



Property Information Package
3BR/2BA on 7.5 ac +/-
321 Deerwood Drive
(321 HWY 176 Bypass), Pacolet, SC



Auction Date: **Thursday, February 25th, 2021 at 6:00 PM**
Property Preview/Inspection: **Saturday, Feb. 13 at 2:00 PM**
Auction Location: **321 Deerwood Drive (321 HWY 176 Bypass), Pacolet, SC**
Buyer's Premium: **10% Added to Final Bid Price**

Holiday Auction & Realty, LLC

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www.AuctionSC.com

On-Site Auction

Move-In-Ready

3BR/2BA on 7.5 ac +/- & Workshop

321 Deerwood Drive (321 HWY 176 Bypass),

Pacolet, SC 29372

Register to Bid at www.AuctionSC.com

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Room to roam on this secluded 7.5 +/- acre tract featuring a lovely 1940 +/- sf 3 Bedroom, 2 Bath ranch home with attached 2 car garage and a 24'x30' detached 2-bay Workshop with HVAC. Also includes a 22'x24' Carport and 12'x16' Storage Bldg. - BOTH w/Electricity! Enjoy the pool and 16'x16' deck from the 16'x12' covered patio.

- 1940 +/- Sq. Ft.
- 7.5 +/- acre Wooded/Creek/Lawn
- Constructed 1998
- New Heat Pump Installed 6/2020
- Private Well
- Septic System
- Propane
- Water Softener System
- Security Gate
- Stone Gas Fireplace
- Custom Kitchen Cabinets
- Stainless Appliances
- Solid Surface Kitchen Countertops
- Vaulted Ceiling
- Hardwood, Tile & Linoleum
- Wrap Around Front Porch
- Above Ground Pool & Deck
- Master Whirlpool Bath
- Walk-In Closets
- Workshop & Carport

This property is conveniently located in Spartanburg County, minutes from Downtown Spartanburg and Union, SC.



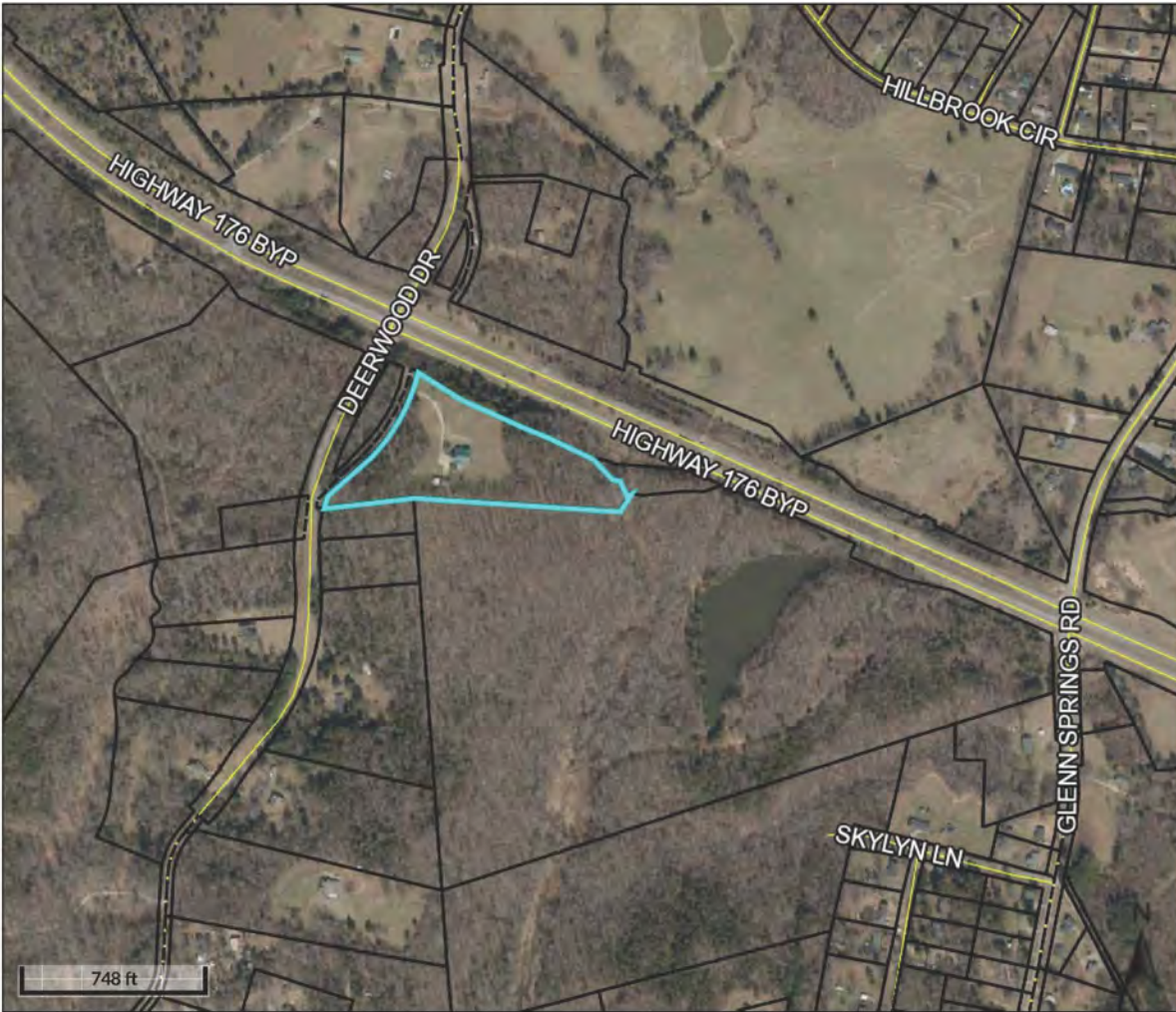
Spartanburg County Tax Parcel #3-33-00-045.01

2020 Tax Market Value is \$249,152

2019 Tax Paid @ 4% was \$1681.21

2020 Tax Paid @ 6% was \$5135.98

10% Buyer's Premium (added to final bid). Property sells "AS IS-WHERE IS" with all faults and without warranty of any kind, either expressed or implied, by seller or Broker. Immediately following the bidding, the high bidder must execute a Contract to Purchase with no contingencies of any kind and provide a \$10,000 non-refundable deposit to be held in escrow by the closing attorney. This is a Reserve Auction subject to seller approval of final sale price (bid price + 10% Buyer's Premium). Must close within 30 days. Please review complete terms and conditions before bidding. To schedule an inspection of the property contact John Slaughter SCAL#4710 at 864-497-0330 or Sold@BidYall.com.



Overview



Legend

- Parcels
- Parcel Line in ROV
- Roads
- County Line

Parcel ID	3-33-00-045.01	Alternate ID	63839	Owner Address	MURRAY WILLARD ROGER &
Sec/Twp/Rng	n/a	Class	Non-Qualified Regular Farm Improved		MURRAY SCARLET R
Property Address	321 HIGHWAY 176 BYP PACOLET	Acreage	7.59		321 HWY 176 BYPASS PACOLET, SC 29372
District	n/a				
Brief Tax Description	E SIDE OLD DEERWOOD DR S OF HWY 176 BYPASS PB 131-199 <i>(Note: Not to be used on legal documents)</i>				

Date created: 1/11/2021
Last Data Uploaded: 1/8/2021 11:05:49 PM

Developed by Schneider
GEOSPATIAL



Summary

Parcel ID 3-33-00-045.01
Account # 63839
Millage Group 3G00 - 355PF - SD3/SPARTANBURG SANITARY SEWER/PACOLET STATION FIRE (100%)
Land Size 7.59 AC
Utilities WELL/SEPTIC
Fire District PF
Site Conditions PAVED
Location Address 321 HIGHWAY 176 BYP, PACOLET
Legal Description E SIDE OLD DEERWOOD DR S OF HWY 176 BYPASS PB 131-199
(Note: Not to be used on legal documents)
Neighborhood Rural Land Map Number 3-33
Property Usage Non-Qualified Regular Farm Improved (6RGA)

Owners

MURRAY WILLARD ROGER & MURRAY SCARLETT
 321 HWY 176 BYPASS 321 HWY 176 BYPASS
 PACOLET SC 29372 PACOLET SC 29372

Exemptions

Exemption	Year	Grant Year	Amount
Homestead	2004	0	\$0.00
Homestead	2015	0	\$312.40
Homestead	2016	0	\$315.20
Homestead	2017	0	\$315.20
Homestead	2018	0	\$310.60

Valuations

	2020	2019	2018	2017
Market Land Value	\$47,252	\$47,252	\$39,410	\$38,214
+ Market Improvement Value	\$181,900	\$181,900	\$145,500	\$118,300
+ Market Misc Value	\$20,000	\$20,000	\$20,000	\$18,400
= Total Market Value	\$249,152	\$249,152	\$204,910	\$174,914
Taxable Land Value	\$47,252	\$47,252	\$39,174	\$38,214
+ Taxable Improvement Value	\$181,900	\$181,900	\$138,898	\$118,300
+ Taxable Misc Value	\$20,000	\$20,000	\$19,093	\$18,400
- Ag Credit Value	(\$40,472)	(\$40,472)	(\$33,630)	(\$32,634)
= Total Taxable Value	\$208,680	\$208,680	\$163,535	\$142,280
Assessed Land Value	\$395	\$271	\$222	\$223
+ Assessed Improvement Value	\$10,914	\$7,276	\$5,556	\$4,732
+ Assessed Misc Value	\$800	\$800	\$764	\$736
= Total Assessed Value	\$12,109	\$8,347	\$6,542	\$5,691

* This parcel is subject to the value cap

Fees

Assessment	Units	Amount
Land Fill Yes	1	\$57.00

Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
6% FARM IMPV (6RGA)	1.00	Acre	ACRE	0	0
4 AG FI (4AGA)	5.00	Timber	ACRE	0	0
4 AG FI (4AGA)	1.59	NonTimber	ACRE	0	0

Buildings

Building ID 65687
Style Single Family / 1
Gross Sq Ft 3,026
Finished Sq Ft 1,940
Stories 1 Story
Condition Average
Interior Walls DRYWALL
Exterior Walls VINYL
Year Built 1998
Garage Garage (Attached)
Porch Porch Open

Effective Year Built 1998
Foundation BRICK
Roof Type GABLE
Roof Coverage COMP SHINGLE
Flooring Type CARPET with 50% VINYL
Heating Type CENTRAL HEAT with 100% AIR CONDITIONING
Full Bathrooms 2
Half Bathrooms 0
3/4 Bathrooms 0
Grade C
Grade Description C
Number of Fire PI 1

Code	Description	Sketch Area	Finished Area	Perimeter
DF	Deck Wood	192	0	56
GA	Garage Att	550	0	94
MN	Main Living	1,940	1,940	184
PO	Porch Open	344	0	102
TOTAL		3,026	1,940	436

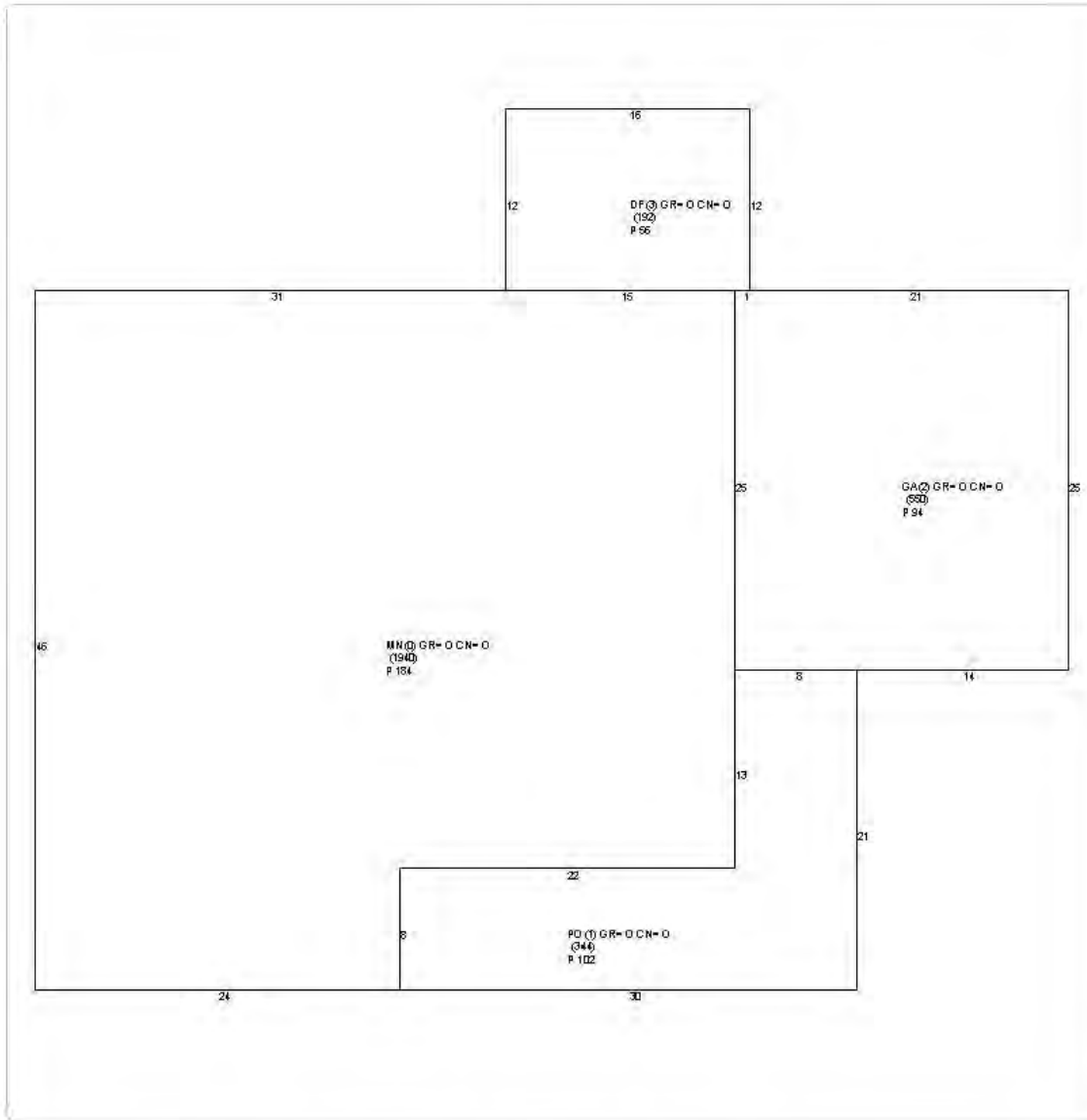
Yard Items

Description	Year Built	Out Building Type	Size	Quantity	Units	Grade
Garage Det	1996	Garage Det (GD)	25 x 30	1	750 SF	

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
10/1/2018	\$252,500	Survivorship	DEE-2018-45176	121H	887	Qualified	Improved	GAIGE DANIEL T	
11/8/2012	\$234,900		DEE-2012-53386	102D	598	Unqualified - OTHER	Improved	BROWN J RANDY & VICKIE W,	
4/1/2002	\$5		DEE-2002-4638	75Q	161	Unqualified - GIFT	Improved	BROWN JAMES R & RAND	
1/1/2002	\$5		DEE-2002-226	75A	797	Unqualified - GIFT	Vacant	BROWN JAMES R & CHER	
2/1/1997	\$34,000		DEE-1997-181	65F	099	Unqualified - DOES NOT MATCH APPR RECORD	Improved	LITTLEJOHN LANNY	
7/1/1990	\$11,000		DEE-1990-6947	56U	088	Qualified	Vacant		

Sketches



No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Photos.

Spartanburg County makes every effort to provide the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the latest official parcel. All data is subject to change before the next official parcel.

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