

The seller acquired the property at a tax sale and title insurance may be available upon the title insurance underwriter's review of the title. If the underwriter agrees to issue a policy of title insurance the seller will transfer marketable and insurable title by Limited Warranty Deed, subject to the following permitted exceptions: (1) those taxes and special assessments imposed by governmental authority, including any additional taxes and/or penalties resulting from any reassessment, which become due and payable subsequent to the Policy Date, (2) zoning ordinances affecting said Property, (3) all matters of record affecting said Property, (4) covenants, conditions, restrictions, easements and/or servitudes, (5) all facts, matters, and conditions that would be shown on a current and accurate survey of said Property, (6) any lease, grant, exception, or reservation of minerals or mineral rights, and (7) leases, other easements, other restrictions and encumbrances affecting the Property. If title insurance is unavailable the seller shall transfer title by Quitclaim Deed and title shall be subject to all matters of title, including but not limited to outstanding liens, claims of third parties, and unpaid taxes. The closing attorney shall order a title search to determine vesting, legal description, and insurability. The buyer shall bear the cost of the title examination and the cost of any title insurance policy in the event one is available. **The parties acknowledge that this Agreement is not contingent upon the insurability of title. If the buyer fails to close because of the unavailability of title insurance they shall be in breach of this Agreement.**

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

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 title to property, and neither the auction company, seller, or listed closing attorney have conducted a title search prior to sale. 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.



Tax Assessor's Office

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Property Detail

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GIS Map



General Info		
INDRA VENTURES LLC 990 PEACHTREE INDUSTRIAL BLVD SUWANEE GA 30024-5257	Property ID	R5022 039
	Alternate ID	324361
	Address	WAYNE DR
	Property Class	Residential Vacant
	Neighborhood	25111038
	Deed Acres	1.2000

Value History				
Year	2023	2022	2021	2020
Reason	Appeal Current Year Only	Adjusted for Market Conditions	Notice of Current Assessment	Notice of Current Assessment
Land Val	\$58,700	\$58,700	\$38,000	\$38,000
Imp Val	\$0	\$0	\$0	\$0
Total Appr	\$58,700	\$58,700	\$38,000	\$38,000
Land Assd	\$23,480	\$23,480	\$15,200	\$15,200
Land Use	\$0	\$0	\$0	\$0
Imp Assd	\$0	\$0	\$0	\$0
Total Assd	\$23,480	\$23,480	\$15,200	\$15,200

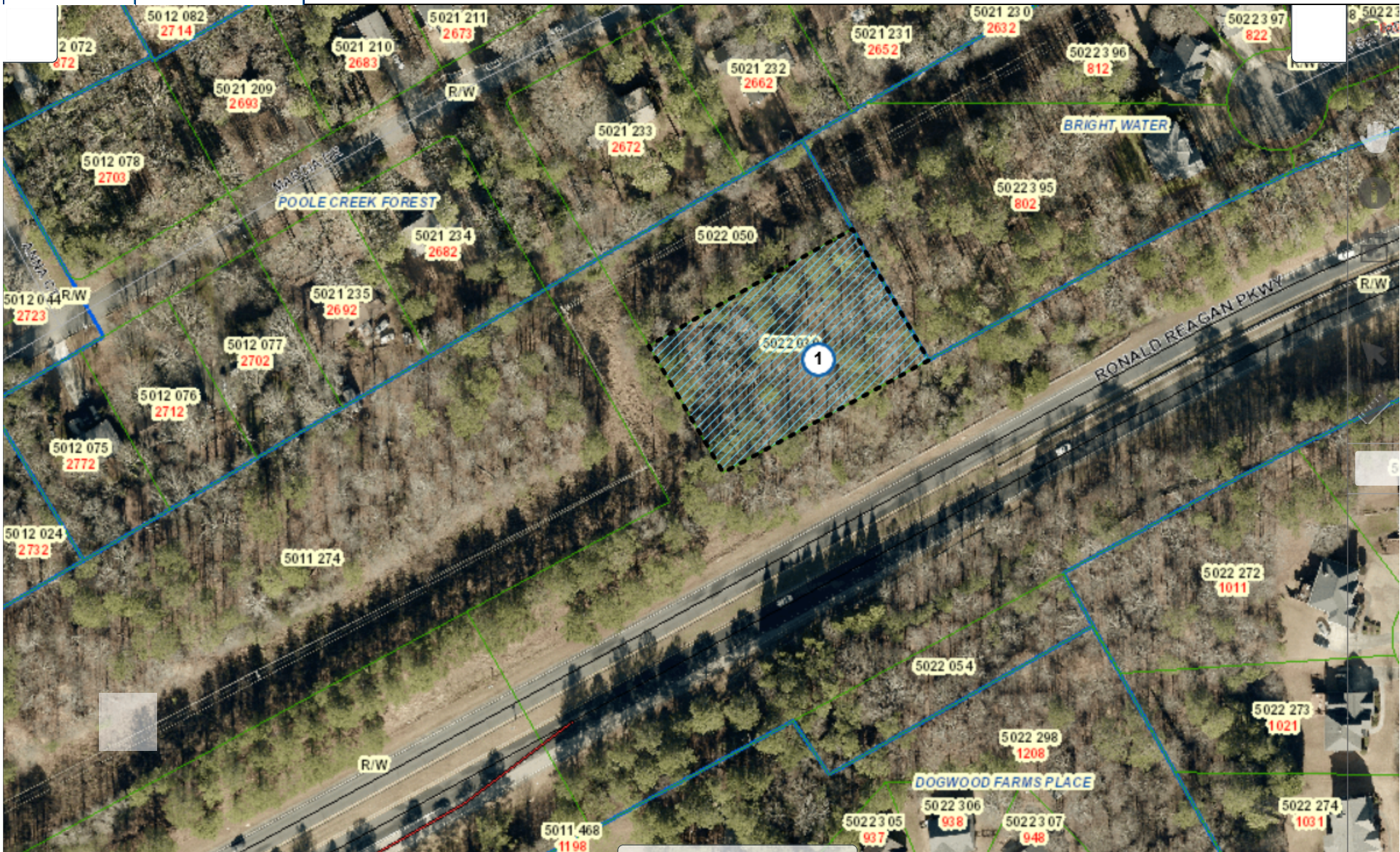
Transfer History								
Book	Page	Date	Grantor	Grantee	Deed	Type	Vacant Land	Sale Price
58761	830	5/4/2021	SMS HOTEL EQUITIES INC	INDRA VENTURES LLC	<u>TS</u>	<u>NT</u>	Yes	\$10,000
53828	653	9/18/2015	PATEL JAY R	SMS HOTEL EQUITIES INC	<u>Fu</u>	<u>00</u>	Yes	\$0
50492	504	12/7/2010	SHAFFER BROTHERS CO	PATEL JAY R	<u>TS</u>	<u>NO</u>	Yes	\$0

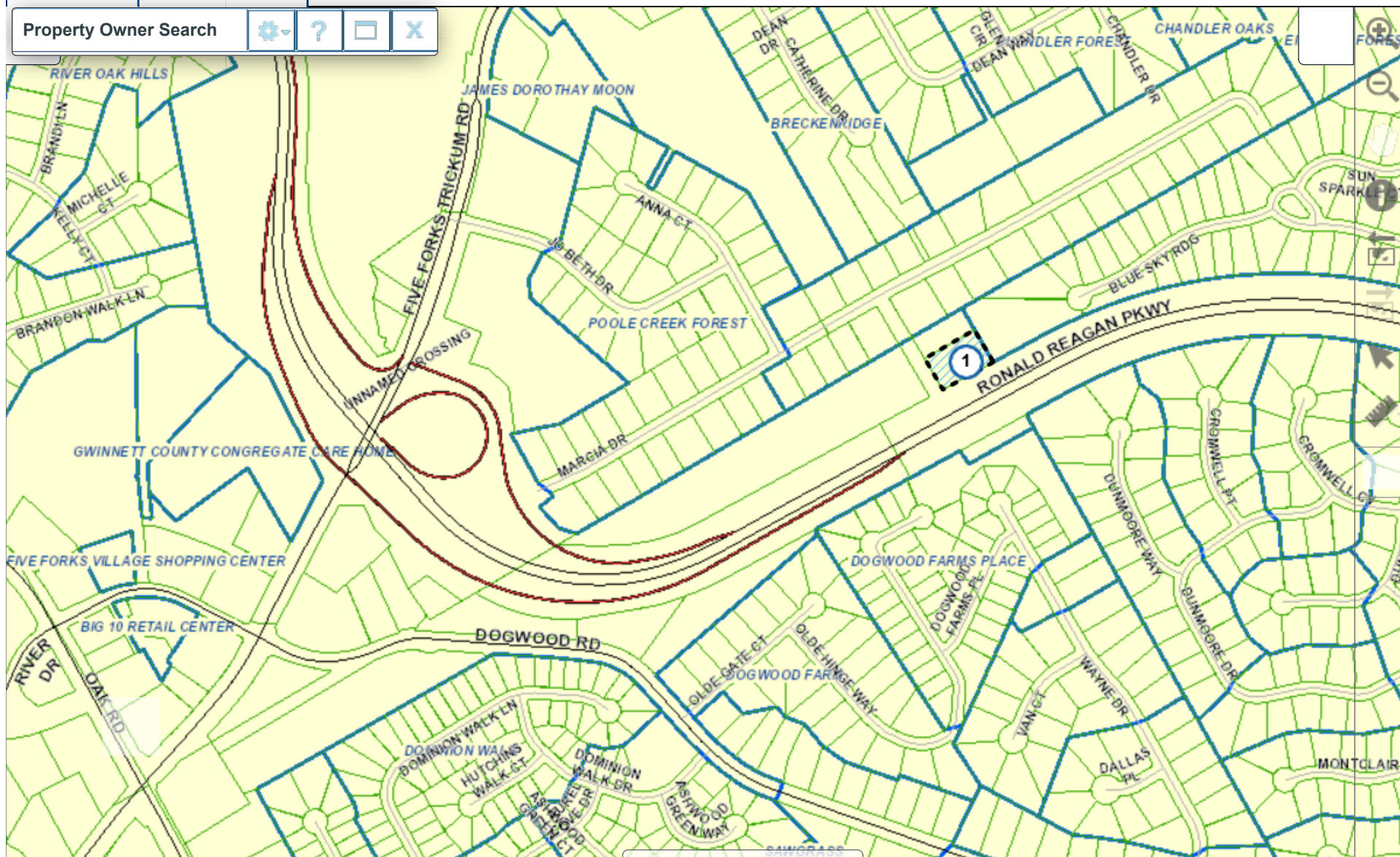
Improvements

Improvements do not exist for this account.

Land Details				
Primary Use	Land Type	Acres	Eff. Frontage	Eff. Depth
	Undeveloped	1.20	0	0

Legal Description	
Line	Description
1	REAR WAYNE DR

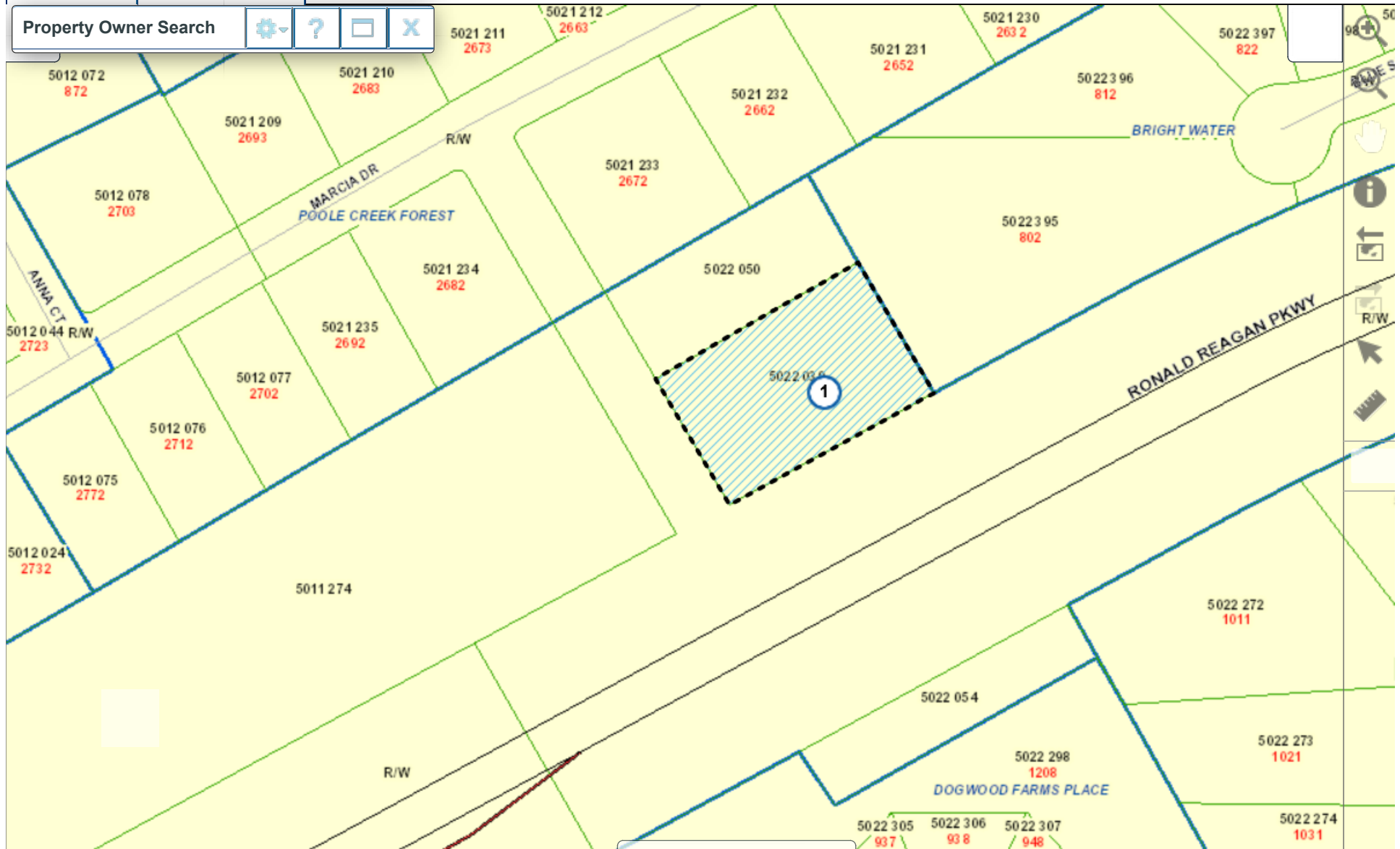




▲ Land Parcels 1

Scale 1: 6,790.63 Go

Active Map: General

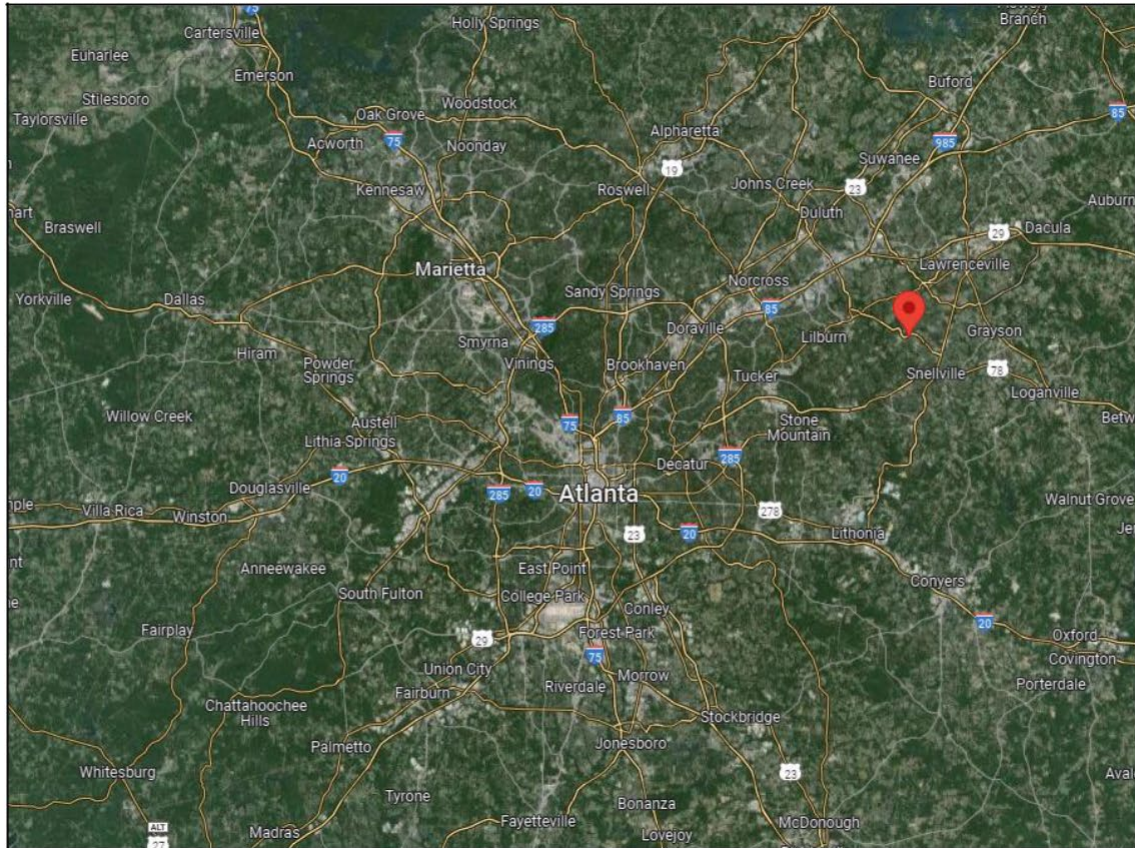


Land Parcels 1

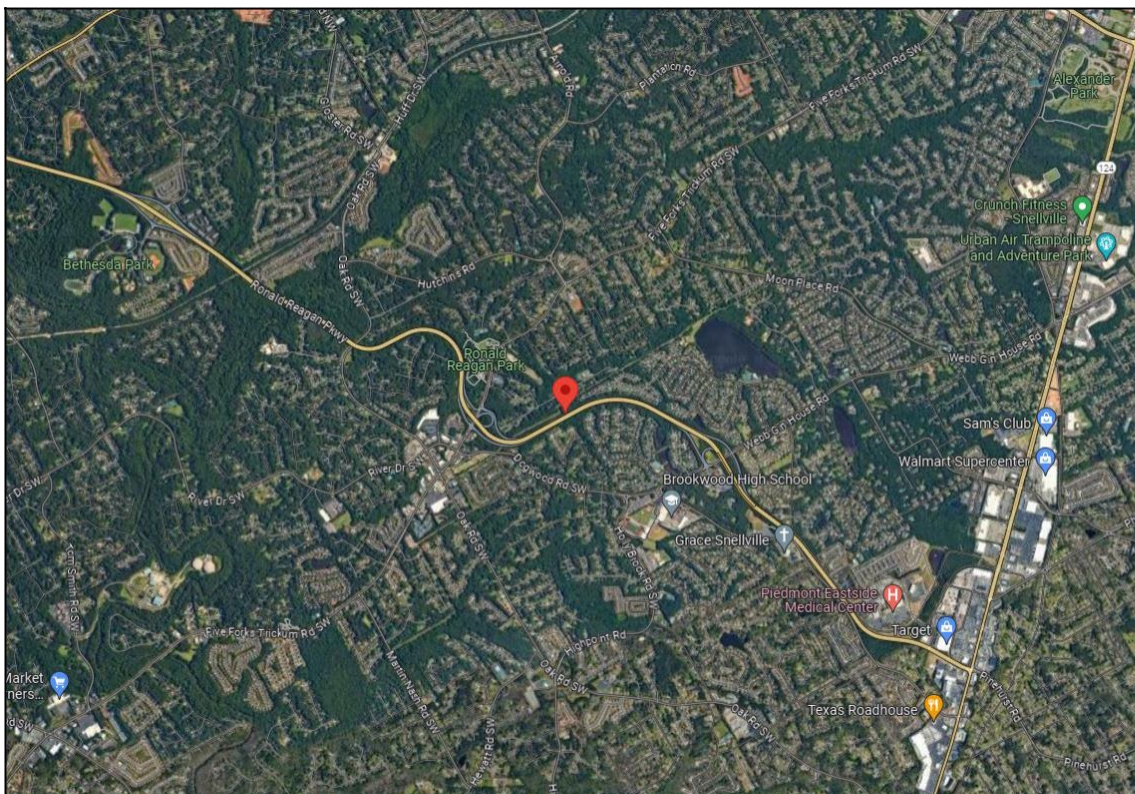
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Active Map: General

MAPS, AERIALS, AND PHOTOGRAPHS



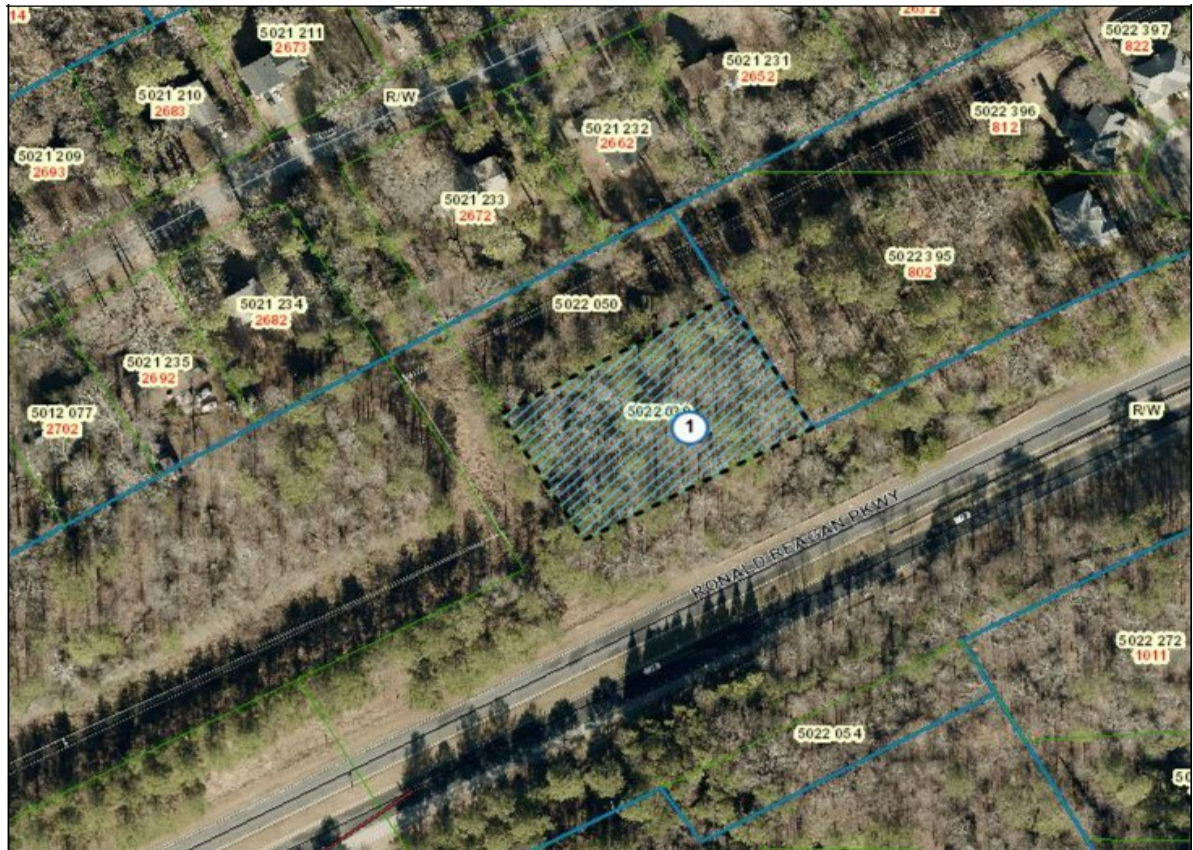
Regional Location



Neighborhood Location



Aerial Tax Map (Gwinnett County GIS)



Aerial Tax Map (Gwinnett County GIS)



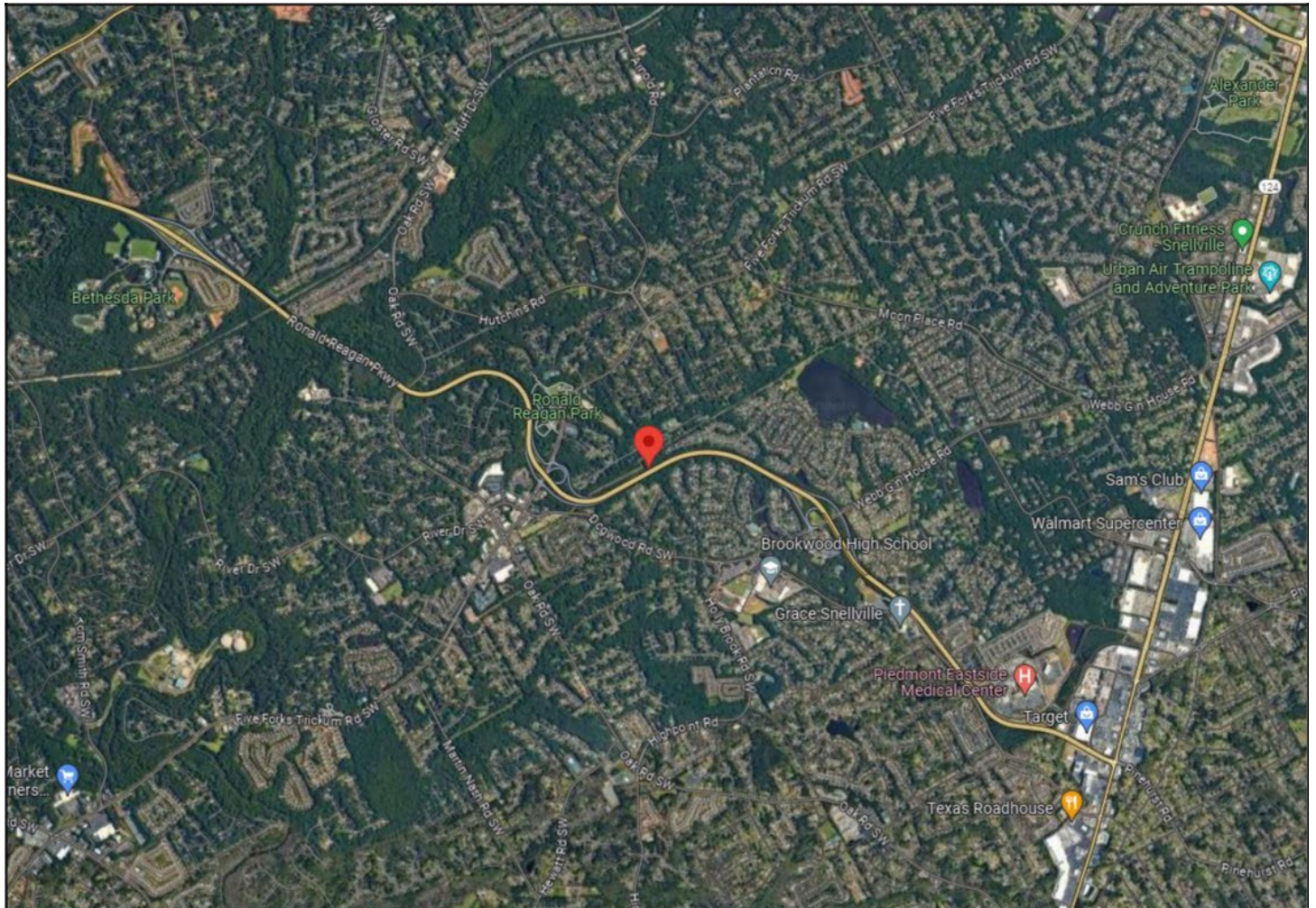
Ronald Reagan Parkway



Interior View of Property

NEIGHBORHOOD LOCATION

The property is located approximately three miles northwest of the Snellville central business district and within unincorporated Gwinnett County. The area immediately surrounding the site serves as a suburban residential district, with commercial properties located along the primary traffic corridors. The property is identified as Gwinnett County Tax Property: R5022 039. The neighborhood location of the property is shown on the map below:



According to the U.S. Census Bureau, Gwinnett County has an estimated July 2022 population of 975,353 persons which is an increase from the 2020 census when the population was reported to be 957,027 persons or an increase of nearly 2%. The median household income was reported at \$75,853. The County has diversified employers with over 26,000 employer establishments. The largest employers include Gwinnett County Public Schools, Gwinnett County Government, Gwinnett Medical Center, Wal-Mart/Sam's Club, and Publix Supermarkets. and various others. Additionally, there are an ample number of government jobs available via local governments and public-school systems as noted above. Mass transit to and through the County is provided primarily by Interstate 85 and Interstate 985, but there are an ample number of smaller highway corridors such as Highways 29, 23, and 78, among others. The County's economy is characterized as being in the expansion stage of the real estate cycle defined as: "growing demand, rental rates climbing above replacement cost, decreasing vacancy, concessions not prevalent, and high profit potential is stimulating new construction."

The property is located approximately six miles southwest of the city of Lawrenceville which serves as the county seat. This district is historical in nature, and is characterized by governmental buildings, older street-level retail, including boutique shops and restaurants, offices, converted dwellings and single-family residences along the fringes. Commercial development in the property's immediate neighborhood is concentrated along Georgia Highway 124, located 2.5 miles east of the property. Georgia Highway 124 is the primary commercial corridor in the immediate area. Retailers located along this corridor include Walmart, Sam's Club, Lowes, Home Depot, Sprouts Farmers Market, and national chain restaurants such as Miller's Ale House, Chick-fil-a, Culvers, and many local restaurants.

Type: DEED Book: 53828 Page: 00655

BK53828 PG0655

EXHIBIT "A"

Legal Description of Property:

All that tract or parcel of land lying and being in Land Lot 22, of the 5th District, Gwinnett County, Georgia, being 1.20 acres, more or less and being a portion of that tract as described in Deed Book 599, Page 111, Gwinnett County Records. Being known as Tax Map and Parcel R5022039 Gwinnett County, Georgia.

Less and Except: right of way described in Deed Book 6229, Page 252.

Subject to all easements and restrictions of record, if any.