

Harper Drive, Stockbridge
(Henry County) GA 30281
Reserve

THURSDAY, FEBRUARY 22, 2024

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 Land
SUBDIVISION:	n/a
LOT(S):	n/a
BEDS/BATHS:	n/a
YEAR BUILT:	n/a
SQUARE FEET:	n/a
ACREAGE:	9.87±
TAX ID:	083-03026005
AGENT:	Guss Bodison Maximum One Realtor Partners 919.961.2759

02/24 GAL: 2034, NC: 6397, SC: 002815R

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**



Henry County, GA

Summary

Parcel ID 083-03026005
Location Address HARPER DR
Millage Group 0001 (County/UnIncorp)
Property Usage S F RESIDENTIAL (0100)
Total Acres 9.87
Landlot / District 158 / 11
Subdivision
Lot/Block
Plat Book
Plat Page

Exemptions:

Owners

[CAMPBELL CARROLLE JR & SANDY](#)
 240 OLD MILL DR
 LOCUST GROVE, GA 30248

Valuation

	2023	2022	2021	2020
+ Building Value	\$0	\$0	\$0	\$0
+ OB/Misc	\$0	\$0	\$0	\$0
+ Land Value	\$128,300	\$118,400	\$101,700	\$95,700
= Total Assessment	\$128,300	\$118,400	\$101,700	\$95,700

Exemptions:

Assessment Notices 2023

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

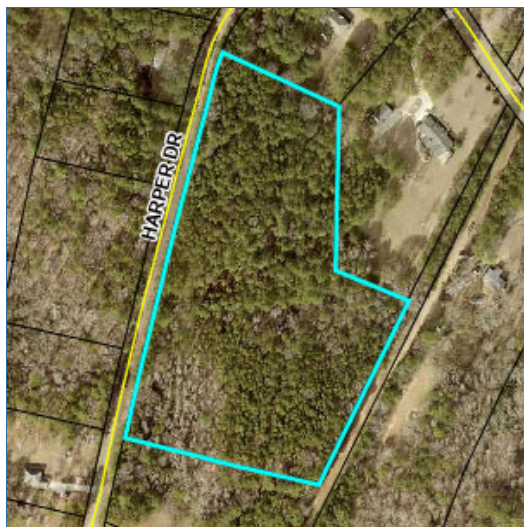
Land Information

Land Use	Number of Units	Unit Type
SMALL AC VAC (000181)	9.87	ACRES

Sales Information

Sale Date	Sale Price	Grantor	Grantee
8/24/2011	\$74,100	HARPER DONALD L	CAMPBELL CARROLLE JR & SANDY
12/8/2008	\$0	HARPER JAMES S	HARPER DONALD L
4/24/2000	\$0	DIXON SHEILA L	HARPER JAMES S

Map



Generate Owner List by Radius

The Property Address option is unavailable for Henry County

Distance:

100 Feet

Use Address From:

Owner Property

Select export file format:

Address labels (5160)

Show All Owners
 Show Parcel ID on Label

Skip Labels

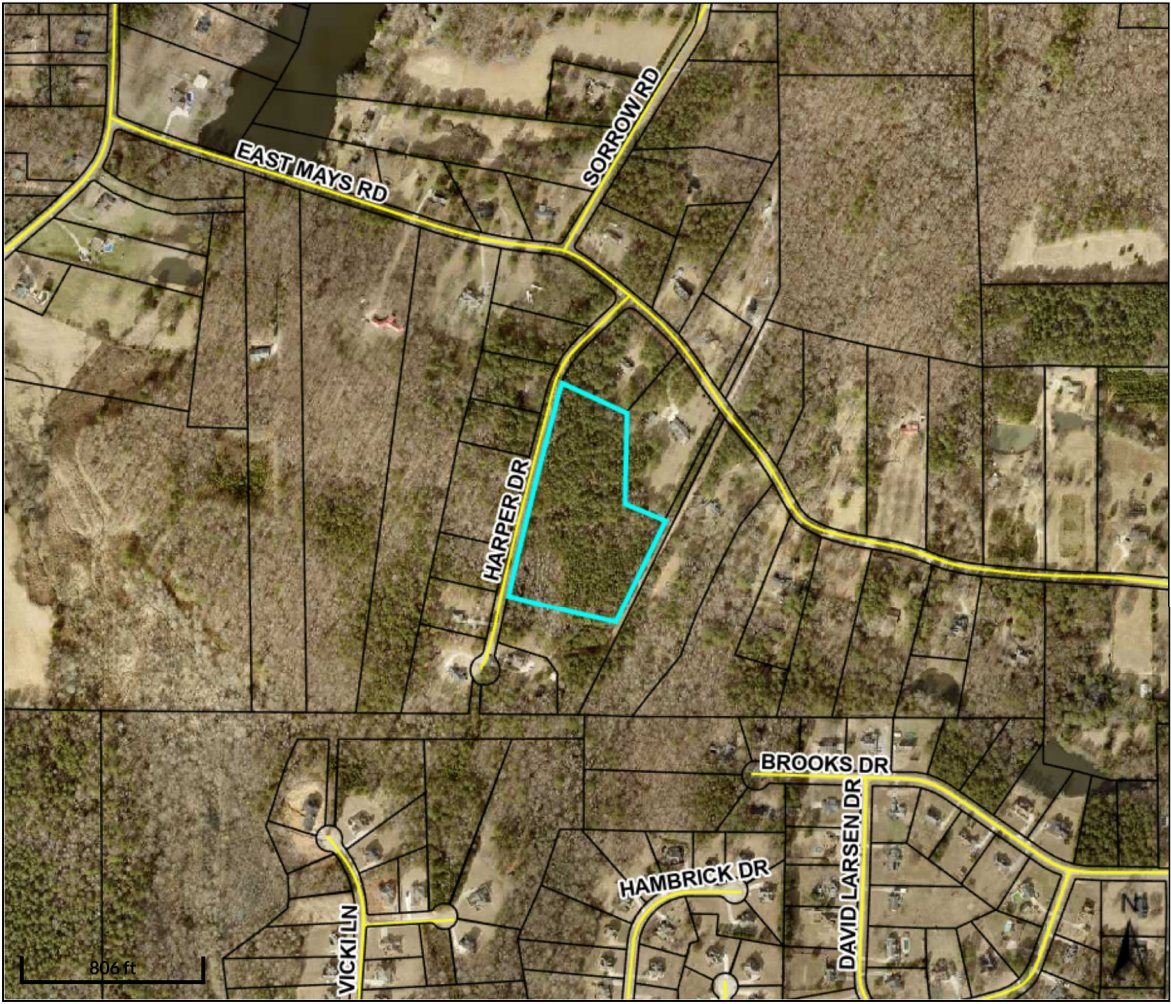
International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

No data available for the following modules: Buildings, Miscellaneous Data, Sketches.

Data contained on this website represent a work in progress toward completion of the annual tax digest. As such, data is subject to change at any time. Ownership and map information correspond with the most current information processed by our office. Search deed records at the Henry County Courthouse to ensure the most current ownership information. Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries. Contact 770-288-7526 to verify zoning.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: [11/15/2023, 2:22:41 AM](#)

Contact Us





Legend
 □ Parcels
 — Roads

Parcel ID	083-03026005	Class	R	Owner	CAMPBELL CARROLLE	Land Value:	\$128300
Property Address	HARPER DR	Acreage	9.87	Address	JR & SANDY 240 OLD MILL DR LOCUST GROVE GA 30248	Building Value:	\$0
District	County/UnIncorp					Misc Value:	\$0
						Total Value:	\$128300
Last 2 Sales							
		Date	Price	Reason	Qual		
		8/24/2011	\$74,100	n/a	Q		
		12/8/2008	\$0	FAMILY/GIFT	U		

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

Date created: 11/15/2023
 Last Data Uploaded: 11/15/2023 2:22:41 AM

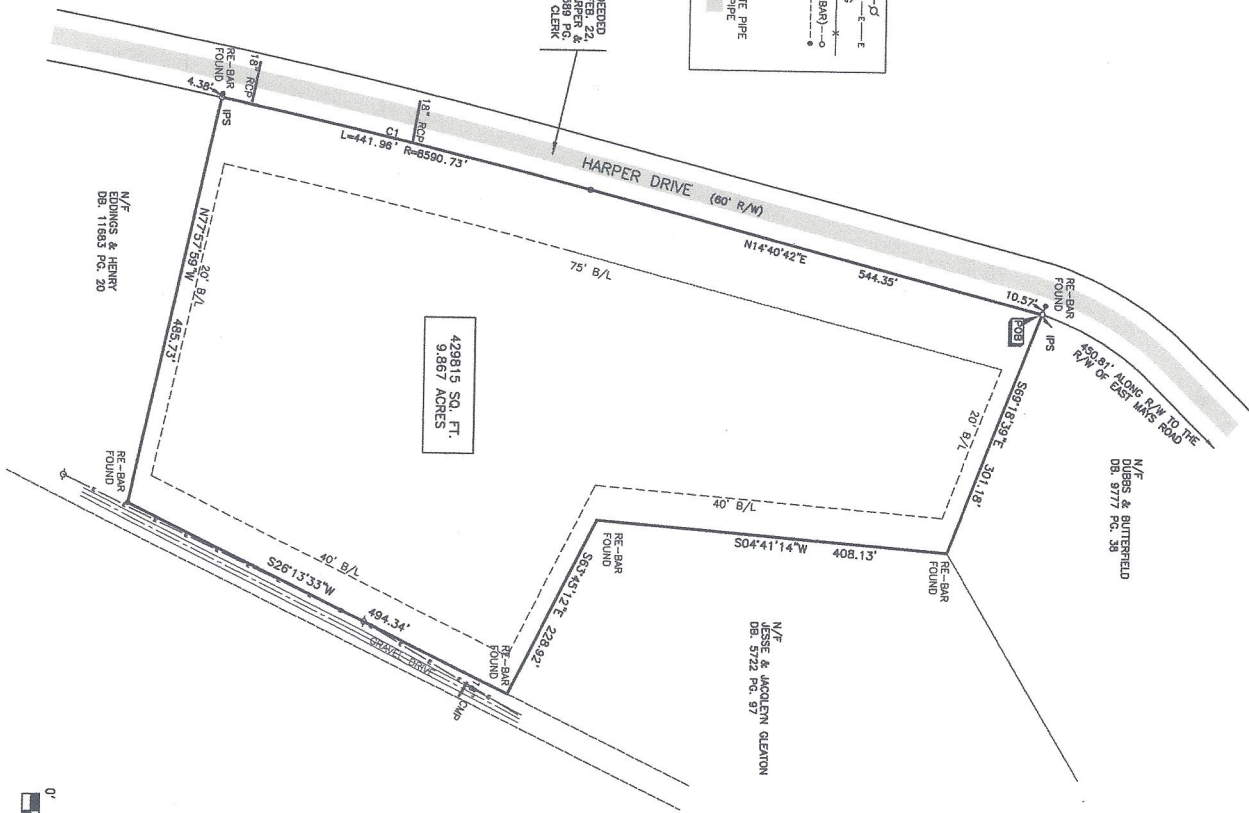




LEGEND

- POWER POLE ----- P
- EX. OVERHEAD POWER LINES ----- E
- REB ----- POINT OF BEGINNING
- IRS ----- IRON PIN SET (4 REBAR)
- RE-BAR FOUND -----
- REB ----- DEED BOOK
- P.O. ----- PAGE BOOK
- N/F ----- NOW OR FORMERLY
- D.C.P. ----- DRENCHED CONCRETE PIPE
- CMF ----- CORRUGATED METAL PIPE
- EX. ASPHALT -----

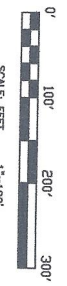
30' RIGHT OF WAY DEEDED TO HENRY COUNTY FEB. 22, 1890 BY CONRAD HARPER & ASSOCIATES AND 342, HENRY COUNTY CLERK OF COURT.



429815 SQ. FT.
9.9867 ACRES

CURVE DATA

CI	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	6590.73	441.96	441.91	N13°19'29\"/>



OWNER'S NAME AND ADDRESS
 CARROLL CAMPBELL
 200 OLD MILL RD.
 LAWRENCEVILLE, GA 30248
 GROSS ACREAGE = 9.9867 ACRES
 TAX ID# 081-03026005

THIS PROPERTY IS NOT ON THE COUNTY WATER SYSTEM.
 THIS PROPERTY IS NOT PART OF A SUBDIVISION.
 THIS PROPERTY IS NOT PART OF A PAVED ROAD.
 THIS PROPERTY IS NOT IN A FLOOD PLAIN.
 THIS PROPERTY IS NOT IN A WATERSHED AREA.
 THIS PROPERTY DOES NOT HAVE A BODY OF WATER ON THE PROPERTY.
 MINIMUM SIDE SETBACK = 20'
 MINIMUM REAR SETBACK = 40'

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.
 THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN.
 UTILITIES SHOWN ARE LOCATION VISIBLE AT THE TIME OF SURVEY. ADDITIONAL UTILITIES MAY BE SHOWN BY OTHER RECORDS. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CURVATURE CORRECTION FROM ANGLE POINT AND AN ANGULAR ERROR OF 1.00 FEET FROM AN UNCORRECTED FOOT IN 100,000 FEET.
 EQUIPMENT USED: TOPCON GTS-313.
 AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE FEMA, THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA AS PER COMMUNITY - PANEL NUMBER 02/19/2006
 I HEREBY CERTIFY THAT THIS PLAN WAS MADE FROM A TRUE AND CORRECT SURVEY AND THAT I WAS PRESENT AT ALL LOT CORNERS AND THAT THIS PLAN MEETS ALL THE REQUIREMENTS OF THE LAW.

BOUNDARY SURVEY

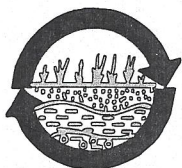
CARROLL CAMPBELL
 LAND LOT 158, 11th. DISTRICT
 HENRY COUNTY, GEORGIA

SIBLEY-MILLER
 SURVEYING & PLANNING INC.

2062 HWY. 42 NORTH *TOPOGRAPHICAL SURVEYS
 McDONOUGH, GA. 30253 *LAND SURVEYING
 PHONE:(770) 320-7555 *LAND PLANNING
 FAX:(770) 320-7333 *CONSTRUCTION LAYOUT
 *LAND DEVELOPMENT DESIGN
 www."sibleysurveying.com" *CIVIL ENGINEERING



PROJECT NO.: B11062/BOUNDARY
 DRAWN BY: LGS
 SCALE: 1" = 100'
 DATE: 07/26/2011



KENDALL & ASSOCIATES, INC.

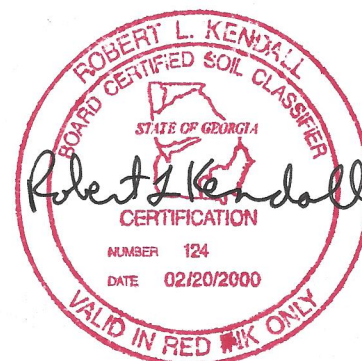
COUNTY COPY



Soil and Ecological Consultants

SOIL INVESTIGATION REPORT

Report Date: 8/3/11 Inspection Date: 8/2/11 Level of Study: 3
 Site Location: Harper Drive, 10-Ac Tract Job No. 11607.1
 Client: Carroll Campbell Phone: 678-725-6399
 County: Henry Land Lot: 158 District: 11th
 Field Inspection By: Anthony McEver, DCH CSC
 Boring Location Method: Trimble Pro XRS GPS from surveyed corner pins
 Certified By: Robert L. Kendall, BCSC



SOIL INTERPRETIVE DATA

Soil Units	Slope (%)	Depth to Bedrock (in)	Depth to SHWT* (in)	Est. Perc. (min/in)	Depth of Est. Perc. (in)	Optimum Trench Depth (in)	Soil Suit. Code
Alcovy	2-8	>60	23	**	0-22	8-10	C1A
Cataula I	2-8	>42	17	----	----	----	F3
Cecil	2-8	>72	>72	60	24-60	36-48	A
Cecil Variant	2-8	>60	>60	75	12-48	24-36	A
Cecil Wet Variant	2-8	>72	>72	75	12-38	24-26	P
Starr	2-8	>60	42	----	----	----	F4

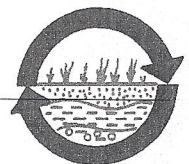
* Seasonal High Water Table ** Hydraulic loading for drip emitter system: 0.10 gpd sq/ft

SOIL SUITABILITY LEGEND

- A Soils are typically suitable for conventional absorption field with proper design, installation and maintenance.
- C1A Soils are unsuitable for conventional absorption fields due to seasonal perched water table conditions. Soils are generally suitable for drip emitter absorption fields with treatment system producing Class I effluent. The local Environmental Health Specialist must approve non-conventional system design and installation.
- F3 Soils are unsuitable for on-site wastewater disposal due to shallow perched water table.
- F4 Soils are unsuitable for on-site wastewater disposal due to flooding and / or storm water drainage patterns.
- P Soils have a deep seasonal perched water table. Absorption trenches installed 24 inches above seasonal high water table should function effectively. Estimated percolation rate is for recommended trench depth. Some fill may need to be mounded over absorption field to divert storm water and provide adequate cover over trenches.

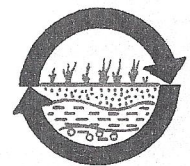
**SOIL PROFILE DESCRIPTIONS
HARPER DRIVE, 10-AC TRACT
L.L. 158, 11th DISTRICT
HENRY COUNTY, GEORGIA**

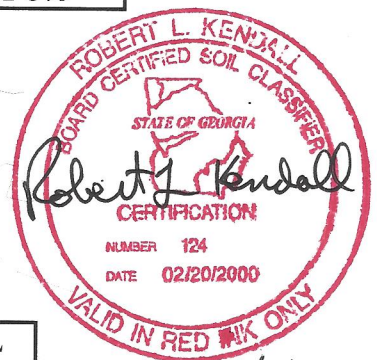
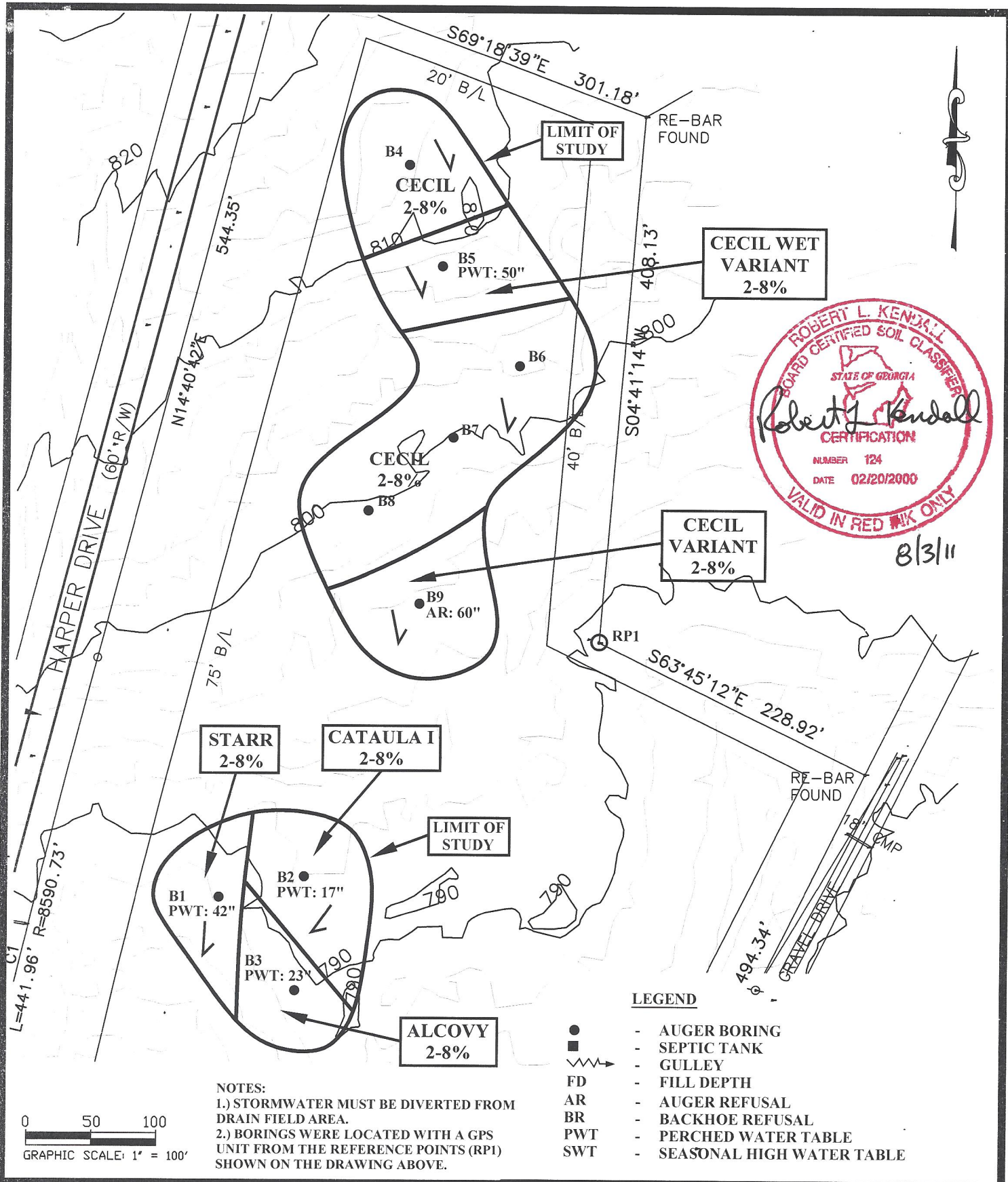
Boring No.	Depth (Inches)	Description
B1	Starr Series	
	0-17	Reddish Brown and Yellowish Brown Sandy Loam
	17-22	Brown Sandy Loam
	22-42	Light Yellowish Brown Sandy Loam, Few Fine Distinct Reddish Yellow and Red Mottles
	42-60	Yellowish Brown Sandy Clay Loam, Few Medium Distinct Light Gray and Red Mottles
B2	Cataula I	
	0-5	Reddish Brown and Yellowish Brown Sandy Loam
	5-17	Red Sandy Clay Loam
	17-42	Red Sandy Clay Loam, Common Medium Distinct Light Gray, Light Yellowish Brown and Reddish Yellow Mottles
	42	Boring Terminated
B3	Alcovy Series	
	0-11	Reddish Brown Sandy Loam
	11-23	Yellowish Brown Sandy Loam
	23-49	Light Yellowish Brown Sandy Loam, Brittle, Few Medium Distinct Light Gray and Reddish Yellow Mottles
	49-60	Light Yellowish Brown and Light Gray Sandy Clay Loam, Brittle
B4	Cecil Series	
	0-5	Brown Sandy Loam
	5-30	Red Sandy Clay Loam
	30-50	Red Sandy Clay Loam, Few Fine Distinct Yellowish Brown Mottles
	50-72	Red Sandy Loam Saprolite, Few Medium Seams of Yellowish Brown Sandy Loam
B5	Cecil Wet Variant	
	0-6	Brown Sandy Loam
	6-38	Red Sandy Clay Loam, Few Fine Distinct Yellowish Brown Mottles
	38-50	Red Sandy Clay Loam, Common Medium Distinct Light Yellowish Brown and Pale Brown Mottles
	50-60	Red Sandy Clay Loam, Few Fine Distinct Light Gray and Yellowish Brown Mottles
	60	Boring Terminated
B6	Cecil Series	
	0-6	Brown Sandy Loam
	6-39	Red Clay
	39-72	Red Clay, Few Fine Distinct Manganese Smears
B7	Cecil Series	
	0-21	Variagated Brown, Strong Brown and Yellowish Red Sandy Loam
	21-72	Red Sandy Clay Loam, Few Fine Distinct Yellowish Brown Mottles, Few Fine Distinct Manganese Smears



**SOIL PROFILE DESCRIPTIONS
HARPER DRIVE, 10-AC TRACT
L.L. 158, 11th DISTRICT
HENRY COUNTY, GEORGIA**

Boring No.	Depth (Inches)	Description
B8	Cecil Series	
	0-23	Reddish Brown and Brown Sandy Loam
	23-46	Red Sandy Clay Loam
	46-72	Red Sandy Clay Loam, Few Medium Distinct Yellowish Brown and Reddish Yellow Mottles
B9	Cecil Variant	
	0-19	Brown Sandy Loam
	19-40	Red Sandy Clay Loam
	40-60	Red Sandy Clay Loam, Common Medium Distinct Yellowish Brown and Reddish Yellow Mottles
	60	Auger Refusal on Quartz





8/3/11

LEVEL 3 SOIL MAP
HARPER DRIVE, 10-ACRE TRACT
L.L. 158, 11TH DISTRICT
HENRY COUNTY, GEORGIA

KENDALL & ASSOCIATES, INC.
 Soil and Ecological Consultants
 1257 Channel Park Marietta, Georgia 30064, (Ph.) 770-439-8824