670.75
2015	1st Installment	60.56	6.06	42.72	109.34
2015	2nd Installment	90.84	9.08	368.59	468.51
2015	Total County	151.40	15.14	411.31	577.85
2015	Grand Total	151.40	15.14	411.31	577.85
2014	1st Installment	60.64	6.06	34.89	101.59
2014	2nd Installment	90.95	9.10	131.34	231.39
2014	Total County	151.59	15.16	166.23	332.98
2014	Grand Total	151.59	15.16	166.23	332.98
2013	1st Installment	60.71	6.07	26.71	93.49
2013	2nd Installment	91.06	9.11	119.07	219.24
2013	Total County	151.77	15.18	145.78	312.73
2013	Grand Total	151.77	15.18	145.78	312.73
2012	1st Installment	60.78	6.08	66.64	133.50
2012	2nd Installment	91.17	9.12	178.95	279.24
2012	Total County	151.95	15.20	245.59	412.74
2012	Grand Total	151.95	15.20	245.59	412.74

Hearing Tracking - Summary

Tax Year	Type	Notice Date	Appeal Status	File Date
2023	N - NOTC		TE - Time Elapsed	

Sales

Sale Date	Sale Price	Sale Validity	Instrument	Book - Page
12-DEC-2018	0	1	DP	12537 - 00180
15-NOV-2011	0	1	QC	10429 - 00237
02-NOV-2010	0	1	RR	10194 - 00282
02-NOV-2010	752	2	SD	10182 - 00181
02-MAY-2003	37,000	5	WD	06829 - 00019
31-JAN-2003	180,000	5	EX	00080 - 00004

Sale Details

1 of 6

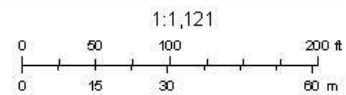
Sale Date	12-DEC-2018
Sale Price	\$0
Grantor	PRICE WANDA K BY AIF
Grantor 2	COVENANT LLC
Grantee	COVENANT LLC
Grantee 2	
Qualified Flag	-
Qualified Reason	1 - NOT ARMS LENGTH
Vacant Flag	I - Improved
Document #	
Deed Book	12537
Deed Page	00180
Parcel Count in Sale	1

Tax Map

028 012 003, 1103 22ND ST, COLUMBUS, GA



September 20, 2023



Columbus Consolidated Government

Columbus County



Tax Sketch



Home Property Records V FAQ Forms Links Notices Contact Us

Summary

PARID: 028 012 003
COVENANT LLC

1103 22ND ST

1 of 1

[Return to Search Results](#)

Legal Information

Residential

Commercial

Personal Property

Property Values

Other Building Yard

Land Information

Appeals Status

Returned Mail

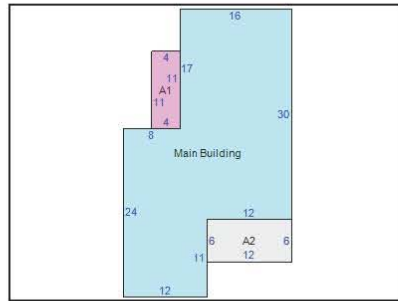
Sales Information

Tax Profile

Photos

Sketch

Map



Actions:
[Printable Summary](#)
[Printable Version](#)

Options

Type	Line #	Item	Area
Dwelling	0	Main Building	718
Dwelling	1	A1 - 12' EFP ENCLFRAME PORCH	44
Dwelling	2	A2 - 41' SRN PRCH SCREEN PORCH	72

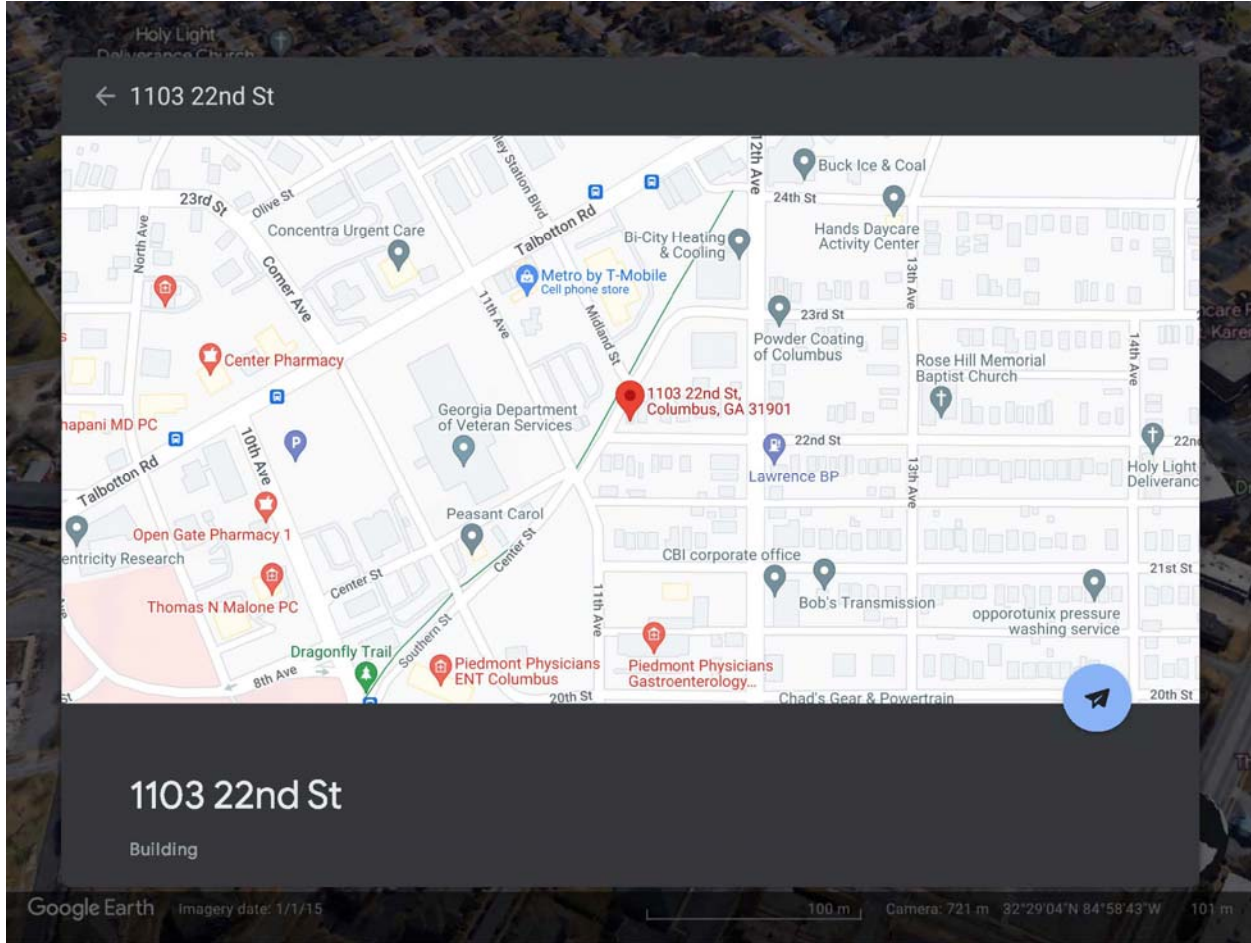
Click on an item to display it independently.

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Google Aerial Photo



Google Map



Auction Terms & Conditions

AUCTION DATE & LOCATION: The auction will be held on Thursday, October 26 at 2 p.m. at the Home 2 Suites (Off Delk Road), 2168 Kingston Court, Marietta, GA 30067.

INSPECTION: Contact listing agent to view property or where no agent is listed contact auctioneer. Please note many of these properties are occupied and inside inspections may not be possible.

TERMS FOR LIVE BIDDING: Properties selling for a total purchase price (calculated by adding the high bid amount plus the buyer's premium) of \$100,000 or less will pay the greater of \$2,500 or 20% down of the purchase price with one exception: If the high bid is less than \$2,500, the entire purchase price will be due at the auction. Properties selling for a total purchase price of \$100,001 to \$200,000 will pay 15% down of the purchase price at the auction. Properties selling for \$200,001 or greater will pay 10% down of the purchase price at the auction. **Balance will be paid in full at closing on or before thirty (30) days from the binding agreement date.** Down payment can be in the form of cash, certified funds or personal/business check. A copy of the sale contract may be reviewed prior to the auction by contacting the auctioneer.

TERMS FOR ONLINE BIDDING: The online registration will need to be completed in order to bid on auction day. The successful bidder will be notified immediately following the close of the auction and a contract along with wire instructions will be emailed to you to be completed and wire the earnest money within 24 hours of receipt of contract. Balance will be paid in full at closing on or before thirty (30) days from the binding agreement date. The executed contract shall be submitted per the instructions received with the contract. If you have any questions, please call our office at 800.479.1763.

BUYER'S PREMIUM: A 10% buyer's premium will be added to the high bid. Example: For each \$10,000, a 10% buyer's premium of \$1,000 will be added to arrive at the total purchase price of \$11,000.

AGENCY: John Dixon & Associates, auctioneer/broker, is acting exclusively as agent for the seller.

CLOSING ATTORNEYS: Contact auctioneer for closing attorney details. Purchaser will pay all closing costs, including, but not limited to, deed preparation and attorneys fees to prepare such deed recording fees, HOA/POA account statement or clearance letter fee, title examination, transfer tax and purchaser's legal fees. Taxes and HOA/POA fees will be prorated as of date of closing. For questions regarding closings or contracts, contact Danielle Foreman, Closing Coordinator at 770.425.1141, ext. 13 or closing@johndixon.com.

AUCTIONEER'S AUTHORITY: The auctioneer shall make the sole and final decision as to the winning high bid amount. Acceptance by the online bidding platform does not necessarily constitute an accepted bid by the auctioneer.

BROKER PARTICIPATION: A 2% commission of the high bid, before adding buyer's premium, will be paid to any qualified licensed real estate broker in the state where the property is located whose prospect is the successful bidder at the auction and closes on the property. To qualify for a commission, the broker must first register the prospect by email or fax the prospect's name and address on John Dixon & Associates' broker registration form. The registration must include the signature of the prospective purchaser, the signature of the broker and the broker's real estate license number. The registration must be received at 2140 Newmarket Parkway SE, Suite 118, Marietta, GA 30067, Attention: Danielle Foreman at closing@johndixon.com, no later than 4:00 p.m. eastern time on the business day preceding the auction. Broker registration may be faxed to 770.425.4413 UNDER NO CIRCUMSTANCES WILL BROKER REGISTRATION BE ALLOWED ON THE DAY OF THE AUCTION. In addition, to qualify for a commission, the broker must attend the auction with the prospect. Commissions will be paid only if property closes. A commission on a property will be paid only to the first broker registering a prospect. **Visit johndixon.com to download a form.**

SPECIAL NOTE: Property is selling "as-is, where-is" with all faults and is selling subject to easements, leases, restrictions, covenants, conditions, zoning HOA and POA fees and all other matters which would be revealed by a current survey or an inspection of the property or which is contained in public records. Seller reserves the right to add or delete property, reject any bid unless selling absolute and/or cancel the sale. **Contact auctioneer for deed type on individual properties.** Information contained herein was obtained from sources deemed reliable. The seller and their agents reserve the right to place bids on the property up to the seller's reserve unless selling absolute at their sole discretion. The property will sell "as-is, where-is" with no warranty, expressed or implied, as to improvements, soil condition, environmental and wetlands, or zoning. No personal property conveyed with real estate unless denoted in contract. Neither the seller, John Dixon & Associates nor their agents will be responsible for any errors or omissions herein. Bidders should carefully verify all information and make their own decisions as to the accuracy thereof before submitting their bid. Purchaser or purchaser's representative will acknowledge by signature of the Contract of Sale they have inspected the property. The terms of the Contract of Sale are controlling in the event of any perceived inconsistency between its terms and any statements in this brochure or other advertisement. Announcements made at the auction will take precedence over written matters.



