

6th Avenue, Conway
(Horry County) SC 29527
ABSOLUTE

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:	Land
SUBDIVISION:	n/a
LOT(S):	n/a
BEDS/BATHS:	n/a
YEAR BUILT:	n/a
SQUARE FEET:	n/a
ACREAGE:	0.05±
TAX ID:	36807020064
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.

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This property was acquired by the seller due to delinquent tax sale deed and will be transferred by Quitclaim Deed only using the most recent deed description. No title search has been performed by the seller, auctioneer, or closing attorney. Title insurance will not be offered.

It is the bidder's responsibility to inspect the property and conduct own due diligence prior to bidding. Neither the Seller nor the Auctioneer make any representations as to suitability for buyer's intended use.

The Seller acquired these properties by tax sale deed. The properties were previously sold by the county at the annual real property tax sale due to delinquent property taxes.

The Seller does not warrant title to the property and shall convey the subject property by Quitclaim Deed only using the most recent deed description. Purchaser understands the Quitclaim Deed conveying the property only transfers the interest the Seller obtained by virtue of its tax sale deed.

The Seller is not conveying and cannot convey marketable title in this Property by virtue of its tax deed.

The legal axiom of caveat emptor or "buyer beware" applies to this auction. Therefore, you are charged with knowledge of the titles of the properties that are sold and any defects in these titles. The Seller does not warrant the titles and no title search has been conducted. No survey has been prepared. The purchaser is encouraged to and should consult an attorney of your choice prior to bidding on any tax sale property in this auction. Seller's attorney represents only the Seller and does not represent the Purchaser. Purchaser should obtain advice from Purchaser's Attorney prior to bidding on tax sale properties.

The Seller hereby expressly disclaims and negates any representations or warranties of any kind, whether expressed or implied, relating to the condition, merchantability, or fitness for a particular purpose of the real property and improvements thereon, including without limitation any warranty relating to the condition of the real property, its suitability for Purchaser(s) purposes or the status of the properties' maintenance or operation. The Seller does not make any representations or warranties that the real property and improvements thereon may be used for any purpose whatsoever.



ROLLINSON S/D #2; 1/2 LT 53

PIN: 36807020064 - TMS: 1370503039

Parcel

Owner

LEWIS JERRY C
894 HIGHWAY 145 S
CHESTERFIELD SC 29709-6266

Neighborhood Name JAMESTOWN/S CONWAY
BAGGETT HEI

Neighborhood Number 1200060

District 110 - CONWAY

Legal Acres 0.05

Transfer of Ownership

Grantor	Grantee	Consideration	Transfer Date	Deed Book / Page	Deed Type
	CHESTNUT DATHAN ETAL	4500.00	1999-04-21	2147 / 1175	DEED
CHESTNUT DATHAN ETAL	HUNT LITTIE	4500.00	1999-04-21	2147 / 1175	DEED
HUNT LILLIE	HUNT LILLIE (EST OF)	0.00	2017-12-31	4131 / 2632	NOTTOSTATE
HUNT LILLIE (EST OF)	ALKASSAR SHERIF	1100.00	2019-04-12	4211 / 2896	DEED
ALKASSAR SHERIF	LEWIS JERRY C	5500.00	2023-02-13	4643 / 670	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	\$0.00	\$0.00	\$0.00	\$6,620.00	\$1,800.00	\$8,420.00

Appraised

Assessment Year	Reason for Change	Residential		Farm			Other		Total
		Land	Improvement	Land	Improvement	Use	Land	Improvement	
2014	Converted 2014 Reassessment Tax Roll	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,240.00	\$2,100.00	\$12,340.00
2019	Converted 2019 Reassessment Tax Roll	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,450.00	\$3,500.00	\$12,950.00
2023	Converted Tax Roll	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,450.00	\$3,500.00	\$12,950.00

Land Size

Land Type	Acreage	Square Feet	Influence Factor
	- or - Effective Frontage	- or - Effective Depth	
Res Primary	0.070000	3150.000000	SF on RP

Summary of Improvements

No Improvement Data Available.

Summary of Addons

Type	Description	Unit Count
Add On	990 - Shed - Small Utility - Average SF	380

Summary of Details

No Improvement Data Available.



