



PROPERTY PROFILE



Richard Bernal
Commercial Sales Executive

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Date: 04/20/2024
Property: 74 MOUNTAIN COUNTRY LN,
BLAIRSVILLE, GA
30512-4422
APN: 072A 070 C
County: UNION



Subject Property Location

Report Date: 04/20/2024

Order ID: R146165132

Property Address	74 MOUNTAIN COUNTRY LN	Property Use	Commercial Office (General)
City, State & Zip	BLAIRSVILLE, GA 30512-4422	Parcel Number	072A 070 C
County	UNION COUNTY	Latitude	34.854709
Mailing Address	26 AVANZARE, IRVINE, CA 92606-8919	Longitude	-83.983839
Census Tract	0002.07		
Thomas Bros Pg-Grid			

Legal Description Details Land Lot: 13 District: 10 City, Municipality, Township: UNINCORPORATED Subdivision Name: COMM-BLUERIDGE HWY Brief Description: LD 10 LL 13

Current Ownership Information *Source of Ownership data: Assessment Data

Primary Owner Name(s)	MOUNTAIN TOWN STORAGE LLC
Vesting	Company

Latest Full Sale Information

Primary Owner Name(s)	MOUNTAIN TOWN STORAGE LLC,	Sale Price	\$795,000
		Sale Date	06/18/2021
		Recording Date	06/18/2021
Vesting		Recorder Doc #	2021-001614
		Book/Page	1264/448

Financing Details at Time of Purchase

No financing details available

Property Characteristics

	Bedrooms		Year Built	1998	Living Area (SF)	960
	Bathrooms/Partial		Garage/No. of Cars		Price (\$/SF)	\$828/SF
	Total Rooms		Stories/Floors		Lot Size (SF/AC)	21,780/.5
	Construction Type	Wood	No. of Units		Fireplace	
	Exterior Walls	Siding (Alum/Vinyl)	No. of Buildings		Pool	
	Roof Material/Type	Asphalt	Basement Type/Area		Heat Type	Central
	Foundation Type	Footing	Style		A/C	Central
	Property Type	Office	View		Elevator	
	Land Use	Commercial Office (General)			Zoning	

Assessment & Taxes

	Assessment Year	2023	Tax Year	2023	Tax Exemption	
	Total Assessed Value	\$51,840	Tax Amount	\$690.15	Tax Rate Area	1
	Land Value	\$8,000	Tax Account ID	15259		
	Improvement Value	\$43,840	Tax Status			
	Improvement Ratio	84.57%	Delinquent Tax Year			
	Total Value		Market Improvement Value			
	Market Land Value		Market Value Year			

Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money
No details available				

Loan Officer Insights

No details available



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Comparable Sales

No comparable sales found for subject property with selected filter criteria.



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Property Use Commercial Office (General)
 Parcel Number 072A 070 C

Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	06/18/2021	Deed	Limited Warranty Deed	\$795,000	2021-001614	MOUNTAIN TOWN STORAGE LLC	MOUNTAIN COUNTRY STORAGE INC
2	04/01/2016	Deed					
3	12/18/2015	Deed	Warranty Deed	\$43,350	2015-002314	STORAGE SHED INC	SMITH, JERRY
4	03/04/2015	Deed	Warranty Deed	\$30,250	2015-000332	SMITH, JERRY	SOUTH STATE BANK
5	08/14/2013	Deed	Foreclosure Sale		2013-009582	SCBT	BROWNING, THOMAS

Transaction History Legend

	Transfer		Mortgage		Mortgage Assignment
	Foreclosure Activity		Mortgage Release		


Transaction Details

Transfer						
	Transaction ID	1	Recorder Doc Number	2021-001614	Partial Interest Transferred	
	Sale Date	06/18/2021	Document Type	Deed	Type of Transaction	Non Residential Transfer
	Sale Price	\$795,000	Document Description	Limited Warranty Deed	Multiple APNs on Deed	3
	Recorder Book/Page	1264/ 448	Recording Date	06/18/2021	Property Use	
	Buyer 1	MOUNTAIN TOWN STORAGE LLC	Buyer 1 Entity	Government	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	26 AVANZARE, IRVINE, CA 92606-8919
	Seller 1	MOUNTAIN COUNTRY STORAGE INC	Seller 1 Entity	Corporation	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract	LD 10 LL 13 LANDLOT: 13 LANDDIST: 10; COMMERCIAL LOT/ / /			Title Company Name	


Transfer						
	Transaction ID	2	Recorder Doc Number		Partial Interest Transferred	
	Transfer Date		Document Type	Deed	Type of Transaction	Per Assessor
	Sale Price		Document Description		Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	04/01/2016	Property Use	Commercial Office (General)
	Buyer 1		Buyer 1 Entity		Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	

Seller 1		Seller 1 Entity		Seller Mailing Address	
Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	UNINCORPORATED
Legal Recorder's Map Ref		Legal Subdivision	COMM-BLUERIDGE HWY	Legal Section/ Twn/ Rng/ Mer	
Legal Brief Description/ Unit/ Phase/ Tract		LD 10 LL 13 / /		Title Company Name	

Transfer

	Transaction ID	3	Recorder Doc Number	2015-002314	Partial Interest Transferred	
	Sale Date	12/18/2015	Document Type	Deed	Type of Transaction	Non Residential Transfer
	Sale Price	\$43,350	Document Description	Warranty Deed	Multiple APNs on Deed	
	Recorder Book/Page	1025/ 251	Recording Date	12/18/2015	Property Use	
	Buyer 1	STORAGE SHED INC	Buyer 1 Entity	Company or Corporation	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	39 LILLIAN WAY, BLAIRSVILLE, GA 30512-3996
	Seller 1	SMITH, JERRY	Seller 1 Entity	Individual	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract		LD 10 LL 13 LANDLOT: 13 LANDDIST: 10 / /		Title Company Name	

Transfer

	Transaction ID	4	Recorder Doc Number	2015-000332	Partial Interest Transferred	
	Sale Date	03/04/2015	Document Type	Deed	Type of Transaction	Lender Sold
	Sale Price	\$30,250	Document Description	Warranty Deed	Multiple APNs on Deed	
	Recorder Book/Page	1000/ 412	Recording Date	03/04/2015	Property Use	Commercial Office (General)
	Buyer 1	SMITH, JERRY	Buyer 1 Entity	Individual	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	1130 COMMERCE DR, MADISON, GA 30650-4948
	Seller 1	SOUTH STATE BANK	Seller 1 Entity	Company or Corporation	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract		LD 10 LL 13 LANDLOT: 13 LANDDIST: 10 / /		Title Company Name	

Transfer

	Transaction ID	5	Recorder Doc Number	2013-009582	Partial Interest Transferred	
	Sale Date	08/14/2013	Document Type	Deed	Type of Transaction	Lender Owned
	Sale Price		Document Description	Foreclosure Sale	Multiple APNs on Deed	
	Recorder Book/Page	954/ 149	Recording Date	08/14/2013	Property Use	
	Buyer 1	SCBT	Buyer 1 Entity	Company or Corporation	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	PO BOX 1900, CORNELIA, GA 30531-7900
	Seller 1	BROWNING, THOMAS	Seller 1 Entity	Individual	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	

Legal Recorder's Map Ref	Legal Subdivision	Legal Section/ Twn/ Rng/ Mer	
Legal Brief Description/ Unit/ Phase/ Tract	LD 10 LL 13 LANDLOT: 13 LANDDIST: 10/ / /	Title Company Name	



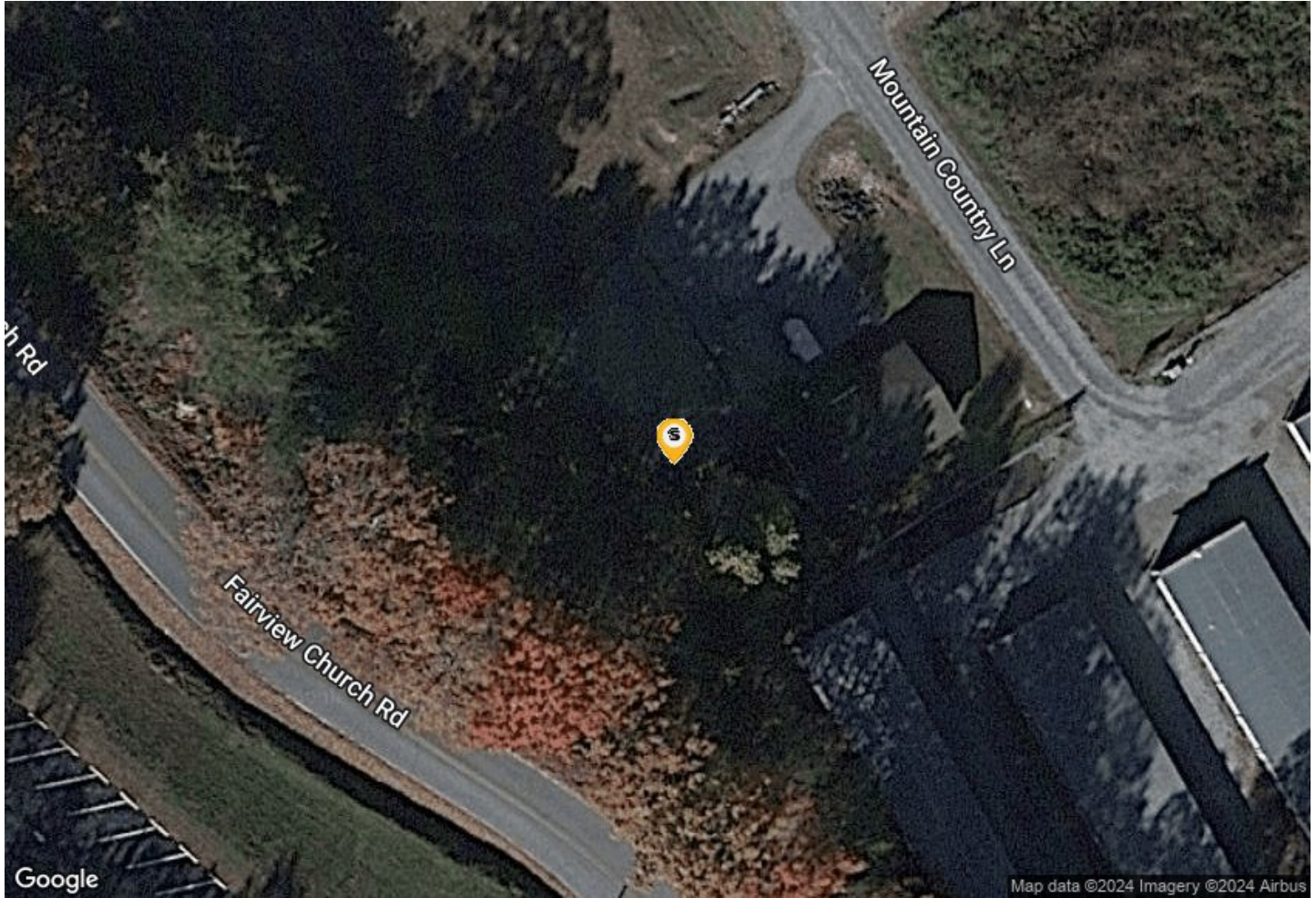
Subject Property Location

Report Date: 04/20/2024

Order ID: R146165135

Property Address 74 MOUNTAIN COUNTRY LN
City, State & Zip BLAIRSVILLE, GA 30512-4422
County UNION COUNTY
Mailing Address 26 AVANZARE, IRVINE, CA 92606-8919
Owner Name MOUNTAIN TOWN STORAGE LLC

Property Use Commercial Office (General)
Parcel Number 072A 070 C



 Subject



Subject Property Location

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Order ID: R146165136

Property Address 74 MOUNTAIN COUNTRY LN
 City, State & Zip BLAIRSVILLE, GA 30512-4422
 County UNION COUNTY
 Mailing Address 26 AVANZARE, IRVINE, CA 92606-8919

Property Use Commercial Office (General)
 Parcel Number 072A 070 C

Subject Property

Address	74 MOUNTAIN COUNTRY LN, BLAIRSVILLE, GA 30512		APN	072A 070 C	
Owner	MOUNTAIN TOWN STORAGE LLC		Lot Size (SF/AC)	21,780/.5	
Bedrooms	0	Year Built	1998	Living Area (SF)	960
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #1

Address	118 MOUNTAIN COUNTRY LN, BLAIRSVILLE, GA 30512		APN	072A 070 B	
Owner	MOUNTAIN TOWN STORAGE LLC		Lot Size (SF/AC)	67,954/1.56	
Bedrooms	0	Year Built	1996	Living Area (SF)	2,800
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #2

Address	1593 BLUE RIDGE HWY, BLAIRSVILLE, GA 30512		APN	072A 070 A	
Owner	CARLA & RONALD CONNOR REVOCABLE LIVING T, ; CONNOR CARLA JUNE TR,		Lot Size (SF/AC)	43,560/1	
Bedrooms	3	Year Built	1998	Living Area (SF)	1,640
Bathrooms/Partial	2	Garage/No. of Cars		Phones	

Nearby Neighbor #3

Address	10 FAIRVIEW CHURCH RD, BLAIRSVILLE, GA 30512		APN	072A 071	
Owner	FAIRVIEW CHURCH		Lot Size (SF/AC)	43,560/1	
Bedrooms	0	Year Built	1950	Living Area (SF)	2,392
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #4

Address	1577 BLUE RIDGE HWY, BLAIRSVILLE, GA 30512		APN	072A 069	
Owner	GARRETT, KEVIN		Lot Size (SF/AC)	28,750/.66	
Bedrooms	2	Year Built	1962	Living Area (SF)	1,026
Bathrooms/Partial	2	Garage/No. of Cars	Carport	Phones	

Nearby Neighbor #5

Address	55 FLOYD AND LENA DR, BLAIRSVILLE, GA 30512		APN	072A 072 A	
Owner	SOSEBEE MARCUS EDMOND		Lot Size (SF/AC)	62,291/1.43	
Bedrooms	3	Year Built	1991	Living Area (SF)	1,400
Bathrooms/Partial	1/1	Garage/No. of Cars		Phones	

Nearby Neighbor #6

Address	1557 BLUE RIDGE HWY, BLAIRSVILLE, GA 30512		APN	072A 069 A	
Owner	UNDERWOOD INVESTMENT PROP LLC		Lot Size (SF/AC)	34,848/.8	
Bedrooms	0	Year Built	2000	Living Area (SF)	6,139
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor # 7

Address	42 AIRPORT DR, BLAIRSVILLE, GA 30512			APN	071B 041 A
Owner	THOMAS JOHNNY & JANET			Lot Size (SF/AC)	66,211/1.52
Bedrooms	3	Year Built	1971	Living Area (SF)	2,148
Bathrooms/Partial	2	Garage/No. of Cars	Carport	Phones	

Nearby Neighbor # 8

Address	125 FAIRVIEW CHURCH RD, BLAIRSVILLE, GA 30512			APN	072A 072
Owner	SOSEBEE MARCUS & REBA			Lot Size (SF/AC)	35,284/.81
Bedrooms	2	Year Built	1940	Living Area (SF)	1,074
Bathrooms/Partial	1	Garage/No. of Cars	Garage/2	Phones	

Nearby Neighbor # 9

Address	1533 BLUE RIDGE HWY, BLAIRSVILLE, GA 30512			APN	072A 068
Owner	WELCH MELISSA LORENE			Lot Size (SF/AC)	21,780/.5
Bedrooms	0	Year Built	1986	Living Area (SF)	1,600
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor # 10

Address	161 FAIRVIEW CHURCH RD, BLAIRSVILLE, GA 30512			APN	072A 073
Owner	SOSEBEE MARCUS			Lot Size (SF/AC)	24,394/.56
Bedrooms	3	Year Built	1952	Living Area (SF)	1,146
Bathrooms/Partial	1	Garage/No. of Cars	Carport	Phones	

Nearby Neighbor # 11

Address	75 OLD BLUE RIDGE HWY, BLAIRSVILLE, GA 30512			APN	072A 065
Owner	WELCH MICHAEL E & MELISSA			Lot Size (SF/AC)	87,120/2
Bedrooms	3	Year Built	2020	Living Area (SF)	2,069
Bathrooms/Partial	2/1	Garage/No. of Cars		Phones	

Nearby Neighbor # 12

Address	173 FAIRVIEW CHURCH RD, BLAIRSVILLE, GA 30512			APN	072A 074
Owner	SYKES RADFORD GUY & KELLY E			Lot Size (SF/AC)	15,246/.35
Bedrooms	2	Year Built	1940	Living Area (SF)	909
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor # 13

Address	1489 BLUE RIDGE HWY, BLAIRSVILLE, GA 30512			APN	072A 067
Owner	SOSEBEE MARCUS & REBA			Lot Size (SF/AC)	191,664/4.4
Bedrooms	3	Year Built	1940	Living Area (SF)	1,356
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor # 14

Address	1580 BLUE RIDGE HWY, BLAIRSVILLE, GA 30512			APN	071B 041
Owner	THOMAS JOHNNY W & JANET L			Lot Size (SF/AC)	125,453/2.88
Bedrooms	0	Year Built	1980	Living Area (SF)	2,592
Bathrooms/Partial	2	Garage/No. of Cars		Phones	

Nearby Neighbor #15

Address	1741 BLUE RIDGE HWY, BLAIRSVILLE, GA 30512			APN	072A 037 01
Owner	PGF FITNESS INC			Lot Size (SF/AC)	62,726/1.44
Bedrooms	0	Year Built	1999	Living Area (SF)	18,530
Bathrooms/Partial		Garage/No. of Cars		Phones	

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