



PROPERTY PROFILE



Richard Bernal
Commercial Sales Executive

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Date: 04/20/2024
Property: GA 30512
APN: 072A 070 D
County: UNION



Subject Property Location

Report Date: 04/20/2024

Order ID: R146165140

Property Address

City, State & Zip: , GA 30512
County: UNION COUNTY
Mailing Address: 26 AVANZARE, IRVINE, CA 92606-8919
Census Tract: 0002.07
Thomas Bros Pg-Grid

Property Use: Commercial - Vacant Land
Parcel Number: 072A 070 D
Latitude: 34.85495
Longitude: -83.984072

Legal Description Details Lot Number: 1-A Land Lot: 13 District: 10 City, Municipality, Township: UNINCORPORATED Subdivision Name: COMM-BLUERIDGE
HWY Brief Description: LD 10 LL 13 LOT 1-A

Current Ownership Information *Source of Ownership data: Assessment Data

Table with 2 columns: Field (Primary Owner Name(s), Vesting) and Value (MOUNTAIN TOWN STORAGE LLC, Company)

Latest Full Sale Information

Table with 4 columns: Field (Primary Owner Name(s), Vesting), Value (THE STORAGE SHED INC.), Sale Price (\$375,000), Sale Date (01/15/2016), Recording Date (01/15/2016), Recorder Doc # (2016-000075), Book/Page (1027/533)

Financing Details at Time of Purchase

No financing details available

Property Characteristics

Table with 6 columns: Feature (Bedrooms, Bathrooms/Partial, Total Rooms, Construction Type, Exterior Walls, Roof Material/Type, Foundation Type, Property Type, Land Use), Value (Vacant Land, Commercial - Vacant Land), Year Built, Garage/No. of Cars, Stories/Floors, No. of Units, No. of Buildings, Basement Type/Area, Style, View, Living Area (SF) (0), Price (\$/SF), Lot Size (SF/AC) (21,780/.5), Fireplace, Pool, Heat Type, A/C, Elevator, Zoning

Assessment & Taxes

Table with 6 columns: Field (Assessment Year, Total Assessed Value, Land Value, Improvement Value, Improvement Ratio, Total Value, Market Land Value), Value (\$8,000, \$8,000), Tax Year (2023), Tax Amount (\$106.50), Tax Account ID (22563), Tax Status, Delinquent Tax Year, Tax Exemption, Tax Rate Area (1), Market Improvement Value, Market Value Year

Lien History

Table with 5 columns: 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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City, State & Zip , GA 30512

County UNION COUNTY

Property Use Commercial - Vacant Land

Mailing Address 26 AVANZARE, IRVINE, CA 92606-8919

Parcel Number 072A 070 D

Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	06/29/2021	Deed	MP	\$795,000	BK-PG 1264-448		
2	04/01/2016	Deed					
3	01/15/2016	Deed	Warranty Deed	\$375,000	2016-000075	THE STORAGE SHED INC	RUMPLIK, RAYMOND C
4	06/30/2006	Deed	Deed		2006-000902	BYERS, DANIEL R	BYERS HEATING & AIR INC

Transaction History Legend

	Transfer		Mortgage		Mortgage Assignment
	Foreclosure Activity		Mortgage Release		

Transaction Details

Transfer						
	Transaction ID	1	Recorder Doc Number	BK-PG 1264-448	Partial Interest Transferred	
	Transfer Date		Document Type	Deed	Type of Transaction	Per Assessor
	Sale Price	\$795,000	Document Description	MP	Multiple APNs on Deed	
	Recorder Book/Page	1264/ 448	Recording Date	06/29/2021	Property Use	Commercial - Vacant Land
	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 LOT 1-A/ / /		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 - Vacant Land
	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 LOT 1-A/ / /		Title Company Name	

Transfer

	Transaction ID	3	Recorder Doc Number	2016-000075	Partial Interest Transferred	
	Sale Date	01/15/2016	Document Type	Deed	Type of Transaction	Non Residential Transfer
	Sale Price	\$375,000	Document Description	Warranty Deed	Multiple APNs on Deed	+
	Recorder Book/Page	1027/ 533	Recording Date	01/15/2016	Property Use	
	Buyer 1	THE 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	RUMPLIK, RAYMOND C	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 LOT 1-A LANDLOT: 13 LANDDIST: 10/ / /		Title Company Name	

Transfer

	Transaction ID	4	Recorder Doc Number	2006-000902	Partial Interest Transferred	
	Transfer Date	12/10/2005	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Deed	Multiple APNs on Deed	
	Recorder Book/Page	638/ 753	Recording Date	06/30/2006	Property Use	
	Buyer 1	BYERS, DANIEL R	Buyer 1 Entity	Individual	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	1538 BLUE RIDGE HWY # B, BLAIRSVILLE, GA 30512-4411
	Seller 1	BYERS HEATING & AIR INC	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 LOT 1-A LANDLOT: 13 LANDDIST: 10/ / /		Title Company Name	



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City, State & Zip , GA 30512

County UNION COUNTY

Mailing Address 26 AVANZARE, IRVINE, CA 92606-8919

Owner Name MOUNTAIN TOWN STORAGE LLC

Property Use

Commercial - Vacant Land

Parcel Number

072A 070 D



Subject



Subject Property Location

Report Date: 04/20/2024

Order ID: R146165144

Property Address

City, State & Zip , GA 30512

County UNION COUNTY

Mailing Address 26 AVANZARE, IRVINE, CA 92606-8919

Property Use

Commercial - Vacant Land

Parcel Number

072A 070 D

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	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 # 2

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 # 3

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 # 4

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 # 5

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 # 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	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 #8

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 #9

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 #10

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 #11

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 #12

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 #13

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	

Nearby Neighbor #14

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 #15

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	

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