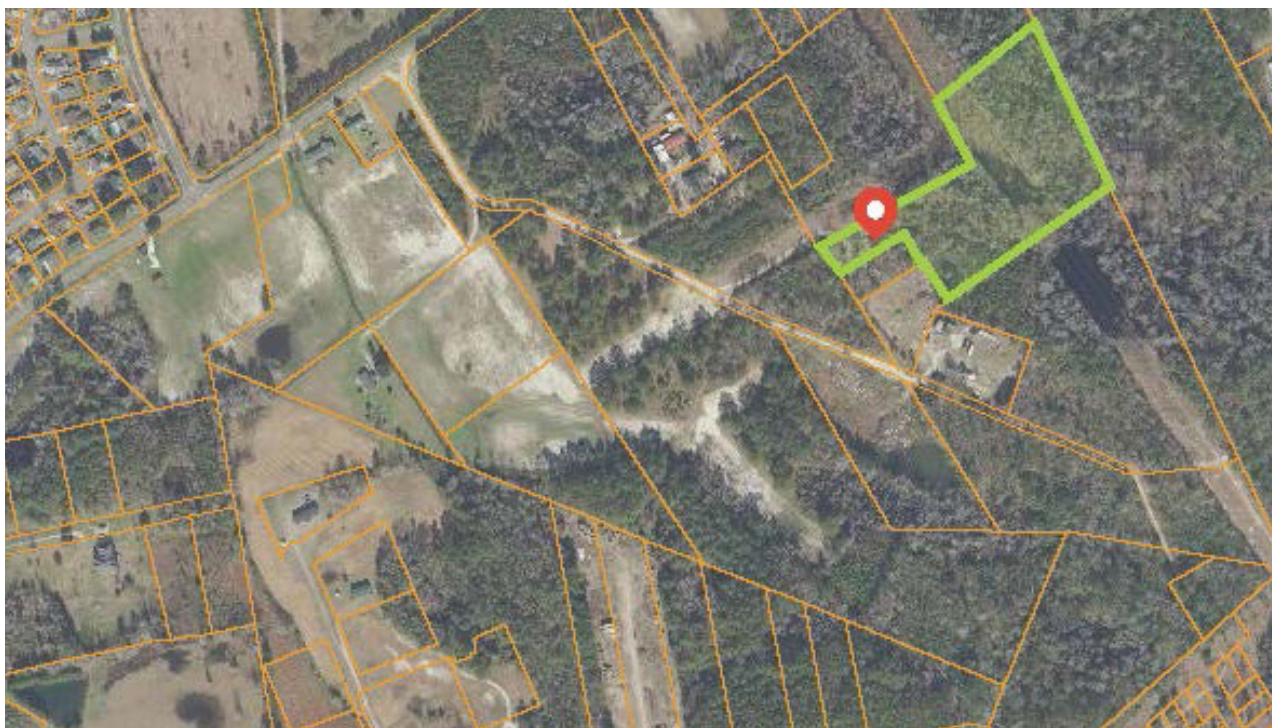


Off Ace Way, Little River
(Horry County) SC 29566
Reserve

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):	3
BEDS/BATHS:	n/a
YEAR BUILT:	n/a
SQUARE FEET:	n/a
ACREAGE:	6.79±
TAX ID:	35008030004
AGENT:	n/a

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
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N**

; LOT 3

PIN: 35008030004 - TMS: 1300008179

Parcel

Owner

GUIGNON INVESTMENTS LLC
9234 FREEWOODS RD
MYRTLE BEACH SC 29588

Neighborhood Name	1206500
Neighborhood Number	1206500
District	500 - LITTLE RIVER
Legal Acres	6.61

Transfer of Ownership

Grantor	Grantee	Consideration	Transfer Date	Deed Book / Page	Deed Type
	STANLEY CANDETHA ETAL	1.00	1995-10-10	1843 / 609	DEED
STANLEY CANDETHA ETAL	GREEN THENELL	1.00	1995-10-10	1843 / 609	DEED
GREEN THENELL	BACKWOODS LLC	15000.00	2018-05-07	4107 / 27	DEED
BACKWOODS LLC	GUIGNON INVESTMENTS LLC	11000.00	2021-12-08	4494 / 3302	DEED

Valuation Record

Assessment Year	Reason for Change	Appraised							
		Residential		Farm			Other		Total
		Land	Improvement	Land	Improvement	Use	Land	Improvement	
2010	Converted REASSESSMENT ROLL	\$0.00	\$0.00	\$94,840.00	\$0.00	\$920.00	\$65,000.00	\$0.00	\$159,840.00
2014	Converted 2014 Reassessment Tax Roll	\$0.00	\$0.00	\$23,160.00	\$0.00	\$920.00	\$45,000.00	\$0.00	\$68,160.00
2019	Converted 2019 Reassessment Tax Roll	\$0.00	\$0.00	\$43,430.00	\$0.00	\$920.00	\$50,000.00	\$0.00	\$93,430.00
2023	Converted Tax Roll	\$0.00	\$0.00	\$43,430.00	\$0.00	\$920.00	\$50,000.00	\$0.00	\$93,430.00

Land Size

Land Type	Acreage	Square Feet	Influence Factor
	- or - Effective Frontage	- or - Effective Depth	
Res Homesite	1.000000	43560.000000	Acres by Rate on RH
Agricultural	0.200000	8712.000000	Producing
Agricultural	1.600000	69696.000000	Producing
Agricultural	3.990000	173804.400000	Producing
Res Residual	5.790000	252212.400000	Acres by Rate on RR

Summary of Improvements

No Improvement Data Available.

Summary of Addons

No Improvement Data Available.

Summary of Details

No Improvement Data Available.

Physical Characteristics

No Physical Characteristic Data Available.

