



PROPERTY INFORMATION PACKAGE

Gleaton's Live Online Highest & Best Bidding

Address: 100 Rock Mull, Peachtree City, GA 30269

Description: 3 Bedroom/ 2.5 Bath Home

Bidding Dates: June 6 – 9, 2022

Bidding Close: June 9, 2022, 4:00PM EST

On the web at: www.gleatons.com

Contact us by E-mail at: info@gleatons.com



Property Location: 100 Rock Mull, Peachtree City, GA 30269

Bidding Dates: Monday June 6th – June 9th, 2022

Buyer Property Tour: Call Agent Eric Gleaton for Appointment - 678-725-8757
Realtors: Use Showing Time. Supra at Front Door

Description: Description: Fine Peachtree City Estate! Spacious Home with 3 Bedrooms, 2.5 Baths. Beautiful brick fireplace, large living area, & nice kitchen. The outdoor space is very private and wooded. Outdoor shed. 2 car garage. Great location, in the middle of Peachtree City, convenient to shopping, medical, restaurants, schools.

Earnest Money: **\$10,000 deposit** is due within 24 hours of seller accepting final bid and the balance due at closing within 45 days. Deposits must be in the form of a cashier's check or certified check (from a US bank) made payable to the closing attorney.

Closing: Closing shall take place on or before 4:00 PM ET within 45 days of binding purchase & sale agreement. Buyer acknowledges that time is of the essence. Buyer shall close and use The Clifton Law Firm, LLC (770-828-7339)

Realtor Acknowledgement: Broker Participation: 4 percent (4%) of the Winning Bid amount will be paid to a qualified Licensed Real Estate Broker (“Broker”) whose registered Buyer’s offer is accepted by the Seller and closes on the Property, provided the Broker is not prohibited by law from being paid such commission. To qualify for a commission, the Broker must complete the broker participation form prior to 12 PM on the final day of the auction.

Financing: Financing for this process is welcome! This is not a traditional auction that is “cash only”. The standard financing contingency GAR forms shall be used with the contract if obtaining financing. However, there are special stipulations that take precedent over the contingency forms. All parties agree and understand that no appraisal contingency shall apply to this Agreement, and this stipulation shall supersede any other term to the contrary. If an appraisal is performed and is less than the agreed-upon purchase price, Buyer shall cause the difference to be remitted to Seller at Closing, and if Buyer does not do so, Buyer shall forfeit its earnest money. It is important to check with your lender to make sure they approve the terms, conditions as well at the purchase and sale agreement to be used for the sale.

Need a mortgage? Here are a few local lenders that may be able to help you with the loan process.

BankSouth – Liz Taylor (678) 489-9001

Prosperity Mortgage – Lanny Arrington (678) 859-1978

SWBC Mortgage – Dan Aiken (678) 369-7076

Loan Depot – David & Heather Beard (706) 594-1969.

Property Tax Records, Legal Description and Inspection Report are on next pages.

Legal Description

EXHIBIT "A"

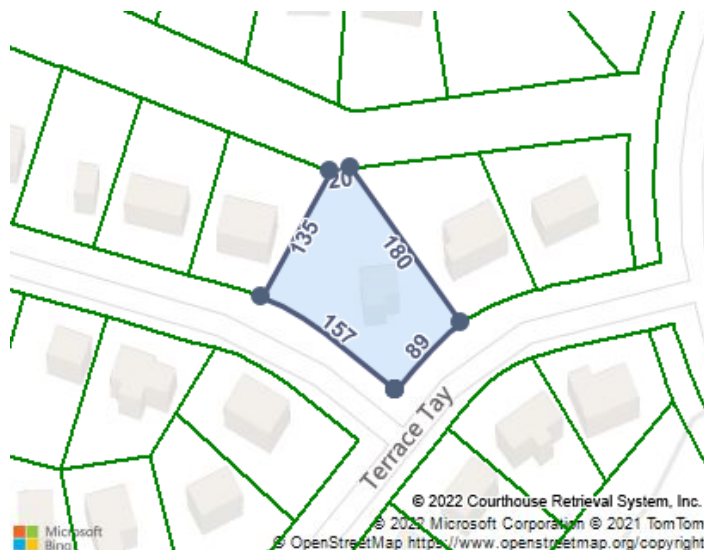
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 39 OF THE 6TH DISTRICT OF FAYETTE COUNTY, GEORGIA, KNOWN AS LOT 42 OF THE TERRACES SUBDIVISION AS PER PLAT BY KENNETH B. PIPER, DATED July 29, 1983, REVISED June 28, 1984, RECORDED IN PLAT BOOK 15, PAGES 35 AND 36, FAYETTE COUNTY RECORDS, SAID PLAT BEING EXPRESSLY INCORPORATED HEREIN AND MADE A PART OF THIS DESCRIPTION BY REFERENCE.



Friday, May 27, 2022



No Images Available



LOCATION

Property Address	100 Rock Mull Peachtree City, GA 30269-2426
Subdivision	The Terraces
County	Fayette County, GA

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	061107042
Alternate Parcel ID	061107042 01
Account Number	
District/Ward	5
2010 Census Trct/Blk	1403.04/1
Assessor Roll Year	2021

PROPERTY SUMMARY

Property Type	Residential
Land Use	Residential Lots
Improvement Type	Residential Improvements
Square Feet	1914

CURRENT OWNER

Name	Ross Veronica
Mailing Address	100 Rock Mull Peachtree City, GA 30269-2426

SCHOOL ZONE INFORMATION

Oak Grove Elementary School	0.6 mi
Elementary: Pre K to 5	Distance
Rising Starr Middle School	3.4 mi
Middle: 6 to 8	Distance
Starr's Mill High School	3.5 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 05/17/2022

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
1/1/1988	\$101,000	Ross Veronica C				2895/701
		Ross Veronica				4912/227
		Ross Veronica Catherine Living Trust Ross Veronica				4560/242

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
Appraisal Year	2021	Assessment Year	2021

Appraised Land	\$50,000	Assessed Land	
Appraised Improvements	\$230,100	Assessed Improvements	
Total Tax Appraisal	\$280,100	Total Assessment	\$112,040
		Exempt Amount	
		Exempt Reason	Homestead

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2021			\$3,441.98
2020			\$3,234.58
2019			\$3,397.63
2018			\$3,049.00
2017			\$3,032.41
2016			\$2,804.62
2015			\$2,420.35
2014			\$2,253.72
2013			\$2,171.56

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
11/21/2019	197,411	Ross Veronica	New Day Financial	4964/245 010790190020
11/24/2009	223,300	Ross Veronica C	Ascent Home Loans	3596/205 008207370014
11/28/2007	223,236	Ross Veronica C	Utah Financial	3342/734 007695710012

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Residential Improvements	Condition	Units
Year Built	1984	Effective Year	Stories 2
BRs		Baths	Rooms

Total Sq. Ft. 1,914

Building Square Feet (Living Space)	Building Square Feet (Other)
	Attic Unfinished 196
	Patio 140

- CONSTRUCTION

Quality	Roof Framing
Shape	Roof Cover Deck
Partitions	Cabinet Millwork
Common Wall	Floor Finish
Foundation	Interior Finish
Floor System	Air Conditioning
Exterior Wall Frame/Shingle/Siding	Heat Type
Structural Framing	Bathroom Tile

Fireplace	Y	Plumbing Fixtures	6
- OTHER			
Occupancy		Building Data Source	

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Carport	441		
He			

PROPERTY CHARACTERISTICS: LOT

Land Use	Residential Lots	Lot Dimensions
Block/Lot	/42	Lot Square Feet
Latitude/Longitude	33.381731°/-84.554438°	Acreage

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Road Type
Electric Source	Topography
Water Source	District Trend
Sewer Source	Special School District 1
Zoning Code	Special School District 2
Owner Type	

LEGAL DESCRIPTION

Subdivision	The Terraces	Plat Book/Page	15/35
Block/Lot	/42	District/Ward	5
Description	Lot 42 The Terraces/Landlot: 39		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	13113C0093E	09/26/2008