



## **PROPERTY INFORMATION PACKAGE**

### **Gleaton's Live Online Highest & Best Bidding**

Address: 104 Silver Spur, Peachtree City, GA 30269

Description: 4 Bedroom/ 2.5 Bath Home

Bidding Dates: August 1-4, 2022

Bidding Close: August 4, 2022, 4:00PM EST

On the web at: [www.gleatons.com](http://www.gleatons.com)

Contact us by E-mail at: [info@gleatons.com](mailto:info@gleatons.com)



Property Location: 104 Silver Spur, Peachtree City, GA 30269

Bidding Dates: Monday August 1<sup>st</sup> – Thursday August 4th, 2022

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

Description: This is a wonderful opportunity nestled in middle Peachtree City just a short walk to the Huddleston Pond Park with a walking path, picnic, pergola, workout area and fishing. Traditional Peachtree City home built in 1978, the main floor has a formal living room, which can easily be converted to a home office, a formal dining room with stunning original hardwoods which opens to the large kitchen with breakfast room.

Earnest Money: **\$15,000 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.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 95 OF THE 7TH DISTRICT, FAYETTE COUNTY, GEORGIA, BEING LOT 38, GLENLOCH VILLAGE, FETLOCK MEADOWS, SECTION 4, AS PER PLAT BY FREDERICK K. FIDLER DATED 8/10/73, RECORDED IN PLAT BOOK 8, PAGES 37 THROUGH 40, FAYETTE COUNTY RECORDS, SAID PLAT BEING EXPRESSLY INCORPORATED HEREIN AND MADE A PART OF THIS DESCRIPTION BY REFERENCE; BEING PRESENTLY KNOWN AS 104 SILVER SPUR, PEACHTREE CITY, GEORGIA; AND BEING MORE PARTICULARLY SHOWN ON A SURVEY FOR JACK L. CONDUFF AND VIVIAN F. CONDUFF BY JEFFERSON CONSULTANTS, INC. DATED 11/30/78, LAST REVISED 8/13/92.

*Manfred Page 18*

*Agreement 929-97*

which has the address of **104 SILVER SPUR, PEACHTREE CITY, GA 30269.**

TO HAVE AND TO HOLD this property unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

- 1. Payment of Principal and Interest; Prepayment and Late Charges.** Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.
- 2. Funds for Taxes and Insurance.** Subject to applicable law or to a written waiver by Lender, Borrower shall pay to

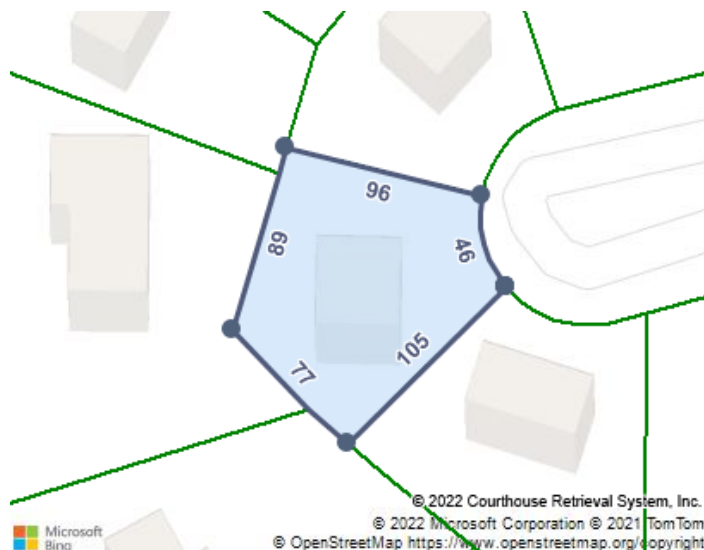
GEORGIA-Single Family-FNMA/FHLMC UNIFORM INSTRUMENT Form 3011 9/90

BOOK 742 PAGE 609



No Images Available

Monday, July 25, 2022



## LOCATION

<b>Property Address</b>	104 Silver Spur Peachtree City, GA 30269-1855
<b>Subdivision</b>	Fetlock Meadows Iv
<b>County</b>	Fayette County, GA

## GENERAL PARCEL INFORMATION

<b>Parcel ID/Tax ID</b>	071710013
<b>Alternate Parcel ID</b>	071710013 01
<b>Account Number</b>	
<b>District/Ward</b>	5
<b>2010 Census Trct/Blk</b>	1403.04/3
<b>Assessor Roll Year</b>	2021

## PROPERTY SUMMARY

<b>Property Type</b>	Residential
<b>Land Use</b>	Residential Lots
<b>Improvement Type</b>	Residential Improvements
<b>Square Feet</b>	2216

## CURRENT OWNER

<b>Name</b>	Conduff Vivian Frances
<b>Mailing Address</b>	104 Silver Spur Peachtree City, GA 30269-1855

## SCHOOL ZONE INFORMATION

<b>Huddleston Elementary School</b>	1.2 mi
Elementary: Pre K to 5	Distance
<b>J.C. Booth Middle School</b>	0.6 mi
Middle: 6 to 8	Distance
<b>McIntosh High School</b>	1.1 mi
High: 9 to 12	Distance

## SALES HISTORY THROUGH 07/13/2022

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
		Conduff Vivian Frances				3384/301

## TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
<b>Appraisal Year</b>	2021	<b>Assessment Year</b>	2021
<b>Appraised Land</b>	\$55,000	<b>Assessed Land</b>	
<b>Appraised Improvements</b>	\$242,600	<b>Assessed Improvements</b>	

Total Tax Appraisal	\$297,600	Total Assessment	\$119,040
		Exempt Amount	
		Exempt Reason	Homestead

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2021			\$3,657.03
2020			\$3,497.34
2019			\$3,420.83
2018			\$3,289.86
2017			\$3,535.08
2016			\$2,993.01
2015			\$2,515.13
2014			\$2,493.49
2013			\$2,448.45

MORTGAGE HISTORY

No mortgages were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Residential Improvements	Condition	Units
Year Built	1978	Effective Year	Stories 2
BRs		Baths	Rooms

Total Sq. Ft. 2,216

Building Square Feet (Living Space)	Building Square Feet (Other)
	Porch Screened 250
	Basement (unfinished) 1,108

- CONSTRUCTION

Quality	Roof Framing
Shape	Roof Cover Deck
Partitions	Cabinet Millwork
Common Wall	Floor Finish
Foundation	Interior Finish
Floor System	Air Conditioning
Exterior Wall	Heat Type
Structural Framing	Bathroom Tile
Fireplace	Plumbing Fixtures
Y	5

- OTHER

Occupancy	Building Data Source
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PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
He			

PROPERTY CHARACTERISTICS: LOT

Land Use	Residential Lots	Lot Dimensions
Block/Lot	/38	Lot Square Feet
Latitude/Longitude	33.401681°/-84.559250°	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	Fetlock Meadows Iv	Plat Book/Page
Block/Lot	/38	District/Ward 5
Description	Lot 38 Fetlock Meadows Iv/Landlot: 65	

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