



Agenda
Board of Assessors - Regular Meeting March 10,
2026
9:00 AM
Room 108, Annex Building
119 E. Solomon Street
Griffin, GA 30223

A. CALL TO ORDER

PLEASE SILENCE YOUR CELL PHONES AND ALL OTHER ELECTRONIC DEVICES.

B. CITIZENS COMMENT

Speakers must sign up prior to the meeting and provide their names, addresses and the topic they wish to discuss. Speakers must direct your remarks to the Board and not to individual Member or to the audience. Personal disagreements with individual Members or County employees are not a matter of public concern and personal attacks will not be tolerated. The Chairman has the right to limit your comments in the interest of disposing of the County's business in an efficient and respectable manner.

Speakers will be allotted three (3) minutes to speak on their chosen topics as they relate to matters pertinent to the jurisdiction of the Board of Tax Assessors. No questions will be asked by any of the members during citizen comments. Outbursts from the audience will not be tolerated. Common courtesy and civility are expected at all times during the meeting. No speaker will be permitted to speak more than three (3) minutes or more than once, unless the Board votes to suspend this rule.

C. MINUTES

1. Consider the approval of the February 10, 2026 minutes.

D. CONSENT AGENDA

1. Consider the approval of the 2025 Disabled Veteran homestead exemptions.

OSCAR MAYES, 247C-01-029	DONALD BOWEN, 275-02-027
TERENCE WIMBUSH, 244A-01-052	JULIAN SCOTT, 305-01-007
DONNA REYNOLDS, 264-01-088	BOBBY MILLER, 232A-01-015
JOSEPH SMALLWOOD, 042-04-011	ERNEST MERRIWEATHER, 314-01-060
LANCE BUCKLESS, 219-01-061	JAMES FOSTER, 223-01-002M
ARTHUR GREEN II, 054F-03-069	SHAUN MOYLAN, 265-04-069
PATRICK WATKINS, 275-02-007	WILBERT BLACKMON, 115B-01-001
JIMMY BUSBY, 200-01-018B	JASON JUSTICE, 207-01-005F
RODOLFO FRAIRE, 259-02-007A	JEFFREY ESTES, 058-05-018
SASHA DANIELS, 043-03-018	CHARLES MASSEY, 227A-02-041

2. Consider the approval of the 2026 Disabled Veteran homestead exemption.

GARRY BROWN, 247-02-056	DARLENE MCGRAW 273-01-003L
ALLAN KEITT, 201C-01-026	TYLER ENGLISH, 228-03-036
CHARLES LARUE, 036-07-009	MATTHEW KAISER, 204-01-032
LINDA LYNCH, 228C-01-006	LUIS GARCIA, 242E-02-001
CHARLES LARUE, 036-07-009	

3. Consider the approval of a 2023 Disabled Veteran homestead for Henry McCullough and

2026 Surviving Spouse homestead for Cheryl McCullough.
HENRY MCCULLOUGH, DECEASED 10/23/2025
CHERYL MCCULLOCH, 042-01-021

4. Consider the approval for Non Disclosure of personal information of a Law Enforcement Officer.
5. Consider the approval of the 2025 Conservation Use Valuation Assessment releases.
SEE THE ATTACHED LIST
6. Consider the approval of the 2026 Conservation Use and Forest Land Protection Act land values from the Department of Revenue.
SEE ATTACHMENT
7. Consider the approval of continuation applications for Forest Land Protection Act.
JS SPALDING PINES LLC, 245-01-001, 125.03 ACRES
JS SPALDING PINES LLC, 245-01-014A, 394.17 ACRES
8. Consider the approval of renewal applications for Conservation Use Valuation Assessments.
JOSHUA DAVIS, 227-01-028, 44.43 ACRES
MIKE SEBREN, 281-01-011, 89.41 ACRES
MIKE SEBREN, 279-02-003A, 28.11 ACRES
MIKE SEBREN, 279-02-003B, 36.00 ACRES
WILLIE & MILTON HENLEY, 223-01-005, 50.00 ACRES,
JEFFREY & MARY NEVLIDA, 281-01-013, 38.37 ACRES
CHARLES & TRACY HUTTO, 274-01-017, 40.69 ACRES
LYNDA SHOCKLEY, 275-01-052, 83.08 ACRES
9. Consider the approval of continuation applications for Conservation Use Valuation Assessments.
CURLY C FARM LLC, 211-01-023, 115.38 ACRES
CURLY C FARM LLC, 210-01-015D, 1.04 ACRES (CONTIGUOUS WITH PARCEL 211-01-023)
KIMSEY WILLIS, 116-01-005E, 49.88 ACRES
ALEXANDER & TANYA CORNWELL, 266-01-003F, 1.26 ACRES 9CONTIGUOUS WITH PARCELS 266-01-003D & 266-01-003A)
ALEXANDER & TANYA CORNWELL, 266-01-003D, 50.12 ACRES
ALEXANDER & TANYA CORNWELL, 266-01-003A, 23.35 ACRES
JAMES & LAURA HOLCOMBE, 255-01-018F, 43.95 ACRES
JAMES & LAURE HOLCOMBE, 255-01-018G, 18.64 ACRES
JEFFREY & HOBART DAVENPORT, 266-02-009J, 43.35 ACRES
PETER MASELLI, 279-02-020, 9.29 ACRES (CONTIGUOUS WITH PARCEL 279-02-020J)
PETER MASELLI, 279-02-020J, 25.98 ACRES
10. Consider the approval of the new applications for Conservation Use Valuation Assessment.
ROGELIO & LYDIA HERNANDEZ, 211-01-021, 42.99 ACRES
VICTORIA WALKER, 242-01-007B, 26.56 ACRES
JOSEPH & STEPHANIE CRAMER, 265-01-004A, 30.00 ACRES
ANN STOKES, 218-02-023J, 26.53 ACRES
VINCENT & STACIE BUCHANAN, 217-01-003U, 27.15 ACRES

E. NEW BUSINESS

1. Consider the approval of selecting the Chief Appraiser.
2. Consider the approval for a Non Disclosure of personal information of a county employee.
3. Consider the approval of the updated homestead policy in the Board of Assessors chapter of the approved Policy Manual v2.
4. Consider the approval for early release of Conservation Use Valuation Assessment.
SARAH F GILBERT
JACK W GILBERT
CHERYL A GILBERT
200-01-004, 95.22 ACRES
5. Consider the approval for issuing a Conservation Use Valuation Assessment Intent to Breach letter.
EUGENE W DABBS IV AS TRUSTEE
JOHN THOMAS SHERWOOD TRUST
213-03-004, 85.55 ACRES
6. Consider the approval of a new Conservation Use Valuation Assessment application.
EDWARD & CHERYL ROBINSON
205-01-002J, 12.20 ACRES
7. Consider the approval of a new Conservation Use Valuation Assessment application.
JEFFREY & JULIE ROBINSON
205-01-002K, 14.13 ACRES
8. Consider the approval of a new Conservation Use Valuation Assessment application.
DANIEL CONKLE
209-01-005, 19.56 ACRES
9. Consider the approval of an exempt property application for a religious organization.
IGLESIA DE DIOS PENTECOSTAL MOVIMIENTO INTERNACIONAL
REGION ATLANTICO SUR, INC
051-01-018

F. CHIEF APPRAISER'S REPORT

1. Fy 2027 Budget meeting with Dr. Ledbetter on March 12, 2026.
2. Spalding University presentation March 19, 2026.
3. 2026 Digest preparation update.
4. Appeals update.
5. Open Appraiser I position update.
6. CAVEAT 2026 update.

G. ASSESSORS COMMENTS

H. ADJOURNMENT



BOARD OF ASSESSORS

Consider the approval of the February 10, 2026 minutes.

Requesting Agency
Spalding County Tax

Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[02.10.2026 Minutes.pdf](#)

**Spalding County Board of Assessors
February 10, 2026 – Minutes**

**Minutes
Spalding County Board of Assessors - Regular Meeting
February 10, 2026 - 9:00 AM
Meeting Room 108, Annex Building
119 E. Solomon Street
Griffin, GA 30223**

A. CALL TO ORDER

PLEASE SILENCE YOUR CELL PHONES AND ALL OTHER ELECTRONIC DEVICES.

The Spalding County Board of Assessors regular scheduled meeting was held on February 10, 2026 at 9:00 AM in the Courthouse Annex Meeting Room. The meeting was called to order by Chairman Johnie McDaniel with Vice Chairman Byron Pearce and Member Joe Bailey attending. Others present include Interim Chief Appraiser Betsy Bernier, Board Secretary Katie LaCounty and County Attorney Stephanie Windham.

B. CLOSED SESSION

1. Chairman Johnie McDaniel requests a Closed Session for consultation with the county attorney to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the county or any officer or employee, or in which the county or any officer or employee may be directly involved as provided in O.C.G.A 50-14-2(1).
2. Chairman Johnie McDaniel to requests a Closed Session for discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. 50-14-3(6).

Motion by Chairman McDaniel to enter closed session at 9:02 AM, motion was seconded by Vice Chairman Pearce and carried unanimously 3-0.

Motion by Member Bailey to exit closed session at 9:50 AM, motion was seconded by Vice Chairman Pearce and carried unanimously 3-0.

C. CITIZENS COMMENT

Speakers must sign up prior to the meeting and provide their names, addresses and the topic they wish to discuss. Speakers must direct your remarks to the Board and not to individual Member or to the audience. Personal disagreements with individual Members or County employees are not a matter of public concern and personal attacks will not be tolerated. The Chairman has the right to limit your comments in the interest of disposing of the County's business in an efficient and respectable manner.

Speakers will be allotted three (3) minutes to speak on their chosen topics as they relate to matters pertinent to the jurisdiction of the Board of Tax Assessors. No questions will be asked by any of the members during citizen comments. Outbursts from the audience will not be tolerated. Common courtesy and civility are expected at all times during the meeting. No speaker

**Spalding County Board of Assessors
February 10, 2026 – Minutes**

will be permitted to speak more than three (3) minutes or more than once, unless the Board votes to suspend this rule.

None

D. MINUTES

1. Consider the approval of the January 13, 2026 minutes.

Motion by Member Joe Bailey to approve the January 13, 2026 minutes, motion was seconded by Vice Chairman Pearce and carried unanimously 3-0.

E. CONSENT AGENDA

1. Consider the approval of 2026 Disabled Veteran homestead exemption.

SASHA DANIELS, 043-03-018

RAYMOND SMITH, 229A-03-035

JOVAN SNOWDEN, 201B-01-068

CHARLES MASSEY, 227A-02-041

2. Consider the approval of a 2025 Disabled Veteran homestead exemption.

KEVIN DAVIS

233-07-003

3. Consider the approval of a 2024 S5 Disabled Veteran homestead exemption.

ROBERT ALFRED JONES JR.

201B-01-083

4. Consider the approval of a request for 2023 Disabled Veteran homestead exemption.

JEFFREY JAMES

312-01-026

5. Consider the approval of new applications for Conservation Use Valuation Assessments.

JAMES & VANESSA THOMPSON, 282-01-011, 22.48 ACRES

DEONNA NAYLOR, 226-01-030F, 25.62 ACRES

6. Consider the approval of continuation applications for Conservation Use Valuation Assessment.

ERIC BLACKMON, 256-01-032, 26.59 ACRES

DONNA KING TRUSTEE 276-01-005D, 108.76 ACRES

ALEX MARLOW ET AL, 267-01-024, 19.32 ACRES

YOBANI REYES-IZAGUIRRE REVOCABLE TRUST, 15.00 ACRES (CONTIGUOUS TO CUVA PARCEL 273-01-001, 155.00 ACRES)

7. Consider the approval of the renewal applications for Conservation Use Valuation Assessment.

ROY & CHRISTINE HALLMAN, 265-01-003A, 34.39 ACRES

**Spalding County Board of Assessors
February 10, 2026 – Minutes**

VIRGINIA HESTER, 265-01-011B, 20.70 ACRES

Vice Chairman Pearce disclosed a personal acquaintance with Jeffery James.

Motion by Vice Chairman Pearce to approve the consent agenda, motion was seconded by Member Bailey and carried unanimously 3-0.

F. NEW BUSINESS

1. Consider the approval of an application for exempt property.
FAMILY WORSHIP CENTER MINISTRIES INC.
228-03-049

Discussion on any acreage restrictions for religious organizations and the use of the property.

Motion by Vice Chairman Pearce to approve the application for exempt property, motion was seconded by member Bailey and carried unanimously 3-0.

2. Consider the approval for exempt properties.
WELLSTAR HEALTH SYSTEM, INC.
047B-01-042
023-15-005
023-15-003

Discussion on the use of the buildings.

Motion by Vice Chairman Pearce to approve the application for the exempt properties, motion was seconded by member Bailey and carried unanimously 3-0.

3. Consider the approval of a 2024 Surviving Spouse of a Disabled Veteran homestead exemption.
ELVAREE ISON
116A-02-016

Discussion on the effective date of the 100 percent disabled rating by the Veterans Administration.

Motion by member Bailey to approve the Surviving Spouse of a Disabled Veteran homestead, motion was seconded by Vice Chairman Pearce and carried unanimously 3-0.

4. Consider the approval of a new Conservation Use Valuation Assessment application.
TINA MOBLEY
226-01-018C, 5.93 ACRES
226-01-018B, 5.14 ACRES
226-01-018F, 5.01 ACRES

**Spalding County Board of Assessors
February 10, 2026 – Minutes**

Discussion on the property being primary residential use.

Motion by Vice Chairman Pearce to deny the new Conservation Use Valuation Assessment application, motion was seconded by member Bailey and carried unanimously 3-0.

5. Consider the approval of a new Conservation Use Valuation Assessment application.
BEAUTIFUL LAND LLC
219-04-027, 32.31 ACRES

Discussion on the ownership and use of the property.

Motion by Vice Chairman Pearce to deny the new Conservation Use Valuation Assessment application, motion was seconded by Chairman McDaniel and carried unanimously 3-0.

6. Consider the approval for a new Conservation Use Valuation Assessment application.
EFREM & SALENA BARRETT
233-06-006, 10.40 ACRES

Discussion on primary usage and qualifications of the property.

Motion by member Bailey to deny the new Conservation Use Valuation Assessment application, motion was seconded by Vice Chairman Pearce and carried unanimously 3-0.

7. Consider the approval of a new Conservation Use Valuation Assessment application.
JOHNNY & KAY HARRIS
230-01-016, 15.62 ACRES

Discussion on primary use.

Motion by Vice Chairman Pearce to deny the new Conservation Use Valuation Assessment application, motion was seconded by member Bailey and carried unanimously 3-0.

8. Consider the approval of a new Conservation Use Valuation Assessment application.
JOYCE & CHRISTOPHER TURNER
211-01-009B, 13.96 ACRES

Discussion of the previous covenant and the property.

Motion by member Bailey to approve the new Conservation Use Valuation Assessment application, motion was seconded by Vice Chairman Pearce and carried 2-1 with Chairman Johnie McDaniel dissenting.

9. Consider the approval of a new Conservation Use Valuation Assessment application.

**Spalding County Board of Assessors
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KATHY CONKLE
218-02-009N, 5.27 ACRES

Discussion on ownership and lack of supporting documentation.

Motion by Vice Chairman Pearce to deny the new Conservation Use Valuation Assessment application, motion was seconded by member Bailey and carried unanimously 3-0.

10. Consider the approval for a continuation Conservation Use Valuation Assessment application.

KALYN CONKLE
218-02-009E, 6.15 ACRES
(CONTIGUOUS WITH CUVA PARCEL 218-02-009, 41.76 ACRES)

Discussion on the parcel being contiguous to another parcel under a CUVA with the same ownership.

Motion by member Bailey to approve the continuation application for Conservation Use Valuation Assessment, motion was seconded by Vice Chairman Pearce and carried unanimously 3-0.

11. Consider the approval of a continuation application of Conservation Use Valuation Assessment.

BRYAN & JULIE HAYES
228-03-005J, 7.09 ACRES
(CONTIGUOUS TO CUVA PARCEL IN LAMAR COUNTY, 18.91 ACRES)

Discussion on the contiguous parcel in Lamar County.

Motion by Vice Chairman Pearce to approve the continuation application for Conservation Use Valuation Assessment, motion was seconded by member Bailey and carried unanimously 3-0.

12. Consider the approval of documentation shredding per the Georgia Record Retention Schedule.

Discussion on the last shredding event that was held in 2022 and the useful life of the documents.

Motion by Vice Chairman Pearce to approve the list of documents for shredding, motion was seconded by member Bailey and carried unanimously 3-0.

G. CHIEF APPRAISER'S REPORT

1. Appeals update.

**Spalding County Board of Assessors
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Interim Chief Appraiser Betsy Bernier reported that appeals are being finalized.

2. Staffing update.

Interviews have begun for the appraiser position.

3. The 2024 Digest was approved by the State Revenue Commissioner.

This was reported for informational purposes only.

4. The annual Current Ad Valorem Edicts and Trends (CAVEAT) is scheduled for May 19 - 21, 2026 in Tifton.

Discussion on some of the changes made by the Department of Revenue.

Interim Chief Appraiser Bernier informed the Board that new tablets were purchased for the field appraisers.

The 2026 digest preparation is continuing.

Budget preparation began with an end of February deadline.

H. ASSESSORS COMMENTS

Chairman McDaniel stated how he appreciates the staff with all the changes that has been happening.

I. ADJOURNMENT

With no further business to discuss, member Bailey made the motion to adjourn at 11:30 AM, motion was seconded by Vice Chairman Pearce and carried unanimously 3-0.

Consider the approval of the 2025 Disabled Veteran homestead exemptions.

OSCAR MAYES, 247C-01-029

DONALD BOWEN, 275-02-027

TERENCE WIMBUSH, 244A-01-052

JULIAN SCOTT, 305-01-007

DONNA REYNOLDS, 264-01-088

BOBBY MILLER, 232A-01-015

JOSEPH SMALLWOOD, 042-04-011

ERNEST MERRIWEATHER,

314-01-060 LANCE BUCKLESS, 219-01-061

JAMES FOSTER, 223-

01-002M ARTHUR GREEN II, 054F-03-069

SHAUN MOYLAN, 265-

04-069 PATRICK WATKINS, 275-02-007

WILBERT BLACKMON,

115B-01-001 JIMMY BUSBY, 200-01-018B

JASON JUSTICE,

207-01-005F RODOLFO FRAIRE, 259-02-007A

JEFFREY ESTES,

058-05-018 SASHA DANIELS, 043-03-018

CHARLES MASSEY,

227A-02-041

Requesting Agency

Spalding County Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:



BOARD OF ASSESSORS

Consider the approval of the 2026 Disabled Veteran homestead exemption.

GARRY BROWN, 247-02-056

DARLENE MCGRAW 273-01-003L

ALLAN KEITT, 201C-01-026

TYLER ENGLISH, 228-03-036

CHARLES LARUE, 036-07-009

MATTHEW KAISER, 204-01-032

LINDA LYNCH, 228C-01-006

LUIS GARCIA, 242E-02-001

CHARLES LARUE, 036-07-009

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BOARD OF ASSESSORS

Consider the approval of a 2023 Disabled Veteran homestead for Henry McCullough and 2026 Surviving Spouse homestead for Cheryl McCullough. HENRY MCCULLOUGH, DECEASED 10/23/2025 CHERYL MCCULLOCH, 042-01-021

Requesting Agency

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ATTACHMENTS:



BOARD OF ASSESSORS

Consider the approval for Non Disclosure of personal information of a Law Enforcement Officer.

Requesting Agency

Spalding County Tax Assessors

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ATTACHMENTS:



BOARD OF ASSESSORS

Consider the approval of the 2025 Conservation Use Valuation Assessment releases. SEE THE ATTACHED LIST

Requesting Agency

Spalding County Tax Assessors

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STAFF RECOMMENDATION

ATTACHMENTS:

[CUVA Releases.pdf](#)

CUVA Releases

Brautigan Jerry	262-03-013F
Futral Jr WC	215-01-004C
Futral Jr WC	209-01-018A
Futral Jr WC	209-01-018T
Futral Jr WC	214-01-001
Futral Jr WC	214-01-001
Futral Jr WC	215-01-003
Futral Jr WC	215-01-003B
Futral Jr WC	215-01-003C
Futral Jr WC	214-01-001A
Griffin Anita	217-01-028
Mactor M LLC	112-01-001A
Mactor M LLC	001-01-001C
Norris Rendley	280-01-017A
Simmons Jr Darwin	265-01-024E



BOARD OF ASSESSORS

Consider the approval of the 2026 Conservation Use and Forest Land Protection Act land values from the Department of Revenue. SEE ATTACHMENT

Requesting Agency

Spalding County Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

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STAFF RECOMMENDATION

ATTACHMENTS:



BOARD OF ASSESSORS

Consider the approval of continuation applications for Forest Land Protection Act. JS SPALDING PINES LLC, 245-01-001, 125.03 ACRES JS SPALDING PINES LLC, 245-01-014A, 394.17 ACRES

Requesting Agency

Spalding County Tax Assessors

In Compliance with the following Ordinance

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STAFF RECOMMENDATION

ATTACHMENTS:

[FLPA - CONTINUATION - JS SPALDING PINES LLC 245-01-014A.pdf](#)

[FLPA - CONTINUATION - JS SPALDING PINES LLC 245-01-001.pdf](#)

SPALDING COUNTY
BOARD OF TAX ASSESSORS
419 EAST SOLOMON ST.
GRIFFIN, GEORGIA 30223

CONTINUATION

FOREST LAND CONSERVATION USE ASSESSMENT COVENANT Section A: Application

To the Board of Tax Assessors of Spalding County. In accordance with the provisions of O.C.G.A. § 48-5-7.7, I submit this application and the completed questionnaire on the back of this application for consideration of Forest Land Conservation Use value assessment on the property described herein.

OWNERSHIP INFORMATION

Name of owner(s)

JS SPALDING PINES LLC

Owner's mailing address

P O BOX 449

City, State, Zip

CONLEY GA 30288

PROPERTY IDENTIFICATION

Property Physical Location

1906 EXT 2NDN ST

Total number of acres included in this application

County Parcel ID #	District	Land Lot	Deed Book/Page	Plat Book/Page	Acres
245 01014A	03	197	5357 148		394.17

AUTHORIZED SIGNATURE

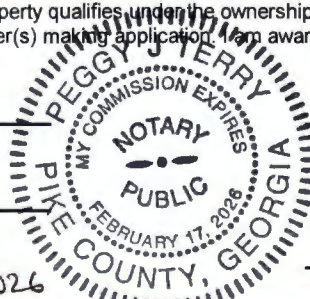
I, the undersigned, do hereby solemnly swear, covenant, and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.7. I further swear that I am authorized to sign this application on behalf of the owner(s) making application, and am aware that certain penalty provisions are applicable if this covenant is breached pursuant to O.C.G.A. § 16-10-20.

Signature of Owner or Owner's Authorized Representative

Josephine L. Scott

Signature of Owner or Owner's Authorized Representative

Sworn to and subscribed before me this 27 day of January 2026



1-27-2026

Date Application Filed

* Additional owners may sign on back of form

Peggy J. Perry
(Notary Public)

FOR TAX ASSESSORS USE ONLY

Covenant Begins : Jan 1 2026 Ends: Dec 31 2035

Covenant # 2018-126-000004

(Year) (County Code) (Covenant #)

Based on the information submitted and provided on the questionnaire, the Spalding County Board of Tax Assessors has considered such information and has made the following final determination of this application:

Approved: _____ Date _____

Denied: _____ Date _____

Board of Tax Assessors

Date

If denied, O.C.G.A. 48-5-7.7 provides that the County Board of Tax Assessors shall issue a notice to the owner(s) in the same manner as all other notices are issued pursuant to O.C.G.A. 48-5-306 which can be appealed pursuant to O.C.G.A. 48-5-311

FOREST LAND CONSERVATION USE ASSESSMENT COVENANT

Section B: Questionnaire

Check Appropriate Ownership Type:

- ☐ One or more individuals (includes executors, administrators and trustees)
- ☒ Entity registered to do business in the State of Georgia (county tax official may request verification of registration: such verification may include sales tax number, FEI number, etc.)

Additional Owner Signatures (if needed)

Print Name	Signature / Date

OTHER COUNTIES AND ACREAGE included in this application for FOREST LAND PROTECTION COVENANT

County Name / Application #	Property Description / Other County Parcel #/ Acreage
N/A	

In addition to the primary use of the property as specified in the application, specific secondary uses are permitted. Please indicate if any of the following are applicable to the property covered by this application and the total amount of acreage used:

- ☐ Promotion, preservation, or management of wildlife habitat _____
- ☐ Carbon sequestration. Is the property listed on the Georgia Carbon Sequestration Registry ☐ Yes ☐ No #: _____
- ☐ Mitigation or conservation use banking to restore or conserve wetlands and other natural resources. _____
- ☐ Production or maintenance of ecosystem products and services such as, but not limited to, clean air and water. _____

- ☐ Yes ☒ No Is this property or any portion thereof currently being leased? If yes, briefly explain how the property is being used by the lessee as well as the amount of acreage of the property leased:
- ☐ Yes ☒ No Is the property or any portion thereof currently being used for fishing purposes where admission is charged? If yes, please indicate amount of acreage so used.
- ☐ Yes ☒ No Is the property or any portion thereof being used for production of pine straw? If yes, indicate amount of acreage so used.
- ☒ Yes ☐ No Is there a residence on the property? If yes, provide the street address. 1906 N 2ND ST EXT 2115 N 2ND ST EXT
- ☒ Yes ☐ No Are there other real property improvements located on this property? If yes, briefly list and describe these real property improvements on a separate sheet and attach to this application. SHED | BARN
- ☐ Yes ☒ No Is there any type of business operated on this property? If yes, indicate business name, type of business, and amount of acreage so used.

FOREST LAND CONSERVATION USE ASSESSMENT COVENANT**Section C: Covenant**

In consideration of my receiving the preferential assessment of forest land provided in O.C.G.A. § 48-5-7.7, I (We), the undersigned do hereby solemnly swear, and covenant that:

1. I (we) have personal knowledge of the property described herein, and the primary use is good faith subsistence or commercial production of trees, timber, or other wood and wood fiber products.
2. I (we) will maintain this property as forest land conservation use property, as defined by O.C.G.A. § 48-5-7.7, for a period of 10 years to begin on January 1st of the first year for which conservation use assessment is approved, and to continue through the last day of December of the final year of the Covenant period.
3. I (we) will notify the Board of Tax Assessors, in writing, in the event there is a change in the "qualifying use" of said property.
4. I (we) understand that if this Covenant is breached, penalties and interest will be assessed as provided for by law and such penalties and interest levied against myself and against the property will constitute a lien against the property subject of this Covenant.
5. I (we) understand that a breach occurring in one or more counties shall be considered a breach of the entire tract subject to this Covenant, regardless of the nature or the location of the breach.
6. I (we) understand that if the tract is located in more than one county, each county where the tract is located must enter into a Covenant. If a county denies the application, then the land in that county shall not receive Forest Land Protection Act of 2008 designation and the other remaining tract or tracts must meet all the requirements and qualifications set forth in O.C.G.A. § 48-5-7.7, and all applicable regulations
7. All information set forth on this document is true, correct, and complete.

The following information is for the portion of the tract located in **THIS COUNTY** with Covenant Number _____

<u>Parcel Identification Number</u>	<u>County</u>	<u>Physical Address</u>
245-01-014A	Spalding	

Detailed description of the use of the property in this County:

We hereby adopt and ratify the Covenant for the tract of real property located in _____ County and described herein, and adopt the ratification of this Covenant for tracts located in any other counties, if applicable.

Date

Signature for the County Board of Assessors

Sworn to and subscribed before me

This _____ day of _____, _____.

Notary Public

I hereby certify, adopt and affirm the Covenant for the tract or tracts of real property described herein.

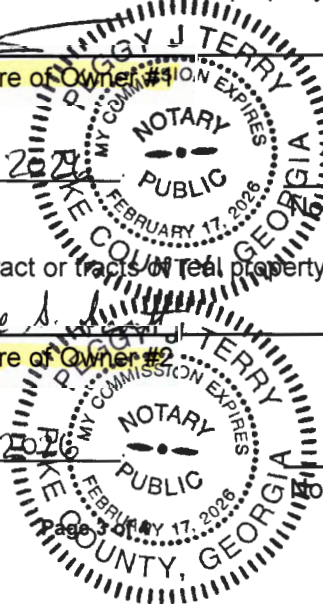
1/27/26
Date

Signature of Owner #1

JOHN D. SUTT
Printed Name of Owner

Sworn to and subscribed before me

This 27 day of January, 2026



Peggy Terry
Notary Public

I hereby certify, adopt and affirm the Covenant for the tract or tracts of real property described herein.

1/27/2026
Date

Josephine S. Scott
Signature of Owner #2

Josephine S. Scott
Printed Name of Owner

Sworn to and subscribed before me

This 27 day of January, 2026

Peggy Terry
Notary Public

PT-48-5-7.7 (Jan 2019)

The following information is for the portion of the tract located in ANY OTHER **COUNTY** where the tract is located and for which an application and this Covenant may be filed.

Parcel Identification Number	County #1	Physical Address
------------------------------	-----------	------------------

Detailed description of the use of the property in this County:

We hereby adopt and ratify the Covenant for the tract of real property located in _____ County and described herein, and adopt the ratification of this Covenant for tracts located in any other counties, if applicable.

_____	_____
Date	Signature for the County Board of Assessors

Parcel Identification Number	County #2	Physical Address
------------------------------	-----------	------------------

Detailed description of the use of the property in this County:

We hereby adopt and ratify the Covenant for the tract of real property located in _____ County and described herein, and adopt the ratification of this Covenant for tracts located in any other counties, if applicable.

_____	_____
Date	Signature for the County Board of Assessors

NOTE: If additional space is needed for signatures and ratifications, you may attach another covenant section to this form.

Pursuant to O.C.G.A. 48-5-7.7(b)(1), if your tract is divided by a county boundary, public roadway, public easement, public right of way, natural boundary, land lot line, or railroad track then you may, at the time of the initial application, make a one-time election to divide such tract for the purpose of entering such tract in a Forest Land Conservation Use Covenant.

Additional Parcel Identification numbers		Additional Parcel Identification numbers
_____		_____
_____		_____
_____		_____
_____		_____
_____		_____
_____		_____

pics 40-100

245 01014A		2026 Spalding County Board of Assessors			1/30/2026 12:50:10 PM Acct # 21164 tlong	
Owner Information		General Property Information			Values	
JS SPALDING PINES LLC P O BOX 449 CONLEY, GA 30288		SITUS	1906 EXT N 2ND ST		Imp Val	700,875
		LEGAL	394.168 AC		Acc Val	130,362
		Tax District	SPALDING COUNTY	GMD 1069	Homestead S0	Land Val 1,233,549
		Total Acres	394.17	LL 197	FLPA 2018 298644	Total Value 2,064,786
		Zoning	R1	LD 03	Acc/Des 5C - .972059	2025 : 2,064,786 2024 : 2,064,786
		Unit	Return Value 0		2023 : 2,104,600 2022 : 1,711,861	
Topography - 1.00		Wetlands - .90	Shape - 1.00	Easements - 1.00	External - 1.00	Assemblage - 1.00
				Other - 1.00	10001 - 1.00	

SALES INFORMATION								
Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
JS SPALDING PINES LLC	SCOTT JOHN O ETAL	10/24/2025	5357 148			0 J1		0 GF
SCOTT JOHN O ETAL	SCOTT JOHN O ETAL	12/20/2017	4240 139			0 V1		0 GF
SCOTT JOHN O & JOSEPHINE	SCOTT SR JOHN O, JOSEPHINE &	11/28/2017	4230 141			0 V1		0 GF

LAND INFORMATION						
CS	Land Use	Productivity	ACRES	Unit Value		UnAdj Value
A5	CUVA Res	5	6.00	5,000		30,000
J5	Open Land	4	27.45	5,030		138,074
J5	Open Land	5	17.89	4,350		77,822
J5	Open Land	6	7.07	3,670		25,947
J5	Open Land	7	4.71	3,270		15,402
J5	Open Land	9	1.80	1,900		3,420
J5	Woodland	2	71.03	3,950		280,569
J5	Woodland	3	68.39	3,810		260,566
J5	Woodland	4	18.53	3,670		68,005
J5	Woodland	5	2.90	3,540		10,266
J5	Woodland	6	53.26	3,270		174,160
J5	Woodland	7	93.34	2,720		226,685
J5	Woodland	8	24.57	2,440		59,951
J5	Woodland	9	0.53	1,900		1,102
J5	Pond	2	6.65	5,700		38,038

FLPA LAND INFORMATION						
	Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
		4	7.43		1.00	5,639
		5	31.19		1.00	20,585
		6	13.55		1.00	8,320
		1	5.50		1.00	5,610
		2	48.36		1.00	44,153
		3	80.90		1.00	66,985
		7	118.71		1.00	63,391
		9	0.34		1.00	127
		1	82.19		1.00	83,834

ACCESSORY IMPROVEMENTS - 245 01014A															
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	Barn	32	44	1408	1995	0.00	0.22	0.00	1.00	1.00	1.00	1.00	0.00	1500	True
A6	Barn	44	91	4004	1970	1.00	0.20	0.00	1.00	1.00	1.00	1.00	0.00	14812	True
A6	Carport - Constructed	20	20	400	1995	0.00	0.22	0.00	1.00	1.00	1.00	1.00	0.00	1200	True
A6	Farm Utility Building	24	36	864	1995	0.80	0.22	0.70	1.00	1.00	1.00	1.00	0.00	7102	True
A1	Garage - Detached	20	24	480	1995	0.00	0.22	0.00	1.00	1.00	1.00	1.00	0.00	800	True
A1	Garage - Detached	24	30	720	2009	1.00	0.68	0.00	1.00	1.00	1.00	1.00	0.00	16702	True
A6	Greenhouse - Fiberglass	24	42	1008	1995	1.00	0.22	0.80	1.00	1.00	1.00	1.00	0.00	7250	True
A6	Lean-To	12	30	360	2009	1.00	0.68	0.00	1.00	1.00	1.00	1.00	2.00	3520	True
A6	Lean-To	12	48	576	1995	1.00	0.22	0.70	1.00	1.00	1.00	1.00	0.00	2754	True
A6	Lean-To	12	48	576	1995	1.00	0.22	0.70	1.00	1.00	1.00	1.00	0.00	2754	True
A6	Pole Shelter	20	36	720	1995	1.00	0.22	0.70	1.00	1.00	1.00	1.00	0.00	2787	True
R1	POND 1-5	0	0	1	2016	1.00	0.90	0.00	1.00	1.00	1.00	1.00	0.00	4500	False
A6	Shed Farm/Utility (3 Sides)	14	30	420	1995	0.00	0.22	0.00	1.00	1.00	1.00	1.00	0.00	1200	True
A1	Shop Equipment Building	48	60	2880	1995	1.10	0.22	0.70	1.00	1.00	1.00	1.00	0.00	46481	True
A1	Swimming Pool - Fiberglass	12	28	336	2004	1.10	0.48	0.50	1.00	0.75	1.00	1.00	0.00	3925	True
A1	Swimming Pool - Vinyl	18	36	648	1995	1.00	0.22	0.60	1.00	1.00	1.00	1.00	0.00	13075	True
R6	Wellhouse - No Value	6	6	36	1950			0.00	1.00	1.00	1.00	1.00	0.00		True
A6	Wellhouse - No Value	6	6	36	1995			0.00	1.00	1.00	1.00	1.00	0.00		True

PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS
23003763	FIRE REPORT	0	0	11/01/2023	01/15/2026	2024		

PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS
29883	DEMOLITION	50	1,000	01/27/2017	10/12/2017	2017		DEMOLISH
26685	OUTBUILDING	5,362	0	06/24/2009	07/20/2009			ERECT 24 x 30 SHOP BLDG. C.O. ISSUED 07.20.2009
24472	ADDITION	40,000	0	10/17/2005	12/31/2006			ENCLOSED EXISTING POOL WITH SUNROOM
22980	POOL	13,500	0	11/07/2003	01/01/2005			14 X 32 FIBERGLASS POOL FOR 2005

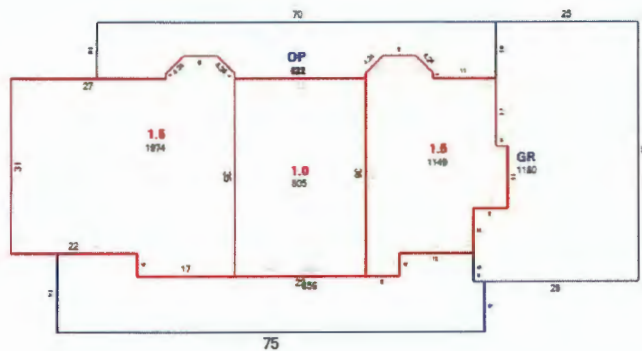
RES IMP - 245 01014A							
Impr Key	14176	Roof Shape	Gable	Basement / Attic	Squarefoot	Phy Depr	0.60
Class / Strat	A1	Floor Construction	Wood Joist	Bsmt / Finish	2887 / 0.00	Phy OVR	0.75
Occupancy / Style	One Family	Floor Finish	Carpet/Hdwd/Tile	Attic / Finish	690 / 1.00	Func Obsol	0.75
Rooms	12	Interior Wall	Sheetrock	Bsmt Qual		Econ Obsol	1.00
Bedrooms	4	Interior Ceiling	Sheetrock	Attic Qual	Average	% Complete	1.00
Heated Area	4,618	Heat	Central AC	Grade	1.20	Neigh Adj	1.07
Story Height	1.5 Story	Plumbing:Std Comp	1	Year Built	2001	CD	1.00
Foundation	Masonry	Plumbing: Extra Fix	12	Eff Year Built	2001	FMV	482,476
Exterior Wall	Masonry (Brick Veneer)	Full Baths	3	Condition	Fair	MAV	0
Roofing	Shingles - Architectural	Half Baths	1	RCN	801,622	OVR FMV	0

Sketch Legend			Other Features					
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Code	Type	Area	CODE TYPE	AREA
GR	Garage - Attached	1180	Const 2 sty 2 Box	1
OP	Porch - Open	856		
OP	Porch - Open	622		
1.0	1.0 Story	805		
1.5	1.5 Story	766		
1.5	1.5 Story	1316		

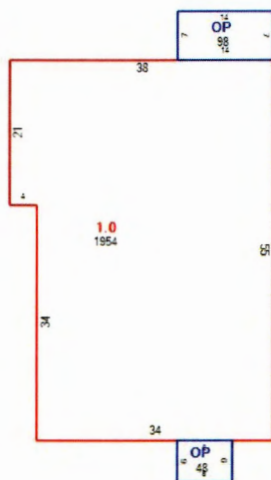


2020 APPEAL REVIEW - MORE PHOTOS ON V-DRIVE OF POOL AREA-MB
FOR 2007: Added basement to our records, corrected portion of house that is one-story, added pool sunroom, barn, gazebo per inspection 5/9/07 DH, BB & AS.



RES IMP - 245 01014A							
Impr Key	14177	Roof Shape	Hip	Basement / Attic	Squarefoot	Phy Depr	0.27
Class / Strat	A1	Floor Construction	Wood Joist	Bsmt / Finish	0 / 0.00	Phy OVR	0.00
Occupancy / Style	One Family	Floor Finish	Hardwood	Attic / Finish	0 / 0.00	Func Obsol	0.90
Rooms	6	Interior Wall	Sheetrock/Plaster	Bsmt Qual		Econ Obsol	1.00
Bedrooms	2	Interior Ceiling	Sheetrock	Attic Qual		% Complete	1.00
Heated Area	1,954	Heat	Central AC (Heat	Grade	0.85	Neigh Adj	1.07
Story Height	1 Story	Plumbing:Std Comp	1	Year Built	1920	CD	1.00
Foundation	Masonry	Plumbing: Extra Fix	3	Eff Year Built	1968	FMV	55,610
Exterior Wall	Comp Bd/Asbestos	Full Baths	1	Condition	Average	MAV	0
Roofing	Shingles - Asphalt	Half Baths	0	RCN	213,875	OVR FMV	0

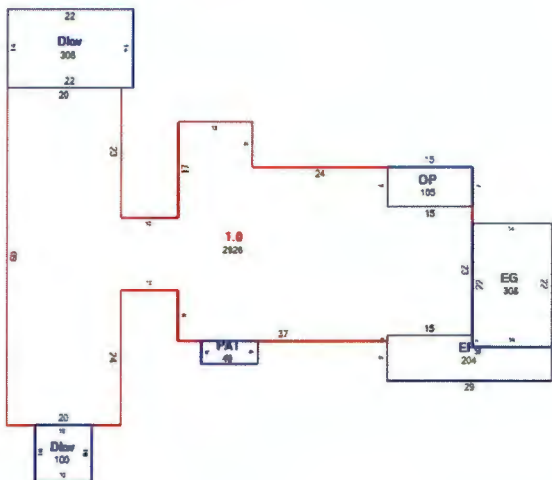
Sketch Legend			Other Features					
Code	Type	Area	CODE TYPE	AREA				
1.0	1.0 Story	1954	Const 1 sty 1 Box	1				
OP	Porch - Open	98						
OP	Porch - Open	48						



RES IMP - 245 01014A 1906 N SECOND ST							
Impr Key	14179	Roof Shape	Gable	Basement / Attic	Squarefoot	Phy Depr	0.37
Class / Strat	A1	Floor Construction	Wood Joist	Bsmt / Finish	0 / 0.00	Phy OVR	0.00
Occupancy / Style	One Family	Floor Finish	Hardwood	Attic / Finish	0 / 0.00	Func Obsol	1.00
Rooms	6	Interior Wall	Sheetrock	Bsmt Qual		Econ Obsol	1.00
Bedrooms	3	Interior Ceiling	Sheetrock	Attic Qual		% Complete	1.00
Heated Area	2,926	Heat	Central AC	Grade	1.00	Neigh Adj	1.07
Story Height	1 Story	Plumbing:Std Comp	1	Year Built	1950	CD	1.00
Foundation	Masonry	Plumbing: Extra Fix	6	Eff Year Built	1975	FMV	162,789
Exterior Wall	Wood w/Stone Accents	Full Baths	3	Condition	Average	MAV	0
Roofing	Shingles - Architectural	Half Baths	0	RCN	411,188	OVR FMV	0

Sketch Legend			Other Features				
---------------	--	--	----------------	--	--	--	--

Code	Type	Area	CODE TYPE	AREA
1.0	1.0 Story	2926	Const 1 sty 1 Box	2
Dkw	Deck - Wood	308		
Dkw	Deck - Wood	100		
PAT	Patio	40		
EG	Garage - Enclosed	308		
OP	Porch - Open	105		
EPg	Porch - Encl w/Glass	204		







02/06/2026 03:04





Overview



Legend

- Parcels
- Roads

Parcel ID 245 01014A
Class Code n/a
Taxing District SPALDING COUNTY
Acres 394.17

Owner JS SPALDING PINES LLC
P O BOX 449
CONLEY, GA 30288
Physical Address 1906 EXT N 2ND ST
Assessed Value Value \$2064786
Land Value Value \$1.23355e+006

Last 2 Sales			
Date	Price	Reason	Qual
10/24/2025	0	GF	U
12/20/2017	0	GF	U

(Note: Not to be used on legal documents)

Date created: 2/27/2026
Last Data Uploaded: 2/27/2026 7:21:25 AM

Developed by **SCHNEIDER**
GEOSPATIAL



Overview



Legend

Parcels

Roads

Flood Map

A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 245 01014A
Class Code n/a
Taxing District SPALDING COUNTY
Acres 394.17

Owner JS SPALDING PINES LLC
P O BOX 449
CONLEY, GA 30288
Physical Address 1906 EXT N 2ND ST
Assessed Value Value \$2064786
Land Value Value \$1.23355e+006

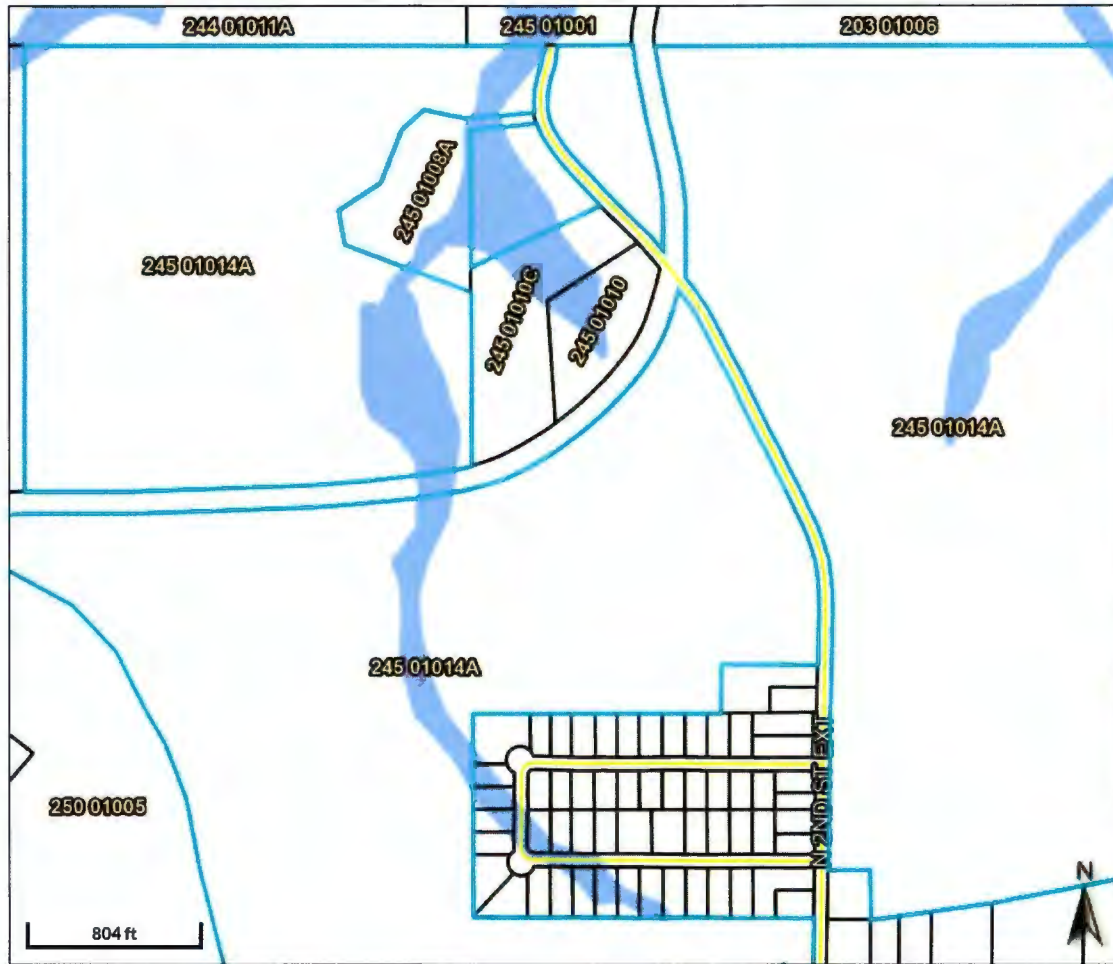
Last 2 Sales

Date	Price	Reason	Qual
10/24/2025	0	GF	U
12/20/2017	0	GF	U

(Note: Not to be used on legal documents)

Date created: 1/27/2026
Last Data Uploaded: 1/27/2026 7:28:19 AM

Developed by **SCHNEIDER**
GEOSPATIAL



Overview



Legend

Parcels

Roads

Flood Map

A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 245 01014A
Class Code n/a
Taxing District SPALDING COUNTY
Acres 394.17

Owner JS SPALDING PINES LLC
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Physical Address 1906 EXT N 2ND ST
Assessed Value Value \$2064786
Land Value Value \$1.23355e+006

Last 2 Sales			
Date	Price	Reason	Qual
10/24/2025	0	GF	U
12/20/2017	0	GF	U

(Note: Not to be used on legal documents)

Date created: 1/27/2026
Last Data Uploaded: 1/27/2026 7:28:19 AM

Developed by **SCHNEIDER**
GEOSPATIAL





map: Auto (Mosaic) Jan 2026 - Jan 2026 01/16/2026 - 01/20/2026



map: Auto (Mosaic) Jan 2026 - Jan 2026 01/16/2026 - 01/20/2026



map: Auto (Mosaic) Jan 2026 - Jan 2026 01/16/2026 - 01/20/2026



map: Auto (Mosaic) Jan 2026 - Jan 2026 01/16/2026 - 01/20/2026



map: Auto (Mosaic) Jan 2026 - Jan 2026 01/16/2026 - 01/20/2026





02/06/2026 03:16



02/06/2026 03:17





02/06/2026 03:05









02/06/2026 02:52



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02/06/2026 02:57



02/06/2026 03:01



02/06/2026 03:02



02/06/2026 03:01





02/06/2026 03:01







02/06/2026 02:51





02/06/2026 02:51





02/06/2026 02:50



02/06/2026 02:49





02/06/2026 03:16



02/06/2026 03:20



02/06/2026 03:17



02/06/2026 02:49

SPALDING COUNTY
BOARD OF TAX ASSESSORS
419 EAST SOLOMON ST.
GRIFFIN, GEORGIA 30223

CONTINUATION

FOREST LAND CONSERVATION USE ASSESSMENT COVENANT Section A: Application

To the Board of Tax Assessors of Spalding County, in accordance with the provisions of O.C.G.A. § 48-5-7.7, I submit this application and the completed questionnaire on the back of this application for consideration of Forest Land Conservation Use value assessment on the property described herein.

OWNERSHIP INFORMATION

Name of owner(s)

JS SPALDING PINES LLC

Owner's mailing address

P O BOX 449

City, State, Zip

CONLEY GA 30288

PROPERTY IDENTIFICATION

Property Physical Location

2000 EXT 2NDN ST

Total number of acres included in this application

County Parcel ID #	District	Land Lot	Deed Book/Page	Plat Book/Page	Acres
245 01001	03	198	5357 155		125.03

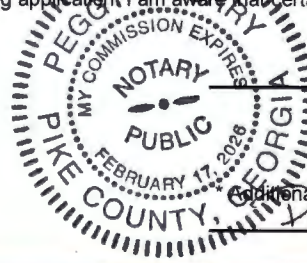
AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant, and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.7. I further swear that I am authorized to sign this application on behalf of the owner(s) making application. I am aware that certain penalty provisions are applicable if this covenant is breached pursuant to O.C.G.A. § 16-10-20.

Signature of Owner or Owner's Authorized Representative

Josephine L. Scott
Signature of Owner or Owner's Authorized Representative

Sworn to and subscribed before me this 27 day of January 2026



1-27-26

Date Application Filed

Additional owners may sign on back of form

Peggy L. Henry
Notary Public

FOR TAX ASSESSORS USE ONLY

Covenant Begins : Jan 1 2026 Ends: Dec 31 2035

Covenant # 2019-126-000003

(Year) (County Code) (Covenant #)

Based on the information submitted and provided on the questionnaire, the Spalding County Board of Tax Assessors has considered such information and has made the following final determination of this application:

Approved: _____ Date _____

Denied: _____ Date _____

Board of Tax Assessors

Date

If denied, O.C.G.A. 48-5-7.7 provides that the County Board of Tax Assessors shall issue a notice to the owner(s) in the same manner as all other notices are issued pursuant to O.C.G.A. 48-5-306 which can be appealed pursuant to O.C.G.A. 48-5-311

FOREST LAND CONSERVATION USE ASSESSMENT COVENANT
Section B: Questionnaire

Check Appropriate Ownership Type:

- ☐ One or more individuals (includes executors, administrators and trustees)
- ☒ Entity registered to do business in the State of Georgia (county tax official may request verification of registration: such verification may include sales tax number, FEI number, etc.)

Additional Owner Signatures (if needed)

Print Name	Signature / Date

OTHER COUNTIES AND ACREAGE included in this application for FOREST LAND PROTECTION COVENANT

County Name / Application #	Property Description / Other County Parcel #/ Acreage
N/A	

In addition to the primary use of the property as specified in the application, specific secondary uses are permitted. Please indicate if any of the following are applicable to the property covered by this application and the total amount of acreage used:

- ☐ Promotion, preservation, or management of wildlife habitat _____
- ☐ Carbon sequestration. Is the property listed on the Georgia Carbon Sequestration Registry ☐ Yes ☐ No #: _____
- ☐ Mitigation or conservation use banking to restore or conserve wetlands and other natural resources. _____
- ☐ Production or maintenance of ecosystem products and services such as, but not limited to, clean air and water. _____

- ☐ Yes ☒ No Is this property or any portion thereof currently being leased? If yes, briefly explain how the property is being used by the lessee as well as the amount of acreage of the property leased:
- ☐ Yes ☒ No Is the property or any portion thereof currently being used for fishing purposes where admission is charged? If yes, please indicate amount of acreage so used.
- ☐ Yes ☒ No Is the property or any portion thereof being used for production of pine straw? If yes, indicate amount of acreage so used.
- ☒ Yes ☒ No Is there a residence on the property? If yes, provide the street address.
- ☐ Yes ☒ No Are there other real property improvements located on this property? If yes, briefly list and describe these real property improvements on a separate sheet and attach to this application.
- ☐ Yes ☒ No Is there any type of business operated on this property? If yes, indicate business name, type of business, and amount of acreage so used.

FOREST LAND CONSERVATION USE ASSESSMENT COVENANT**Section C: Covenant**

In consideration of my receiving the preferential assessment of forest land provided in O.C.G.A. § 48-5-7.7, I (We), the undersigned do hereby solemnly swear, and covenant that:

1. I (we) have personal knowledge of the property described herein, and the primary use is good faith subsistence or commercial production of trees, timber, or other wood and wood fiber products.
2. I (we) will maintain this property as forest land conservation use property, as defined by O.C.G.A. § 48-5-7.7, for a period of 10 years to begin on January 1st of the first year for which conservation use assessment is approved, and to continue through the last day of December of the final year of the Covenant period.
3. I (we) will notify the Board of Tax Assessors, in writing, in the event there is a change in the "qualifying use" of said property.
4. I (we) understand that if this Covenant is breached, penalties and interest will be assessed as provided for by law and such penalties and interest levied against myself and against the property will constitute a lien against the property subject of this Covenant.
5. I (we) understand that a breach occurring in one or more counties shall be considered a breach of the entire tract subject to this Covenant, regardless of the nature or the location of the breach.
6. I (we) understand that if the tract is located in more than one county, each county where the tract is located must enter into a Covenant. If a county denies the application, then the land in that county shall not receive Forest Land Protection Act of 2008 designation and the other remaining tract or tracts must meet all the requirements and qualifications set forth in O.C.G.A. § 48-5-7.7, and all applicable regulations
7. All information set forth on this document is true, correct, and complete.

The following information is for the portion of the tract located in **THIS COUNTY** with Covenant Number _____

<u>Parcel Identification Number</u>	<u>County</u>	<u>Physical Address</u>
245-01-001	Spalding	

Detailed description of the use of the property in this County:

Timberlands

We hereby adopt and ratify the Covenant for the tract of real property located in _____ County and described herein, and adopt the ratification of this Covenant for tracts located in any other counties, if applicable.

Date

Signature for the County Board of Assessors

Sworn to and subscribed before me

This _____ day of _____, _____.

Notary Public

I hereby certify, adopt and affirm the Covenant for the tract or tracts of real property described herein.

1/27/26
Date

[Signature]
Signature of Owner #1

John D Scott
Printed Name of Owner

Sworn to and subscribed before me

This 27 day of January, 2026

[Signature]
Notary Public

I hereby certify, adopt and affirm the Covenant for the tract or tracts of real property described herein.

1/27/2026
Date

[Signature]
Signature of Owner #2

Josephine S. Scott
Printed Name of Owner

Sworn to and subscribed before me

This 27 day of January, 2026

[Signature]
Notary Public

The following information is for the portion of the tract located in ANY OTHER **COUNTY** where the tract is located and for which an application and this Covenant may be filed.

Parcel Identification Number	County #1	Physical Address
------------------------------	-----------	------------------

Detailed description of the use of the property in this County:

We hereby adopt and ratify the Covenant for the tract of real property located in _____ County and described herein, and adopt the ratification of this Covenant for tracts located in any other counties, if applicable.

Date

Signature for the County Board of Assessors

Parcel Identification Number	County #2	Physical Address
------------------------------	-----------	------------------

Detailed description of the use of the property in this County:

We hereby adopt and ratify the Covenant for the tract of real property located in _____ County and described herein, and adopt the ratification of this Covenant for tracts located in any other counties, if applicable.

Date

Signature for the County Board of Assessors

NOTE: If additional space is needed for signatures and ratifications, you may attach another covenant section to this form.

Pursuant to O.C.G.A. 48-5-7.7(b)(1), if your tract is divided by a county boundary, public roadway, public easement, public right of way, natural boundary, land lot line, or railroad track then you may, at the time of the initial application, make a one-time election to divide such tract for the purpose of entering such tract in a Forest Land Conservation Use Covenant.

Additional Parcel Identification numbers		Additional Parcel Identification numbers

245 01001	2026 Spalding County Board of Assessors				1/30/2026 12:49:22 PM Acct # 21145 tlong	
Owner Information		General Property Information			Values	
JS SPALDING PINES LLC P O BOX 449 CONLEY, GA 30288		SITUS	2000 EXT N 2ND ST		Imp Val	0
		LEGAL	N 2ND ST EXT 125.30 AC PB 4/470		Acc Val	
		Tax District	SPALDING COUNTY	GMD 1069	Homestead S0	Land Val 402,788
		Total Acres	125.03	LL 198	FLPA 2019 80633	Total Value 402,788
		Zoning		LD 03	Acc/Des 5C - 1.036292	2025 : 402,788 2024 : 402,788
		Unit		Return Value	0	2023 : 387,268 2022 : 351,976
Topography - 1.00		Wetlands - 1.00		Shape - 1.00		Easements - 1.00
						External - 1.00
						Assemblage - 1.00
						Other - 1.00
						10001 - 1.00

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
JS SPALDING PINES LLC	SCOTT SR JOHN O	10/24/2025	5357 155	4 470		0 J5		0 GF
SCOTT SR JOHN O	SPALDING COUNTY	07/15/2024	5251 180	27 675		0 J5		0 QC
SCOTT SR JOHN O ET AL	SCOTT SR JOHN O	08/27/2018	4323 345	4 470		0 R5		0 AI

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
J5	Woodland	2	0.97	3,950	3,832
J5	Woodland	3	26.47	3,810	100,851
J5	Woodland	4	4.05	3,670	14,864
J5	Woodland	5	10.73	3,540	37,984
J5	Woodland	6	29.32	3,270	95,876
J5	Woodland	7	29.28	2,720	79,642
J5	Woodland	8	17.84	2,440	43,530
J5	Woodland	9	6.37	1,900	12,103

FLPA LAND INFORMATION

	Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
		7	52.52		1.00	28,046
		8	7.90		1.00	3,650
		5	13.45		1.00	8,877
		3	4.85		1.00	4,016
		2	22.39		1.00	20,442

4	6.31	1.00	4,789
6	17.61	1.00	10,813

CONNECTEXPLORER[®]



map: Auto (Mosaic) Jan 2026 - Jan 2026 01/16/2026 - 01/20/2026





Overview



Legend

□ Parcels

— Roads

Flood Map

■ A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

■ AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood.

Determined by detailed methods with Base Flood Elevations (BFE).

■ VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

■ X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 245 01001
Class Code n/a
Taxing District SPALDING COUNTY
Acres 125.03

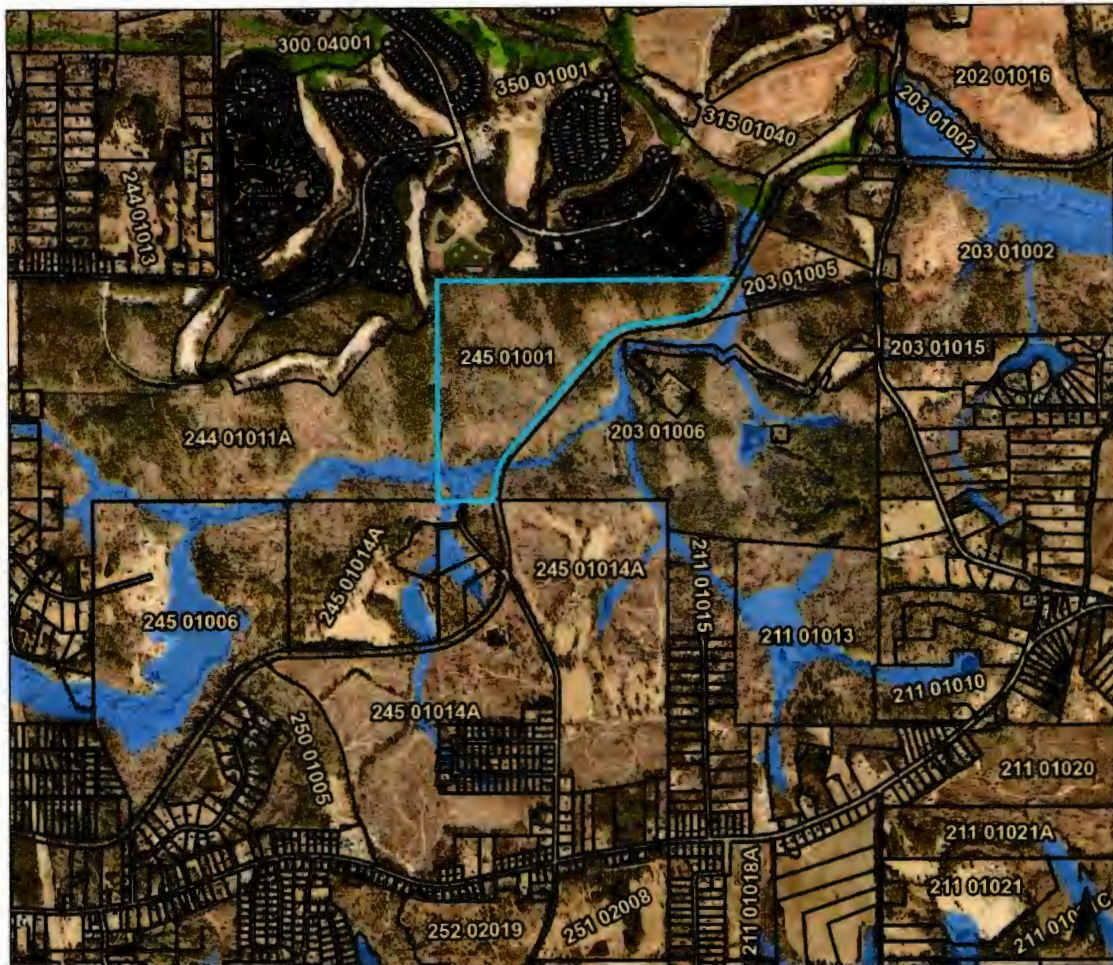
Owner JS SPALDING PINES LLC
P O BOX 449
CONLEY, GA 30288
Physical Address 2000 EXT N 2ND ST
Assessed Value Value \$402788
Land Value Value \$402788

Last 2 Sales		Price	Reason	Qual
Date				
10/24/2025	0	GF	U	
7/15/2024	0	QC	U	

(Note: Not to be used on legal documents)

Date created: 1/27/2026
Last Data Uploaded: 1/27/2026 7:28:19 AM

Developed by **SCHNEIDER**
GEOSPATIAL



Overview



Legend

- Parcels
- Roads

Flood Map

- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
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Parcel ID 245 01001
 Class Code n/a
 Taxing District SPALDING COUNTY
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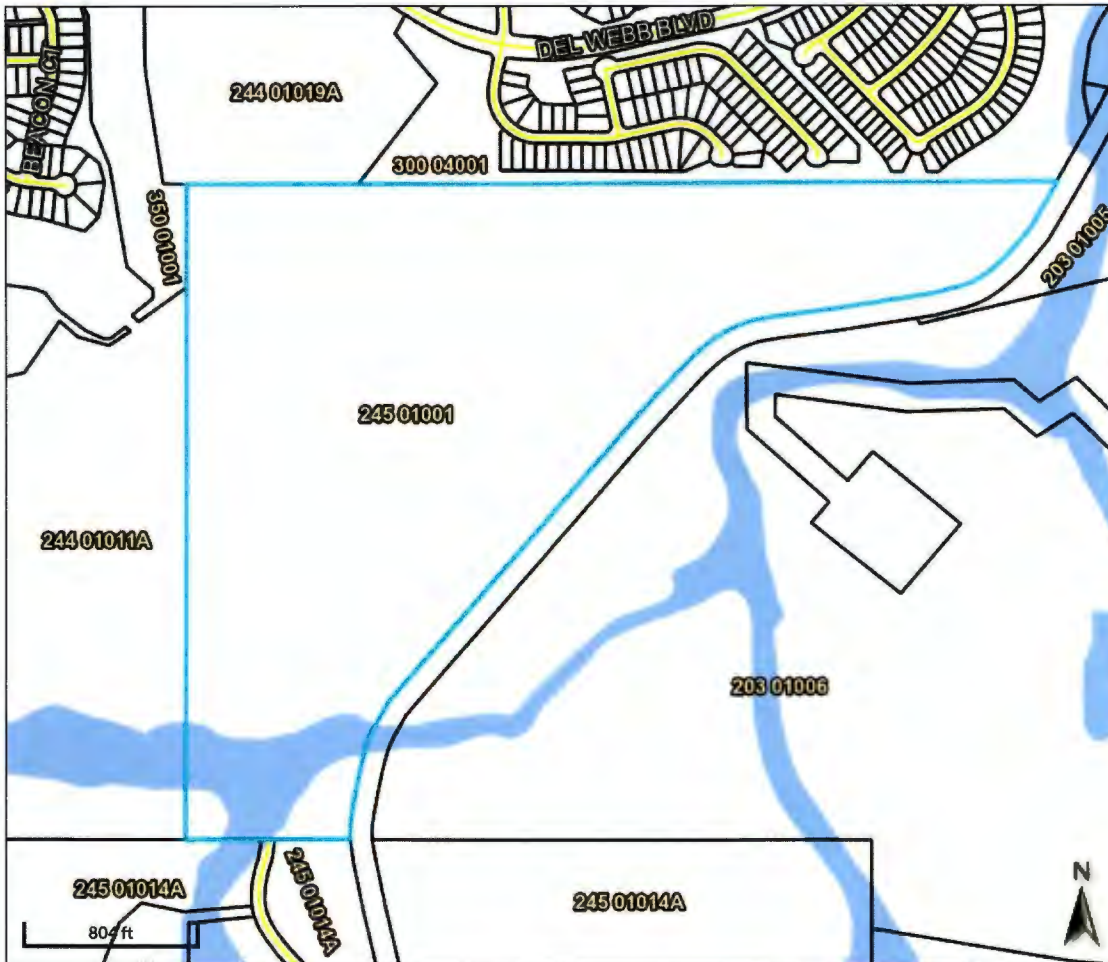
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Last 2 Sales
 Date Price Reason Qual
 10/24/2025 0 GF U
 7/15/2024 0 QC U

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Date created: 1/27/2026
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Overview



Legend

 Parcels

 Roads

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Parcel ID 245 01001
Class Code n/a
Taxing District SPALDING COUNTY
Acres 125.03

Owner JS SPALDING PINES LLC
P O BOX 449
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Physical Address 2000 EXT N 2ND ST
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Land Value Value \$402788

Last 2 Sales		Price	Reason	Qual
Date				
10/24/2025	0	GF	U	
7/15/2024	0	QC	U	

(Note: Not to be used on legal documents)

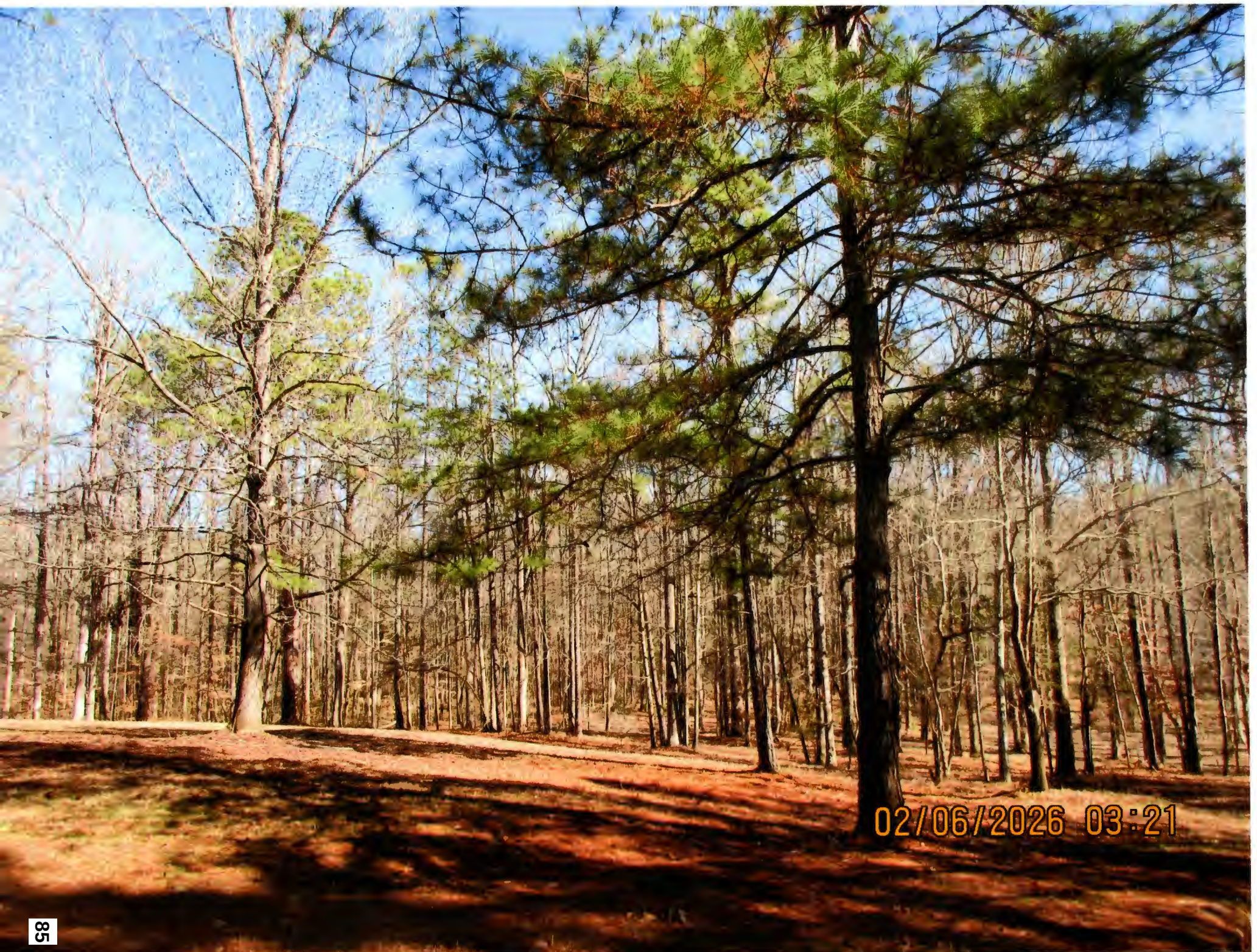
Date created: 1/27/2026
Last Data Uploaded: 1/27/2026 7:28:19 AM

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GEOSPATIAL





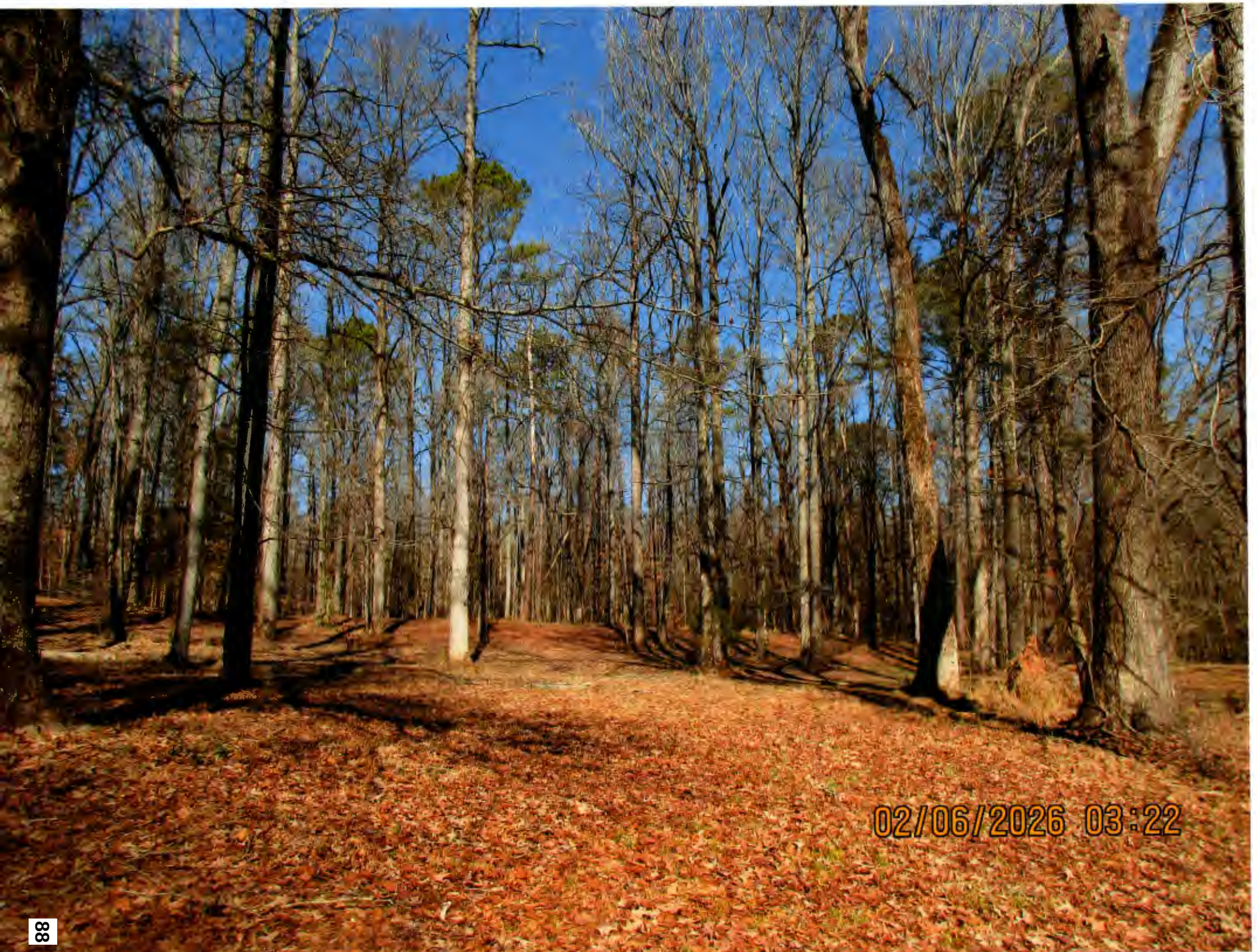
02/06/2026 03:27





02/06/2026 03:22





02/06/2026 03:22

Consider the approval of renewal applications for Conservation Use Valuation Assessments. JOSHUA DAVIS, 227-01-028, 44.43 ACRES MIKE SEBREN, 281-01-011, 89.41 ACRES MIKE SEBREN, 279-02-003A, 28.11 ACRES MIKE SEBREN, 279-02-003B, 36.00 ACRES WILLIE & MILTON HENLEY, 223-01-005, 50.00 ACRES, JEFFREY & MARY NEVLIDA, 281-01-013, 38.37 ACRES CHARLES & TRACY HUTTO, 274-01-017, 40.69 ACRES LYNDIA SHOCKLEY, 275-01-052, 83.08 ACRES

Requesting Agency

Spalding County Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[CUVA - RENEWAL - DAVIS 277-01-028.pdf](#)

[CUVA - RENEWAL - SEBREN 281-01-011.pdf](#)

[CUVA - RENEWAL - SEBREN 279-02-003A.pdf](#)

[CUVA - RENEWAL - SEBREN 279-02-003B.pdf](#)

[CUVA - RENEWAL - HENLEY 223-01-005.pdf](#)

[CUVA - RENEWAL - NEVLIDA 281-01-013.pdf](#)

[CUVA - RENEWAL - HUTTO 274-01-017.pdf](#)

[CUVA - RENEWAL - SHOCKLEY 275-01-052.pdf](#)

**SPALDING COUNTY
BOARD OF TAX ASSESSORS
419 EAST SOLOMON ST.
GRIFFIN, GEORGIA 30223**

PT283A Rev. 2/15

RENEWAL
**APPLICATION AND QUESTIONNAIRE FOR CURRENT USE
ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY**

To the Board of Tax Assessors of Spalding County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

DAVIS JOSHUA JAMES

Owner's mailing address 691 W WILLIAMSON RD	City, State, Zip WILLIAMSON, GA 30292	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____ Covenant Acres 42.43 Total Acres 44.43
Property location (Street, Route, Hwy, etc.) 691W WILLIAMSON RD	City, State, Zip of Property: GRIFFIN, GA 30224	

District 01	Land Lot 098	Sublot & Block	Recorded Deed Book/Page 3957 279	List types of storage and processing buildings:
----------------	-----------------	----------------	-------------------------------------	---

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Signature of Taxpayer or Taxpayer's Authorized Representative: Joshua Davis 1/30/2026
Date Application Filed

Signature of Taxpayer or Taxpayer's Authorized Representative (Please have additional taxpayers sign on reverse side of application): _____ Sworn to and subscribed before me this 30 day of Jan, 2026
Notary Public: Peggy Merry

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 277 01028	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 26483	YEAR COVENANT: Begin: Jan 1, 2026 Ends: Dec 31, 2035
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____
Board of Tax Assessors _____ Date: _____

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application</u> only	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants	
Name / Relationship			County	Total Acres	% Interest / No of Acres
Joshua Davis		100%	NA		

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.))
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)
- ☐ Bona fide club organized for pleasure, recreation, and other nonproftable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☐ Raising, harvesting, or storing crops % _____
- ☒ Feeding, breeding, or managing livestock or poultry % 96
- ☐ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % _____
- ☐ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % _____ (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apiarian products % _____
- ☐ Other _____

- ☒ Yes ☐ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☒ Yes ☐ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements. House
- ☐ Yes ☐ No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.
- ☐ Yes ☐ No Are there any deed restrictions on this property? If yes, please list the restrictions.
- ☐ Yes ☐ No Does the current zoning on this property allow agricultural use? If no, please explain.
- ☐ Yes ☐ No Is there any type business operated on this property? If yes please indicate business name & type of business.

• If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.

• Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:

(1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber. (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)

• The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me

This ____ day of _____, _____

Taxpayer's Authorized Signature

Approved by: Board of Tax Assessors

Notary Public

Date Filed

Date Approved

PCS 115-130

277 01028		2026 Spalding County Board of Assessors				1/30/2026 3:52:33 PM Acct # 26483 tlong	
Owner Information		General Property Information				Values	
DAVIS JOSHUA JAMES		SITUS	691 W WILLIAMSON RD			Imp Val	246,123
691 W WILLIAMSON RD		LEGAL	W WILLIAMSON RD 48.735 AC PB 21/206			Acc Val	19,230
WILLIAMSON, GA 30292		Tax District	SPALDING COUNTY	GMD	1067	Homestead	S1
		Total Acres	44.43	LL	098	CUV 2016	38813
		Zoning	AR1	LD	01	Acc/Des	3C - 1.673022
		Unit		Return Value		0	
Topography - 1.00		Wetlands - 1.00		Shape - 1.00		Easements - 1.00	
				External - 1.00		Assemblage - 1.00	
						Other - 1.00	
						10001 - 1.00	

SALES INFORMATION								
Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
DAVIS JOSHUA JAMES	GARR CAROLINE M	06/05/2015	3957 279		250,000	A1		0 FM
GARR CAROLINE M	GARR JOHN FRANKLIN ESTATE	05/24/2012	3632 175			V1		0 DA
GARR JOHN & CAROLINE M	RAWLS OTIS GREY JR ETAL	04/28/1994	1236 186	21 206	83,000	A5		0 LM

LAND INFORMATION					
CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
A5	CUVA Res		3	2.00	5,000
V5	Open Land		4	31.86	5,030
V5	Open Land		5	0.66	4,350
V5	Open Land		6	1.72	3,670
V5	Open Land		9	0.44	1,900
V5	Woodland		2	4.80	3,950
V5	Woodland		3	1.25	3,810
V5	Woodland		7	0.20	2,720
V5	Woodland		8	1.18	2,440
V5	Pond		2	0.32	5,720

CONSERVATION USE LAND INFORMATION						
	Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
	Agland 93		4	29.27	950	1.00
	Agland 93		5	0.71	834	1.00
	Agland 93		6	1.75	692	1.00

Agland 93	8	0.39	464	1.00	181
Timberland 93	1	0.19	1,020	1.00	194
Timberland 93	2	5.27	913	1.00	4,812
Timberland 93	3	4.85	828	1.00	4,016

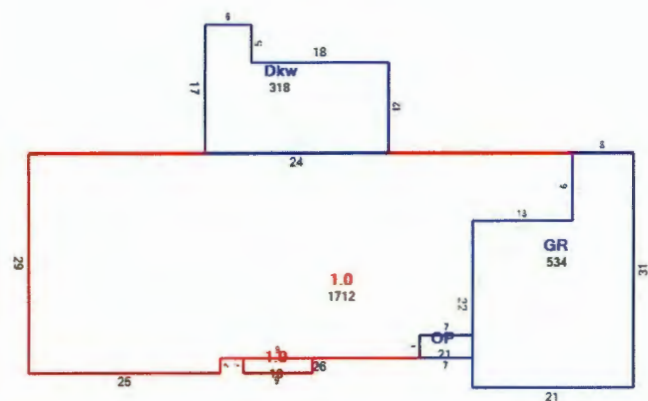
ACCESSORY IMPROVEMENTS - 277 01028

CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	Farm Utility Building	24	48	1152	1998	1.00	0.52	0.00	1.00	1.00	1.00	1.00	0.00	9330	True
A1	Shop Equipment Building	20	28	560	2009	1.15	0.68	0.00	1.00	1.00	1.00	1.00	0.00	10900	True

PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS
26563	OUTBUILDING	3,500	0	03/02/2009	05/01/2009			ERECT 20 x 28 WORKSHOP. C.O. ISSUED 05.01.2009
26421	ROOF	4,000	0	10/03/2008	08/09/2016			REPAIRING ROOF

RES IMP - 277 01028 691 W WILLIAMSON RD							
Impr Key	17581	Roof Shape	Hip	Basement / Attic	Squarefoot	Phy Depr	0.73
Class / Strat	A1	Floor Construction	Wood Joist	Bsmt / Finish	0 / 0.00	Phy OVR	0.00
Occupancy / Style	One Family	Floor Finish	Carpet/Tile	Attic / Finish	0 / 0.00	Func Obsol	1.00
Rooms	0	Interior Wall	Sheetrock	Bsmt Qual		Econ Obsol	1.00
Bedrooms	0	Interior Ceiling	Sheetrock	Attic Qual		% Complete	1.00
Heated Area	1,730	Heat	Central AC	Grade	1.10	Neigh Adj	1.07
Story Height	1 Story	Plumbing:Std Comp	1	Year Built	1995	CD	1.00
Foundation	Masonry	Plumbing: Extra Fix	6	Eff Year Built	1995	FMV	246,123
Exterior Wall	Masonry (Brick Veneer)	Full Baths	2	Condition	Average	MAV	0
Roofing	Shingles - Architectural	Half Baths	1	RCN	315,098	OVR FMV	0
Sketch Legend		Other Features					

Code	Type	Area
1.0	1.0 Story	1712
OP	Porch - Open	21
GR	Garage - Attached	534
1.0	1.0 Story	18
Dkw	Deck - Wood	318





02/06/2026 04:30



Overview



Legend

- Parcels
- Roads

Parcel ID 277 01028
 Class Code Consv Use
 Taxing District SPALDING COUNTY
 Acres 44.43

Owner DAVIS JOSHUA JAMES
 691 W WILLIAMSON RD
 WILLIAMSON, GA 30292
 Physical Address 691 W WILLIAMSON RD
 Assessed Value Value \$615434
 Land Value Value \$350081

Last 2 Sales			
Date	Price	Reason	Qual
6/5/2015	\$250000	FM	Q
5/24/2012	0	DA	U

(Note: Not to be used on legal documents)

Date created: 2/27/2026
 Last Data Uploaded: 2/27/2026 7:21:25 AM

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Overview



Legend

Parcels

Roads

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Acres 44.43

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WILLIAMSON, GA 30292
Physical Address 691 W WILLIAMSON RD
Assessed Value Value \$615434
Land Value Value \$350081

Last 2 Sales
Date Price Reason Qual
6/5/2015 \$250000 FM Q
5/24/2012 0 DA U

(Note: Not to be used on legal documents)

Date created: 1/30/2026
Last Data Uploaded: 1/30/2026 7:09:31 AM

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Legend

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— Roads

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Acres 44.43

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WILLIAMSON, GA 30292
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Assessed Value Value \$615434
Land Value Value \$350081

Last 2 Sales		Reason	Qual
Date	Price		
6/5/2015	\$250000	FM	Q
5/24/2012	0	DA	U

(Note: Not to be used on legal documents)

Date created: 1/30/2026
Last Data Uploaded: 1/30/2026 7:09:31 AM

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02/06/2026 04:34



02/06/2026 04:33



02/06/2026 04:34



02/06/2026 04:32



02/06/2026 04:31



02/06/2026 04:37





02/06/2026 04:32

APPLICATION AND QUESTIONNAIRE FOR CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

To the Board of Tax Assessors of Spalding County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

SEBREN MIKE

Owner's mailing address 1600 HOLLONVILLE RD		City, State, Zip BROOKS, GA 30205	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 1600 HOLLONVILLE RD		City, State, Zip of Property: GRIFFIN, GA 30224	Covenant Acres 87.41 Total Acres 89.41
District 01	Land Lot 083	Sublot & Block	Recorded Deed Book/Page 2856 110
List types of storage and processing buildings:			

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Signature of Taxpayer or Taxpayer's Authorized Representative

Date Application Filed

Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)

EXPIRES
GEORGIA
01/08/2030

Sworn to and subscribed before me this 4 day of Feb, 2026

Notary Public

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 281 01011	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 26872	YEAR COVENANT: Begin: Jan 1, 2026 Ends: Dec 31, 2035
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____

Board of Tax Assessors

Date _____

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application</u> only	Counties where you own interest in property under other covenants and total acres in other conservation use covenants		Each owner's percent interest owned and number of acres owned by each under other covenants
Name / Relationship			County	Total Acres	% Interest / No of Acres
MIRZ SEBASTIAN		100%	Spalding	28.11	
				36.	

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.))
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)
- ☐ Bona fide club organized for pleasure, recreation, and other nonproftable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☒ Raising, harvesting, or storing crops % 98%
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- ☐ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % _____
- ☐ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % _____ (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apian products % _____
- ☐ Other _____
- ☐ Yes ☒ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☒ Yes ☐ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements. 1000
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- ☐ Yes ☒ No Are there any deed restrictions on this property? If yes, please list the restrictions.
- ☒ Yes ☐ No Does the current zoning on this property allow agricultural use? If no, please explain.
- ☐ Yes ☒ No Is there any type business operated on this property? If yes please indicate business name & type of business.

* If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.

* Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:

(1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber, (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)

* The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me

This ____ day of _____, _____

Taxpayer's Authorized Signature

Approved by: Board of Tax Assessors

Notary Public

Date Filed

Date Approved

281 01011		2026 Spalding County Board of Assessors				2/6/2026 8:01:33 AM Acct # 26872 bbernier	
Owner Information		General Property Information				Values	
SEBREN MIKE 1600 HOLLONVILLE RD BROOKS, GA 30205		SITUS	1600 HOLLONVILLE RD			Imp Val	274,415
		LEGAL	LL 83 & 110 89.41 ACRES			Acc Val	122,927
		Tax District	SPALDING COUNTY	GMD 0115	Homestead LS6Z	Land Val	493,015
						Total Value	890,357
		Total Acres	89.41	LL 083	CUV 2016 61040	2025 : 890,357	2024 : 890,357
		Zoning		LD 01	Acc/Des 3C - 1.572386	2023 : 854,158	2022 : 796,955
		Unit		Return Value 0			
Topography - 1.00		Wetlands - .90		Shape - 1.00		Easements - 1.00	
				External - 1.00		Assemblage - 1.00	
						Other - 1.00	
						10001 - 1.00	

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
SEBREN MIKE	WAGNER R E & BERNICE B	02/09/2006	2856 110		440,000	V5		0 LM
WAGNER R E & BERNICE	WAGNER R E	11/23/1993	1208 267			A5		0 XX
WAGNER R E	JOHNSON RONALD GORDON	09/05/1980	615 103		125,000	A5		0 LM

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
A5	CUVA Res	4	2.00	5,000	10,000
V5	Open Land	4	18.18	5,030	91,445
V5	Open Land	5	27.42	4,350	119,277
V5	Open Land	6	8.26	3,670	30,314
V5	Open Land	9	0.02	1,900	38
V5	Woodland	3	0.71	3,810	2,705
V5	Woodland	5	2.40	3,540	8,496
V5	Woodland	7	28.05	2,720	76,296
V5	Woodland	9	0.98	1,900	1,862
V5	Pond	2	1.39	5,720	7,951

CONSERVATION USE LAND INFORMATION

	Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
	Agland 93	3	4.05	1,065	1.00	4,313
	Agland 93	4	3.86	950	1.00	3,667
	Agland 93	5	9.94	834	1.00	8,290

Agland 93	6	12.08	692	1.00	8,359
Agland 93	8	1.51	464	1.00	701
Timberland 93	1	8.29	1,020	1.00	8,456
Timberland 93	3	5.40	828	1.00	4,471
Timberland 93	4	1.42	759	1.00	1,078
Timberland 93	6	0.12	614	1.00	74
Timberland 93	7	39.86	534	1.00	21,285
Timberland 93	8	0.19	462	1.00	88
Timberland 93	9	0.69	374	1.00	258

ACCESSORY IMPROVEMENTS - 281 01011

CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	Hangar / Storage	24	52	1248	2022	0.80	0.98	0.00	1.00	1.00	1.00	1.00	0.00	35083	False
A6	Pole Shelter	76	72	5472	2021	1.80	0.98	0.00	1.00	1.00	1.00	1.00	0.00	44943	True
A6	Pole Shelter	76	72	5472	2021	1.20	0.98	0.00	1.00	1.00	1.00	1.00	0.00	29962	True
A6	POND 1-5	0	0	1.76	2005	1.00	0.52	0.00	1.00	1.00	1.00	1.00	0.00	4576	True
A6	Storage/Utility Bldg	10	16	160	2010	1.00	0.71	0.00	1.00	1.00	1.00	1.00	0.00	1744	True
A6	Storage/Utility Bldg	20	20	400	2021	1.10	0.98	0.00	1.00	1.00	1.00	1.00	0.00	6619	False

PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS
001984	POLE BARN	0	30,000	03/15/2021	07/12/2021	2022		2022 - 100% COMPLETE CH POLE BARN 07/09/2021 CH
001961	SINGLE FAMILY	0	165,000	03/11/2021	07/08/2021	2021		2023 - 100% COMPLETE CH SINGLE FAMILY, 2 BATHS, 3 BR-5/12/2021 EM

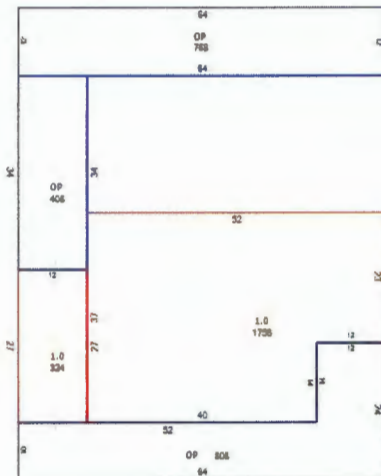
RES IMP - 281 01011 1600 HOLLONVILLE RD							
Impr Key	16538147	Roof Shape	Gable	Basement / Attic	Squarefoot	Phy Depr	0.99
Class / Strat	A1	Floor Construction	Reinf Conc Slab	Bsmt / Finish	0 / 0.00	Phy OVR	0.00
Occupancy / Style	One Family	Floor Finish	Carpet/Hdwd/Tile	Attic / Finish	0 / 0.00	Func Obsol	0.90
Rooms	0	Interior Wall	Sheetrock	Bsmt Qual		Econ Obsol	1.00
Bedrooms	0	Interior Ceiling	Sheetrock	Attic Qual		% Complete	1.00
Heated Area	2,080	Heat	Central AC	Grade	0.80	Neigh Adj	1.07
Story Height	1 Story	Plumbing:Std Comp	1	Year Built	2021	CD	1.00
Foundation	Slab	Plumbing: Extra Fix	5	Eff Year Built	2021	FMV	274,415
Exterior Wall	Metal	Full Baths	2	Condition	Average	MAV	0
Roofing	Metal - Steel	Half Baths	0	RCN	287,837	OVR FMV	0

Sketch Legend			Other Features				
---------------	--	--	----------------	--	--	--	--

Code	Type	Area
1.0	1.0 Story	1756
1.0	1.0 Story	324
OP	Porch - Open	808
OP	Porch - Open	408
OP	Porch - Open	768



2022: .90 FUNC APPLIED DUE TO CONSTRUCTION TYPE- RESIDENTIAL WITH LARGE SHOP AREA CLASSIFIED AS GAR IN PRC.





02/10/2026 02:12



Overview



Legend

- Parcels
- Roads

Parcel ID 281 01011
 Class Code Consv Use
 Taxing District SPALDING COUNTY
 Acres 89.41

Owner SEBREN MIKE
 1600 HOLLONVILLE RD
 BROOKS, GA 30205
 Physical Address 1600 HOLLONVILLE RD
 Assessed Value Value \$890357
 Land Value Value \$493015

Last 2 Sales		Reason	Qual
Date	Price		
2/9/2006	\$440000	LM	Q
11/23/1993	0	XX	U

(Note: Not to be used on legal documents)

Date created: 2/26/2026
 Last Data Uploaded: 2/26/2026 7:26:01 AM

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Overview



Legend

□ Parcels

— Roads

Flood Map

■ A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

■ AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

■ VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

■ X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 281 01011
Class Code Consv Use
Taxing District SPALDING COUNTY
Acres 89.41

Owner SEBREN MIKE
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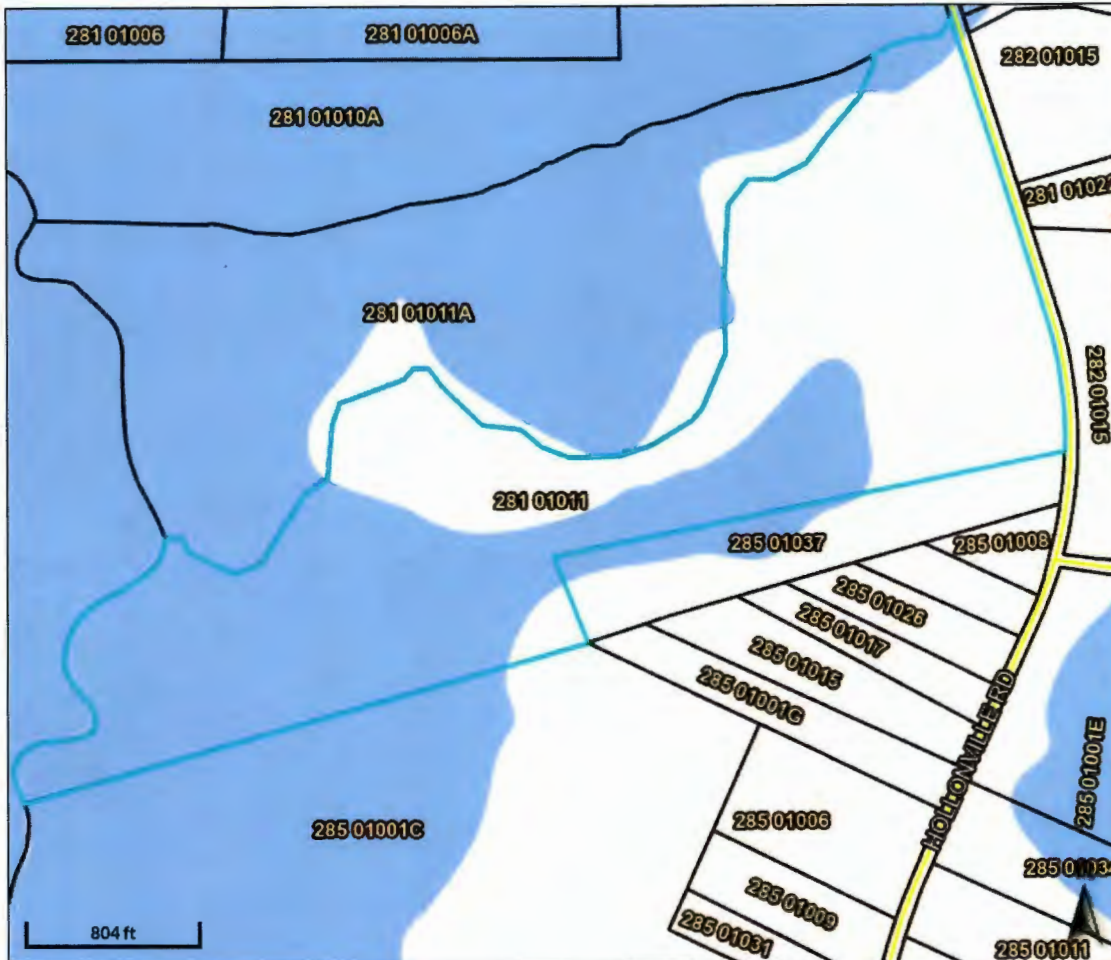
Last 2 Sales		Reason	Qual
Date	Price		
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Date created: 2/9/2026
Last Data Uploaded: 2/9/2026 6:12:27 AM

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GEOSPATIAL

815-40



Overview



Legend

- Parcels
- Roads

Flood Map

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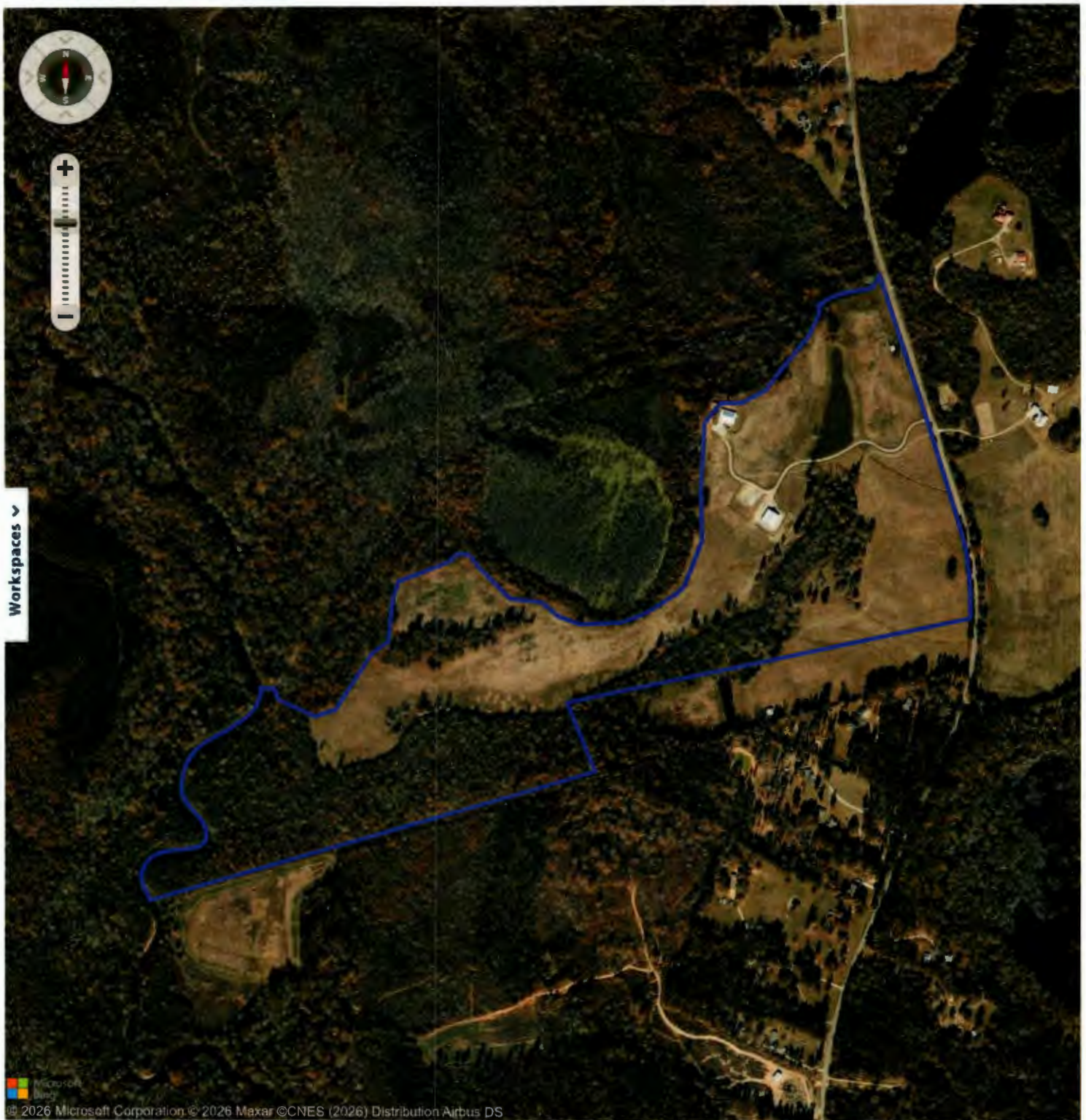
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 11/23/1993 0 XX U

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 GEOSPATIAL



map: Auto (Aerial) ▾ Dates: Latest ▾



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02/10/2026 02:04



02/10/2026 02:02



02/10/2026 02:02



02/10/2026 02:05



02/10/2026 02:15



02/10/2026 02:05



02/10/2026 02:10

RENEWAL

PT283A Rev. 2/15

APPLICATION AND QUESTIONNAIRE FOR CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

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SEBREN MICHAEL

Owner's mailing address 1600 HOLONVILLE RD		City, State, Zip BROOKS, GA 30205		Number of acres included in this application. Agricultural Land: _____ Timber Land: _____	
Property location (Street, Route, Hwy, etc.) 0 POPLAR DR		City, State, Zip of Property: GRIFFIN, GA 30224		Covenant Acres 28.11 Total Acres 28.11	
District 01	Land Lot 022	Sublot & Block	Recorded Deed Book/Page 3165 185	List types of storage and processing buildings:	

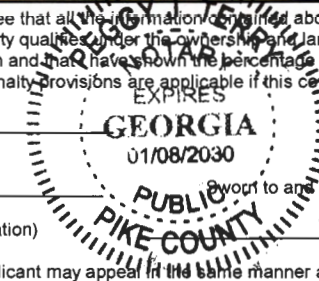
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Signature of Taxpayer or Taxpayer's Authorized Representative

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(Please have additional taxpayers sign on reverse side of application)

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Date Application Filed

Sworn to and subscribed before me this 4 day of Feb, 2026

Notary Public

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 279 02003A	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 29472	YEAR COVENANT: Begin: Jan 1, 2026 Ends: Dec 31, 2035
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____

Board of Tax Assessors

Date

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Name / Relationship			County	Total Acres	% Interest / No of Acres
MIKE SEBREN		100%	SPANDYAN	88.41	100%
				36.	100%

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- ☒ Other _____

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Sworn to and subscribed before me
This ____ day of _____, _____

Taxpayer's Authorized Signature

Approved by: Board of Tax Assessors

Notary Public

Date Filed

Date Approved

pics 131-

279 02003A			2026 Spalding County Board of Assessors					2/6/2026 8:00:49 AM Acct # 29472 bbernier							
Owner Information			General Property Information					Values							
SEBREN MICHAEL 1600 HOLONVILLE RD BROOKS, GA 30205			SITUS	0 POPLAR DR					Imp Val		0				
			LEGAL	TR 1 PB 25/148					Acc Val		38,442				
			Tax District	SPALDING COUNTY	GMD	1159	Homestead	S0	Land Val		153,665				
									Total Value		192,107				
			Total Acres	28.11	LL	022	CUV 2016	36789	2025 : 192,107		2024 : 192,107				
			Zoning		LD	01	Acc/Des	3C - 5.466577	2023 : 192,107		2022 : 194,148				
			Unit		Return Value		0								
Topography - 1.00		Wetlands - 1.00		Shape - 1.00		Easements - 1.00		External - 1.00		Assemblage - 1.00		Other - 1.00		12615 - 1.00	

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
SEBREN MIKE	SCOTT C MARION	10/13/2006	3165 185			0 V1		0 XX
SEBREN MICHAEL	SCOTT C MARION	11/18/2005	2817 224			0 A4		0 XX
SCOTT C MARION & MICHAEL	SCOTT C MARION	10/25/2005	2786 190			0 A5		0 XX

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
V5	Small Parcel	1	2.62	1,000	2,620
V5	Small Parcel	1	21.98	1,000	21,980
V5	Small Parcel	1	2.80	1,000	2,800
V5	Small Parcel	1	0.65	1,000	650
V5	Small Parcel	1	0.06	1,000	60

CONSERVATION USE LAND INFORMATION

	Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
	Agland 93	4	21.98	950	1.00	20,881
	Agland 93	5	2.62	834	1.00	2,185
	Timberland 93	3	2.80	828	1.00	2,318
	Timberland 93	6	0.65	614	1.00	399
	Timberland 93	7	0.06	534	1.00	32

ACCESSORY IMPROVEMENTS - 279 02003A

CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	Farm Utility Building	60	60	3600	2000	1.20	0.30	0.00	1.00	1.00	1.00	1.00	0.00	16019	True

ACCESSORY IMPROVEMENTS - 279 02003A															
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
V6	Farm Utility Building	55	74	4070	2008	1.10	0.64	0.00	1.00	1.00	1.00	1.00	0.00	10974	True
A6	Pole Shelter	18	24	432	2000	1.10	0.30	0.00	1.00	1.00	1.00	1.00	0.00	830	True
A6	Shed Farm/Utility (3 Sides)	10	24	240	2010	1.10	0.71	0.00	1.00	1.00	1.00	1.00	0.00	1370	True
A6	Shed Farm/Utility (3 Sides)	100	18	1800	2010	1.10	0.71	0.00	1.00	1.00	1.00	1.00	0.00	9249	True



Parcels

- ## Roads

Flood Map

-  **A - 100 Year Flood Area** - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
-  **AE - 100 Year Flood Area** - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
-  **VE: Coastal SFHA with BFE & velocity wave action** - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
-  **X: 500 Year Flood** - Areas of 0.2% annual chance flood

pgs 41-50

Last 2 Sales			
Date	Price	Reason	Qual
10/13/2006	0	XX	U
11/18/2005	0	XX	U

Date created: 2/9/2026
Last Data Uploaded: 2/9/2026 6:12:27 AM



Parcels

- ## Roads

Flood Map

- A - 100 Year Flood Area** - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

- AE - 100 Year Flood Area** - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

- VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

- X: 500 Year Flood -
Areas of 0.2%
annual chance flood

Owner	SEBREN MICHAEL 1600 HOLONVILLE RD BROOKS, GA 30205
Physical Address	POPLAR DR
Assessed Value	Value \$192107
Land Value	Value \$153665

Date	Price	Reason	Qual
10/13/2006	0	XX	U
11/18/2005	0	XX	U

Date created: 2/9/2026
Last Data Uploaded: 2/9/2026 6:12:27 AM





02/10/2026 02:35



02/10/2026 02:36



02/10/2026 02:36



02/10/2026 02:37



02/10/2026 02:34



02/10/2026 02:35

RENEWAL

PT283A Rev. 2/15

APPLICATION AND QUESTIONNAIRE FOR CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

To the Board of Tax Assessors of Spalding County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

SEBREN MICHAEL

Owner's mailing address 1600 HOLONVILLE RD		City, State, Zip BROOKS, GA 30205		Number of acres included in this application. Agricultural Land: _____ Timber Land: _____	
Property location (Street, Route, Hwy, etc.) 0 NEWNAN RD		City, State, Zip of Property: GRIFFIN, GA 30224		Covenant Acres 36.00 Total Acres 36.00	
District 01	Land Lot 011	Sublot & Block	Recorded Deed Book/Page 3165 185	List types of storage and processing buildings:	

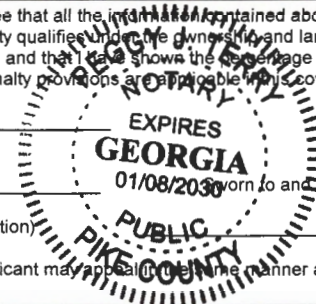
AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Signature of Taxpayer or Taxpayer's Authorized Representative

Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.



Date Application Filed

Sworn to and subscribed before me this 4 day of Feb, 2026

Notary Public

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 279 02003B	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 29473	YEAR COVENANT: Begin: Jan 1, 2026 Ends: Dec 31, 2035
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____

Board of Tax Assessors

Date

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application only</u>	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants	
Name / Relationship			County	Total Acres	% Interest / No of Acres
MIKE SEBREN		100%	SPALDIN	89.41	
				28.11	

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.)
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)
- ☒ Bona fide club organized for pleasure, recreation, and other non-profitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☒ Raising, harvesting, or storing crops % 100%
- ☐ Feeding, breeding, or managing livestock or poultry % _____
- ☐ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % _____
- ☐ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % _____ (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apiarian products % _____
- ☐ Other _____

- ☐ Yes ☒ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☐ Yes ☒ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.
- ☐ Yes ☒ No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.
- ☐ Yes ☒ No Are there any deed restrictions on this property? If yes, please list the restrictions.
- ☒ Yes ☐ No Does the current zoning on this property allow agricultural use? If no, please explain.
- ☐ Yes ☒ No Is there any type business operated on this property? If yes please indicate business name & type of business.

* If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.

* Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:

(1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber. (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)

* The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me
This ____ day of _____, _____

Taxpayer's Authorized Signature

Approved by: Board of Tax Assessors

Notary Public

Date Filed

Date Approved

279 02003B		2026 Spalding County Board of Assessors				2/6/2026 8:02:26 AM Acct # 29473 bbernier	
Owner Information		General Property Information				Values	
SEBREN MICHAEL 1600 HOLONVILLE RD BROOKS, GA 30205		SITUS	0 NEWNAN RD			Imp Val	0
		LEGAL	LL 11 & 22 36.008 AC			Acc Val	
		Tax District	SPALDING COUNTY	GMD	Homestead	S0	Land Val
		Total Acres	36.00	LL	011	CUV 2016	23109
		Zoning		LD	01	Acc/Des	3C - 4.873400
		Unit		Return Value	0		
Topography - 1.00		Wetlands - 1.00		Shape - 1.00		Easements - 1.00	
						External - 1.00	
						Assemblage - 1.00	
						Other - 1.00	
						10001 - 1.00	

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
SEBREN MIKE	SCOTT C MARION	10/13/2006	3165 185			0 V5		0 QC
SCOTT C MARION & MICHAEL	SCOTT C MARION	10/25/2005	2786 190			0 A5		0 XX

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
V5	Small Parcel	1	6.96	1,000	6,960
V5	Small Parcel	1	0.30	1,000	300
V5	Small Parcel	1	4.62	1,000	4,620
V5	Small Parcel	1	2.28	1,000	2,280
V5	Small Parcel	1	13.36	1,000	13,360
V5	Small Parcel	1	8.48	1,000	8,480

CONSERVATION USE LAND INFORMATION

	Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
	Agland 93	4	1.35	950	1.00	1,283
	Agland 93	5	7.30	834	1.00	6,088
	Agland 93	8	2.48	464	1.00	1,151
	Timberland 93	3	4.13	828	1.00	3,420
	Timberland 93	4	2.43	759	1.00	1,844
	Timberland 93	7	11.99	534	1.00	6,403
	Timberland 93	8	6.32	462	1.00	2,920



Overview



Legend

-  Parcels
-  Roads

Flood Map

-  A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
-  AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
-  VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
-  X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 279 02003B
 Class Code Consv Use
 Taxing District SPALDING COUNTY
 Acres 36.0

Owner SEBREN MICHAEL
 1600 HOLONVILLE RD
 BROOKS, GA 30205
 Physical Address NEWNAN RD
 Assessed Value Value \$175442
 Land Value Value \$175442

Last 2 Sales

Date	Price	Reason	Qual
10/13/2006	0	QC	U
10/25/2005	0	XX	U

(Note: Not to be used on legal documents)

Date created: 2/9/2026
 Last Data Uploaded: 2/9/2026 6:12:27 AM

Developed by  **SCHNEIDER**
 GEOSPATIAL



Overview



Legend

- Parcels
- Roads

Flood Map

- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
- AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
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Parcel ID 279 02003B
 Class Code Consv Use
 Taxing District SPALDING COUNTY
 Acres 36.0

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 1600 HOLONVILLE RD
 BROOKS, GA 30205
 Physical Address NEWNAN RD
 Assessed Value Value \$175442
 Land Value Value \$175442

Last 2 Sales			
Date	Price	Reason	Qual
10/13/2006	0	QC	U
10/25/2005	0	XX	U

(Note: Not to be used on legal documents)

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 GEOSPATIAL



Workspaces ▾



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02/10/2026 02:41



02/10/2026 02:42

**SPALDING COUNTY
BOARD OF TAX ASSESSORS
419 EAST SOLOMON ST.
GRIFFIN, GEORGIA 30223**

RENEWAL

PT283A Rev. 2/15

**APPLICATION AND QUESTIONNAIRE FOR CURRENT USE
ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY**

To the Board of Tax Assessors of Spalding County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

HENLEY WILLIE JOE & MILTON

Owner's mailing address 61 HENLEY RD	City, State, Zip GRIFFIN, GA 30224	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 62 HENLEY RD	City, State, Zip of Property: GRIFFIN, GA 30224	Covenant Acres 46.00 Total Acres 50.00

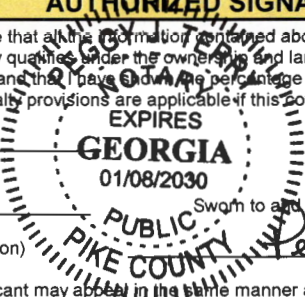
District 03	Land Lot 077	Sublot & Block	Recorded Deed Book/Page 00577 0172	List types of storage and processing buildings:
----------------	-----------------	----------------	---------------------------------------	---

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Willie J. Henley
Signature of Taxpayer or Taxpayer's Authorized Representative

Milton Henley
Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)



2/18/26
Date Application Filed

Sworn to and subscribed before me this 18 day of Feb, 2026

Peggy Henry
Notary Public

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 223 01005	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 16528	YEAR COVENANT: Begin: Jan 1, 2026 Ends: Dec 31, 2035
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____
Board of Tax Assessors Date

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application only</u>	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants	
Name / Relationship			County	Total Acres	% Interest / No of Acres
Willie J Henley		100	N/A		
Milton Henley		100	N/A		

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.)
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)
- ☐ Bona fide club organized for pleasure, recreation, and other nonprofitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☐ Raising, harvesting, or storing crops % _____
- ☐ Feeding, breeding, or managing livestock or poultry % _____
- ☒ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % 70%
- ☒ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % 30 (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apian products % _____
- ☐ Other _____

- ☐ Yes ☒ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☒ Yes ☐ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements. House
- ☐ Yes ☒ No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.
- ☐ Yes ☒ No Are there any deed restrictions on this property? If yes, please list the restrictions.
- ☒ Yes ☒ No Does the current zoning on this property allow agricultural use? If no, please explain.
- ☐ Yes ☒ No Is there any type business operated on this property? If yes please indicate business name & type of business.

* If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.

* Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:

(1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber. (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)

* The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me
This ____ day of _____, _____

Taxpayer's Authorized Signature

Approved by: Board of Tax Assessors

Notary Public

Date Filed

Date Approved

223 01005		2026 Spalding County Board of Assessors				2/18/2026 2:06:29 PM Acct # 16528 tlong	
Owner Information		General Property Information				Values	
HENLEY WILLIE JOE & MILTON 61 HENLEY RD GRIFFIN, GA 30224		SITUS	62 HENLEY RD			Imp Val	182,340
		LEGAL	DICKERSON RD 50 ACS			Acc Val	6,451
		Tax District	SPALDING COUNTY	GMD	1066	Homestead	LM7Z
		Total Acres	50.00	LL	077	CUV 2016	32373
		Zoning		LD	03	Acc/Des	3C - 1.660200
		Unit		Return Value		0	
Topography - 1.00		Wetlands - 1.00		Shape - 1.00		Easements - 1.00	
				External - 1.00		Assemblage - 1.00	
						Unpaved Road - 1.00	
						10001 - 1.00	

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
HENLEY WILLIE JOE & MILTON	HENLEY E D	06/20/1979	00577	0172		0 V1		0 KN

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
A5	CUVA Res	7	4.00	5,000	20,000
V5	Open Land	4	2.75	5,030	13,833
V5	Open Land	5	0.83	4,350	3,611
V5	Open Land	6	1.20	3,670	4,404
V5	Open Land	9	0.02	1,900	38
V5	Woodland	2	0.59	3,950	2,331
V5	Woodland	3	12.02	3,810	45,796
V5	Woodland	5	8.61	3,540	30,479
V5	Woodland	7	12.03	2,720	32,722
V5	Woodland	8	7.95	2,440	19,398

CONSERVATION USE LAND INFORMATION

	Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
	Agland 93	4	0.06	950	1.00	57
	Agland 93	6	0.01	692	1.00	7
	Timberland 93	2	1.02	913	1.00	931
	Timberland 93	3	24.10	828	1.00	19,955
	Timberland 93	5	2.46	660	1.00	1,624

Timberland 93

7

18.35

534

1.00

9,799

ACCESSORY IMPROVEMENTS - 223 01005

CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A1	Accessory - No Value	8	10	80	1995			0.00	1.00	1.00	1.00	1.00	0.00		True
A1	Shop Equipment Building	24	30	720	1995	1.20	0.30	0.00	1.00	1.00	1.00	1.00	0.00	6451	True

RES IMP - 223 01005							
Impr Key	11303	Roof Shape	Gable	Basement / Attic	Squarefoot	Phy Depr	0.17
Class / Strat	A1	Floor Construction	Wood Joist	Bsmt / Finish	0 / 0.00	Phy OVR	0.00
Occupancy / Style	One Family	Floor Finish	Pine	Attic / Finish	0 / 0.00	Func Obsol	1.00
Rooms	3	Interior Wall	Pine	Bsmt Qual		Econ Obsol	1.00
Bedrooms	2	Interior Ceiling	Pine	Attic Qual		% Complete	1.00
Heated Area	1,852	Heat	No Heat	Grade	0.70	Neigh Adj	1.07
Story Height	1 Story	Plumbing:Std Comp	1	Year Built	1960	CD	1.00
Foundation	Masonry	Plumbing: Extra Fix	0	Eff Year Built	1970	FMV	29,341
Exterior Wall	Comp Bd/Asbestos	Full Baths	1	Condition	Fair	MAV	0
Roofing	Shingles - Asphalt	Half Baths	0	RCN	161,305	OVR FMV	0

Sketch Legend			Other Features			
---------------	--	--	----------------	--	--	--

Code	Type	Area
1.0	1.0 Story	1612
OP	Porch - Open	162
1.0	1.0 Story	96
1.0	1.0 Story	144



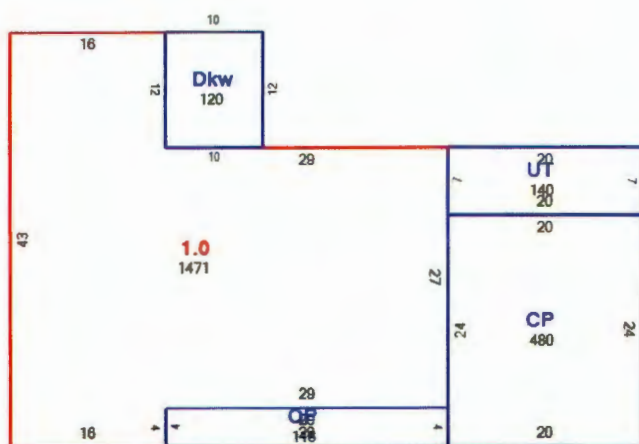
ESTIMATED AGE



RES IMP - 223 01005							
Impr Key	11304	Roof Shape	Gable	Basement / Attic	Squarefoot	Phy Depr	0.55
Class / Strat	A1	Floor Construction	Wood Joist	Bsmt / Finish	0 / 0.00	Phy OVR	0.00
Occupancy / Style	One Family	Floor Finish	Pine	Attic / Finish	0 / 0.00	Func Obsol	1.00
Rooms	6	Interior Wall	Sheetrock	Bsmt Qual		Econ Obsol	1.00
Bedrooms	4	Interior Ceiling	Sheetrock	Attic Qual		% Complete	1.00
Heated Area	1,471	Heat	Central AC	Grade	1.05	Neigh Adj	1.07
Story Height	1 Story	Plumbing:Std Comp	1	Year Built	1978	CD	1.00
Foundation	Masonry	Plumbing: Extra Fix	5	Eff Year Built	1985	FMV	152,999
Exterior Wall	Masonry (Brick Veneer)	Full Baths	2	Condition	Average	MAV	0
Roofing	Shingles - Architectural	Half Baths	0	RCN	259,981	OVR FMV	0

Sketch Legend			Other Features		
---------------	--	--	----------------	--	--

Code	Type	Area	CODE TYPE	AREA
1.0	1.0 Story	1471	Const 1 sty 1 Box	1
CP	Carport	480		
UT	Utility	140		
OP	Porch - Open	116		
Dkw	Deck - Wood	120		





02/25/2026 01:39



02/25/2026 01:45



Overview



Legend

- Parcels
- Roads

Flood Map

- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
- AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
- VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 223 01005
 Class Code Consv Use
 Taxing District SPALDING COUNTY
 Acres 50.0

Owner HENLEY WILLIE JOE & MILTON
 61 HENLEY RD
 GRIFFIN, GA 30224
 Physical Address 62 HENLEY RD
 Assessed Value Value \$475361
 Land Value Value \$286570

Last 2 Sales
 Date Price Reason Qual
 6/20/1979 0 KN U
 n/a 0 n/a n/a

(Note: Not to be used on legal documents)

Date created: 2/18/2026
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Overview



Legend

- Parcels
- Roads

Flood Map

- A - 100 Year Flood Area** - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
- AE - 100 Year Flood Area** - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
- VE: Coastal SFHA** with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- X: 500 Year Flood** - Areas of 0.2% annual chance flood

Parcel ID 223 01005
 Class Code Consv Use
 Taxing District SPALDING COUNTY
 Acres 50.0

Owner HENLEY WILLIE JOE & MILTON
 61 HENLEY RD
 GRIFFIN, GA 30224
 Physical Address 62 HENLEY RD
 Assessed Value Value \$475361
 Land Value Value \$286570

Last 2 Sales			
Date	Price	Reason	Qual
6/20/1979	0	KN	U
n/a	0	n/a	n/a

(Note: Not to be used on legal documents)

Date created: 2/18/2026
 Last Data Uploaded: 2/18/2026 6:15:23 AM

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02/25/2026 01:48



02/25/2026 01:45



02/25/2026 01:48

APPLICATION AND QUESTIONNAIRE FOR CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

To the Board of Tax Assessors of Spalding County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

NEVLIDA JEFFREY T & MARY K

Owner's mailing address 1955 LINE CREEK RD		City, State, Zip BROOKS, GA 30205		Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 1955 LINE CREEK RD		City, State, Zip of Property: GRIFFIN, GA 30224		Covenant Acres 36.37 Total Acres 38.37
District 01	Land Lot 079	Sublot & Block	Recorded Deed Book/Page 3900 262	List types of storage and processing buildings:

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualified under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Jeff Nevilda
Signature of Taxpayer or Taxpayer's Authorized Representative

2-16-2026
Date Application Filed

Mary Nevilda
Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)

Sworn to and subscribed before me this 16 day of Feb, 2026
Peggy Morrey Notary Public

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 281 01013	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 29387	YEAR COVENANT: Begin: Jan 1, 2026 Ends: Dec 31, 2035
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____

Board of Tax Assessors

Date _____

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application only</u>	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants	
Name / Relationship			County	Total Acres	% Interest / No of Acres
Jeff Nevilida		100	N/A		
Mary Nevilida (spouse)		100	N/A		

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records).)
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)
- ☐ Bona fide club organized for pleasure, recreation, and other nonproftable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☐ Raising, harvesting, or storing crops % _____
- ☐ Feeding, breeding, or managing livestock or poultry % _____
- ☒ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % 50
- ☐ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % _____ (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☒ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and aparian products % 50
- ☐ Other _____

- ☐ Yes ☒ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☒ Yes ☐ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements. house
- ☒ Yes ☐ No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.
- ☐ Yes ☒ No Are there any deed restrictions on this property? If yes, please list the restrictions.
- ☒ Yes ☐ No Does the current zoning on this property allow agricultural use? If no, please explain.
- ☐ Yes ☒ No Is there any type business operated on this property? If yes please indicate business name & type of business.

• If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.

• Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:

(1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber, (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)

• The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me

This ____ day of _____, _____

Taxpayer's Authorized Signature

Approved by: Board of Tax Assessors

Notary Public

Date Filed

Date Approved

281 01013		2026 Spalding County Board of Assessors				2/16/2026 11:06:12 AM Acct # 29387 tlong	
Owner Information		General Property Information				Values	
NEVLIDA JEFFREY T & MARY K 1955 LINE CREEK RD BROOKS, GA 30205		SITUS	1955 LINE CREEK RD			Imp Val	888,854
		LEGAL	TR A 38.37 AC PB 25/30-33			Acc Val	48,538
		Tax District	SPALDING COUNTY	GMD	1159	Homestead	S1
		Total Acres	38.37	LL	079	CUV 2016	23446
		Zoning	AR-1	LD	01	Acc/Des	3C - 4.710240
		Unit	Return Value			0	
Topography - 1.00		Wetlands - .80	Shape - 1.00	Easements - 1.00	External - 1.00	Assemblage - 1.00	Other - 1.00
		10001 - 1.00					

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
NEVLIDA JEFFREY T & MARY K	CARTER JERRELL & KATHY	11/18/2014	3900 262	25 30	689,000	V1		0 FM
CARTER JERRELL & KATHY	SPIERS INVESTMENTS LLC	09/29/2005	2771 213	25 30	275,000	A4		0 LM
SPIERS INVESTMENTS LLC	RUSSELL CLARENCE S JR ETAL	01/24/2005	2625 70	24 769	487,300	A1		0 FM

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
V5	Small Parcel	1	1.14	1,000	1,140
V5	Small Parcel	1	7.03	1,000	7,030
V5	Small Parcel	1	0.32	1,000	320
V5	Small Parcel	1	3.22	1,000	3,220
V5	Small Parcel	1	2.40	1,000	2,400
V5	Small Parcel	1	0.79	1,000	790
V5	Small Parcel	1	0.76	1,000	760
V5	Small Parcel	1	0.12	1,000	120
V5	Small Parcel	1	19.67	1,000	19,670
V5	Small Parcel	1	0.92	1,000	920
A5	Small Parcel	1	2.00	1,000	2,000

CONSERVATION USE LAND INFORMATION

Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
Agland 93	3	0.50	1,065	1.00	533
Agland 93	4	4.48	950	1.00	4,256

Agland 93	5	0.03	834	1.00	25
Agland 93	6	3.35	692	1.00	2,318
Agland 93	8	0.36	464	1.00	167
Agland 93	9	0.70	332	1.00	232
Timberland 93	1	1.43	1,020	1.00	1,459
Timberland 93	3	1.20	828	1.00	994
Timberland 93	4	2.24	759	1.00	1,700
Timberland 93	7	21.90	534	1.00	11,695
Timberland 93	9	0.18	374	1.00	67

ACCESSORY IMPROVEMENTS - 281 01013

CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A1	Garage - Detached	30	60	1800	2006	1.10	0.64	0.00	1.00	1.00	1.00	1.00	0.00	40955	True
A6	Lean-To	16	60	960	2009	1.00	0.68	0.00	1.00	1.00	1.00	1.00	0.00	4459	True
A6	POND 1-5	0	0	0.88	2010	1.00	0.71	0.00	1.00	1.00	1.00	1.00	0.00	3124	False

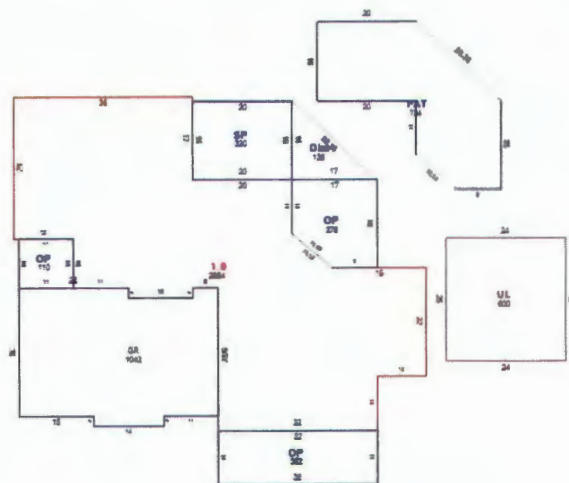
PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS
2022-787	RENOVATIONS	0	114,263	08/09/2022	10/05/2023	2023		2023- 100% COMPLETE - BW DEMOLISH BACK PORCH & REBUILDING IN SAME LOCATION 08/16/2022 PT
28701	RENOVATIONS	0	21,000	03/25/2014	12/04/2014	2014		3-4-15 entered complete permit files insp 12-4 -14 HB. Attic space to have 2 bedrooms 1 bath one family room-4-22-2014 HB
24471	OUTBUILDING	20,000	0	10/19/2005	12/21/2006			WORKSHOP
24469	SINGLE FAMILY	328,000	0	10/19/2005	07/25/2007			

RES IMP - 281 01013 1955 LINE CREEK RD							
Impr Key	16523977	Roof Shape	Hip	Basement / Attic	Squarefoot	Phy Depr	0.89
Class / Strat	A1	Floor Construction	Wood Joist	Bsmt / Finish	2994 / 1.00	Phy OVR	0.00
Occupancy / Style	One Family	Floor Finish	Carpet/Hdwd/Tile	Attic / Finish	0 / 0.00	Func Obsol	1.00
Rooms	8	Interior Wall	Sheetrock	Bsmt Qual		Econ Obsol	1.00
Bedrooms	5	Interior Ceiling	Sheetrock	Attic Qual	Average	% Complete	1.00
Heated Area	6,588	Heat	Central AC	Grade	1.40	Neigh Adj	1.07
Story Height	2.0 Story	Plumbing:Std Comp	1	Year Built	2007	CD	1.00
Foundation	Masonry	Plumbing: Extra Fix	11	Eff Year Built	2007	FMV	888,854
Exterior Wall	Masonry (Brick Veneer)	Full Baths	4	Condition	Average	MAV	0
Roofing	Shingles - Architectural	Half Baths	1	RCN	933,376	OVR FMV	0
Sketch Legend		Other Features					

Code	Type	Area	CODE TYPE	AREA
1.0	1.0 Story	2994	Pre-fab 1 sty 1 Box	1
OP	Porch - Open	110	Const 2 sty 1 Box	1
GR	Garage - Attached	1042		
OP	Porch - Open	352		
SP	Porch - Screened	320		
OP	Porch - Open	278		
Dkw	Deck - Wood	136		
PAT	Patio	734		
UL	2nd Level	600		



2015: PER DESK REVIEW, APPLIED GRADE OF 150 AND EFF YR CHANGED FROM 2007 TO 2010 DUE TO CURRENT CONDITION AND ADDITION. JJ
 2014: upper level over garage 25x24. Corrected basement finish to 96%. HB 12-4-2014.
 2013: Per MLS listing: has 3.5 baths, full finished basement - JM
 3/12/2008: INSPECTED, MEASURED AND UPDATE PROPERTY. POSITION OF SECOND FLOOR WAS ESTIMATED.
 DH/BB





02/25/2026 00:53



Parcels

- ## Roads

A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

- AE - 100 Year Flood Area** - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

- VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.**

- X: 500 Year Flood -
Areas of 0.2%
annual chance flood

Date	Price	Reason	Qual
11/18/2014	\$689000	FM	Q
9/29/2005	\$275000	LM	Q

Date created: 2/16/2026
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Overview



Legend

 Parcels

 Roads

Flood Map

 A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

 AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

 VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

 X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 281 01013
Class Code Consv Use
Taxing District SPALDING COUNTY
Acres 38.37

Owner NEVLIDA JEFFREY T & MARY K
1955 LINE CREEK RD
BROOKS, GA 30205
Physical Address 1955 LINE CREEK RD
Assessed Value Value \$1081977
Land Value Value \$144585

Last 2 Sales			
Date	Price	Reason	Qual
11/18/2014	\$689000	FM	Q
9/29/2005	\$275000	LM	Q

(Note: Not to be used on legal documents)

Date created: 2/16/2026
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Workspaces ▾



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02/25/2026 00:56



02/25/2026 01:01



02/25/2026 00:46

STATE OF GEORGIA
COUNTY OF SPALDINGPROTECTIVE COVENANTS

This declaration of protective covenants, restrictions, and easements, dated for purposes of reference only this 30TH day of April, 2005 by Spiers Investments, LLC (hereinafter "Declarant").

RECITALS

Declarant is the owner of real property generally known as **Line Creek Farms**, which property is more fully described on that plat recorded in **Plat Book 25, Pages 30 and 33**, in the office of the Clerk of Superior Court of Spalding County, Georgia (the "Plat"). It is the plan and intent of Declarant to develop a neighborhood consisting of residential lots within **Line Creek Farms**.

It is the desire and intention of Declarant, for its benefit and for the benefit of the purchaser of each Lot within **Line Creek Farms**, and with the objective of preserving the value of each Lot, to define the utilization of and improvements within **Line Creek Farms** in accordance with the guidelines established herein. Therefore, Declarant hereby subjects the property described hereinafter to the terms and provisions of these Protective Covenants for the use and benefit of all present and future owners of Lots within **Line Creek Farms** effective this 30th day of April, 2005.

As used herein, the word "Lot(s)" shall mean and refer to any Lot and or Tract made subject to the provisions of these Protective Covenants.

DESCRIPTION. These Protective Covenants shall run with the land and shall bind and inure to the benefit of the owner of each Lot within **Line Creek Farms** made subject hereby to the terms and provisions of these Protective Covenants and any amendment hereto and the property currently made subject to these Protective Covenants is more fully described on the Plat described above.

BUILDING AND SITE RESTRICTIONS.

- A. The following building setback requirements are required. All setbacks must comply with regulations of the Spalding County Planning and Zoning Commission in effect on the date hereof.

The setbacks are as follows:

- (1) 100 feet from any street right-of-way;
- (2) 50 feet from each side Lot line;
- (3) 50 feet from the back Lot line.

- B. No single story Living Unit containing less than two thousand (2100) square feet of heated enclosed space shall be allowed. A split level or two-story Living Unit must contain a minimum of two thousand two hundred (2500) square feet of heated, enclosed space, a minimum of one thousand five hundred

FILED & RECORDED
CLERK, SUPERIOR COURT
SPALDING COUNTY, GA.
'05 MAY 23 PM 4 55
BY *[Signature]*
MARCIA L. MORRIS, CLERK

- O. No junk yards, junk cars, motors, storage containers, trash or other items that could be considered a nuisance shall be placed on any Lots.
- P. All heavy equipment other than farm machinery shall not be visible from any public road. Heavy equipment actively being used for construction on a lot or logging on a lot is not prohibited from these Protective Covenants.
- Q. No recreational vehicles or campers shall be lived in at any time on any lot

FENCES

- A. Maintenance of the Fence. The primary amenity of Line Creek Farms is the Four Board Oak Fence that fronts each Lot and the side of each Lot. As such, said fence shall need maintenance from time to time. Expenses of such maintenance shall be prorated by the linear-foot and each Lot owner shall pay their prorated share.
- B. Decisions Respecting Maintenance of the Fence. Decisions respecting maintenance of the Four Board Oak Fence shall be determined by majority vote of the Lot owners.
- C. New Fences. All new fences except fencing attached to the Living Unit or for swimming pools shall be Four Board Oak Fence painted black and constructed in the same manor as the amenity fence. Maintenance of any new fences shall be the responsibility of the Lot owner of the new fence.

COVENANTS AND RESTRICTIONS RESPECTING LAKE TRACTS.

- D. General Provisions. The 38.37 acre tract, Lot 2 and Lot 3 (hereinafter, "Lake Lots") within the Subdivision include within their respective boundaries portions which are covered by the waters of the lake. The property lines of those tracts extend out into the lake as depicted on the Subdivision Survey. The "Lake" consists of the aggregate areas of contiguous lots within the Subdivision that are covered by water up to the high water elevation.
- E. Easements for Use and Enjoyment. Subject to the terms and provisions of the Declaration, the Declarant hereby reserves unto itself and the Owners of the Lake Lots within the Subdivision, and their respective families, tenants, and guests, the non-exclusive right, privilege, and easement of access to and the use and enjoyment of the lake for purposes of boating and fishing, subject to the limitations set forth herein.
- F. No Common Property. All of the property under the Lake which touches the Lake Lots constitutes a part of said lot. None of the Lake, the ground there under, the dam creating the Lake or any part of the Lake constitutes any common property respecting any other lots within the Subdivision. No owner of any Lot which is subject to this Declaration, other than the owners of the Lake Lots, shall have any right to use, enjoy, or restrict the

ENFORCEMENT. These Protective Covenants, including any amendment hereto, may be enforced by any individual Lot owner, or by Declarant, as long as Declarant owns any property within or adjacent to **Line Creek Farms**. Appropriate remedies shall include, but not limited to, specific performance. In any action to enforce these Protective Covenants, all costs associated with said enforcement, including court costs and reasonable attorney's fees, shall be collected as an additional charge.

NUISANCES. No noxious or offensive activity shall be carried on upon any Lot nor shall anything be done therein which may become an annoyance of nuisance to the Subdivision.

SWINE AND POULTRY. No swine or poultry of any kind shall be raised, bred, or kept on any Lot.

DECLARANT POWERS

A. **Variances.** The restrictions set out in this instrument may be altered, varied or waived on an individual Lot basis upon compliance with the following regulations and procedures, to-wit:

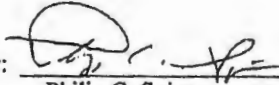
1. Any owner of any Lot desirous of securing a waiver or variance of said restriction shall request the same in writing and shall deliver said petition to the Declarant or his assigns.
2. If the Declarant or his assigns, in the exercise of its sole discretion, approves of said variance, it shall notify the petitioner of the same in writing.
3. The written approval of any requested alteration or variance by the Declarant or his assigns shall constitute absolute waiver of and shall void the restrictions contained in this paragraph of the same in writing.
4. The waiver of the restriction contained in this paragraph on any petitioned Lot shall not constitute a waiver of said restriction on any other Lot.
5. Unless the written approval as outlined herein is secured, the restrictions contained in this paragraph shall be binding and of full force and effect. Provided, further that if the Declarant or his assigns fail to notify the petitioning Lot owner of its approval within ten (10) days of its receipt of the request, said request shall be deemed to have been denied.

B. **Limitation of Liability.** Neither the Declarant nor his assigns shall be liable in damages or otherwise to anyone submitting plans and specifications for approval or to any owner of land affected by this Declaration by reason of mistake of judgment, approval or disapproval or failure to approve and to disapprove any plans and specifications.

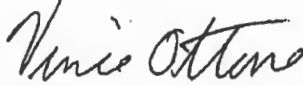
C. **Assigns.** The Declarant may assign his rights to any designated person or entity by filing a written assignment for record in the Spaulding Superior Court and referencing the Book/Page where same is recorded. Such person or entity shall have all rights and powers of the Declarant as provided herein.

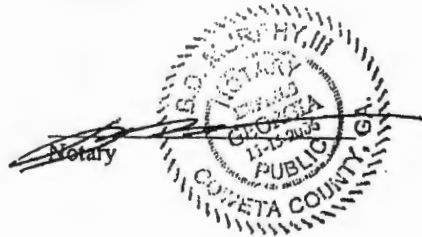
AMENDMENTS. These Protective Covenants shall continue in full force and effect for a period of twenty (20) years from the date these covenants are recorded, at which time

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed the day and year first above written.

By: 
Philip C. Spiers
Spiers Investments, LLC

Signed, sealed and delivered
in the presence of:


Witness



**SPALDING COUNTY
BOARD OF TAX ASSESSORS
419 EAST SOLOMON ST.
GRIFFIN, GEORGIA 30223**

PT283A Rev. 2/15

RENEWAL

**APPLICATION AND QUESTIONNAIRE FOR CURRENT USE
ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY**

To the Board of Tax Assessors of Spalding County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

HUTTO CHARLES H III & TRACY L

Owner's mailing address 285 RIVERS ROAD		City, State, Zip WILLIAMSON, GA 30292	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 285 RIVERS RD		City, State, Zip of Property: GRIFFIN, GA 30224	Covenant Acres 38.69 Total Acres 40.69
District 01	Land Lot 094	Sublot & Block	Recorded Deed Book/Page 3919 295
List types of storage and processing buildings:			

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Charles H. Hutto
Signature of Taxpayer or Taxpayer's Authorized Representative

02-25-2026
Date Application Filed

Tracy L. Hutto
Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)

Sworn to and subscribed before me this *25* day of *February 2026*
Melissa Steger Notary Public

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 274 01017	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 25906	YEAR COVENANT: Begin: Jan 1, 2026 Ends: Dec 31, 2035
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____
Board of Tax Assessors Date

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application</u> only	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants	
Name / Relationship			County	Total Acres	% Interest / No of Acres
Charles H Hutto III		100%	NA		
Tracy L Hutto		100%	NA		

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.)
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)
- ☐ Bona fide club organized for pleasure, recreation, and other non-profitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☐ Raising, harvesting, or storing crops % _____
- ☒ Feeding, breeding, or managing livestock or poultry % 98
- ☐ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % _____
- ☐ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % _____ (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apiarian products % _____
- ☐ Other _____
- ☐ Yes ☒ No Is this property or any portion thereof, currently being leased? If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☒ Yes ☐ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements. house
- ☐ Yes ☒ No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.
- ☐ Yes ☒ No Are there any deed restrictions on this property? If yes, please list the restrictions.
- ☒ Yes ☐ No Does the current zoning on this property allow agricultural use? If no, please explain.
- ☐ Yes ☒ No Is there any type business operated on this property? If yes please indicate business name & type of business.

* If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.

* Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:

(1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber, (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)

* The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me
This ____ day of _____, _____

Taxpayer's Authorized Signature

Approved by: Board of Tax Assessors

Notary Public

Date Filed

Date Approved

274 01017		2026 Spalding County Board of Assessors				2/26/2026 8:06:42 AM Acct # 25906 tlong	
Owner Information		General Property Information				Values	
HUTTO CHARLES H III & TRACY L		SITUS	285 RIVERS RD			Imp Val	449,495
285 RIVERS ROAD		LEGAL	TRACT L RIVERS RD			Acc Val	77,848
WILLIAMSON, GA 30292		Tax District	SPALDING COUNTY	GMD	1067	Homestead	S1
		Total Acres	40.69	LL	094	CUV 2016	35620
		Zoning	AR-1	LD	01	Acc/Des	3C - 1.681699
		Unit		Return Value	0		
Topography - 1.00	Wetlands - 1.00	Shape - 1.00	Easements - 1.00	External - 1.00	Assemblage - 1.00	Other - 1.00	10001 - 1.00

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
HUTTO CHARLES H III & TRACY L	HOWELL CARL E	01/23/2015	3919 295		405,000	A1		0 FM
HOWELL CARL E	BUSSEY ELIZABETH & DARRELL	07/06/2001	1926 185	15 332	21,500	A4		0 LM
HOWELL CARL E	KETCHEM DENNIS AND LOUISE	01/16/2001	1841 311	15 332	117,400	A5		0 FM

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
A5	CUVA Res	5	2.00	5,000	10,000
V5	Open Land	4	20.20	5,030	101,606
V5	Open Land	5	9.71	4,350	42,239
V5	Open Land	6	4.57	3,670	16,772
V5	Open Land	9	4.21	1,900	7,999

CONSERVATION USE LAND INFORMATION

	Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
	Agland 93		2	4.77	1,161	5,538
	Agland 93		4	17.34	950	16,473
	Agland 93		5	10.98	834	9,157
	Agland 93		8	1.03	464	478
	Timberland 93		1	0.13	1,020	133
	Timberland 93		2	3.88	913	3,542
	Timberland 93		7	0.56	534	299

ACCESSORY IMPROVEMENTS - 274 01017

CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	Farm Utility Building	40	96	3840	2023	1.20	0.98	0.00	1.00	1.00	1.00	1.00	0.00	55816	True
A6	Lean-To	20	96	1920	2023	1.00	0.98	0.00	1.00	1.00	1.00	1.00	0.00	12176	True
A6	Pole Shelter	48	40	1920	2023	1.00	0.98	0.00	1.00	1.00	1.00	1.00	0.00	9856	True
A6	Wellhouse - No Value	4	6	24	1995	0.00		0.00	1.00	1.00	1.00	1.00	0.00		True

PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS
2023-982	OUTBUILDING	0	73,500	08/15/2023	10/17/2023	2024		2024: 100% COMPLETE - BW 40X96 OUTBUILDING W/ 4 ROLL UP DOORS & A 20X96 LEAN-TO 08/29/2023 KL
IHP	IN HOUSE PERMIT	0	0	03/16/2023	10/17/2023	2023		2024: COMPLETE- BW TORNADO/CHECK OUTBUILDINGS DESTROYED BY TORNADO 03/16/2023 PT
21519	NEW CONSTRUCT	60,000	0	01/02/2002	05/02/2002			
20776	OUTBUILDING	21,000	0	02/16/2001	07/23/2001			Erect 80 x100 metal prefab. Barn.

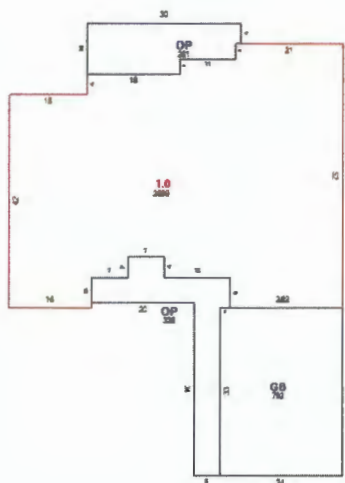
RES IMP - 274 01017 285 RIVERS RD							
Impr Key	22443	Roof Shape	Hip	Basement / Attic	Squarefoot	Phy Depr	0.81
Class / Strat	A1	Floor Construction	Reinf Conc Slab	Bsmt / Finish	0 / 0.00	Phy OVR	0.00
Occupancy / Style	One Family	Floor Finish	Carpet/Hdwd/Tile	Attic / Finish	396 / 1.00	Func Obsol	1.00
Rooms	7	Interior Wall	Sheetrock	Bsmt Qual		Econ Obsol	1.00
Bedrooms	4	Interior Ceiling	Sheetrock	Attic Qual	Average	% Complete	1.00
Heated Area	3,295	Heat	Central AC	Grade	1.20	Neigh Adj	1.07
Story Height	1 Story	Plumbing:Std Comp	1	Year Built	2002	CD	1.00
Foundation	Slab	Plumbing: Extra Fix	8	Eff Year Built	2002	FMV	449,495
Exterior Wall	Stucco on Frame	Full Baths	3	Condition	Average	MAV	0
Roofing	Shingles - Architectural	Half Baths	0	RCN	518,628	OVR FMV	0

Sketch Legend			Other Features			
---------------	--	--	----------------	--	--	--

Code	Type	Area
1.0	1.0 Story	2899
GB	Garage - Built In	792
OP	Porch - Open	261
OP	Porch - Open	335



11-21-2011: photos & sketch updated - JM





03/03/2026 01:49



Legend

□

 Parcels

—

 Roads

Parcel ID	274 01017	Owner	HUTTO CHARLES H III & TRACY L	Last 2 Sales			
Class Code	Consv Use		285 RIVERS ROAD	Date	Price	Reason	Qual
Taxing District	SPALDING COUNTY		WILLIAMSON, GA 30292	1/23/2015	\$405000	FM	Q
Acres	40.69	Physical Address	285 RIVERS RD	7/6/2001	\$21500	LM	Q
		Assessed Value	Value \$827721				
		Land Value	Value \$300378				

(Note: Not to be used on legal documents)

Date created: 3/5/2026
Last Data Uploaded: 3/5/2026 6:47:21 AM



Overview



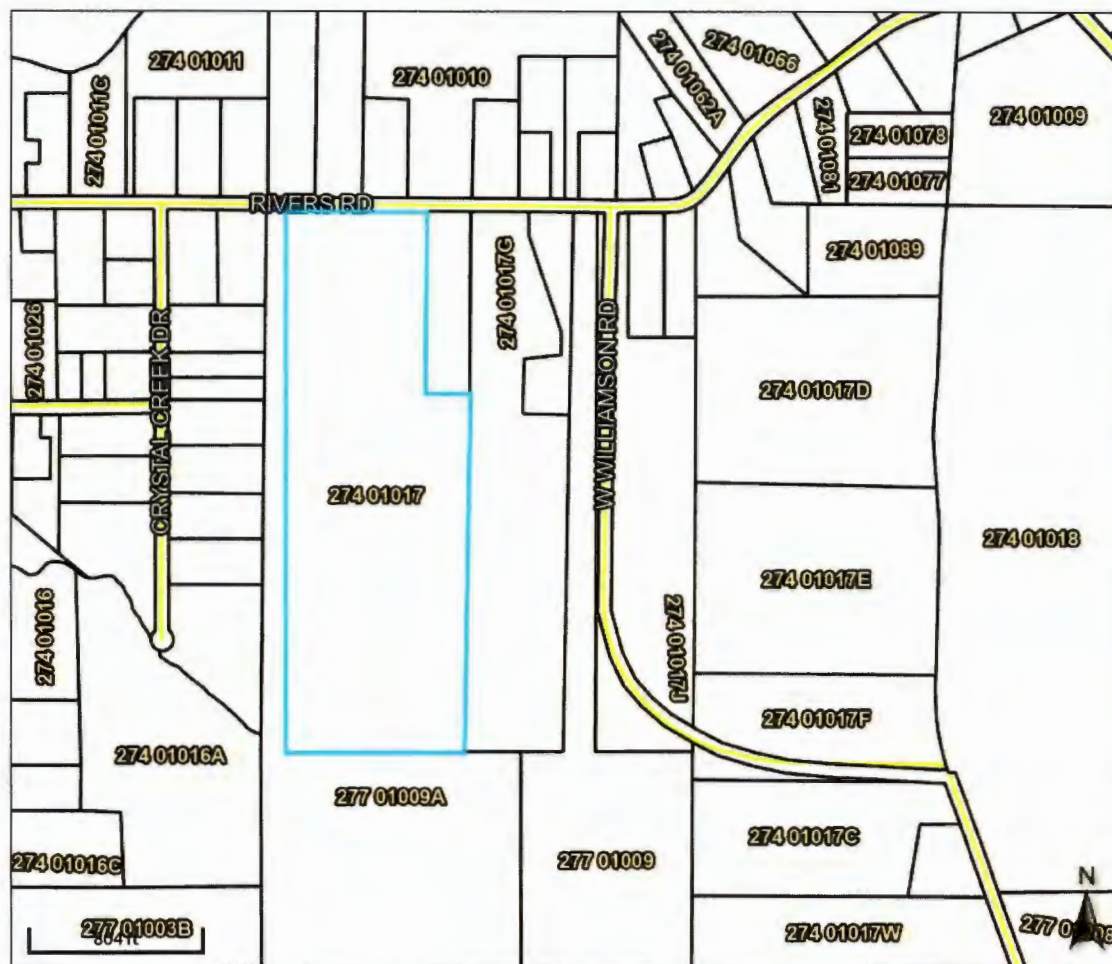
Legend

-  Parcels
-  Roads
- Flood Map**
 -  A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
 -  AE -100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
 -  VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
 -  X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID	274 01017	Owner	HUTTO CHARLES H III & TRACY L	Last 2 Sales			
Class Code	Consv Use		285 RIVERS ROAD	Date	Price	Reason	Qual
Taxing District	SPALDING COUNTY		WILLIAMSON, GA 30292	1/23/2015	\$405000	FM	Q
Acres	40.69	Physical Address	285 RIVERS RD	7/6/2001	\$21500	LM	Q
		Assessed Value	Value \$827721				
		Land Value	Value \$300378				

(Note: Not to be used on legal documents)

Date created: 2/26/2026
Last Data Uploaded: 2/26/2026 7:26:01 AM



Overview



Legend

 Parcels

 Roads

Flood Map

 A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

 AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

 VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

 X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 274 01017
 Class Code Consv Use
 Taxing District SPALDING COUNTY
 Acres 40.69

Owner HUTTO CHARLES H III & TRACY L
 285 RIVERS ROAD
 WILLIAMSON, GA 30292
 Physical Address 285 RIVERS RD
 Assessed Value Value \$827721
 Land Value Value \$300378

Last 2 Sales

Date	Price	Reason	Qual
1/23/2015	\$405000	FM	Q
7/6/2001	\$21500	LM	Q

(Note: Not to be used on legal documents)

Date created: 2/26/2026
 Last Data Uploaded: 2/26/2026 7:26:01 AM

Developed by  SCHNEIDER
 GEOSPATIAL







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03/03/2026 01:50



03/03/2026 01:48



03/03/2026 01:55



03/03/2026 01:47



03/03/2026 01:46

**SPALDING COUNTY
BOARD OF TAX ASSESSORS
419 EAST SOLOMON ST
GRIFFIN, GEORGIA 30223**

RENEWAL

PT283A Rev. 2/15

**APPLICATION AND QUESTIONNAIRE FOR CURRENT USE
ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY**

To the Board of Tax Assessors of Spalding County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

SHOCKLEY LYNDA ANNE DICKSON

Owner's mailing address 345 CANNADY COURT		City, State, Zip SANDY SPRINGS, GA 30350	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 1560 ROVER ZETELLA RD		City, State, Zip of Property: GRIFFIN, GA 30224	Covenant Acres 83.08 Total Acres 83.08
District 02	Land Lot 011	Sublot & Block	Recorded Deed Book/Page 5258 419
List types of storage and processing buildings:			

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Lynda Shockley
Signature of Taxpayer or Taxpayer's Authorized Representative

Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

EXPIRES GEORGIA 01/08/2030 PUBLIC PIKE COUNTY
Date Application Filed **2-23-26**
Sworn to and subscribed before me this **23** day of **Feb**, **2026**
Peggy Perry Notary Public

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 275 01052	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 26173	YEAR COVENANT: Begin: Jan 1, 2026 Ends: Dec 31, 2035
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____
Board of Tax Assessors Date

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application only</u>	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants
Name / Relationship		County	Total Acres	% Interest / No of Acres
Lynda Shockley		None		

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records).)
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)
- ☐ Bona fide club organized for pleasure, recreation, and other nonproftable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☐ Raising, harvesting, or storing crops % _____
- ☒ Feeding, breeding, or managing livestock or poultry % 57%
- ☐ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % _____
- ☐ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % _____ (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apian products % _____
- ☐ Other _____

- ☒ Yes ☐ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☐ Yes ☒ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.
- ☐ Yes ☒ No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.
- ☐ Yes ☒ No Are there any deed restrictions on this property? If yes, please list the restrictions.
- ☒ Yes ☐ No Does the current zoning on this property allow agricultural use? If no, please explain.
- ☐ Yes ☒ No Is there any type business operated on this property? If yes please indicate business name & type of business.

• If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.

• Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:

(1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber. (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)

• The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me

This ____ day of _____, _____

Taxpayer's Authorized Signature _____

Approved by: Board of Tax Assessors _____

Notary Public _____

Date Filed _____

Date Approved _____

275 01052			2026 Spalding County Board of Assessors					2/25/2026 11:02:31 AM Acct # 26173 tlong								
Owner Information			General Property Information					Values								
SHOCKLEY LYNDA ANNE DICKSON 345 CANNADY COURT SANDY SPRINGS, GA 30350			SITUS	1560 ROVER ZETELLA RD				Imp Val	0							
			LEGAL	TR 1,2,9,10,11,13&14 ROVER ZETELLA PB 13/417				Acc Val	14,205							
			Tax District	SPALDING COUNTY	GMD	1067	Homestead	S0	Land Val	650,787						
									Total Value	664,992						
			Total Acres	83.08	LL	011	CUV 2016	89356	2025 : 664,992	2024 : 664,992						
			Zoning		LD	02	Acc/Des	3C - 1.586186	2023 : 640,287	2022 : 586,921						
			Unit		Return Value	0										
Topography - 1.00			Wetlands - 1.00		Shape - 1.00		Easements - 1.00		External - 1.00		Assemblage - 1.00		Other - 1.00		10001 - 1.00	

SALES INFORMATION								
Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
SHOCKLEY LYNDA ANNE DICKSON	SHOCKLEY WALTER G & LYNDA D	08/02/2024	5258 419	14 50		0 V5		0 QC
SHOCKLEY WALTER G & LYNDA D	BOWLIN BILL C	03/20/1985	748 325			0 A1		0 XX
BOWLIN BILL C	STANSELL TOMMY V	05/11/1982	662 283		100,000	A5		0 MT

LAND INFORMATION					
CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
V5	Open Land	4	69.15	5,030	347,825
V5	Open Land	5	12.57	4,350	54,680
V5	Pond	2	1.36	5,720	7,779

CONSERVATION USE LAND INFORMATION						
	Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
	Agland 93	2	54.63	1,161	1.00	63,425
	Agland 93	3	4.71	1,065	1.00	5,016
	Agland 93	4	9.36	950	1.00	8,892
	Agland 93	5	12.51	834	1.00	10,433
	Timberland 93	2	0.49	913	1.00	447
	Timberland 93	3	1.38	828	1.00	1,143

ACCESSORY IMPROVEMENTS - 275 01052															
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	Barn	100	32	3200	1995	1.00	0.24	0.00	1.00	1.00	1.00	1.00	0.00	14205	True



Overview



Legend

- Parcels
- Roads

Parcel ID 275 01052
 Class Code Consv Use
 Taxing District SPALDING COUNTY
 Acres 83.08

Owner SHOCKLEY LYNDIA ANNE DICKSON
 345 CANNADY COURT
 SANDY SPRINGS, GA 30350
 Physical Address 1560 ROVER ZETELLA RD
 Assessed Value Value \$664992
 Land Value Value \$650787

Last 2 Sales			
Date	Price	Reason	Qual
8/2/2024	0	QC	U
3/20/1985	0	XX	U

(Note: Not to be used on legal documents)

Date created: 3/5/2026
 Last Data Uploaded: 3/5/2026 6:47:21 AM

Developed by **SCHNEIDER**
 GEOSPATIAL



Overview



Legend

Parcels

Roads

Flood Map

A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 275 01052
Class Code Consv Use
Taxing District SPALDING COUNTY
Acres 83.08

Owner SHOCKLEY LYNDIA ANNE DICKSON
345 CANNADY COURT
SANDY SPRINGS, GA 30350
Physical Address 1560 ROVER ZETELLA RD
Assessed Value Value \$664992
Land Value Value \$650787

Last 2 Sales
Date Price Reason Qual
8/2/2024 0 QC U
3/20/1985 0 XX U

(Note: Not to be used on legal documents)

Date created: 2/25/2026
Last Data Uploaded: 2/25/2026 7:11:03 AM

Developed by SCHNEIDER
GEOSPATIAL



Overview



Legend

- Parcels
- Roads

Flood Map

- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
- AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
- VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- X X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 275 01052
 Class Code Consv Use
 Taxing District SPALDING COUNTY
 Acres 83.08

Owner SHOCKLEY LYNDIA ANNE DICKSON
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 Physical Address 1560 ROVER ZETELLA RD
 Assessed Value Value \$664992
 Land Value Value \$650787

Last 2 Sales

Date	Price	Reason	Qual
8/2/2024	0	QC	U
3/20/1985	0	XX	U

(Note: Not to be used on legal documents)

Date created: 2/25/2026
 Last Data Uploaded: 2/25/2026 7:11:03 AM

Developed by **SCHNEIDER**
 GEOSPATIAL





03/02/2026 02:24



03/02/2026 02:21



03/02/2026 02:23



03/02/2026 02:24

**Consider the approval of continuation applications for Conservation Use Valuation Assessments. CURLY C FARM LLC, 211-01-023, 115.38 ACRES
CURLY C FARM LLC, 210-01-015D, 1.04 ACRES (CONTIGUOUS WITH PARCEL 211-01-023) KIMSEY WILLIS, 116-01-005E, 49.88 ACRES
ALEXANDER & TANYA CORNWELL, 266-01-003F, 1.26 ACRES
9CONTIGUOUS WITH PARCELS 266-01-003D & 266-01-003A)
ALEXANDER & TANYA CORNWELL, 266-01-003D, 50.12 ACRES
ALEXANDER & TANYA CORNWELL, 266-01-003A, 23.35 ACRES JAMES & LAURA HOLCOMBE, 255-01-018F, 43.95 ACRES JAMES & LAURE HOLCOMBE, 255-01-018G, 18.64 ACRES JEFFREY & HOBART DAVENPORT, 266-02-009J, 43.35 ACRES PETER MASELLI, 279-02-020, 9.29 ACRES (CONTIGUOUS WITH PARCEL 279-02-020J) PETER MASELLI, 279-02-020J, 25.98 ACRES**

Requesting Agency

Spalding County Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[CUVA - CONTINUATION - CURLY C FARM LLC 211-01-023.pdf](#)

[CUVA - CONTINUATION - CURLY C FARM LLC 210-01-015D.pdf](#)

[CUVA - CONTINUATION - WILLIS 116-01-005E.pdf](#)

[CUVA - CONTINUATION - CORNWELL 266-01-003F.pdf](#)

[CUVA - CONTINUATION - CORNWELL 266-01-003D.pdf](#)

[CUVA - CONTINUATION - CORNWELL 266-01-003A.pdf](#)

[CUVA - CONTINUATION - HOLCOMBE 255-01-018F.pdf](#)

[CUVA - CONTINUATION - HOLCOMBE 255-01-018G.pdf](#)

[CUVA - CONTINUATION - DAVENPORT 266-02-009J.pdf](#)

[CUVA - CONTINUATION - MASELLI 279-02-020.pdf](#)

[CUVA - CONTINUATION - MASELLI 279-02-020J.pdf](#)

**SPALDING COUNTY
BOARD OF TAX ASSESSORS
419 EAST SOLOMON ST.
GRIFFIN, GEORGIA 30223**

CONTINUATION

PT283A Rev. 2/15

**APPLICATION AND QUESTIONNAIRE FOR CURRENT USE
ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY**

To the Board of Tax Assessors of Spalding County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

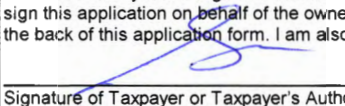
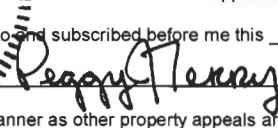
CURLY C FARM LLC

Owner's mailing address 748 HILLVIEW ROAD		City, State, Zip HAMPTON, GA 30228	Number of acres included in this application. Agricultural Land: <u>1.04</u> Timber Land: _____
Property location (Street, Route, Hwy, etc.) 3051 JACKSON RD		City, State, Zip of Property: GRIFFIN, GA 30223	Covenant Acres <u>1.04</u> Total Acres <u>1.04</u>

District 02	Land Lot 049	Sublot & Block	Recorded Deed Book/Page 5329 581	List types of storage and processing buildings: <u>None</u>
----------------	-----------------	----------------	-------------------------------------	--

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Signature of Taxpayer or Taxpayer's Authorized Representative 	EXPIRES GEORGIA 01/08/2030 PUBLIC PIKE COUNTY	Date Application Filed <u>2/5/26</u>
Signature of Taxpayer or Taxpayer's Authorized Representative (Please have additional taxpayers sign on reverse side of application)	Sworn to and subscribed before me this <u>5</u> day of <u>Feb</u> , 2026	Notary Public 

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 210 01015D	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 14400	YEAR COVENANT: Begin: Jan 1, 2026 Ends: Dec 31, 2035
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, 2023 Ends: Dec 31, 2032 If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____	Board of Tax Assessors	Date _____
Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.		

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application</u> only	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants
Name / Relationship	County	Total Acres	% Interest / No of Acres	
Curly C Farm, LLC STEPHANIE CAGLE	SPALDING	115.38	100 / 115.38	
Curly C Farm, LLC STEPHANIE CAGLE	SPALDING	1.04	100 / 1.04	

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.))
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)
- ☐ Bona fide club organized for pleasure, recreation, and other nonproftable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☐ Raising, harvesting, or storing crops % _____
- ☐ Feeding, breeding, or managing livestock or poultry % _____
- ☐ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % _____
- ☒ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % 100 (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apiarian products % _____
- ☐ Other _____

- ☐ Yes ☒ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☐ Yes ☒ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.
- ☐ Yes ☒ No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.
- ☐ Yes ☒ No Are there any deed restrictions on this property? If yes, please list the restrictions.
- ☐ Yes ☒ No Does the current zoning on this property allow agricultural use? If no, please explain.
- ☐ Yes ☒ No Is there any type business operated on this property? If yes please indicate business name & type of business.

• If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.

• Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:

(1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber. (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)

• The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me
This ____ day of _____, _____

Taxpayer's Authorized Signature

Approved by: Board of Tax Assessors

Notary Public

Date Filed

Date Approved

210 01015D	2026 Spalding County Board of Assessors				2/6/2026 8:10:36 AM Acct # 14400 bbernier	
Owner Information	General Property Information				Values	
CURLY C FARM LLC 748 HILLVIEW ROAD HAMPTON, GA 30228	SITUS	3051 JACKSON RD			Imp Val	0
	LEGAL	S PT TRACT 8 PB 6/227 1.035 AC			Acc Val	
	Tax District	SPALDING COUNTY	GMD	0490	Homestead	S0
	Total Acres	1.04	LL	049	CUV 2023	897
	Zoning	R2	LD	02	Acc/Des	5C - .000000
	Unit		Return Value		0	
Topography - 1.00 Wetlands - 1.00 Shape - 1.00 Easements - 1.00 External - 1.00 Assemblage - 1.00 Other - 1.00 12405 - 1.00						

SALES INFORMATION								
Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
CURLY C FARM LLC	CAGLE STEPHANIE	05/23/2025	5329 581	4 197		0 V3		0 MT
CAGLE STEPHANIE	CHADWICK COREY STEVEN	04/15/2025	5324 735	4 197		0 V3		0 MT
CAGLE STEPHANIE MARANDA &	POWERS CHRISTIE ANN PULLIN	01/13/2022	4902 260	4 197	875,000	R3		0 MT

LAND INFORMATION											
CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
V3	409 Jackson Rd @ E. McIntosh	Acre	1.04	0	0			20,000.00	20,000.00	1.00	20,800

CONSERVATION USE LAND INFORMATION						
	Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
	Agland 93	4	0.05	950	1.00	48
	Timberland 93	2	0.43	913	1.00	393
	Timberland 93	3	0.54	828	1.00	447
	Timberland 93	7	0.02	534	1.00	11



Overview



Legend

-  Parcels
-  Roads

Parcel ID 210 01015D
 Class Code Consv Use
 Taxing District SPALDING COUNTY
 Acres 1.04

Owner CURLY C FARM LLC
 748 HILLVIEW ROAD
 HAMPTON, GA 30228
 Physical Address 3051 JACKSON RD
 Assessed Value Value \$20800
 Land Value Value \$20800

Last 2 Sales			
Date	Price	Reason	Qual
5/23/2025	0	MT	U
4/15/2025	0	MT	U

(Note: Not to be used on legal documents)

Date created: 2/6/2026
 Last Data Uploaded: 2/6/2026 7:13:25 AM

Developed by  **SCHNEIDER**
 GEOSPATIAL



Overview



Legend

- Parcels
- Roads

Parcel ID 210 01015D
 Class Code Consv Use
 Taxing District SPALDING COUNTY
 Acres 1.04

Owner CURLY C FARM LLC
 748 HILLVIEW ROAD
 HAMPTON, GA 30228
 Physical Address 3051 JACKSON RD
 Assessed Value Value \$20800
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Last 2 Sales			
Date	Price	Reason	Qual
5/23/2025	0	MT	U
4/15/2025	0	MT	U

(Note: Not to be used on legal documents)

Date created: 2/6/2026
 Last Data Uploaded: 2/6/2026 7:13:25 AM

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map: Auto (Mosaic) ▾ Jan 2026 - Jan 2026 ▾ 01/16/2026 - 01/20/2026



02/10/2026 04:24

**SPALDING COUNTY
BOARD OF TAX ASSESSORS
419 EAST SOLOMON ST.
GRIFFIN, GEORGIA 30223**

CONTINUATION

PT283A Rev. 2/15

**APPLICATION AND QUESTIONNAIRE FOR CURRENT USE
ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY**

To the Board of Tax Assessors of Spalding County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

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CURLY C FARM LLC

Owner's mailing address 748 HILLVIEW ROAD	City, State, Zip HAMPTON, GA 30228	Number of acres included in this application. Agricultural Land: <u>1.04</u> Timber Land: _____
Property location (Street, Route, Hwy, etc.) 3051 JACKSON RD	City, State, Zip of Property: GRIFFIN, GA 30223	Covenant Acres <u>1.04</u> Total Acres <u>1.04</u>

District 02	Land Lot 049	Sublot & Block	Recorded Deed Book/Page 5329 581	List types of storage and processing buildings: <u>None</u>
----------------	-----------------	----------------	-------------------------------------	--

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Signature of Taxpayer or Taxpayer's Authorized Representative _____ Date Application Filed 2/5/26

Signature of Taxpayer or Taxpayer's Authorized Representative _____ Sworn to and subscribed before me this 5 day of Feb, 2026
(Please have additional taxpayers sign on reverse side of application) _____ Notary Public

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 210 01015D	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 14400	YEAR COVENANT: Begin: Jan 1, 2026 Ends: Dec 31, 2035
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, 2023 Ends: Dec 31, 2032 If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____
Board of Tax Assessors _____ Date _____

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application</u> only	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants
Name / Relationship	County	Total Acres	% Interest / No of Acres	
Curly C Farm, LLC STEPHANIE CAGLE	SPALDING	115.38	100 / 115.38	
Curly C Farm, LLC STEPHANIE CAGLE	SPALDING	1.04	100 / 1.04	

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.)
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)
- ☐ Bona fide club organized for pleasure, recreation, and other non-profitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☐ Raising, harvesting, or storing crops % _____
- ☐ Feeding, breeding, or managing livestock or poultry % _____
- ☐ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % _____
- ☒ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % 100 (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apiarian products % _____
- ☐ Other _____

- ☐ Yes ☒ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☐ Yes ☒ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.
- ☐ Yes ☒ No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.
- ☐ Yes ☒ No Are there any deed restrictions on this property? If yes, please list the restrictions.
- ☐ Yes ☒ No Does the current zoning on this property allow agricultural use? If no, please explain.
- ☐ Yes ☒ No Is there any type business operated on this property? If yes please indicate business name & type of business.

- If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.
- Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:
 - (1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber, (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)
- The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me
This ____ day of _____, _____

Taxpayer's Authorized Signature

Approved by: Board of Tax Assessors

Notary Public

Date Filed

Date Approved

210 01015D		2026 Spalding County Board of Assessors			2/6/2026 8:10:36 AM Acct # 14400 bbernier	
Owner Information		General Property Information			Values	
CURLY C FARM LLC 748 HILLVIEW ROAD HAMPTON, GA 30228		SITUS	3051 JACKSON RD			Imp Val 0
		LEGAL	S PT TRACT 8 PB 6/227 1.035 AC			Acc Val
		Tax District	SPALDING COUNTY	GMD 0490	Homestead S0	Land Val 20,800
		Total Acres	1.04	LL 049	CUV 2023 897	Total Value 20,800
		Zoning	R2	LD 02	Acc/Des 5C - .000000	2025 : 20,800 2024 : 20,800
		Unit	Return Value 0			2023 : 22,880 2022 : 8,237
Topography - 1.00		Wetlands - 1.00		Shape - 1.00		Easements - 1.00
						External - 1.00
						Assemblage - 1.00
						Other - 1.00
						12405 - 1.00

SALES INFORMATION								
Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
CURLY C FARM LLC	CAGLE STEPHANIE	05/23/2025	5329 581	4 197		0 V3		0 MT
CAGLE STEPHANIE	CHADWICK COREY STEVEN	04/15/2025	5324 735	4 197		0 V3		0 MT
CAGLE STEPHANIE MARANDA &	POWERS CHRISTIE ANN PULLIN	01/13/2022	4902 260	4 197	875,000	R3		0 MT

LAND INFORMATION											
CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
V3	409 Jackson Rd @ E. McIntosh	Acre	1.04	0	0			20,000.00	20,000.00	1.00	20,800

CONSERVATION USE LAND INFORMATION						
	Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
	Agland 93		4	0.05	950	1.00 48
	Timberland 93		2	0.43	913	1.00 393
	Timberland 93		3	0.54	828	1.00 447
	Timberland 93		7	0.02	534	1.00 11



Overview



Legend

-  Parcels
-  Roads

Parcel ID 210 01015D
 Class Code Consv Use
 Taxing District SPALDING COUNTY
 Acres 1.04

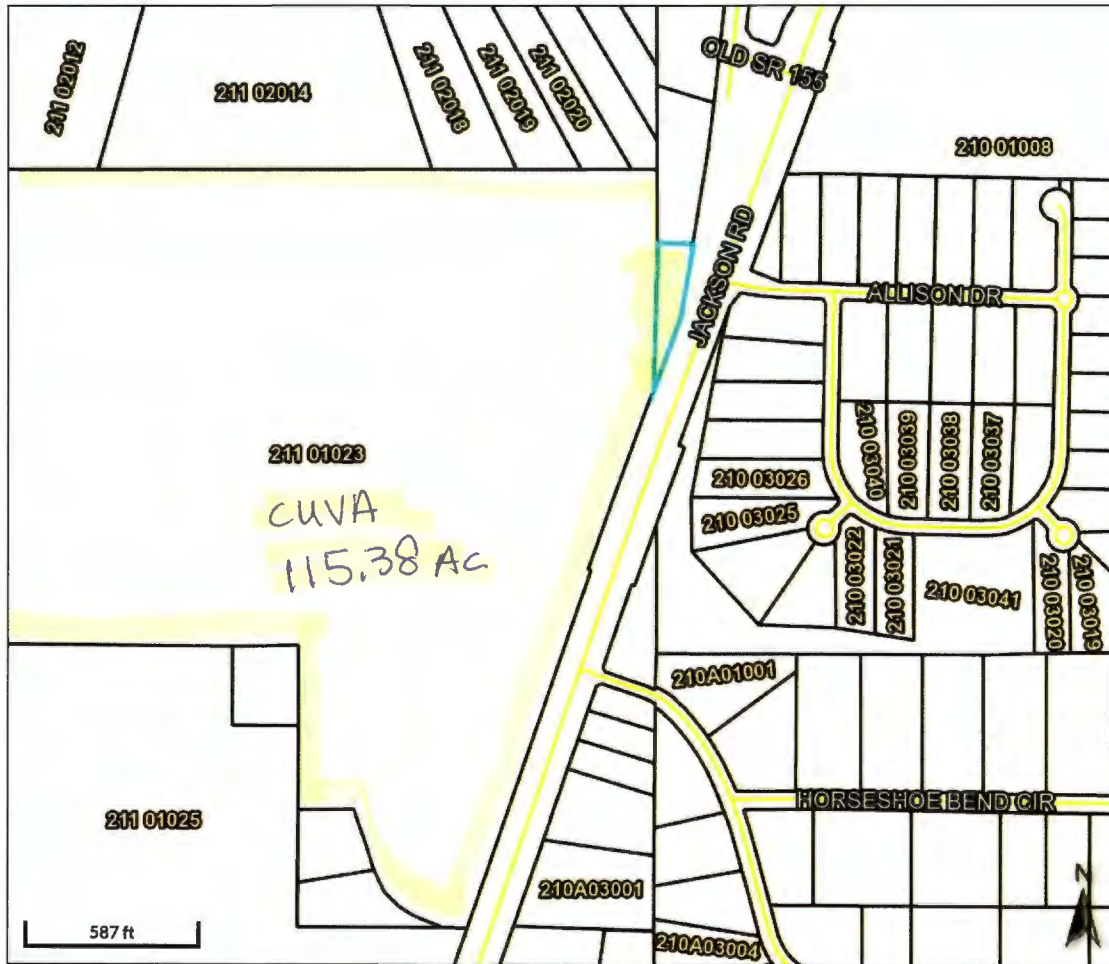
Owner CURLY C FARM LLC
 748 HILLVIEW ROAD
 HAMPTON, GA 30228
 Physical Address 3051 JACKSON RD
 Assessed Value Value \$20800
 Land Value Value \$20800

Last 2 Sales			
Date	Price	Reason	Qual
5/23/2025	0	MT	U
4/15/2025	0	MT	U

(Note: Not to be used on legal documents)

Date created: 2/6/2026
 Last Data Uploaded: 2/6/2026 7:13:25 AM

Developed by  **SCHNEIDER**
 GEOSPATIAL



Overview



Legend

- Parcels
- Roads

Parcel ID 210 01015D
 Class Code Consv Use
 Taxing District SPALDING COUNTY
 Acres 1.04

Owner CURLY C FARM LLC
 748 HILLVIEW ROAD
 HAMPTON, GA 30228
 Physical Address 3051 JACKSON RD
 Assessed Value Value \$20800
 Land Value Value \$20800

Last 2 Sales			
Date	Price	Reason	Qual
5/23/2025	0	MT	U
4/15/2025	0	MT	U

(Note: Not to be used on legal documents)

Date created: 2/6/2026
 Last Data Uploaded: 2/6/2026 7:13:25 AM

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02/10/2026 04:24

CONTINUATION

PT283A Rev. 2/15

APPLICATION AND QUESTIONNAIRE FOR CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

To the Board of Tax Assessors of Spalding County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

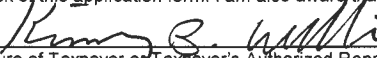
Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

WILLIS KIMSEY B

Owner's mailing address 1403 N EXPRESSWAY STE B		City, State, Zip GRIFFIN, GA 30223		Number of acres included in this application. Agricultural Land: _____ Timber Land: _____	
Property location (Street, Route, Hwy, etc.) 735N 2ND ST		City, State, Zip of Property: GRIFFIN, GA 30223		Covenant Acres 49.88 Total Acres 49.88	
District 03	Land Lot 162	Sublot & Block	Recorded Deed Book/Page 5332 616	List types of storage and processing buildings: Pavilion / camper	

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.


Signature of Taxpayer or Taxpayer's Authorized Representative

1-13-26
Date Application Filed

Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 116 01005E	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 11417	YEAR COVENANT: Begin: Jan 1, 2026 Ends: Dec 31, 2035
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, 2023 Ends: Dec 31, 2032 If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____

Board of Tax Assessors

Date

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application only</u>	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants	
Name / Relationship			County	Total Acres	% Interest / No of Acres
Kimsey B. Willis		SELF			

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.))
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)
- ☐ Bona fide club organized for pleasure, recreation, and other non-profitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☐ Raising, harvesting, or storing crops % _____
- ☐ Feeding, breeding, or managing livestock or poultry % _____
- ☒ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % _____
- ☐ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % _____ (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apiarian products % _____
- ☐ Other _____

- ☐ Yes ☒ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☐ Yes ☒ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.
- ☐ Yes ☒ No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.
- ☐ Yes ☒ No Are there any deed restrictions on this property? If yes, please list the restrictions.
- ☒ Yes ☐ No Does the current zoning on this property allow agricultural use? If no, please explain.
- ☐ Yes ☒ No Is there any type business operated on this property? If yes please indicate business name & type of business.

- If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.
- Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:
 - (1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber, (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)
 - The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me

This ____ day of _____, _____

Taxpayer's Authorized Signature

Approved by: Board of Tax Assessors

Notary Public

Date Filed

Date Approved

116 01005E			2026 Spalding County Board of Assessors					1/16/2026 4:54:10 PM Acct # 11417 tlong			
Owner Information			General Property Information					Values			
WILLIS KIMSEY B 1403 N EXPRESSWAY STE B GRIFFIN, GA 30223			SITUS	735 N 2ND ST				Imp Val	0		
			LEGAL	N 2ND ST				Acc Val	31,200		
			Tax District	SPALDING COUNTY	GMD	1825	Homestead	S0	Land Val	311,404	
									Total Value	342,604	
			Total Acres	49.88	LL	162	CUV 2023	33201	2025 : 354,004	2024 : 302,103	
			Zoning	R1	LD	03	Acc/Des	3C - 1.660476	2023 : 292,161	2022 : 294,037	
			Unit				Return Value	0			
Topography - 1.00	Wetlands - 1.00	Shape - 1.00	Easements - 1.00	External - 1.00	Assemblage - 1.00	Other - 1.20	10001 - 1.00				

SALES INFORMATION								
Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
WILLIS KIMSEY B	CECIL JUDITH W	06/10/2025	5332 616	9 229		0 V5		0 QC
WILLIS KIMSEY B AND	WILLIS PROPERTIES LP	07/13/2022	5000 155			0 A5		0 GF
WILLIS PROPERTIES LP	GARRISON JOHN M	10/16/2001	1974 358		139,600	A3		0 LM

LAND INFORMATION					
CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
V5	Open Land	4	0.28	5,030	1,408
V5	Woodland	2	6.12	3,950	24,174
V5	Woodland	3	21.07	3,810	80,277
V5	Woodland	7	9.19	2,720	24,997
V5	Woodland	8	0.57	2,440	1,391
V5	Woodland	9	12.65	1,900	24,035

CONSERVATION USE LAND INFORMATION						
	Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
	Agland 93	4	0.28	950	1.00	266
	Timberland 93	2	6.12	913	1.00	5,588
	Timberland 93	3	21.07	828	1.00	17,446
	Timberland 93	7	9.19	534	1.00	4,907
	Timberland 93	8	0.57	462	1.00	263
	Timberland 93	9	12.65	374	1.00	4,731

ACCESSORY IMPROVEMENTS - 116 01005E															
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	POND 6 - 25	0	0	12	2005	1.00	0.52	0.00	1.00	1.00	1.00	1.00	0.00	31200	False



Overview



Legend

 Parcels

 Roads

Flood Map

 A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

 AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

 VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

 X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 116 01005E
Class Code Consv Use
Taxing District SPALDING COUNTY
Acres 49.88

Owner WILLIS KIMSEY B
1403 N EXPRESSWAY
STE B
GRIFFIN, GA 30223

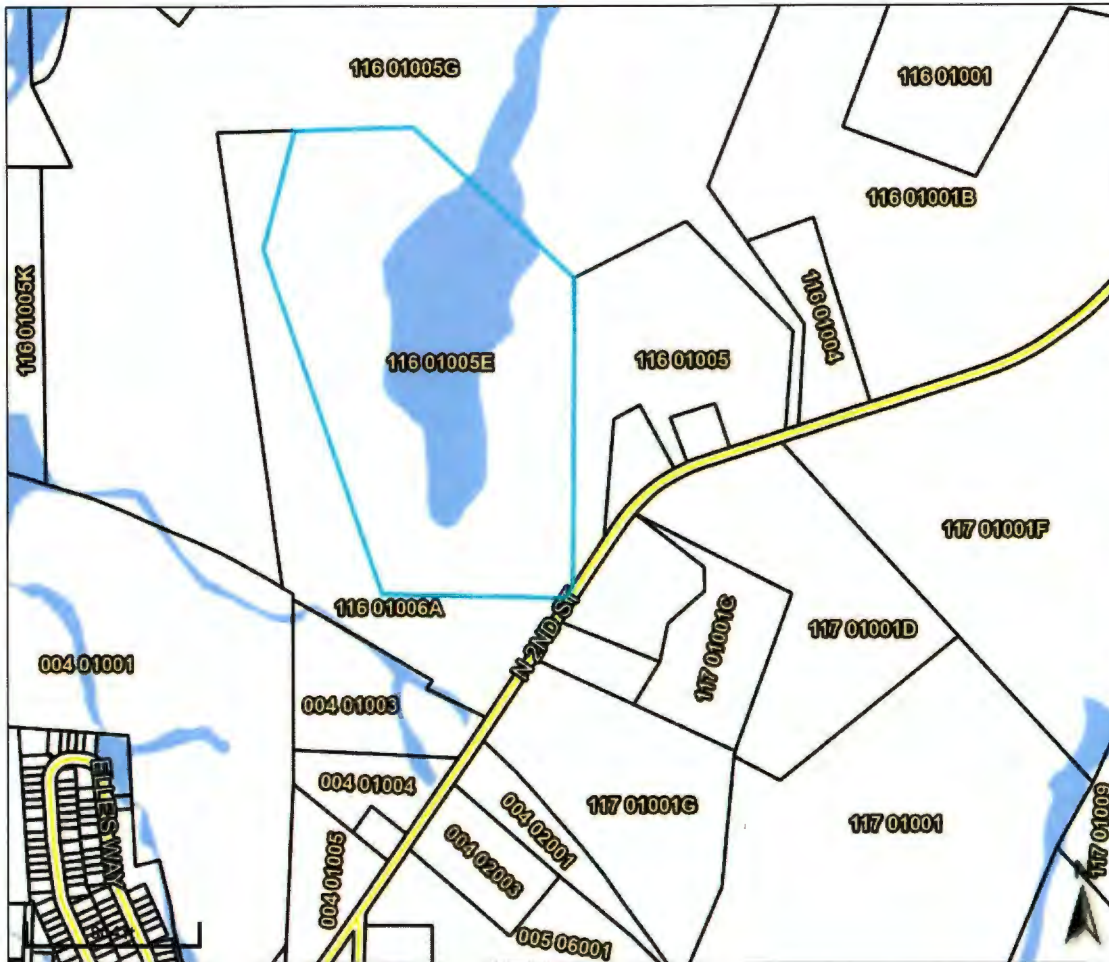
Physical Address 735 N 2ND ST
Assessed Value Value \$354004
Land Value Value \$311404

Last 2 Sales			
Date	Price	Reason	Qual
6/10/2025	0	QC	U
7/13/2022	0	GF	U

(Note: Not to be used on legal documents)

Date created: 1/14/2026
Last Data Uploaded: 1/14/2026 7:30:29 AM

Developed by  **SCHNEIDER**
GEOSPATIAL



Overview



Legend

□ Parcels

— Roads

Flood Map

■ A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

■ AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

■ VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

■ X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 116 01005E
Class Code Consv Use
Taxing District SPALDING COUNTY
Acres 49.88

Owner WILLIS KIMSEY B
1403 N EXPRESSWAY
STE B
GRIFFIN, GA 30223

Physical Address 735 N 2ND ST
Assessed Value Value \$354004
Land Value Value \$311404

Last 2 Sales

Date	Price	Reason	Qual
6/10/2025	0	QC	U
7/13/2022	0	GF	U

(Note: Not to be used on legal documents)

Date created: 1/14/2026
Last Data Uploaded: 1/14/2026 7:30:29 AM

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Workspaces ▾





02/25/2026 02:18





02/25/2026 02:20



02/25/2026 02:21



02/25/2026 02:23



02/25/2026 02:22



02/25/2026 02:23

**SPALDING COUNTY
BOARD OF TAX ASSESSORS
419 EAST SOLOMON ST.
GRIFFIN, GEORGIA 30223**

CONTINUATION

PT283A Rev. 2/15

**APPLICATION AND QUESTIONNAIRE FOR CURRENT USE
ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY**

To the Board of Tax Assessors of Spalding County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

CORNWELL ALEXANDER STUART & TANYA

Owner's mailing address 3817 W MCINTOSH RD		City, State, Zip GRIFFIN, GA 30223		Number of acres included in this application. Agricultural Land: _____ Timber Land: _____	
Property location (Street, Route, Hwy, etc.) 0W MCINTOSH RD		City, State, Zip of Property: GRIFFIN, GA 30223		Covenant Acres 1.26 Total Acres 1.26	
District 04	Land Lot 048	Sublot & Block	Recorded Deed Book/Page 5350 688	List types of storage and processing buildings:	

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Signature of Taxpayer or Taxpayer's Authorized Representative

Date Application Filed

Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)

Sworn to and subscribed before me this 9 day of Jan, 2026

Notary Public

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 266 01003F	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 32230	YEAR COVENANT: Begin: Jan 1, 2026 Ends: Dec 31, 2035
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: 2019 Begin: Jan 1, 2022 Ends: Dec 31, 2028 If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: 266-01-0030

Approved: _____ Date: _____

Board of Tax Assessors

Date

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application</u> only	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants	
Name / Relationship			County	Total Acres	% Interest / No of Acres
Alexander Cornwell		50	N/A		
Tanya Cornwell		50	N/A		

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.)
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/chapter with application.)
- ☐ Bona fide club organized for pleasure, recreation, and other non-profitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/chapter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☐ Raising, harvesting, or storing crops % _____
- ☐ Feeding, breeding, or managing livestock or poultry % _____
- ☐ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % _____
- ☐ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % _____ (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apiarian products % _____

☒ Other ACCESS ROAD driveway

- ☐ Yes ☒ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☐ Yes ☒ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.
- ☐ Yes ☒ No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.
- ☐ Yes ☒ No Are there any deed restrictions on this property? If yes, please list the restrictions.
- ☒ Yes ☐ No Does the current zoning on this property allow agricultural use? If no, please explain.
- ☐ Yes ☒ No Is there any type business operated on this property? If yes please indicate business name & type of business.

* If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.

* Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:

(1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber, (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)

* The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me
This ____ day of _____, _____

Taxpayer's Authorized Signature

Approved by: Board of Tax Assessors

Notary Public

Date Filed

Date Approved

266 01003F		2026 Spalding County Board of Assessors				1/20/2026 8:35:52 AM Acct # 32230 tlong	
Owner Information		General Property Information				Values	
CORNWELL ALEXANDER STUART & TANYA 3817 W MCINTOSH RD GRIFFIN, GA 30223		SITUS	0 W MCINTOSH RD			Imp Val	0
		LEGAL	1.26AC W MCINTOSH RD PB 26/749			Acc Val	
		Tax District	SPALDING COUNTY	GMD	1068	Homestead	S0
		Total Acres	1.26	LL	048	CUV 2022	858
		Zoning		LD	04	Acc/Des	3C - 8.465688
		Unit		Return Value		0	
Topography - 1.00	Wetlands - 1.00	Shape - 1.00	Easements - 1.00	External - 1.00	Assemblage - 1.00	Other - 1.00	12665 - 1.00

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
CORNWELL ALEXANDER STUART &	PALMER KATHRYN ANDERSON ET	09/05/2025	5350 688	28 240	290,000	V4		0 MT
PALMER KATHRYN ANDERSON ET	PALMER KATHRYN ANDERSON	08/09/2021	4805 105	26 749		0 A4		0 LA
PALMER KATHRYN ANDERSON	PALMER THOMAS FRANCIS	06/20/2018	4296 209	7 95		0 V4		0 YS

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
V4	Open Land	5	0.40	4,350	1,740
V4	Open Land	6	0.41	3,670	1,505
V4	Woodland	7	0.45	2,720	1,224

CONSERVATION USE LAND INFORMATION

	Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
	Agland 93	5	0.40	834	1.00	334
	Agland 93	6	0.41	692	1.00	284
	Timberland 93	7	0.45	534	1.00	240



Overview



Legend

- Parcels
- Roads

Parcel ID	266 01003F	Owner	CORNWELL ALEXANDER STUART & TANYA	Last 2 Sales			
Class Code	Consrv Use		3817 W MCINTOSH RD	Date	Price	Reason	Qual
Taxing District	SPALDING COUNTY		GRIFFIN, GA 30223	9/5/2025	\$290000	MT	U
Acres	1.26		W MCINTOSH RD	8/9/2021	0	LA	U
		Physical Address					
		Assessed Value	Value \$37833				
		Land Value	Value \$37833				

(Note: Not to be used on legal documents)

Date created: 2/26/2026
Last Data Uploaded: 2/26/2026 7:26:01 AM

Developed by  **SCHNEIDER**
GEOSPATIAL



Overview



Legend

 Parcels

 Roads

Flood Map

 A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

 AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

 VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

 X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 266 01003F
Class Code Consv Use
Taxing District SPALDING COUNTY
Acres 1.26

Owner CORNWELL ALEXANDER STUART & TANYA
3817 W MCINTOSH RD
GRIFFIN, GA 30223
W MCINTOSH RD

Physical Address
Assessed Value Value \$37833
Land Value Value \$37833

Last 2 Sales			
Date	Price	Reason	Qual
9/5/2025	\$290000	MT	U
8/9/2021	0	LA	U

(Note: Not to be used on legal documents)



Overview



Legend

- Parcels
- Roads

Flood Map

- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
- AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
- VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 266 01003F
Class Code Consv Use
Taxing District SPALDING COUNTY
Acres 1.26

Owner CORNWELL ALEXANDER STUART & TANYA
3817 W MCINTOSH RD
GRIFFIN, GA 30223
W MCINTOSH RD
Physical Address
Assessed Value Value \$37833
Land Value Value \$37833

Last 2 Sales			
Date	Price	Reason	Qual
9/5/2025	\$290000	MT	U
8/9/2021	0	LA	U

(Note: Not to be used on legal documents)



map: Auto (Mosaic) ▾ Dates: Latest ▾ 01/09/2025 - 01/28/2025



02/11/2026 01:28

**SPALDING COUNTY
BOARD OF TAX ASSESSORS
419 EAST SOLOMON ST.
GRIFFIN, GEORGIA 30223**

CONTINUATION

PT283A Rev. 2/15

**APPLICATION AND QUESTIONNAIRE FOR CURRENT USE
ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY**

To the Board of Tax Assessors of Spalding County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

CORNWELL ALEXANDER STUART & TANYA

Owner's mailing address 3817 W MCINTOSH RD		City, State, Zip GRIFFIN, GA 30223	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 3855W MCINTOSH RD		City, State, Zip of Property: GRIFFIN, GA 30223	Covenant Acres 50.12 Total Acres 50.12
District 04	Land Lot 048	Sublot & Block	Recorded Deed Book/Page 5350 698
List types of storage and processing buildings:			

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions do exist should the covenant is breached.

Signature of Taxpayer or Taxpayer's Authorized Representative

Date of Application Filed 1/9/26

Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)

Sworn to and subscribed before me this 9 day of Jan, 2026

Peggy Penny Notary Public

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 266 01003D	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 25011	YEAR COVENANT: Begin: Jan 1, 2026 Ends: Dec 31, 2035
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, 2019 Ends: Dec 31, 2028 If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____

Board of Tax Assessors

Date

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application</u> only	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants	
Name / Relationship			County	Total Acres	% Interest / No of Acres
Alexander Cornwell		50	N/A		
Tanya Cornwell		50	N/A		

Check Appropriate Ownership Type:

☒ One or more natural or naturalized citizens.

☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.

☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.

☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.)

☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

☐ Bona fide club organized for pleasure, recreation, and other non-profitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

☐ Raising, harvesting, or storing crops % _____

☐ Feeding, breeding, or managing livestock or poultry % _____

☐ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % _____

☒ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % 100 (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))

☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apiarian products % _____

☐ Other _____

☐ Yes ☒ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)

☐ Yes ☒ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.

☐ Yes ☒ No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.

☐ Yes ☒ No Are there any deed restrictions on this property? If yes, please list the restrictions.

☒ Yes ☐ No Does the current zoning on this property allow agricultural use? If no, please explain.

☐ Yes ☒ No Is there any type business operated on this property? If yes please indicate business name & type of business.

* If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.

* Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:

(1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber. (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)

* The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me

This ____ day of _____,

Taxpayer's Authorized Signature

Approved by: Board of Tax Assessors

Notary Public

Date Filed

Date Approved

266 01003D		2026 Spalding County Board of Assessors				1/20/2026 8:28:42 AM Acct # 25011 tlong	
Owner Information		General Property Information				Values	
CORNWELL ALEXANDER STUART & TANYA 3817 W MCINTOSH RD GRIFFIN, GA 30223		SITUS	3855 W MCINTOSH RD			Imp Val	0
		LEGAL	50.12 AC - PB 28/240 - W MCINTOSH RD			Acc Val	
		Tax District	SPALDING COUNTY	GMD	1068	Homestead	S0
		Total Acres	50.12	LL	048	CUV 2019	35370
		Zoning		LD	04	Acc/Des	4C - 1.244994
		Unit		Return Value		0	
						Land Val	244,288
						Total Value	244,288
						2025 : 222,376	2024 : 222,376
						2023 : 213,974	2022 : 194,391
Topography - 1.00 Wetlands - 1.00 Shape - 1.00 Easements - 1.00 External - 1.00 Assemblage - 1.00 Other - 1.20 10001 - 1.00							

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
CORNWELL ALEXANDER STUART &	PALMER KATHRYN ANDERSEN ET	09/05/2025	5350 688	28 240	290,000	V5		0 MT
PALMER KATHRYN ANDERSEN ET	PALMER KATHRYN ANDERSON	11/10/2020	4650 149	8 54		0 V5		0 QC
PALMER KATHRYN ANDERSON	PALMER THOMAS FRANCIS	06/20/2018	4296 209	8 54		0 V5		0 YS

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
V5	Open Land	4	0.18	5,030	905
V5	Open Land	5	1.32	4,350	5,742
V5	Open Land	6	0.10	3,670	367
V5	Woodland	2	12.34	3,950	48,743
V5	Woodland	3	8.08	3,810	30,785
V5	Woodland	6	0.98	3,270	3,205
V5	Woodland	7	27.12	2,720	73,766

CONSERVATION USE LAND INFORMATION

	Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
	Timberland 93	2	11.26	913	1.00	10,280
	Timberland 93	8	8.48	462	1.00	3,918
	Timberland 93	7	21.75	534	1.00	11,615
	Timberland 93	6	0.90	614	1.00	553
	Agland 93	5	4.17	834	1.00	3,478
	Agland 93	6	1.89	692	1.00	1,308

Agland 93

4

1.67

950

1.00

1,587



Overview



Legend

- Parcels
- Roads

Parcel ID 266 01003D
 Class Code Consv Use
 Taxing District SPALDING COUNTY
 Acres 50.12

Owner CORNWELL ALEXANDER STUART &
 TANYA
 3817 W MCINTOSH RD
 GRIFFIN, GA 30223
 3855 W MCINTOSH RD

Physical Address
 Assessed Value Value \$222376
 Land Value Value \$222376

Last 2 Sales		Reason	Qual
Date	Price		
9/5/2025	\$290000	MT	U
11/10/2020	0	QC	U

(Note: Not to be used on legal documents)

Date created: 2/26/2026
 Last Data Uploaded: 2/26/2026 7:26:01 AM

Developed by **SCHNEIDER**
 GEOSPATIAL



Overview



Legend

Parcels

Roads

Flood Map

A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 266 01003D
Class Code Consv Use
Taxing District SPALDING COUNTY
Acres 50.12

Owner CORNWELL ALEXANDER STUART & TANYA
3817 W MCINTOSH RD
GRIFFIN, GA 30223
Physical Address 3855 W MCINTOSH RD
Assessed Value Value \$222376
Land Value Value \$222376

Last 2 Sales		Reason	Qual
Date	Price		
9/5/2025	\$290000	MT	U
11/10/2020	0	QC	U

(Note: Not to be used on legal documents)



Overview



Legend

- Parcels
- Roads

Flood Map

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- AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
- VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 266 01003D
Class Code Consv Use
Taxing District SPALDING COUNTY
Acres 50.12

Owner CORNWELL ALEXANDER STUART & TANYA
3817 W MCINTOSH RD
GRIFFIN, GA 30223
Physical Address 3855 W MCINTOSH RD
Assessed Value Value \$222376
Land Value Value \$222376

Last 2 Sales		Reason	Qual
Date	Price		
9/5/2025	\$290000	MT	U
11/10/2020	0	QC	U

(Note: Not to be used on legal documents)





02/11/2026 01:28

**SPALDING COUNTY
BOARD OF TAX ASSESSORS
419 EAST SOLOMON ST.
GRIFFIN, GEORGIA 30223**

PT283A Rev. 2/15

**APPLICATION AND QUESTIONNAIRE FOR CURRENT USE
ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY**

To the Board of Tax Assessors of Spalding County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

CORNWELL ALEXANDER STUART & TANYA

Owner's mailing address 3817 W MCINTOSH RD		City, State, Zip GRIFFIN, GA 30223		Number of acres included in this application. Agricultural Land: _____ Timber Land: _____	
Property location (Street, Route, Hwy, etc.) 3817W MCINTOSH RD		City, State, Zip of Property: GRIFFIN, GA 30223		Covenant Acres 0.00 Total Acres 23.35	
District 04	Land Lot 048	Sublot & Block	Recorded Deed Book/Page 5350 688	List types of storage and processing buildings:	

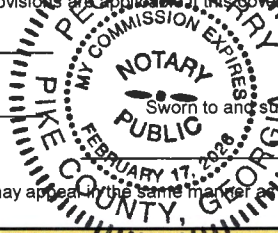
AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Signature of Taxpayer or Taxpayer's Authorized Representative

Date Application Filed 1/9/26

Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)



Notary Public

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 266 01003A	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 25008	YEAR COVENANT: Begin: Jan 1, 2026 Ends: Dec 31, 2035
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, 2019 Ends: Dec 31, 2028 If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: 266-01-003D

Approved: _____ Date: _____

Board of Tax Assessors

Date

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application only</u>	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants	
Name / Relationship			County	Total Acres	% Interest / No of Acres
Alexander Cornwell		50%	N/A		
Tanya Cornwell	Spouse	50%	N/A		

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.)
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/chapter with application.)
- ☐ Bona fide club organized for pleasure, recreation, and other non-profitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/chapter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☒ Raising, harvesting, or storing crops % 10
- ☒ Feeding, breeding, or managing livestock or poultry % 30
- ☒ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % 10
- ☐ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % _____ (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apian products % _____
- ☐ Other _____

- ☐ Yes ☒ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☐ Yes ☒ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.
- ☐ Yes ☒ No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.
- ☐ Yes ☒ No Are there any deed restrictions on this property? If yes, please list the restrictions.
- ☒ Yes ☐ No Does the current zoning on this property allow agricultural use? If no, please explain.
- ☒ Yes ☐ No Is there any type business operated on this property? If yes please indicate business name & type of business. Farm Store

• If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.

• Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:

(1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber, (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)

• The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the relevant laws, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me
This ____ day of _____,

Taxpayer's Authorized Signature

Approved by: Board of Tax Assessors

Notary Public

Date Filed

Date Approved

266 01003A		2026 Spalding County Board of Assessors				1/20/2026 8:29:17 AM Acct # 25008 tlong	
Owner Information		General Property Information				Values	
CORNWELL ALEXANDER STUART & TANYA 3817 W MCINTOSH RD GRIFFIN, GA 30223		SITUS	3817 W MCINTOSH RD			Imp Val	70,497
		LEGAL	23.35AC W MCINTOSH RD PB 26/749			Acc Val	12,532
		Tax District	SPALDING COUNTY	GMD	1068	Homestead	S0
		Total Acres	23.35	LL	048	No Covenant	0
		Zoning		LD	04	Acc/Des	4C - .000000
		Unit		Return Value		0	
Topography - 1.00		Wetlands - 1.00		Shape - 1.00		Easements - 1.00	
						External - 1.00	
						Assemblage - 1.00	
						Other - 1.00	
						12665 - 1.00	

SALES INFORMATION								
Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
CORNWELL ALEXANDER STUART &	CORNWELL ALEXANDER STUART &	09/05/2025	5350 688	26 749		0 A1		0 GF
CORNWELL ALEXANDER STUART &	CORNWELL EDWIN STUART	02/11/2022	4918 288	26 749		1 A1		0 QC
CORNWELL ALEXANDER STUART	CORNWELL EDWIN	08/29/2020	4613 16	26 749		1 A1		0 LE

LAND INFORMATION											
CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
A4	1265 M265-266 -	Acre	23.35	0	0			13,000.00	13,000.00	1.00	136,565

ACCESSORY IMPROVEMENTS - 266 01003A															
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A1	Accessory - No Value	10	10	100	1995			0.00	1.00	1.00	1.00	1.00	0.00		True
A6	Lean-To	10	38	380	2019	0.80	0.98	0.00	1.00	1.00	1.00	1.00	0.00	2142	True
A1	Shop Equipment Building	34	54	1836	1995	0.80	0.22	0.30	1.00	1.00	1.00	1.00	0.00	10390	True

PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS
31548	ADDITION	75	600	12/09/2019	01/30/2020	2020		2020 ADDED LEAN TO TO HORSE STALL. AB 2020 locked gate on 01/30/20-mb 3 HORSE STALLS- 1/28/2020 EM

RES IMP - 266 01003A 3817 W MCINTOSH RD							
Impr Key	16705	Roof Shape	Hip	Basement / Attic	Squarefoot	Phy Depr	0.21
Class / Strat	A1	Floor Construction	Wood Joist	Bsmt / Finish	0 / 0.00	Phy OVR	0.00
Occupancy / Style	One Family	Floor Finish	Carpet/Hdwd/Tile	Attic / Finish	0 / 0.00	Func Obsol	1.00
Rooms	9	Interior Wall	Sheetrock/Plaster	Bsmt Qual		Econ Obsol	1.00
Bedrooms	4	Interior Ceiling	Sheetrock	Attic Qual		% Complete	1.00
Heated Area	3,030	Heat	No Heat	Grade	1.05	Neigh Adj	0.82
Story Height	2.0 Story	Plumbing:Std Comp	1	Year Built	1890	CD	1.00
Foundation	Masonry	Plumbing: Extra Fix	3	Eff Year Built	1961	FMV	70,497
Exterior Wall	Vinyl Siding	Full Baths	2	Condition	Average	MAV	0
Roofing	Shingles - Asphalt	Half Baths	0	RCN	409,392	OVR FMV	0

Sketch Legend			Other Features					
---------------	--	--	----------------	--	--	--	--	--

Code	Type	Area	CODE TYPE	AREA
2.0	2.0 Story	1353	Const 2 sty 1 Box	2
OP	Porch - Open	390		
1.0	1.0 Story	324		
PAT	Patio	390		
PAT	Patio	80		



REMODELED 1951





02/11/2026 01:23



Overview



Legend

- Parcels
- Roads

Parcel ID 266 01003A
 Class Code Agricultural
 Taxing District SPALDING COUNTY
 Acres 23.35

Owner CORNWELL ALEXANDER STUART & TANYA
 3817 W MCINTOSH RD
 GRIFFIN, GA 30223
 Physical Address 3817 W MCINTOSH RD

Assessed Value Value \$219594
 Land Value Value \$136565

Last 2 Sales			
Date	Price	Reason	Qual
9/5/2025	0	GF	U
2/11/2022	\$1	QC	U

(Note: Not to be used on legal documents)

Date created: 2/26/2026
 Last Data Uploaded: 2/26/2026 7:26:01 AM

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Overview



Legend

Parcels

Roads

Flood Map

A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 266 01003A
Class Code Agricultural
Taxing District SPALDING COUNTY
Acres 23.35

Owner CORNWELL ALEXANDER STUART & TANYA
3817 W MCINTOSH RD
GRIFFIN, GA 30223
3817 W MCINTOSH RD

Physical Address
Assessed Value Value \$219594
Land Value Value \$136565

Last 2 Sales			
Date	Price	Reason	Qual
9/5/2025	0	GF	U
2/11/2022	\$1	QC	U

(Note: Not to be used on legal documents)

Date created: 1/9/2026
Last Data Uploaded: 1/9/2026 7:07:27 AM



Overview



Legend

□ Parcels

— Roads

Flood Map

■ A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

■ AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

■ VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

■ X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 266 01003A
Class Code Agricultural
Taxing District SPALDING COUNTY
Acres 23.35

Owner CORNWELL ALEXANDER STUART & TANYA
3817 W MCINTOSH RD
GRIFFIN, GA 30223
Physical Address 3817 W MCINTOSH RD
Assessed Value Value \$219594
Land Value Value \$136565

Last 2 Sales
Date Price Reason Qual
9/5/2025 0 GF U
2/11/2022 \$1 QC U

(Note: Not to be used on legal documents)







02/11/2026 01:26





02/11/2026 01:27



WARNING
UNDER EQUESTRIAN LAW, AN EQUINE
ACTIVITY PROVIDER OR PROFESSIONAL
SHALL NOT BE LIABLE FOR ANY INJURY TO,
OR THE DEATH OF, A PARTICIPANT IN
EQUINE ACTIVITIES RESULTING FROM THE
NEGLIGENCE OF THE EQUINE ACTIVITY
PROVIDER.

02/11/2026 01:29



02/11/2026 01:30



WARNING
UNDER GEORGIA LAW, AN EQUINE
ACTIVITY SPONSOR OR PROFESSIONAL
SHALL NOT BE LIABLE FOR ANY INJURY
OR THE DEATH OF A PARTICIPANT
IN EQUINE ACTIVITIES RESULTING FROM
THE INHERENT RISK OF EQUINE ACTIVITY

02/11/2026 01:30



02/11/2026 01:30



02/11/2026 01:31



02/11/2026 01:33





02/11/2026 01:30



02/11/2026 01:31

**SPALDING COUNTY
BOARD OF TAX ASSESSORS
419 EAST SOLOMON ST.
GRIFFIN, GEORGIA 30223**

CONTINUATION

PT283A Rev. 2/15

**APPLICATION AND QUESTIONNAIRE FOR CURRENT USE
ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY**

To the Board of Tax Assessors of Spalding County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

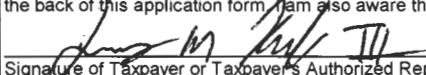
HOLCOMBE JAMES MILTON III &

Owner's mailing address LAURA NOEL HOLCOMBE 595 MACON STREET	City, State, Zip MC DONOUGH, GA 30253	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____ Covenant Acres 43.95 Total Acres 43.95
Property location (Street, Route, Hwy, etc.) 200 MARTIN RD	City, State, Zip of Property: GRIFFIN, GA 30223	

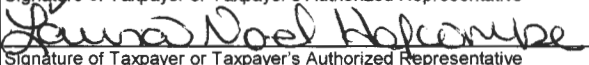
District 04	Land Lot 145	Sublot & Block	Recorded Deed Book/Page 5324 297	List types of storage and processing buildings:
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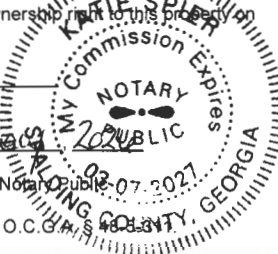
AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.


Signature of Taxpayer or Taxpayer's Authorized Representative

02/03/2026
Date Application Filed


Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)

Sworn to and subscribed before me this 2nd day of February, 2026

Katie Spivey
Notary Public - 07-2027
SPALDING COUNTY, GEORGIA

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-306.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 255 01018F	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 22924	YEAR COVENANT: Begin: Jan 1, 2026 Ends: Dec 31, 2035
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, 2022 Ends: Dec 31, 2031 If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____
Board of Tax Assessors Date

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application</u> only	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants	
Name / Relationship			County	Total Acres	% Interest / No of Acres
James Holcombe III		100%	N/A		
Laurie Holcombe		100%	N/A		

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.)
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)
- ☐ Bona fide club organized for pleasure, recreation, and other nonprofitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☒ Raising, harvesting, or storing crops % 15
- ☐ Feeding, breeding, or managing livestock or poultry % _____
- ☐ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % _____
- ☒ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % 85 (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apian products % _____
- ☐ Other _____

- ☐ Yes ☒ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☐ Yes ☒ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.
- ☐ Yes ☒ No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.
- ☐ Yes ☒ No Are there any deed restrictions on this property? If yes, please list the restrictions.
- ☒ Yes ☐ No Does the current zoning on this property allow agricultural use? If no, please explain.
- ☐ Yes ☒ No Is there any type business operated on this property? If yes please indicate business name & type of business.

* If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.

* Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:

(1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber. (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)

* The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me

This ____ day of _____, _____

Taxpayer's Authorized Signature

Approved by: Board of Tax Assessors

Notary Public

Date Filed

Date Approved

255 01018F			2026 Spalding County Board of Assessors					2/6/2026 8:06:02 AM Acct # 22924 bbernier								
Owner Information			General Property Information					Values								
HOLCOMBE JAMES MILTON III & LAURA NOEL HOLCOMBE 595 MACON STREET MC DONOUGH, GA 30253			SITUS	200 MARTIN RD				Imp Val	0							
			LEGAL	TR B & PT TR A PB 17/222				Acc Val								
			Tax District	SPALDING COUNTY	GMD	1068	Homestead	S0	Land Val	172,849						
									Total Value	172,849						
			Total Acres	43.95	LL	145	CUV 2022	31701	2025 : 172,849	2024 : 172,849						
			Zoning	AR1	LD	04	Acc/Des	5C - 1.058894	2023 : 166,258	2022 : 151,165						
			Unit				Return Value	0								
Topography - 1.00			Wetlands - 1.00		Shape - 1.00		Easements - 1.00		External - 1.00		Assemblage - 1.00		Unpaved Road - 1.00		10001 - 1.00	

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
HOLCOMBE JAMES MILTON III &	GALLOWAY NEWTON MONROE	05/02/2025	5324 297	17 222	435,000	V5	0	MT
GALLOWAY NEWTON MONROE	GALLOWAY DOROTHY ELIZABETH	08/07/2007	3142 245	17 222	0	V5	0	DA
GALLOWAY DOROTHY SMITH	GALLOWAY N K	12/09/1996	1408 223	17 222	0	V5	0	ES

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
V5	Open Land	4	13.22	5,030	66,497
V5	Open Land	5	0.17	4,350	740
V5	Woodland	2	2.45	3,950	9,678
V5	Woodland	3	4.15	3,810	15,812
V5	Woodland	5	9.91	3,540	35,081
V5	Woodland	7	4.09	2,720	11,125
V5	Woodland	8	9.96	2,440	24,302

CONSERVATION USE LAND INFORMATION

	Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
	Agland 93	4	13.22	950	1.00	12,559
	Agland 93	5	0.17	834	1.00	142
	Timberland 93	2	2.45	913	1.00	2,237
	Timberland 93	3	4.15	828	1.00	3,436
	Timberland 93	5	9.91	660	1.00	6,541
	Timberland 93	7	4.09	534	1.00	2,184

Timberland 93	8	9.96	462	1.00	4,602
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Overview



Legend

- Parcels
- Roads

Parcel ID 255 01018F
Class Code Consv Use
Taxing District SPALDING COUNTY
Acres 43.95

Owner HOLCOMBE JAMES MILTON III &
LAURA NOEL HOLCOMBE
595 MACON STREET
MC DONOUGH, GA 30253
Physical Address 200 MARTIN RD
Assessed Value Value \$172849
Land Value Value \$172849

Last 2 Sales
Date Price Reason Qual
5/2/2025 \$435000 MT U
8/7/2007 0 DA U

(Note: Not to be used on legal documents)

Date created: 2/27/2026
Last Data Uploaded: 2/27/2026 7:21:25 AM

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GEOSPATIAL

255-01-018G
255-01-018F

contiguous



Overview



Legend

- Parcels
- Roads

Parcel ID	255 01018F	Owner	HOLCOMBE JAMES MILTON III &	Last 2 Sales					
Class Code	Consrv Use		LAURA NOEL HOLCOMBE	Date	Price	Reason	Qual		
Taxing District	SPALDING COUNTY		595 MACON STREET	5/2/2025	\$435000	MT	U		
Acres	43.95		MC DONOUGH, GA 30253	8/7/2007	0	DA	U		
		Physical Address	200 MARTIN RD						
		Assessed Value	Value \$172849						
		Land Value	Value \$172849						

(Note: Not to be used on legal documents)

Date created: 2/27/2026

Last Data Uploaded: 2/27/2026 7:21:25 AM

Developed by  **SCHNEIDER**
GEOSPATIAL



Overview



Legend

□ Parcels

— Roads

Flood Map

A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 255 01018F
Class Code Consv Use
Taxing District SPALDING COUNTY
Acres 43.95

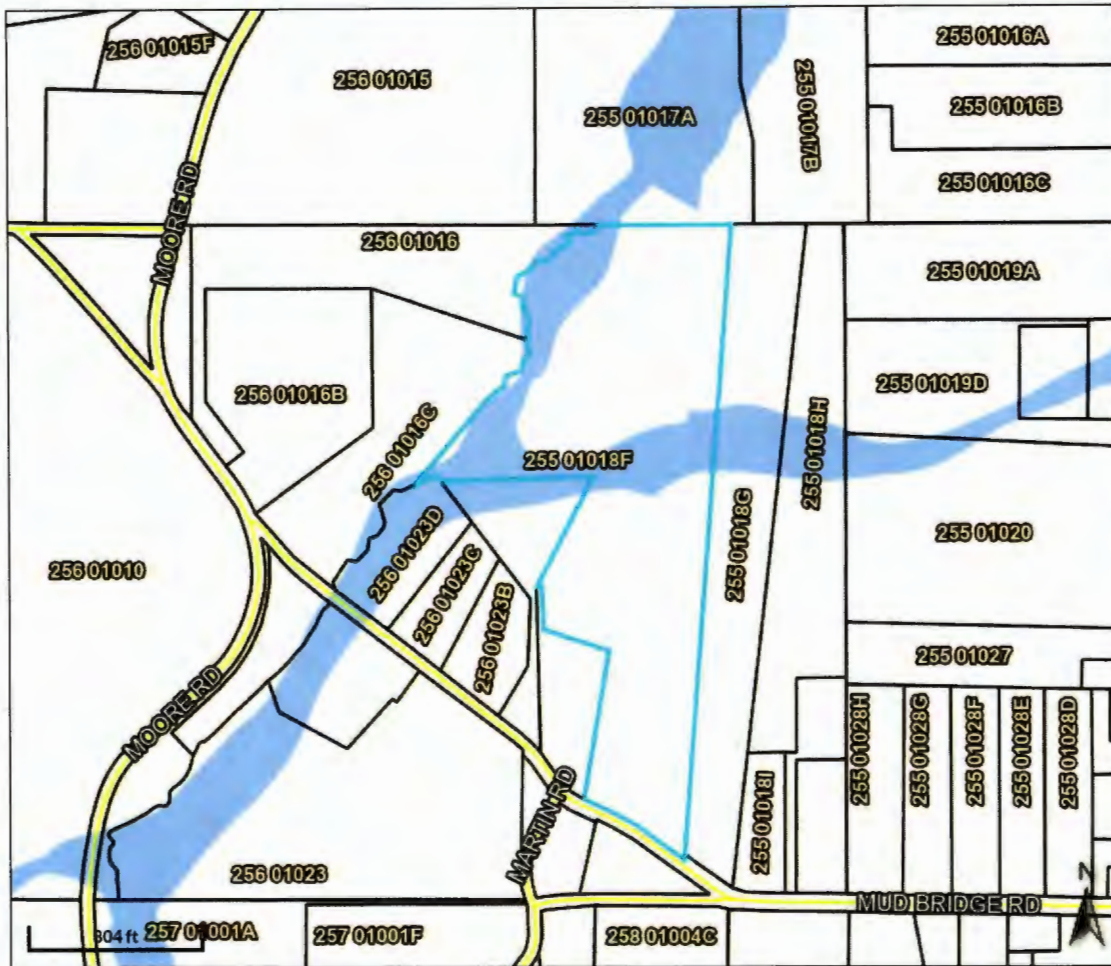
Owner HOLCOMBE JAMES MILTON III &
LAURA NOEL HOLCOMBE
595 MACON STREET
MC DONOUGH, GA 30253
Physical Address 200 MARTIN RD
Assessed Value Value \$172849
Land Value Value \$172849

Last 2 Sales
Date Price Reason Qual
5/2/2025 \$435000 MT U
8/7/2007 0 DA U

(Note: Not to be used on legal documents)

Date created: 2/3/2026
Last Data Uploaded: 2/3/2026 8:07:07 AM

Developed by **SCHNEIDER**
GEOSPATIAL



Overview



Legend

□ Parcels

— Roads

Flood Map

■ A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

■ AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood.

Determined by detailed methods with Base Flood Elevations (BFE).

■ VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

■ X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 255 01018F
Class Code Consv Use
Taxing District SPALDING COUNTY
Acres 43.95

Owner HOLCOMBE JAMES MILTON III &
LAURA NOEL HOLCOMBE
595 MACON STREET
MC DONOUGH, GA 30253
Physical Address 200 MARTIN RD
Assessed Value Value \$172849
Land Value Value \$172849

Last 2 Sales
Date Price Reason Qual
5/2/2025 \$435000 MT U
8/7/2007 0 DA U

(Note: Not to be used on legal documents)

Date created: 2/3/2026
Last Data Uploaded: 2/3/2026 8:07:07 AM

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02/06/2026 05:32

**SPALDING COUNTY
BOARD OF TAX ASSESSORS
419 EAST SOLOMON ST.
GRIFFIN, GEORGIA 30223**

PT283A Rev. 2/15

**APPLICATION AND QUESTIONNAIRE FOR CURRENT USE
ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY**

To the Board of Tax Assessors of Spalding County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

HOLCOMBE JAMES MILTON III &

Owner's mailing address LAURA NOEL HOLCOMBE 595 MACON STREET		City, State, Zip MC DONOUGH, GA 30253	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy. etc.) 200 MUD BRIDGE RD		City, State, Zip of Property: GRIFFIN, GA 30223	Covenant Acres 16.64 Total Acres 18.64
District 04	Land Lot 145	Sublot & Block	Recorded Deed Book/Page 5324 297
List types of storage and processing buildings:			

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to the property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

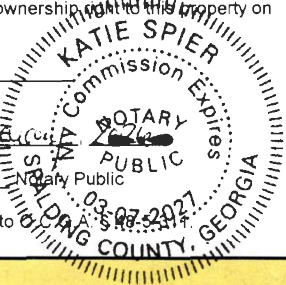
James Milton III
Signature of Taxpayer or Taxpayer's Authorized Representative

02/03/2026
Date Application Filed

Laura Noel Holcombe
Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)

Sworn to and subscribed before me this 2nd day of February

[Signature]



If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-306.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 255 01018G	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 22925	YEAR COVENANT: Begin: Jan 1, 2026 Ends: Dec 31, 2035
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, 2019 Ends: Dec 31, 2028 If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____
Board of Tax Assessors Date

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application</u> only	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants	
Name / Relationship			County	Total Acres	% Interest / No of Acres
James Holcombe III		100%	N/A		
Laura Holcombe		100%	N/A		

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records).)
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)
- ☐ Bona fide club organized for pleasure, recreation, and other nonproftable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☐ Raising, harvesting, or storing crops % _____
- ☐ Feeding, breeding, or managing livestock or poultry % _____
- ☐ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % _____
- ☒ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % 100 (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apiarian products % _____
- ☐ Other _____

- ☐ Yes ☒ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☐ Yes ☒ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.
- ☐ Yes ☒ No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.
- ☐ Yes ☒ No Are there any deed restrictions on this property? If yes, please list the restrictions.
- ☒ Yes ☐ No Does the current zoning on this property allow agricultural use? If no, please explain.
- ☐ Yes ☒ No Is there any type business operated on this property? If yes please indicate business name & type of business.

• If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.

• Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:

(1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber. (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)

• The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me
This ____ day of _____, _____

Taxpayer's Authorized Signature

Approved by: Board of Tax Assessors

Notary Public

Date Filed

Date Approved

255 01018G			2026 Spalding County Board of Assessors										2/27/2026 8:17:06 AM Acct # 22925 bberner			
Owner Information			General Property Information										Values			
HOLCOMBE JAMES MILTON III & LAURA NOEL HOLCOMBE 595 MACON STREET MC DONOUGH, GA 30253			SITUS	200 MUD BRIDGE RD							Imp Val	0				
			LEGAL	TR C18.649 AC MUD BRIDGE RD PB 17/222							Acc Val					
			Tax District	SPALDING COUNTY	GMD	1068	Homestead	S0		Land Val	127,095					
			Total Acres	18.64	LL	145	CUV 2019		Total Value	127,095						
			Zoning	AR1	LD	04	Acc/Des		2025 : 401,450	2024 : 118,228						
			Unit				0	5C - 4.874252	2023 : 120,137	2022 : 100,453						
Topography - 1.00			Wetlands - 1.00		Shape - 1.00	Easements - 1.00			External - 1.00	Assemblage - 1.00		Other - 1.00		12624 - 1.00		
SALES INFORMATION																
Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason								
HOLCOMBE JAMES MILTON III & GALLOWAY NEWTON M	GALLOWAY NEWTON MONROE	05/02/2025	5324 297	17 222	435,000	V1		0 XX								
GALLOWAY NEWTON M	GALLOWAY NEWTON M	08/16/2006	2958 255					0 R1								
GALLOWAY NEWTON M	GALLOWAY NEWTON M	08/16/2006	2958 253					0 R1								
LAND INFORMATION																
CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value											
V4	Small Parcel	1	5.07	10,000	50,700											
V4	Small Parcel	1	1.32	1,000	1,320											
V4	Small Parcel	1	3.30	1,000	3,300											
V4	Small Parcel	1	3.40	1,000	3,400											
V4	Small Parcel	1	2.00	10,000	20,000											
V4	Small Parcel	1	2.05	1,000	2,050											
V4	Small Parcel	1	1.50	1,000	1,500											
CONSERVATION USE LAND INFORMATION																
Land Use	Productivity	ACRES	Unit Value	Adjustment	Value											
Timberland 93	2	5.07	913	1.00	4,629											
Timberland 93	5	1.32	660	1.00	871											
Timberland 93	3	3.30	828	1.00	2,732											
Timberland 93	7	3.40	534	1.00	1,816											
Timberland 93	8	4.05	462	1.00	1,871											
Agland 93	4	1.50	950	1.00	1,425											



Overview



Legend

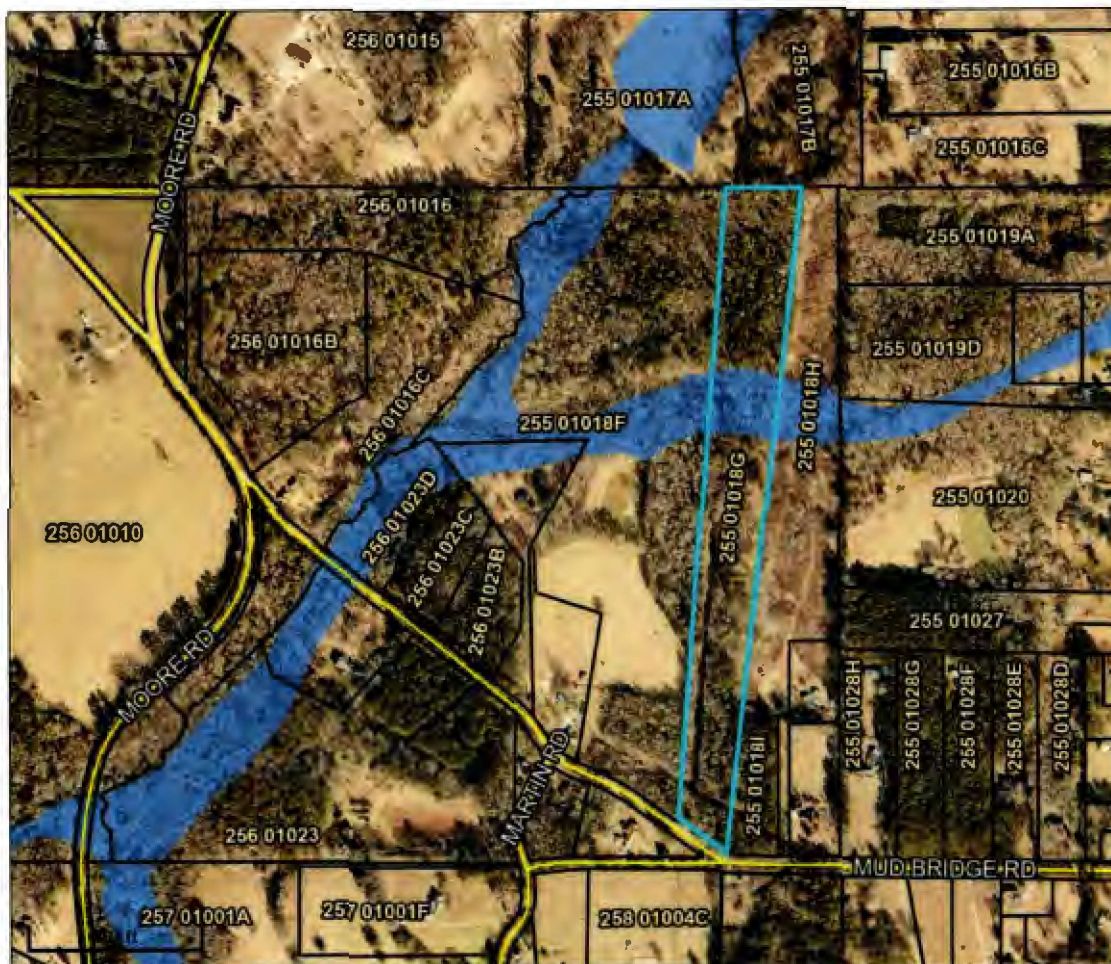
- Parcels
- Roads

Parcel ID	255 01018G	Owner	HOLCOMBE JAMES MILTON III & LAURA NOEL HOLCOMBE			
Class Code	Consrv Use		595 MACON STREET			
Taxing District	SPALDING COUNTY		MC DONOUGH, GA 30253			
Acres	18.64					
		Physical Address	200 MUD BRIDGE RD			
		Assessed Value	Value \$189773			
		Land Value	Value \$127095			
			Last 2 Sales			
			Date	Price	Reason	Qual
			5/2/2025	\$435000	XX	U
			8/16/2006	0	CL	U

(Note: Not to be used on legal documents)

Date created: 2/27/2026
Last Data Uploaded: 2/27/2026 7:21:25 AM

Developed by  **SCHNEIDER**
GEOSPATIAL



Overview



Legend

□ Parcels

— Roads

Flood Map

■ A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

■ AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood.

Determined by detailed methods with Base Flood Elevations (BFE).

■ VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

■ X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 255 01018G
Class Code Consv Use
Taxing District SPALDING COUNTY
Acres 18.64

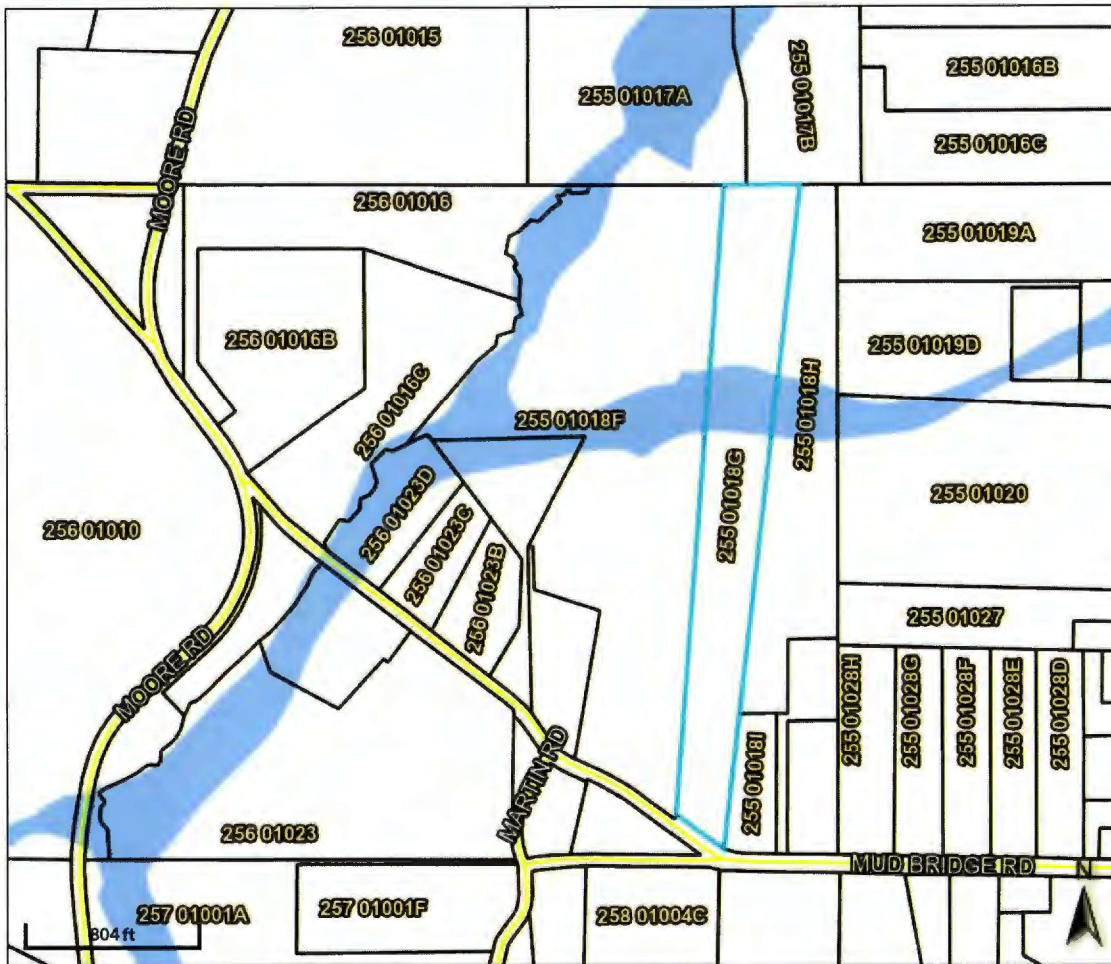
Owner HOLCOMBE JAMES MILTON III &
LAURA NOEL HOLCOMBE
595 MACON STREET
MC DONOUGH, GA 30253
Physical Address 200 MUD BRIDGE RD
Assessed Value Value \$189773
Land Value Value \$127095

Last 2 Sales		Reason	Qual
Date	Price		
5/2/2025	\$435000	XX	U
8/16/2006	0	CL	U

(Note: Not to be used on legal documents)

Date created: 2/3/2026
Last Data Uploaded: 2/3/2026 8:07:07 AM

Developed by **SCHNEIDER**
GEOSPATIAL



Overview



Legend

□ Parcels

— Roads

Flood Map

■ A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

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Determined by detailed methods with Base Flood Elevations (BFE).

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Parcel ID 255 01018G
Class Code Consv Use
Taxing District SPALDING COUNTY
Acres 18.64

Owner HOLCOMBE JAMES MILTON III &
LAURA NOEL HOLCOMBE
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MC DONOUGH, GA 30253
Physical Address 200 MUD BRIDGE RD
Assessed Value Value \$189773
Land Value Value \$127095

Last 2 Sales
Date Price Reason Qual
5/2/2025 \$435000 XX U
8/16/2006 0 CL U

(Note: Not to be used on legal documents)

Date created: 2/3/2026

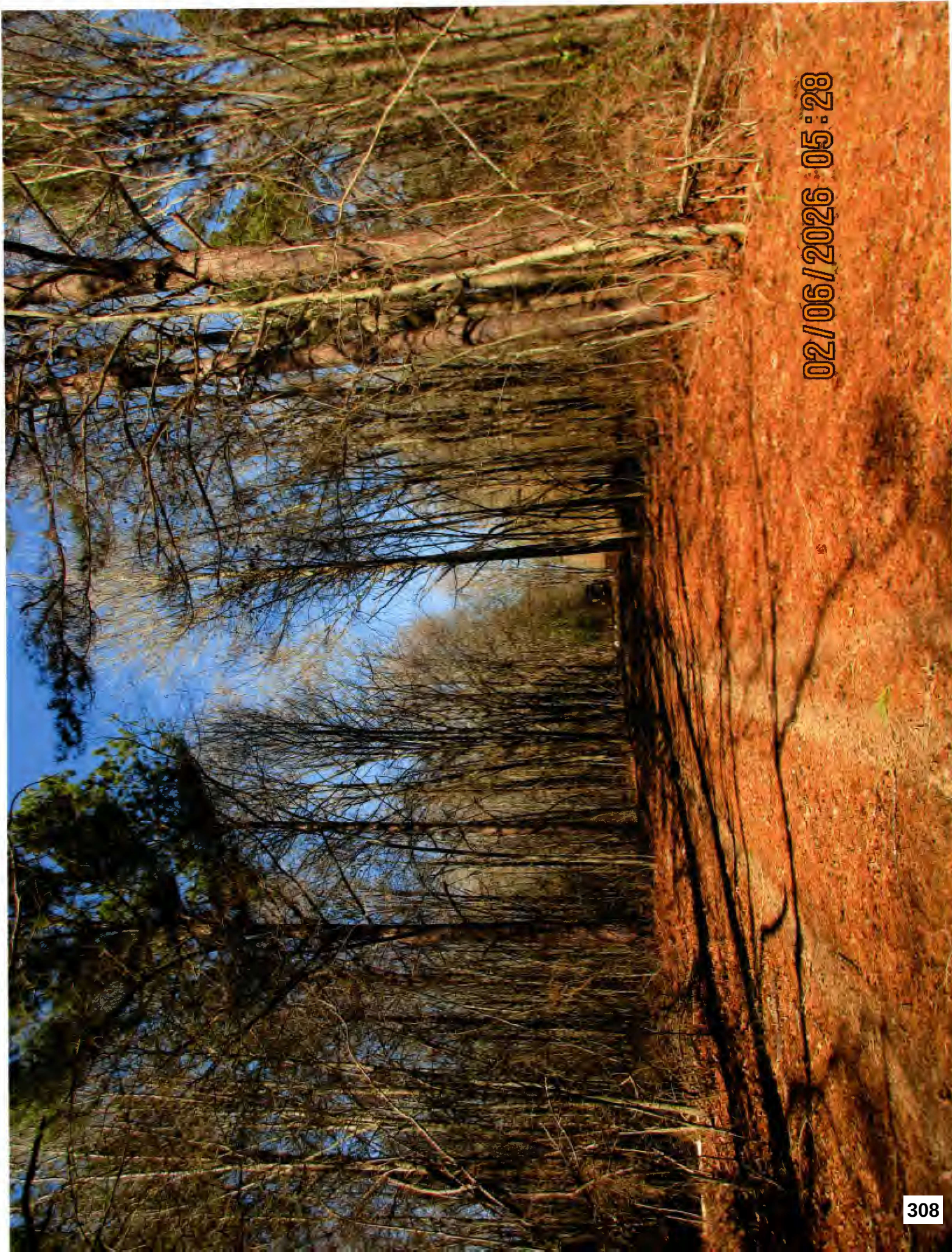
Last Data Uploaded: 2/3/2026 8:07:07 AM

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GEOSPATIAL





02/06/2026 05:27



02/06/2026 05:28

SPALDING COUNTY
BOARD OF TAX ASSESSORS
419 EAST SOLOMON ST.
GRIFFIN, GEORGIA 30223

CONTINUATION

PT283A Rev. 2/15

APPLICATION AND QUESTIONNAIRE FOR CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

To the Board of Tax Assessors of Spalding County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

DAVENPORT JEFFREY B &

Owner's mailing address DAVENPORT JR HOBART G 238 MANLEY RD		City, State, Zip GRIFFIN, GA 30223	Number of acres included in this application. Agricultural Land: <u>12</u> Timber Land: <u>31, 35</u> <u>JD</u>
Property location (Street, Route, Hwy, etc.) 3330W MCINTOSH RD		City, State, Zip of Property: GRIFFIN, GA 30223	Covenant Acres 0.00 Total Acres 43.35
District 03	Land Lot 003	Sublot & Block 5305 545	Recorded Deed Book/Page 5305 545
List types of storage and processing buildings:			

AUTHORIZED SIGNATURE

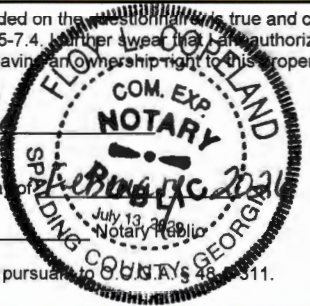
I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Jeffrey B. Davenport
Signature of Taxpayer or Taxpayer's Authorized Representative

2/27/26
Date Application Filed

Robert A. Davenport Jr.
Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)

Sworn to and subscribed before me this 27 day of February, 2026
Flory L. Gyles
Notary Public



If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 266 02009J	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 35572	YEAR COVENANT: Begin: Jan 1, 2026 Ends: Dec 31, 2035
If transferred from Preferential Agricultural Assessment, provide date of transfer:	If applicable, covenant is a renewal for tax year: Begin: Jan 1, ____ Ends: Dec 31, ____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, <u>2023</u> Ends: Dec 31, <u>2032</u> If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____

Board of Tax Assessors

Date

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application</u> only	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants
Name / Relationship	County	Total Acres	% Interest / No of Acres	
JEFFREY B. DAVENPORT / SON		50		50
Hobart G. Davenport Jr. Father		50		50

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.))
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)
- ☐ Bona fide club organized for pleasure, recreation, and other non-profitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☐ Raising, harvesting, or storing crops % _____
- ☐ Feeding, breeding, or managing livestock or poultry % _____
- ☐ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % _____
- ☒ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % 100 (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apiarian products % _____
- ☐ Other _____

- ☐ Yes ☒ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☐ Yes ☒ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.
- ☐ Yes ☐ No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.
- ☐ Yes ☒ No Are there any deed restrictions on this property? If yes, please list the restrictions.
- ☒ Yes ☐ No Does the current zoning on this property allow agricultural use? If no, please explain.
- ☐ Yes ☒ No Is there any type business operated on this property? If yes please indicate business name & type of business.

• If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.

• Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:

(1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber. (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)

• The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me

This ____ day of _____, _____

Taxpayer's Authorized Signature

Approved by: Board of Tax Assessors

Notary Public

Date Filed

Date Approved

266 02009J		2026 Spalding County Board of Assessors				2/27/2026 3:19:00 PM Acct # 35572 tlong											
Owner Information		General Property Information				Values											
DAVENPORT JEFFREY B & DAVENPORT JR HOBART G 238 MANLEY RD GRIFFIN, GA 30223		SITUS		3330 W MCINTOSH RD		Imp Val		0									
		LEGAL		LOT 10 TURKEY RUN PB 27/537		Acc Val											
		Tax District		SPALDING COUNTY	GMD	Homestead	S0	Land Val		266,095							
								Total Value		266,095							
		Total Acres		43.35	LL	003	No Covenant	0	2025 : 266,095		2024 : 266,095						
		Zoning			LD	03	Acc/Des	0A - .000000	2023 : 266,095		2022 : 0						
		Unit			Return Value		0										
Topography - 1.00		Wetlands - 1.00		Shape - .95		Easements - 1.00		Economic - 1.00		Assemblage - 1.00		Other - 1.00		12594 - 1.00			
SALES INFORMATION																	
Grantee		Grantor		Date		Deed Book		Plat Book		Saleprice		CS		Mkt Value		Reason	
DAVENPORT JEFFREY B &		MOBLEY ALAN R		01/21/2025		5305 545		27 537		325,170 A5				0 NB			
LAND INFORMATION																	
CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value						
A5	1688 W MCINTOSH ELLIS RD	Acre	43.35	0	0			10,000.00	10,000.00	1.00	280,100						



 Parcels
 Roads

(Note: Not to be used on legal documents)

Developed by  **SCHNEIDER**
GEOSPATIAL

266-02-005 D
266-02-005 F
266-02-005
266-02-009 B

in CIVA
same owners



Overview



Legend

- Parcels
- Roads

Parcel ID 266 02009J
 Class Code Agricultural
 Taxing District SPALDING COUNTY
 Acres 43.35

Owner DAVENPORT JEFFREY B &
 DAVENPORT JR HOBART G
 238 MANLEY RD
 GRIFFIN, GA 30223

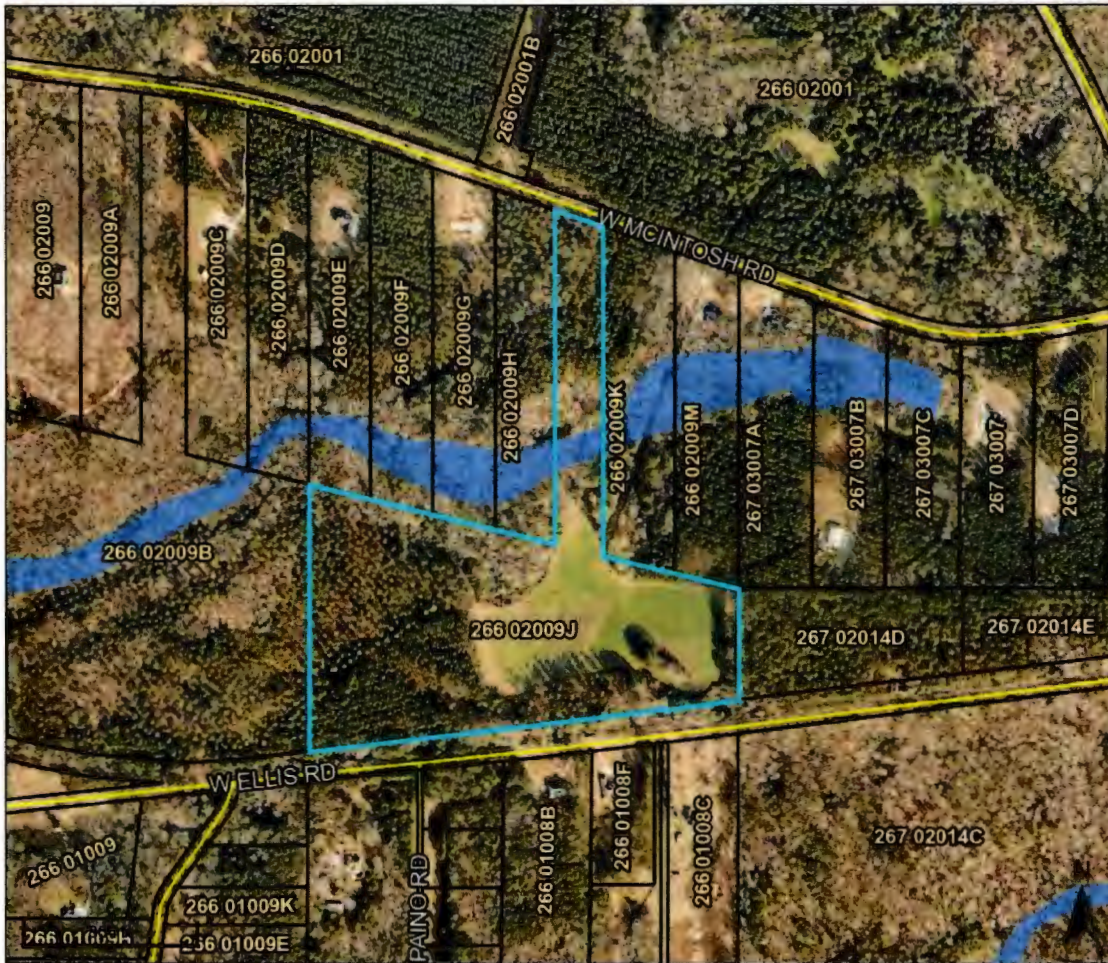
Last 2 Sales			
Date	Price	Reason	Qual
1/21/2025	\$325170	LM	Q
n/a	0	n/a	n/a

Physical Address 3330 W MCINTOSH RD
 Assessed Value Value \$266095
 Land Value Value \$266095

(Note: Not to be used on legal documents)

Date created: 3/5/2026
 Last Data Uploaded: 3/5/2026 6:47:21 AM

Developed by  **SCHNEIDER**
 GEOSPATIAL



Overview



Legend

Parcels

Roads

Flood Map

A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 266 02009J
Class Code Agricultural
Taxing District SPALDING COUNTY
Acres 43.35

Owner DAVENPORT JEFFREY B &
 DAVENPORT JR HOBART G
 238 MANLEY RD
 GRIFFIN, GA 30223

Physical Address 3330 W MCINTOSH RD
Assessed Value Value \$266095
Land Value Value \$266095

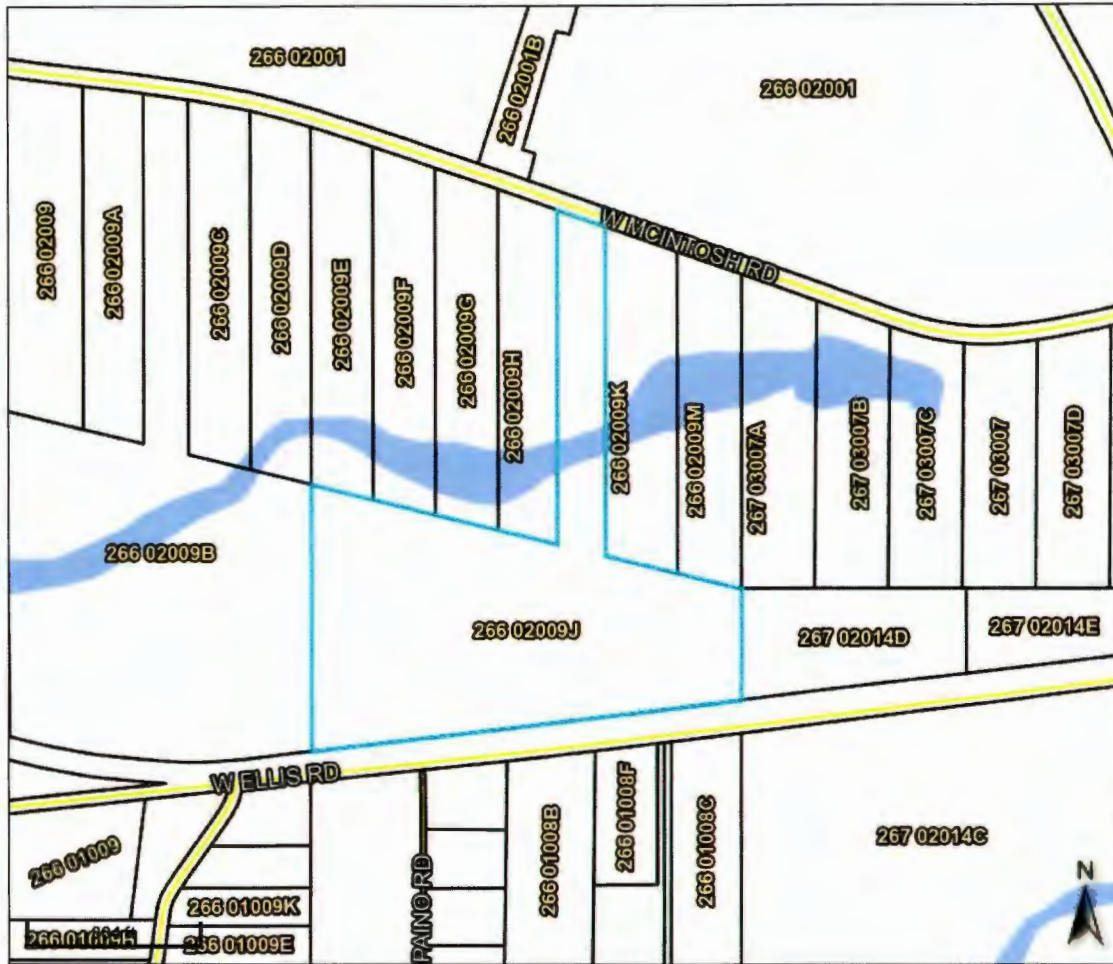
Last 2 Sales

Date	Price	Reason	Qual
1/21/2025	\$325170	NB	U
n/a	0	n/a	n/a

(Note: Not to be used on legal documents)

Date created: 2/27/2026
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Overview



Legend

□ Parcels

— Roads

Flood Map

■ A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

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Date	Price		
1/21/2025	\$325170	NB	U
n/a	0	n/a	n/a

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Date created: 2/27/2026
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Workspaces ▾



03/03/2026 01:29



03/03/2026 01:29

SPALDING COUNTY
BOARD OF TAX ASSESSORS
419 EAST SOLOMON ST.
GRIFFIN, GEORGIA 30223

CONTINUATION

PT283A Rev. 2/15

APPLICATION AND QUESTIONNAIRE FOR CURRENT USE
ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

To the Board of Tax Assessors of Spalding County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

MASELLI PETER A

Owner's mailing address 680 LAKEVIEW DR		City, State, Zip BROOKS, GA 30205		Number of acres included in this application. Agricultural Land: _____ Timber Land: _____	
Property location (Street, Route, Hwy, etc.) 680 LAKEVIEW DR		City, State, Zip of Property: GRIFFIN, GA 30224		Covenant Acres 5.29 Total Acres 9.29	
District 01	Land Lot 022	Sublot & Block	Recorded Deed Book/Page 5334 460	List types of storage and processing buildings:	

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Signature of Taxpayer or Taxpayer's Authorized Representative

Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 279 02020	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 26639	YEAR COVENANT: Begin: Jan 1, 2026 Ends: Dec 31, 2035
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, 2019 Ends: Dec 31, 2028 If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____

Board of Tax Assessors

Date

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application</u> only	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants
Name / Relationship		County	Total Acres	% Interest / No of Acres
Peter MASO II		100		

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.)
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)
- ☐ Bona fide club organized for pleasure, recreation, and other nonproftable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☐ Raising, harvesting, or storing crops % _____
- ☒ Feeding, breeding, or managing livestock or poultry % 75
- ☐ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % _____
- ☐ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % _____ (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apiarian products % _____
- ☐ Other _____

- ☒ Yes ☒ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☒ Yes ☒ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements. House
- ☐ Yes ☒ No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.
- ☐ Yes ☐ No Are there any deed restrictions on this property? If yes, please list the restrictions.
- ☒ Yes ☐ No Does the current zoning on this property allow agricultural use? If no, please explain.
- ☐ Yes ☒ No Is there any type business operated on this property? If yes please indicate business name & type of business.

* If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.

* Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:

(1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber. (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)

* The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me
This ____ day of _____, _____

Taxpayer's Authorized Signature

Approved by: Board of Tax Assessors

Notary Public

Date Filed

Date Approved

279 02020		2026 Spalding County Board of Assessors				2/25/2026 1:22:42 PM Acct # 26639 tlong	
Owner Information		General Property Information				Values	
MASELLI PETER A 680 LAKEVIEW DR BROOKS, GA 30205		SITUS	680 LAKEVIEW DR			Imp Val	528,363
		LEGAL	9.29AC LAKEVIEW DR PB 22/357			Acc Val	118,706
		Tax District	SPALDING COUNTY	GMD	1154	Homestead	Land Val
						S1	68,096
		Total Acres	9.29	LL	022	CUV 2019	Total Value
		Zoning		LD	01	Acc/Des	2025 : 715,165
		Unit		Return Value	0		2024 : 721,667
						3C - 7.330094	2023 : 755,448
							2022 : 631,927
Topography - 1.00 Wetlands - 1.00 Shape - 1.00 Easements - 1.00 External - 1.00 Assemblage - 1.00 Other - 1.00 12619 - 1.00							

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
MASELLI PETER A	MASELLI JENNIFER	06/24/2025	5334 460			0 V1		0 QC
MASELLI JENNIFER	MASELLI JENNIFER	09/19/2024	5270 263			0 V1		0 QC
MASELLI JENNIFER	MASELLI JENNIFER	11/20/2019	4491 150	22 357		0 V1		0 GF

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
V5	Small Parcel		5	5.29	1,000
A5	Small Parcel		1	4.00	1,000

CONSERVATION USE LAND INFORMATION

	Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
	Agland 93		4	5.29	950	5,026

ACCESSORY IMPROVEMENTS - 279 02020

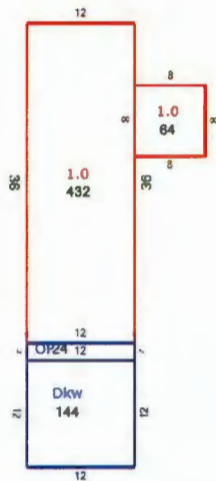
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A1	Garage - Detached	24	58	1392	1998	1.40	0.26	1.00	1.00	1.00	1.00	1.00	0.00	62983	True
A6	Pole Shelter	23	30	690	2019	1.20	0.98	0.00	1.00	1.00	1.00	1.00	0.00	4486	True
A6	Shed Farm/Utility (3 Sides)	12	16	192	2010	1.00	0.71	0.00	1.00	1.00	1.00	1.00	0.00	996	True
R1	Shop Equipment Building	20	40	800	2015	1.00	0.87	0.00	1.00	1.00	1.00	1.00	0.00	17323	True
A6	Stable - Average	15	23	345	2019	1.00	0.98	0.00	1.00	1.00	1.00	1.00	0.00	8652	True
A6	Storage/Utility Bldg	12	24	288	2015	0.90	0.87	0.00	1.00	1.00	1.00	1.00	0.00	3461	True
A6	Storage/Utility Bldg	30	40	1200	2015	1.40	0.87	0.00	1.00	1.00	1.00	1.00	0.00	20192	True
A6	Storage/Utility Bldg	12	16	192	1998	0.80	0.26	0.00	1.00	1.00	1.00	1.00	0.00	613	True

PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS
2026-039	ADDITION	0	25,000	02/09/2026		2026		240 SQ SF SUNROOM 02/09/26 TCL
31539	ADDITION	83	2,000	12/18/2019	06/05/2020	2020		2021UPDATED PHOTOS 100 % AB 6-5-2020 2021 RECHECK 2020 NO WORK ON BATHROOM AS OF 12/30/19-MB BATHROOM ADDITION TO CABIN- 1/28/2020 EM
31530	STORAGE SHED	99	4,000	11/01/2019	12/20/2019	2020		BARN/ OVERHANG- 12/26/19 EM
31498	IN LAW SUITE	187	15,000	11/01/2019	12/20/2019	2020		2020 40% COMP 12/20/19-mb MOTHER IN LAW SUITE- 12/2/19 EM
31271	POLE BARN	115	6,000	06/20/2019	10/01/2019	2020		2020 POLEBARN/STABLE COMPLETE. AB 10-1-19 POLE BARN- 08/15/19 EM 9-26-19 left notice need to measure pole barn and update photos ab

RES IMP - 279 02020 680 LAKEVIEW DR							
Impr Key	16537355	Roof Shape	Gable	Basement / Attic	Squarefoot	Phy Depr	0.99
Class / Strat	A1	Floor Construction	Reinf Conc Slab	Bsmt / Finish	0 / 0.00	Phy OVR	0.00
Occupancy / Style	One Family	Floor Finish	Carpet/Hdwd/Tile	Attic / Finish	0 / 0.00	Func Obsol	1.00
Rooms	0	Interior Wall	Sheetrock	Bsmt Qual		Econ Obsol	1.00
Bedrooms	0	Interior Ceiling	Sheetrock	Attic Qual		% Complete	1.00
Heated Area	496	Heat	Central AC	Grade	0.70	Neigh Adj	0.80
Story Height	1 Story	Plumbing:Std Comp	1	Year Built	2020	CD	1.00
Foundation	Piers	Plumbing: Extra Fix	2	Eff Year Built	0	FMV	46,604
Exterior Wall	Wood Siding	Full Baths	1	Condition	Average	MAV	0
Roofing	Metal - Steel	Half Baths	0	RCN	58,843	OVR FMV	0

Sketch Legend			Other Features				
---------------	--	--	----------------	--	--	--	--

Code	Type	Area
1.0	1.0 Story	432
1.0	1.0 Story	64
OP	Porch - Open	24
Dkw	Deck - Wood	144



RES IMP - 279 02020 680 LAKEVIEW DR							
Impr Key	17674	Roof Shape	Gable	Basement / Attic	Squarefoot	Phy Depr	0.92
Class / Strat	A1	Floor Construction	Reinf Conc Slab	Bsmt / Finish	0 / 0.00	Phy OVR	0.00
Occupancy / Style	One Family	Floor Finish	Carpet/Tile	Attic / Finish	315 / 1.00	Func Obsol	1.00
Rooms	0	Interior Wall	Sheetrock	Bsmt Qual		Econ Obsol	1.00
Bedrooms	5	Interior Ceiling	Sheetrock	Attic Qual	Average	% Complete	1.00
Heated Area	4,142	Heat	Central AC	Grade	1.40	Neigh Adj	0.80
Story Height	2.0 Story	Plumbing:Std Comp	1	Year Built	1996	CD	1.00
Foundation	Slab	Plumbing: Extra Fix	6	Eff Year Built	2010	FMV	481,759
Exterior Wall	Stucco on Frame	Full Baths	2	Condition	Average	MAV	0
Roofing	Shingles - Architectural	Half Baths	1	RCN	654,564	OVR FMV	0

Sketch Legend			Other Features				
---------------	--	--	----------------	--	--	--	--

Code	Type	Area
1.5	1.5 Story	631
UT	Utility	40
2.0	2.0 Story	849
1.0	1.0 Story	1183
OP	Porch - Open	20
OP	Porch - Open	224
PAT	Patio	330



Field check by DL/JJ - change Grade, Depreciation and 1.5 sty portion
Bonus Room Over Encl GR





03/02/2026 01:44



03/02/2026 01:47



same owner



Overview



Legend

- Parcels
- Roads

Parcel ID 279 02020
 Class Code Consv Use
 Taxing District SPALDING COUNTY
 Acres 9.29

Owner MASELLI PETER A
 680 LAKEVIEW DR
 BROOKS, GA 30205
 Physical Address 680 LAKEVIEW DR
 Assessed Value Value \$715165
 Land Value Value \$68096

Last 2 Sales			
Date	Price	Reason	Qual
6/24/2025	0	QC	U
9/19/2024	0	QC	U

(Note: Not to be used on legal documents)

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Overview



Legend

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Flood Map

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Parcel ID 279 02020
Class Code Consv Use
Taxing District SPALDING COUNTY
Acres 9.29

Owner MASELLI PETER A
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BROOKS, GA 30205
Physical Address 680 LAKEVIEW DR
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Land Value Value \$68096

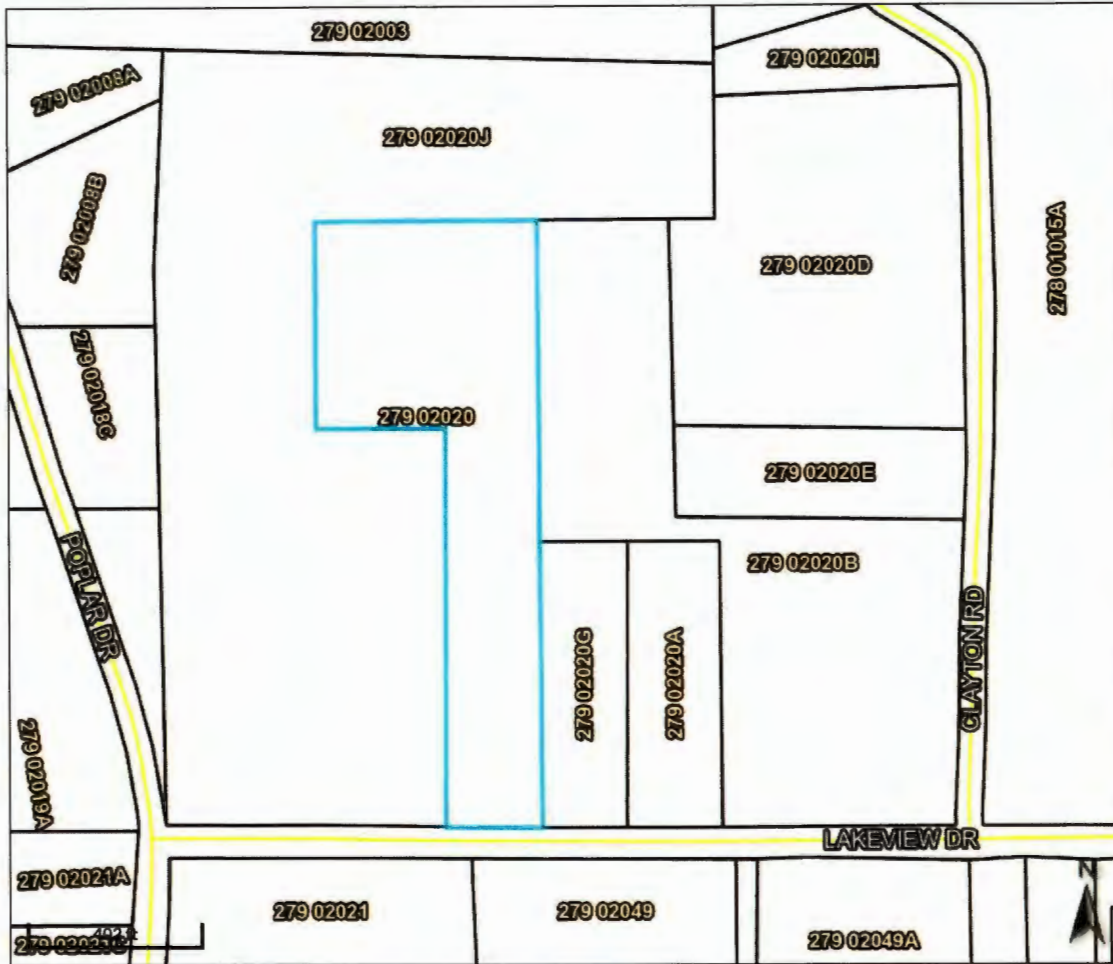
Last 2 Sales

Date	Price	Reason	Qual
6/24/2025	0	QC	U
9/19/2024	0	QC	U

(Note: Not to be used on legal documents)

Date created: 2/25/2026
Last Data Uploaded: 2/25/2026 7:11:03 AM

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Overview



Legend

□ Parcels

— Roads

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Taxing District SPALDING COUNTY
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Owner MASELLI PETER A
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BROOKS, GA 30205
Physical Address 680 LAKEVIEW DR
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Last 2 Sales			
Date	Price	Reason	Qual
6/24/2025	0	QC	U
9/19/2024	0	QC	U

(Note: Not to be used on legal documents)

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03/02/2026 01:48



03/02/2026 01:47



03/02/2026 01:51



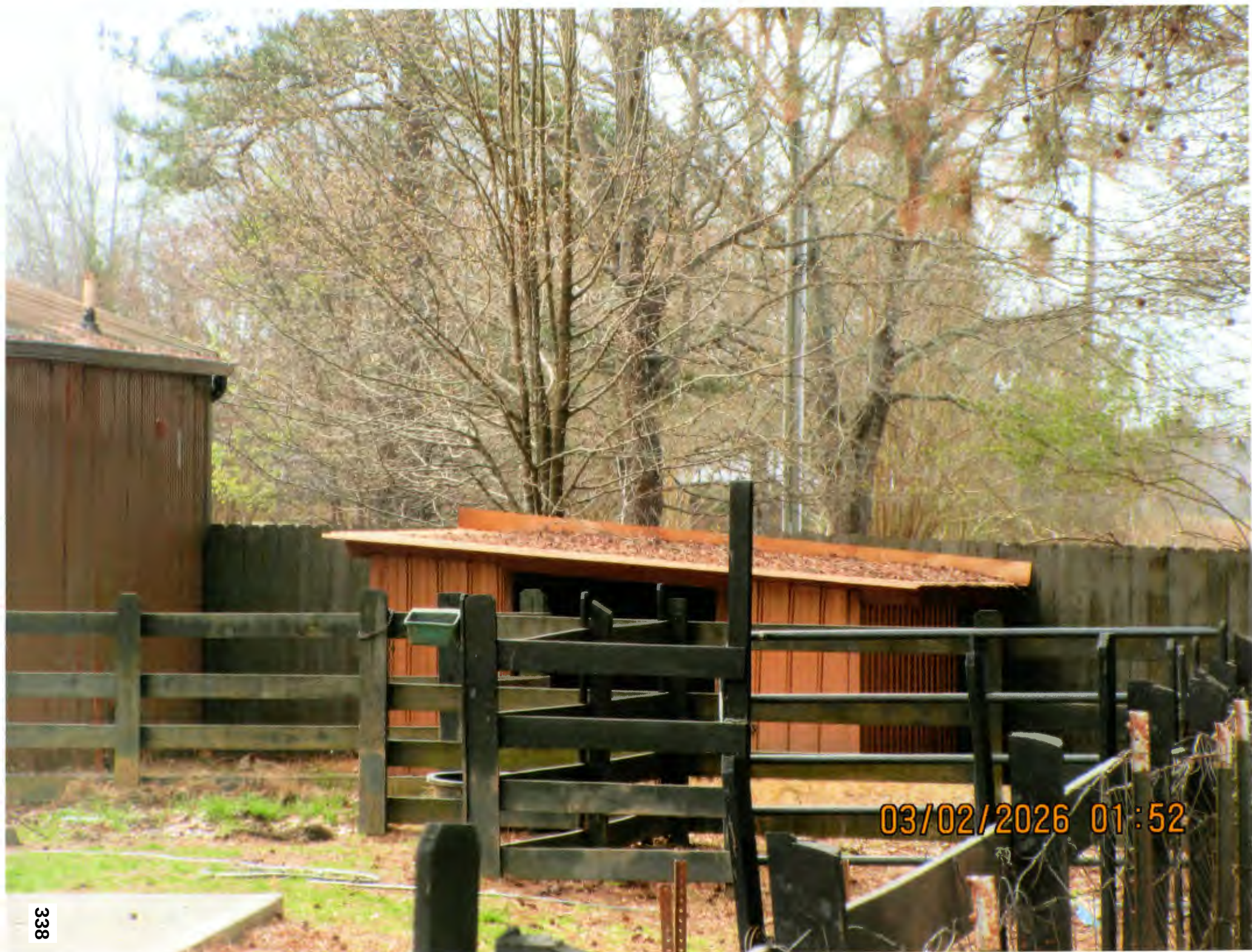
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03/02/2026 01:46



03/02/2026 01:51







03/02/2026 01:41

**SPALDING COUNTY
BOARD OF TAX ASSESSORS
419 EAST SOLOMON ST.
GRIFFIN, GEORGIA 30223**

CONTINUATION

PT283A Rev. 2/15

**APPLICATION AND QUESTIONNAIRE FOR CURRENT USE
ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY**

To the Board of Tax Assessors of Spalding County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

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MASELLI PETER A

Owner's mailing address 680 LAKEVIEW DR		City, State, Zip BROOKS, GA 30205	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 680 LAKEVIEW DR		City, State, Zip of Property: GRIFFIN, GA 30224	Covenant Acres 25.98 Total Acres 25.98
District 01	Land Lot 022	Sublot & Block	Recorded Deed Book/Page 5334 694
List types of storage and processing buildings:			

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

[Signature]
Signature of Taxpayer or Taxpayer's Authorized Representative

EXPIRES
GEORGIA
01/08/2030

2/25/2026
Date Application Filed

Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)

Sworn to and subscribed before me this 25 day of Feb, 2026

[Signature] Notary Public

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 279 02020J	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 34388	YEAR COVENANT: Begin: Jan 1, 2026 Ends: Dec 31, 2035
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, 2019 Ends: Dec 31, 2028 If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____

Board of Tax Assessors

Date

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

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Name / Relationship			County	Total Acres	% Interest / No of Acres
Patricia Masek		100	Jefferson	25	

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.))
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/chapter with application.)
- ☐ Bona fide club organized for pleasure, recreation, and other non-profitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/chapter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☐ Raising, harvesting, or storing crops % _____
- ☐ Feeding, breeding, or managing livestock or poultry % _____
- ☐ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % _____
- ☒ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % 100 (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apiarian products % _____
- ☒ Other _____

- ☐ Yes ☒ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☐ Yes ☒ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.
- ☐ Yes ☒ No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.
- ☐ Yes ☒ No Are there any deed restrictions on this property? If yes, please list the restrictions.
- ☒ Yes ☐ No Does the current zoning on this property allow agricultural use? If no, please explain.
- ☐ Yes ☒ No Is there any type business operated on this property? If yes please indicate business name & type of business.

* If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.

* Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:

(1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber. (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)

* The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me
This ____ day of _____,

Taxpayer's Authorized Signature

Approved by: Board of Tax Assessors

Notary Public

Date Filed

Date Approved

279 02020J		2026 Spalding County Board of Assessors				2/25/2026 1:21:38 PM Acct # 34388 tlong	
Owner Information		General Property Information				Values	
MASELLI PETER A 680 LAKEVIEW DR BROOKS, GA 30205		SITUS	680 LAKEVIEW DR			Imp Val	0
		LEGAL	25.98AC LAKEVIEW DR PB 21/533			Acc Val	21,094
		Tax District	SPALDING COUNTY	GMD	1154	Homestead	SO
		Total Acres	25.98	LL	022	CUV 2019	13998
		Zoning		LD	01	Acc/Des	3C - 5.638544
		Unit		Return Value		0	
Topography - 1.00		Wetlands - 1.00		Shape - 1.00		Easements - 1.00	
				External - 1.00		Assemblage - 1.00	
						Other - 1.00	
						12619 - 1.00	

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
MASELLI PETER A	MASELLI JENNIFER	06/24/2025	5334 694	21 533		0 V5		0 QC
MASELLI JENNIFER	DUFFEY JAMES & ANNETTE	11/20/2018	4350 238	21 533	630,000	A1		0 FM
DUFFEY JAMES & ANNETTE	ALLIED LAND & TIMBER COMPANY	10/01/1996	1399 104		55,000	A4		0 LM

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
V5	Small Parcel	1	10.10	1,000	10,100
V5	Small Parcel	1	7.25	1,000	7,250
V5	Small Parcel	1	8.63	1,000	8,630

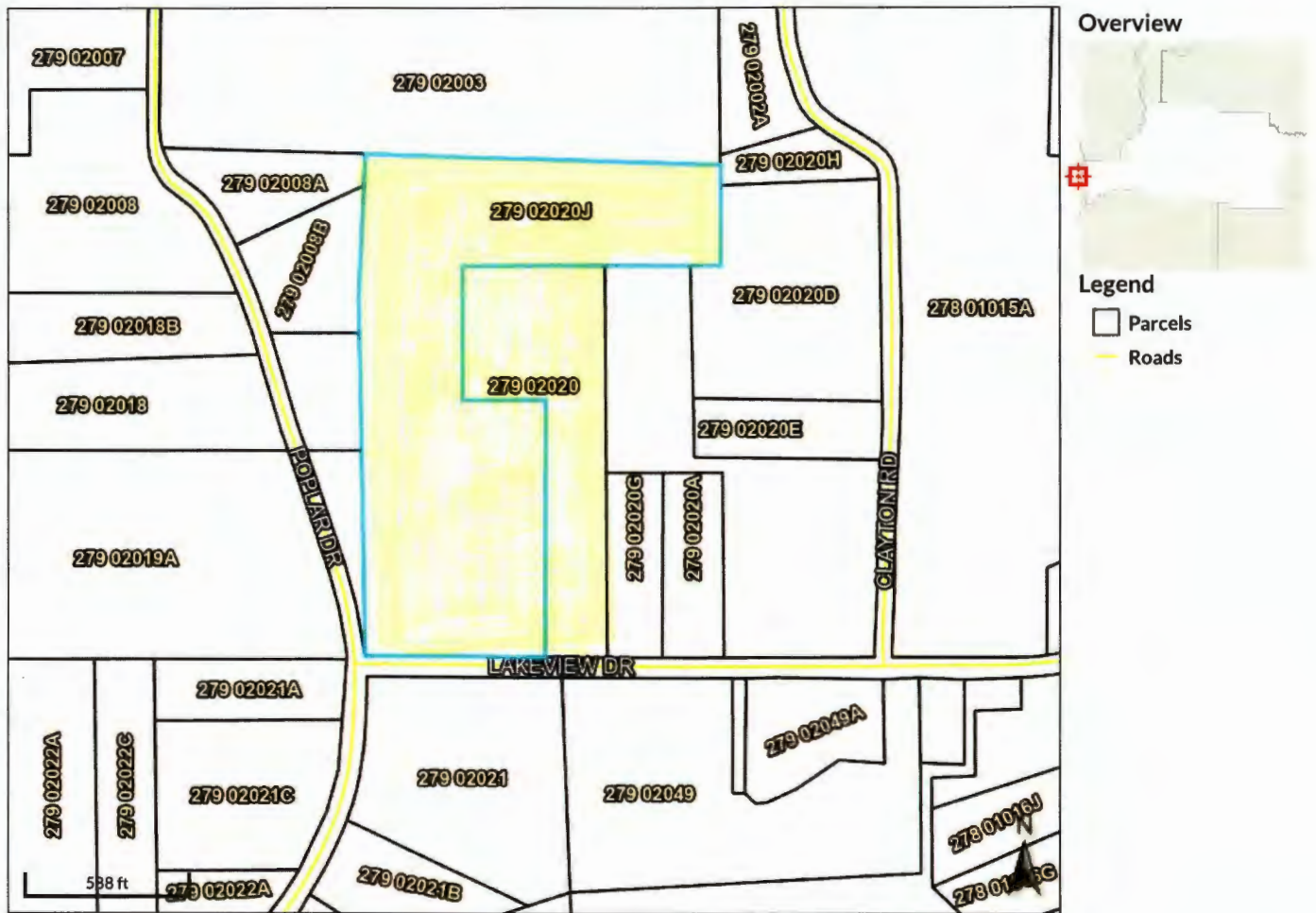
CONSERVATION USE LAND INFORMATION

	Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
	Timberland 93	7	7.25	534	1.00	3,872
	Timberland 93	3	8.63	828	1.00	7,146
	Agland 93	4	10.10	950	1.00	9,595

ACCESSORY IMPROVEMENTS - 279 02020J

CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A1	Dock - Wood	5	55	275	2015	1.00	0.87	0.00	1.00	1.00	1.00	1.00	0.00	4424	True
R1	Gazebo	10	10	100	2000	1.00	0.30	0.00	1.00	1.00	1.00	1.00	0.00	1013	True
R6	Pole Shelter	20	30	600	2018	1.20	0.95	0.00	1.00	1.00	1.00	1.00	0.00	3782	True
A6	POND 1-5	0	0	2.5	2018	1.00	0.95	0.00	1.00	1.00	1.00	1.00	0.00	11875	True
A6	Wellhouse - No Value	8	12	96	1999	0.00		0.00	1.00	1.00	1.00	1.00	0.00		True

PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS
31539	ADDITION	83	2,000	12/18/2019	06/25/2020	2020		2021 BATHROOM COMPLETE AB 06-25-2020 BUILDING IS ACTUALLY BESIDE THE MAIN HOUSE ON PARCEL 279-02020J AB 6-25-2020 2021 RECHECK 2020 NO WORK ON BATHROOM AS OF 12/30/19-MB BATHROOM ADDITION TO CABIN-BARN/ OVERHANG- 12/26/19 EM
31530	STORAGE SHED	99	4,000	11/01/2019	12/20/2019	2020		
31498	IN LAW SUITE	187	15,000	11/01/2019	12/20/2019	2020		2020 40% COMP 12/20/19-mb MOTHER IN LAW SUITE- 12/2/19 EM
31271	POLE BARN	115	6,000	06/20/2019	10/01/2019	2020		2020 POLEBARN/STABLE COMPLETE. AB 10-1-19 POLE BARN- 08/15/19 EM 9-26-19 left notice need to measure pole barn and update photos ab



Parcel ID 279 02020J
Class Code Consv Use
Taxing District SPALDING COUNTY
Acres 25.98

Owner MASELLI PETER A
680 LAKEVIEW DR
BROOKS, GA 30205
Physical Address 680 LAKEVIEW DR
Assessed Value Value \$167583
Land Value Value \$146489

Last 2 Sales			
Date	Price	Reason	Qual
6/24/2025	0	QC	U
11/20/2018	\$630000	FM	Q

(Note: Not to be used on legal documents)

Date created: 3/5/2026
Last Data Uploaded: 3/5/2026 6:47:21 AM

Developed by  SCHNEIDER
GEOSPATIAL



Overview



Legend

Parcels

Roads

Flood Map

A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

AE -100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 279 02020J
Class Code Consv Use
Taxing District SPALDING COUNTY
Acres 25.98

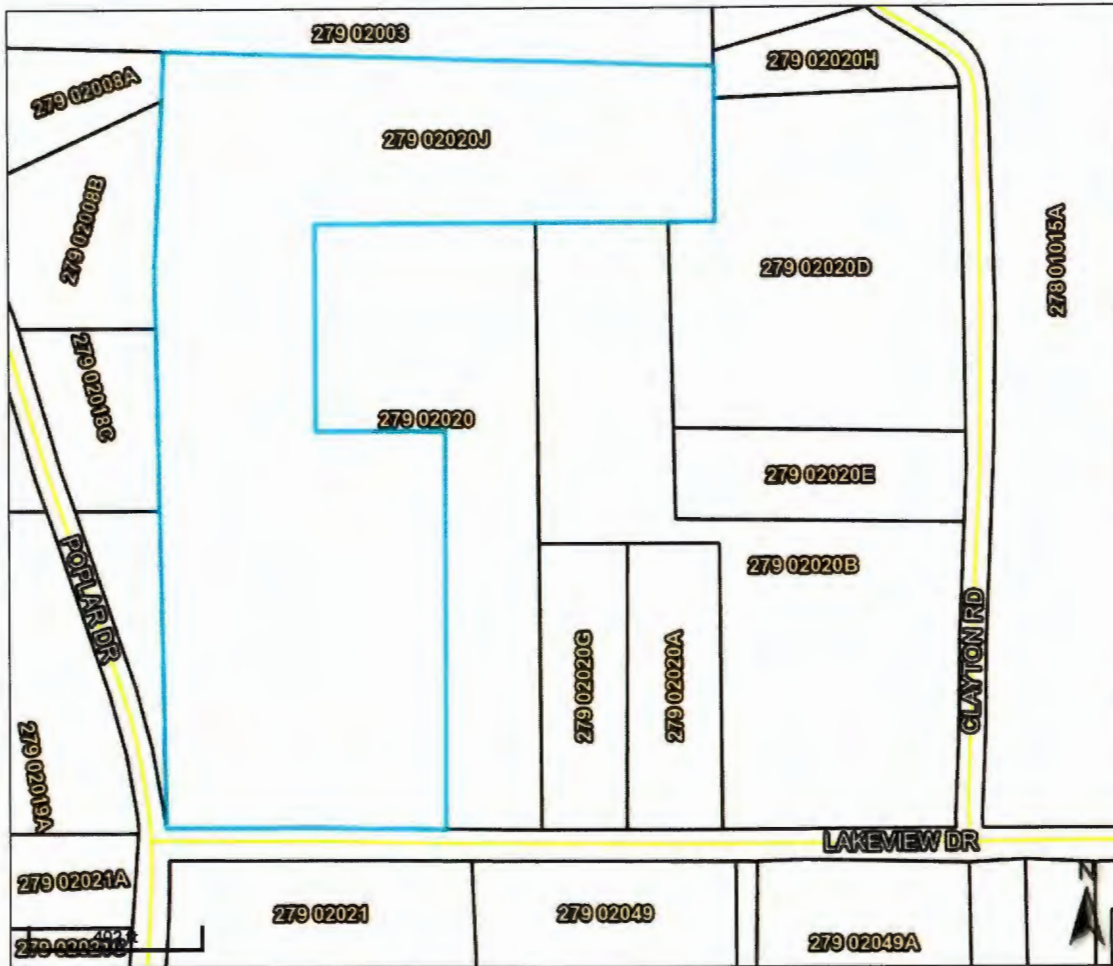
Owner MASELLI PETER A
680 LAKEVIEW DR
BROOKS, GA 30205
Physical Address 680 LAKEVIEW DR
Assessed Value Value \$167583
Land Value Value \$146489

Last 2 Sales		Reason	Qual
Date	Price		
6/24/2025	0	QC	U
11/20/2018	\$630000	FM	Q

(Note: Not to be used on legal documents)

Date created: 2/25/2026
Last Data Uploaded: 2/25/2026 7:11:03 AM

Developed by **SCHNEIDER**
GEOSPATIAL



Overview



Legend

□ Parcels

— Roads

Flood Map

■ A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

■ AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

■ VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

■ X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 279 02020J
Class Code Consv Use
Taxing District SPALDING COUNTY
Acres 25.98

Owner MASELLI PETER A
680 LAKEVIEW DR
BROOKS, GA 30205
Physical Address 680 LAKEVIEW DR
Assessed Value Value \$167583
Land Value Value \$146489

Last 2 Sales		Reason	Qual
Date	Price		
6/24/2025	0	QC	U
11/20/2018	\$630000	FM	Q

(Note: Not to be used on legal documents)

Date created: 2/25/2026
Last Data Uploaded: 2/25/2026 7:11:03 AM

Developed by **SCHNEIDER**
GEOSPATIAL





03/02/2026 01:40



03/02/2026 01:41



03/02/2026 01:54

Consider the approval of the new applications for Conservation Use Valuation Assessment. ROGELIO & LYDIA HERNANDEZ, 211-01-021, 42.99 ACRES VICTORIA WALKER, 242-01-007B, 26.56 ACRES JOSEPH & STEPHANIE CRAMER, 265-01-004A, 30.00 ACRES ANN STOKES, 218-02-023J, 26.53 ACRES VINCENT & STACIE BUCHANAN, 217-01-003U, 27.15 ACRES

Requesting Agency

Spalding County Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[CUVA - NEW - HERNANDEZ 211-01-021.pdf](#)

[CUVA - NEW - WALKER 242-01-007B.pdf](#)

[CUVA - NEW - CRAMER 265-01-004A.pdf](#)

[CUVA - NEW - STOKES 218-02-023J.pdf](#)

[CUVA - NEW - BUCHANAN 217-01-003U.pdf](#)

**SPALDING COUNTY
BOARD OF TAX ASSESSORS
419 EAST SOLOMON ST.
GRIFFIN, GEORGIA 30223**

PT283A Rev. 2/15

**APPLICATION AND QUESTIONNAIRE FOR CURRENT USE
ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY**

To the Board of Tax Assessors of Spalding County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

HERNANDEZ LYDIA & ROGELIO HERNANDEZ

Owner's mailing address 581 BELGRAVE LANE		City, State, Zip TUCKER, GA 30084		Number of acres included in this application. Agricultural Land: _____ Timber Land: _____	
Property location (Street, Route, Hwy, etc.) 600 HAMIL RD		City, State, Zip of Property: GRIFFIN, GA 30223		Covenant Acres 0.00 Total Acres 42.99	
District 03	Land Lot 228	Sublot & Block	Recorded Deed Book/Page 5269 105	List types of storage and processing buildings:	

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information hereinabove, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Signature of Taxpayer or Taxpayer's Authorized Representative

Date Application Filed

01/09/2026

Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)

Sworn to and subscribed before me this 09 day of JAN 2026

Notary Public

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 211 01021	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 14637	YEAR COVENANT: Begin: Jan 1, 2026 Ends: Dec 31, 2035
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____

Board of Tax Assessors

Date

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application</u> only	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants	
Name / Relationship			County	Total Acres	% Interest / No of Acres
<i>DM</i>		<i>100</i>	<i>NO</i>		
<i>Lydia Hernandez</i>		<i>100</i>	<i>NO</i>		

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.))
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)
- ☐ Bona fide club organized for pleasure, recreation, and other non-profitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☒ Raising, harvesting, or storing crops % *5*
- ☒ Feeding, breeding, or managing livestock or poultry % *70*
- ☒ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % *70*
- ☒ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % *70* (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apian products % _____

☒ Other _____

- ☒ Yes ☒ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☒ Yes ☐ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements. *Home*
- ☐ Yes ☒ No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.
- ☐ Yes ☒ No Are there any deed restrictions on this property? If yes, please list the restrictions.
- ☒ Yes ☐ No Does the current zoning on this property allow agricultural use? If no, please explain.
- ☐ Yes ☒ No Is there any type business operated on this property? If yes please indicate business name & type of business.

• If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.

• Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:

(1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber, (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)

• The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me

This ____ day of _____, _____

Taxpayer's Authorized Signature _____

Approved by: Board of Tax Assessors _____

Notary Public _____

Date Filed _____

Date Approved _____

211 01021		2026 Spalding County Board of Assessors				1/16/2026 4:58:11 PM Acct # 14637 tlong	
Owner Information		General Property Information				Values	
HERNANDEZ LYDIA & ROGELIO HERNANDEZ 581 BELGRAVE LANE TUCKER, GA 30084		SITUS	600 HAMIL RD			Imp Val	796,152
		LEGAL	43.082 AC HAMIL RD TR B20/479 & 24/392			Acc Val	61,263
		Tax District	SPALDING COUNTY	GMD	0490	Homestead	S0
		Total Acres	42.99	LL	228	No Covenant	0
		Zoning	R2	LD	03	Acc/Des	5C - 1.059163
		Unit	Return Value			0	
Topography - 1.00		Wetlands - 1.00		Shape - 1.00		Easements - 1.00	
				External - 1.00		Assemblage - 1.00	
						Other - 1.10	
						10001 - 1.00	

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
HERNANDEZ LYDIA & ROGELIO	AURELIA WHITLOCK FAMILY TRUST	09/12/2024	5269 105	24 392	1,070,000	A1		0 FM
AURELIA WHITLOCK FAMILY TRUST	WHITLOCK AURELIA STONE	08/09/2022	5035 330	24 392		0 V1		0 QC
WHITLOCK AURELIA STONE	JOHNSON ED JR & MARIA	03/16/2018	4264 251		724,000	V1		0 FM

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
A5	CUVA Res	4	4.00	5,000	20,000
A5	Open Land	4	26.55	5,030	133,547
A5	Open Land	5	0.13	4,350	566
A5	Open Land	9	0.07	1,900	133
A5	Woodland	2	1.34	3,950	5,293
A5	Woodland	3	9.15	3,810	34,862
A5	Woodland	7	0.17	2,720	462
A5	Woodland	9	1.58	1,900	3,002

ACCESSORY IMPROVEMENTS - 211 01021

CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	Barn	55	41	2255	1995	1.00	0.60	0.00	1.00	1.00	1.00	1.00	0.00	25025	True
A6	Lean-To	24	41	984	1995	1.00	0.22	0.00	1.00	1.00	1.00	1.00	0.00	1479	True
A6	Lean-To	24	41	984	1995	1.00	0.22	0.00	1.00	1.00	1.00	1.00	0.00	1479	True
A6	POND 1-5	0	0	1.71	2005	1.00	0.52	0.00	1.00	1.00	1.00	1.00	0.00	4446	False
A6	Shed Farm/Utility (3 Sides)	54	39	2106	1993	1.10	0.71	0.00	1.00	1.00	1.00	1.00	0.00	9619	True
A6	Storage/Utility Bldg	12	16	192	1995	1.00	0.22	0.00	1.00	1.00	1.00	1.00	0.00	648	True

ACCESSORY IMPROVEMENTS - 211 01021

CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A1	Swimming Pool - Vinyl	18	36	648	1995	1.20	0.71	0.00	1.00	1.00	1.00	1.00	0.00	18567	True

PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS
23639	GENERAL MAINT.	6,920	0	10/03/2004	12/31/2004			REPLACEMENT WINDOWS

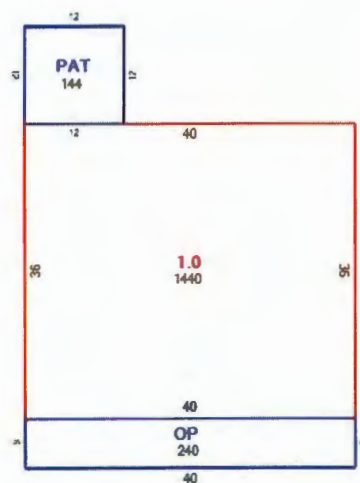
RES IMP - 211 01021 600 HAMIL RD							
Impr Key	10220	Roof Shape	Gable	Basement / Attic	Squarefoot	Phy Depr	0.69
Class / Strat	A1	Floor Construction	Reinf Conc Slab	Bsmt / Finish	0 / 0.00	Phy OVR	0.00
Occupancy / Style	One Family	Floor Finish	Carpet/Hdwd/Tile	Attic / Finish	0 / 0.00	Func Obsol	1.00
Rooms	5	Interior Wall	Sheetrock	Bsmt Qual		Econ Obsol	1.00
Bedrooms	3	Interior Ceiling	Sheetrock	Attic Qual		% Complete	1.00
Heated Area	1,440	Heat	Central AC	Grade	1.00	Neigh Adj	1.07
Story Height	1 Story	Plumbing:Std Comp	1	Year Built	1993	CD	1.00
Foundation	Slab	Plumbing: Extra Fix	5	Eff Year Built	1993	FMV	154,054
Exterior Wall	Vinyl Siding	Full Baths	2	Condition	Average	MAV	0
Roofing	Shingles - Architectural	Half Baths	0	RCN	208,661	OVR FMV	0

Sketch Legend			Other Features		
---------------	--	--	----------------	--	--

Code	Type	Area
1.0	1.0 Story	1440
PAT	Patio	144
OP	Porch - Open	240



2019 Field check by DL/JJ adjusted grade and depreciation-mbb



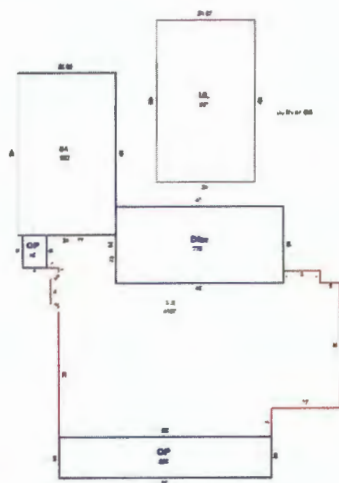
RES IMP - 211 01021 600 HAMIL RD							
Impr Key	10221	Roof Shape	Gable	Basement / Attic	Squarefoot	Phy Depr	0.73
Class / Strat	A1	Floor Construction	Wood Joist	Bsmt / Finish	0 / 0.00	Phy OVR	0.00
Occupancy / Style	One Family	Floor Finish	Carpet/Hdwd/Tile	Attic / Finish	0 / 0.00	Func Obsol	1.00
Rooms	9	Interior Wall	Sheetrock	Bsmt Qual		Econ Obsol	1.00
Bedrooms	4	Interior Ceiling	Sheetrock	Attic Qual		% Complete	1.00
Heated Area	5,069	Heat	Central AC	Grade	1.30	Neigh Adj	1.07
Story Height	1.5 Story	Plumbing: Std Comp	1	Year Built	1995	CD	1.00
Foundation	Masonry	Plumbing: Extra Fix	13	Eff Year Built	1995	FMV	642,098
Exterior Wall	Masonry (Brick Veneer)	Full Baths	4	Condition	Average	MAV	0
Roofing	Shingles - Architectural	Half Baths	0	RCN	822,043	OVR FMV	0

Sketch Legend			Other Features				
---------------	--	--	----------------	--	--	--	--

Code	Type	Area	CODE TYPE	AREA
1.5	1.5 Story	2738	Pre-fab 2 sty 1 Box	2
OP	Porch - Open	520		
Dkw	Deck - Wood	779		
OP	Porch - Open	48		
GR	Garage - Attached	960		
UL	2nd Level	962		



2019 Field check by DL/JJ adjusted grade and depreciation-mbb

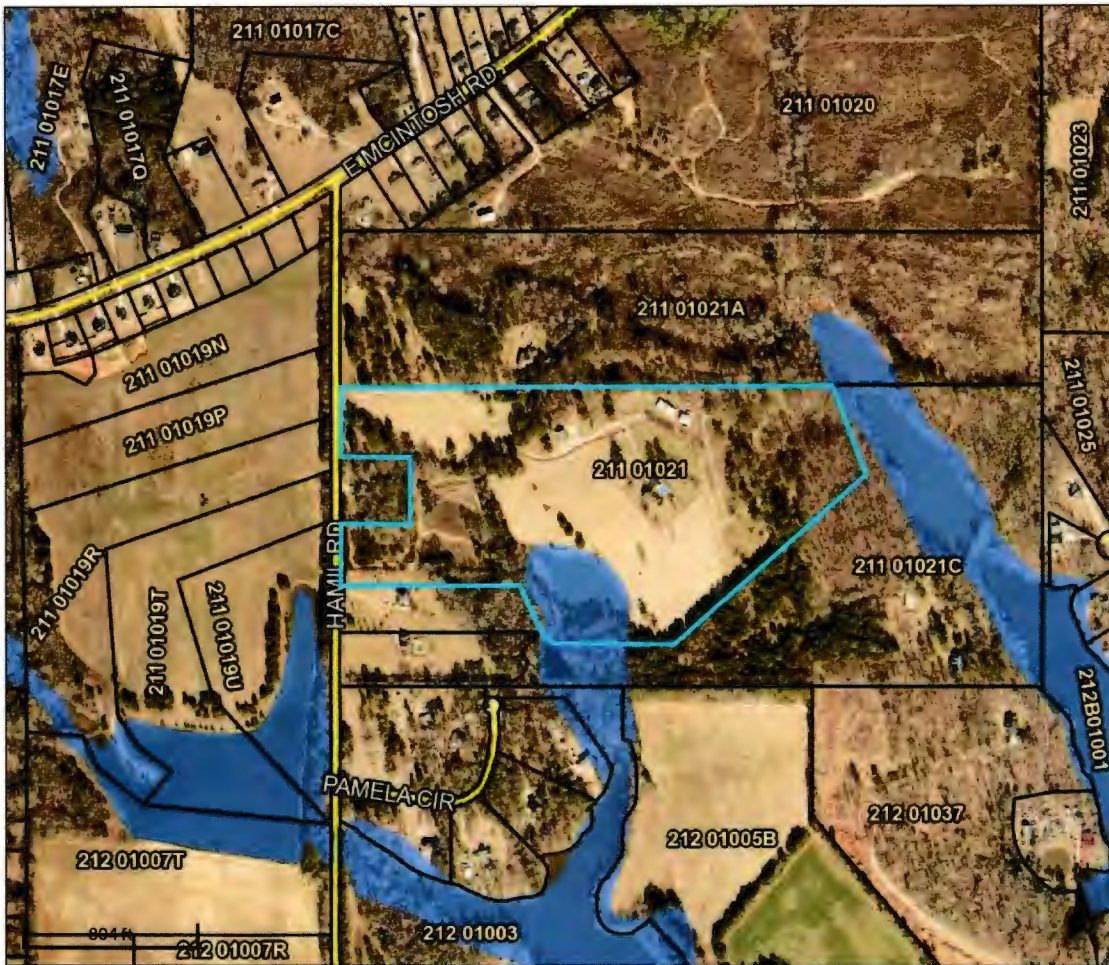




02/13/2026 04:05



02/13/2026 04:00



Overview



Legend

Parcels

Roads

Flood Map

A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 211 01021
Class Code Agricultural
Taxing District SPALDING COUNTY
Acres 42.99

Owner HERNANDEZ LYDIA & ROGELIO HERNANDEZ
581 BELGRAVE LANE
TUCKER, GA 30084
Physical Address 600 HAMIL RD

Assessed Value Value \$1087943
Land Value Value \$230528

Last 2 Sales		Price	Reason	Qual
Date				
9/12/2024		\$1070000	FM	Q
8/9/2022		0	QC	U

(Note: Not to be used on legal documents)



Overview



Legend

Parcels

Roads

Flood Map

A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

X: 500 Year Flood - Areas of 0.2% annual chance flood

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Class Code Agricultural
Taxing District SPALDING COUNTY
Acres 42.99

Owner HERNANDEZ LYDIA & ROGELIO HERNANDEZ
581 BELGRAVE LANE
TUCKER, GA 30084
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Physical Address
Assessed Value Value \$1087943
Land Value Value \$230528

Last 2 Sales		Reason	Qual
Date	Price		
9/12/2024	\$1070000	FM	Q
8/9/2022	0	QC	U

(Note: Not to be used on legal documents)

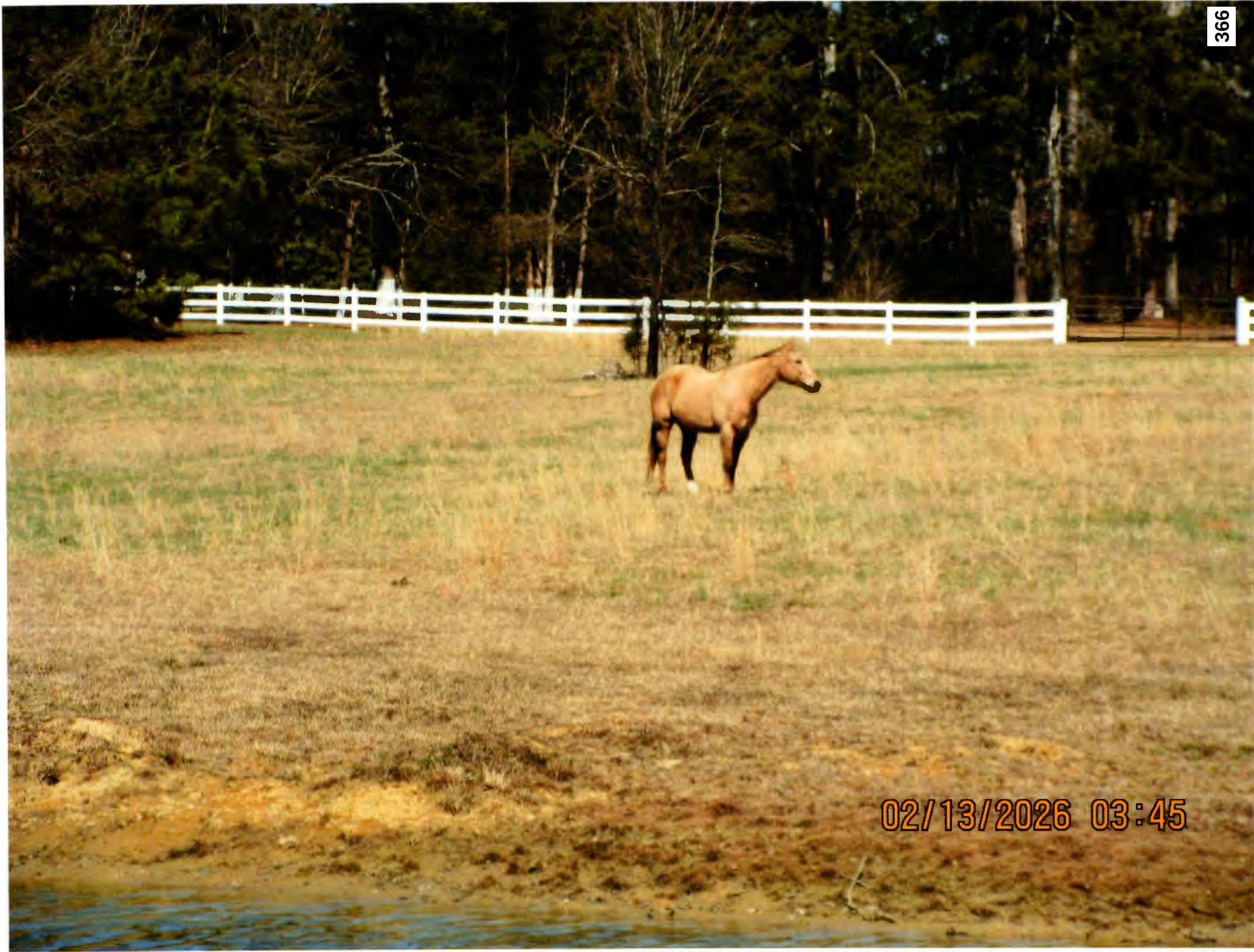




02/13/2026 03:44



02/13/2026 03:45



02/13/2026 03:45



02/13/2026 03:46



02/13/2026 03:49



02/13/2026 03:32





02/13/2026 03:33



02/13/2026 03:34



02/13/2026 03:41

02/13/2026 03:41





02/13/2026 03:30



02/13/2026 03:31



02/13/2026 03:32



02/13/2026 03:31



02/13/2026 04:05





02/13/2026 04:01

SPALDING COUNTY
BOARD OF TAX ASSESSORS
10 EAST SOLOMON ST.
GRIFFIN, GEORGIA 30223

PT283A Rev. 2/15

APPLICATION AND QUESTIONNAIRE FOR CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

To the Board of Tax Assessors of Spalding County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

WALKER VICTORIA L

Owner's mailing address 1190 PATTERSON RD		City, State, Zip GRIFFIN, GA 30223	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 1190 PATTERSON RD		City, State, Zip of Property: GRIFFIN, GA 30223	Covenant Acres 0.00 Total Acres 26.56
District 03	Land Lot 073	Sublot & Block	Recorded Deed Book/Page 4048 209
List types of storage and processing buildings:			

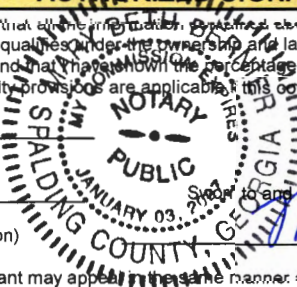
AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information furnished above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Victoria L. Walker
Signature of Taxpayer or Taxpayer's Authorized Representative

02/02/2026
Date Application Filed

Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)



Subscribed before me this 2 day of Feb. 2026
Nancy Beth Bernier Notary Public

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 242 01007B	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 20458	YEAR COVENANT: Begin: Jan 1, 2026 Ends: Dec 31, 2035
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____
Board of Tax Assessors Date

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application</u> only	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants
Victoria L. Walker		100%	NA	

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.))
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)
- ☐ Bona fide club organized for pleasure, recreation, and other non-profitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☒ Raising, harvesting, or storing crops % 10%
- ☐ Feeding, breeding, or managing livestock or poultry % _____
- ☒ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % 80%
- ☐ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % _____ (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apiarian products % _____
- ☐ Other _____

- ☐ Yes ☒ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☒ Yes ☐ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements. House
- ☐ Yes ☒ No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.
- ☐ Yes ☒ No Are there any deed restrictions on this property? If yes, please list the restrictions.
- ☒ Yes ☐ No Does the current zoning on this property allow agricultural use? If no, please explain.
- ☐ Yes ☒ No Is there any type business operated on this property? If yes please indicate business name & type of business.

• If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.

• Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:

(1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber. (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)

• The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me

This ____ day of _____, _____

Taxpayer's Authorized Signature

Approved by: Board of Tax Assessors

Notary Public

Date Filed

Date Approved



pics 1-14

385

242 01007B		2026 Spalding County Board of Assessors				2/2/2026 11:51:01 AM Acct # 20458 tlong									
Owner Information		General Property Information				Values									
WALKER VICTORIA L		SITUS		1190 PATTERSON RD		Imp Val		166,421							
1190 PATTERSON RD		LEGAL		PARCEL A 26.567 AC PB 26/567		Acc Val		8,046							
GRIFFIN, GA 30223		Tax District		SPALDING COUNTY	GMD 1069	Homestead	LM8Z	Land Val 149,084							
		Total Acres		26.56	LL 073	No Covenant	0	Total Value 323,551							
		Zoning			LD 03	Acc/Dcs	0A - .000000	2025 : 323,551 2024 : 516,884							
		Unit			Return Value	0	2023 : 493,521 2022 : 439,428								
Topography - 1.00 Wetlands - 1.00 Shape - 1.00 Easements - 1.00 External - 1.00 Assemblage - 1.00 Other - 1.00 12500 - 1.00															
SALES INFORMATION															
Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason							
WALKER JOHN A & VICTORIA LYNN	WALKER JOHN A & VICTORIA L	04/22/2016	4048 209			0 V1		0 LA							
WALKER JOHN A & VICTORIA L	WALKER JOHN A & VICTORIA L	02/26/2016	4030 237			0 V1		0 GF							
WALKER VICTORIA L	WALKER JOHN A	02/04/2016	4027 316			0 V1		0 QC							
LAND INFORMATION															
CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value				
A4	1242 M242-243 -	Acre	26.56	0	0			13,000.00	13,000.00	1.00	149,084				
ACCESSORY IMPROVEMENTS - 242 01007B															
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	Pole Shelter	45	96	4320	1995	1.00	0.22	0.40	1.00	1.00	1.00	1.00	0.00	8046	True

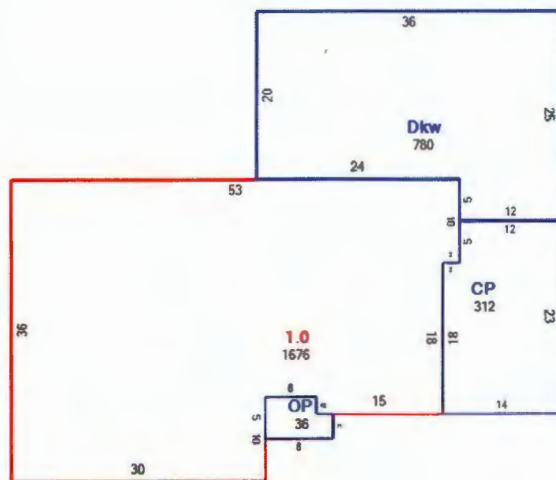
RES IMP - 242 01007B 1190 PATTERSON RD							
Impr Key	13797	Roof Shape	Gable	Basement / Attic	Squarefoot	Phy Depr	0.55
Class / Strat	A1	Floor Construction	Wood Joist	Bsmt / Finish	938 / 0.00	Phy OVR	0.00
Occupancy / Style	One Family	Floor Finish	Hardwood	Attic / Finish	0 / 0.00	Func Obsol	1.00
Rooms	0	Interior Wall	Sheetrock	Bsmt Qual		Econ Obsol	1.00
Bedrooms	0	Interior Ceiling	Sheetrock	Attic Qual		% Complete	1.00
Heated Area	1,676	Heat	Central AC	Grade	1.05	Neigh Adj	0.90
Story Height	1 Story	Plumbing:Std Comp	1	Year Built	1958	CD	1.00
Foundation	Masonry	Plumbing: Extra Fix	3	Eff Year Built	1985	FMV	166,421
Exterior Wall	Wood Siding	Full Baths	2	Condition	Average	MAV	0
Roofing	Shingles - Asphalt	Half Baths	0	RCN	282,789	OVR FMV	0

Sketch Legend			Other Features				
---------------	--	--	----------------	--	--	--	--

Code	Type	Area	CODE TYPE	AREA
1.0	1.0 Story	1676	Const 1 sty 1 Box	1
CP	Carport	312		
OP	Porch - Open	36		
Dkw	Deck - Wood	780		



2016: Field review: EYB changed to 1984 with .64 on PHY DEP





02/10/2026 01:21



Overview



Legend

Parcels

Roads

Flood Map

A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 242 01007B
Class Code Agricultural
Taxing District SPALDING COUNTY
Acres 26.56

Owner WALKER JOHN A & VICTORIA L
1190 PATTERSON RD
GRIFFIN, GA 30223
Physical Address 1190 PATTERSON RD
Assessed Value Value \$323551
Land Value Value \$149084

Last 2 Sales

Date	Price	Reason	Qual
4/22/2016	0	LA	U
2/26/2016	0	GF	U

(Note: Not to be used on legal documents)

Date created: 2/2/2026

Last Data Uploaded: 2/2/2026 6:08:01 AM

Developed by SCHNEIDER
GEOSPATIAL



Overview



Legend

- Parcels
- Roads

Flood Map

- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
- AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
- VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 242 01007B
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 Taxing District SPALDING COUNTY
 Acres 26.56

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2/26/2016	0	GF	U

(Note: Not to be used on legal documents)

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Developed by **SCHNEIDER**
 GEOSPATIAL





02/10/2026 01:31



02/10/2026 01:24



02/10/2026 01:25



02/10/2026 02:02



02/10/2026 01:23



02/10/2026 01:23



02/10/2026 01:24

**SPALDING COUNTY
BOARD OF TAX ASSESSORS
419 EAST SOLOMON ST.
GRIFFIN, GEORGIA 30223**

PT283A Rev. 2/15

**APPLICATION AND QUESTIONNAIRE FOR CURRENT USE
ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY**

To the Board of Tax Assessors of Spalding County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

CRAMER JOSEPH ALLEN &

Owner's mailing address STEPHANIE MICHELLE CRAMER 1380 VAUGHN RD		City, State, Zip GRIFFIN, GA 30223	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 1380 VAUGHN RD		City, State, Zip of Property: GRIFFIN, GA 30223	Covenant Acres 0.00 Total Acres 30.00
District 04	Land Lot 046	Sublot & Block 	Recorded Deed Book/Page 3934 101
List types of storage and processing buildings:			

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property complies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Signature of Taxpayer or Taxpayer's Authorized Representative: Stephanie Cramer EXPIRES 01/08/2030
Date Application Filed: 1-29-2026
Sworn to and subscribed before me this 29 day of Jan, 2026
Notary Public: Peggy Terry
(Please have additional taxpayers sign on reverse side of application)

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 265 01004A	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 24798	YEAR COVENANT: Begin: Jan 1, 2026 Ends: Dec 31, 2035
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____
Board of Tax Assessors Date

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application</u> only	Counties where you own interest in property under other covenants and total acres in other conservation use covenants		Each owner's percent interest owned and number of acres owned by each under other covenants
Name / Relationship			County	Total Acres	% Interest / No of Acres
Joseph Cramer		100	N/A		
Stephanie Cramer		100	N/A		

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.)
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)
- ☐ Bona fide club organized for pleasure, recreation, and other nonproftable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☐ Raising, harvesting, or storing crops % _____
- ☐ Feeding, breeding, or managing livestock or poultry % _____
- ☒ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % 95
- ☐ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % _____ (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apiarian products % _____
- ☐ Other _____

- ☐ Yes ☒ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☒ Yes ☐ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements House
- ☐ Yes ☒ No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.
- ☐ Yes ☒ No Are there any deed restrictions on this property? If yes, please list the restrictions.
- ☒ Yes ☐ No Does the current zoning on this property allow agricultural use? If no, please explain.
- ☒ Yes ☐ No Is there any type business operated on this property? If yes please indicate business name & type of business Home office

* If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.

* Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:

(1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber. (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)

* The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me
This ____ day of _____, _____

Taxpayer's Authorized Signature

Approved by: Board of Tax Assessors

Notary Public

Date Filed

Date Approved

265 01004A			2026 Spalding County Board of Assessors					1/30/2026 12:48:15 PM Acct # 24798 tlong		
Owner Information			General Property Information					Values		
CRAMER JOSEPH ALLEN & STEPHANIE MICHELLE CRAMER 1380 VAUGHN RD GRIFFIN, GA 30223			SITUS	1380 VAUGHN RD				Imp Val	122,157	
			LEGAL	VAUGHN RD				Acc Val	436	
			Tax District	SPALDING COUNTY	GMD	1068	Homestead	S1	Land Val	126,669
			Total Acres	30.00	LL	046	No Covenant	0	Total Value	249,262
			Zoning	AR-1	LD	04	Acc/Des	5C - 4.222300	2025 : 249,262	2024 : 249,262
			Unit						2023 : 241,271	2022 : 172,658
							Return Value	0		
Topography - 1.00	Wetlands - 1.00	Shape - 1.00	Easements - 1.00	External - 1.00	Assemblage - 1.00	Other - 1.00	10001 - 1.00			

SALES INFORMATION								
Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
CRAMER JOSEPH ALLEN &	DENOVCHEK CAROL V FKA CAROL	10/30/2014	3934 101	8 302	124,500	A1		0 FM
FREEMAN CAROL JOAN V	VAUGHN JAMES ALLEN	08/18/2009	3387 263	8 302		A1		0 DA

LAND INFORMATION					
CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
A5	Small Parcel	1	0.26	1,000	260
A5	Small Parcel	1	0.17	1,000	170
A5	Small Parcel	1	0.16	1,000	160
A5	Small Parcel	1	2.99	1,000	2,990
A5	Small Parcel	1	0.22	1,000	220
A5	Small Parcel	1	1.21	1,000	1,210
A5	Small Parcel	1	17.37	1,000	17,370
A5	Small Parcel	1	5.85	1,000	5,850
A5	Small Parcel	1	0.33	1,000	330
A5	Small Parcel	1	1.44	1,000	1,440

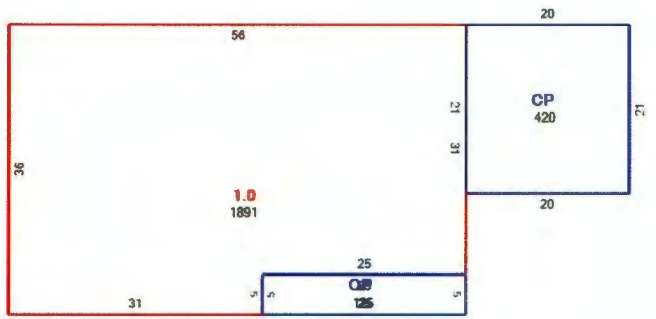
ACCESSORY IMPROVEMENTS - 265 01004A															
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A1	Swimming Pool - Vinyl	18	36	648	1984	1.00	0.20	0.02	1.00	1.00	1.00	1.00	0.00	436	True

RES IMP - 265 01004A 1380 VAUGHN RD							
Impr Key	16585	Roof Shape	Gable	Basement / Attic	Squarefoot	Phy Depr	0.41
Class / Strat	A1	Floor Construction	Wood Joist	Bsmt / Finish	0 / 0.00	Phy OVR	0.00
Occupancy / Style	One Family	Floor Finish	Tile	Attic / Finish	0 / 0.00	Func Obsol	1.00
Rooms	5	Interior Wall	Sheetrock/Panel	Bsmt Qual		Econ Obsol	1.00
Bedrooms	3	Interior Ceiling	Sheetrock	Attic Qual		% Complete	1.00
Heated Area	1,891	Heat	Central AC (Heat	Grade	1.00	Neigh Adj	1.07
Story Height	1 Story	Plumbing:Std Comp	1	Year Built	1978	CD	1.00
Foundation	Masonry	Plumbing: Extra Fix	3	Eff Year Built	1978	FMV	122,157
Exterior Wall	Masonry (Brick Veneer)	Full Baths	2	Condition	Average	MAV	0
Roofing	Shingles - Asphalt	Half Baths	0	RCN	278,453	OVR FMV	0

Sketch Legend			Other Features					
Code	Type	Area	CODE TYPE	AREA				
1.0	1.0 Story	1891	Const 1 sty 1 Box	1				
CP	Carport	420						
OP	Porch - Open	125						



10.21.2014 - FIELD INSPECTION BY HARRY BUSBY
 FOUND IMP IN POOR CONDITION, INTERIOR DAMAGE,
 NO UTILITIES, HOUSE ABANDONED FOR PAST FIVE
 YEARS. SEE PHOTO FILE ON V DRIVE. L.L.





02/06/2026 04:11



Overview



Legend

- Parcels
- Roads

Parcel ID 265 01004A
 Class Code Agricultural
 Taxing District SPALDING COUNTY
 Acres 30.0

Owner CRAMER JOSEPH ALLEN &
 STEPHANIE MICHELLE CRAMER
 1380 VAUGHN RD
 GRIFFIN, GA 30223
 Physical Address 1380 VAUGHN RD
 Assessed Value Value \$249262
 Land Value Value \$126669

Last 2 Sales			
Date	Price	Reason	Qual
10/30/2014	\$124500	FM	Q
8/18/2009	0	DA	U

(Note: Not to be used on legal documents)

Date created: 2/27/2026
 Last Data Uploaded: 2/27/2026 7:21:25 AM

Developed by  **SCHNEIDER**
 GEOSPATIAL



Overview



Legend

□ Parcels

— Roads

Flood Map

■ A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

■ AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

■ VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

■ X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 265 01004A
Class Code Agricultural
Taxing District SPALDING COUNTY
Acres 30.0

Owner CRAMER JOSEPH ALLEN &
STEPHANIE MICHELLE CRAMER
1380 VAUGHN RD
GRIFFIN, GA 30223
Physical Address 1380 VAUGHN RD
Assessed Value Value \$249262
Land Value Value \$126669

Last 2 Sales		Reason	Qual
Date	Price		
10/30/2014	\$124500	FM	Q
8/18/2009	0	DA	U

(Note: Not to be used on legal documents)

Date created: 1/30/2026
Last Data Uploaded: 1/30/2026 7:09:31 AM

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GEOSPATIAL



Overview



Legend

□ Parcels

— Roads

Flood Map

■ A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

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■ VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

■ X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 265 01004A
Class Code Agricultural
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Acres 30.0

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1380 VAUGHN RD
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Land Value Value \$126669

Last 2 Sales
Date Price Reason Qual
10/30/2014 \$124500 FM Q
8/18/2009 0 DA U

(Note: Not to be used on legal documents)

Date created: 1/30/2026
Last Data Uploaded: 1/30/2026 7:09:31 AM

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GEO SPATIAL



Workspaces ▾



02/06/2026 04:14



02/06/2026 04:09



02/06/2026 04:09



02/06/2026 04:09



02/06/2026 04:08

**SPALDING COUNTY
BOARD OF TAX ASSESSORS
419 EAST SOLOMON ST.
GRIFFIN, GEORGIA 30223**

PT283A Rev. 2/15

**APPLICATION AND QUESTIONNAIRE FOR CURRENT USE
ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY**

To the Board of Tax Assessors of Spalding County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

STOKES ANN R

Owner's mailing address 691 MANGHAM RD		City, State, Zip GRIFFIN, GA 30224	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 0 MANGHAM RD		City, State, Zip of Property: GRIFFIN, GA 30223	Covenant Acres 0.00 Total Acres 26.53
District 03	Land Lot 78	Sublot & Block	Recorded Deed Book/Page 5245 44
List types of storage and processing buildings:			

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have known the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Briscilla Ann Stokes
Signature of Taxpayer or Taxpayer's Authorized Representative

**EXPIRES
GEORGIA
01/08/2030**

3/2/2026
Date Application Filed

Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)

born to and subscribed before me this 3 day of March, 2026

Reagan Torrey Notary Public

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 218 02023J	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 15750	YEAR COVENANT: Begin: Jan 1, 2026 Ends: Dec 31, 2035
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____

Board of Tax Assessors

Date _____

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application</u> <u>only</u>	Counties where you own interest in property under other covenants and total acres in other conservation use covenants		Each owner's percent interest owned and number of acres owned by each under other covenants
Name / Relationship			County	Total Acres	% Interest / No of Acres
Priscilla Ann Stokes		100	Spokane NONE		

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.))
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/chapter with application.)
- ☐ Bona fide club organized for pleasure, recreation, and other nonprofitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/chapter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☐ Raising, harvesting, or storing crops % _____
- ☐ Feeding, breeding, or managing livestock or poultry % _____
- ☒ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % 30
- ☒ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % 25 (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apiarian products % _____
- ☐ Other _____

- ☐ Yes ☒ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☐ Yes ☒ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.
- ☐ Yes ☒ No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.
- ☐ Yes ☒ No Are there any deed restrictions on this property? If yes, please list the restrictions.
- ☒ Yes ☐ No Does the current zoning on this property allow agricultural use? If no, please explain.
- ☐ Yes ☒ No Is there any type business operated on this property? If yes please indicate business name & type of business.

* If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.

* Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:

(1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber, (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)

* The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me
This ____ day of _____, _____

Taxpayer's Authorized Signature

Approved by: Board of Tax Assessors

Notary Public

Date Filed

Date Approved

218 02023J		2026 Spalding County Board of Assessors				3/2/2026 4:43:48 PM Acct # 15750 tlong	
Owner Information		General Property Information				Values	
STOKES ANN R		SITUS	0 MANGHAM RD			Imp Val	0
691 MANGHAM RD		LEGAL	MANGHAM RD PB 14/161, 11/158, 15/335, 14/100			Acc Val	
GRIFFIN, GA 30224		Tax District	SPALDING COUNTY	GMD	1066	Homestead	S0
		Total Acres	26.53	LL	78	No Covenant	0
		Zoning		LD	03	Acc/Des	3C - 5.593864
		Unit		Return Value		0	
Topography - 1.00		Wetlands - 1.00		Shape - 1.00		Easements - 1.00	
				External - 1.00		Assemblage - 1.00	
						Other - 1.00	
						10001 - 1.00	

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
STOKES FRANK ET AL	STOKES FRANK & ANN	06/20/2024	5245 44	28 70		0 V5		0 LE
STOKES FRANK & ANN	STOKES ANGIE D	05/19/2004	2575 45			0 P4		0 XX
STOKES ANGIE D	STOKES CECIL FRANK & ANN	05/17/2004	2493 44			0 P4		0 XX

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
A5	Small Parcel	1	1.21	1,000	1,210
A5	Small Parcel	1	2.29	1,000	2,290
A5	Small Parcel	1	6.93	1,000	6,930
A5	Small Parcel	1	0.07	1,000	70
A5	Small Parcel	1	0.47	1,000	470
A5	Small Parcel	1	6.66	1,000	6,660
A5	Small Parcel	1	2.94	1,000	2,940
A5	Small Parcel	1	4.38	1,000	4,380
A5	Small Parcel	1	1.36	1,000	1,360
A5	Small Parcel	1	0.22	1,000	220



Overview



Legend

- Parcels
- Roads

Parcel ID 218 02023J
 Class Code Agricultural
 Taxing District SPALDING COUNTY
 Acres 26.53

Owner STOKES ANN R
 691 MANGHAM RD
 GRIFFIN, GA 30224
 Physical Address MANGHAM RD
 Assessed Value Value \$148405
 Land Value Value \$148405

Last 2 Sales			
Date	Price	Reason	Qual
6/20/2024	0	LE	U
5/19/2004	0	XX	U

(Note: Not to be used on legal documents)

Date created: 3/5/2026
 Last Data Uploaded: 3/5/2026 6:47:21 AM

Developed by **SCHNEIDER**
 GEOSPATIAL



Overview



Legend

□ Parcels

— Roads

Flood Map

■ A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

■ AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

■ VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

■ X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 218 02023J
Class Code Agricultural
Taxing District SPALDING COUNTY
Acres 26.53

Owner STOKES ANN R
 691 MANGHAM RD
 GRIFFIN, GA 30224
Physical Address MANGHAM RD
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Land Value Value \$148405

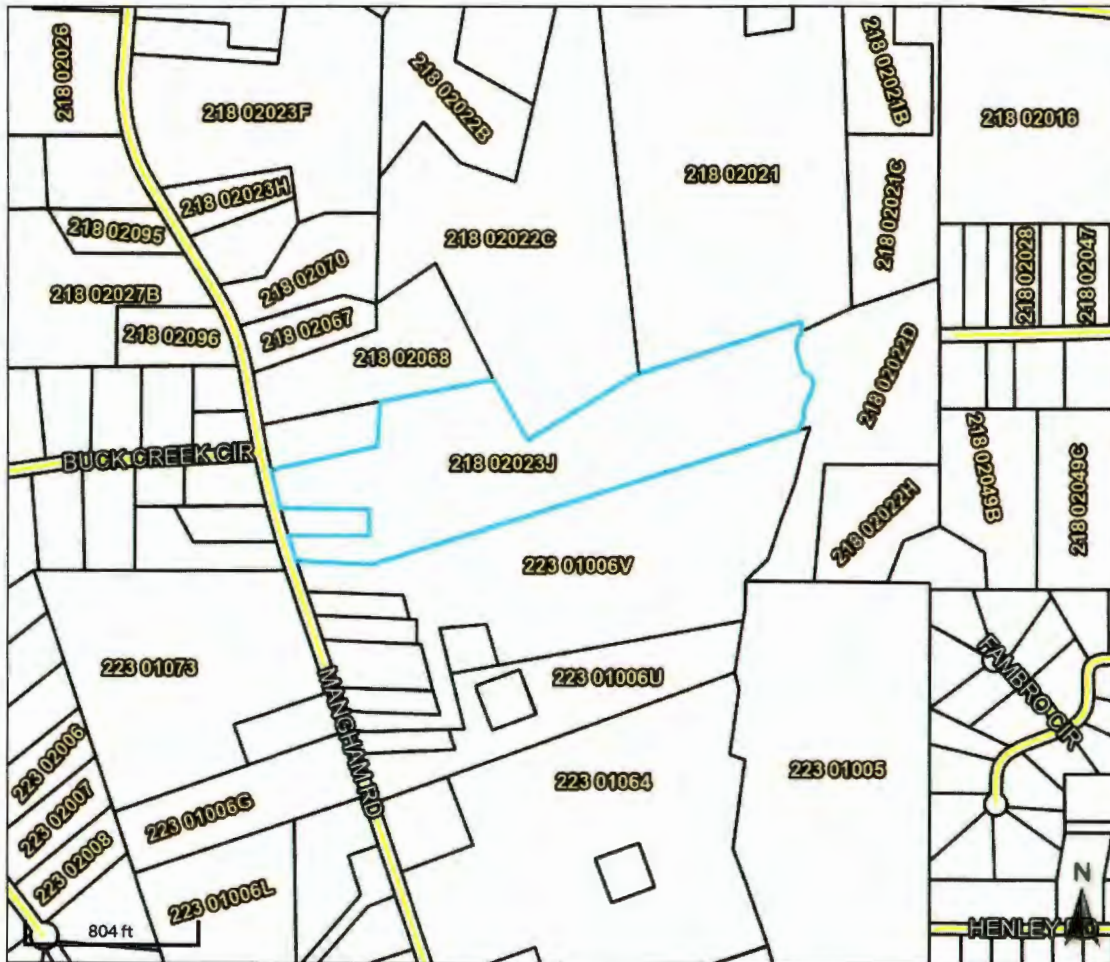
Last 2 Sales

Date	Price	Reason	Qual
6/20/2024	0	LE	U
5/19/2004	0	XX	U

(Note: Not to be used on legal documents)

Date created: 3/2/2026
 Last Data Uploaded: 3/2/2026 6:09:24 AM

Developed by **SCHNEIDER**
 GEOSPATIAL



Overview



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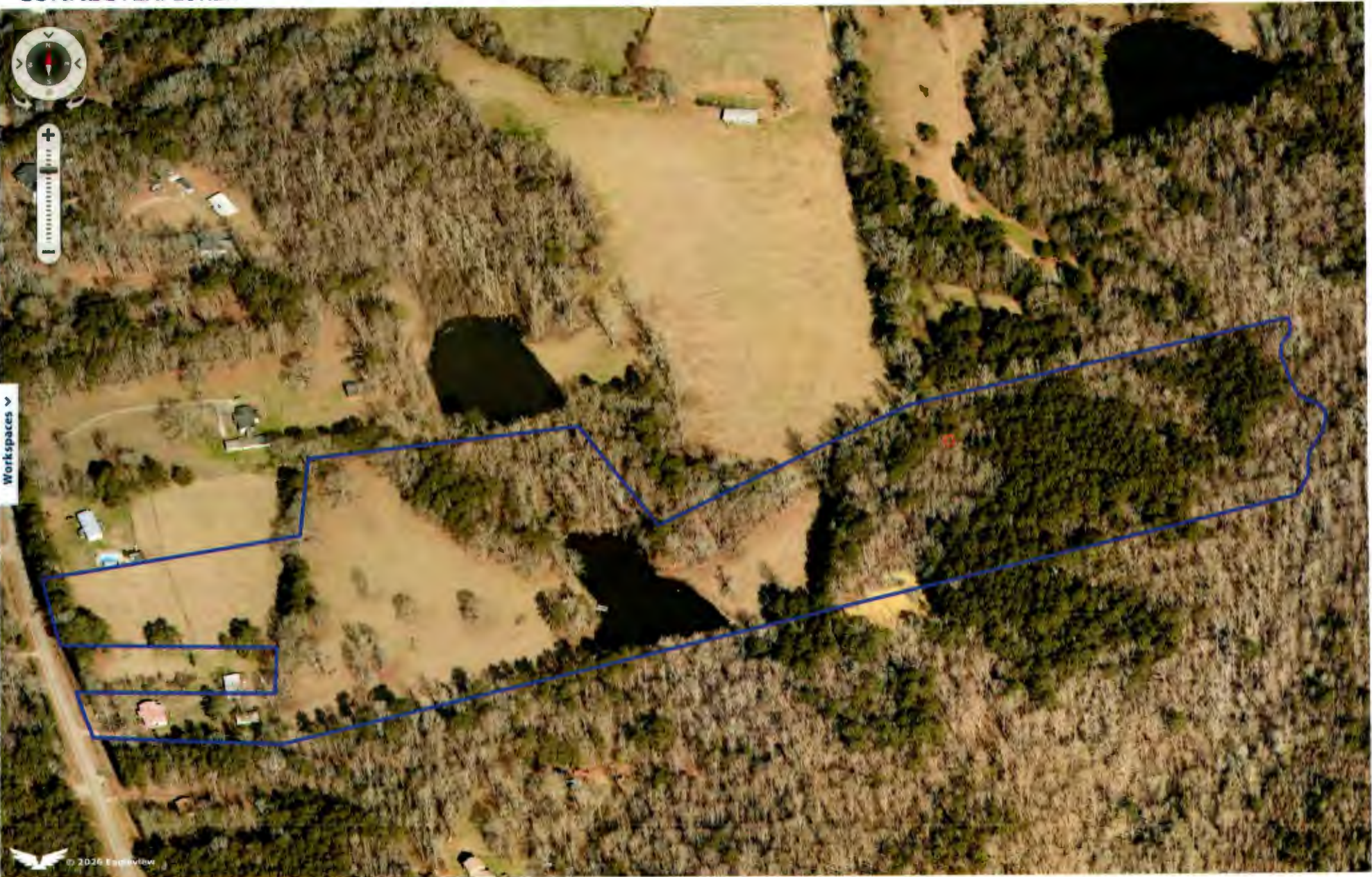
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Land Value Value \$148405

Last 2 Sales
Date Price Reason Qual
6/20/2024 0 LE U
5/19/2004 0 XX U

(Note: Not to be used on legal documents)

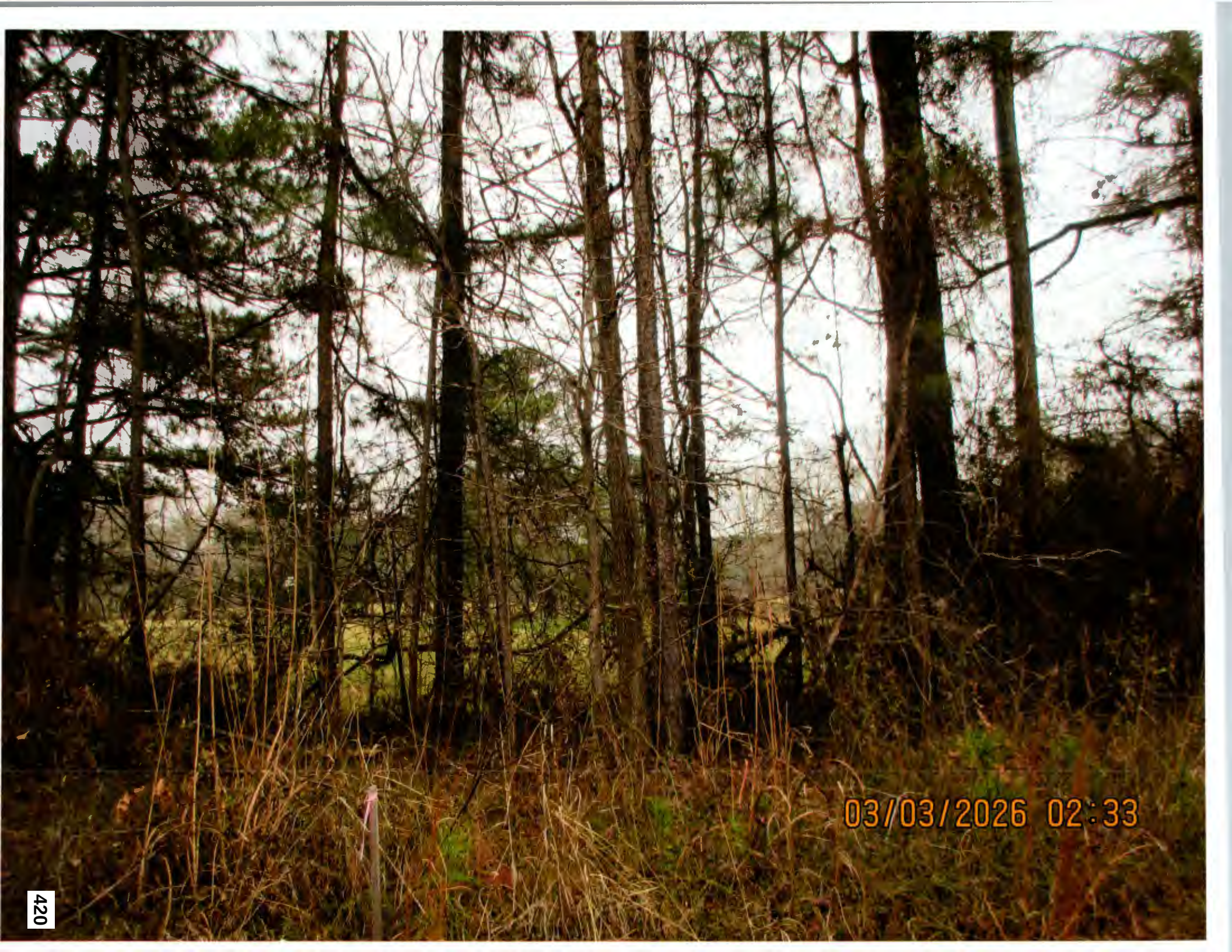
Date created: 3/2/2026
Last Data Uploaded: 3/2/2026 6:09:24 AM

Developed by **SCHNEIDER**
GEOSPATIAL





03/03/2026 02:34



03/03/2026 02:33

WinGAP - Real Property General Information - BUCHANAN VINCENT E : 217 01003U : AY2026 - [User ID = bbernier]

<< Top < Prev Next > End >> Account Number 15534 Duplicate ☒ Notice ☐ Tax Abatement Field Check (Returned Mail (Abatement (

PIN (1) 217-01-003U Tax District 03 - Spalding County

Alt PIN Asmt Reason Land Split Into Two Or More New Parcels

Parent PIN Web Url

Street Information

House #	Ext	Dir	Street Name	Type	Post
739			WANI	RD	

Units	U-Type	Latitude	Longitude	Zip Code
			RLS	30223-

Property Information

LL 113 LD 03 GMD 1066 Zoning AR1

Legal : 27.05 AC - 635 WANI RD

Neighborhood 12306

StLtAssmt Total Acres 27.15

Subdivision

Lot Blk Sec Phse

Exemption Information

Homestead S1 - REGULAR HOMESTEAD

Covenant HS App Date 03/18/2021

Float Base1	0
Float Curr1	0
Float Base2	0
Float Curr2	0
SW Base	351,320
SW Curr	9,149
State HS Val	0
Float Base3	0
Float Curr3	0

299(c) Value 0

299(c) Year 0

Values

Previous	513,018	Edit
Current	499,992	
Return	0	
Curr-MAV	0	
Prev-MAV	0	Edit
TAD Base	0	Edit

History

Year	Value
2024	513,018
2023	490,569
2022	429,168

Edit Information

Data Entry kfuller Edit History

Review 03/03/2026 COA History

Appraiser KRISTIN FULLER

Alternate HEATHER HEADLEY

Comments ☐ Comment Flag ☐ Mask Photo Export

2026 BREACH LETTER 02.16.2026 REMIND TO APPLY BY APRIL 1 - BB
 2026: SPLIT 4.13 AC TO PUMPING STATION PER DB 5359/241 PLAT ATTACHED 11/06/2025 PT
 2025 - ADDRESS OF 475 WANI RD WAS PROVIDED TO SCWA FOR USE OF PUMPING STATION LOCATION EASEMENT - RW
 2021 BOE APPROVED CUVA RENEWAL ON 10/15/21 - 11/19/21MB

03/05/2026 10:45:33

Help Cancel Delete New Apply OK

This property's 2021 covenant ended due to Spalding County Water Authority acquiring a portion in 2025. Breach without penalty.

The Water Authority told The Buchanan's that it would not affect their CUVA.

**SPALDING COUNTY
BOARD OF TAX ASSESSORS
419 EAST SOLOMON ST.
GRIFFIN, GEORGIA 30223**

PT283A Rev. 2/15

**APPLICATION AND QUESTIONNAIRE FOR CURRENT USE
ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY**

To the Board of Tax Assessors of Spalding County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

BUCHANAN VINCENT E

Owner's mailing address BUCHANAN STACIE L 635 WANI RD	City, State, Zip GRIFFIN, GA 30224	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____ Covenant Acres 25.15 Total Acres 27.15
Property location (Street, Route, Hwy, etc.) 739 WANI RD	City, State, Zip of Property: GRIFFIN, GA 30223	

District 03	Land Lot 113	Sublot & Block	Recorded Deed Book/Page 1644 217	List types of storage and processing buildings:
----------------	-----------------	----------------	-------------------------------------	---

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Signature of Taxpayer or Taxpayer's Authorized Representative

Date Application Filed

Signature of Taxpayer or Taxpayer's Authorized Representative

(Please have additional taxpayers sign on reverse side of application)

Sworn to and subscribed before me this 3rd day of February, 2026

Notary Public

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 217 01003U	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 15534	YEAR COVENANT: Begin: Jan 1, 2026 Ends: Dec 31, 2035
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, 2021 Ends: Dec 31, 2030 If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____

Board of Tax Assessors

Date

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application only</u>	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants	
Name / Relationship			County	Total Acres	% Interest / No of Acres
Vincent Buchanan		50	N/A		
Stacie Buchanan		50	N/A		

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.))
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)
- ☐ Bona fide club organized for pleasure, recreation, and other non-profitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☐ Raising, harvesting, or storing crops % _____
- ☒ Feeding, breeding, or managing livestock or poultry % 50
- ☐ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % _____
- ☒ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % 50 (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apian products % _____
- ☐ Other _____

- ☐ Yes ☒ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☒ Yes ☐ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements. House
- ☐ Yes ☒ No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.
- ☐ Yes ☒ No Are there any deed restrictions on this property? If yes, please list the restrictions.
- ☒ Yes ☐ No Does the current zoning on this property allow agricultural use? If no, please explain.
- ☐ Yes ☒ No Is there any type business operated on this property? If yes please indicate business name & type of business.

• If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.

• Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:

(1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber, (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)

• The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me
This ____ day of _____, _____

Taxpayer's Authorized Signature

Approved by: Board of Tax Assessors

Notary Public

Date Filed

Date Approved

217 01003U		2026 Spalding County Board of Assessors										2/27/2026 12:44:37 PM Acct # 15534 tlong					
Owner Information		General Property Information										Values					
BUCHANAN VINCENT E BUCHANAN STACIE L 635 WANI RD GRIFFIN, GA 30224		SITUS	739 WANI RD								Imp Val	326,736					
		LEGAL	27.05 AC - 635 WANI RD								Acc Val	47,193					
		Tax District	SPALDING COUNTY	GMD	1066	Homestead	S1			Land Val	124,197						
		Total Acres	27.15	LL	113	CUV 2021	18018			Total Value	498,126						
		Zoning	AR1	LD	03	Acc/Des	5C - 4.574475			2025 : 513,018 2023 : 490,569 2022 : 429,168							
Unit				Return Value		0											
Topography - 1.00		Wetlands - 1.00		Shape - 1.00		Easements - 1.00		External - 1.00		Assemblage - 1.00		Other - 1.00		12306 - 1.00			
SALES INFORMATION																	
Grantee		Grantor		Date		Deed Book		Plat Book		Saleprice		CS		Mkt Value		Reason	
OWEN DOROTHY B		OWEN PRESLEY M JR ETAL		06/14/1999		1664 215						0 V1				0 ES	
BUCHANAN VINCENT E &		OWEN DOROTHY B		06/14/1999		1644 217						209,000 V1				0 FM	
LAND INFORMATION																	
CS		Land Use		Productivity		ACRES		Unit Value		UnAdj Value							
V5		Small Parcel		1		1.38		1,000		1,380							
V5		Small Parcel		1		3.09		1,000		3,090							
V5		Small Parcel		1		1.47		1,000		1,470							
V5		Small Parcel		1		1.15		1,000		1,150							
V5		Small Parcel		1		6.87		1,000		6,870							
V5		Small Parcel		1		1.40		1,000		1,400							
V5		Small Parcel		1		3.14		1,000		3,140							
V5		Small Parcel		1		6.65		1,000		6,650							
A5		Small Parcel		1		2.00		1,000		2,000							
CONSERVATION USE LAND INFORMATION																	
Land Use		Productivity		ACRES		Unit Value		Adjustment		Value							
Agland 93		4		1.38		950		1.00		1,311							
Timberland 93		5		3.09		660		1.00		2,039							
Timberland 93		2		1.47		913		1.00		1,342							
Timberland 93		3		1.15		828		1.00		952							
Agland 93		7		10.90		599		1.00		6,529							

Timberland 93	5	1.40	660	1.00	924
Timberland 93	6	3.14	614	1.00	1,928
Timberland 93	7	2.62	534	1.00	1,399

ACCESSORY IMPROVEMENTS - 217 01003U

CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	Garage - Detached	24	38	912	1997	1.00	0.30	0.00	1.00	1.00	1.00	1.00	0.00	9334	True
A6	Shop Equipment Building	25	50	1250	2015	1.00	0.87	0.00	1.00	1.00	1.00	1.00	0.00	25643	True
A1	Stable - Average	34	40	1360	2000	1.00	0.39	0.00	1.00	1.00	1.00	1.00	0.00	12216	True
A6	Wellhouse - No Value	4	6	24	1995			0.00	1.00	1.00	1.00	1.00	0.00		True

PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS
26152	OUTBUILDING	7,000	0	03/17/2008	08/09/2016			25 X 50 WORKSHOP 4/1/2009 NOTHING DONE PER AVTACS



03/02/2026 03:32



Overview



Legend

□ Parcels

— Roads

Flood Map

A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 217 01003U
Class Code Consv Use
Taxing District SPALDING COUNTY
Acres 27.15

Owner BUCHANAN VINCENT E
BUCHANAN STACIE L
635 WANI RD
GRIFFIN, GA 30224
Physical Address 739 WANI RD
Assessed Value Value \$513018
Land Value Value \$127360

Last 2 Sales			
Date	Price	Reason	Qual
6/14/1999	0	ES	U
6/14/1999	\$209000	FM	Q

(Note: Not to be used on legal documents)

Date created: 2/27/2026
Last Data Uploaded: 2/27/2026 7:21:25 AM

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GEOSPATIAL



Overview



Legend

 Parcels

 Roads

Flood Map

 A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

 AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

 VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

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Last Data Uploaded: 2/27/2026 7:21:25 AM

Developed by  **SCHNEIDER**
GEOSPATIAL



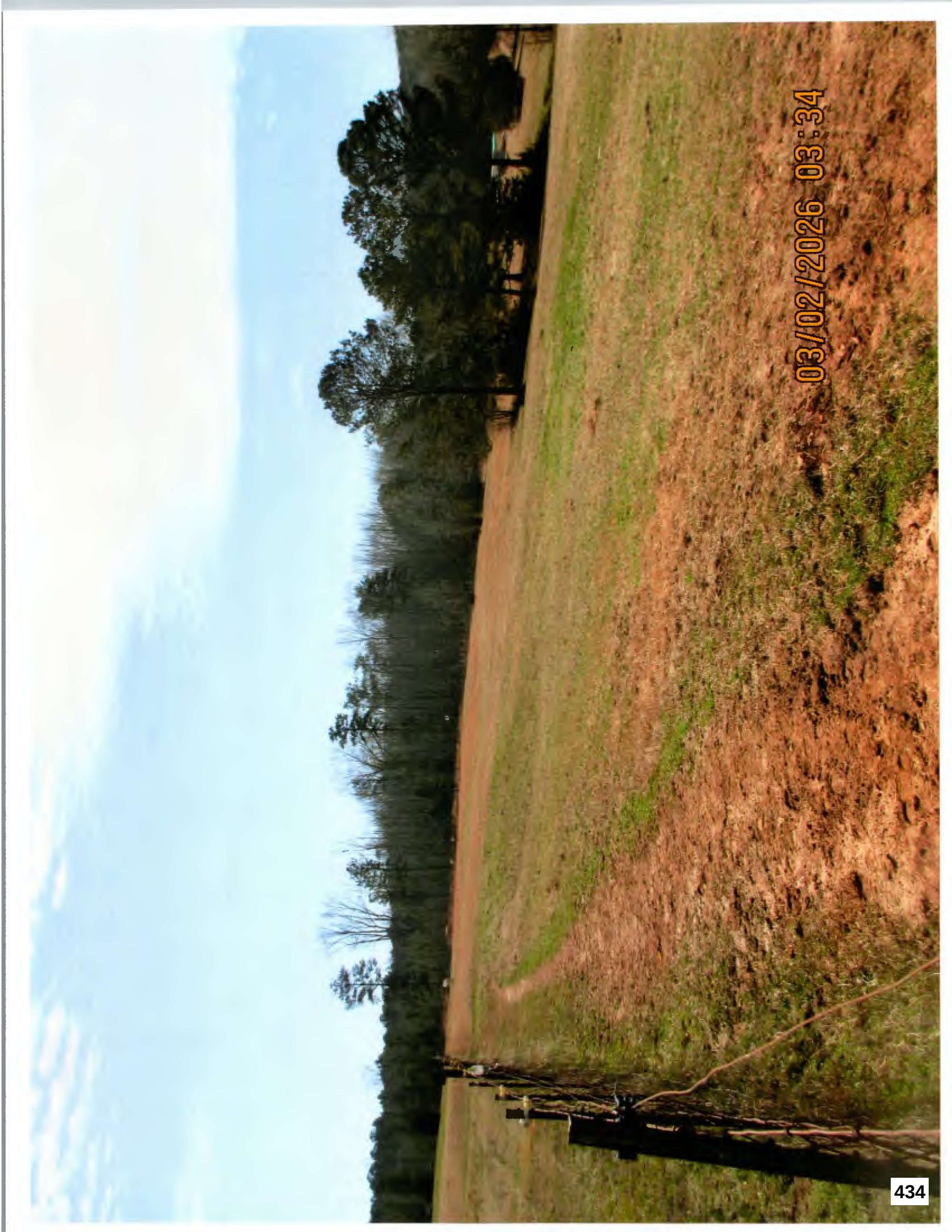




03/02/2026 03:27



03/02/2026 03:32



03/02/2026 03:34



03/02/2026 03:33



03/02/2026 03:29



03/02/2026 03:28



BOARD OF ASSESSORS

Consider the approval of selecting the Chief Appraiser.

Requesting Agency
Spalding County Tax

Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:



BOARD OF ASSESSORS

Consider the approval for a Non Disclosure of personal information of a county employee.

Requesting Agency

Spalding County Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[Non Disclosure 50-18-72\(21\).pdf](#)

otherwise modify or supersede any provision of statute, regulation, or law of the federal government or of this state as now or hereafter amended or enacted requiring, restricting, or prohibiting access to the information identified in subparagraph (A) of this paragraph and shall constitute only a regulation of the methods of such access where not otherwise provided for, restricted, or prohibited;

(21) Records concerning public employees that reveal the public employee's home address, home telephone number, personal mobile or wireless telephone number, day and month of birth, social security number, insurance information, medical information, mother's birth name, credit card information, debit card information, bank account information, account number, utility account number, password used to access his or her account, financial data and information other than compensation by a government agency, unlisted telephone number if so designated in a public record, and the identity of the public employee's immediate family members or dependents. This paragraph shall not apply to public records that do not specifically identify public employees or their jobs, titles, or offices. For the purposes of this paragraph, the term 'public employee' means any officer, employee, or former employee of:

- (A)** The State of Georgia or its agencies, departments, or commissions;
- (B)** Any county or municipality or its agencies, departments, or commissions;
- (C)** Other political subdivisions of this state;
- (D)** Teachers in public and charter schools and nonpublic schools;
- (E)** Early care and education programs administered through the Department of Early Care and Learning; or
- (F)** The federal government or its agencies, departments, or commissions;

(21.1) (A) Records of the Department of Human Services concerning any foster parent or former foster parent that reveal his or her home address, home telephone number, day and month of birth, social security number, insurance or medical information, mother's birth name, credit card information, debit card information, bank account information, account number, utility account number, password used to access his or her account, financial data or information other than compensation by a government agency, or unlisted telephone number if so designated in a public record or that reveal the identity of his or her immediate family members or dependents.

(B) For the purposes of this paragraph, the term "foster parent or former foster parent" means individuals who were approved to serve in such capacity by the Division of Family and Children Services of the Department of Human Services or a child-placing agency licensed in accordance with Code Section 49-5-12;

(22) Records of the Department of Early Care and Learning that contain the:

Consider the approval of the updated homestead policy in the Board of Assessors chapter of the approved Policy Manual v2.

Requesting Agency

Spalding County Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[2026 Updated Homestead Policy.pdf](#)

Board of Assessors (BOA)

In accordance with O.C.G.A. § 48-5-294, O.C.G.A. § 48-5-295, O.C.G.A. § 48-5-298, O.C.G.A. § 48-5-299, O.C.G.A. § 48-5-300, O.C.G.A. 50-14-1 and Georgia Department of Revenue Rules and Regulations:

1. At their first meeting of each year, the BOA shall elect a Chairperson, Vice-Chairperson, and appoint a Secretary, which shall be a member of the appraisal staff with current appraisal designation.
2. The BOA shall ensure that the County Governing Authority has adopted a resolution defining the staggered term lengths of the members of the Board of Assessors.
3. The BOA shall maintain a permanent file to include their meeting agendas, information packets and other information relevant to the decision making of the Board of Assessors. The file shall be available for public inspection.
4. The meetings of the BOA shall follow all open meeting laws.
5. The BOA shall post an agenda for each meeting as far in advance as reasonably possible, no later than 24 hours prior to the meeting. The agenda shall be posted at the meeting site and be available upon request. Failure to include an item on the agenda which becomes necessary to address shall not preclude considering and acting upon such item. All notifications of public meetings shall be in compliance with 50-14-1(a)(1).
6. The BOA shall make their minutes available for public inspection within two business days of the adjournment of a Board of Assessors meeting in accordance with 50-14-1(e)(2).
7. The BOA shall maintain a current copy of the Official Code of Georgia Annotated and a current copy of the Georgia Department Rules and Regulations in the office at all times.
8. The BOA shall adopt and maintain a current Policy Manual for the efficient and compliant operation of the Tax Assessors Office.
9. The minutes of the Board of Assessors shall reflect that all covenants and exemptions were approved or denied by the Board of Assessors.

10. The BOA shall provide any changes in laws related to homestead exemptions and preferential assessments to the Tax Commissioner for the brochure as required by O.C.G.A. § 48-5-306.1 and have a copy available in the Tax Assessors Office.
11. In accordance with O.C.G.A. 48-5-299, the BOA shall maintain sufficient staff to investigate diligently to ensure that all taxable property is assessed uniformly within the county.
12. For homestead exemptions, ~~other than the S1 regular homestead exemption~~, the BOA will require, at a minimum, the homestead application ~~and the date stamped receipt from the Tax Commissioner's office.~~ signed by the applicant and signed/initialed by the Tax Commissioner's clerk.
13. On a three-year cycle, the BOA, will review eligibility for L7 homestead exemptions and request from veterans or spouses of veterans Certificates of Eligibility for S5 disabled veteran homestead exemptions to confirm continuation of the exemptions.

(new) The 100% disabled veteran effective date, or most recent letter date, will be the taxable year for applying the S5 homestead exemption. The 100% rating does not have to be as of January 1 of any year.

Consider the approval for early release of Conservation Use Valuation Assessment. SARAH F GILBERT JACK W GILBERT CHERYL A GILBERT 200-01-004, 95.22 ACRES

Requesting Agency

Spalding County Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[CUVA RELEASE - GILBERT 200-01-004.pdf](#)

RECEIVED

FEB 18 2026

SPALDING COUNTY
BOARD OF ASSESSORS

To: The Spalding County Tax Assessors

Good Day,

We are requesting a covenant breach on 95 acres at 1075 Amelia Road, Parcel #²⁰⁰~~201~~ 01004, when Minerva records their survey. Hopefully, we can do this without penalty, in order to sell 50 of those acres to be developed as a Village Node. The penalty can be waived based on rules of the covenant if the assessors so choose. All owners are over 65 and the covenant has been renewed multiple times.

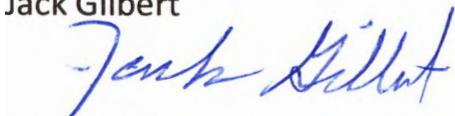
This property was purchased in 1966 by W.B. Gilbert; husband, father and father-in-law of the current owners. I'm Jack Gilbert, W.B Gilbert's son. W.B. Gilbert passed away in 1997. We were fortunate in 1998 to buy adjoining property and we built a house that we reside in today. We were blessed to have a wonderful oasis to live, raise children, retire on, and spend the rest of our lives enjoying. The inevitable happened. Progress crept in. The Wilson farm, which borders three sides of our property, is being developed as a Village Node. The oasis that we love so much has been devastated. The area will never be the same whether we sell the 50 acres in question or not. We decided to sell.

Another element of this transaction that we would like you to consider is allowing us to return the remainder of the property back into the covenant the following year. Keeping this portion of the property creates a much appreciated buffer for our neighbors on Amelia Road.

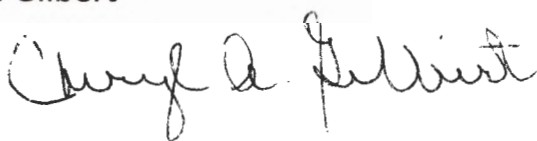
We hope you will take all of this into consideration as you make your decision.

Respectfully submitted on February 18, 2026

Jack Gilbert



Cheryl Gilbert



200 01004		2026 Spalding County Board of Assessors				2/18/2026 11:54:21 AM Acct # 13359 bbernier	
Owner Information		General Property Information				Values	
GILBERT SARAH F ET AL GILBERT JACK W 1125 AMELIA RD LOCUST GROVE, GA 30248		SITUS	1075 AMELIA RD			Imp Val	0
		LEGAL	AMELIA RD LL 148,149,141,140			Acc Val	19,222
		Tax District	SPALDING COUNTY	GMD	490	Homestead	S0
				LL	148	CUV 2019	68454
		Total Acres	95.22	LD	02	Acc/Des	5C - 1.044538
		Zoning	R2	Return Value		0	
		Unit					
Topography - 1.00		Wetlands - 1.00		Shape - 1.00		Easements - 1.00	
						External - 1.00	
						Assemblage - 1.00	
						Unpaved Road - 1.00	
						10001 - 1.00	

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
GILBERT SARAH F ET AL	GILBERT SARAH F	08/05/2022	5011 300			0 V5		0 LE
GILBERT SARAH F	GILBERT SARAH EXEC	07/23/2003	2329 15			0 V5		0 ES
GILBERT WILLIAM B & SARAH F	GILBERT WILLIAM B	02/05/1976	445 291			0 V5		0 LA

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
V5	Open Land	4	5.75	5,030	28,923
V5	Open Land	5	0.03	4,350	131
V5	Open Land	6	0.36	3,670	1,321
V5	Woodland	2	2.17	3,950	8,572
V5	Woodland	3	26.08	3,810	99,365
V5	Woodland	4	13.26	3,670	48,664
V5	Woodland	5	11.26	3,540	39,860
V5	Woodland	7	25.80	2,720	70,176
V5	Woodland	9	0.68	1,900	1,292
V5	Pond	2	5.00	5,720	28,600
V5	Orchards \	3	3.67	5,570	20,442
V5	Orchards	7	1.16	3,270	3,793

* 2019 was a
Renewal

CONSERVATION USE LAND INFORMATION

	Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
	Timberland 93	2	29.78	913	1.00	27,189

Agland 93	4	3.65	950	1.00	3,468
Agland 93	6	0.11	692	1.00	76
Timberland 93	7	27.23	534	1.00	14,541
Timberland 93	4	13.29	759	1.00	10,087
Timberland 93	5	11.41	660	1.00	7,531
Timberland 93	9	5.53	374	1.00	2,068
Timberland 93	3	4.22	828	1.00	3,494

ACCESSORY IMPROVEMENTS - 200 01004

CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	Barn	15	26	390	2000	1.30	0.30	1.00	1.00	1.00	1.00	1.00	0.00	11722	True
A6	POND 1-5	0	0	1	2000	1.00	0.30	0.00	1.00	1.00	1.00	1.00	5.00	7500	False

FILED 2-25-2023

SPALDING COUNTY
BOARD OF TAX ASSESSORS
419 EAST SOLOMON ST.
GRIFFIN, GEORGIA 30223

CONTINUATION

APPLICATION AND QUESTIONNAIRE FOR CURRENT USE
ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

To the Board of Tax Assessors of Spalding County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

GILBERT SARAH F ET AL

Owner's mailing address GILBERT JACK W 1125 AMELIA RD		City, State, Zip LOCUST GROVE, GA 30248		Number of acres included in this application. Agricultural Land: _____ Timber Land: _____	
Property location (Street, Route, Hwy, etc.) 1075 AMELIA RD		City, State, Zip of Property: GRIFFIN, GA 30223		Covenant Acres 95.22 Total Acres 95.22	
District 02	Land Lot 148	Sublot & Block	Recorded Deed Book/Page 5011 300	List types of storage and processing buildings:	

AUTHORIZED SIGNATURE

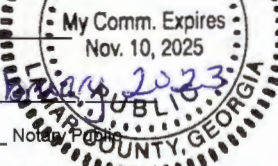
I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to the property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Sarah F Gilbert
Signature of Taxpayer or Taxpayer's Authorized Representative

02/27/23
Date Application Filed

Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)

Sworn to and subscribed before me this 23 day of February, 2023
Sarah F Gilbert
Notary Public



If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 200 01004	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 13359	YEAR COVENANT: Begin: Jan 1, 2023 Ends: Dec 31, 2022
If transferred from Preferential Agricultural Assessment, provide date of transfer:	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____		If applicable, covenant is a continuation for tax year: Begin: Jan 1, 2019 Ends: Dec 31, 2028
	Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: ☒ Date: 4/11/23

Phanie M. Daniels
Board of Tax Assessors

4/11/23
Date

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

CURRENT USE ASSESSMENT QUESTIONNAIRE – PT283A

200 01004

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application</u> only	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants	
Name / Relationship			County	Total Acres	% Interest / No of Acres
Sarah Gilbert		33 1/3	Betts	54.88	
			House -	2	
				52.88	100% 52.88
Jack W. Gilbert		33 1/3	Spalding	13.7	50%
Cheryl A. Gilbert		33 1/3	"	13.7	50%

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.)
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)
- ☐ Bona fide club organized for pleasure, recreation, and other nonproftable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☐ Raising, harvesting, or storing crops % _____
- ☐ Feeding, breeding, or managing livestock or poultry % _____
- ☒ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % 50%
- ☐ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % _____ (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apiarian products % _____
- ☐ Other _____

- ☐ Yes ☒ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☐ Yes ☒ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.
- ☐ Yes ☒ No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.
- ☐ Yes ☒ No Are there any deed restrictions on this property? If yes, please list the restrictions.
- ☒ Yes ☐ No Does the current zoning on this property allow agricultural use? If no, please explain.
- ☐ Yes ☒ No Is there any type business operated on this property? If yes please indicate business name & type of business.

• If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.

• Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:

(1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber, (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)

• The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me
This ____ day of _____, _____

Taxpayer's Authorized Signature

Approved by: Board of Tax Assessors

Notary Public

Date Filed

Date Approved

**SPALDING COUNTY
BOARD OF TAX ASSESSORS
419 EAST SOLOMON ST.
GRIFFIN, GEORGIA 30223**

CONTINUATION

PT283A Rev. 2/15

**APPLICATION AND QUESTIONNAIRE FOR CURRENT USE
ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY**

To the Board of Tax Assessors of Spalding County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

GILBERT SARAH F ET AL

Owner's mailing address GILBERT JACK W 1125 AMELIA RD		City, State, Zip LOCUST GROVE, GA 30248		Number of acres included in this application. Agricultural Land: _____ Timber Land: _____	
Property location (Street, Route, Hwy, etc.) 1075 AMELIA RD		City, State, Zip of Property: GRIFFIN, GA 30223		Covenant Acres 95.22 Total Acres 95.22	
District 02	Land Lot 148	Sublot & Block	Recorded Deed Book/Page 5011 300	List types of storage and processing buildings:	

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear, that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right in this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

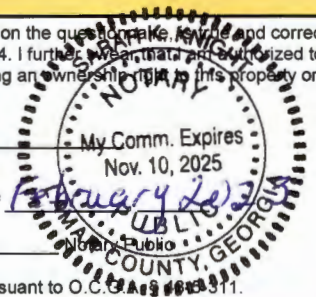
Jack W. Gilbert
Signature of Taxpayer or Taxpayer's Authorized Representative

02/27/23
Date Application Filed

Charles A. Knight
Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)

Sworn to and subscribed before me this 23 day of February 2023

Charles A. Knight



If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 200 01004	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 13359	YEAR COVENANT: Begin: Jan 1, 2023 Ends: Dec 31, 2032
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, 2019 Ends: Dec 31, 2028 If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: ☒ Date: 4/11/23
Shirley M. Daniel
Board of Tax Assessors

4/11/23
Date

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application</u> only	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants	
Name / Relationship			County	Total Acres	% Interest / No of Acres
Jack W. Gilbert		33 1/3	Spalding	13.7	50%
Cheryl A. Gilbert		33 1/3	Spalding	13.7	50%
Sarah F. Gilbert		33 1/3	Butts	52.88	100%

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
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Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☐ Raising, harvesting, or storing crops % _____
- ☐ Feeding, breeding, or managing livestock or poultry % _____
- ☒ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % 80%
- ☐ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % _____ (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apian products % _____
- ☐ Other _____

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• The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me

This ____ day of _____, _____

Taxpayer's Authorized Signature

Approved by: Board of Tax Assessors

Notary Public

Date Filed

Date Approved

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT



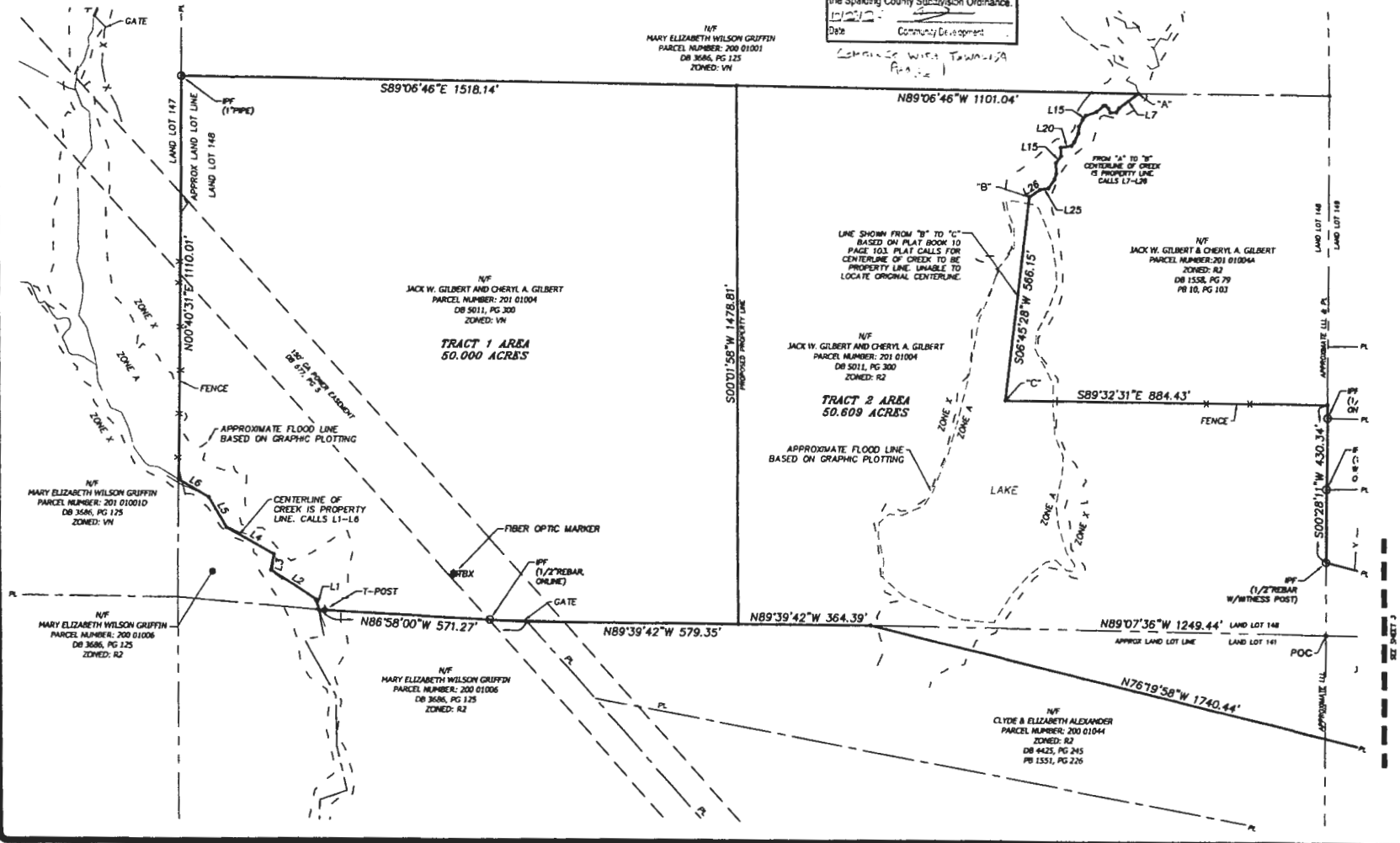
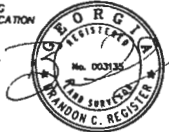
CALL TABLE		
LINE #	BEARING	LENGTH (FT)
L1	N11°01'39"W	27.47
L2	S56°32'25"E	148.69
L3	N11°24'22"E	43.23
L4	N8°01'41"W	148.22
L5	N25°43'46"W	95.85
L6	N56°47'14"W	96.57
L7	S52°41'05"W	66.60
L8	S32°48'48"W	14.34
L9	S87°17'00"W	16.77
L10	N21°34'55"W	12.80
L11	N47°46'07"W	11.62
L12	S83°54'56"W	5.34
L13	S47°20'05"W	25.22
L14	S70°32'08"W	31.69

CALL TABLE		
LINE #	BEARING	LENGTH (FT)
L15	S36°00'44"W	25.12
L16	S37°31'34"W	13.33
L17	S28°08'45"W	21.96
L18	S04°27'56"W	16.42
L19	S24°32'51"W	27.79
L20	S36°35'02"W	12.73
L21	S81°26'01"W	30.26
L22	S04°06'30"E	23.26
L23	S01°11'15"E	26.16
L24	S17°25'04"W	16.54
L25	S35°45'47"W	26.99
L26	S80°25'42"W	23.41
L27	S36°35'38"W	35.51

LEGEND

- AI - ANGLE IRON FOUND
- AKA - ALSO KNOWN AS
- BC - BACK OF CURB
- BWF - BARBED WIRE FENCE
- C&G - CURB & GUTTER
- CBX - CABLE BOX
- CCN - CONCRETE NAIL
- CTP - CRIMP TOP PIPE
- C - CURB INLET
- CL - CENTERLINE
- CLF - CHAIN LINK FENCE
- CMP - CONCRETE MONUMENT FOUND
- CMP - CORRUGATED METAL PIPE
- CO - CLEANOUT
- CONC - CONCRETE
- DEED - DEED BOOK, PAGE
- DE - DRAINAGE EASEMENT
- DI - DROP INLET
- DIP - DUCTILE IRON PIPE
- DWCB - DOUBLE-WING CATCH BASIN
- EP - EDGE OF PAVEMENT
- FES - FLARED END SECTION
- HW - HEADWALL
- INV - INVERT
- IPF - IRON PIN FOUND
- IPS - IRON PIN SET (1/2" REBAR)
- JB - JUNCTION BOX
- LL - LAND LOT
- LL - LAND LOT LINE
- LP - LIGHT POLE
- MH - MANHOLE
- MON - MONUMENT
- N/O - NOW OR FORMERLY
- OTP - OPEN TOP PIPE
- PBX - POWER BOX
- PL - PROPERTY LINE
- PM - POWER METER
- POB - POINT OF BEGINNING
- PP - POWER POLE
- PLP - POWER & LIGHT POLE
- PTP - POWER & TELEPHONE POLE
- PVC - POLYVINYLCHLORIDE PIPE
- RCP - REINFORCED CONCRETE PIPE
- RET - RETAINING
- R/W - RIGHT OF WAY
- SWCB - SINGLE-WING CATCH BASIN
- TBM - TEMPORARY BENCHMARK
- TBX - TELEPHONE BOX
- TR - TRANSFORMER
- TMH - TELEPHONE MANHOLE
- TP - TELEPHONE POLE
- TPOB - TRUE POINT OF BEGINNING
- UC- UNDERGROUND COMMUNICATION
- UE- UNDERGROUND ELECTRIC
- W- WATER INLET
- WM- WATER METER
- WV- WATER VALVE

BOC approval of this plat is not required by
the Spalding County Subdivision Ordinance.
Date: 12/12/2007
Community Development



MINOR PLAT FOR
**JACK W. GILBERT &
CHERYL A. GILBERT**
LAND LOTS 140, 141, 148 & 149
3rd DISTRICT
SPALDING COUNTY, GEORGIA

NO.	DATE	DESCRIPTION	REVISIONS



DATE: 12/07/23
SCALE: 1"=200'
DRAWN: J. GILBERT
FILE NO.: 140-149

**Consider the approval for issuing a Conservation Use Valuation Assessment
Intent to Breach letter. EUGENE W DABBS IV AS TRUSTEE JOHN
THOMAS SHERWOOD TRUST 213-03-004, 85.55 ACRES**

Requesting Agency

Spalding County Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[CUVA APPLICATION SHERWOOD 213-03-004.pdf](#)

FILED & RECORDED
CLERK, SUPERIOR COURT
SPALDING COUNTY, GA.

2025 MAY 19 P 1:33

BY 
DEBBIE L. BROOKS, CLERKSPALDING COUNTY
BOARD OF TAX ASSESSORS
419 EAST SOLOMON ST.
GRIFFIN, GEORGIA 30223

PT283A Rev. 2/15

**APPLICATION AND QUESTIONNAIRE FOR CURRENT USE
ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY**

To the Board of Tax Assessors of Spalding County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

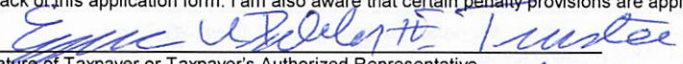
Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

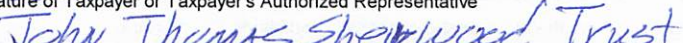
EUGENE W DABBS IV AS TRUSTEE ET AL

Owner's mailing address JOHN THOMAS SHERWOOD TRUST PO BOX 60		City, State, Zip GRIFFIN, GA 30224	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) ON MCDONOUGH RD		City, State, Zip of Property: GRIFFIN, GA 30223	Covenant Acres 85.55 Total Acres 85.55
District 02	Land Lot 015	Sublot & Block	Recorded Deed Book/Page 4892 236
List types of storage and processing buildings:			

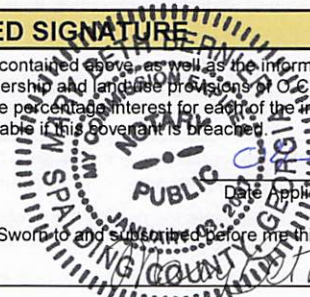
AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.


Signature of Taxpayer or Taxpayer's Authorized Representative


Signature of Taxpayer or Taxpayer's Authorized Representative

(Please have additional taxpayers sign on reverse side of application)

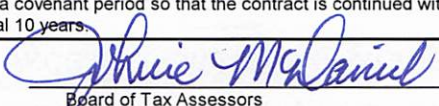
Sworn to and subscribed before me this 1 day of April, 2025

Beth Bernier Notary Public

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 213 03004	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 14981	YEAR COVENANT: Begin: Jan 1, 2025 Ends: Dec 31, 2034
If transferred from Preferential Agricultural Assessment, provide date of transfer:	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____		If applicable, covenant is a continuation for tax year: Begin: Jan 1, 2023 Ends: Dec 31, 2032
	Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number:

Approved:  Date: 5/13/25


Board of Tax Assessors

Date: 5/13/25

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

CURRENT USE ASSESSMENT QUESTIONNAIRE – PT283A

213 03004

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application</u> only	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants	
Name / Relationship			County	Total Acres	% Interest / No of Acres
Eugene W. Jabbs II Trustee			Spalding		100

Check Appropriate Ownership Type:

- ☐ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☒ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.)
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Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☐ Raising, harvesting, or storing crops % _____
- ☐ Feeding, breeding, or managing livestock or poultry % _____
- ☒ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % _____
- ☒ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % _____ (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apiarian products % _____
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- ☐ Yes ☒ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
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APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

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Sworn to and subscribed before me
This ____ day of _____, _____

Taxpayer's Authorized Signature

Approved by: Board of Tax Assessors

Notary Public

Date Filed

Date Approved



BOARD OF ASSESSORS

Consider the approval of a new Conservation Use Valuation Assessment application. EDWARD & CHERYL ROBINSON 205-01-002J, 12.20 ACRES

Requesting Agency

Spalding County Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[CUVA - NEW - ROBINSON 205-01-002J.pdf](#)

**SPALDING COUNTY
BOARD OF TAX ASSESSORS
419 EAST SOLOMON ST.
GRIFFIN, GEORGIA 30223**

PT283A Rev. 2/15

**APPLICATION AND QUESTIONNAIRE FOR CURRENT USE
ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY**

To the Board of Tax Assessors of Spalding County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

ROBINSON CHERYL & EDWARD WILLIAM JR

Owner's mailing address 146 JASONS RIDGE	City, State, Zip GRIFFIN, GA 30223	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____ Covenant Acres 0.00 Total Acres 12.20
Property location (Street, Route, Hwy, etc.) 1980 LOCUST GROVE RD	City, State, Zip of Property: GRIFFIN, GA 30223	

District 02	Land Lot 107	Sublot & Block	Recorded Deed Book/Page 5368 185	List types of storage and processing buildings:
-----------------------	------------------------	----------------	--	---

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if the covenant is breached.

Signature of Taxpayer or Taxpayer's Authorized Representative: *[Signature]* Date Application Filed **2/9/2026**
 Signature of Taxpayer or Taxpayer's Authorized Representative: *[Signature]* Sworn to and subscribed before me this **9** day of **Feb**, **2026**
 (Please have additional taxpayers sign on reverse side of application) *[Signature]* Notary Public
 If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 205 01002J	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 36273	YEAR COVENANT: Begin: Jan 1, 2026 Ends: Dec 31, 2035
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____
 Board of Tax Assessors Date
 Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application</u> only	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants	
Name / Relationship			County	Total Acres	% Interest / No of Acres
Cheryl Ann Robinson		100	N/A		
Edward William Robinson, Jr		100	N/A		

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.)
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)
- ☐ Bona fide club organized for pleasure, recreation, and other non-profitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☐ Raising, harvesting, or storing crops % _____
- ☐ Feeding, breeding, or managing livestock or poultry % _____
- ☐ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % _____
- ☒ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % 100 (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apiarian products % _____
- ☐ Other _____

- ☐ Yes ☒ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☐ Yes ☒ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.
- ☐ Yes ☒ No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.
- ☐ Yes ☒ No Are there any deed restrictions on this property? If yes, please list the restrictions.
- ☒ Yes ☐ No Does the current zoning on this property allow agricultural use? If no, please explain.
- ☐ Yes ☒ No Is there any type business operated on this property? If yes please indicate business name & type of business.

• If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.

• Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:

(1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber, (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)

• The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the assessment above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me
This ____ day of _____, ____

Taxpayer's Authorized Signature

Approved by: Board of Tax Assessors

Notary Public

Date Filed

Date Approved

205 01002J		2026 Spalding County Board of Assessors				2/11/2026 1:43:19 PM Acct # 36273 tlong											
Owner Information		General Property Information				Values											
ROBINSON CHERYL & EDWARD WILLIAM JR 146 JASONS RIDGE GRIFFIN, GA 30223		SITUS		1980 LOCUST GROVE RD		Imp Val		0									
		LEGAL		TR 2 - 12.201 AC - PB 28/257		Acc Val											
		Tax District		SPALDING COUNTY		GMD		Homestead		Land Val							
										93,080							
		Total Acres		12.20		LL		107		Total Value							
		Zoning				LD		02		93,080							
		Unit				Return Value		0		2025 : 0							
								2024 : 0									
								2023 : 0									
								2022 : 0									
Topography - 1.00 Wetlands - 1.00 Shape - 1.00 Easements - 1.00 External - 1.00 Assemblage - 1.00 Other - 1.00 12402 - 1.00																	
SALES INFORMATION																	
Grantee		Grantor		Date		Deed Book		Plat Book		Saleprice		CS		Mkt Value		Reason	
ROBINSON CHERYL & EDWARD		ROBINSON JEFFREY & JULIE		12/23/2025		5368 185		28 257		82,117 R3				0 AP			
LAND INFORMATION																	
CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value						
R3	1205 M205-206 -	Acre	12.20	0	0			13,000.00	13,000.00	1.00	93,080						



Overview



Legend

Parcels

Roads

Flood Map

A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

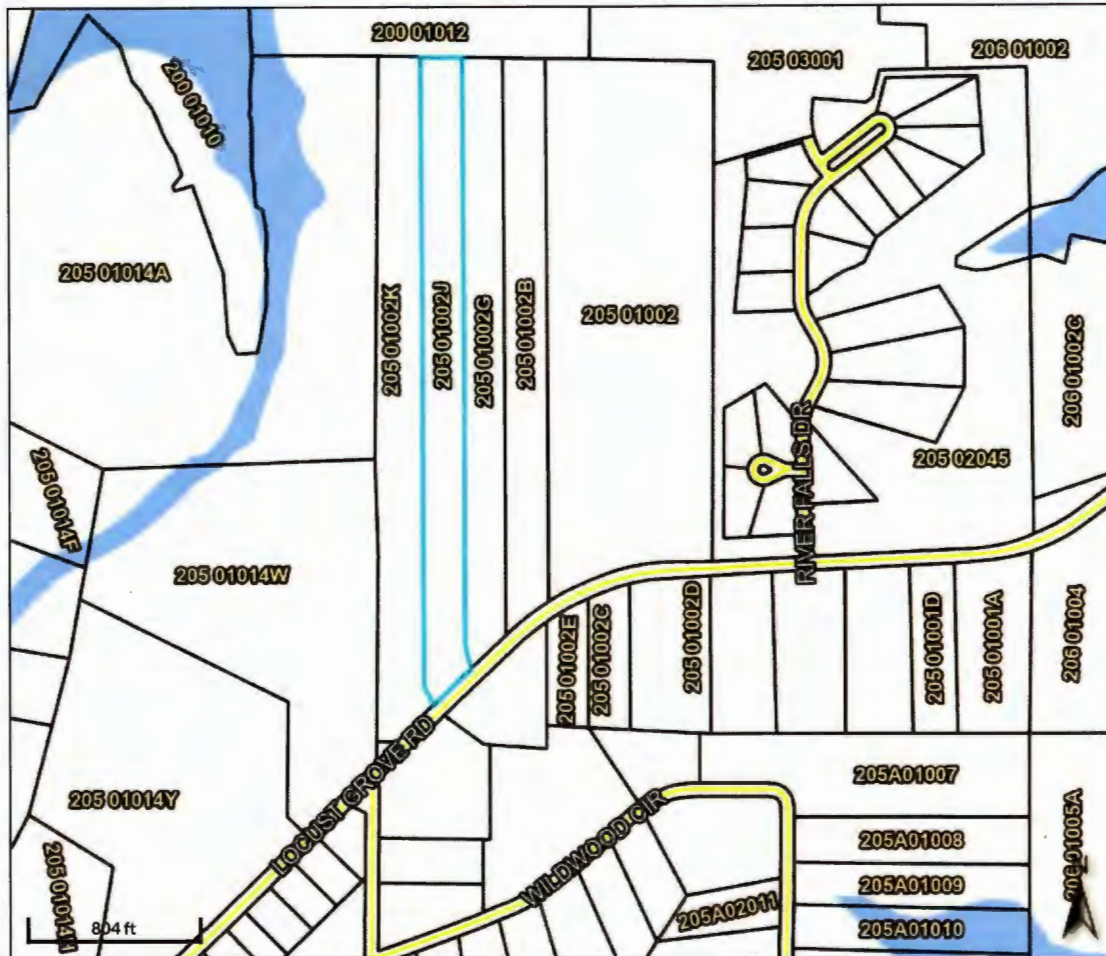
X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 205 01002J
Class Code Residential
Taxing District SPALDING COUNTY
Acres 12.2

Owner ROBINSON CHERYL & EDWARD WILLIAM JR
146 JASONS RIDGE
GRIFFIN, GA 30223
Physical Address 1980 LOCUST GROVE RD
Assessed Value
Land Value

Last 2 Sales	Price	Reason	Qual
Date 12/23/2025	\$82117	AP	U
n/a	0	n/a	n/a

(Note: Not to be used on legal documents)



Overview



Legend

□ Parcels

— Roads

Flood Map

■ A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

■ AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

■ VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

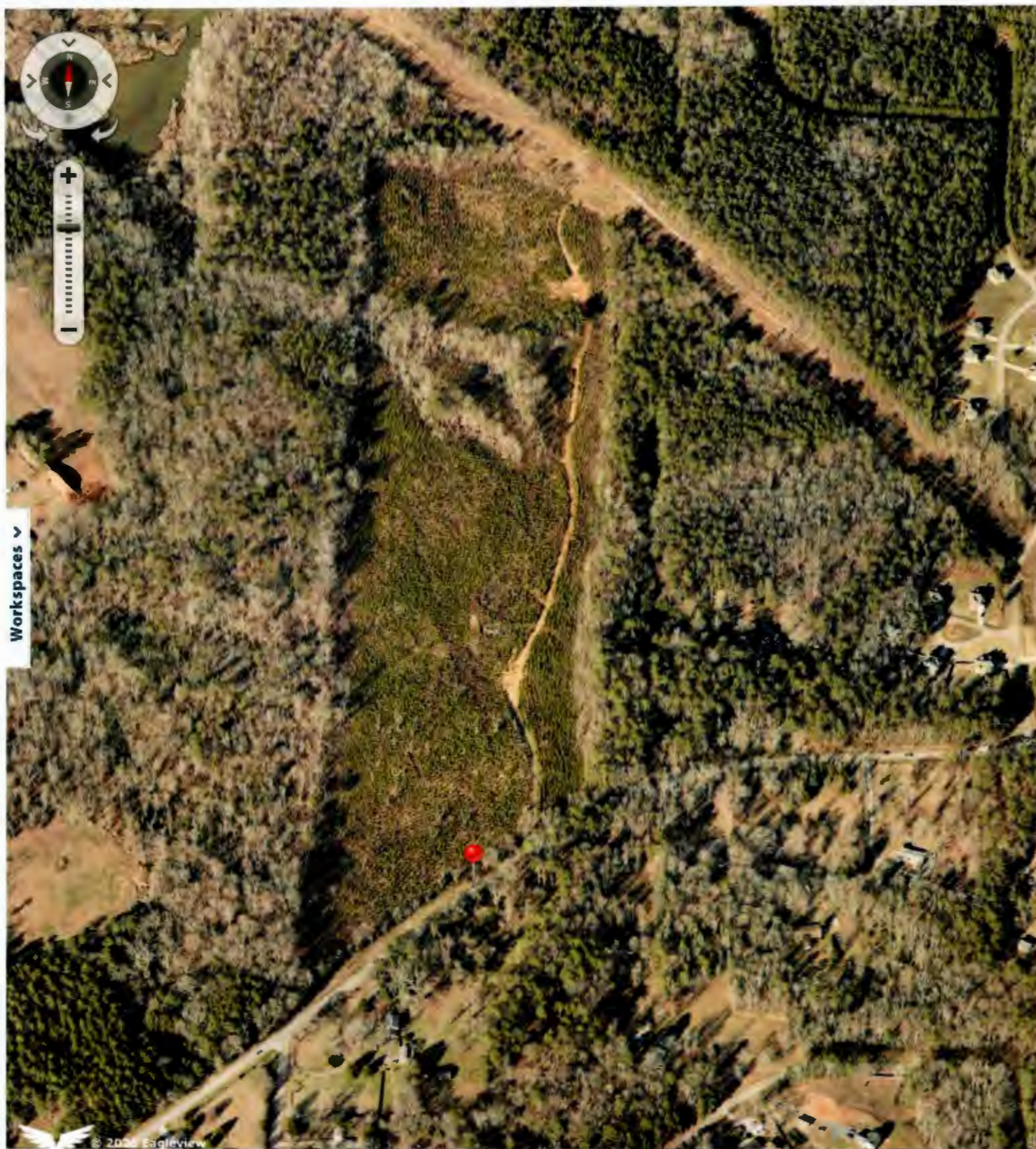
■ X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 205 01002J
Class Code Residential
Taxing District SPALDING COUNTY
Acres 12.2

Owner ROBINSON CHERYL & EDWARD WILLIAM JR
146 JASONS RIDGE
GRIFFIN, GA 30223
Physical Address 1980 LOCUST GROVE RD
Assessed Value
Land Value

Last 2 Sales	Price	Reason	Qual
Date 12/23/2025	\$82117	AP	U
n/a	0	n/a	n/a

(Note: Not to be used on legal documents)





02/25/2026 02:49





02/25/2026 02:49



BOARD OF ASSESSORS

Consider the approval of a new Conservation Use Valuation Assessment application. JEFFREY & JULIE ROBINSON 205-01-002K, 14.13 ACRES

Requesting Agency

Spalding County Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[CUVA - NEW - ROBINSON 205-01-002K.pdf](#)

**SPALDING COUNTY
BOARD OF TAX ASSESSORS**
419 EAST SOLOMON ST.
GRIFFIN, GEORGIA 30223

PT283A Rev. 3/15

**APPLICATION AND QUESTIONNAIRE FOR CURRENT USE
ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY**

To the Board of Tax Assessors of Spalding: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

Jeffrey and Julie Robinson

Owner's mailing address <u>540 Amelia Rd</u>	City, State, Zip <u>Griffin, GA 30223</u>	Number of acres included in this application. Agricultural Land: <u>✓</u> Timber Land: _____
Property location (Street, Route, Hwy, etc.) <u>2000 Locust Grove Rd</u>	City, State, Zip of Property: <u>Griffin, GA 30223</u>	Covenant Acres _____ Total Acres <u>14.13</u>

District <u>03</u>	Land Lot <u>107</u>	Sublot & Block	Recorded Deed Book/Page <u>28/257</u>	List types of storage and processing buildings: <u>none</u>
-----------------------	------------------------	----------------	--	--

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Signature of Taxpayer or Taxpayer's Authorized Representative
Julie Robinson

2/17/2026
Date Application Filed

Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application) _____

Sworn to and subscribed before me this 17 day of February, 2026



If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER <u>205 01002K</u>	TAX DISTRICT	TAXPAYER ACCOUNT NUMBER	YEAR COVENANT: Begin: Jan 1, _____ Ends: Dec 31, _____
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____
Board of Tax Assessors

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

CURRENT USE ASSESSMENT QUESTIONNAIRE - PT283A

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application only</u>	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants	
Name / Relationship			County	Total Acres	% Interest / No of Acres
Jeff Robinson		50%	Spalding		
Julie Robinson		50%	Spalding		

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records).)
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)
- ☐ Bona fide club organized for pleasure, recreation, and other nonproftable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☐ Raising, harvesting, or storing crops % _____
- ☐ Feeding, breeding, or managing livestock or poultry % _____
- ☒ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % 100
- ☒ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % _____ (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apiarian products % _____
- ☐ Other _____

- ☐ Yes ☒ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☐ Yes ☒ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.
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- ☐ Yes ☒ No Are there any deed restrictions on this property? If yes, please list the restrictions.
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- If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.
- Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:
- (1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber, (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)
- The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me
This ____ day of _____, _____

Taxpayer's Authorized Signature _____

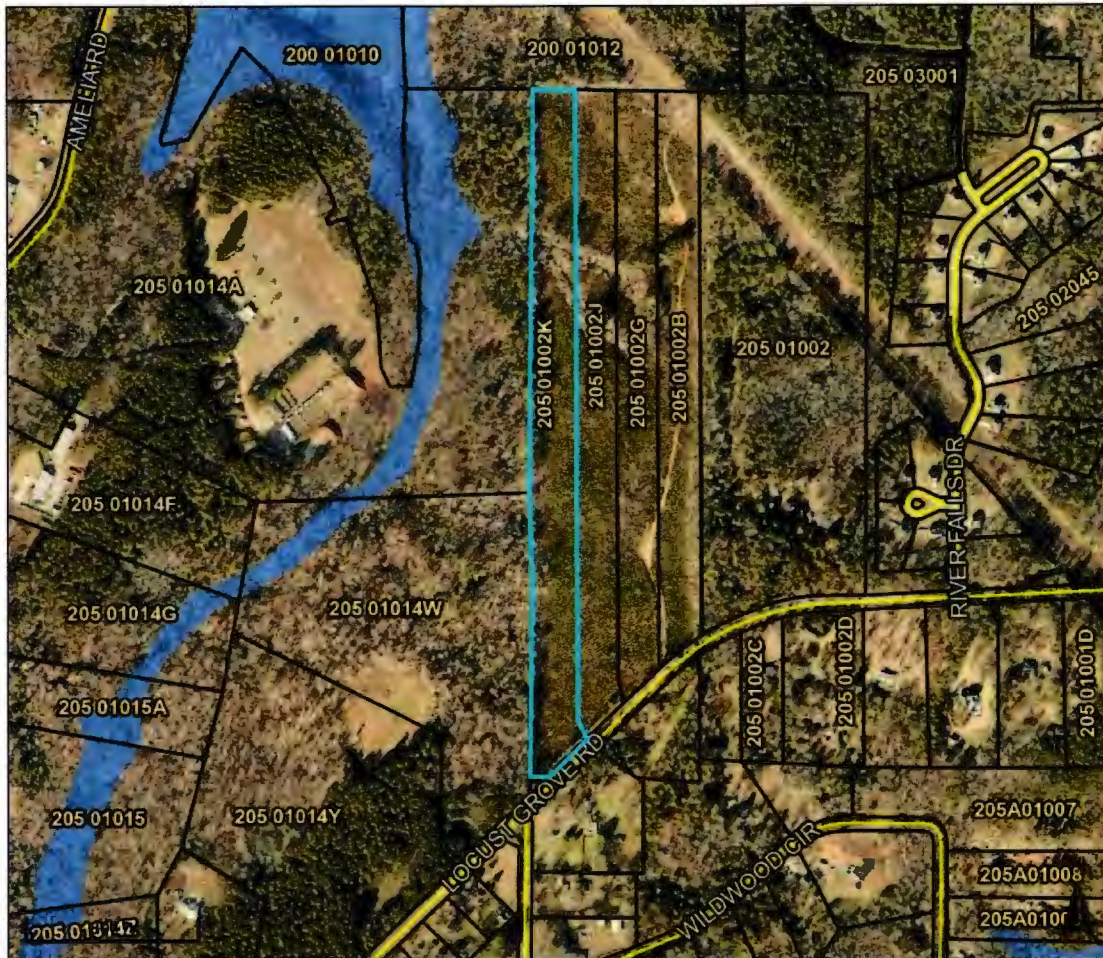
Approved by: Board of Tax Assessors _____

Notary Public _____

Date Filed _____

Date Approved _____

205 01002K		2026 Spalding County Board of Assessors				2/18/2026 8:25:18 AM Acct # 36272 tlong					
Owner Information		General Property Information				Values					
ROBINSON JEFFREY COLEMAN & JULIE ELIZABETH ROBINSON 540 AMELIA ROAD GRIFFIN, GA 30223		SITUS		2000 LOCUST GROVE RD		Imp Val		0			
		LEGAL		TR 1 - 14.134 AC - PB 28/257		Acc Val					
		Tax District		SPALDING COUNTY	GMD	Homestead	S0	Land Val		100,607	
		Total Acres		14.13	LL	107	No Covenant	0	Total Value		100,607
		Zoning			LD	02	Acc/Des	0A - 1.000000	2025 : 0		2024 : 0
		Unit			Return Value		0		2023 : 0		2022 : 0
Topography - 1.00 Wetlands - 1.00 Shade - 1.00 Easements - 1.00 External - 1.00 Assemblage - 1.00 Other - 1.00 12402 - 1.00											
SALES INFORMATION											
Grantee		Grantor		Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason	
ROBINSON JEFFREY COLEMAN &		PATRICK ROBERT M & RAYMOND L		02/20/2025	5312 231	28 149	375,000 R3			0 LC	
LAND INFORMATION											
CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
R3	1205 M205-206 -	Acre	14.13	0	0			13,000.00	13,000.00	1.00	100,607



Overview



Legend

□ Parcels

— Roads

Flood Map

■ A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

■ AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

■ VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

■ X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 205 01002K
Class Code Residential
Taxing District SPALDING COUNTY
Acres 14.13

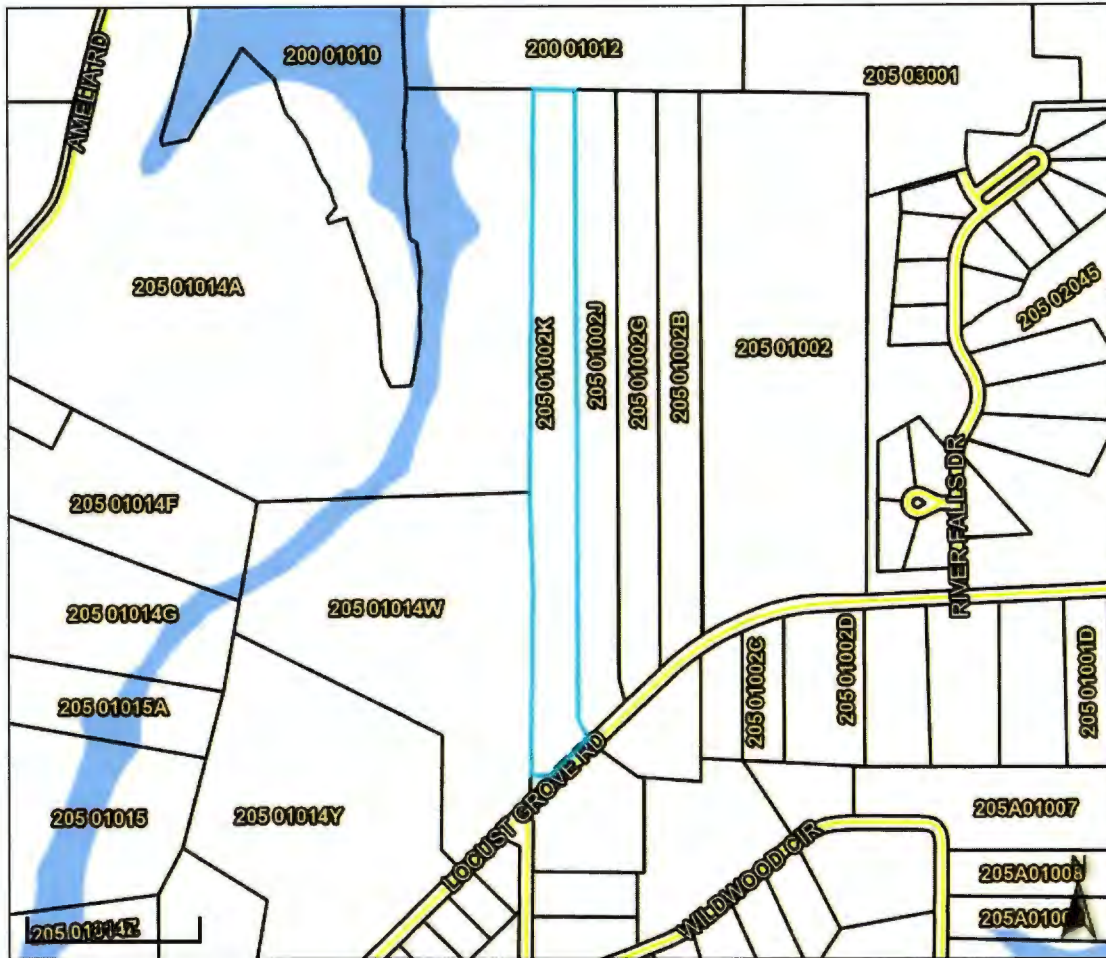
Owner ROBINSON JEFFREY COLEMAN &
JULIE ELIZABETH ROBINSON
540 AMELIA ROAD
GRIFFIN, GA 30223
Physical Address 2000 LOCUST GROVE RD
Assessed Value
Land Value

Last 2 Sales		Reason	Qual
Date	Price		
2/20/2025	\$375000	LC	U
n/a	0	n/a	n/a

(Note: Not to be used on legal documents)

Date created: 2/18/2026
Last Data Uploaded: 2/18/2026 6:15:23 AM

Developed by **SCHNEIDER**
GEOSPATIAL



Overview



Legend

□ Parcels

— Roads

Flood Map

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Parcel ID 205 01002K
Class Code Residential
Taxing District SPALDING COUNTY
Acres 14.13

Owner ROBINSON JEFFREY COLEMAN &
JULIE ELIZABETH ROBINSON
540 AMELIA ROAD
GRIFFIN, GA 30223
Physical Address 2000 LOCUST GROVE RD
Assessed Value
Land Value

Last 2 Sales
Date 2/20/2025 Price \$375000 Reason LC Qual U
n/a 0 n/a n/a

(Note: Not to be used on legal documents)

Date created: 2/18/2026
Last Data Uploaded: 2/18/2026 6:15:23 AM

Developed by **SCHNEIDER**
GEOSPATIAL



A photograph of a red metal gate in a forest. The gate is made of red-painted metal bars and is positioned in a clearing surrounded by tall, thin trees. The ground is covered with dry leaves and pine needles. The gate is slightly ajar, and a small wooden post is visible to its left. The background shows a dense forest of tall trees under a bright sky.

02/25/2026 02:50



02/25/2026 02:51



BOARD OF ASSESSORS

Consider the approval of a new Conservation Use Valuation Assessment application. DANIEL CONKLE 209-01-005, 19.56 ACRES

Requesting Agency

Spalding County Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[CUVA - NEW - CONKLE 209-01-005.pdf](#)

SPALDING COUNTY
BOARD OF TAX ASSESSORS
419 EAST SOLOMON ST.
GRIFFIN, GEORGIA 30223

PT283A Rev. 2/15

**APPLICATION AND QUESTIONNAIRE FOR CURRENT USE
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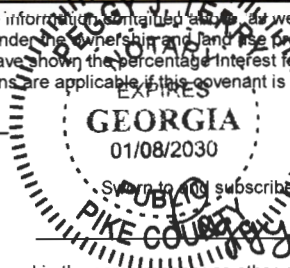
CONKLE DANIEL JACKSON

Owner's mailing address 225 JOHNNY CUT RD		City, State, Zip GRIFFIN, GA 30223	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 225 JOHNNY CUT RD		City, State, Zip of Property: GRIFFIN, GA 30223	Covenant Acres 0.00 Total Acres 19.56
District 2	Land Lot 76	Sublot & Block	Recorded Deed Book/Page 5210 5
List types of storage and processing buildings:			

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained herein, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Daniel J Conkle
Signature of Taxpayer or Taxpayer's Authorized Representative



1/30/2026
Date Application Filed

Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)

Subscribed before me this 30 day of Jan, 2026

Notary Public

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 209 01005	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 14238	YEAR COVENANT: Begin: Jan 1, 2026 Ends: Dec 31, 2035
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____

Board of Tax Assessors

Date

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application only</u>	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants	
Name / Relationship			County	Total Acres	% Interest / No of Acres
Daniel Conkle			MA		

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.))
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/chapter with application.)
- ☐ Bona fide club organized for pleasure, recreation, and other non-profitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/chapter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☐ Raising, harvesting, or storing crops % _____
- ☐ Feeding, breeding, or managing livestock or poultry % _____
- ☐ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % _____
- ☒ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % 80 (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apiarian products % _____
- ☐ Other _____

- ☒ Yes ☒ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☒ Yes ☒ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements. House
- ☐ Yes ☒ No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.
- ☐ Yes ☒ No Are there any deed restrictions on this property? If yes, please list the restrictions.
- ☒ Yes ☒ No Does the current zoning on this property allow agricultural use? If no, please explain.
- ☐ Yes ☒ No Is there any type business operated on this property? If yes please indicate business name & type of business.

* If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.

* Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:

(1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber. (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)

* The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me
This ____ day of _____, _____

Taxpayer's Authorized Signature

Approved by: Board of Tax Assessors

Notary Public

Date Filed

Date Approved

(2)

pics 23-40

478

209 01005		2026 Spalding County Board of Assessors				1/30/2026 3:53:40 PM Acct # 14238 tlong	
Owner Information		General Property Information				Values	
CONKLE DANIEL JACKSON 225 JOHNNY CUT RD GRIFFIN, GA 30223		SITUS	225 JOHNNY CUT RD			Imp Val	213,292
		LEGAL	19.56 AC TR G JOHNNY CUT RD PB 19/789			Acc Val	16,641
		Tax District	SPALDING COUNTY	GMD	490	Homestead	LM8Z
		Total Acres	19.56	LL	76	No Covenant	0
		Zoning	AR1	LD	2	Acc/Des	5C - 4.855152
		Unit	Return Value			0	
Topography - 1.00		Wetlands - 1.00		Shape - 1.00		Easements - 1.00	
				External - 1.00		Assemblage - 1.00	
						Other - 1.00	
						12402 - 1.00	

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
CONKLE DANIEL JACKSON	ESTATE OF MAGDALENE SMITH	02/28/2024	5210 5	19 789		0 V1		0 ES
CONKLE DANIEL J & HAZEL M	CONKLE DANIEL J	01/27/2012	3599 126	19 789		0 V1		0 GF
CONKLE DANIEL J	PURSER GLYNN & SHELIA B	04/09/1996	1358 158	19 789	190,000	A1		0 UK

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
A4	Small Parcel	1	8.89	1,000	8,890
A4	Small Parcel	1	2.71	1,000	2,710
A4	Small Parcel	1	2.13	1,000	2,130
A4	Small Parcel	1	0.08	1,000	80
A4	Small Parcel	1	2.00	1,000	2,000
A4	Small Parcel	1	1.88	1,000	1,880
A4	Small Parcel	1	1.81	1,000	1,810
A4	Small Parcel	1	0.04	1,000	40
A4	Small Parcel	1	0.02	1,000	20

ACCESSORY IMPROVEMENTS - 209 01005

CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	Commodity Shelter	40	60	2400	1995	0.80	0.22	0.00	1.00	1.00	1.00	1.00	0.00	3883	True
A6	Storage/Utility Bldg	16	24	384	1995	1.10	0.22	0.00	1.00	1.00	1.00	1.00	0.00	1426	True
A1	Swimming Pool - Vinyl	18	36	648	1996	1.00	0.52	0.00	1.00	1.00	1.00	1.00	0.00	11332	True



02/06/2026 02:12



Overview



Legend

-  Parcels
-  Roads

Parcel ID 209 01005
 Class Code Agricultural
 Taxing District SPALDING COUNTY
 Acres 19.56

Owner CONKLE DANIEL JACKSON
 225 JOHNNY CUT RD
 GRIFFIN, GA 30223
 Physical Address 225 JOHNNY CUT RD
 Assessed Value Value \$324900
 Land Value Value \$94967

Last 2 Sales			
Date	Price	Reason	Qual
2/28/2024	0	ES	U
1/27/2012	0	GF	U

(Note: Not to be used on legal documents)

Date created: 2/26/2026
 Last Data Uploaded: 2/26/2026 7:26:01 AM

Developed by  **SCHNEIDER**
 GEOSPATIAL



Overview



Legend

Parcels

Roads

Flood Map

A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 209 01005
Class Code Agricultural
Taxing District SPALDING COUNTY
Acres 19.56

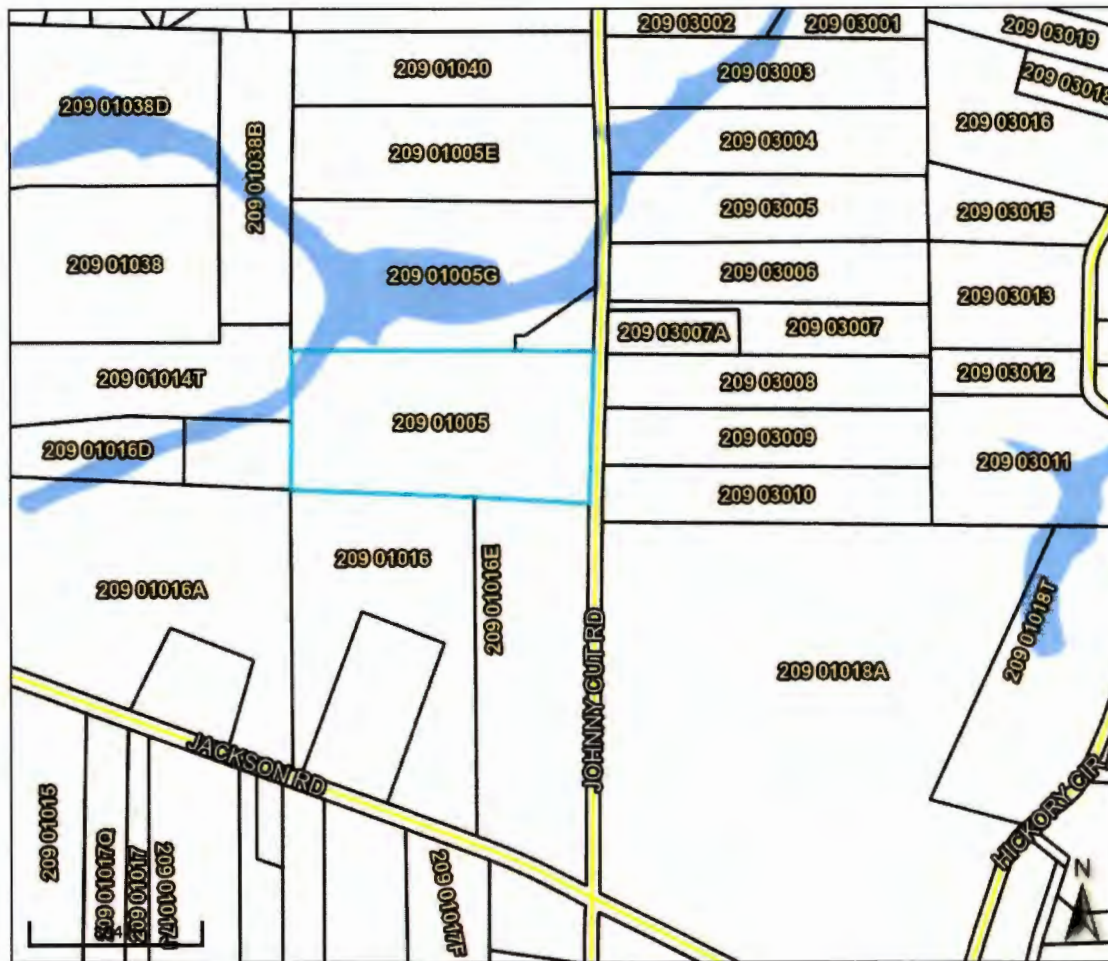
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Last 2 Sales			
Date	Price	Reason	Qual
2/28/2024	0	ES	U
1/27/2012	0	GF	U

(Note: Not to be used on legal documents)

Date created: 1/30/2026
Last Data Uploaded: 1/30/2026 7:09:31 AM

Developed by **SCHNEIDER**
GEOSPATIAL



Overview



Legend

- Parcels
- Roads
- Flood Map**
 - A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
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Parcel ID 209 01005
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 GRIFFIN, GA 30223
 Physical Address 225 JOHNNY CUT RD
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02/06/2026 02:12



02/06/2026 02:21



02/06/2026 02:21



02/06/2026 02:15





02/06/2026 02:15



BOARD OF ASSESSORS

Consider the approval of an exempt property application for a religious organization. IGLESIA DE DIOS PENTECOSTAL MOVIMIENTO INTERNACIONAL REGION ATLANTICO SUR, INC 051-01-018

Requesting Agency

Spalding County Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:



BOARD OF ASSESSORS

Fy 2027 Budget meeting with Dr. Ledbetter on March 12, 2026.

Requesting Agency
Spalding County

Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:



BOARD OF ASSESSORS

**Spalding University presentation March 19,
2026.**

Requesting Agency
Spalding County Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:



BOARD OF ASSESSORS

2026 Digest preparation update. _____
Requesting Agency

Spalding County Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:



BOARD OF ASSESSORS

Appeals update.

Requesting Agency

Spalding County Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:



BOARD OF ASSESSORS

**Open Appraiser I position
update.**

Requesting Agency
Spalding County Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:



BOARD OF ASSESSORS

CAVEAT 2026 update.

Requesting Agency

Spalding County Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS: