



Agenda
Board of Assessors - Regular Meeting April 14,
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 minutes of the March 10, 2026 meeting.

D. CONSENT AGENDA

1. Consider the approval of an exempt property application for a religious organization.
VOICE TO THE NATIONS WORSHIP CENTER INC
022-08-008
2. Consider the approval of non-disclosure of personal information.
3. Consider the approval of 2024 Disabled Veteran homestead exemption.
DEVIN H LANG, 277-01-012
ASHLEY FAYE ROSE MORAN, 222-04-069
4. Consider the approval of 2025 Disabled Veteran and Surviving Spouse homestead exemptions.
BRIAN HOWARD SETTLES, 304-01-024
ALBERT LEWIS POPE, 319-01-039
HILDA WYLENE JONES, 054G-01-026
BLAKE NORMANDEAU, 066-02-054
5. Consider the approval of 2026 Disabled Veteran and Surviving Spouse homestead

exemptions.

BYRON T MERRIWETHER, 028A-02-012
DERRICK PATTERSON, 227-01-003
RHONDA KILGORE, 116-01-012
WILLIAM KENNETH WHITLOCK, 281-01-006B
MICHAEL BRITT DURDEN, 233B-01-009
BILLIE JUNE MILLER, 278-01-008R
RONALD W PERRY, 302-03-023
GREGORY BISHOP, 224-01-012N

6. Consider the approval of renewal applications for Conservation Use Valuation Assessment.
DARWIN & WENDY SIMMONS, 265-01-024, 43.89 ACRES
PATRICK & BETTY EASON, 279-02-003, 30.36 ACRES
JOSHUA COLIN & HUMBERTO COLIN, 225-01-003F, 18.00 ACRES
NON-DISCLOSED OWNER, 61.49 ACRES
CHRISTOPHER & TERRI MCDANIEL, 269-02-038, 50.44 ACRES
CHRIS & REBECCA SCHUMAKER, 257-01-009B, 23.62 ACRES
JANET G LIVING TRUST & ARGYLE CROCKETT II LIVING TRUST:
276-01-001A, 43.21 ACRES
276-01-014, 72.00 ACRES
276-01-001, 125.48 ACRES
7. Consider the approval of continuation applications for Conservation Use Valuation Assessment.
DAVID PEARSON, 265-01-021E, 46.81 ACRES
HAYDEN ELLIS, 268-02-016, 33.61 ACRES
LUCIAN & JENNIFER TATUM, 231-01-001M
HOLLEY CARROLL & MASON CARROLL, 246-01-010, 9.10 ACRES (CONTIGUOUS TO 246-01-009B IN CUVA)
HOLLEY CARROLL & MADELYN CARROLL, 246-01-009B, 26.31 ACRES
ROBERT & GINGER MITCHELL, 236-01-064, 15.77 ACRES
8. Consider the approval of new applications for Conservation Use Valuation Assessment.
SANDRA & STEVE HANSON:
258-01-033A, 18.40 ACRES
258-01-0033B, 9.00 ACRES - CONTIGUOUS
FLAT CREEK RESERVE LLC:
273-01-013A, 107.81 ACRES
273-01-015, 23.92 ACRES
CARL PRITCHARD, 254-02-032Q, 27.95 ACRES
THOMAS & MARKENE PROCTOR, 277-01-007, 65.59 ACRES
CORY HALL & CLINT HALL, 258-01-002E, 20.37 ACRES

E. NEW BUSINESS

1. Consider the approval of updates to the Policy Manual.
2. Consider the approval of a request for non-disclosure of personal information.

3. Consider the approval of a renewal application for Conservation Use Valuation Assessment.
JOSEPH & JANE BAILEY, 269-01-016D, 26.91 ACRES
4. Consider the approval of a renewal application for Conservation Use Valuation Assessment.
DONALD & BRANDY BROWN, 226-01-020A, 15.25 ACRES
5. Consider the approval of a continuation application for Conservation Use Valuation Assessment.
JANET & GREGORY BISHOP, 224-01-012N, 10.38 ACRES
(CONTIGUOUS WITH 224-01-012M, 17.07 ACRES IN CUVA)
6. Consider the approval of a continuation application for Conservation Use Valuation Assessment.
KIM THEANG UNG & SOCHEA SEI UNG, 240-02-005B, 10.02 ACRES
7. Consider the approval of a continuation application for Conservation Use Valuation Assessment.
TIMMIE SLATON, 228-01-002, 34.14 ACRES
8. Consider the approval of new applications for Conservation Use Valuation Assessment.
JD & RC PRODUCTIONS LLC
202-01-013, 21.07 ACRES
202-01-013A, 17.29 ACRES
202-01-013B, 12.00 ACRES
9. Consider the approval of a continuation application for Conservation Use Valuation Assessment.
MURPHY FAMILY TRUST, 229-02-015, 12.71 ACRES
10. Consider the approval of a new application for Conservation Use Valuation Assessment.
ROBERT & BROOKE HOWELL, 264-01-018, 25.41 ACRES
11. Consider the approval of a new application for Conservation Use Valuation Assessment.
CHARLES & MANDY WOOD, 259-03-006, 13.47 ACRES
12. Consider the approval of a new application for Conservation Use Valuation Assessment.
WILLIAM & RASHELLE LIJEWSKI
210-01-020A, 11.82 ACRES
210-01-020, 11.81 ACRES
13. Consider the approval of a new application for Conservation Use Valuation Assessment.
TERRY E BROWN, 220-01-002, 44.15 ACRES
14. Consider the approval of a new application for Conservation Use Valuation Assessment.
CHRIS PETERSON & RACHEL ALLEN, 257-01-007N, 14.89 ACRES
15. Consider the approval of a new application for Conservation Use Valuation Assessment.
PATRICIA THOMPSON, 261-01-059, 12.50 ACRES
16. Consider the approval to mail a Notice of Intent to Breach Conservation Use Valuation Assessment.

AMBER SINGLETON, 228-04-002D, 46.72 ACRES

17. Consider the approval of a continuation application for Conservation Use Valuation Assessment.
SPENCER & ANGELA MOSELEY 228-04-002A, 29.12 ACRES
18. Consider the approval to mail a Notice of Intent to Breach Conservation Use Valuation Assessment.
ADAM WALKER, 211-01-020, 52.60 ACRES
19. Consider the approval to release early with penalty a 2023 Conservation Use Valuation Assessment.
KELLA BARNETT & LEILA LASSETER, 234-04-018, 43.47 ACRES
20. Consider the approval to cease an intent to breach of a 2025 Conservation Use Valuation Assessment.
JOHN THOMAS SHERWOOD TRUST
EUGENE DABBS IV AS TRUSTEE
213-03-004

F. CHIEF APPRAISER'S REPORT

1. Update on 2026 Digest preparation.
2. Update on appeals.
3. Update on 2026 homestead applications
4. Current status of a revised Notice of Assessment per SB566.

G. ASSESSORS COMMENTS

H. ADJOURNMENT



BOARD OF ASSESSORS

Consider the approval of the minutes of the March 10, 2026 meeting.

**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:

[03.10.2026 Minutes.pdf](#)

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

A. CALL TO ORDER

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Jack Gilbert, 1125 Amelia Rd, signed up to speak during his item, new business number 4.

C. MINUTES

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

Motion by Member Bailey to approve the February 10, 2026 minutes, motion was seconded by Vice Chairman Pearce and carried unanimously 3-0.

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

Spalding County Board of Assessors
March 10, 2026 – Minutes

CHARLES LARUE, 036-07-009
LINDA LYNCH, 228C-01-006

MATTHEW KAISER, 204-01-032
LUIS GARCIA, 242E-02-001

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

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

E. NEW BUSINESS

1. Consider the approval of selecting the Chief Appraiser.

Motion by Chairman McDaniel to select Betsy Bernier as the Chief Appraiser, motion was seconded by Member Bailey and carried unanimously 3-0.

2. Consider the approval for a Non Disclosure of personal information of a county employee.

Discussion on open records and non disclosures. The Board reviewed the applicant's qualifications.

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

3. Consider the approval of the updated homestead policy in the Board of Assessors chapter of the approved Policy Manual v2.

Discussion on the homestead application policy.

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

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

Discussion on the qualifications of a breach without penalty.

Motion by Member Bailey to approve the release of Conservation Use Valuation Assessment with out penalty, motion was seconded by Vice Chairman Pearce and carried unanimously 3-0.

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

Discussion on a Code Enforcement case and the effect on the Conservation Use.

Motion by Vice Chairman Pearce to approve mailing the Intent to Breach letter, motion was seconded by Member Bailey and carried unanimously 3-0.

6. Consider the approval of a new Conservation Use Valuation Assessment application.
EDWARD & CHERYL ROBINSON
205-01-002J, 12.20 ACRES

Discussion on the primary use and qualifications of the property.

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

7. Consider the approval of a new Conservation Use Valuation Assessment application.
JEFFREY & JULIE ROBINSON
205-01-002K, 14.13 ACRES

Discussion on the use and qualifications of the property.

Motion by Joe Bailey to approve. The motion died with no second.

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

8. Consider the approval of a new Conservation Use Valuation Assessment application.
DANIEL CONKLE
209-01-005, 19.56 ACRES

Discussion on the primary use.

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

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

Discussion on the qualifications of religious organizations and use of the property.

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

F. CHIEF APPRAISER'S REPORT

1. FY 2027 Budget meeting with Dr. Ledbetter on March 12, 2026.

Meetings are starting this week with all departments.

2. Spalding University presentation March 19, 2026.

For citizens who want to learn about the different departments over an 11 week period. Our presentation is next week, March 19.

3. 2026 Digest preparation update.

The office is working on reappraisals and ratio studies.

4. Appeals update.

Appeals are being finalized with hearing officer hearings next week and Board of Equalization the week after next.

5. Open Appraiser I position update.

The position is still open.

6. CAVEAT 2026 update.

Registration has opened up.

G. ASSESSORS COMMENTS

Vice Chairman Pearce stated for the office to keep up the good work.

H. ADJOURNMENT

With no further business to discuss, Member Bailey made the motion to adjourn at 10:32 AM, motion was seconded by Vice Chairman Pearce and carried unanimously 3-0.



BOARD OF ASSESSORS

Consider the approval of an exempt property application for a religious organization. VOICE TO THE NATIONS WORSHIP CENTER INC 022-08-008

Requesting Agency

Spalding County Tax Assessors

In Compliance with the following Ordinance

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Summary and Background

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STAFF RECOMMENDATION

ATTACHMENTS:



BOARD OF ASSESSORS

Consider the approval of non-disclosure of personal information.

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BOARD OF ASSESSORS

Consider the approval of 2024 Disabled Veteran homestead exemption.

DEVIN H LANG, 277-01-012 ASHLEY FAYE ROSE MORAN, 222-04-069

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BOARD OF ASSESSORS

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Requesting Agency

Spalding County Tax Assessors

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ATTACHMENTS:

[CUVA - RENEWAL - SIMMONS 265-01-024.pdf](#)

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

[CUVA - RENEWAL - COLIN 225-01-003F.pdf](#)

[CUVA - RENEWAL - MCDANIEL 269-02-038.pdf](#)

[CUVA - RENEWAL - SCHUMAKER 257-01-009B.pdf](#)

[CUVA - RENEWAL - CROCKETT 276-01-001.pdf](#)

[CUVA - RENEWAL - CROCKETT 276-01-001A.pdf](#)

[CUVA - RENEWAL - CROCKETT 276-01-014.pdf](#)

**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

SAULEY-SIMMONS WENDY & DARWIN SR

Owner's mailing address 525 S NEW SALEM RD		City, State, Zip GRIFFIN, GA 30223	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____ Covenant Acres 41.89 Total Acres 43.89
Property location (Street, Route, Hwy, etc.) 2771W ELLIS RD		City, State, Zip of Property: GRIFFIN, GA 30223	
District 04	Land Lot 019	Sublot & Block	Recorded Deed Book/Page 5070 172
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 for 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
Darwin Simmons
Signature of Taxpayer or Taxpayer's Authorized Representative
Wendy Sauley Simmons
(Please have additional taxpayers sign on reverse side of application)

EXPIRES
GEORGIA
01/08/2030
NOTARY PUBLIC
SPALDING COUNTY

Sworn to and subscribed before me this 12 day of March, 2026
Peggy Perry
Notary Public

Date Application Filed
3-12-26

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 01024	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 24848	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
Darwin Simmons		50	NA		
Wendy Sauley-Simmons		50	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 % _____
- ☒ 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); % 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 aparian 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

265 01024		2026 Spalding County Board of Assessors				3/3/2026 8:49:56 AM Acct # 24848 tlong	
Owner Information		General Property Information				Values	
SAULEY-SIMMONS WENDY & DARWIN SR 525 S NEW SALEM RD GRIFFIN, GA 30223		SITUS	2771 W ELLIS RD			Imp Val	75,631
		LEGAL	2771 W ELLIS RD PB 27/499			Acc Val	8,251
		Tax District	SPALDING COUNTY	GMD 1068	Homestead S0	Land Val	175,796
						Total Value	259,678
		Total Acres	43.89	LL 019	CUV 2016 28628	2025 : 259,678	2024 : 259,678
		Zoning		LD 04	Acc/Des 5C - 1.058911	2023 : 171,972	2022 : 180,580
		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
SAULEY-SIMMONS WENDY &	SIMMONS JR DARWIN REESE	12/30/2022	5070 172			0 V1		0 KN
SIMMONS JR DARWIN REESE	SAULEY-SIMMONS WENDY &	09/12/2022	5030 132	27 499		0 V1		0 KN
SAULEY-SIMMONS WENDY &	WHEATLEY SANDRA SAULEY	05/20/2022	4975 202	23 765	206,000	V5		0 KN

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
V5	Open Land	4	5.43	5,030	27,313
V5	Open Land	5	3.91	4,350	17,009
V5	Open Land	7	4.97	3,270	16,252
V5	Open Land	9	0.01	1,900	19
V5	Woodland	3	9.75	3,810	37,148
V5	Woodland	6	8.12	3,270	26,552
V5	Woodland	7	6.98	2,720	18,986
V5	Woodland	9	0.98	1,900	1,862
V5	Open Land	2	1.74	6,250	10,875
A5	CUVA Res	2	2.00	5,000	10,000

CONSERVATION USE LAND INFORMATION

	Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
	Agland 93	4	2.64	950	1.00	2,508
	Agland 93	5	8.04	834	1.00	6,705
	Agland 93	7	6.67	599	1.00	3,995

Agland 93	8	3.20	464	1.00	1,485
Agland 93	9	1.69	332	1.00	561
Timberland 93	1	1.12	1,020	1.00	1,142
Timberland 93	2	5.17	913	1.00	4,720
Timberland 93	3	2.18	828	1.00	1,805
Timberland 93	4	1.65	759	1.00	1,252
Timberland 93	7	1.94	534	1.00	1,036
Timberland 93	8	6.59	462	1.00	3,045
Timberland 93	9	1.00	374	1.00	374

ACCESSORY IMPROVEMENTS - 265 01024

CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
R1	Accessory - No Value	12	14	168	1995			0.00	1.00	1.00	1.00	1.00	0.00		True
A6	Pole Shelter	24	36	864	1995	1.00	0.22	0.00	1.00	1.00	1.00	1.00	0.00	1051	True
A1	POND 1-5	0	0	2	2010	1.00	0.71	0.00	1.00	1.00	1.00	1.00	0.00	7100	False
R6	Storage/Utility Bldg	12	14	168	1995	0.00	0.22	0.00	1.00	1.00	1.00	1.00	0.00	100	True

PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS
001156	COMMUNICATION TOWER	0	10,000	11/03/2020	12/31/2024	2021		UPGRADING EQUIPMENT AT EXISTING CELL TOWER- 11/03/2020 EM

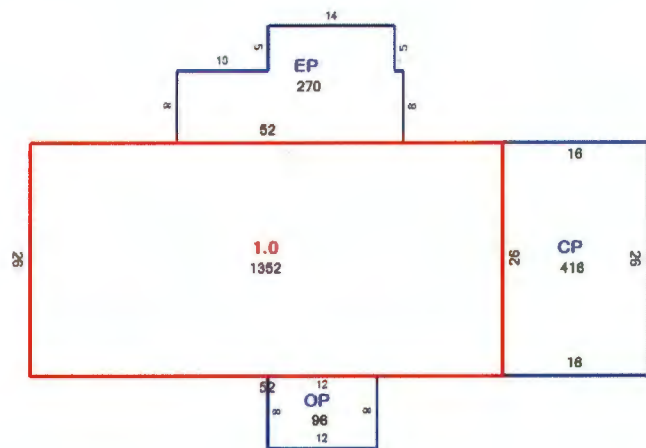
RES IMP - 265 01024 2771 W ELLIS RD							
Impr Key	16615	Roof Shape	Gable	Basement / Attic	Squarefoot	Phy Depr	0.40
Class / Strat	R1	Floor Construction	Wood Joist	Bsmt / Finish	0 / 0.00	Phy OVR	0.00
Occupancy / Style	One Family	Floor Finish	Pine	Attic / Finish	0 / 0.00	Func Obsol	1.00
Rooms	5	Interior Wall	Sheetrock	Bsmt Qual		Econ Obsol	1.00
Bedrooms	2	Interior Ceiling	Sheetrock	Attic Qual		% Complete	1.00
Heated Area	1,352	Heat	No Heat	Grade	0.85	Neigh Adj	1.07
Story Height	1 Story	Plumbing:Std Comp	1	Year Built	1960	CD	1.00
Foundation	Masonry	Plumbing: Extra Fix	5	Eff Year Built	1977	FMV	75,631
Exterior Wall	Comp Bd/Asbestos	Full Baths	2	Condition	Average	MAV	0
Roofing	Shingles - Asphalt	Half Baths	0	RCN	176,709	OVR FMV	0

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

Code	Type	Area
CP	Carport	416
OP	Porch - Open	96
EP	Porch - Enclosed	270
1.0	1.0 Story	1352



ESTIMATED AGE





03/24/2026 03:11



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 01024
Class Code Consv Use
Taxing District SPALDING COUNTY
Acres 43.89

Owner SAULEY-SIMMONS WENDY & DARWIN
SR
525 S NEW SALEM RD
GRIFFIN, GA 30223
2771 WELLS RD

Physical Address
Assessed Value Value \$259678
Land Value Value \$175796

Last 2 Sales
Date Price Reason Qual
12/30/2022 0 KN U
9/12/2022 0 KN U

(Note: Not to be used on legal documents)

Date created: 3/4/2026
Last Data Uploaded: 3/4/2026 7:20:03 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).

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525 S NEW SALEM RD
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Physical Address
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Last 2 Sales
Date Price Reason Qual
12/30/2022 0 KN U
9/12/2022 0 KN U

(Note: Not to be used on legal documents)

Date created: 3/4/2026
Last Data Uploaded: 3/4/2026 7:20:03 AM

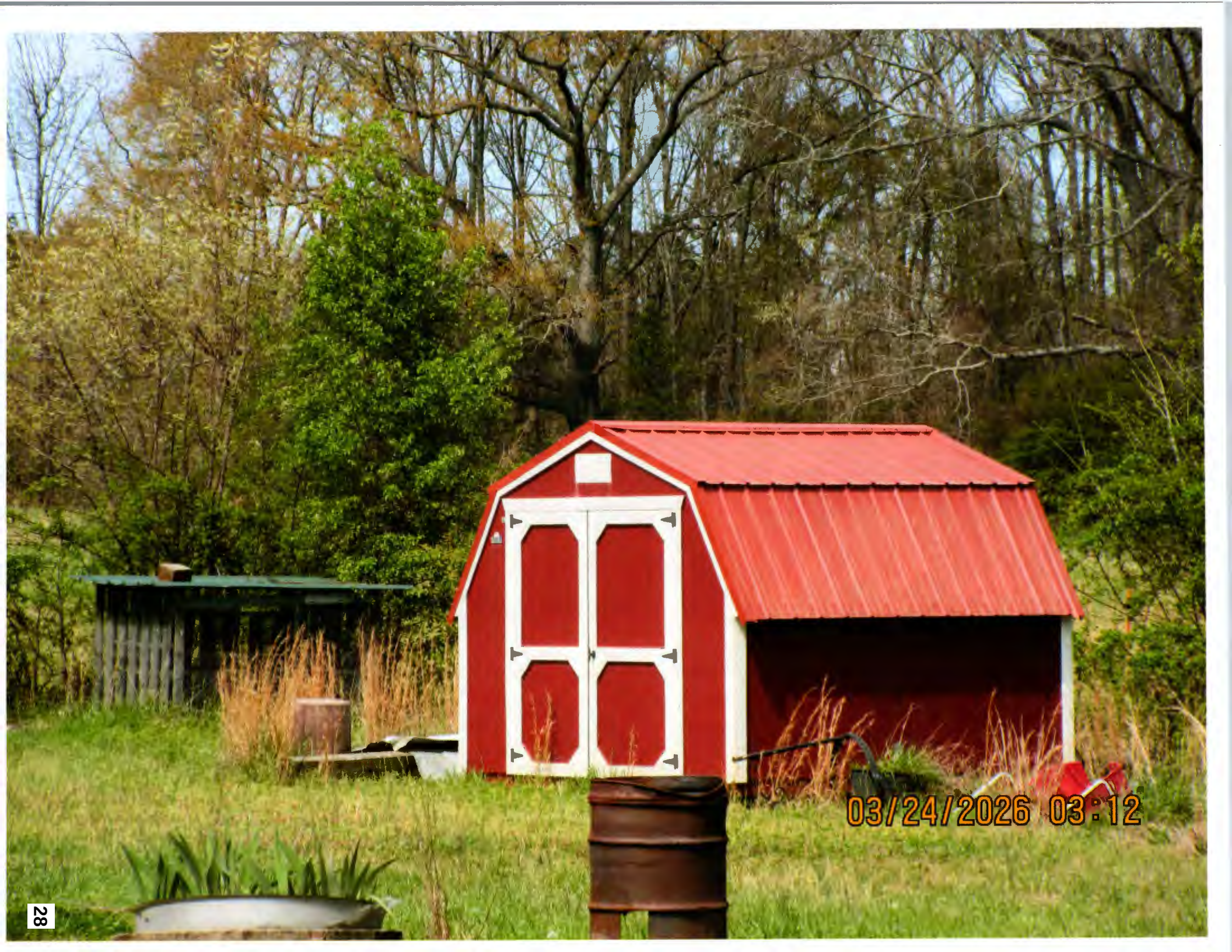


map: Auto (Oblique) ▾ Jan 2026 - Jan 2026 ▾ < image 1 of 5 > 01/20/2026





03/24/2026 03:15



03/24/2026 03:12



03/24/2026 03:12



**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

EASON PATRICK SHANE

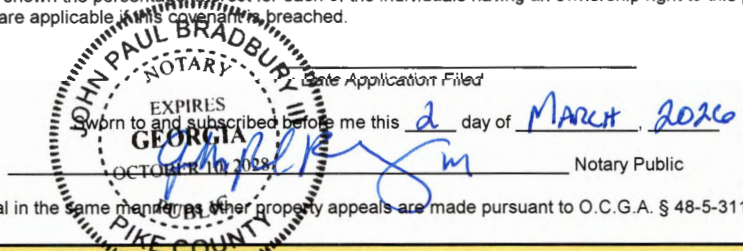
Owner's mailing address EASON BETTY ANNETTE 180 POPLAR DR		City, State, Zip BROOKS, GA 30205	Number of acres included in this application. Agricultural Land: <u>28.36</u> Timber Land: <u>—</u>
Property location (Street, Route, Hwy, etc.) 180 POPLAR DR		City, State, Zip of Property: <u>Brooks</u> GRIFFIN, GA 30224 <u>GA 30205</u>	Covenant Acres 28.36 Total Acres 30.36
District 01	Land Lot 022	Sublot & Block	Recorded Deed Book/Page 4766 331
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 in this covenant, breached.

Patrick Shane Eason
Signature of Taxpayer or Taxpayer's Authorized Representative

Betty Annette Eason
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 02003	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 26611	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
Patrick Shane Eason		50%	N/A		
Betty Annette Eason		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 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 % 100
- ☐ 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 02003		2026 Spalding County Board of Assessors				3/10/2026 12:43:46 PM Acct # 26611 tlong			
Owner Information		General Property Information				Values			
EASON PATRICK SHANE EASON BETTY ANNETTE 180 POPLAR DR BROOKS, GA 30205		SITUS	180 POPLAR DR			Imp Val	296,685		
		LEGAL	GA HWY 16 LL 22 TR 2 PB 22/148			Acc Val	92,526		
		Tax District	SPALDING COUNTY	GMD	1154	Homestead	S1	Land Val	160,633
		Total Acres	30.36	LL	022	CUV 2016	23451	Total Value	549,844
		Zoning		LD	01	Acc/Des	3C - 5.290924	2025 : 549,844	2024 : 549,844
		Unit		Return Value		0		2023 : 530,435	2022 : 549,109
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
EASON PATRICK SHANE	SEBREN MIKE	05/06/2021	4766 331	27 322	400,000	V5		0 AP
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	25 148		0 V5		0 XX

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
V5	Small Parcel	1	2.43	1,000	2,430
V5	Small Parcel	1	18.17	1,000	18,170
V5	Small Parcel	1	0.43	1,000	430
V5	Small Parcel	1	7.33	1,000	7,330
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	18.17	950	1.00	17,262
	Agland 93	5	0.43	834	1.00	359
	Timberland 93	4	2.75	759	1.00	2,087
	Timberland 93	7	7.01	534	1.00	3,743

ACCESSORY IMPROVEMENTS - 279 02003

CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	Hangar / Storage	60	72	4320	2005	0.80	0.52	0.00	1.00	1.00	1.00	1.00	0.00	57278	True
A1	Porch - Open	20	24	480	2020	1.20	0.98	0.00	1.00	1.00	1.00	1.00	0.00	18250	True

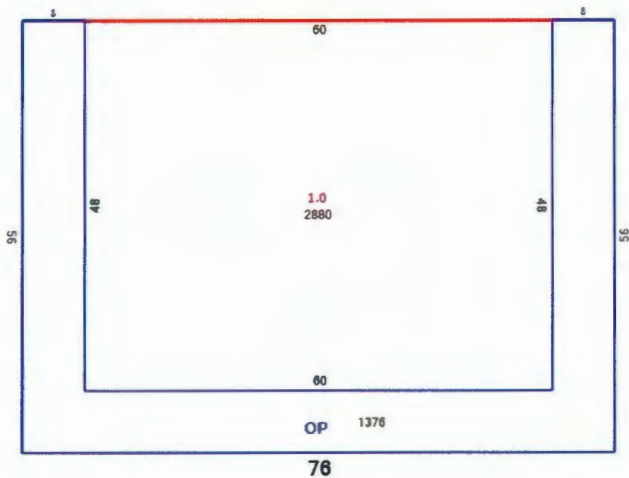
ACCESSORY IMPROVEMENTS - 279 02003															
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	Swimming Pool - Vinyl	18	36	648	2012	1.00	0.78	0.00	1.00	1.00	1.00	1.00	0.00	16998	True

PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS
27948	POOL	0	0	12/27/2011	01/12/2012	2011		C.C. ISSUED 1/12/12 INGROUND SWIMMING POOL
27948	POOL	16,000	0	12/08/2011	05/01/2012	2011		INGROUND POOL; 18' X 36' VINYL
24238	SINGLE FAMILY	58,000	0	07/05/2005	08/09/2016			DWELLING/BARN C.O. ISSUED 02/20/2006

RES IMP - 279 02003 180 POPLAR DR							
Impr Key	16527691	Roof Shape	Gable	Basement / Attic	Squarefoot	Phy Depr	0.83
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	1440 / 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	2,880	Heat	Central AC	Grade	0.80	Neigh Adj	1.07
Story Height	1 Story	Plumbing:Std Comp	1	Year Built	2005	CD	1.00
Foundation	Slab	Plumbing: Extra Fix	8	Eff Year Built	2005	FMV	296,685
Exterior Wall	Metal	Full Baths	2	Condition	Average	MAV	0
Roofing	Metal - Steel	Half Baths	0	RCN	334,067	OVR FMV	0

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

Code	Type	Area
1.0	1.0 Story	2880
OP	Porch - Open	1376





03/24/2026 03:43



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 02003
Class Code Consv Use
Taxing District SPALDING COUNTY
Acres 30.36

Owner EASON PATRICK SHANE
EASON BETTY ANNETTE
180 POPLAR DR
BROOKS, GA 30205

Physical Address 180 POPLAR DR
Assessed Value Value \$549844
Land Value Value \$160633

Last 2 Sales

Date	Price	Reason	Qual
5/6/2021	\$400000	AP	U
10/13/2006	0	QC	U

(Note: Not to be used on legal documents)

Date created: 3/10/2026
Last Data Uploaded: 3/10/2026 8:13:23 AM

Developed by **SCHNEIDER**
GEOSPATIAL



 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).

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

Date	Price	Reason	Qual
5/6/2021	\$400000	AP	U
10/13/2006	0	QC	U

Date created: 3/10/2026
Last Data Uploaded: 3/10/2026 8:13:23 AM





03/24/2026 03:44



03/24/2026 03:44



03/24/2026 03:45



03/24/2026 03:47



03/24/2026 03:46



03/24/2026 03:47



03/24/2026 03:49



03/24/2026 03:45



03/24/2026 03:44

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

PT283A Rev. 2/16

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

COLIN JOSHUA

Owner's mailing address COLIN HUMBERTO 450 WALTER MOORE RD		City, State, Zip JACKSON, GA 30233	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____ Covenant Acres 16.00 Total Acres 18.00
Property location (Street, Route, Hwy, etc.) 1435 BARNESVILLE RD		City, State, Zip of Property: GRIFFIN, GA 30224	
District 3	Land Lot 106	Sublot & Block 4643 116	Recorded Deed Book/Page 4643 116
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 sworn 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

Date Application Filed

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

PUBLISHED

5/06/2026

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 225 01003F	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 16985	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 Colin		50 %	N/A		
Humberto Colin		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 % 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

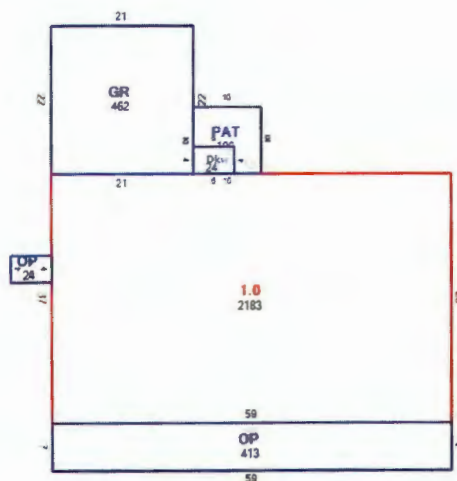
225 01003F		2026 Spalding County Board of Assessors				3/10/2026 12:54:45 PM Acct # 16985 tlong					
Owner Information		General Property Information				Values					
COLIN JOSHUA COLIN HUMBERTO 450 WALTER MOORE RD JACKSON, GA 30233		SITUS		1435 BARNESVILLE RD		Imp Val		233,447			
		LEGAL		18AC BARNESVILLE RD PB 20/559		Acc Val					
		Tax District		SPALDING COUNTY	GMD	1066	Homestead	S0	Land Val	149,020	
		Total Acres		18.00	LL	106	CUV 2016	13143	Total Value	382,467	
		Zoning		AR1	LD	3	Acc/Des	2C - .000000	2025 : 382,467	2024 : 382,467	
		Unit			Return Value		0		2023 : 382,467	2022 : 317,622	
Topography - 1.00 Wetlands - 1.00 Shape - 1.00 Easements - 1.00 External - 1.00 Assemblage - 1.00 Other - 1.00 12822 - 1.00											
SALES INFORMATION											
Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason			
COLIN JOSHUA ET AL	COLIN JOSHUA	10/16/2020	4643 134	20 559		0 V1		0 GF			
COLIN JOSHUA	ESTATE OF PATE DOROTHY B	10/16/2020	4643 116	20 559	285,000	V1		0 EA			
PATE DOROTHY B	BILES ANNIE B	06/03/1993	01170 0255	00020 0559		0 V4		0 ES			
LAND INFORMATION											
CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
V4	824 Rehobeth Ch Rd (E&W of	Acre	16.00	0	0			20,000.00	15,800.00	0.79	109,020
A4	824 Rehobeth Ch Rd (E&W of	Acre	2.00	0	0			20,000.00	20,000.00	1.00	40,000
CONSERVATION USE LAND INFORMATION											
	Land Use	Productivity	ACRES	Unit Value	Adjustment	Value					
	Agland 93		4	4.35	950	1.00	4,133				
	Agland 93		5	5.72	834	1.00	4,770				
	Timberland 93		4	4.22	759	1.00	3,203				
	Timberland 93		7	0.93	534	1.00	497				
	Agland 93		6	0.78	692	1.00	540				
PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS			
22942	SINGLE FAMILY	115,000	0	10/16/2003	08/09/2016						

RES IMP - 225 01003F 1435 BARNESVILLE RD							
Impr Key	26651	Roof Shape	Gable	Basement / Attic	Squarefoot	Phy Depr	0.83
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	10	Interior Wall	Sheetrock	Bsmt Qual		Econ Obsol	1.00
Bedrooms	3	Interior Ceiling	Sheetrock	Attic Qual		% Complete	1.00
Heated Area	2,183	Heat	Central AC	Grade	1.10	Neigh Adj	0.80
Story Height	1 Story	Plumbing:Std Comp	1	Year Built	2003	CD	1.00
Foundation	Masonry	Plumbing: Extra Fix	5	Eff Year Built	2003	FMV	233,447
Exterior Wall	Vinyl Siding	Full Baths	2	Condition	Average	MAV	0
Roofing	Shingles - Asphalt	Half Baths	0	RCN	351,577	OVR FMV	0
Sketch Legend		Other Features					

Code	Type	Area
1.0	1.0 Story	2183
GR	Garage - Attached	462
PAT	Patio	100
OP	Porch - Open	413
OP	Porch - Open	24
Dkw	Deck - Wood	24



2016: GRADE CHANGED TO 1.00
71% complete for 1/1/04





03/24/2026 00:11



Overview



Legend

-  Parcels
-  Roads

Parcel ID	225 01003F	Owner	COLIN JOSHUA	Last 2 Sales			
Class Code	Consrv Use		COLIN HUMBERTO	Date	Price	Reason	Qual
Taxing District	SPALDING COUNTY		450 WALTER MOORE RD	10/16/2020	0	GF	U
Acres	18.0		JACKSON, GA 30233	10/16/2020	\$285000	EA	U
		Physical Address	1435 BARNESVILLE RD				
		Assessed Value	Value \$382467				
		Land Value	Value \$149020				

(Note: Not to be used on legal documents)

Date created: 4/1/2026
Last Data Uploaded: 4/1/2026 7:30:56 AM

Developed by  SCHNEIDER
GEOSPATIAL



Workspaces ▾







03/24/2026 00:16



03/24/2026 00:17



03/24/2026 00:13

**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

MCDANIEL CHRISTOPHER ERIC &

Owner's mailing address MCDANIEL TERRI ANN EWING 314 BLANTON MILL RD		City, State, Zip GRIFFIN, GA 30224	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 314 BLANTON MILL RD		City, State, Zip of Property: GRIFFIN, GA 30224	Covenant Acres <u>48.44</u> Total Acres <u>50.44</u>
District 01	Land Lot 036	Sublot & Block 	Recorded Deed Book/Page 5068 61
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 is eligible 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]

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
DAKOTA COUNTY

3/23/26
Date Application Filed

Sworn to and subscribed before me this 23 day of March, 2026
Peggy Henry Notary Public

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 269 02038	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 25551	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.

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Name / Relationship			County	Total Acres	% Interest / No of Acres
Christopher Eric McDaniel		50%	N/A	N/A	50% N/A
Terri Ann McDaniel		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.)
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- ☐ 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 % 5 _____
- ☐ 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); % 95 (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.

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* 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

269 02038		2026 Spalding County Board of Assessors				3/23/2026 1:11:55 PM Acct # 25551 tlong	
Owner Information		General Property Information				Values	
MCDANIEL CHRISTOPHER ERIC & MCDANIEL TERRI ANN EWING 314 BLANTON MILL RD GRIFFIN, GA 30224		SITUS	314 BLANTON MILL RD			Imp Val	275,586
		LEGAL	50.44 AC PB 17/10			Acc Val	32,768
		Tax District	SPALDING COUNTY	GMD	1067	Homestead	S0
		Total Acres	50.44	LL	036	CUV 2016	40940
		Zoning	AR1	LD	01	Acc/Des	5C - 1.057077
		Unit	Return Value			0	
					Total Value		515,004
					2025 : 515,004		2024 : 508,459
					2023 : 482,953		2022 : 338,284
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
MCDANIEL CHRISTOPHER ERIC &	ESTATE OF RONALD L HANCOCK	12/22/2022	5068 61		450,000	V1		0 EA
HANCOCK RONALD L	HANCOCK MARY R	09/03/2015	3982 183			A1		0 ES
HANCOCK MARY R & RONALD L	HANCOCK MARY FKA MARY	07/14/2006	2942 201	17 10		V1		0 XX

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
A5	CUVA Res	7	2.00	5,000	10,000
V5	Open Land	4	3.84	5,030	19,315
V5	Open Land	5	6.08	4,350	26,448
V5	Open Land	6	4.56	3,670	16,735
V5	Woodland	2	21.61	3,950	85,360
V5	Woodland	3	1.99	3,810	7,582
V5	Woodland	5	2.70	3,540	9,558
V5	Woodland	7	6.44	2,720	17,517
V5	Woodland	8	1.22	2,440	2,977

CONSERVATION USE LAND INFORMATION

	Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
	Agland 93		3	0.35	1,096	1.00 384
	Agland 93		4	6.52	978	1.00 6,377
	Agland 93		5	2.27	859	1.00 1,950
	Agland 93		6	4.56	712	1.00 3,247

Timberland 93	2	22.97	940	1.00	21,592
Timberland 93	3	5.55	852	1.00	4,729
Timberland 93	4	0.88	781	1.00	687
Timberland 93	5	1.88	679	1.00	1,277
Timberland 93	7	3.46	550	1.00	1,903

ACCESSORY IMPROVEMENTS - 269 02038

CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	Barn	28	37	1036	1995	1.10	0.52	1.00	1.00	1.00	1.00	1.00	0.00	23713	True
A6	Pole Shelter	22	20	440	2022	1.00	0.98	0.00	1.00	1.00	1.00	1.00	0.00	2510	True
A6	Pole Shelter	24	48	1152	2024	1.00	0.98	0.00	1.00	1.00	1.00	1.00	0.00	5913	True
A6	Storage/Utility Bldg	6	7	42	2020	1.00	0.98	0.00	1.00	1.00	1.00	1.00	0.00	632	True

PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS
2024-872	POLE BARN	0	12,000	10/22/2024	11/14/2024	2025		2024- 100% COMPLETE AB 24X48X14 POLE BARN FOR HAY STORAGE 10/30/2024 KL

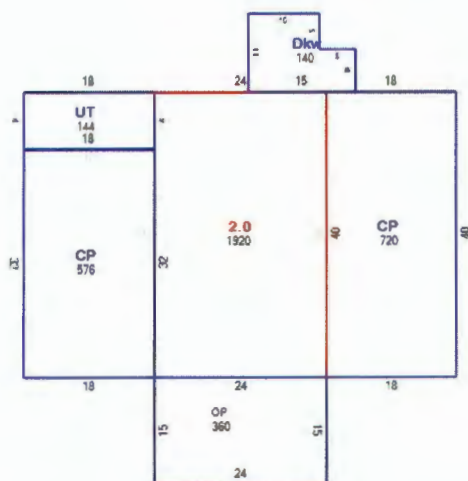
RES IMP - 269 02038 314 BLANTON MILL RD							
Impr Key	17020	Roof Shape	Gambrel	Basement / Attic	Squarefoot	Phy Depr	0.79
Class / Strat	A1	Floor Construction	Wood Joist	Bsmt / Finish	0 / 0.00	Phy OVR	0.00
Occupancy / Style	One Family	Floor Finish	Carpet/Hdwd/Tile	Attic / Finish	0 / 0.00	Func Obsol	1.00
Rooms	0	Interior Wall	Sheetrock	Bsmt Qual		Econ Obsol	1.00
Bedrooms	0	Interior Ceiling	Sheetrock	Attic Qual		% Complete	1.00
Heated Area	1,920	Heat	Central AC	Grade	1.00	Neigh Adj	1.07
Story Height	2.0 Story	Plumbing:Std Comp	1	Year Built	1989	CD	1.00
Foundation	Masonry	Plumbing: Extra Fix	5	Eff Year Built	2000	FMV	275,586
Exterior Wall	Stucco on Frame	Full Baths	2	Condition	Average	MAV	0
Roofing	Shingles - Asphalt	Half Baths	0	RCN	326,022	OVR FMV	0

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

Code	Type	Area	CODE TYPE	AREA
CP	Carport	720	Const 2 sty 1 Box	1
2.0	2.0 Story	960		
UT	Utility	144		
CP	Carport	576		
Dkw	Deck - Wood	140		
OP	Porch - Open	360		



2023 MLS IN DOCUMENTS-MB
2012: Field Check - JM





03/24/2026 04:09



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 269 02038
Class Code Consv Use
Taxing District SPALDING COUNTY
Acres 50.44

Owner MCDANIEL CHRISTOPHER ERIC &
MCDANIEL TERRI ANN EWING
314 BLANTON MILL RD
GRIFFIN, GA 30224
Physical Address 314 BLANTON MILL RD
Assessed Value Value \$515004
Land Value Value \$206650

Last 2 Sales	Price	Reason	Qual
Date 12/22/2022	\$450000	EA	U
9/3/2015	0	ES	U

(Note: Not to be used on legal documents)

Date created: 3/23/2026
Last Data Uploaded: 3/23/2026 6:09:10 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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GEOSPATIAL



Workspaces ▾



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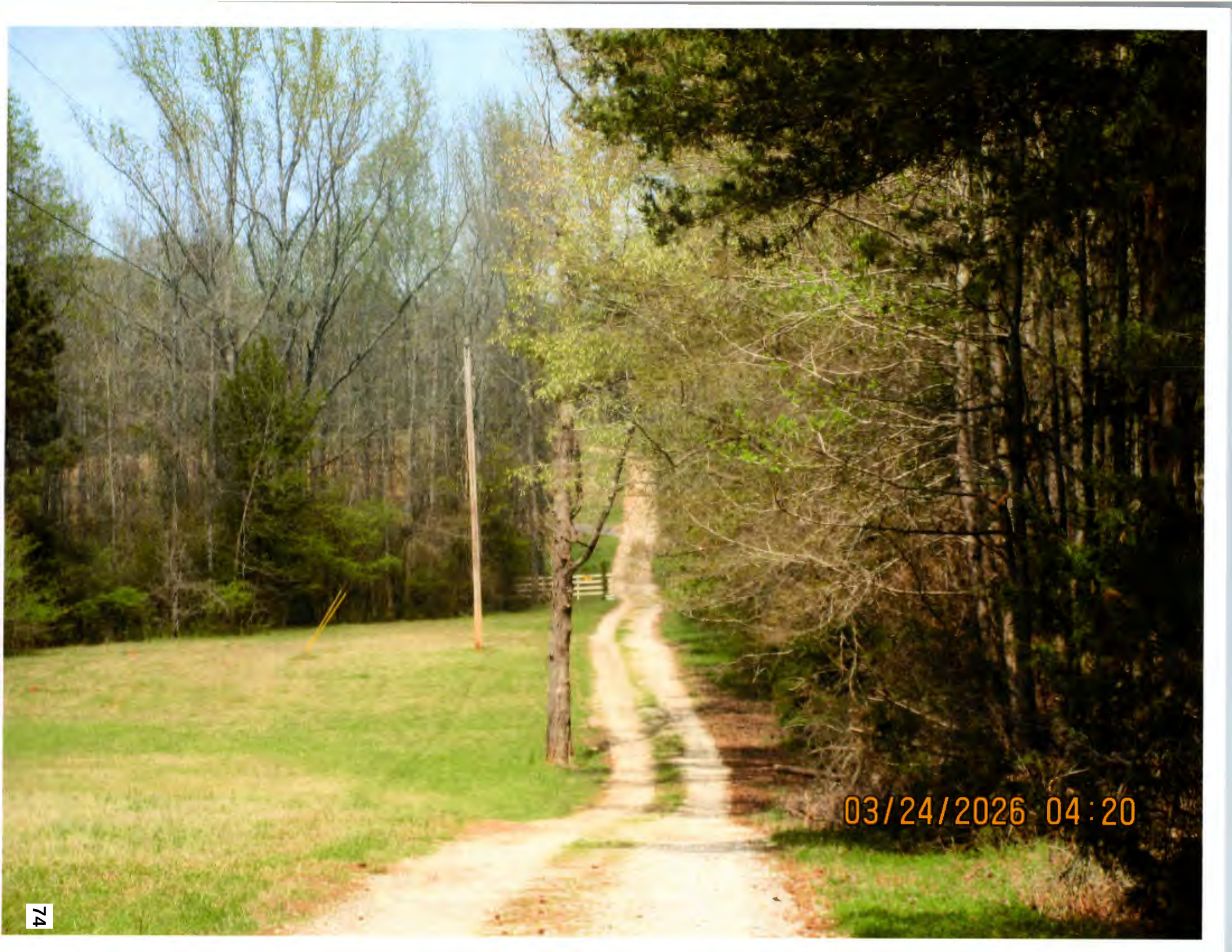
map: Auto (Mosaic) Jan 2026 - Jan 2026 01/16/2026 - 01/20/2026



03/24/2026 04:12



03/24/2026 04:09



03/24/2026 04:20



03/24/2026 04:12



03/24/2026 04:18



03/24/2026 04:09



03/24/2026 04:13





03/24/2026 04:09



03/24/2026 04:16

**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

SCHUMAKER CHRISTOPHER ALAN &

Owner's mailing address REBECCA SUE SCHUMAKER 355 DAVID ELDER ROAD		City, State, Zip GRIFFIN, GA 30223	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____	
Property location (Street, Route, Hwy, etc.) 355 DAVID ELDER RD		City, State, Zip of Property: GRIFFIN, GA 30223	Covenant Acres 21.62 Total Acres 23.62	
District 04	Land Lot 115	Sublot & Block	Recorded Deed Book/Page 5188 456	List types of storage and processing buildings:

AUTHORIZED SIGNATURE

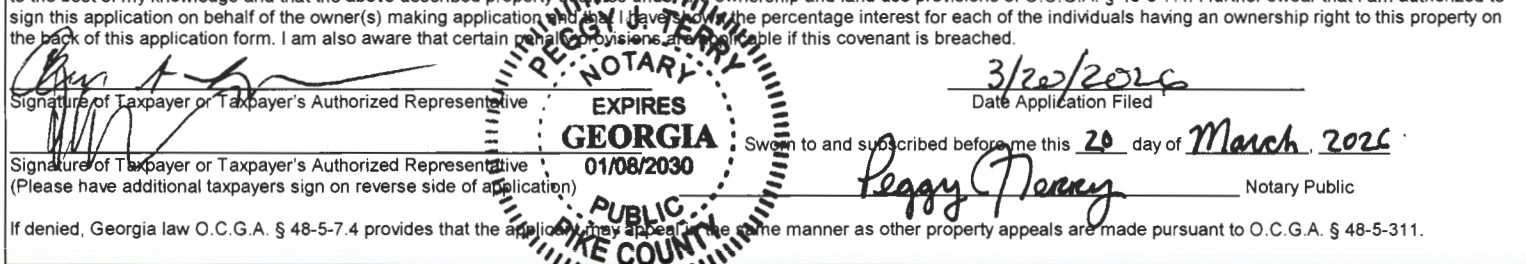
I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions 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 application 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 257 01009B	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 29369	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
Christopher Schumaker		100	N/A		
Rebecca Schumaker		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/chapter 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/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 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

257 01009B			2026 Spalding County Board of Assessors					3/20/2026 3:38:43 PM Acct # 29369 tlong								
Owner Information			General Property Information					Values								
SCHUMAKER CHRISTOPHER ALAN & REBECCA SUE SCHUMAKER 355 DAVID ELDER ROAD GRIFFIN, GA 30223			SITUS	355 DAVID ELDER RD				Imp Val	436,446							
			LEGAL	LL115 & 116 23.621 AC SURVEY IN DEED 2669/105				Acc Val	118,666							
			Tax District	SPALDING COUNTY	GMD	1068	Homestead	S1	Land Val	99,396						
			Total Acres	23.62	LL	115	CUV 2016	15497	Total Value	654,508						
			Zoning		LD	04	Acc/Des	4C - .000000	2025 : 654,508	2024 : 600,876						
			Unit		Return Value	0			2023 : 521,529	2022 : 431,407						
Topography - .90			Wetlands - .90		Shape - .90		Easements - 1.00		External - 1.00		Assemblage - 1.00		Other - 1.00		12602 - 1.00	

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
SCHUMAKER CHRISTOPHER ALAN	SWEAT JOSEPH A	12/06/2023	5188 456		727,000	V1		0 FM
SWEAT JOSEPH A	SWEAT TRAVIS	08/05/2014	3877 187		0	V4		0 QC
SWEAT JOSEPH A & TRAVIS	SWEAT TRAVIS & STEPHANIE	02/02/2006	2849 274		0	A5		0 CD

LAND INFORMATION

CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
V4	1257 M257-258 -	Acre	21.62	0	0			13,000.00	11,050.00	0.85	110,345
A4	1257 M257-258 -	Acre	2.00	0	0			13,000.00	13,000.00	1.00	26,000

CONSERVATION USE LAND INFORMATION

	Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
	Timberland 93	5	7.75	679	1.00	5,262
	Timberland 93	2	5.41	940	1.00	5,085
	Timberland 93	7	4.47	550	1.00	2,459
	Agland 93	5	2.18	859	1.00	1,873
	Agland 93	4	1.29	978	1.00	1,262
	Timberland 93	5	0.31	679	1.00	210
	Agland 93	5	0.21	859	1.00	180

ACCESSORY IMPROVEMENTS - 257 01009B

CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	Lean-To	16	60	960	2017	1.00	0.93	0.00	1.00	1.00	1.00	1.00	0.00	6098	True
A6	Pole Shelter	24	30	720	2015	1.00	0.87	0.00	1.00	1.00	1.00	1.00	0.00	3463	True

ACCESSORY IMPROVEMENTS - 257 01009B

CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	Shop Equipment Building	40	60	2400	2015	1.20	0.87	0.00	1.00	1.00	1.00	1.00	0.00	52517	True
A6	Storage/Utility Bldg	6	10	60	2020	1.60	0.98	0.00	1.00	1.00	1.00	1.00	2.00	2888	True
A6	Storage/Utility Bldg	8	40	320	2020	1.00	0.98	0.00	1.00	1.00	1.00	1.00	0.00	4814	True
A6	Swimming Pool - Gunite	17	34	578	2024	1.80	0.98	0.00	1.00	1.00	1.00	1.00	0.00	48886	True

PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISS/IE	DATE COMPL	YEAR	CODE	COMMENTS
2024-435	GUNITE POOL	0	95,000	05/30/2024	11/05/2024	2025		2024- 100% COMPLETE AB 2024: LOCKED GATE LEFT DOOR HANGER TO CALL AB 16.5X34 GUNITE POOL WITH 6X8 SPA 07/25/2024 KL
29475	NEW CONSTRUCT	806	140,000	02/12/2016	10/03/2016	2016		03/17/16 NEW CONSTRUCTION KH
29038	STORAGE SHED	147	10,000	02/03/2015	11/25/2015	2015		11-2015 100% per field review lm 2016 recheck Storage Garage KH 02/06/15
24419	OUTBUILDING	6,000	0	09/22/2005	11/25/2015			MOVE IN CAMPER TRAILER
24409	SINGLE FAMILY	200,000	0	09/16/2005	06/01/2006			11-15 house on parcel 257-01-009c lm

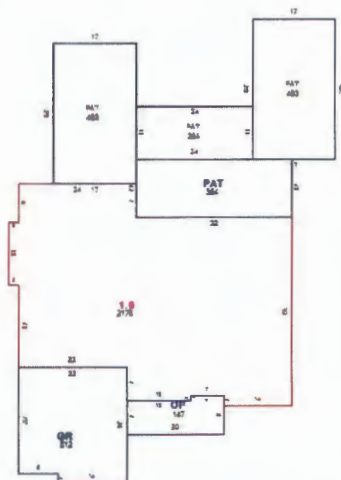
RES IMP - 257 01009B 355 DAVID ELDER RD							
Impr Key	16535689	Roof Shape	Gable	Basement / Attic	Squarefoot	Phy Depr	0.97
Class / Strat	A1	Floor Construction	Wood Joist	Bsmt / Finish	0 / 0.00	Phy OVR	0.00
Occupancy / Style	One Family	Floor Finish	Carpet/Hdwd/Tile	Attic / Finish	814 / 0.35	Func Obsol	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	2,175	Heat	Central AC	Grade	1.25	Neigh Adj	1.00
Story Height	1 Story	Plumbing:Std Comp	1	Year Built	2016	CD	1.00
Foundation	Masonry	Plumbing: Extra Fix	6	Eff Year Built	2016	FMV	436,446
Exterior Wall	Hardie Board w/Brick	Full Baths	2	Condition	Average	MAV	0
Roofing	Shingles - Architectural	Half Baths	0	RCN	449,944	OVR FMV	0

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

Code	Type	Area	CODE TYPE	AREA
1.0	1.0 Story	2175	Ventless Insert	1
GR	Garage - Attached	512		
OP	Porch - Open	147		
PAT	Patio	384		
PAT	Patio	493		
PAT	Patio	493		
PAT	Patio	264		



2024 - GRADE CHANGED TO 125 - ATTIC TO 35%
 STUBBED FOR BATHROOM AND STUDDER FOR 2
 BEDROOMS PER ZILLOW - BW
 2017: added new construction. attic space will be unfinished
 per owner





03/25/2026 02:09



Overview

Legend

- Parcels
- Roads

Parcel ID 257 01009B
 Class Code Consv Use
 Taxing District SPALDING COUNTY
 Acres 23.62

Owner SCHUMAKER CHRISTOPHER ALAN &
 REBECCA SUE SCHUMAKER
 355 DAVID ELDER ROAD
 GRIFFIN, GA 30223
 Physical Address 355 DAVID ELDER RD

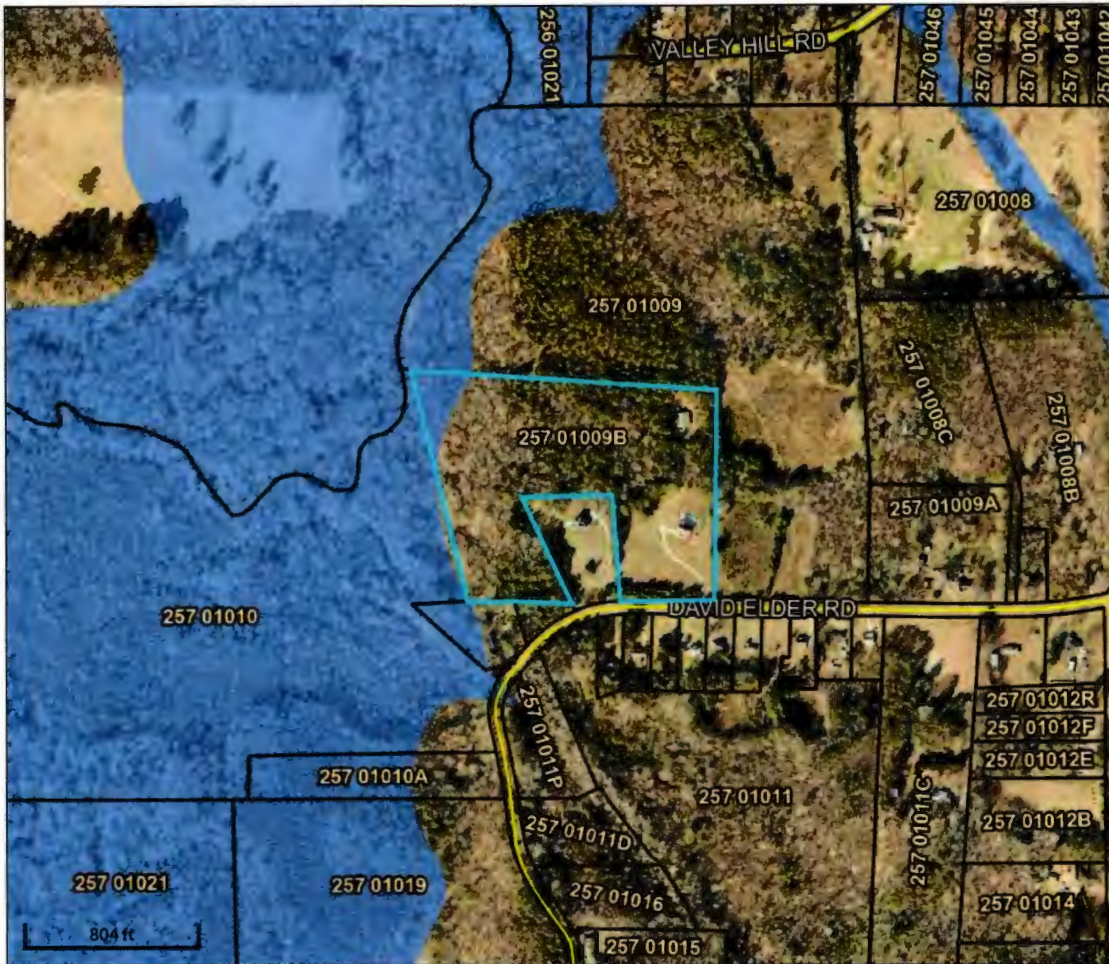
Last 2 Sales		Reason	Qual
Date	Price		
12/6/2023	\$727000	FM	Q
8/5/2014	0	QC	U

Assessed Value Value \$654508
 Land Value Value \$99396

(Note: Not to be used on legal documents)

Date created: 4/2/2026
 Last Data Uploaded: 4/2/2026 8:17:59 AM

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Overview



Legend

□ Parcels

— Roads

Flood Map

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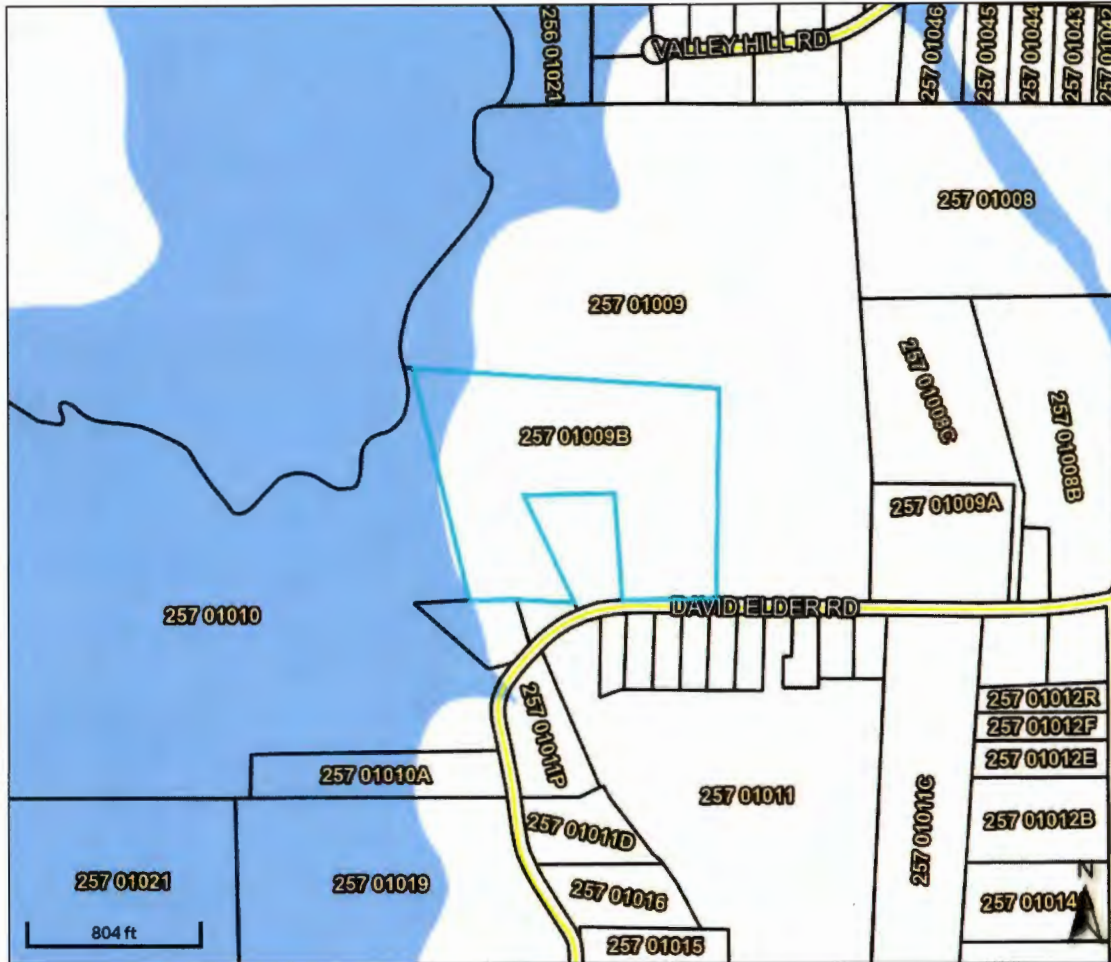
Parcel ID 257 01009B
Class Code Consv Use
Taxing District SPALDING COUNTY
Acres 23.62

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REBECCA SUE SCHUMAKER
355 DAVID ELDER ROAD
GRIFFIN, GA 30223
Physical Address 355 DAVID ELDER RD
Assessed Value Value \$654508
Land Value Value \$99396

Last 2 Sales
Date Price Reason Qual
12/6/2023 \$727000 FM Q
8/5/2014 0 QC U

(Note: Not to be used on legal documents)

Date created: 3/20/2026
Last Data Uploaded: 3/20/2026 7:56:55 AM



Overview



Legend

□ Parcels

— Roads

Flood Map

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Parcel ID 257 01009B
Class Code Consv Use
Taxing District SPALDING COUNTY
Acres 23.62

Owner SCHUMAKER CHRISTOPHER ALAN &
REBECCA SUE SCHUMAKER
355 DAVID ELDER ROAD
GRIFFIN, GA 30223
355 DAVID ELDER RD
Physical Address
Assessed Value Value \$654508
Land Value Value \$99396

Last 2 Sales
Date Price Reason Qual
12/6/2023 \$727000 FM Q
8/5/2014 0 QC U

(Note: Not to be used on legal documents)

CONNECTEXPLORER™





03/25/2026 02:11



03/25/2026 02:09



03/25/2026 02:13





-03/25/2026 02:1

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

CROCKETT JANET G LIVING TRUST &

Owner's mailing address ARGYLE C CROCKETT III LIVING TRUST 170 LANDSDOWNE DR NW				City, State, Zip SANDY SPRINGS, GA 30328	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____ Covenant Acres <u>125.48</u> Total Acres <u>125.48</u>
Property location (Street, Route, Hwy, etc.) 3030 WILLIAMSON RD				City, State, Zip of Property: GRIFFIN, GA 30224	
District 02	Land Lot 023	Sublot & Block	Recorded Deed Book/Page 3509 261	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.

Argyle C. Crockett III
Signature of Taxpayer or Taxpayer's Authorized Representative

Argyle C. Crockett III
Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)



2-4-26
Date Application Filed

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

Peggy L. Denny
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 276 01001	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 26350	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.

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Name / Relationship			County	Total Acres	% Interest / No of Acres
Janet Wynelle G. Crockett		100%	none		
Argyle C Crockett		100%	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 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 _____

FARM LAND LEASE

Property Owners

Wynelle G. Crockett

Argyle (Cam) Crockett

170 Landsdowne Drive NW

Atlanta, Georgia 30328

*Wynelle G. Crockett
Argyle C. Crockett*

Agree to lease Farm Property to

Paul A. Rivers

4463 River Road

Williamson, Georgia 30292

Property to be used for agricultural purposes only, is located adjoining 2002 Williamson Road

in Spalding County, Georgia

276-01014

276-01001

276-01001A

Rent of \$2000 per year is due January 1, each year.

There is to be NO shooting or hunting on the property by individuals or groups.

date 1-1-26

Paul Rivers

276 01001		2026 Spalding County Board of Assessors				2/6/2026 7:56:31 AM Acct # 26350 bbernier	
Owner Information		General Property Information				Values	
CROCKETT JANET G LIVING TRUST & ARGYLE C CROCKETT III LIVING TRUST 170 LANDSDOWNE DR NW SANDY SPRINGS, GA 30328		SITUS	3030 WILLIAMSON RD			Imp Val	0
		LEGAL	WILLIAMSON RD 125.48 AC LL 23 & 42 & 23			Acc Val	
		Tax District	SPALDING COUNTY	GMD	1065	Homestead	S0
		Total Acres	125.48	LL	023	CUV 2016	91784
		Zoning		LD	02	Acc/Des	5C - 1.036168
		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

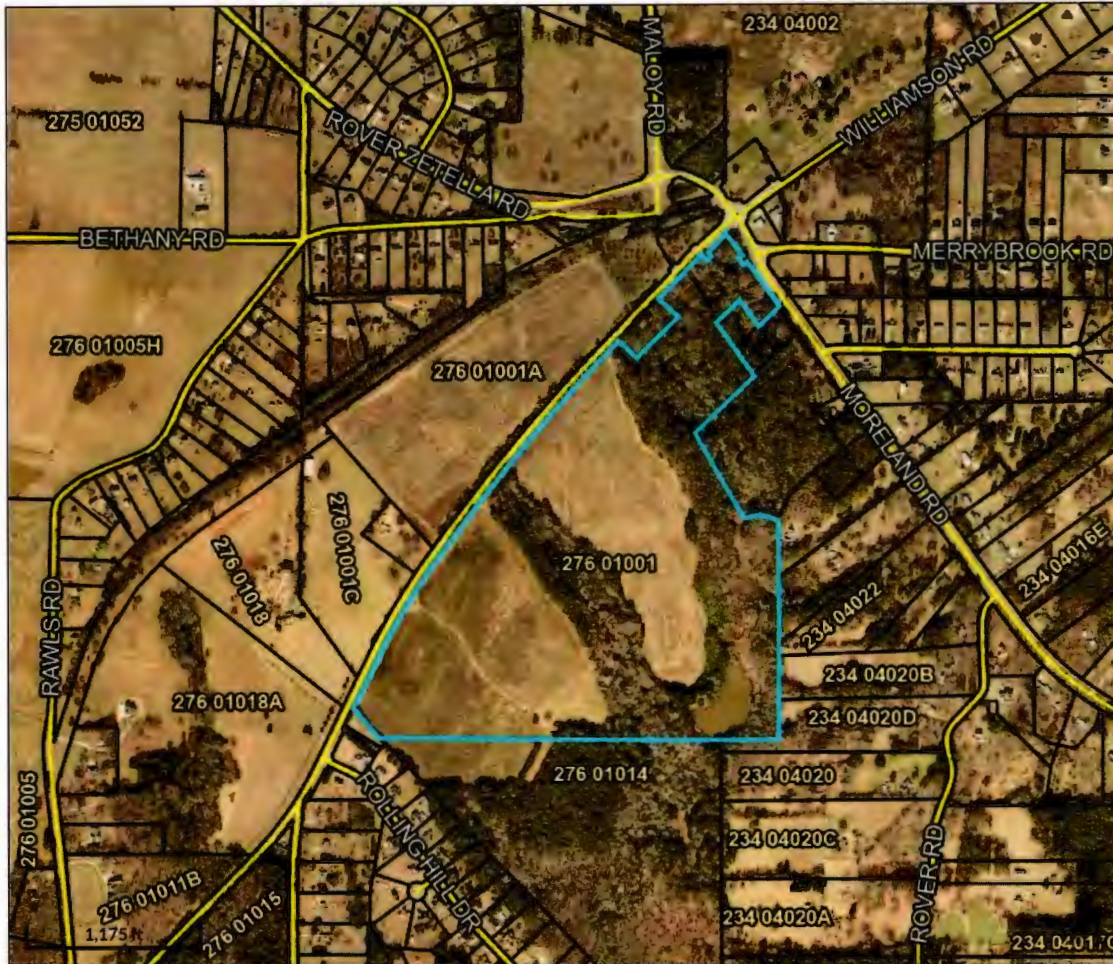
Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
CROCKETT JANET WYNELLE G	CROCKETT WYNELLE G	12/21/2010	3509 271			0 V5		0 LA
CROCKETT III ARGYLE C LIVING	CROCKETT ARGYLE C III	12/21/2010	3509 266			0 V5		0 LA
CROCKETT ARGYLE C III	CROCKETT WYNELLE GRAHAM	12/21/2010	3509 261			0 V5		0 LA

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
V5	Open Land	4	0.95	5,030	4,779
V5	Open Land	5	49.00	4,350	213,150
V5	Open Land	7	18.95	3,270	61,967
V5	Woodland	2	1.39	3,950	5,491
V5	Woodland	3	4.27	3,810	16,269
V5	Woodland	6	11.97	3,270	39,142
V5	Woodland	7	28.80	2,720	78,336
V5	Woodland	8	7.04	2,440	17,178
V5	Woodland	9	0.21	1,900	399
V5	Pond	2	2.90	5,720	16,588

CONSERVATION USE LAND INFORMATION

	Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
	Agland 93		2	0.07	1,161	1.00 81
	Agland 93		3	0.82	1,065	1.00 873
	Agland 93		4	3.22	950	1.00 3,059



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	276 01001	Owner	CROCKETT JANET G LIVING TRUST &	Last 2 Sales			
Class Code	Consv Use		ARGYLE C CROCKETT III LIVING TRUST	Date	Price	Reason	Qual
Taxing District	SPALDING COUNTY		170 LANDSDOWNE DR NW	12/21/2010	0	LA	U
Acres	125.48		SANDY SPRINGS, GA 30328	12/21/2010	0	LA	U
		Physical Address	3030 WILLIAMSON RD				
		Assessed Value	Value \$469694				
		Land Value	Value \$469694				

(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



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 276 01001
 Class Code Consv Use
 Taxing District SPALDING COUNTY
 Acres 125.48

Owner CROCKETT JANET G LIVING TRUST &
 ARGYLE C CROCKETT III LIVING TRUST
 170 LANDSDOWNE DR NW
 SANDY SPRINGS, GA 30328
 Physical Address 3030 WILLIAMSON RD
 Assessed Value Value \$469694
 Land Value Value \$469694

Last 2 Sales			
Date	Price	Reason	Qual
12/21/2010	0	LA	U
12/21/2010	0	LA	U

(Note: Not to be used on legal documents)

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02/10/2026 05:00



02/10/2026 05:00

02/10/2026 05:00

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

CROCKETT JANET G LIVING TRUST &

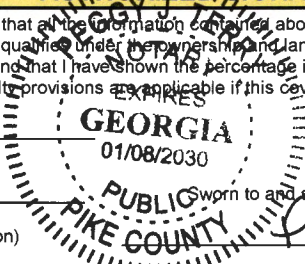
Owner's mailing address ARGYLE C CROCKETT III LIVING TRUST 170 LANDSDOWNE DR NW		City, State, Zip SANDY SPRINGS, GA 30328	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____ Covenant Acres 41.21 Total Acres 43.21
Property location (Street, Route, Hwy, etc.) 3255 WILLIAMSON RD		City, State, Zip of Property: GRIFFIN, GA 30224	
District 02	Land Lot 023	Sublot & Block	Recorded Deed Book/Page 3509 261
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.

Argyle C. Crockett III
Signature of Taxpayer or Taxpayer's Authorized Representative

Argyle C. Crockett III
Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)



2-4-26
Date Application Filed

Sworn to and subscribed before me this 4 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 276 01001A	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 26351	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
Janet Wynelle G. Crockett		100 %	None		
Angyle C. Crockett		100 %	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 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 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

FARM LAND LEASE

Property Owners

Wynelle G. Crockett

Argyle (Cam) Crockett

170 Landsdowne Drive NW

Atlanta, Georgia 30328

*Wynelle G. Crockett
Argyle C. Crockett*

Agree to lease Farm Property to Paul A. Rivers

4463 River Road

Williamson, Georgia 30292

Property to be used for agricultural purposes only, is located adjoining 2002 Williamson Road

in Spalding County, Georgia 276-01014

276-01001

276-01001A

Rent of \$2000 per year is due January 1, each year.

There is to be NO shooting or hunting on the property by individuals or groups.

date 1-1-26

Paul Rivers

276 01001A		2026 Spalding County Board of Assessors				2/6/2026 7:55:14 AM Acct # 26351 bbernier	
Owner Information		General Property Information				Values	
CROCKETT JANET G LIVING TRUST & ARGYLE C CROCKETT III LIVING TRUST 170 LANDSDOWNE DR NW SANDY SPRINGS, GA 30328		SITUS	3255 WILLIAMSON RD			Imp Val	81,249
		LEGAL	43.208 AC WILLIAMSON ROAD			Acc Val	542
		Tax District	SPALDING COUNTY	GMD	1067	Homestead	SO
		Total Acres	43.21	LL	023	CUV 2016	34123
		Zoning		LD	02	Acc/Des	5C - 1.059101
		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
CROCKETT JANET WYNELLE G	CROCKETT WYNELLE G	12/21/2010	3509 271			0 V5		0 LA
CROCKETT III ARGYLE C LIVING	CROCKETT ARGYLE C III	12/21/2010	3509 266			0 V5		0 LA
CROCKETT ARGYLE C III	CROCKETT WYNELLE GRAHAM	12/21/2010	3509 261			0 V5		0 LA

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
V5	Open Land	4	0.63	5,030	3,169
V5	Open Land	5	29.18	4,350	126,933
V5	Open Land	7	5.90	3,270	19,293
V5	Woodland	3	0.18	3,810	686
V5	Woodland	7	2.89	2,720	7,861
V5	Woodland	5	2.43	3,540	8,602
A5	CUVA Res	7	2.00	5,000	10,000

CONSERVATION USE LAND INFORMATION

	Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
	Agland 93		2	0.36	1,161	1.00 418
	Agland 93		3	0.78	1,065	1.00 831
	Agland 93		5	36.24	834	1.00 30,224
	Agland 93		6	3.83	692	1.00 2,650

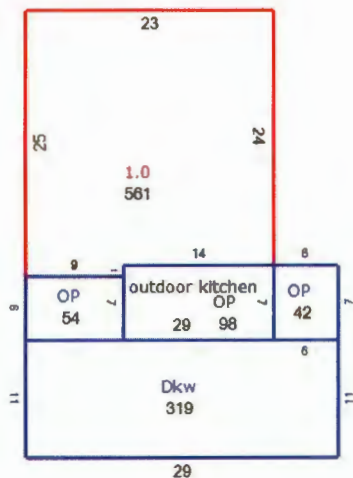
RES IMP - 276 01001A 3255 WILLIAMSON RD							
Impr Key	16538232	Roof Shape	Gable	Basement / Attic	Squarefoot	Phy Depr	0.99
Class / Strat	A1	Floor Construction	Wood Joist	Bsmt / Finish	0 / 0.00	Phy OVR	0.00
Occupancy / Style	One Family	Floor Finish	Carpet/Hdwd/Tile	Attic / Finish	0 / 0.00	Func Obsol	1.00
Rooms	0	Interior Wall	Sheetrock	Bsmt Qual		Econ Obsol	1.00
Bedrooms	0	Interior Ceiling	Sheetrock	Attic Qual		% Complete	1.00
Heated Area	561	Heat	Central AC (Cool	Grade	0.70	Neigh Adj	1.07
Story Height	1 Story	Plumbing:Std Comp	1	Year Built	2019	CD	1.00
Foundation	Piers	Plumbing: Extra Fix	0	Eff Year Built	2019	FMV	81,249
Exterior Wall	Log	Full Baths	1	Condition	Average	MAV	0
Roofing	Metal - Steel	Half Baths	0	RCN	76,701	OVR FMV	0

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

Code	Type	Area
1.0	1.0 Story	561
OP	Porch - Open	54
OP	Porch - Open	98
Dkw	Deck - Wood	319
OP	Porch - Open	42



2022 ESTIMATED YEAR BUILT. CAME ACROSS HOUSE DOING A PARCEL CHECK ON 275-01-008B AB





02/10/2026 05:11



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

Parcel ID 276 01001A
 Class Code Consv Use
 Taxing District SPALDING COUNTY
 Acres 43.21

Owner CROCKETT JANET G LIVING TRUST &
 ARGYLE C CROCKETT III LIVING TRUST
 170 LANDSDOWNE DR NW
 SANDY SPRINGS, GA 30328
 Physical Address 3255 WILLIAMSON RD
 Assessed Value Value \$268769
 Land Value Value \$186978

Last 2 Sales		Reason	Qual
Date	Price		
12/21/2010	0	LA	U
12/21/2010	0	LA	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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Overview



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Last 2 Sales		Price	Reason	Qual
Date				
12/21/2010	0	LA	U	
12/21/2010	0	LA	U	

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

A landscape photograph showing a wide, flat field with a mix of green and brown vegetation. In the background, there is a dense line of trees. The sky is overcast and grey. A bare tree branch hangs from the top left corner. In the bottom right corner, there is a timestamp in orange text.

02/10/2026 05:11



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

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CROCKETT JANET G LIVING TRUST &

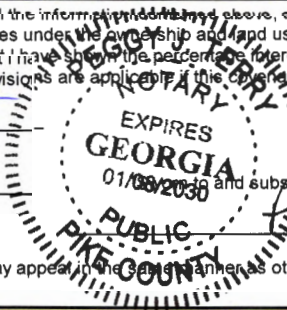
Owner's mailing address ARGYLE C CROCKETT III LIVING TRUST 170 LANDSDOWNE DR NW		City, State, Zip SANDY SPRINGS, GA 30328	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____ Covenant Acres 72.00 Total Acres 72.00
Property location (Street, Route, Hwy, etc.) 3034 WILLIAMSON RD		City, State, Zip of Property: GRIFFIN, GA 30224	
District 02	Land Lot 024	Sublot & Block	Recorded Deed Book/Page 3509 261
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 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.

Janet W. Crockett
Signature of Taxpayer or Taxpayer's Authorized Representative

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



2-4-26
Date Application Filed

and subscribed before me this *4* day of *Feb*, *2026*

Bobby Perry 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 276 01014	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 26386	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
Janet Wynelle G. Crockett		100%	none		
Argyle C. Crockett		100%	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 % 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 aparian 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

FARM LAND LEASE

Property Owners

Wynelle G. Crockett

Argyle (Cam) Crockett

170 Landsdowne Drive NW

Atlanta, Georgia 30328

*Wynelle G. Crockett
Argyle C. Crockett*

Agree to lease Farm Property to

Paul A. Rivers

4463 River Road

Williamson, Georgia 30292

Property to be used for agricultural purposes only, is located adjoining 2002 Williamson Road

in Spalding County, Georgia

276-01014

276-01001

276-01001A

Rent of \$2000 per year is due January 1, each year.

There is to be NO shooting or hunting on the property by individuals or groups.

date 1-1-24

Paul Rivers

276 01014		2026 Spalding County Board of Assessors			2/6/2026 7:57:19 AM Acct # 26386 bbernier	
Owner Information		General Property Information			Values	
CROCKETT JANET G LIVING TRUST & ARGYLE C CROCKETT III LIVING TRUST 170 LANDSDOWNE DR NW SANDY SPRINGS, GA 30328		SITUS	3034 WILLIAMSON RD			Imp Val 0
		LEGAL	OFF WILLIAMSON RD 72. +/- AC			Acc Val
		Tax District	SPALDING COUNTY	GMD 1067	Homestead S0	Land Val 194,962
		Total Acres	72.00	LL 024	CUV 2016 56607	Total Value 194,962
		Zoning		LD 02	Acc/Des 6C - .788300	2025 : 194,962 2024 : 194,962
		Unit		Return Value	0	2023 : 187,487 2022 : 170,501
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
CROCKETT JANET WYNELLE G	CROCKETT WYNELLE G	12/21/2010	3509 271			0 V5		0 LA
CROCKETT III ARGYLE C LIVING	CROCKETT ARGYLE C III	12/21/2010	3509 266			0 V5		0 LA
CROCKETT ARGYLE C III	CROCKETT WYNELLE GRAHAM	12/21/2010	3509 261			0 V5		0 LA

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
V5	Open Land		4	3.34	5,030 16,800
V5	Open Land		5	4.88	4,350 21,228
V5	Open Land		9	0.02	1,900 38
V5	Woodland		2	6.49	3,950 25,636
V5	Woodland		3	28.94	3,810 110,261
V5	Woodland		6	0.05	3,270 164
V5	Woodland		7	14.61	2,720 39,739
V5	Woodland		8	13.64	2,440 33,282
V5	Pond		2	0.03	5,720 172

CONSERVATION USE LAND INFORMATION

	Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
	Agland 93		4	3.19	950 1.00	3,031
	Agland 93		5	3.93	834 1.00	3,278
	Timberland 93		1	1.00	1,020 1.00	1,020
	Timberland 93		2	22.91	913 1.00	20,917



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 276 01014
Class Code Consv Use
Taxing District SPALDING COUNTY
Acres 72.0

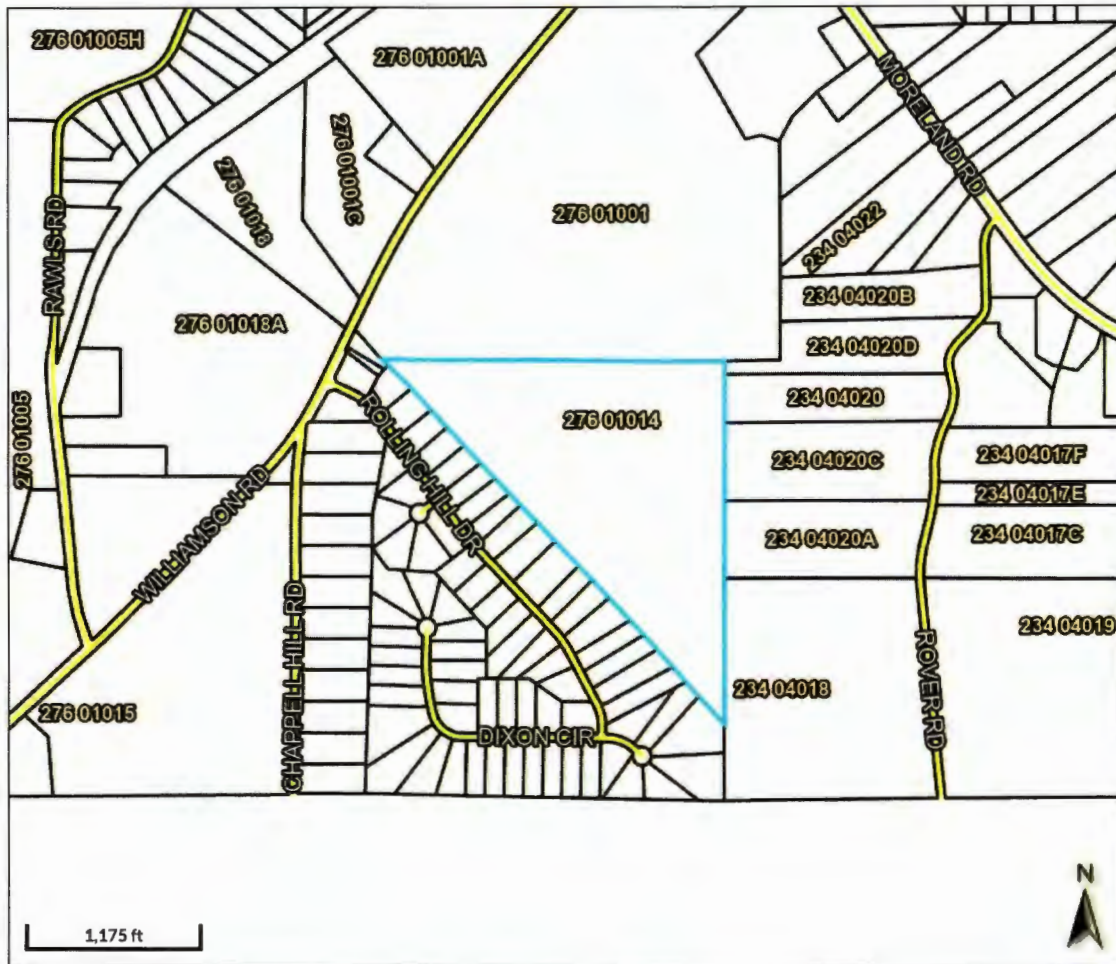
Owner CROCKETT JANET G LIVING TRUST &
ARGYLE C CROCKETT III LIVING TRUST
170 LANDSDOWNE DR NW
SANDY SPRINGS, GA 30328
Physical Address 3034 WILLIAMSON RD
Assessed Value Value \$194962
Land Value Value \$194962

Last 2 Sales		Price	Reason	Qual
Date				
12/21/2010	0	LA	U	
12/21/2010	0	LA	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



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 276 01014
 Class Code Consv Use
 Taxing District SPALDING COUNTY
 Acres 72.0

Owner CROCKETT JANET G LIVING TRUST &
 ARGYLE C CROCKETT III LIVING TRUST
 170 LANDSDOWNE DR NW
 SANDY SPRINGS, GA 30328
 Physical Address 3034 WILLIAMSON RD
 Assessed Value Value \$194962
 Land Value Value \$194962

Last 2 Sales			
Date	Price	Reason	Qual
12/21/2010	0	LA	U
12/21/2010	0	LA	U

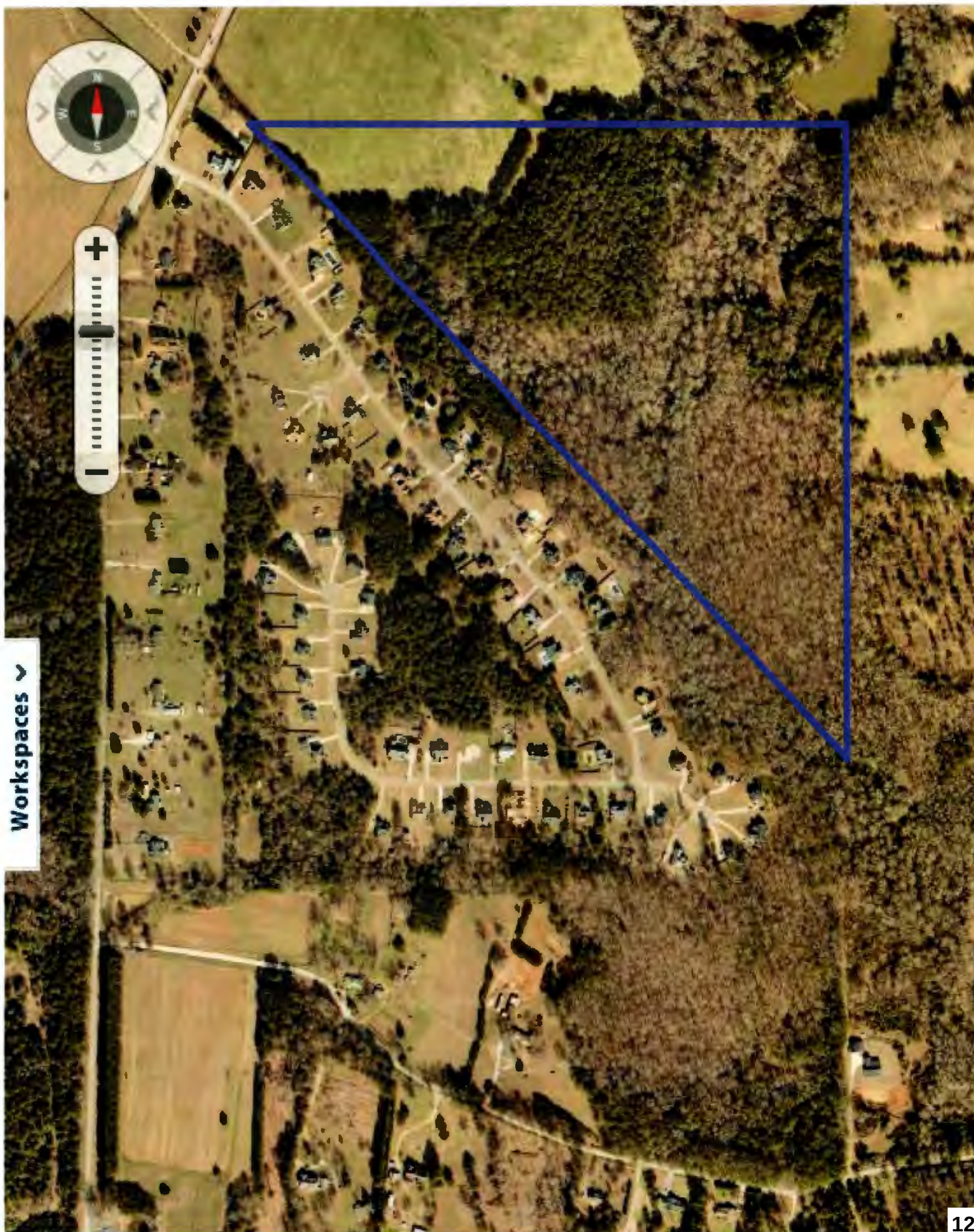
(Note: Not to be used on legal documents)

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



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

CONNECTEXPLORER[™]





02/10/2026 05:00



02/10/2026 05:10

Consider the approval of continuation applications for Conservation Use Valuation Assessment. DAVID PEARSON, 265-01-021E, 46.81 ACRES HAYDEN ELLIS, 268-02-016, 33.61 ACRES LUCIAN & JENNIFER TATUM, 231-01-001M HOLLEY CARROLL & MASON CARROLL, 246-01-010, 9.10 ACRES (CONTIGUOUS TO 246-01-009B IN CUVA) HOLLEY CARROLL & MADELYN CARROLL, 246-01-009B, 26.31 ACRES ROBERT & GINGER MITCHELL, 236-01-064, 15.77 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 - ELLIS 268-02-016.pdf](#)

[CUVA - CONTINUATION - CARROLL 246-01-009B.pdf](#)

[CUVA - CONTINUATION - CARROLL 246-01-010.pdf](#)

[CUVA - CONTINUATION - PEARSON 265-01-021E.pdf](#)

[CUVA - CONTINUATION - TATUM 231-01-001M.pdf](#)

[CUVA - CONTINUATION - MITCHELL 236-01-064.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

HAYDEN ELLIS

Owner's mailing address 2607 GLENBROOK LN		City, State, Zip CONYERS, GA 30012		Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 0 MALOY RD		City, State, Zip of Property: GRIFFIN, GA 30223		Covenant Acres 33.61 Total Acres 33.61
District 02	Land Lot 014	Sublot & Block	Recorded Deed Book/Page 5355 461	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 13 day of March, 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 268 02016	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 25316	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, 2020 Ends: Dec 31, 2029 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
HAYDEN ELLIS			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/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) % 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 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

268 02016		2026 Spalding County Board of Assessors				3/13/2026 4:38:14 PM Acct # 25316 tlong	
Owner Information		General Property Information				Values	
HAYDEN ELLIS 2607 GLENBROOK LN CONYERS, GA 30012		SITUS	0 MALOY RD			Imp Val	0
		LEGAL	33.61AC MALOY RD PB 15/107			Acc Val	
		Tax District	SPALDING COUNTY	GMD	1067	Homestead	S0
		Total Acres	33.61	LL	014	CUV 2020	23284
		Zoning		LD	02	Acc/Des	4C - 3.785028
		Unit		Return Value		0	
Topography - 1.00		Wetlands - 1.00		Shape - 1.00		Easements - 1.00	
				Economic - 2.00		Assemblage - 1.00	
						Other - 1.05	
						10001 - 1.00	

SALES INFORMATION								
Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
HAYDEN ELLIS	SIRI MIKE	10/17/2025	5355 461		275,000	V5	0 LM	
SIRI MIKE	AIKEN RICHARD A & STEWART W	03/11/2019	4387 249		75,000	A5	0 LM	
AIKEN RICHARD A & STEWART W	JORDAN HAROLD LEE	01/01/1989	925 198	15 107	35,000	A5	0 LM	

LAND INFORMATION					
CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
V4	Small Parcel	1	4.89	1,000	4,890
V4	Small Parcel	1	0.12	1,000	120
V4	Small Parcel	1	6.63	1,000	6,630
V4	Small Parcel	1	3.15	1,000	3,150
V4	Small Parcel	1	16.31	1,000	16,310
V4	Small Parcel	1	0.03	1,000	30
V4	Small Parcel	1	2.48	1,000	2,480

CONSERVATION USE LAND INFORMATION						
	Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
	Agland 93	4	4.89	978	1.00	4,646
	Agland 93	5	0.12	859	1.00	100
	Agland 93	6	0.03	712	1.00	21
	Timberland 93	2	6.63	940	1.00	6,053
	Timberland 93	3	3.15	852	1.00	2,608
	Timberland 93	7	16.31	550	1.00	8,710

Timberland 93

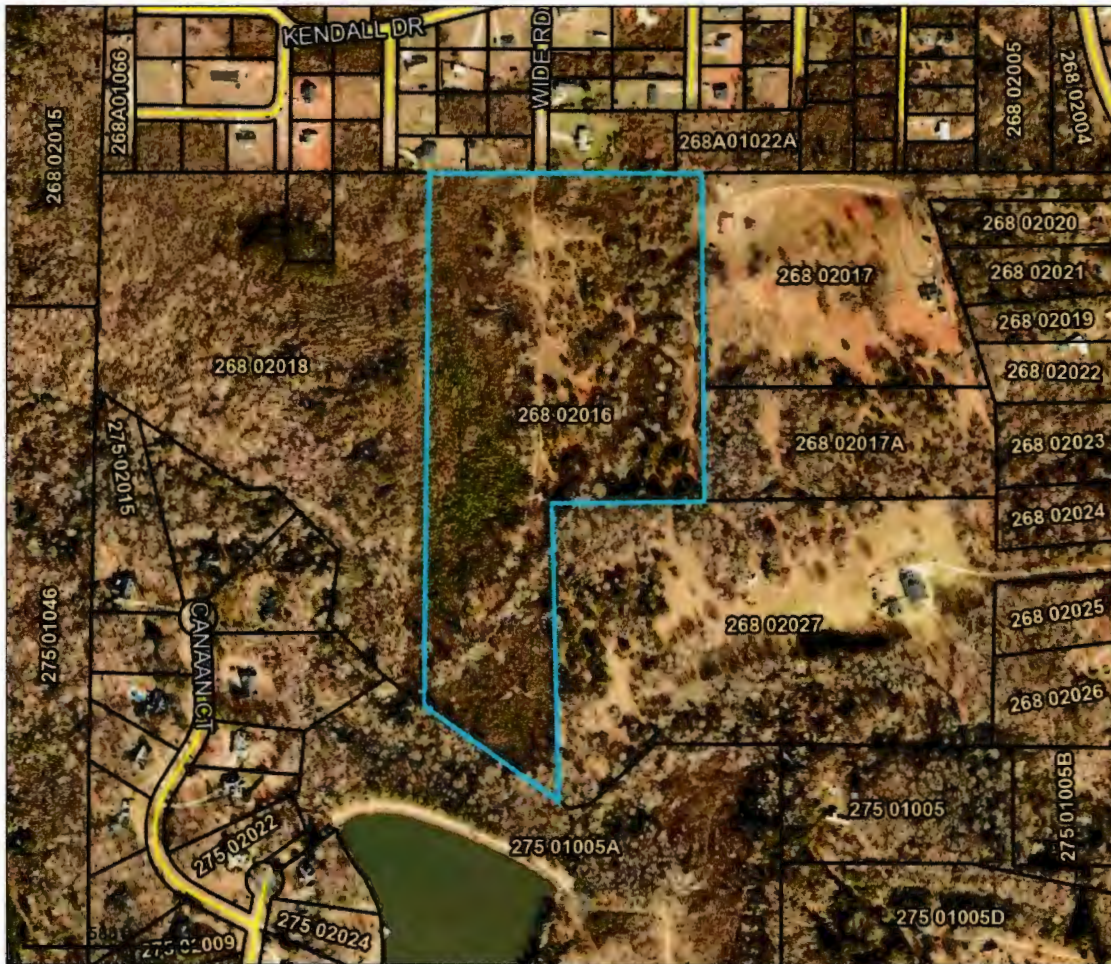
8

2.48

475

1.00

1,146



Overview



Legend

-  Parcels
-  Roads

Parcel ID 268 02016
 Class Code Consv Use
 Taxing District SPALDING COUNTY
 Acres 33.61

Owner HAYDEN ELLIS
 2607 GLENBROOK LN
 CONYERS, GA 30012
 Physical Address MALOY RD
 Assessed Value Value \$127215
 Land Value Value \$127215

Last 2 Sales			
Date	Price	Reason	Qual
10/17/2025	\$275000	LM	Q
3/11/2019	\$75000	LM	Q

(Note: Not to be used on legal documents)

Date created: 3/31/2026
 Last Data Uploaded: 3/31/2026 7:39:21 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 268 02016
Class Code Consv Use
Taxing District SPALDING COUNTY
Acres 33.61

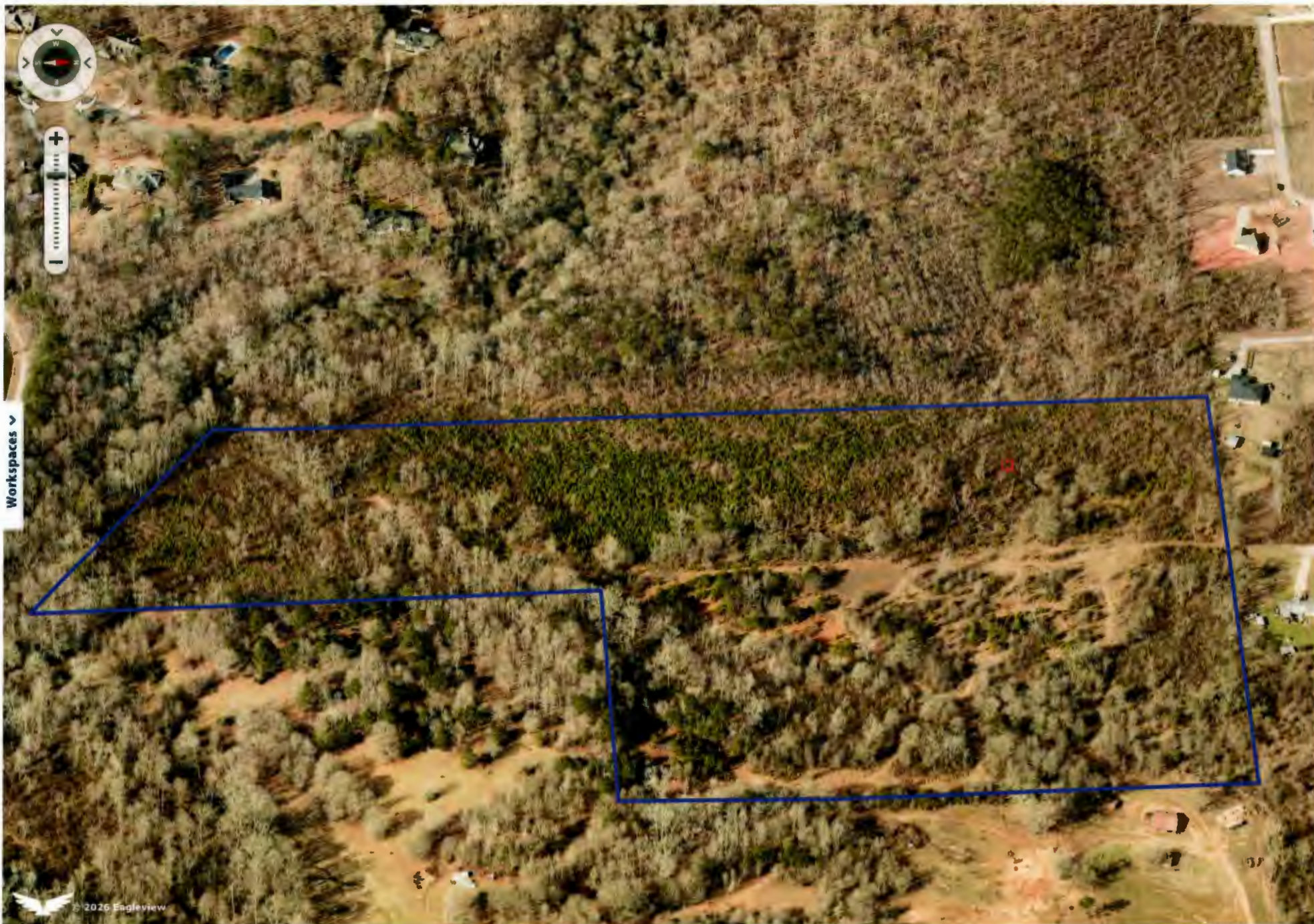
Owner HAYDEN ELLIS
2607 GLENBROOK LN
CONYERS, GA 30012
Physical Address MALOY RD
Assessed Value Value \$127215
Land Value Value \$127215

Last 2 Sales		Reason	Qual
Date	Price		
10/17/2025	\$275000	LM	Q
3/11/2019	\$75000	LM	Q

(Note: Not to be used on legal documents)

Date created: 3/13/2026
Last Data Uploaded: 3/13/2026 8:04:07 AM

Developed by **SCHNEIDER**
GEOSPATIAL



Workspaces ▾





03/23/2026 00:07



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

BROWN MADELYN CARROLL &

Owner's mailing address HOLLEY HAYNIE CARROLL 780 KILGORE RD		City, State, Zip GRIFFIN, GA 30223	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____ Covenant Acres 0.00 Total Acres 26.31
Property location (Street, Route, Hwy, etc.) 239 DOBBINS MILL RD		City, State, Zip of Property: GRIFFIN, GA 30223	
District 03	Land Lot 123	Sublot & Block 5344 265	Recorded Deed Book/Page 5344 265
List types of storage and processing buildings:			

AUTHORIZED SIGNATURE I, the undersigned, do hereby solemnly swear, covenant and agree that 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. <i>Holley Haynie Carroll</i> Signature of Taxpayer or Taxpayer's Authorized Representative <i>Madelyn C. Brown</i> 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>March</u>, <u>2026</u> <i>Peggy Cherry</i> 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.		EXPIRES 01/08/2030 GEORGIA PUBLIC SPALDING COUNTY	<u>3/5/26</u> Date Application Filed
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FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 246 01009B	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 21215	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
Holley H. Carroll		50%	Spalding	230	
Madelyn C. Brown		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) % 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 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

246 01009B		2026 Spalding County Board of Assessors				3/5/2026 8:35:55 AM Acct # 21215 tlong									
Owner Information		General Property Information				Values									
BROWN MADELYN CARROLL & HOLLEY HAYNIE CARROLL 780 KILGORE RD GRIFFIN, GA 30223		SITUS		239 DOBBINS MILL RD		Imp Val		0							
		LEGAL		26.3169 AC - PB 22/785 & 28/169		Acc Val		8,500							
		Tax District		SPALDING COUNTY	GMD	1069	Homestead	S0	Land Val	118,395					
		Total Acres		26.31	LL	123	No Covenant	0	Total Value	126,895					
		Zoning			LD	03	Acc/Des	5C - 4.684266	2025 : 117,439	2024 : 117,439					
		Unit			Return Value		0		2023 : 117,439	2022 : 112,252					
Topography - 1.00 Wetlands - 1.00 Shape - 1.00 Easements - 1.00 External - 1.00 Assemblage - 1.00 Other - 1.00 12447 - 1.00															
SALES INFORMATION															
Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason							
BROWN MADELYN CARROLL &	CARROLL HOLLEY HAYNIE	08/14/2025	5344 265	28 169		0 V4		0 GF							
CARROLL HOLLEY HAYNIE	CARTER CONNIE COARSEY	01/13/2017	4131 76			0 V4		0 QC							
CARROLL HOLLEY HAYNIE	HAYNIE CHARLES W ESTATE	08/20/2015	3979 287	22 765		0 V4		0 EA							
LAND INFORMATION															
CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value										
A4	Small Parcel		1 26.31	4,500	118,395										
ACCESSORY IMPROVEMENTS - 246 01009B															
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	POND 1-5	0	0	1.7	2015	1.00	0.87	1.00	1.00	1.00	1.00	1.00	0.00	8500	False



Overview



Legend

-  Parcels
-  Roads

Parcel ID 246 01009B
 Class Code Agricultural
 Taxing District SPALDING COUNTY
 Acres 26.31

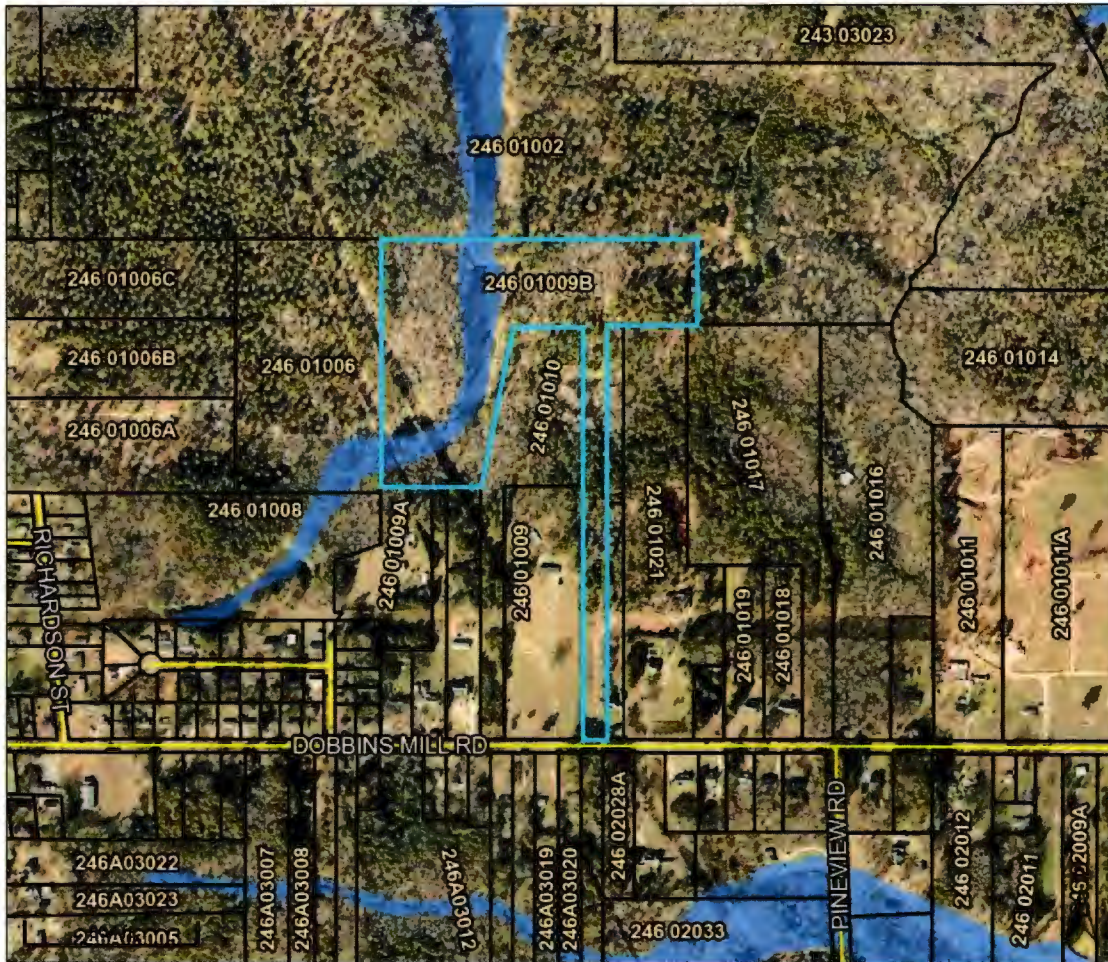
Owner BROWN MADELYN CARROLL &
 HOLLEY HAYNIE CARROLL
 780 KILGORE RD
 GRIFFIN, GA 30223
 Physical Address 239 DOBBINS MILL RD
 Assessed Value Value \$117439
 Land Value Value \$108939

Last 2 Sales			
Date	Price	Reason	Qual
8/14/2025	0	GF	U
1/13/2017	0	QC	U

(Note: Not to be used on legal documents)

Date created: 3/17/2026
 Last Data Uploaded: 3/17/2026 7:29:21 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 246 01009B
Class Code Agricultural
Taxing District SPALDING COUNTY
Acres 26.31

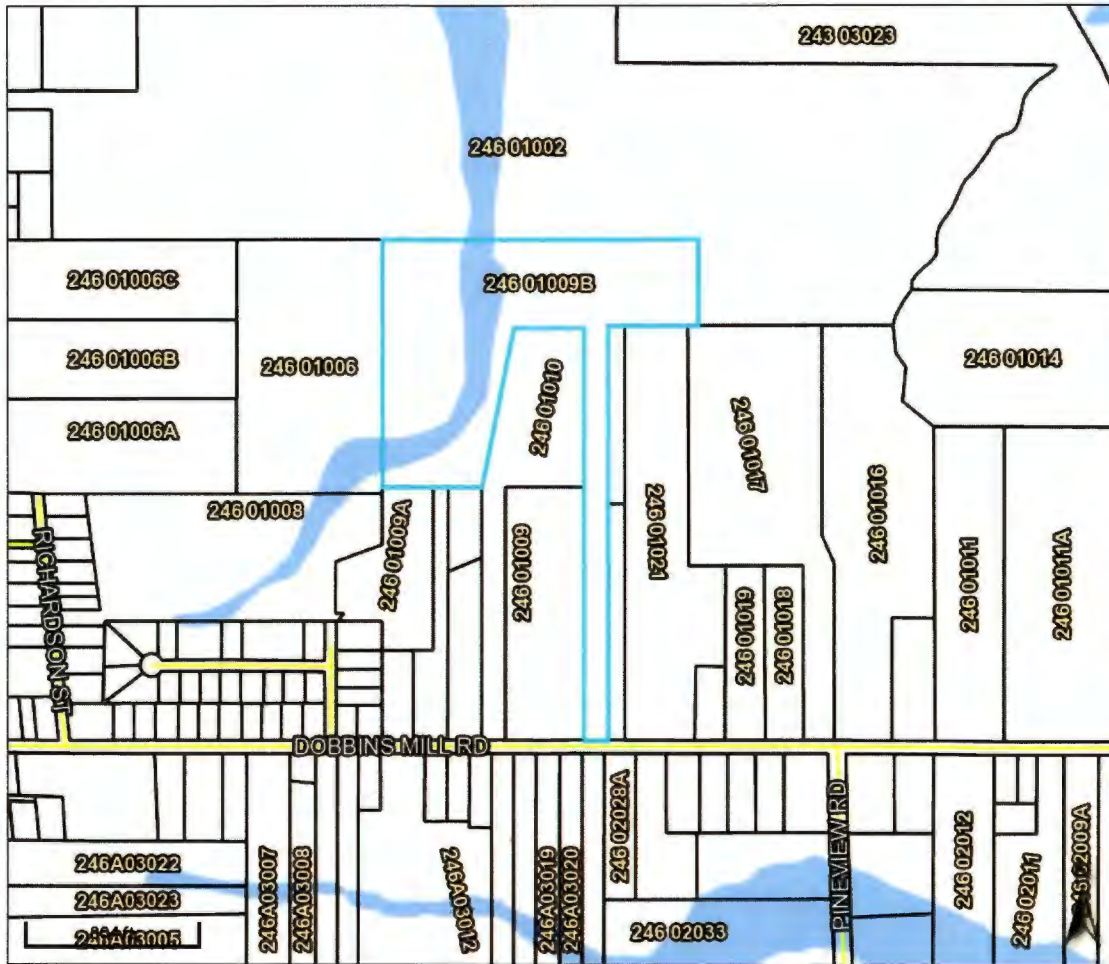
Owner BROWN MADELYN CARROLL &
HOLLEY HAYNIE CARROLL
780 KILGORE RD
GRIFFIN, GA 30223
Physical Address 239 DOBBINS MILL RD
Assessed Value Value \$117439
Land Value Value \$108939

Last 2 Sales			
Date	Price	Reason	Qual
8/14/2025	0	GF	U
1/13/2017	0	QC	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).

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Parcel ID 246 01009B
Class Code Agricultural
Taxing District SPALDING COUNTY
Acres 26.31

Owner BROWN MADELYN CARROLL & HOLLEY HAYNIE CARROLL
780 KILGORE RD
GRIFFIN, GA 30223
Physical Address 239 DOBBINS MILL RD
Assessed Value Value \$117439
Land Value Value \$108939

Last 2 Sales			
Date	Price	Reason	Qual
8/14/2025	0	GF	U
1/13/2017	0	QC	U

(Note: Not to be used on legal documents)

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

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03/11/2026 02:19

03/11/2026 02:21

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.

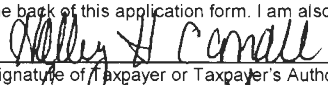
Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount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

CARROLL HOLLEY H & MASON M

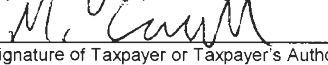
Owner's mailing address 780 KILGORE RD		City, State, Zip GRIFFIN, GA 30223	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 235 DOBBINS MILL RD		City, State, Zip of Property: GRIFFIN, GA 30223	Covenant Acres 9.10 Total Acres 9.10
District 03	Land Lot 123	Sublot & Block	Recorded Deed Book/Page 5344 266
List types of storage and processing buildings:			

AUTHORIZED SIGNATURE

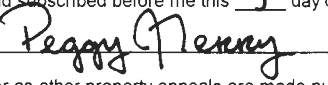
I, the undersigned, do hereby solemnly swear, covenant and agree that all the information explained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions 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

3/5/26
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 5 day of March, 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 246 01010	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 21220	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
Holley H. Carroll		50%	Spalding	230	
Mason M. Carroll		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).)
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- ☐ 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); % _____ (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

246 01010		2026 Spalding County Board of Assessors					3/5/2026 8:37:02 AM Acct # 21220 tlong		
Owner Information		General Property Information					Values		
CARROLL HOLLEY H & MASON M 780 KILGORE RD GRIFFIN, GA 30223		SITUS	235 DOBBINS MILL RD				Imp Val	0	
		LEGAL	259 DOBBINS MILL RD 9.10 AC - PB 22/785				Acc Val		
		Tax District	SPALDING COUNTY	GMD	1069	Homestead	S0	Land Val	57,420
		Total Acres	9.10	LL	123	CUV 2023		Total Value	57,420
		Zoning		LD	03	Acc/Des	5C - .000000	2025 : 57,420	2024 : 57,420
		Unit		Return Value		0		2023 : 57,420	2022 : 44,631
Topography - 1.00		Wetlands - 1.00		Shape - 1.00	Easements - 1.00	External - 1.00	Assemblage - 1.00	Other - 1.00	12495 - 1.00

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
CARROLL HOLLEY H & MASON M	CARROLL COREY & HOLLEY H	08/14/2025	5344 266	22 758		0 V4		0 GF
CARROLL COREY & HOLLEY H	DORSEY KENNETH D	01/19/2001	1844 63	22 785		120,000 A1		0 FM
CORSEY KENNETH D	REGIONAL PROPERTIES INC	06/15/2000	1769 240			29,900 A4		0 LM

LAND INFORMATION

CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
V4	495 Dobbins Mill Rd (At Rd > Pine	Acre	9.10	0	0			11,000.00	9,900.00	0.90	57,420

CONSERVATION USE LAND INFORMATION

Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
Agland 93	4	2.18	950	1.00	2,071
Timberland 93	2	1.12	913	1.00	1,023
Timberland 93	3	0.30	828	1.00	248
Timberland 93	4	3.77	759	1.00	2,861
Timberland 93	6	1.16	614	1.00	712
Timberland 93	8	0.57	462	1.00	263

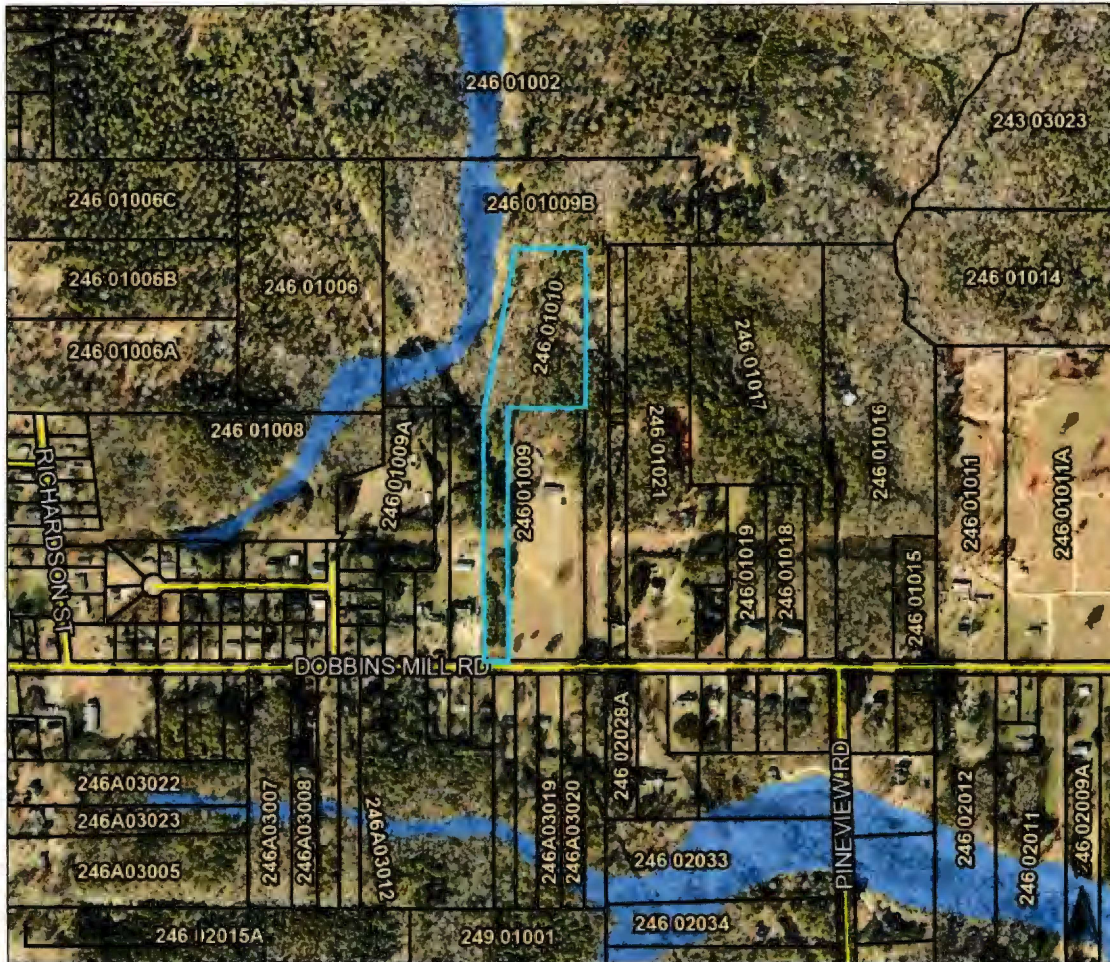


Legend

- ☐ Parcels
☒ Roads

(Note: Not to be used on legal documents)

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 246 01010
Class Code Consv Use
Taxing District SPALDING COUNTY
Acres 9.1

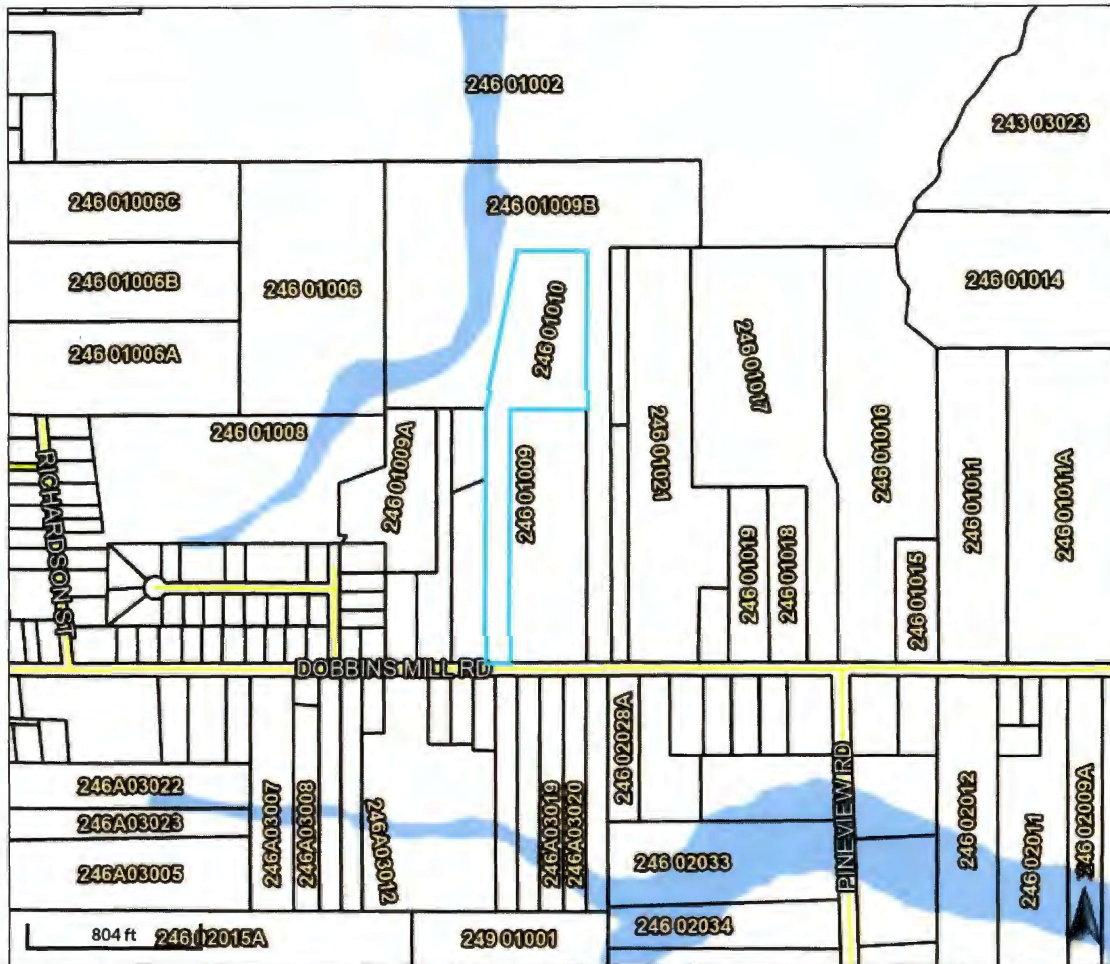
Owner CARROLL HOLLEY H & MASON M
780 KILGORE RD
GRIFFIN, GA 30223
Physical Address 235 DOBBINS MILL RD
Assessed Value Value \$57420
Land Value Value \$57420

Last 2 Sales			
Date	Price	Reason	Qual
8/14/2025	0	GF	U
1/19/2001	\$120000	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

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GEOSPATIAL



Overview



Legend

Parcels

Roads

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

Parcel ID 246 01010
Class Code Consv Use
Taxing District SPALDING COUNTY
Acres 9.1

Owner CARROLL HOLLEY H & MASON M
780 KILGORE RD
GRIFFIN, GA 30223
Physical Address 235 DOBBINS MILL RD
Assessed Value Value \$57420
Land Value Value \$57420

Last 2 Sales
Date Price Reason Qual
8/14/2025 0 GF U
1/19/2001 \$120000 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

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03/11/2026 02:17



03/11/2026 02:17

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

PT283A Rev. 2/15

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

PEARSON DAVID

Owner's mailing address 1355 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.) 1355 VAUGHN RD		City, State, Zip of Property: GRIFFIN, GA 30223	Covenant Acres 44.81 Total Acres 46.81
District 04	Land Lot 045	Sublot & Block	Recorded Deed Book/Page 5343 705
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

PUBLIC

PIKE COUNTY

03/04/2026

Sworn to and subscribed before me this 4 day of March, 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 265 01021E	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 24846	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
DAVID PEARSON		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) % 91
- ☐ 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 % _____
- ☐ 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

265 01021E		2026 Spalding County Board of Assessors				3/4/2026 1:08:38 PM Acct # 24846 tlong	
Owner Information		General Property Information				Values	
PEARSON DAVID 1355 VAUGHN RD GRIFFIN, GA 30223		SITUS	1355 VAUGHN RD			Imp Val	530,545
		LEGAL	OFF VAUGHN RD 46.82 PB 8/253, 12/9			Acc Val	98,921
		Tax District	SPALDING COUNTY	GMD	1068	Homestead	S0
		Total Acres	46.81	LL	045	CUV 2023	24006
		Zoning		LD	04	Acc/Des	5C - 1.058093
		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
PEARSON DAVID	STEWART, SELETA A	07/16/2025	5343 705		765,000	V1		0 FM
STEWART, SELETA A	STEWART SCOTT S	01/12/2021	4688 19			A1		0 MT
STEWART SCOTT S	PHILLIPS JOHN C & JOAN W	10/21/2005	2786 63		150,000	V5		0 LM

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
V5	Open Land		4	0.84	5,030
V5	Woodland		2	0.13	3,950
V5	Woodland		3	2.68	3,810
V5	Woodland		4	4.02	3,670
A5	CUVA Res		2	2.00	5,000
V5	Woodland		6	1.24	3,270
V5	Woodland		7	6.56	2,720
V5	Woodland		8	29.34	2,440

CONSERVATION USE LAND INFORMATION

	Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
	Agland 93		4	0.84	950	1.00
	Timberland 93		2	0.13	913	1.00
	Timberland 93		3	2.68	828	1.00
	Timberland 93		4	4.02	759	1.00
	Timberland 93		6	1.24	614	1.00

Timberland 93	7	6.56	534	1.00	3,503
Timberland 93	8	29.34	462	1.00	13,555

ACCESSORY IMPROVEMENTS - 265 01021E

CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
R1	Bath/Pool House	15	20	300	2020	0.95	0.98	0.00	1.00	1.00	1.00	1.00	0.00	20766	True
R1	Carport - Constructed	30	20	600	2020	1.20	0.98	0.00	1.00	1.00	1.00	1.00	0.00	9076	True
R1	Garage - Detached	30	24	720	2020	1.20	0.98	0.00	1.00	1.00	1.00	1.00	0.00	28885	True
A6	Lean-To	16	86	1376	1995	1.00	0.30	0.00	1.00	1.00	1.00	1.00	0.00	2671	True
A1	Shop Equipment Building	0	0	1920	2003	1.10	0.44	0.00	1.00	1.00	1.00	1.00	0.00	21912	True
R6	Swimming Pool - Vinyl	12	30	360	2020	1.25	0.98	0.00	1.00	1.00	1.00	1.00	0.00	15611	True

PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS
25929	NEW CONSTRUCT	55,000	0	10/29/2007	07/14/2009			NEW HOUSE C.O. ISSUED 07.14.2009

RES IMP - 265 01021E 1355 VAUGHN RD							
Impr Key	16525354	Roof Shape	Gable	Basement / Attic	Squarefoot	Phy Depr	0.89
Class / Strat	A1	Floor Construction	Wood Joist	Bsmt / Finish	1716 / 0.90	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	5	Interior Ceiling	Sheetrock	Attic Qual		% Complete	1.00
Heated Area	2,742	Heat	Central AC	Grade	1.20	Neigh Adj	1.07
Story Height	1 Story	Plumbing:Std Comp	1	Year Built	2008	CD	1.00
Foundation	Masonry	Plumbing: Extra Fix	11	Eff Year Built	2008	FMV	530,545
Exterior Wall	Vinyl Siding	Full Baths	3	Condition	Average	MAV	0
Roofing	Shingles - Asphalt	Half Baths	0	RCN	557,120	OVR FMV	0
Sketch Legend		Other Features					

Code	Type	Area	CODE TYPE	AREA
1.0	1.0 Story	2742	Pre-fab 1 sty 1 Box	1
OP	Porch - Open	468		
PAT	Patio	408		
OP	Porch - Open	723		

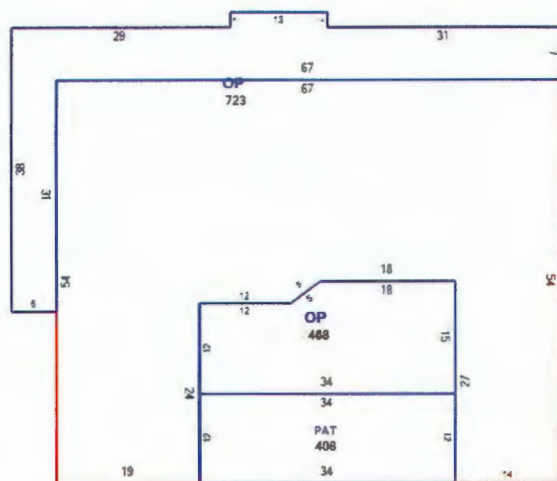


2025: PER OWNER HOME HAS 4242 HEATED SQFT-SEE LISTED IN DOCUMENTS
Bsmt: 378sf + 798sf @ 100% finished + 540sf (garage) @ 0% finished = 1716SF at 69% finished

2010: C.O. ISSUED 07.14.2009.

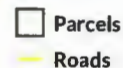
2009: 2/10/2009: Inspected property, measured and added new home to 09 records. DH/BB

2008: 12/13/2007: PER INSPECTION IMPROVEMENT IS LESS THAN 40% COMPLETE FOR 2008. DH/BB

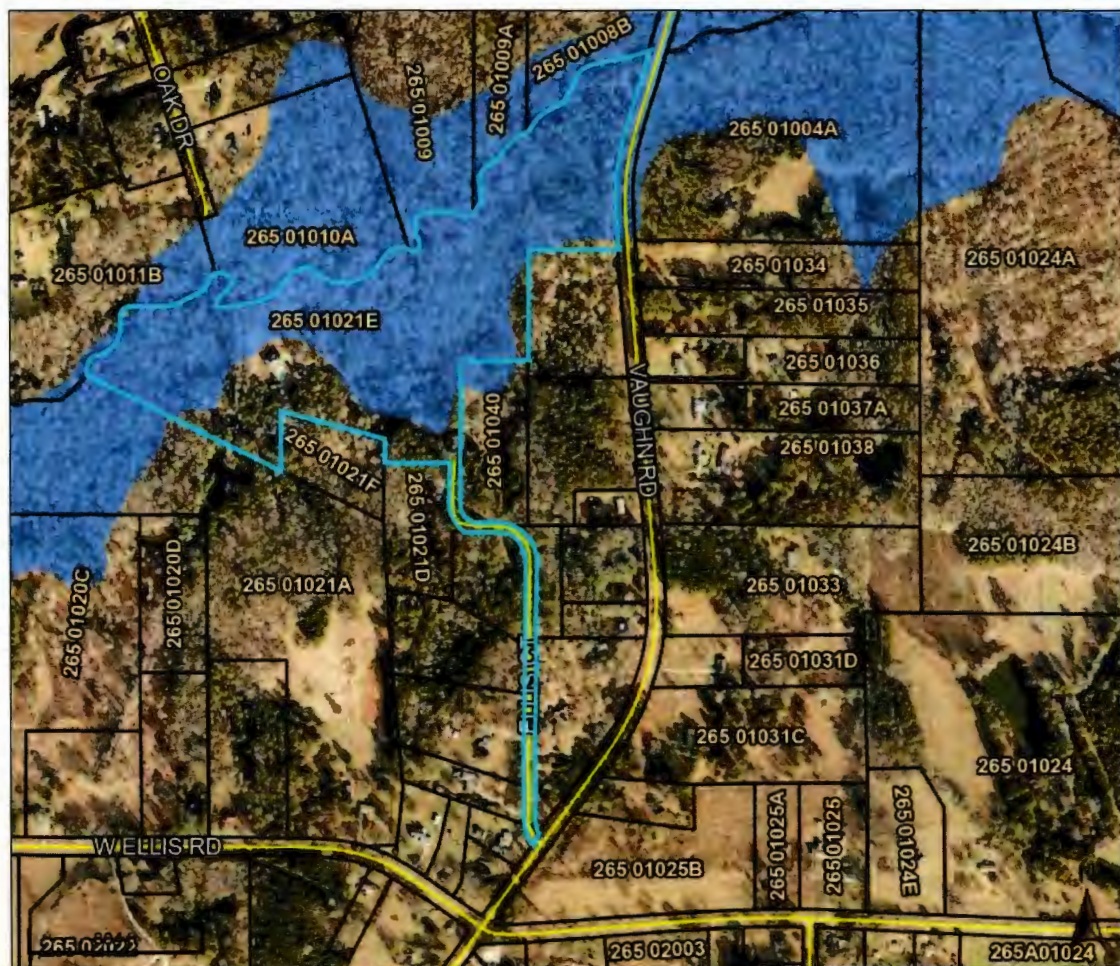




03/24/2026 02:51



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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 265 01021E
 Class Code Consv Use
 Taxing District SPALDING COUNTY
 Acres 46.81

Owner PEARSON DAVID
 1355 VAUGHN RD
 GRIFFIN, GA 30223
 Physical Address 1355 VAUGHN RD
 Assessed Value Value \$795697
 Land Value Value \$140929

Last 2 Sales

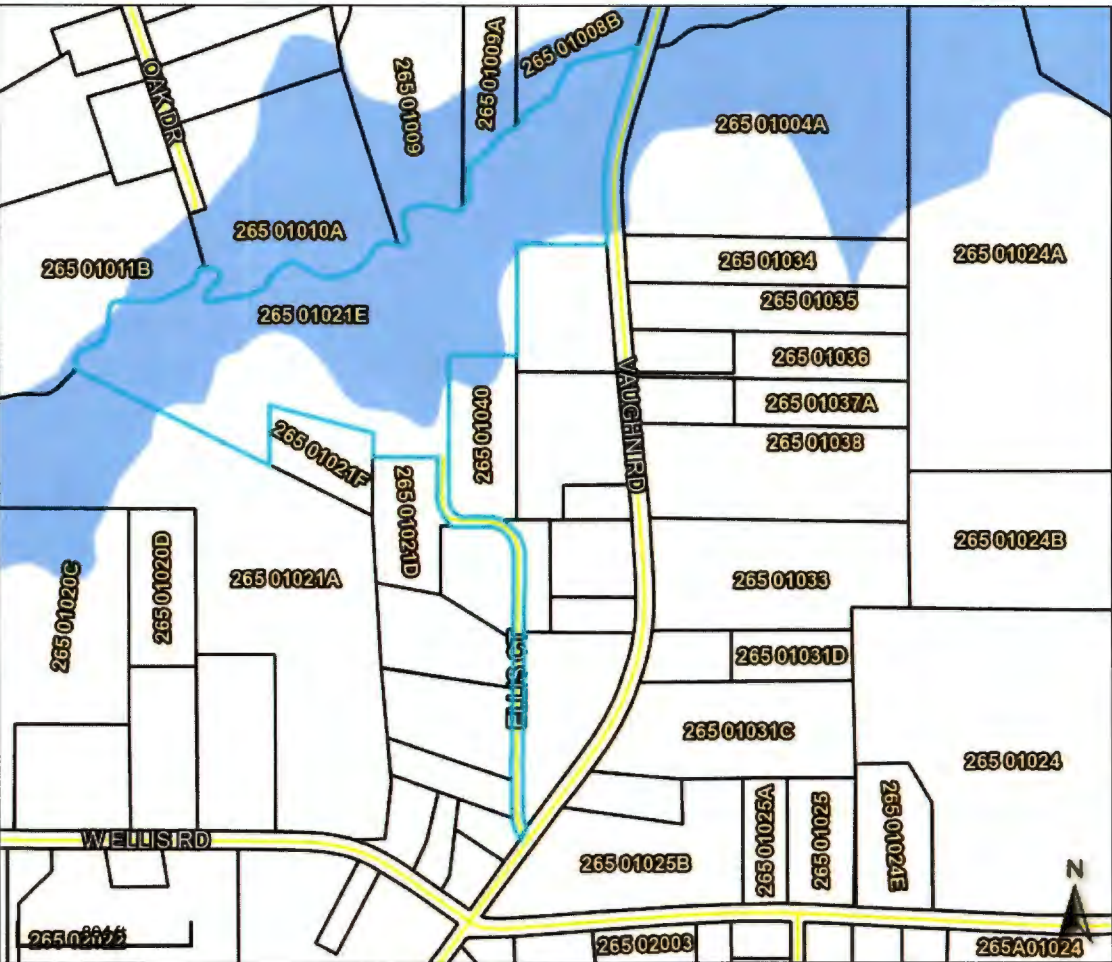
Date	Price	Reason	Qual
7/16/2025	\$765000	FM	Q
1/12/2021	0	MT	U

(Note: Not to be used on legal documents)

Date created: 3/4/2026

Last Data Uploaded: 3/4/2026 7:20:03 AM

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- 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 265 01021E
Class Code Consv Use
Taxing District SPALDING COUNTY
Acres 46.81

Owner PEARSON DAVID
1355 VAUGHN RD
GRIFFIN, GA 30223
Physical Address 1355 VAUGHN RD
Assessed Value Value \$795697
Land Value Value \$140929

Last 2 Sales		Reason	Qual
Date	Price		
7/16/2025	\$765000	FM	Q
1/12/2021	0	MT	U

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Date created: 3/4/2026
Last Data Uploaded: 3/4/2026 7:20:03 AM









03/24/2026 03:01

03/24/2026 03:05





03/24/2026 02:54

03/24/2026 02:54



03/24/2026 02:55



03/24/2026 02:55





03/24/2026 02:58



03/24/2026 02:52



03/24/2026 02:56



03/24/2026 02:51

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

PT283A Rev. 2/15

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.

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TATUM LUCIAN L & JENNIFER S

Owner's mailing address 2237 A HONEYBEE CREEK DR		City, State, Zip GRIFFIN, GA 30224	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 0 HONEYBEE CREEK DR		City, State, Zip of Property: GRIFFIN, GA 30224	Covenant Acres 28.86 Total Acres 28.86
District 02	Land Lot 170	Sublot & Block	Recorded Deed Book/Page 5341 181
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.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 231 01001M	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 35710	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.

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Name / Relationship			County	Total Acres	% Interest / No of Acres
Lucian Tatum		100	N/A		
Jennifer Tatum		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.)
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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 % _____
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- ☒ 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.)
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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.

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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

231 01001M				2026 Spalding County Board of Assessors				3/24/2026 4:07:10 PM Acct # 35710 tlong							
Owner Information				General Property Information				Values							
TATUM LUCIAN L & JENNIFER S 2237 A HONEYBEE CREEK DR GRIFFIN, GA 30224				SITUS	0 HONEYBEE CREEK DR			Imp Val		0					
				LEGAL	TR 2 - 28.86 AC - PB 28/190 - HONEYBEE CREEK			Acc Val		9,902					
				Tax District	SPALDING COUNTY	GMD		Homestead	S0	Land Val		173,160			
										Total Value		183,062			
				Total Acres	28.86	LL	170	CUV 2023	19539	2025 : 176,112		2024 : 176,112			
				Zoning		LD	02	Acc/Des	0A - 1.000000	2023 : 176,112		2022 : 0			
				Unit		Return Value		0							
Topography - 1.00		Wetlands - 1.00		Shape - 1.00		Easements - 1.00		Economic - 1.00		Assemblage - 1.00		Other - 1.00		- 1.00	

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
TATUM LUCIAN L & JENNIFER S	TATUM LUCIAN L III & ALEX GRAHAM	07/29/2025	5341 181	28 190		0 V5		0 MT

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
V5	Small Parcel	1	28.86	6,000	173,160

CONSERVATION USE LAND INFORMATION

	Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
	Timberland 93	3	11.12	852	1.00	9,474
	Timberland 93	2	3.87	940	1.00	3,638
	Timberland 93	8	7.90	475	1.00	3,753
	Timberland 93	7	2.27	550	1.00	1,249
	Timberland 93	9	3.70	385	1.00	1,425

ACCESSORY IMPROVEMENTS - 231 01001M

CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	Pole Shelter	12	15	180	2020	1.00	0.98	0.00	1.00	1.00	1.00		0.00	1027	True
A6	POND 1-5	0	0	2.5	2010	1.00	0.71	0.00	1.00	1.00	1.00		0.00	8875	True



Overview



Legend

-  Parcels
-  Roads

Parcel ID	231 01001M	Owner	TATUM LUCIAN L & JENNIFER S	Last 2 Sales			
Class Code	Consrv Use		2237 A HONEYBEE CREEK DR	Date	Price	Reason	Qual
Taxing District	SPALDING COUNTY		GRIFFIN, GA 30224	7/29/2025	0	MT	U
Acres	28.86	Physical Address	HONEYBEE CREEK DR	n/a	0	n/a	n/a
		Assessed Value	Value \$176112				
		Land Value	Value \$166210				

(Note: Not to be used on legal documents)

Date created: 4/1/2026

Last Data Uploaded: 4/1/2026 7:30:56 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 231 01001M
Class Code Consv Use
Taxing District SPALDING COUNTY
Acres 28.86

Owner TATUM LUCIAN L & JENNIFER S
2237 A HONEYBEE CREEK DR
GRIFFIN, GA 30224
Physical Address HONEYBEE CREEK DR
Assessed Value Value \$176112
Land Value Value \$166210

Last 2 Sales
Date Price Reason Qual
7/29/2025 0 MT U
n/a 0 n/a n/a

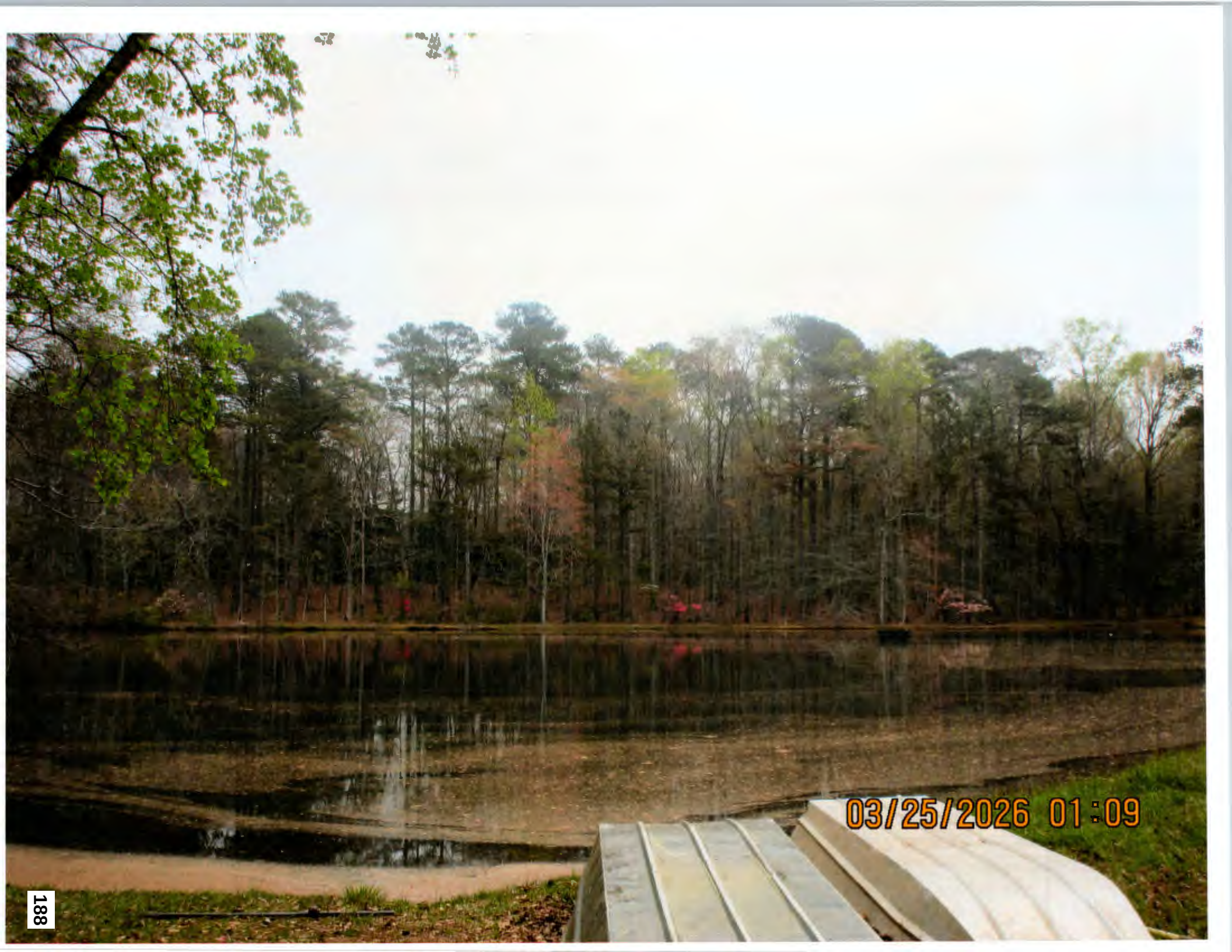
(Note: Not to be used on legal documents)

Date created: 3/24/2026

Last Data Uploaded: 3/24/2026 8:25:39 AM

Developed by **SCHNEIDER**
GEOSPATIAL

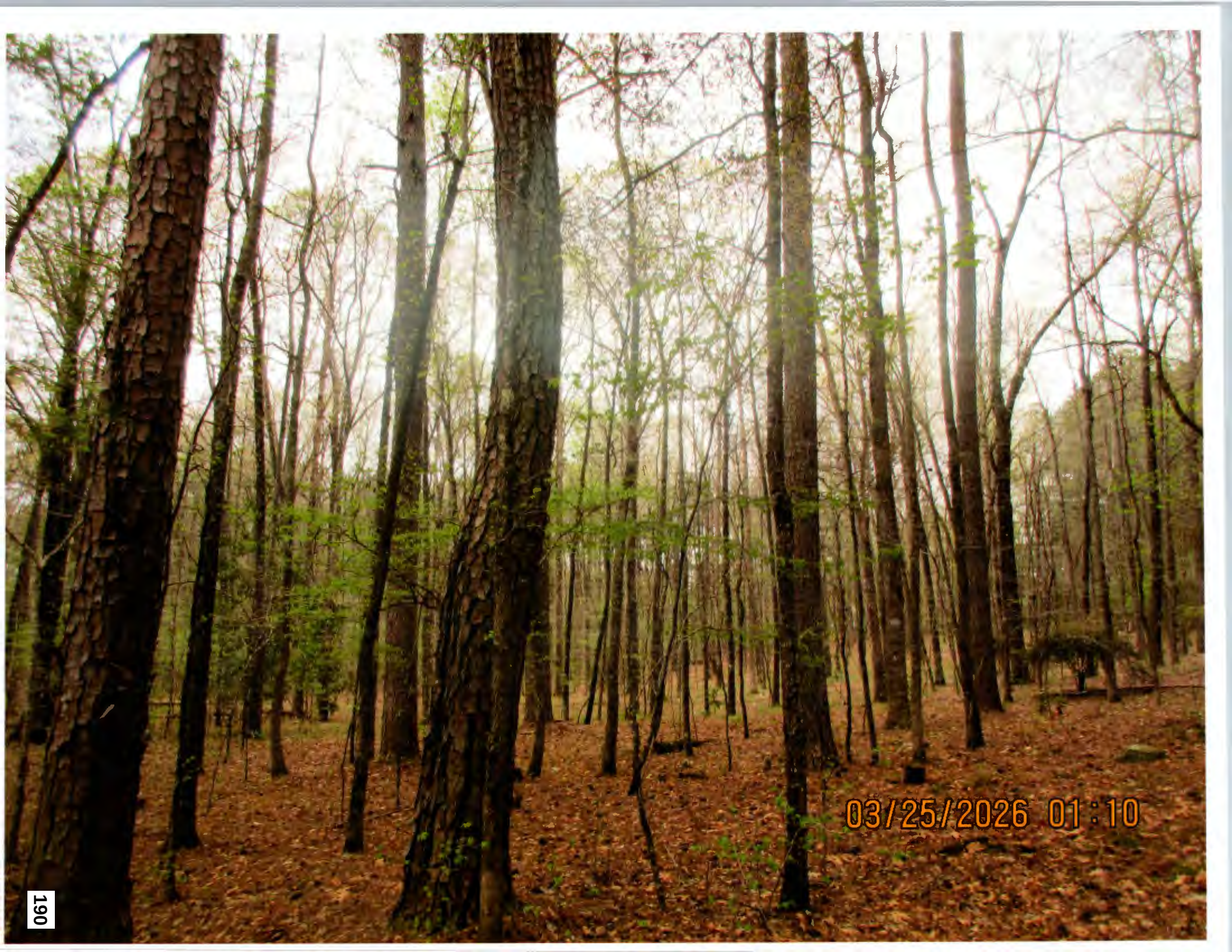




03/25/2026 01:09



03/25/2026 01:10



03/25/2026 01:10



03/25/2026 01:10



**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

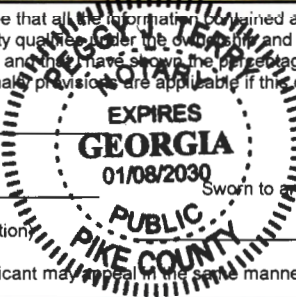
MITCHELL ROBERT E &

Owner's mailing address GINGER MICHELLE ARWOOD MITCHELL 250 AERODROME WAY	City, State, Zip GRIFFIN, GA 30224	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____ Covenant Acres 15.77 Total Acres 15.77
Property location (Street, Route, Hwy, etc.) 252 AERODROME WAY	City, State, Zip of Property: GRIFFIN, GA 30224	

District 02	Land Lot 083	Sublot & Block	Recorded Deed Book/Page 5317 29	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 <i>Robert Mitchell</i>		Date Application Filed <u>3-05-2026</u>
Signature of Taxpayer or Taxpayer's Authorized Representative <i>Michelle Mitchell</i>		Sworn to and subscribed before me this <u>5</u> day of <u>March</u> , 2026 <i>Peggy Henry</i> 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 236 01064	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 19586	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, 2018 Ends: Dec 31, 2027 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
Robert Mitchell		100%	NA		
Michelle Mitchell		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 % _____
- ☐ 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, hereby apply 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

236 01064		2026 Spalding County Board of Assessors				3/5/2026 3:25:14 PM Acct # 19586 tlong	
Owner Information		General Property Information				Values	
MITCHELL ROBERT E & GINGER MICHELLE ARWOOD MITCHELL 250 AERODROME WAY GRIFFIN, GA 30224		SITUS	252 AERODROME WAY			Imp Val	0
		LEGAL	AERO DROME WAY 15.773 AC PB 14/47			Acc Val	
		Tax District	SPALDING COUNTY	GMD	1065	Homestead	SO
		Total Acres	15.77	LL	083	CUV 2018	11346
		Zoning	R1	LD	02	Acc/Des	6C - .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	
						12756 - 1.00	

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
MITCHELL ROBERT E &	MITCHELL ROBERT E	03/17/2025	5317 29	14 47		0 V4		0 GF
MITCHELL ROBERT E	MITCHELL ROSELYN W ESTATE	05/23/2014	3868 110			0 A4		0 DA
MITCHELL ROSELYN W	MITCHELL ROBERT SMITH	01/03/2011	3508 47			0 A4		0 YS

LAND INFORMATION

CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
V4	1236 M236-239 -	Acre	15.77	0	0			13,000.00	13,000.00	1.00	107,003

CONSERVATION USE LAND INFORMATION

	Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
	Timberland 93		8	4.39	462	2,028
	Timberland 93		3	7.17	828	5,937
	Timberland 93		2	2.99	913	2,730
	Timberland 93		7	1.22	534	651



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 236 01064
Class Code Consv Use
Taxing District SPALDING COUNTY
Acres 15.77

Owner MITCHELL ROBERT E &
GINGER MICHELLE ARWOOD MITCHELL
250 AERODROME WAY
GRIFFIN, GA 30224
Physical Address 252 AERODROME WAY

Assessed Value Value \$107003
Land Value Value \$107003

Last 2 Sales			
Date	Price	Reason	Qual
3/17/2025	0	GF	U
5/23/2014	0	DA	U

(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 236 01064
 Class Code Consv Use
 Taxing District SPALDING COUNTY
 Acres 15.77

Owner MITCHELL ROBERT E &
 GINGER MICHELLE ARWOOD MITCHELL
 250 AERODROME WAY
 GRIFFIN, GA 30224
 Physical Address 252 AERODROME WAY
 Assessed Value Value \$107003
 Land Value Value \$107003

Last 2 Sales

Date	Price	Reason	Qual
3/17/2025	0	GF	U
5/23/2014	0	DA	U

(Note: Not to be used on legal documents)

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





03/11/2026 03:07

Consider the approval of new applications for Conservation Use Valuation Assessment. SANDRA & STEVE HANSON: 258-01-033A, 18.40 ACRES 258-01-0033B, 9.00 ACRES - CONTIGUOUS FLAT CREEK RESERVE LLC: 273-01-013A, 107.81 ACRES 273-01-015, 23.92 ACRES CARL PRITCHARD, 254-02-032Q, 27.95 ACRES THOMAS & MARKENE PROCTOR, 277-01-007, 65.59 ACRES CORY HALL & CLINT HALL, 258-01-002E, 20.37 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 - HANSON 258-01-033A.pdf](#)

[CUVA - NEW - HANSON 258-01-033B.pdf](#)

[CUVA - NEW - FLAT CREEK RESERVE LLC 273-01-013A.pdf](#)

[CUVA - NEW - FLAT CREEK RESERVE LLC 273-01-015.pdf](#)

[CUVA - NEW - HALL 258-01-002E.pdf](#)

[CUVA - NEW - PROCTOR 277-01-007.pdf](#)

[CUVA - NEW - PRITCHARD 254-02-032Q.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

HANSON SANDRA K & STEVE C

Owner's mailing address 195 SIDNEY DRIVE		City, State, Zip GRIFFIN, GA 30223	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 195 SIDNEY DR		City, State, Zip of Property: GRIFFIN, GA 30223	Covenant Acres 0.00 Total Acres 18.40
District 04	Land Lot 007	Sublot & Block 5344 489	Recorded Deed Book/Page 5344 489
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 17 day of March, 2026
Mary 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 258 01033A	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 23406	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
Sandra Hansen		50%			
Steven Hansen		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/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) % 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 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

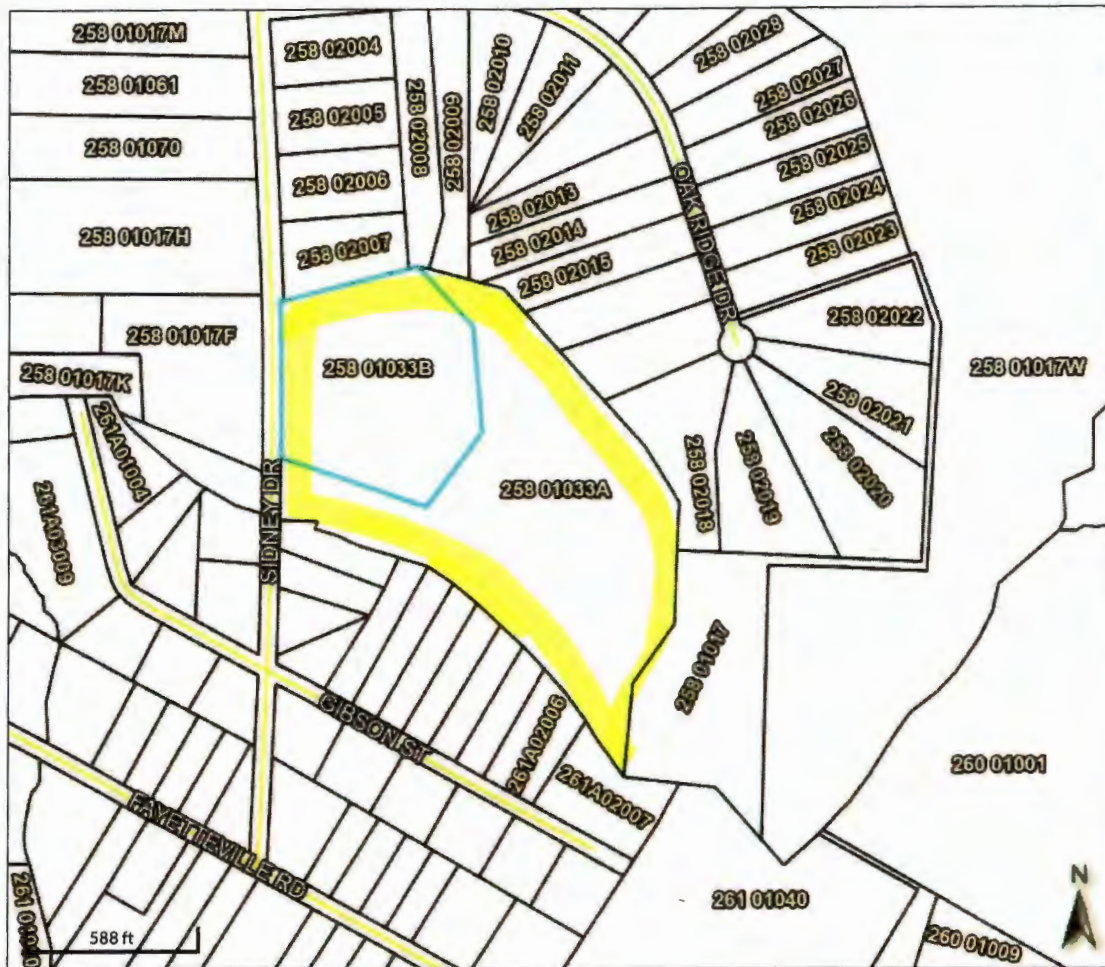
258 01033A		2026 Spalding County Board of Assessors				3/17/2026 4:26:25 PM Acct # 23406 tlong	
Owner Information		General Property Information				Values	
HANSON SANDRA K & STEVE C 195 SIDNEY DRIVE GRIFFIN, GA 30223		SITUS	195 SIDNEY DR			Imp Val	0
		LEGAL	SIDNEY DRIVE PRT PB 23/707 & 27/597			Acc Val	
		Tax District	SPALDING COUNTY	GMD	1068	Homestead	S0
		Total Acres	18.40	LL	007	No Covenant	0
		Zoning	AR1	LD	04	Acc/Des	5C - 4.879220
		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
HANSON SANDRA K & STEVE C	MCCOWEN IV JAMES C & CRISTIE L	08/15/2025	5344 489	27 497	597,000	A4		0 MT
MCCOWEN IV JAMES C & CRISTIE L	PEAVY JOSEPH W	09/29/2016	4097 319		95,000	A4		0 LM
PEAVY JOSEPH W	PEAVY JOSEPH WALKER TRUSTEE	12/19/2014	3910 182			A5		0 EA

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
A4	Small Parcel	1	0.25	1,000	250
A4	Small Parcel	1	0.16	1,000	160
A4	Small Parcel	1	0.82	1,000	820
A4	Small Parcel	1	0.37	1,000	370
A4	Small Parcel	1	1.98	1,000	1,980
A4	Small Parcel	1	14.45	1,000	14,450
A4	Small Parcel	1	0.37	1,000	370



Overview



Legend

- Parcels
- Roads

Parcel ID 258 01033B
 Class Code Residential
 Taxing District SPALDING COUNTY
 Acres 9.0

Owner HANSEN SANDRA K & STEVE C
 195 SIDNEY DRIVE
 GRIFFIN, GA 30223
 Physical Address 195 SIDNEY DR
 Assessed Value Value \$403376
 Land Value Value \$90000

Last 2 Sales		Price	Reason	Qual
Date				
8/15/2025		\$597000	MT	U
10/29/2020		\$10	GF	U

(Note: Not to be used on legal documents)

Date created: 4/2/2026
 Last Data Uploaded: 4/2/2026 8:17:59 AM

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 GEOSPATIAL

258-01-033A
 258-01-033B

contiguous parcels on 4-14-26 agenda

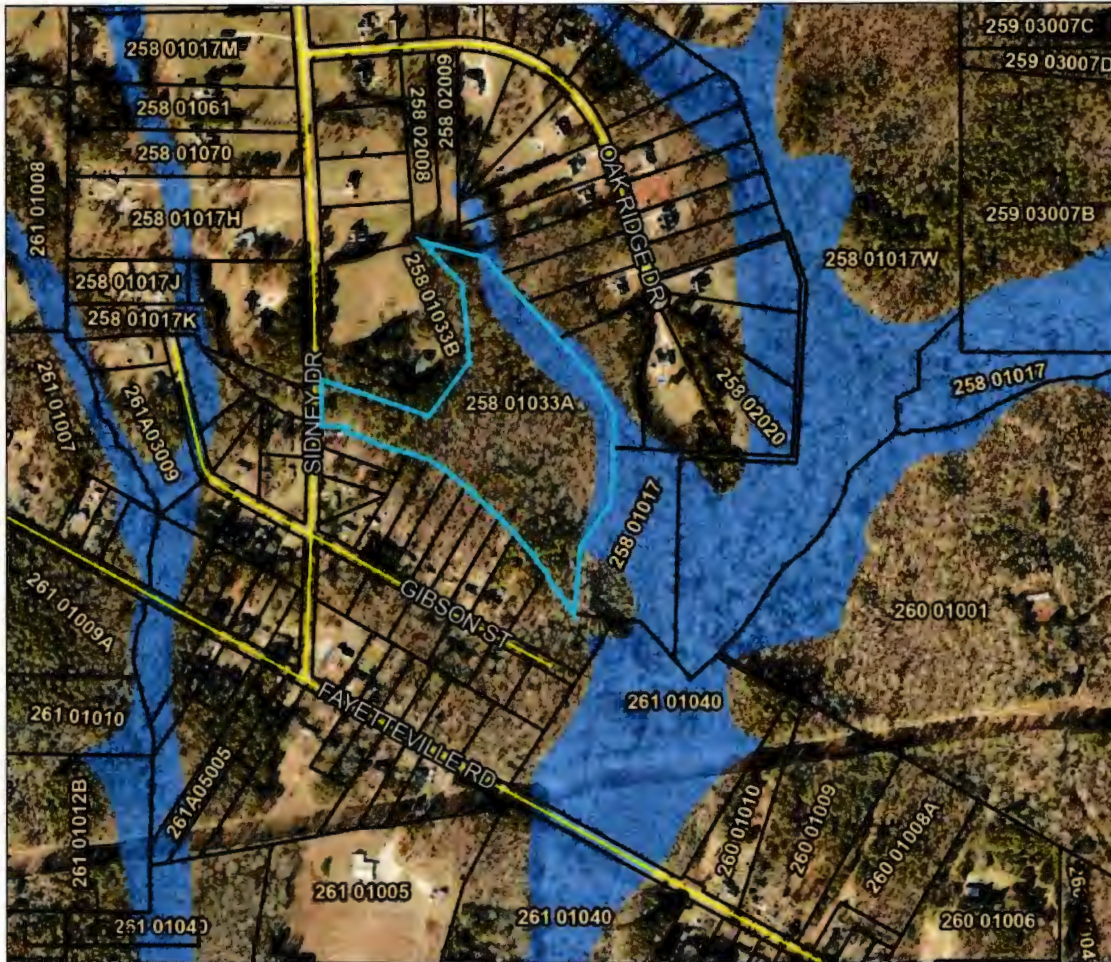


 Parcels
 Roads

Date	Price	Reason	Qual
8/15/2025	\$597000	MT	U
9/29/2016	\$95000	LM	Q

Date created: 4/2/2026
Last Data Uploaded: 4/2/2026 8:17:59 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 258 01033A
 Class Code Agricultural
 Taxing District SPALDING COUNTY
 Acres 18.4

Owner HANSON SANDRA K & STEVE C
 195 SIDNEY DRIVE
 GRIFFIN, GA 30223
 Physical Address 195 SIDNEY DR
 Assessed Value Value \$89778
 Land Value Value \$89778

Last 2 Sales

Date	Price	Reason	Qual
8/15/2025	\$597000	MT	U
9/29/2016	\$95000	LM	Q

(Note: Not to be used on legal documents)

Date created: 3/17/2026
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Parcels

- ## Roads

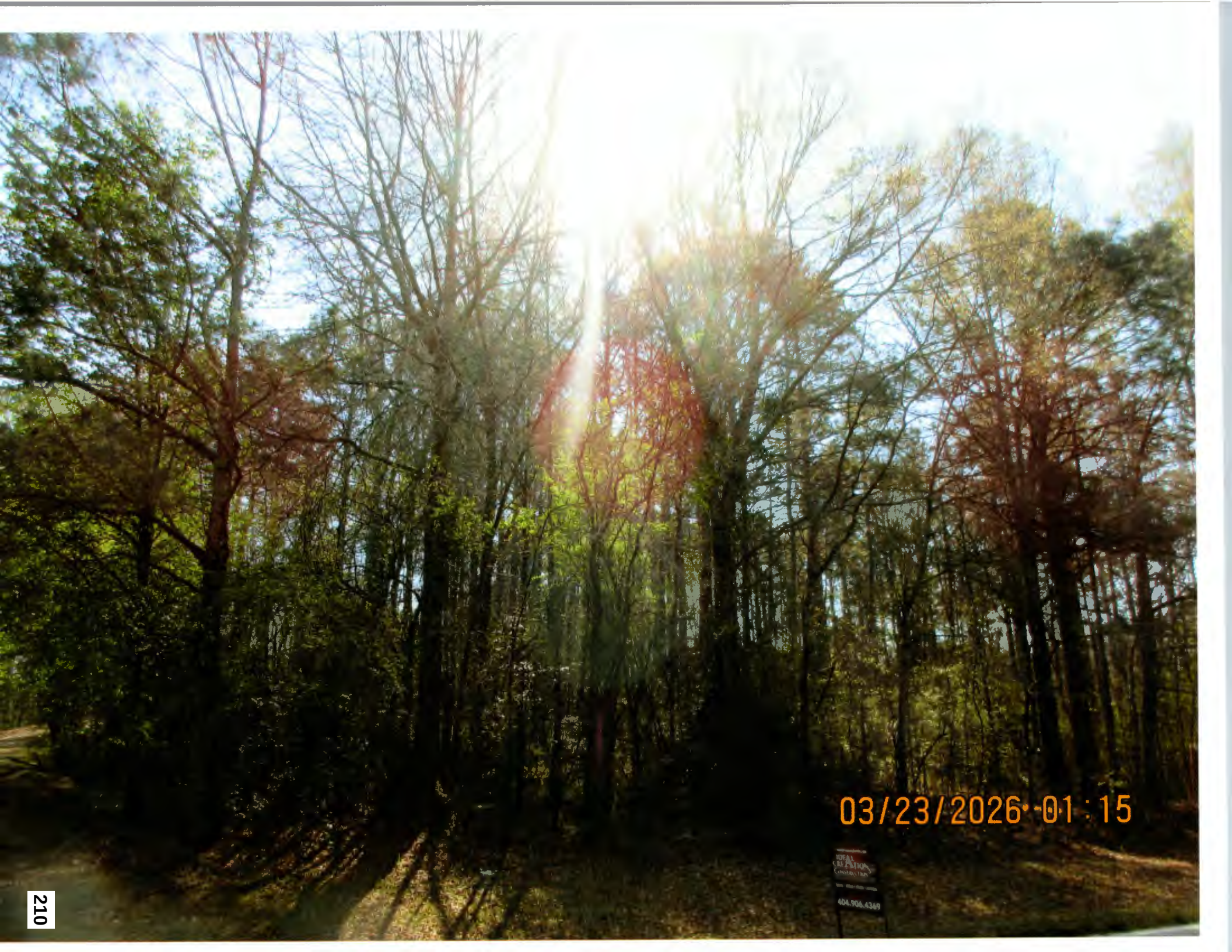
Flood Map

-  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

Last 2 Sales			
Date	Price	Reason	Qual
8/15/2025	\$597000	MT	U
9/29/2016	\$95000	LM	Q

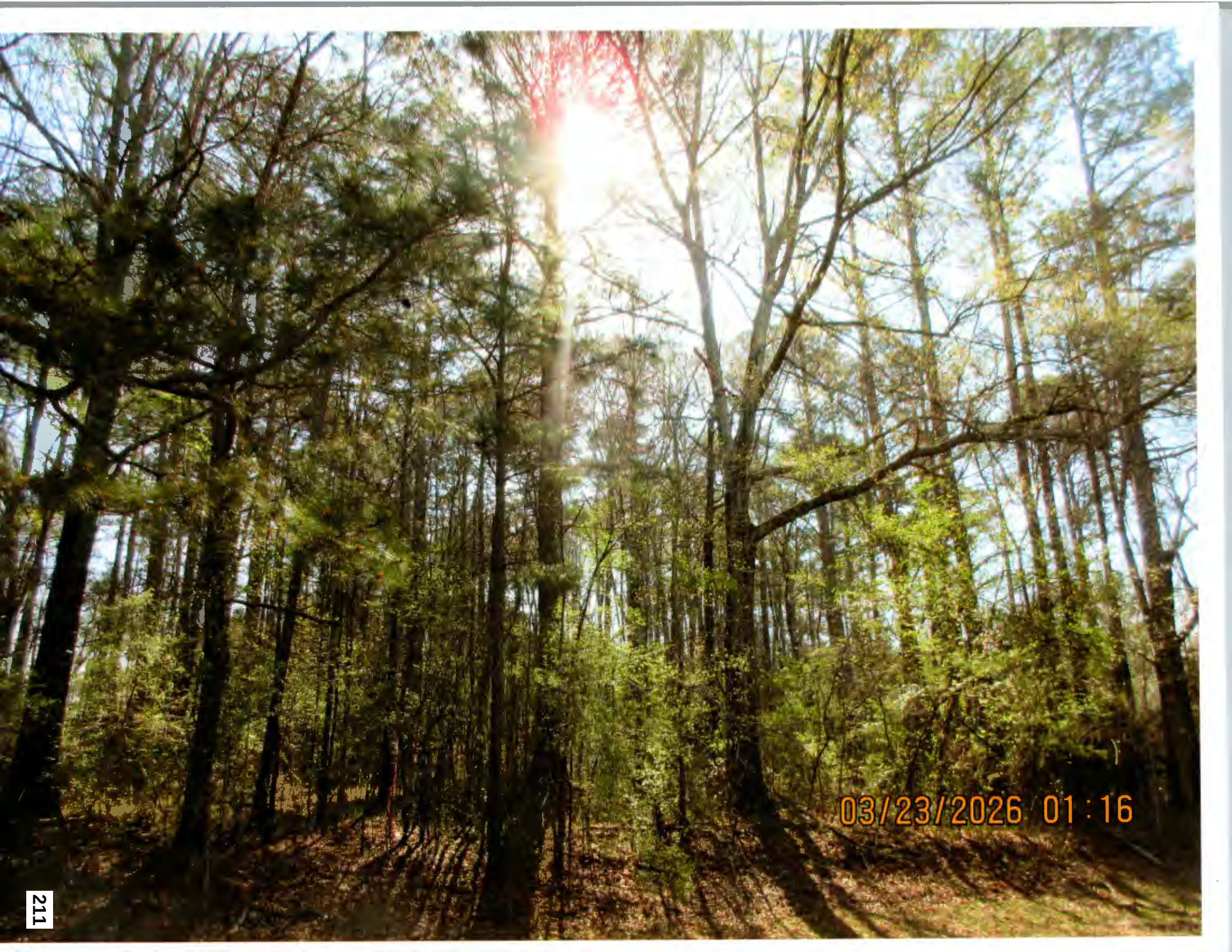
Date created: 3/17/2026
Last Data Uploaded: 3/17/2026 7:29:21 AM





03/23/2026 01:15

IDEAL
CREATIONS
CONSTRUCTION
404.906.4369



03/23/2026 01:16

**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

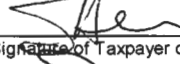
HANSON SANDRA K & STEVE C

Owner's mailing address 195 SIDNEY DRIVE	City, State, Zip GRIFFIN, GA 30223	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 195 SIDNEY DR	City, State, Zip of Property: GRIFFIN, GA 30223	Covenant Acres 0.00 Total Acres 9.00

District 04	Land Lot 007	Sublot & Block	Recorded Deed Book/Page 5344 489	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 	Sworn to and subscribed before me this <u>17</u> day of <u>March</u> , 20 <u>26</u> 	Date Application Filed: <u>03-17-2026</u> Notary Public: <u>Beth Bernier</u>
---	--	---

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 258 01033B	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 32821	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
Sandra Hansen		50%			
STEVEN HANSEN		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/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.

- # ~~MAK~~ 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) % so 75%
- ☐ 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

258 01033B		2026 Spalding County Board of Assessors				3/18/2026 3:18:57 PM Acct # 32821 tlong	
Owner Information		General Property Information				Values	
HANSEN SANDRA K & STEVE C 195 SIDNEY DRIVE GRIFFIN, GA 30223		SITUS	195 SIDNEY DR			Imp Val	327,621
		LEGAL	SIDNEY DR DB 4646/77 AND PB 27/597			Acc Va	
		Tax District	SPALDING COUNTY	GMD	1068	Homestead	S0
		Total Acres	9.00	LL	007	No Covenant	0
		Zoning	AR1	LD	04	Acc/Des	4C - 1.000000
		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	
						12616 - 1.00	

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
HANSEN SANDRA K & STEVE C	MCCOWEN IV JAMES C ET AL	08/15/2025	5344 489	27 597	597,000	R1		0 MT
MCCOWEN IV JAMES C ET AL	MCCOWEN IV JAMES C	10/29/2020	4646 77			10 R1		0 GF
MCCOWEN IV JAMES C	PEAVY JOSEPH WALKER TRUSTEE	02/29/2012	3610 320		170,000	R1		0 FM

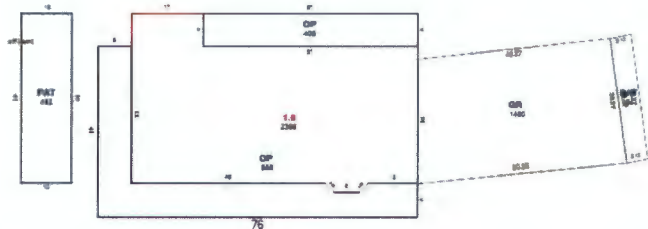
LAND INFORMATION

CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
R4	616 Sidney Dr	Acre	9.00	0	0			15,000.00	16,500.00	1.10	99,000

PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS
21521	SINGLE FAMILY	144,000	0	01/04/2002	11/26/2002			

RES IMP - 258 01033B 195 SIDNEY DR							
Impr Key	21591	Roof Shape	Hip	Basement / Attic	Squarefoot	Phy Depr	0.81
Class / Strat	R1	Floor Construction	Wood Joist	Bsmt / Finish	1198 / 0.00	Phy OVR	0.00
Occupancy / Style	One Family	Floor Finish	Carpet/Tile	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	2,396	Heat	Central AC	Grade	1.15	Neigh Adj	0.77
Story Height	1 Story	Plumbing:Std Comp	1	Year Built	2002	CD	1.00
Foundation	Masonry	Plumbing: Extra Fix	5	Eff Year Built	2002	FMV	327,621
Exterior Wall	Vinyl Siding	Full Baths	2	Condition	Average	MAV	0
Roofing	Metal - Steel	Half Baths	1	RCN	525,286	OVR FMV	0

Sketch Legend			Other Features					
Code	Type	Area	CODE TYPE	AREA				
1.0	1.0 Story	2396	Ventless Insert	1				
OP	Porch - Open	856						
PAT	Patio	492						
OP	Porch - Open	408						
GR	Garage - Attached	1450						
PAT	Patio	154						





03/24/2026 02:29



Overview



Legend

- Parcels
- Roads

Parcel ID	258 01033B	Owner	HANSEN SANDRA K & STEVE C	Last 2 Sales			
Class Code	Residential		195 SIDNEY DRIVE	Date	Price	Reason	Qual
Taxing District	SPALDING COUNTY		GRIFFIN, GA 30223	8/15/2025	\$597000	MT	U
Acres	9.0	Physical Address	195 SIDNEY DR	10/29/2020	\$10	GF	U
		Assessed Value	Value \$403376				
		Land Value	Value \$90000				

(Note: Not to be used on legal documents)

Date created: 4/2/2026
Last Data Uploaded: 4/2/2026 8:17:59 AM

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258-01-033A

258-01-033B

contiguous parcels on 4-14-26 agenda



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 258 01033B
 Class Code Residential
 Taxing District SPALDING COUNTY
 Acres 9.0

Owner HANSON SANDRA K & STEVE C
 195 SIDNEY DRIVE
 GRIFFIN, GA 30223
 Physical Address 195 SIDNEY DR
 Assessed Value Value \$403376
 Land Value Value \$90000

Last 2 Sales		Reason	Qual
Date	Price		
8/15/2025	\$597000	MT	U
10/29/2020	\$10	GF	U

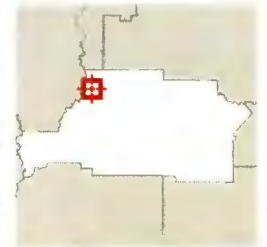
(Note: Not to be used on legal documents)

Date created: 3/18/2026
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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.

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

Parcel ID 258 01033B
Class Code Residential
Taxing District SPALDING COUNTY
Acres 9.0

Owner HANSON SANDRA K & STEVE C
195 SIDNEY DRIVE
GRIFFIN, GA 30223
Physical Address 195 SIDNEY DR
Assessed Value Value \$403376
Land Value Value \$90000

Last 2 Sales
Date Price Reason Qual
8/15/2025 \$597000 MT U
10/29/2020 \$10 GF U

(Note: Not to be used on legal documents)

Date created: 3/18/2026
Last Data Uploaded: 3/18/2026 7:49:33 AM

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GEOSPATIAL



Workspaces ▾

© 2026 Eagleview



map: Auto (Oblique) ▾ Jan 2026 - Jan 2026 ▾ < Image 1 of 5 > 01/16/2026

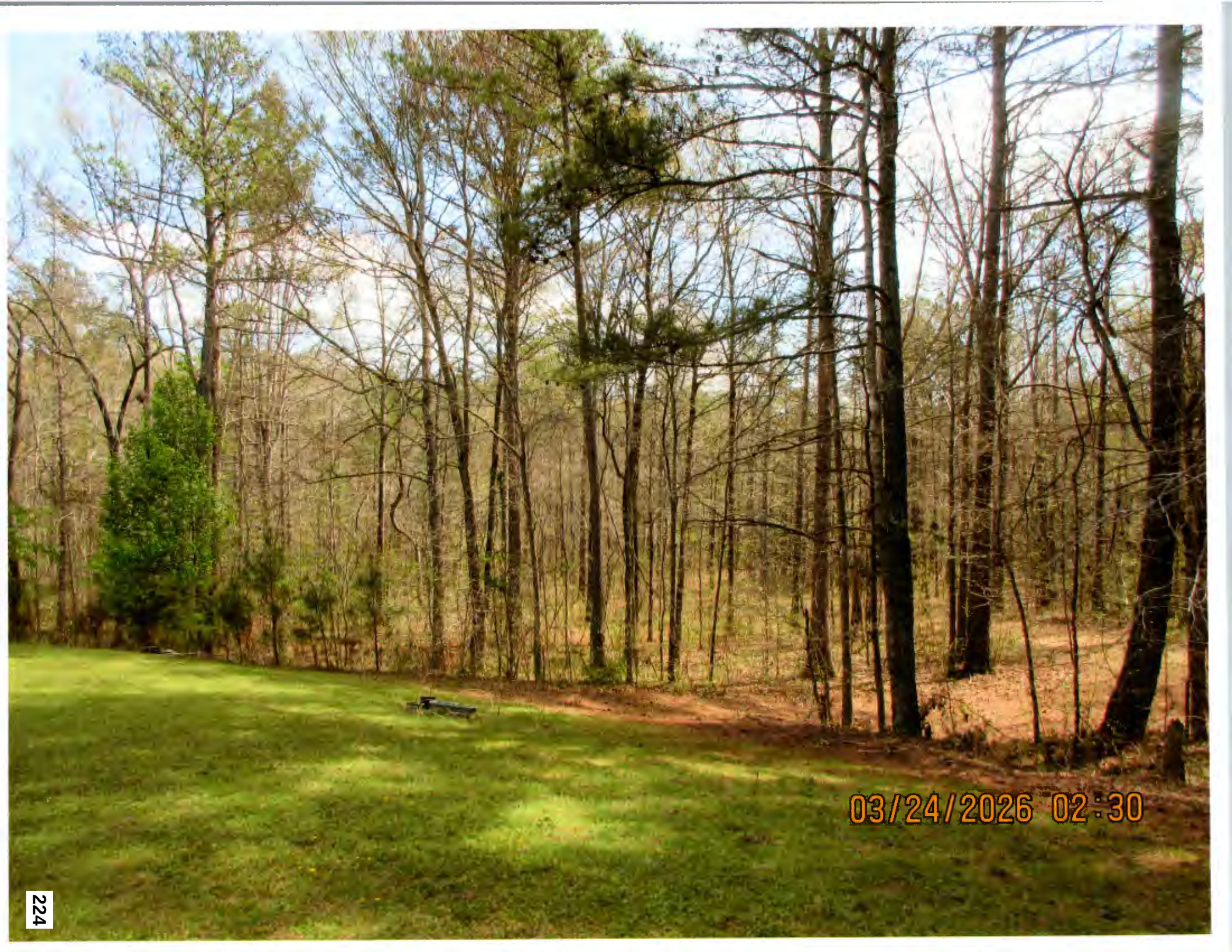
This map shows 258-01-033A in blue adjacent to the house parcel 258-01-033B



03/24/2026 02:29



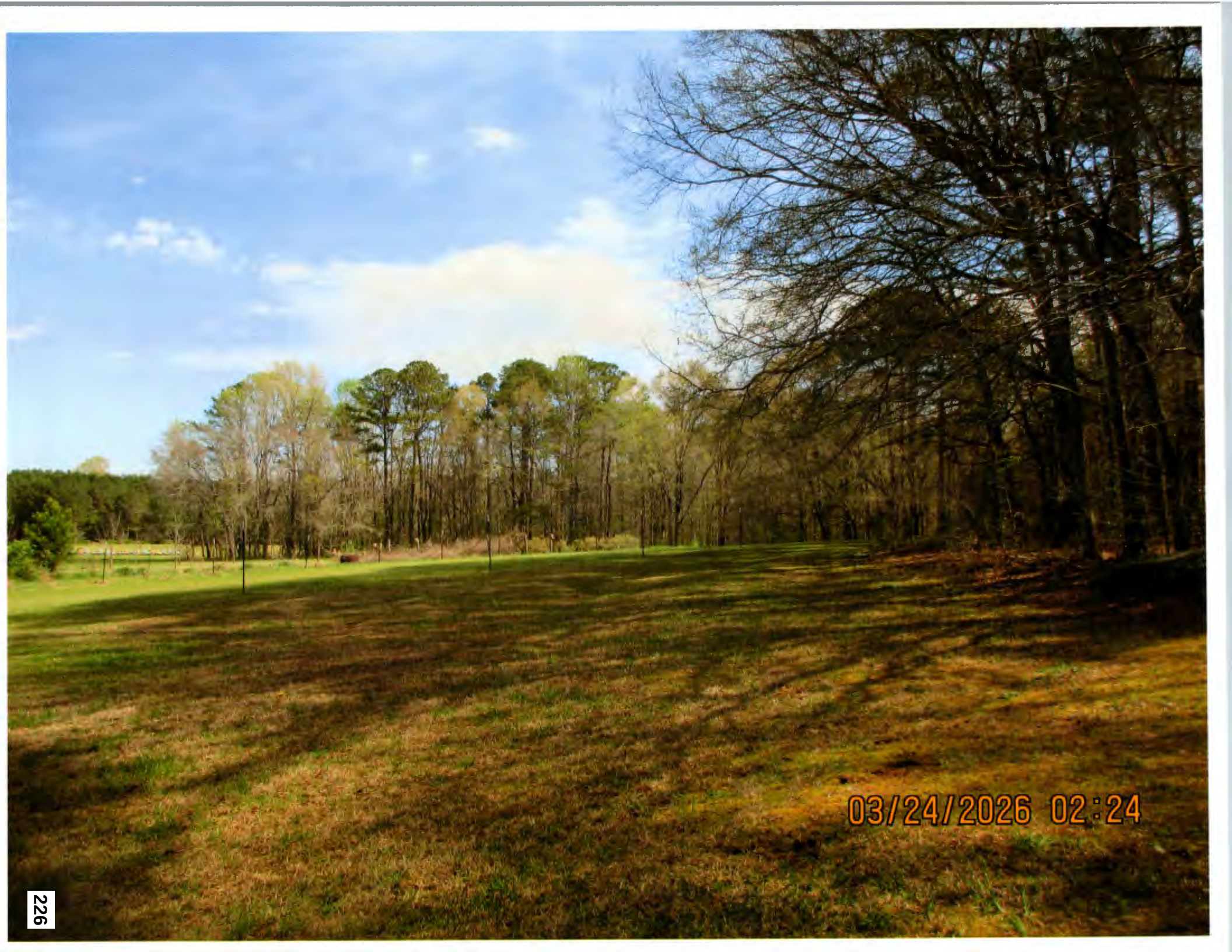
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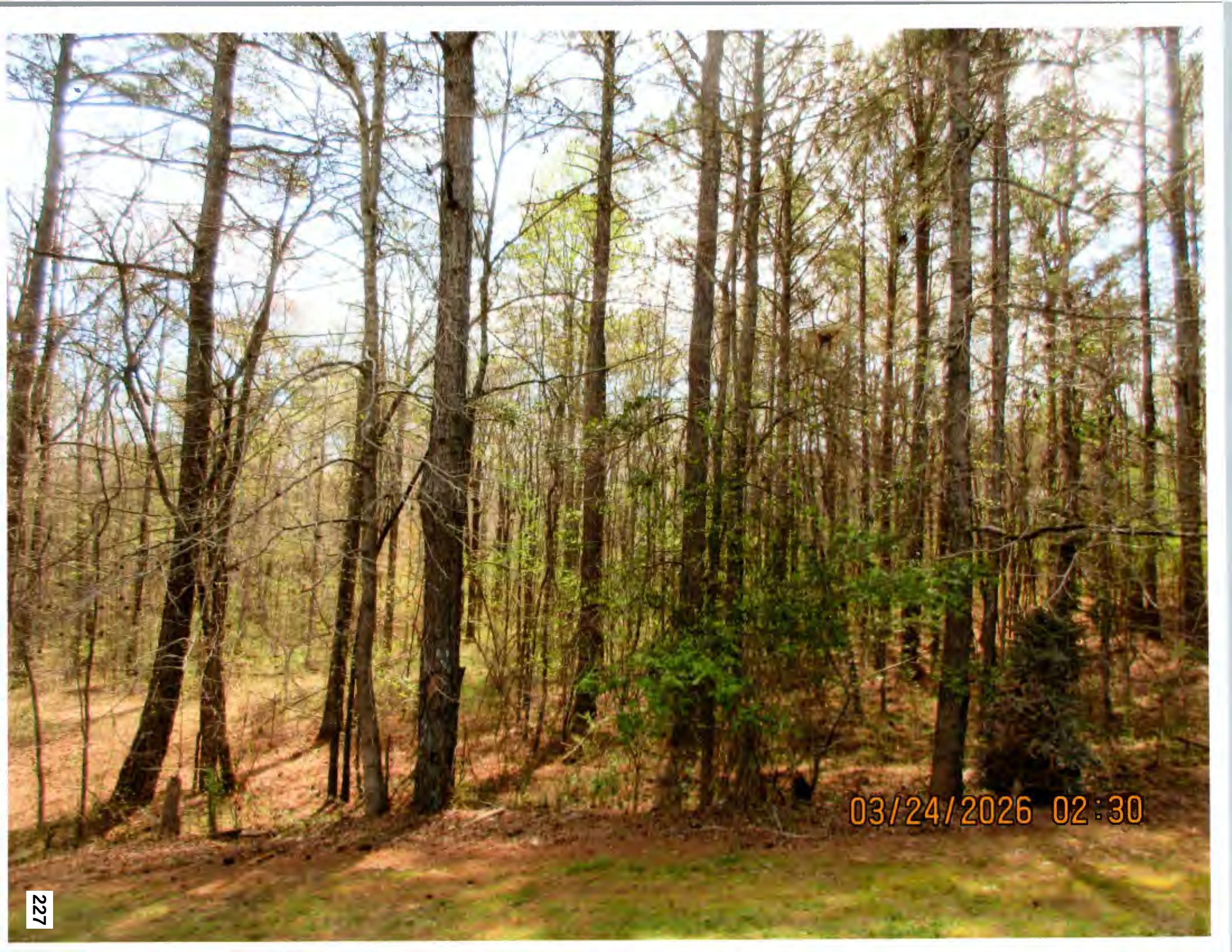
03/24/2026 02:30



03/24/2026 02:23



03/24/2026 02:24



03/24/2026 02:30

**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

Flat Creek Reserve

Owner's mailing address <u>3060 Hwy. 362</u>		City, State, Zip <u>Williamson, GA 30292</u>	Number of acres included in this application. Agricultural Land: <u>107.81</u> Timber Land: <u>107.81</u>
Property location (Street, Route, Hwy, etc.) <u>0 Scott Branch Rd.</u>		City, State, Zip of Property: <u>Williamson, GA 30292</u>	Covenant Acres Total Acres <u>107.81</u>
District <u>1</u>	Land Lot <u>090</u>	Sublot & Block <u>273 01013A</u>	Recorded Deed Book/Page <u>273 01013A</u>
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.

Doyle Proctor
Signature of Taxpayer or Taxpayer's Authorized Representative:

Michael Pierce
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
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 <u>273-01-013A</u>	TAX DISTRICT <u>03</u>	TAXPAYER ACCOUNT NUMBER <u>31060</u>	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.

Brann Piere, Brandon Pierce
Brann Wurst, Brannen Wright

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
Doyle Kractor		100	Pike	60	100
Bramen Wright		100	Pike	20	100
Michael Pierce		100	Pike	100	100
Brandon Pierce		100	Pike	100	100
		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 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

Brandon Pierce and Michael Pierce are brothers
Doyle Proctor and Brannen Wright are friends
and not related to any members.

We generate 0 income on this property.
This is strictly hunting property and none of
it is leased out.

Doyle Proctor, member

Pod P 3-17-26

RECEIVED

MAR 17 2026

SPALDING COUNTY
BOARD OF ASSESSORS

273 01013A		2026 Spalding County Board of Assessors					3/3/2026 4:51:49 PM Acct # 31060 tlong								
Owner Information		General Property Information					Values								
FLAT CREEK RESERVE LLC 3060 HIGHWAY 362 WILLIAMSON, GA 30292		SITUS	0 SCOTT BRANCH RD				Imp Val	0							
		LEGAL	PRT TR 4 PB 23/156 107.81 +/- ACRES				Acc Val								
		Tax District	SPALDING COUNTY	GMD	1067	Homestead	S0	Land Val	384,386						
		Total Acres	107.81	LL	090	No Covenant	0	Total Value	384,386						
		Zoning	AR-1	LD	01	Acc/Des	5C - 1.041044	2025 : 345,947	2024 : 345,947						
		Unit						2023 : 369,672	2022 : 336,065						
				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
FLAT CREEK RESERVE LLC	RAHN HAROLD A	05/07/2025	5325 252	23 156	637,000	A5	0 MT	
RAHN HAROLD A	DALLAS JESSE A & ROBERT E III	04/20/2011	3530 324	23 156	185,496	A5	0 LM	
DALLAS JESSE A & ROBERT E III	FLANDERS FARMS & TIMER LLC	06/29/2007	3136 253	23 156	340,500	A5	0 MT	

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
A5	Woodland	2	32.97	3,950	130,232
A5	Woodland	3	20.54	3,810	78,257
A5	Woodland	4	9.78	3,670	35,893
A5	Woodland	5	14.05	3,540	49,737
A5	Woodland	7	2.73	2,720	7,426
A5	Woodland	8	27.74	2,440	67,686



Overview

Legend

- Parcels
- Roads

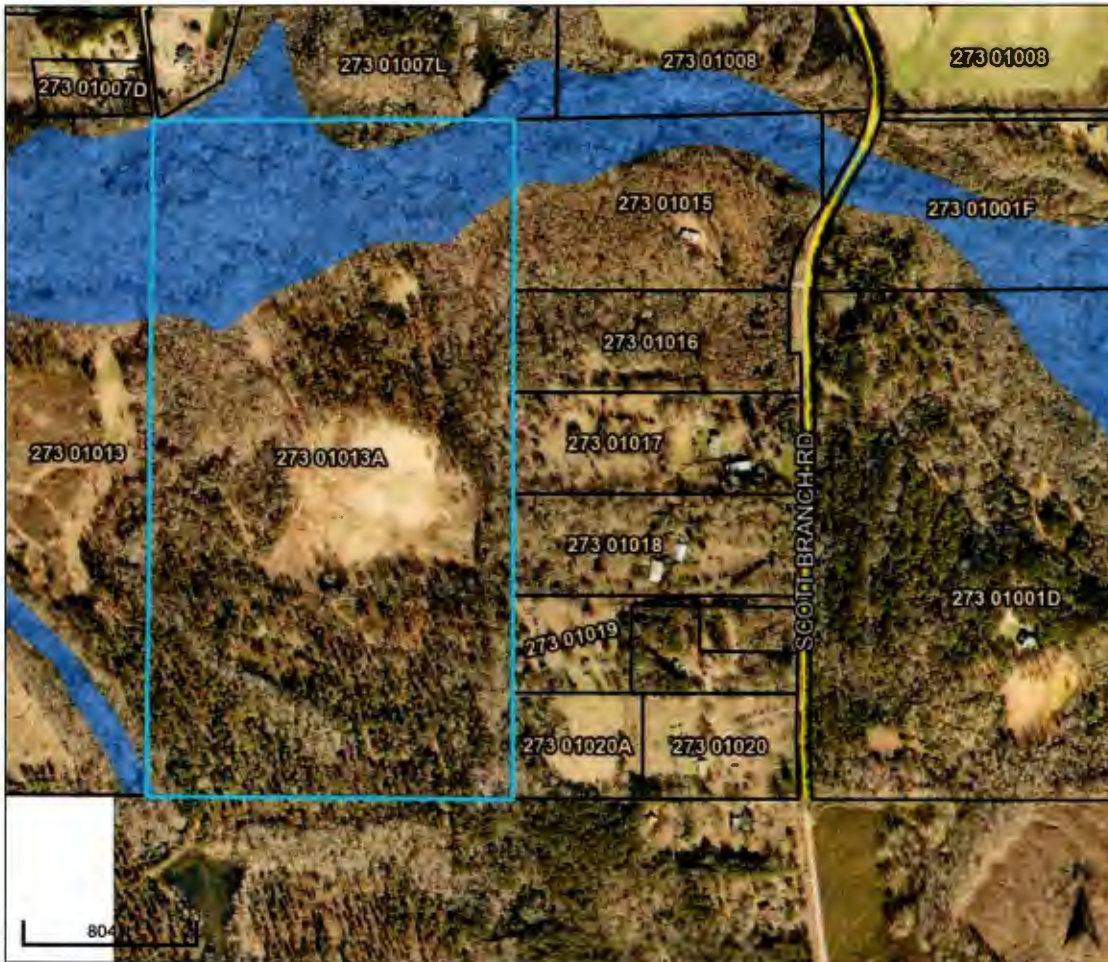
Parcel ID	273 01013A	Owner	FLAT CREEK RESERVE LLC	Last 2 Sales			
Class Code	Agricultural		3060 HIGHWAY 362	Date	Price	Reason	Qual
Taxing District	SPALDING COUNTY		WILLIAMSON, GA 30292	5/7/2025	\$637000	MT	U
Acres	107.81	Physical Address	SCOTT BRANCH RD	4/20/2011	\$185496	LM	Q
		Assessed Value	Value \$345947				
		Land Value	Value \$345947				

(Note: Not to be used on legal documents)

Date created: 3/31/2026
 Last Data Uploaded: 3/31/2026 7:39:21 AM

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273-01-013A
 +
 273-01-015



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 273 01013A
Class Code Agricultural
Taxing District SPALDING COUNTY
Acres 107.81

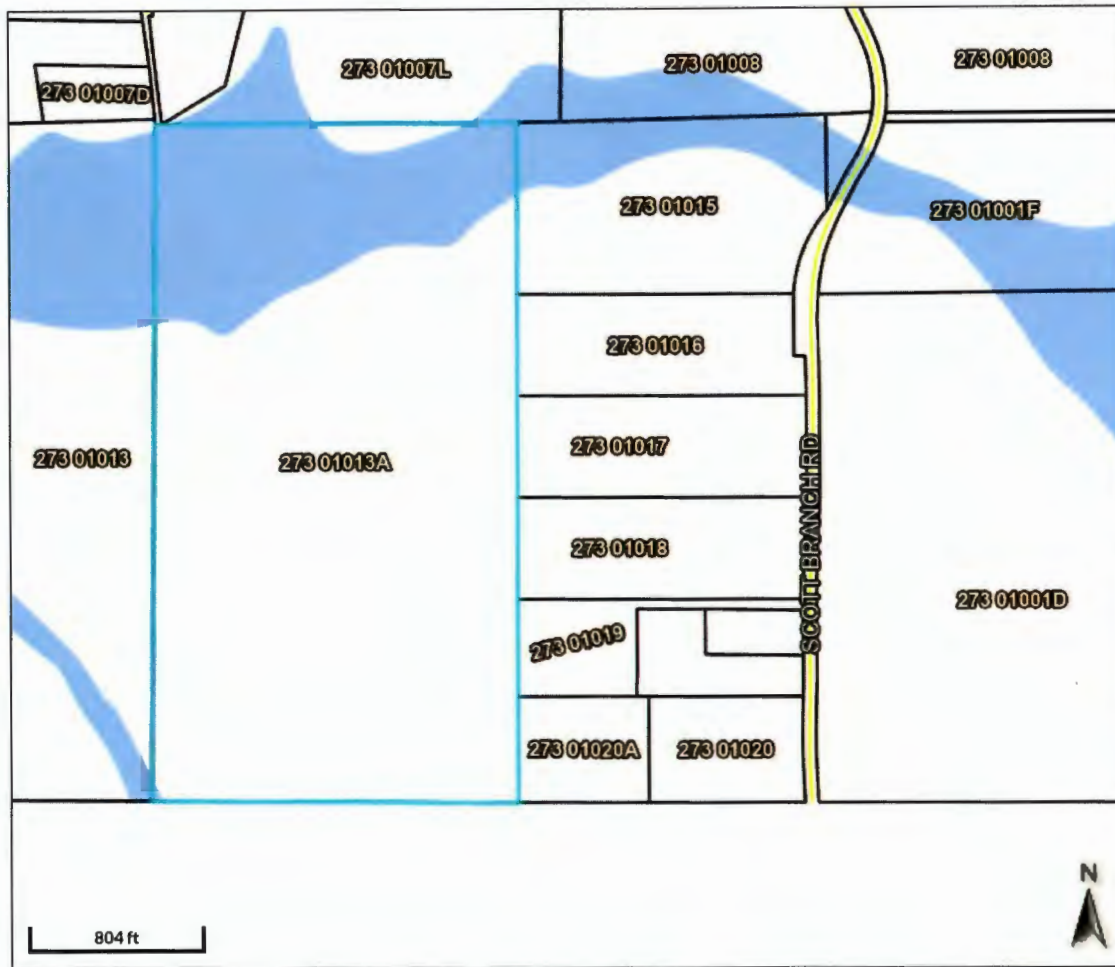
Owner FLAT CREEK RESERVE LLC
3060 HIGHWAY 362
WILLIAMSON, GA 30292
Physical Address SCOTT BRANCH RD
Assessed Value Value \$345947
Land Value Value \$345947

Last 2 Sales			
Date	Price	Reason	Qual
5/7/2025	\$637000	MT	U
4/20/2011	\$185496	LM	Q

(Note: Not to be used on legal documents)

Date created: 3/3/2026
Last Data Uploaded: 3/3/2026 7:18:21 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.

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

Parcel ID 273 01013A
Class Code Agricultural
Taxing District SPALDING COUNTY
Acres 107.81

Owner FLAT CREEK RESERVE LLC
3060 HIGHWAY 362
WILLIAMSON, GA 30292
Physical Address SCOTT BRANCH RD
Assessed Value Value \$345947
Land Value Value \$345947

Last 2 Sales
Date Price Reason Qual
5/7/2025 \$637000 MT U
4/20/2011 \$185496 LM Q

(Note: Not to be used on legal documents)

Date created: 3/3/2026
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03/23/2026 00:24

**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

Flat Creek Reserve, LLC

Owner's mailing address <u>3060 Hwy 362 Williamson, GA 30292</u>	City, State, Zip <u>Williamson, GA 30292</u>	Number of acres included in this application. Agricultural Land: _____ Timber Land: <u>21.92</u>
Property location (Street, Route, Hwy, etc.) <u>930 Scott Branch Rd.</u>	City, State, Zip of Property: <u>Williamson, GA 30292</u>	Covenant Acres: <u>2</u> Total Acres: <u>23.92</u>

District <u>08</u>	Land Lot <u>091</u>	Sublot & Block <u>2130105</u>	Recorded Deed Book/Page _____	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.

Doyle Proctor
Signature of Taxpayer or Taxpayer's Authorized Representative
Michael Pierce, Michael Pierce
Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application) alicia
Sworn to and subscribed before me this 7 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 <u>273-01-015</u>	TAX DISTRICT <u>03</u>	TAXPAYER ACCOUNT NUMBER <u>25825</u>	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.

Brandon Pierce, Brandon Pierce
Branne ~~Wright~~, Brannen Wright

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</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
Doyle Proctor		25%	Pike	60	100
Bramen Wright		25%	Pike	20	100
Michael Pierce		25%	Pike	100	100
Brandon Pierce		25%	Pike	100	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 % _____
- ☒ 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.
- ☐ 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 _____

Brandon Pierce and Michael Pierce are brothers

Doyle Proctor and Brannen Wright are friends
and not related to any members.

We generate 0 income on this property.

This is strictly hunting property and none of
it is leased out.

Doyle Proctor, member

Pod P 3-17-26

RECEIVED

MAR 17 2026

SPALDING COUNTY
BOARD OF ASSESSORS

273 01015		2026 Spalding County Board of Assessors				2/27/2026 3:45:11 PM Acct # 25825 tlong	
Owner Information		General Property Information				Values	
FLAT CREEK RESERVE LLC		SITUS	930 SCOTT BRANCH RD			Imp Val	0
3060 HIGHWAY 362		LEGAL	SCOTT BRANCH RD TR 1 PB 9/107			Acc Val	12,722
WILLIAMSON, GA 30292		Tax District	SPALDING COUNTY	GMD	1067	Homestead	S0
		Total Acres	23.92	LL	091	No Covenant	0
		Zoning		LD	01	Acc/Des	6C - .000000
		Unit		Return Value		0	
Topography - 1.00	Wetlands - .90	Shape - 1.00	Easements - 1.00	External - 1.00	Assemblage - 1.00	Other - 1.00	12701 - 1.00

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
FLAT CREEK RESERVE LLC	RAHN HAROLD A	05/07/2025	5325 252	9 107	637,000	A4		0 MT
RAHN HAROLD A	DALLAS JESSE A & ROBERT E III	05/25/2010	3452 72	9 107	115,000	A1		0 FM
DALLAS JESSE A & ROBERT E III	FLANDERS FARMS & TIMBER LLC	06/29/2007	3136 253	9 107	340,500	A1		0 MT

LAND INFORMATION

CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
A4	701 Scott Branch Rd @ Cnty Line	Acre	23.92	0	0			13,000.00	13,000.00	1.00	138,788

ACCESSORY IMPROVEMENTS - 273 01015

CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	Lean-To	12	43	516	2009	1.00	0.68	0.00	1.00	1.00	1.00	1.00	0.00	2397	True
A6	Lean-To	10	43	430	2001	1.00	0.34	0.00	1.00	1.00	1.00	1.00	0.00	1051	True
A6	Lean-To	14	34	476	2001	0.00	0.34	0.00	1.00	1.00	1.00	1.00	0.00	1000	True
A1	Shop Equipment Building	24	43	1032	2001	1.00	0.34	0.00	1.00	1.00	1.00	1.00	0.00	8274	True



Overview



Legend

- Parcels
- Roads

Parcel ID 273 01013A
 Class Code Agricultural
 Taxing District SPALDING COUNTY
 Acres 107.81

Owner FLAT CREEK RESERVE LLC
 3060 HIGHWAY 362
 WILLIAMSON, GA 30292
 Physical Address SCOTT BRANCH RD
 Assessed Value Value \$345947
 Land Value Value \$345947

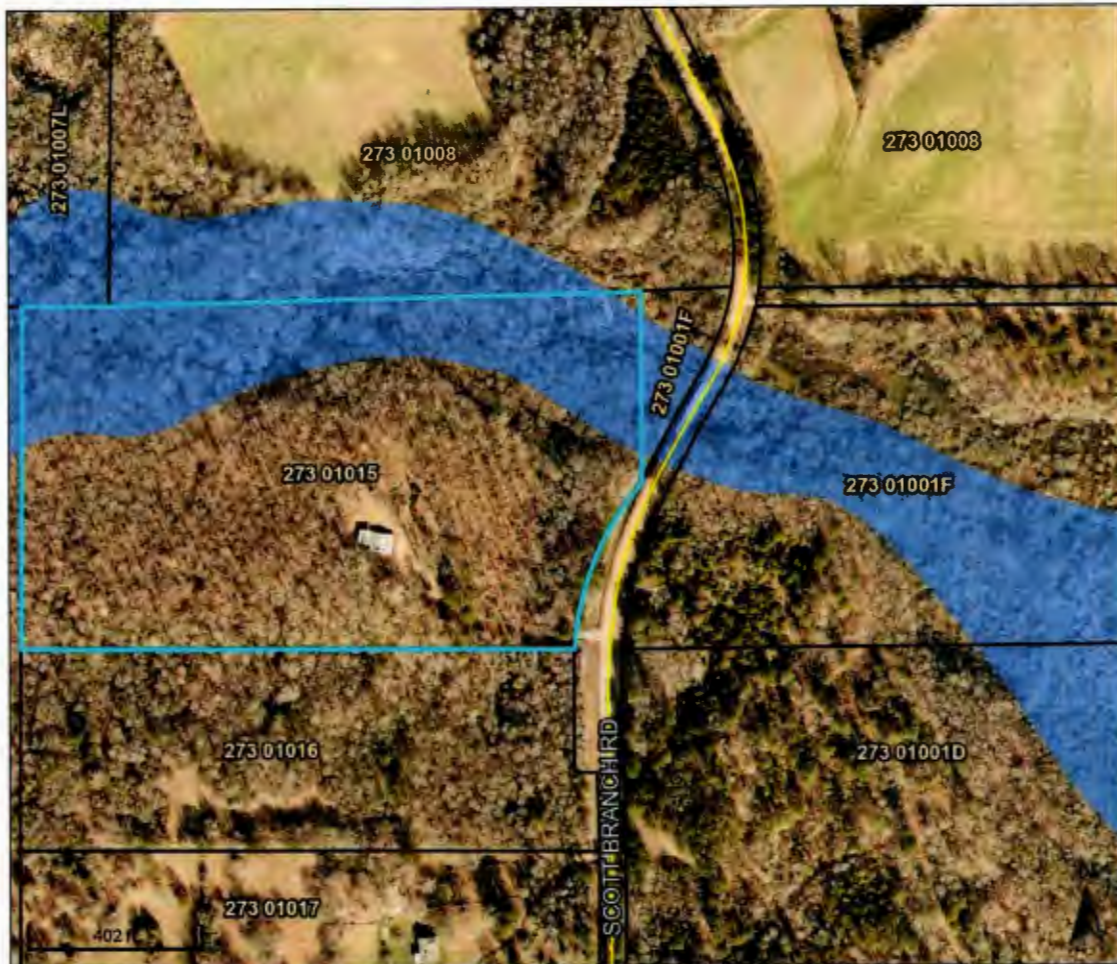
Last 2 Sales			
Date	Price	Reason	Qual
5/7/2025	\$637000	MT	U
4/20/2011	\$185496	LM	Q

(Note: Not to be used on legal documents)

Date created: 3/31/2026
 Last Data Uploaded: 3/31/2026 7:39:21 AM

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273-01-013A
 +
 273-01-015



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 273 01015
Class Code Agricultural
Taxing District SPALDING COUNTY
Acres 23.92

Owner FLAT CREEK RESERVE LLC
3060 HIGHWAY 362
WILLIAMSON, GA 30292
Physical Address 930 SCOTT BRANCH RD
Assessed Value Value \$137631
Land Value Value \$124909

Last 2 Sales
Date Price Reason Qual
5/7/2025 \$637000 MT U
5/25/2010 \$115000 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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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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 3060 HIGHWAY 362
 WILLIAMSON, GA 30292
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Last 2 Sales

Date	Price	Reason	Qual
5/7/2025	\$637000	MT	U
5/25/2010	\$115000	FM	Q

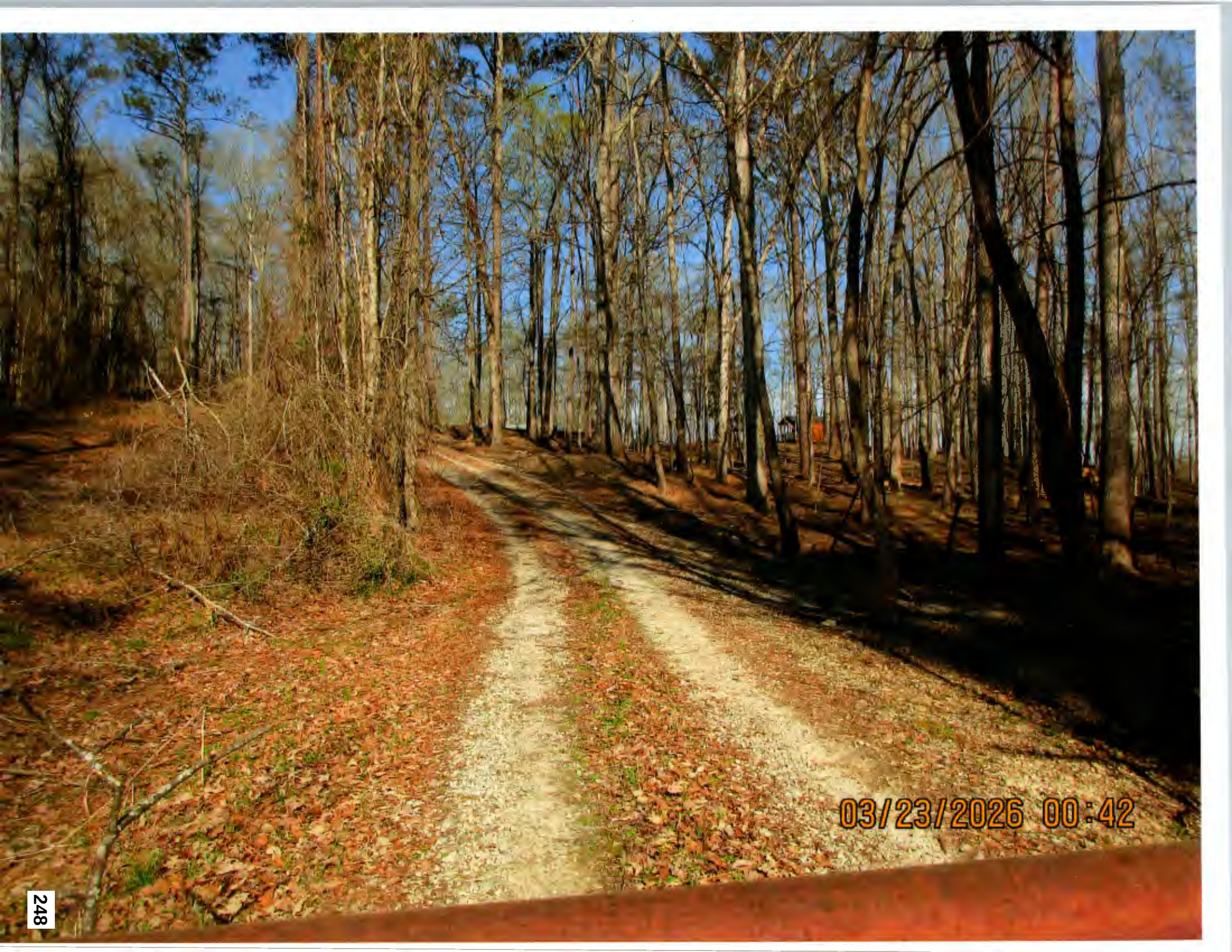
(Note: Not to be used on legal documents)

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

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03/23/2026 00:42



**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

HALL CORY L & CLINT J HALL

Owner's mailing address 103 MUD BRIDGE ROAD		City, State, Zip GRIFFIN, GA 30223	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____ Covenant Acres 0.00 Total Acres 20.37
Property location (Street, Route, Hwy, etc.) 103 MUD BRIDGE RD		City, State, Zip of Property: GRIFFIN, GA 30223	
District 04	Land Lot 144	Sublot & Block	Recorded Deed Book/Page 3608 93
List types of storage and processing buildings:			

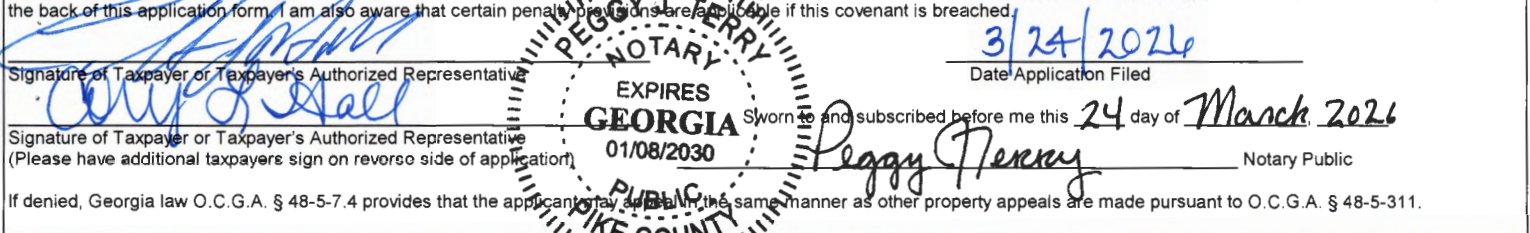
AUTHORIZED SIGNATURE

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.



3/24/2026
Date Application Filed
Sworn to and subscribed before me this 24 day of March, 2026
Notary Public

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 258 01002E	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 27722	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
Jeff Hall		50	Clayton	36	
Cory Hall		50	Lamar	111.9	

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) % 90
- ☐ 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. 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

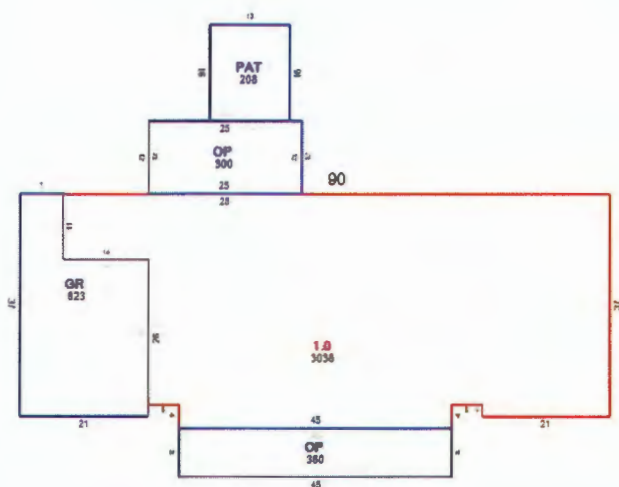
Date Approved

258 01002E		2026 Spalding County Board of Assessors				3/24/2026 3:04:05 PM Acct # 27722 tlong									
Owner Information		General Property Information				Values									
HALL CORY L & CLINT J HALL 103 MUD BRIDGE ROAD GRIFFIN, GA 30223		SITUS		103 MUD BRIDGE RD		Imp Val		353,934							
		LEGAL		20.372 AC - PB 28/207 - MUD BRIDGE RD		Acc Val		4,912							
		Tax District		SPALDING COUNTY	GMD	1068	Homestead	S1	Land Val		158,220				
		Total Acres		20.37	LL	144	No Covenant	0	Total Value		517,066				
		Zoning			LD	04	Acc/Des	4C - 1.000000	2025 : 429,354		2024 : 429,354				
		Unit			Return Value		0		2023 : 429,354		2022 : 359,855				
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							
HALL CORY L & CLINT J HALL	HALL CORY L	02/27/2012	3608 93	24 190		0 A1		0 QC							
HALL CORY L	HALL CLINT J	07/08/2009	3379 60	24 190		0 A1		0 XX							
HALL CLINT J & CORY L HALL	HALL CORY L	07/08/2009	3379 43	24 190		0 A1		0 XX							
LAND INFORMATION															
CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value				
A4	642 Mud Bridge Rd @ Martin Rd	Acre	20.37	0	0			15,000.00	15,000.00	1.00	158,220				
ACCESSORY IMPROVEMENTS - 258 01002E															
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	Shed Farm/Utility (3 Sides)	40	60	2400	1980	1.00	0.20	0.35	1.00	1.00	1.00	1.00	0.00	4912	True
PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS							
21932	SINGLE FAMILY	160,000	0	07/15/2002	03/05/2003										

RES IMP - 258 01002E 103 MUD BRIDGE RD							
Impr Key	23594	Roof Shape	Gable	Basement / Attic	Squarefoot	Phy Depr	0.81
Class / Strat	A1	Floor Construction	Wood Joist	Bsmt / Finish	3036 / 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	7	Interior Wall	Sheetrock	Bsmt Qual		Econ Obsol	1.00
Bedrooms	3	Interior Ceiling	Sheetrock	Attic Qual		% Complete	1.00
Heated Area	3,036	Heat	Central AC	Grade	1.10	Neigh Adj	0.80
Story Height	1 Story	Plumbing:Std Comp	1	Year Built	2002	CD	1.00
Foundation	Masonry	Plumbing: Extra Fix	6	Eff Year Built	2002	FMV	353,934
Exterior Wall	Masonry (Brick Veneer)	Full Baths	3	Condition	Average	MAV	0
Roofing	Metal - Steel	Half Baths	0	RCN	546,195	OVR FMV	0

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

Code	Type	Area
1.0	1.0 Story	3036
GR	Garage - Attached	623
OP	Porch - Open	360
OP	Porch - Open	300
PAT	Patio	208
OP	Porch - Open	300





03/25/2026 03:50



Overview



Legend

- Parcels
- Roads

Parcel ID 258 01002E
 Class Code Agricultural
 Taxing District SPALDING COUNTY
 Acres 20.37

Owner HALL CORY L & CLINT J HALL
 103 MUD BRIDGE ROAD
 GRIFFIN, GA 30223
 Physical Address 103 MUD BRIDGE RD
 Assessed Value Value \$429354
 Land Value Value \$75420

Last 2 Sales			
Date	Price	Reason	Qual
2/27/2012	0	QC	U
7/8/2009	0	XX	U

(Note: Not to be used on legal documents)

Date created: 4/2/2026
 Last Data Uploaded: 4/2/2026 8:17:59 AM

Developed by **SCHNEIDER**
 GEOSPATIAL

3 parcels are combined for 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	258 01002E
Class Code	Agricultural
Taxing District	SPALDING COUNTY
Acres	20.37

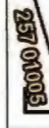
Owner	HALL CORY L & CLINT J HALL 103 MUD BRIDGE ROAD GRIFFIN, GA 30223
Physical Address	103 MUD BRIDGE RD
Assessed Value	Value \$429354
Land Value	Value \$75420

Last 2 Sales			
Date	Price	Reason	Qual
2/27/2012	0	QC	U
7/8/2009	0	XX	U

(Note: Not to be used on legal documents)

Date created: 3/24/2026
Last Data Uploaded: 3/24/2026 8:25:39 AM

Developed by  **SCHNEIDER**
ELECTRICITY



 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
2/27/2012	0	QC	U
7/8/2009	0	XX	U

Developed by  **SCHNEIDER**
ENERGY



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

one of three parcels combined



2 of 3 parcels combined





03/25/2026 03:53



03/25/2026 03:50



03/25/2026 03:51





03/25/2026 03:52



Overview



Legend

- Parcels
- Roads

Parcel ID 258 01002E
Class Code Agricultural
Taxing District SPALDING COUNTY
Acres 20.37

Owner HALL CORY L & CLINT J HALL
103 MUD BRIDGE ROAD
GRIFFIN, GA 30223
Physical Address 103 MUD BRIDGE RD
Assessed Value Value \$429354
Land Value Value \$75420

Last 2 Sales
Date Price Reason Qual
2/27/2012 0 QC U
7/8/2009 0 XX U

(Note: Not to be used on legal documents)

Date created: 4/2/2026
Last Data Uploaded: 4/2/2026 8:17:59 AM

Developed by **SCHNEIDER**
GEOSPATIAL

2.537
8.834

11.371 Acres of trees
measured out
by Betsy

For review

**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

PROCTOR THOMAS E & MARLENE D

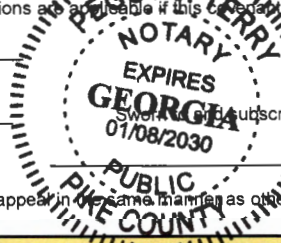
Owner's mailing address P O BOX 336		City, State, Zip WILLIAMSON, GA 30292	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 1068W WILLIAMSON RD		City, State, Zip of Property: GRIFFIN, GA 30224	Covenant Acres 0.00 Total Acres 65.69
District 01	Land Lot 127	Sublot & Block	Recorded Deed Book/Page 3992 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, land 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.

Marlene D. Proctor
Signature of Taxpayer or Taxpayer's Authorized Representative

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



2-16-26
Date Application Filed
16 day of *Feb*, 2026
Peggy Perry Notary Public

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appear 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 01007	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 26459	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
Marlene A. Prector		100%	Pike	209	100% / 100%
Thomas E. Prector, Sr.		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/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 % *40%*
- ☒ Feeding, breeding, or managing livestock or poultry % *25%*
- ☐ 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

277 01007		2026 Spalding County Board of Assessors					2/16/2026 2:11:26 PM Acct # 26459 tlong		
Owner Information		General Property Information					Values		
PROCTOR THOMAS E & MARLENE D		SITUS	1068 W WILLIAMSON RD				Imp Val	451,722	
P O BOX 336		LEGAL	W WILLIAMSON RD				Acc Val	82,906	
WILLIAMSON, GA 30292		Tax District	SPALDING COUNTY	GMD	1067	Homestead	LS8Z	Land Val	410,459
		Total Acres	65.69	LL	127	No Covenant	0	Total Value	945,087
		Zoning		LD	01	Acc/Des	3C - 1.624654	2025 : 945,087	2024 : 945,088
		Unit		Return Value		0	2023 : 900,196		2022 : 791,207
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
PROCTOR THOMAS E & MARLENE D	PROCTOR THOMAS E & MARLENE D	10/06/2015	3992 236			0 V1		0 LA
PROCTOR THOMAS E & MARLENE	PROCTOR THOMAS E	02/24/1998	1518 231			0 A1		0 KN
PROCTOR THOMAS E		11/26/1990	1016 244		250,000	A1		0 FM

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
A5	CUVA Res	2	2.00	5,000	10,000
A5	Open Land	4	8.11	5,030	40,793
A5	Open Land	5	23.33	4,350	101,486
A5	Open Land	7	22.45	3,270	73,412
A5	Open Land	9	5.29	1,900	10,051
A5	Woodland	3	0.11	3,810	419
A5	Woodland	5	0.85	3,540	3,009
A5	Woodland	6	0.12	3,270	392
A5	Woodland	8	1.97	2,440	4,807
A5	Woodland	9	0.02	1,900	38
A5	Pond	2	1.44	5,720	8,237

ACCESSORY IMPROVEMENTS - 277 01007

CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	Barn	108	60	6480	1975	1.20	0.20	0.20	1.00	1.00	1.00	1.00	0.00	28765	True
A6	Shed Farm/Utility (3 Sides)	30	60	1800	1985	1.00	0.20	0.45	1.00	1.00	1.00	1.00	0.00	5329	True

ACCESSORY IMPROVEMENTS - 277 01007															
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	Shed Farm/Utility (3 Sides)	24	88	2112	1995	1.10	0.22	0.50	1.00	1.00	1.00	1.00	0.00	6793	True
A6	Shed Farm/Utility (3 Sides)	40	60	2400	1995	1.00	0.22	0.70	1.00	1.00	1.00	1.00	0.00	9825	True
A1	Shop Equipment Building	30	60	1800	1985	1.20	0.20	0.60	1.00	1.00	1.00	1.00	0.00	30560	True
A6	Storage/Utility Bldg	10	12	120	1995	0.00	0.22	0.00	1.00	1.00	1.00	1.00	0.00	100	True
A1	Swimming Pool - Gunite	16	40	640	1972	1.00	0.20	0.05	1.00	1.00	1.00	1.00	0.00	1534	True
A6	Wellhouse - No Value	5	8	40	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
31611	RENOVATIONS	662	25,000	01/10/2020	10/16/2020	2020		2021-Reno complete 10/16/20. BS 2021- RENO 50% COMPLETE. 06/24/20. BS REPAIR DUE TO SMOKE DAMAGE-02/24/2020 EM

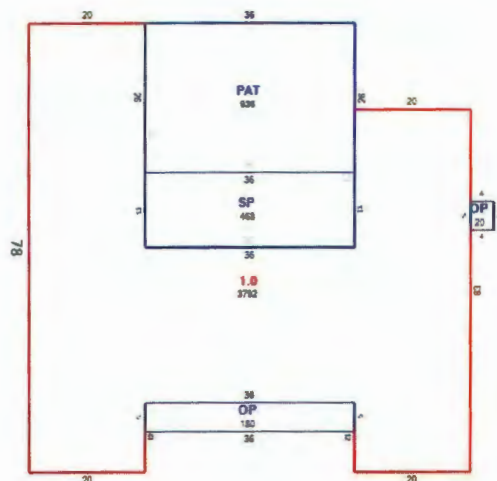
RES IMP - 277 01007 1068 W WILLIAMSON RD							
Impr Key	17570	Roof Shape	Gable	Basement / Attic	Squarefoot	Phy Depr	0.73
Class / Strat	A1	Floor Construction	Wood Joist	Bsmt / Finish	0 / 0.00	Phy OVR	0.00
Occupancy / Style	One Family	Floor Finish	Carpet/Tile	Attic / Finish	0 / 0.00	Func Obsol	1.00
Rooms	8	Interior Wall	Sheetrock	Bsmt Qual		Econ Obsol	1.00
Bedrooms	4	Interior Ceiling	Sheetrock	Attic Qual		% Complete	1.00
Heated Area	3,792	Heat	Central AC	Grade	1.20	Neigh Adj	1.07
Story Height	1 Story	Plumbing:Std Comp	1	Year Built	1971	CD	1.00
Foundation	Masonry	Plumbing: Extra Fix	8	Eff Year Built	1995	FMV	451,722
Exterior Wall	Masonry (Brick Veneer)	Full Baths	3	Condition	Average	MAV	0
Roofing	Shingles - Architectural	Half Baths	0	RCN	578,315	OVR FMV	0

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

Code	Type	Area	CODE TYPE	AREA
1.0	1.0 Story	3792	Const 1 sty 1 Box	1
SP	Porch - Screened	468		
OP	Porch - Open	180		
OP	Porch - Open	20		
PAT	Patio	936		



2021 house completely remodeled on the inside after fire per owner.. ab





03/11/2026 01:39



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 277 01007
Class Code Agricultural
Taxing District SPALDING COUNTY
Acres 65.69

Owner PROCTOR THOMAS E & MARLENE D
P O BOX 336
WILLIAMSON, GA 30292
Physical Address 1068 W WILLIAMSON RD
Assessed Value Value \$945087
Land Value Value \$410459

Last 2 Sales
Date Price Reason Qual
10/6/2015 0 LA U
2/24/1998 0 KN U

(Note: Not to be used on legal documents)

Date created: 2/16/2026
Last Data Uploaded: 2/16/2026 6:10:52 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.

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(Note: Not to be used on legal documents)

Date created: 2/16/2026
Last Data Uploaded: 2/16/2026 6:10:52 AM

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03/11/2026 01:52



03/11/2026 01:49



03/11/2026 01:44



03/11/2026 01:45



03/11/2026 01:42





03/11/2026 01:48



03/11/2026 01:48



03/11/2026 01:46



03/11/2026 01:46



03/11/2026 01:44



03/11/2026 01:43



03/11/2026 01:42







03/11/2026 01:45

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.

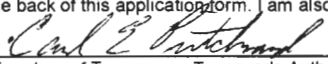
Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount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

PRITCHARD CARL E

Owner's mailing address P O BOX 381		City, State, Zip SUNNY SIDE, GA 30284	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____ Covenant Acres 0.00 Total Acres 27.95
Property location (Street, Route, Hwy, etc.) 0 MINTER RD		City, State, Zip of Property: GRIFFIN, GA 30223	
District 03	Land Lot 022	Sublot & Block	Recorded Deed Book/Page 1840 86
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.

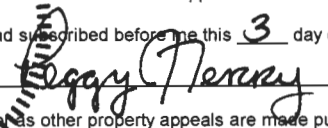

Signature of Taxpayer or Taxpayer's Authorized Representative

3/9/26
Date Application Filed

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

NOTARY
EXPIRES
GEORGIA
01/08/2030
PUBLIC

Sworn to and subscribed before me this 3 day of March, 2026


Notary Public

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

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 254 02032Q	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 22753	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
<i>Carl Pritchard</i>		<i>100%</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 % _____
- ☐ 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.
- ☐ 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

254 02032Q		2026 Spalding County Board of Assessors				3/9/2026 3:49:10 PM Acct # 22753 tlong					
Owner Information		General Property Information				Values					
PRITCHARD CARL E P O BOX 381 SUNNY SIDE, GA 30284		SITUS		0 MINTER RD		Imp Val		0			
		LEGAL		MINTER RD 27.95 AC +/- PB 23/655		Acc Val					
		Tax District		SPALDING COUNTY	GMD	1068	Homestead	S0	Land Val	167,775	
		Total Acres		27.95	LL	022	No Covenant	0	Total Value	167,775	
		Zoning			LD	03	Acc/Des	4C - .000000	2025 : 167,775	2024 : 167,775	
		Unit			Return Value	0		2023 : 167,775	2022 : 134,220		
Topography - 1.00 Wetlands - 1.00 Shape - 1.00 Easements - 1.00 External - 1.00 Assemblage - 1.00 Other - 1.00 12632 - 1.00											
SALES INFORMATION											
Grantee		Grantor		Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason	
PRITCHARD CARL E		SLAE DAN P		01/12/2001	1840 86	23 655	125,800 A5		0 LM		
LAND INFORMATION											
CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
A5	636 Minter Rd (Steel Rd>School	Acre	27.95	0	0			15,000.00	15,000.00	1.00	167,775



Overview



Legend

-  Parcels
-  Roads

Parcel ID 254 02032Q
Class Code Agricultural
Taxing District SPALDING COUNTY
Acres 27.95

Owner PRITCHARD CARL E
 P O BOX 381
 SUNNY SIDE, GA 30284
Physical Address MINTER RD
Assessed Value Value \$167775
Land Value Value \$167775

Last 2 Sales			
Date	Price	Reason	Qual
1/12/2001	\$125800	LM	Q
n/a	0	n/a	n/a

(Note: Not to be used on legal documents)

Date created: 3/17/2026
 Last Data Uploaded: 3/17/2026 7:29:21 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.

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

Parcel ID 254 02032Q
Class Code Agricultural
Taxing District SPALDING COUNTY
Acres 27.95

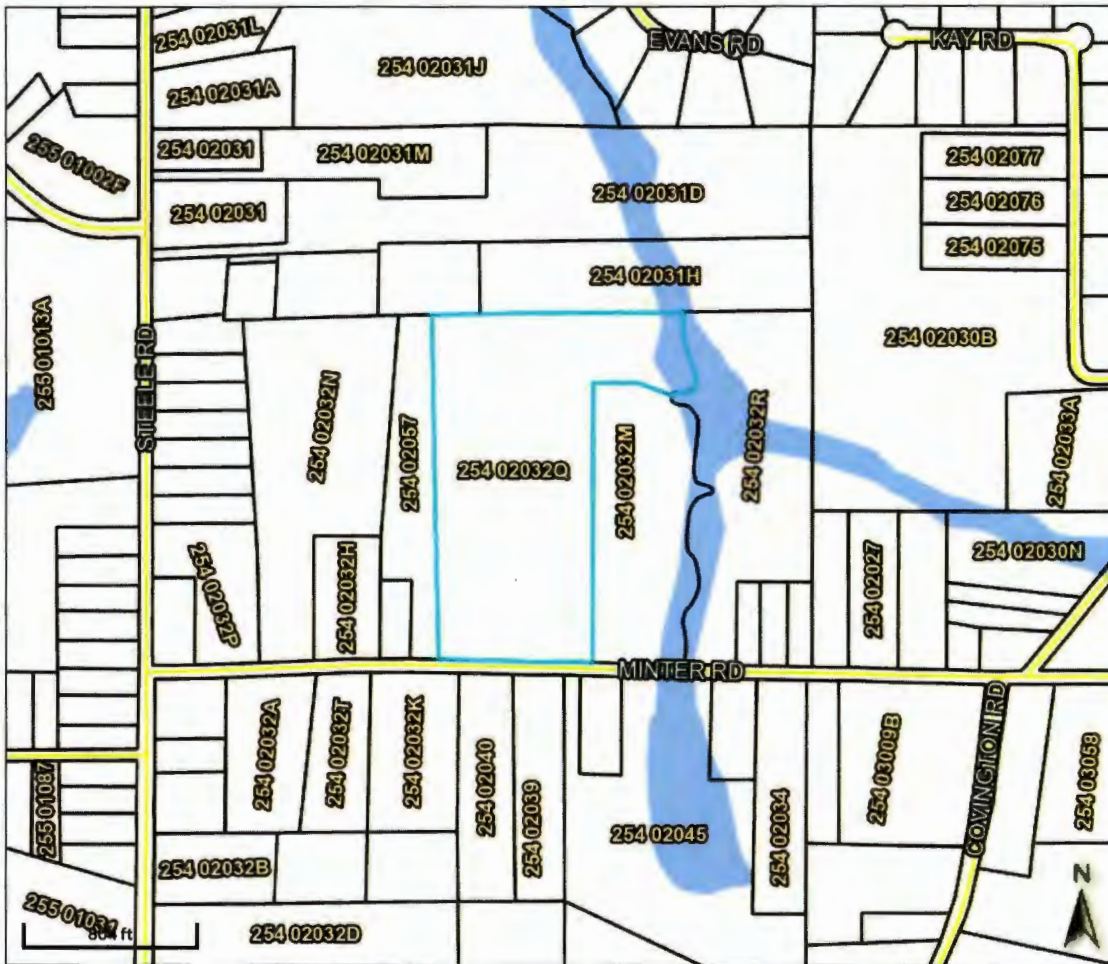
Owner PRITCHARD CARLE
P O BOX 381
SUNNY SIDE, GA 30284
Physical Address MINTER RD
Assessed Value Value \$167775
Land Value Value \$167775

Last 2 Sales		Reason	Qual
Date	Price		
1/12/2001	\$125800	LM	Q
n/a	0	n/a	n/a

(Note: Not to be used on legal documents)

Date created: 3/9/2026
Last Data Uploaded: 3/9/2026 6:09:13 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.
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Parcel ID 254 02032Q
 Class Code Agricultural
 Taxing District SPALDING COUNTY
 Acres 27.95

Owner PRITCHARD CARLE
 P O BOX 381
 SUNNY SIDE, GA 30284
 Physical Address MINTER RD
 Assessed Value Value \$167775
 Land Value Value \$167775

Last 2 Sales		Reason	Qual
Date	Price		
1/12/2001	\$125800	LM	Q
n/a	0	n/a	n/a

(Note: Not to be used on legal documents)

Date created: 3/9/2026
 Last Data Uploaded: 3/9/2026 6:09:13 AM

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03/11/2026 02:41



03/11/2026 02:41



BOARD OF ASSESSORS

Consider the approval of updates to the Policy Manual.

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:

[POLICY - SPECIALIZED ASSESSMENTS.pdf](#)

Specialized Assessments

1. The BOA shall accept applications for Specialized Assessments in compliance with the Official code of Georgia Annotated and the Georgia Department of Revenue Rules and Regulations. The application period shall be between January 1 and April 1 of each year. Applications will also be received during the 45 day appeal period.
2. The appraisal staff shall conduct an on-site inspection of the property subject to an application and provide proof of said inspection.
3. The application shall be accompanied by the recording fees made payable to the Clerk of Superior Court in order for all pages of the application to be recorded as an official document of the deed records of the county.
4. The BOA shall review all applications for specialized assessments and consider them for approval or denial based on the recommendations of the appraisal staff. All applications must be signed by the BOA prior to recording. The BOA shall record their actions pertaining to all applications in their official minutes.
5. The BOA shall review all applications for specialized assessments to ensure that the ownership qualifications are met and adhered to. The BOA shall also ensure that not more than the maximum acreage is subject to a specialized assessment where applicable.
6. Specialized Assessments that have a requirement to notify the owner of an expiring covenant, these letters shall be mailed no later than the October 15 each year to owners that are in the last year of their covenant.

7. Example Policy for definition of Residential Structure to be excluded from covenant:

A structure shall be recognized as a residential structure for the exclusion from property in a Conservation Use (CUVA) or Forest Land Protection (FLPA) or Agricultural Preferential (Ag Pref) covenant if the structure meets or exceeds the minimum requirements for a residential structure in Spalding County, regardless of the current use, whether recreational or other non-residential use.

The International Residential Code sets the minimum standards for residential dwellings as:

Requires heating to maintain a minimum room temperature of 62 degrees. (Portable space heaters shall not be used to achieve compliance)

Minimum room area: Every dwelling unit shall have one habitable room of not less than 120 square feet. Other habitable rooms shall have a minimum of 70 square feet. Exception: Kitchens
Ceiling height: Not less than 7 feet. For rooms with sloped ceilings at least 50% of the required floor area of the room must have a ceiling height of 7 feet.

Toilet facilities: Every dwelling unit must have a water closet, lavatory and a bathtub or shower.

Kitchen: Each dwelling unit shall have a kitchen area and each kitchen area shall have a sink.

All plumbing fixtures shall be connected to a sanitary sewer or approved private sewage disposal system.

All plumbing fixtures shall be connected to an approved water supply. Kitchen sinks, lavatories, bathtubs, showers and laundry shall be provided with hot water.

The minimum total square feet of a legal dwelling unit in Agricultural zoning in Spalding County is 1,500 square feet.

This policy provides the minimum standards to be applied when the appraisers are determining the qualifications of structures for exclusion from the covenants listed above. Nothing in the policy will prohibit the staff appraisers or assessors from allowing a property that may meet some or all of the minimum standards from being categorized as strictly recreational or other non- residential use and not habitable based on a physical review of the property.

8. Conservation use properties being 10 acres or less will physically be reviewed by staff members once every three years after initial application to insure the qualifying use of the property. A schedule E, reporting farm related income or loss, or schedule F, with form 1040, or, if applicable, form 4835 filed with the Internal Revenue Service, pertaining to such property, may be accepted if provided by the property owner.
9. Conservation use properties owned by family entities, such as a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation, or family limited liability company will be reviewed by staff members once every three years to insure eligibility. In addition, the owner will be asked to supply our office with a copy of their most recent filing with the Internal Revenue Service.

- 10. Applications procedures for Conservation Use Valuation Assessment (CUVA):**
 - a. If the property is owned by one or more US Citizens, the application for conservation use must be signed by ALL owners unless one of the owners has the written or court authority to sign on behalf of all the owners of the property being placed in conservation use.
 - b. Any information crossed out on the application and/or corrected must be initialed by the applicant(s) and a member of the Assessor's Office staff who is completing the application.
- 11. The two-acre residential exclusion will be applicable for uninhabitable homes on the property.**
- 12. The land valuation for the two acres excluded with a residence will remain the value per the soil analysis.**
- 13. The following items are to be received from the applicant at the time of application:**
 - a. Specialized Assessment Guidelines form
 - c. Recording fee in the form of check or money order

Add to policy - Specialized Assessments

Excluding Residences

The applications for Conservation Use Assessment and Forest Land Protection Act Assessment shall exclude the entire value of any residence and its underlying property. Underlying property is defined as the minimum lot size required for residential construction by local zoning ordinances or two acres, whichever is less.

Continuation applications

If property subject to a Specialized Assessment transfers to a new owner during the covenant period, the new owner must meet all qualifications in order for the covenant to be continued.

Breach of covenant

In accordance with Georgia Law, if the property ceases to qualify for the covenant that was approved and a breach occurs, a penalty shall be assessed in accordance with the statute that regulates such covenant. If it is determined that a breach has occurred, proper notification shall be sent to the property owner. If such specialized assessment allows for a cease and desist period in order to avoid the breach penalty, such notification shall be sent to the property owner before the penalties are assessed. The breach of specialized assessment is appealable in accordance with O.C.G.A. § 48-5-311.

Annual values by DOR

Specialized Assessments that are assessed per values and/or index factors that are supplied annually by the Georgia Department of Revenue, Local Government Services (DOR, LGS), shall be reappraised annually after the values have been approved by the Board of Assessors. Such approval shall be reflected in the official minutes of the meeting where such approval was done. The values shall be applied based on soil productivity of the covenant property. The maximum allowable use value increase is limited to 3% per year or 34.39% for the life of the covenant.

Consider the approval of a request for non-disclosure of personal information.

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 a renewal application for Conservation Use Valuation Assessment. JOSEPH & JANE BAILEY, 269-01-016D, 26.91 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 - BAILEY 269-01-016D.pdf](#)

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

BAILEY JOSEPH WAYNE

Owner's mailing address BAILEY JANE H 4079 H NEWNAN RD		City, State, Zip GRIFFIN, GA 30223	Number of acres included in this application. Agricultural Land: <u>26.91</u> Timber Land: _____
Property location (Street, Route, Hwy, etc.) 4075 NEWNAN RD		City, State, Zip of Property: GRIFFIN, GA 30223	Covenant Acres 26.91 Total Acres 26.91
District 01	Land Lot 030	Sublot & Block	Recorded Deed Book/Page 2478 197
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.

Joseph N Bailey
Signature of Taxpayer or Taxpayer's Authorized Representative

3-27-2026
Date Application Filed

Peppy Denny
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 March, 2026

Peppy Denny 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 269 01016D	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 25465	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>2024</u> Ends: Dec 31, <u>2033</u> If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: <u>269 01016E</u>

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
Joe Bailey	Spouse	50%	Spalding	150	50% 150
Jane Bailey	Spouse	50%			50% 150

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 % 100
- ☐ 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

269 01016D	2026 Spalding County Board of Assessors				3/30/2026 10:18:05 AM Acct # 25465 tlong	
Owner Information	General Property Information				Values	
BAILEY JOSEPH WAYNE BAILEY JANE H 4079 H NEWNAN RD GRIFFIN, GA 30223	SITUS	4075 NEWNAN RD			Imp Val	0
	LEGAL	TR B & PRT TR A PB 9/417 26.91 AC			Acc Val	
	Tax District	SPALDING COUNTY	GMD	1067	Homestead	S0
	Total Acres	26.91	LL	030	CUV 2016	21236
	Zoning		LD	01	Acc/Des	5C - 4.605426
	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
BAILEY JOE W & JANE H	RIVERS RICHARD Q III ETAL	03/19/2004	2478 197	9 417	140,000	A5		0 LM
RIVERS RICHARD QUINNIE III &		07/23/1973	340 13	9 417		0 A5		0 XX

LAND INFORMATION					
CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
V5	Small Parcel	1	9.85	1,000	9,850
V5	Small Parcel	1	5.36	1,000	5,360
V5	Small Parcel	1	2.50	1,000	2,500
V5	Small Parcel	1	1.23	1,000	1,230
V5	Small Parcel	1	0.34	1,000	340
V5	Small Parcel	1	7.61	1,000	7,610
V5	Small Parcel	1	0.02	1,000	20

CONSERVATION USE LAND INFORMATION						
	Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
	Agland 93		4	12.49	978	1.00 12,215
	Agland 93		6	8.24	712	1.00 5,867
	Timberland 93		3	0.99	852	1.00 843
	Timberland 93		4	0.15	781	1.00 117
	Timberland 93		5	0.38	679	1.00 258
	Timberland 93		7	4.63	550	1.00 2,547
	Timberland 93		9	0.03	385	1.00 12



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 269 01016D
Class Code Consv Use
Taxing District: SPALDING COUNTY
Acres 26.91

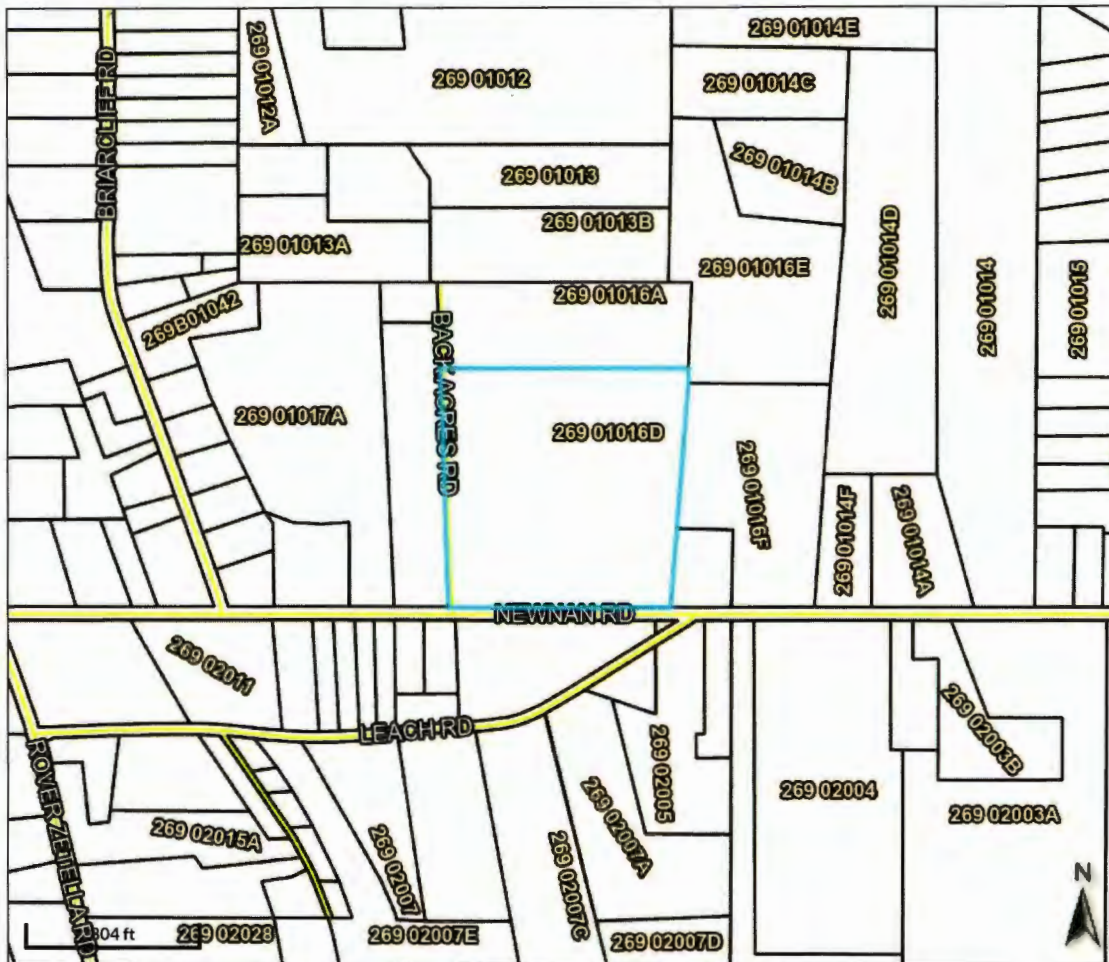
Owner BAILEY JOSEPH WAYNE
BAILEY JANE H
4079 H NEWNAN RD
GRIFFIN, GA 30223
Physical Address 4075 NEWNAN RD
Assessed Value Value \$158769
Land Value Value \$158769

Last 2 Sales
Date Price Reason Qual
3/19/2004 \$140000 LM Q
7/23/1973 0 XX U

(Note: Not to be used on legal documents)

Date created: 3/30/2026
Last Data Uploaded: 3/30/2026 6:09:34 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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Taxing District SPALDING COUNTY
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Date Price Reason Qual
3/19/2004 \$140000 LM Q
7/23/1973 0 XX U

(Note: Not to be used on legal documents)

Date created: 3/30/2026
Last Data Uploaded: 3/30/2026 6:09:34 AM

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03/31/2026 03:24



03/31/2026 03:26

**Consider the approval of a renewal application for Conservation Use
Valuation Assessment. DONALD & BRANDY BROWN, 226-01-020A, 15.25
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 - BROWN 226-01-020A.pdf](#)

**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

BROWN DONALD J & BRANDY W

Owner's mailing address 1590 BARNESVILLE RD		City, State, Zip GRIFFIN, GA 30224	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 1590 BARNESVILLE RD		City, State, Zip of Property: GRIFFIN, GA 30224	Covenant Acres 13.25 Total Acres 15.25
District 03	Land Lot 088	Sublot & Block	Recorded Deed Book/Page 3943 66
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.

Donald J. Brown
Signature of Taxpayer or Taxpayer's Authorized Representative

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



3/24/2026
Date Application Filed

24 day of *March* 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 226 01020A	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 17217	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
Donald J. Brown		50	N/A	N/A	N/A
Brandy W. Brown		50	N/A	N/A	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 % 25
- ☒ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % 75
- ☐ 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

226 01020A		2026 Spalding County Board of Assessors				3/18/2026 12:51:07 PM Acct # 17217 tlong	
Owner Information		General Property Information				Values	
BROWN DONALD J & BRANDY W 1590 BARNESVILLE RD GRIFFIN, GA 30224		SITUS	1590 BARNESVILLE RD			Imp Val	204,994
		LEGAL	BARNESVILLE RD PB 20/332			Acc Val	14,564
		Tax District	SPALDING COUNTY	GMD	1066	Homestead	S1
		Total Acres	15.25	LL	088	CUV 2016	10888
		Zoning		LD	03	Acc/Des	2C - .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	
						12822 - 1.00	

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
BROWN DONALD J & BRANDY W	EASTHOPE DAVID & PIXIE	03/06/2015	3943 66	20 332	265,000	A1		0 FM
EASTHOPE DAVID & PIXIE	KULP SR ROBERT A ESTATE	05/18/2011	3538 70	20 332		0 V1		0 QC
EASTHOPE DAVID & PIXIE	KULP DONA LISA ESTATE	05/18/2011	3538 69	20 332	145,000	V1		0 AT

LAND INFORMATION

CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
V4	1226 Map226 -	Acre	13.25	0	0			13,000.00	13,000.00	1.00	97,175
A4	1226 Map226 -	Acre	2.00	0	0			13,000.00	13,000.00	1.00	26,000

CONSERVATION USE LAND INFORMATION

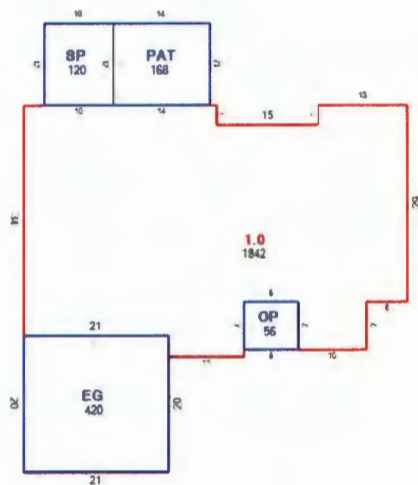
	Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
	Agland 93		4	2.75	978	1.00 2,690
	Agland 93		5	2.90	859	1.00 2,491
	Agland 93		6	0.43	712	1.00 306
	Agland 93		9	0.34	341	1.00 116
	Timberland 93		2	1.82	940	1.00 1,711
	Timberland 93		3	1.57	852	1.00 1,338
	Timberland 93		4	2.96	781	1.00 2,312
	Timberland 93		7	0.35	550	1.00 193
	Timberland 93		9	0.13	385	1.00 50

ACCESSORY IMPROVEMENTS - 226 01020A															
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	Carport - Prefab	24	24	576	2000	1.00	0.30	0.00	1.00	1.00	1.00	1.00	0.00	374	True
A1	POND 1-5	0	0	0.6	2016	1.00	0.90	0.00	1.00	1.00	1.00	1.00	1.00	2700	False
A6	Shed Farm/Utility (3 Sides)	12	40	480	1995	1.00	0.22	0.00	1.00	1.00	1.00	1.00	0.00	772	True
A6	Storage/Utility Bldg	12	18	216	1995	1.00	0.22	0.00	1.00	1.00	1.00	1.00	0.00	729	True
A1	Swimming Pool - Vinyl	16	34	544	1997	1.05	0.52	0.00	1.00	1.00	1.00	1.00	0.00	9989	True

RES IMP - 226 01020A 1590 BARNESVILLE RD							
Impr Key	11624	Roof Shape	Hip	Basement / Attic	Squarefoot	Phy Depr	0.74
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	220 / 1.00	Func Obsol	1.00
Rooms	0	Interior Wall	Sheetrock	Bsmt Qual		Econ Obsol	1.00
Bedrooms	0	Interior Ceiling	Sheetrock	Attic Qual	Average	% Complete	1.00
Heated Area	2,062	Heat	Central AC	Grade	1.15	Neigh Adj	0.80
Story Height	1 Story	Plumbing:Std Comp	1	Year Built	1996	CD	1.00
Foundation	Slab	Plumbing: Extra Fix	5	Eff Year Built	1996	FMV	204,994
Exterior Wall	Vinyl w/Stone Accents	Full Baths	2	Condition	Average	MAV	0
Roofing	Shingles - Asphalt	Half Baths	0	RCN	346,274	OVR FMV	0

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

Code	Type	Area	CODE TYPE	AREA
1.0	1.0 Story	1842	Const 1 sty 1 Box	1
EG	Garage - Enclosed	420		
OP	Porch - Open	56		
SP	Porch - Screened	120		
PAT	Patio	168		





03/25/2026 02:52



Overview



Legend

- Parcels
- Roads

Parcel ID 226 01020A
 Class Code Consv Use
 Taxing District SPALDING COUNTY
 Acres 15.25

Owner BROWN DONALD J & BRANDY W
 1590 BARNESVILLE RD
 GRIFFIN, GA 30224
 Physical Address 1590 BARNESVILLE RD
 Assessed Value Value \$342733
 Land Value Value \$123175

Last 2 Sales		Reason	Qual
Date	Price		
3/6/2015	\$265000	FM	Q
5/18/2011	0	QC	U

(Note: Not to be used on legal documents)

Date created: 4/2/2026
 Last Data Uploaded: 4/2/2026 8:17:59 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.

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

Parcel ID 226 01020A
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Taxing District SPALDING COUNTY
Acres 15.25

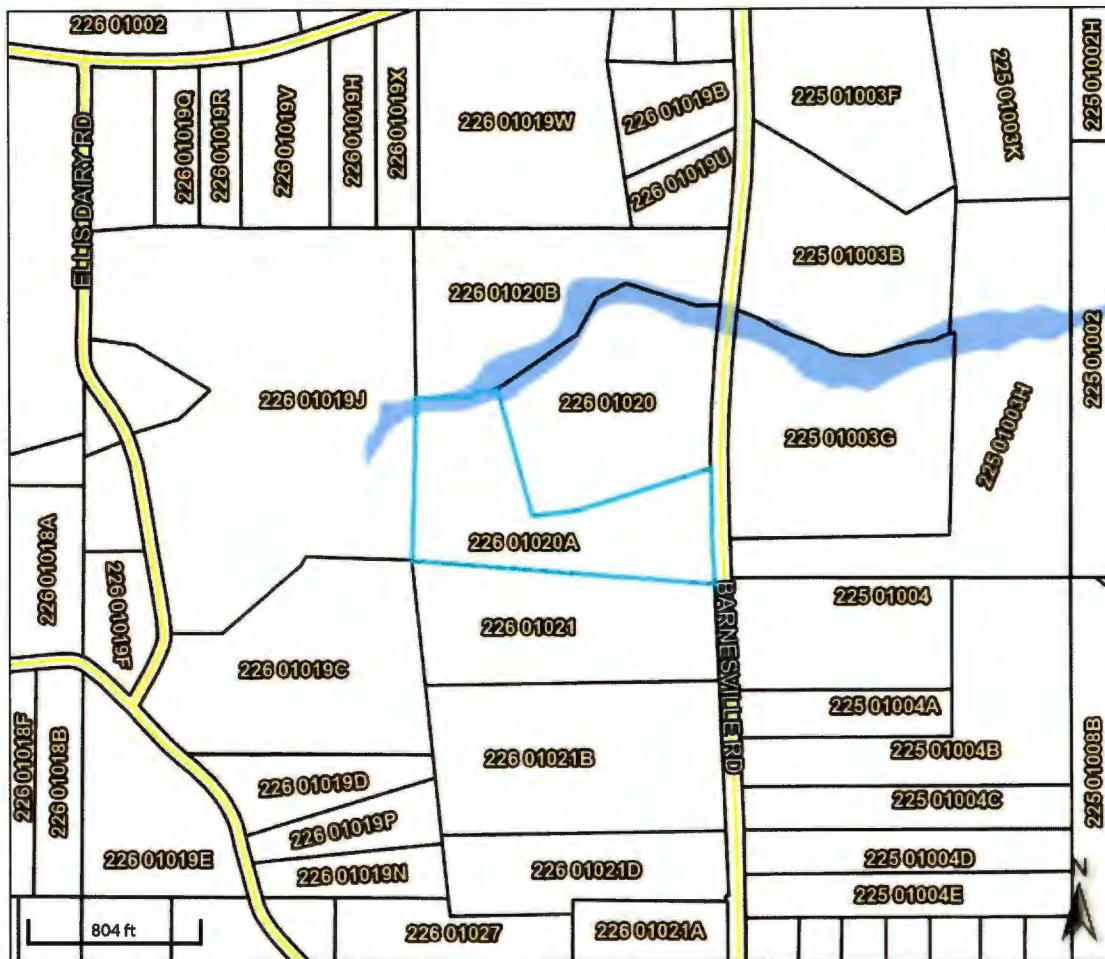
Owner BROWN DONALD J & BRANDY W
1590 BARNESVILLE RD
GRIFFIN, GA 30224
Physical Address 1590 BARNESVILLE RD
Assessed Value Value \$342733
Land Value Value \$123175

Last 2 Sales		Reason	Qual
Date	Price		
3/6/2015	\$265000	FM	Q
5/18/2011	0	QC	U

(Note: Not to be used on legal documents)

Date created: 3/18/2026
Last Data Uploaded: 3/18/2026 7:49:33 AM

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GEOSPATIAL



Overview



Legend

Parcels

Roads

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Taxing District SPALDING COUNTY
Acres 15.25

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GRIFFIN, GA 30224
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Land Value Value \$123175

Last 2 Sales
Date Price Reason Qual
3/6/2015 \$265000 FM Q
5/18/2011 0 QC U

(Note: Not to be used on legal documents)

Date created: 3/18/2026
Last Data Uploaded: 3/18/2026 7:49:33 AM

Developed by **SCHNEIDER**
GEOSPATIAL









03/25/2026 02:57



03/25/2026 02:53





03/25/2026 02:56



03/25/2026 02:55



03/25/2026 02:55



03/25/2026 02:53



03/25/2026 02:53



03/25/2026 02:53



03/25/2026 02:55



03/25/2026 02:54

Consider the approval of a continuation application for Conservation Use Valuation Assessment. JANET & GREGORY BISHOP, 224-01-012N, 10.38 ACRES (CONTIGUOUS WITH 224-01-012M, 17.07 ACRES IN CUVA)

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 - BISHOP 224-01-012N.pdf](#)

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

BISHOP JANET ANN & GREGORY BISHOP

Owner's mailing address 71 BUCK CREEK RD		City, State, Zip GRIFFIN, GA 30224	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 71 BUCK CREEK RD		City, State, Zip of Property: GRIFFIN, GA 30224	Covenant Acres 8.38 Total Acres 10.38
District 03	Land Lot 107	Sublot & Block	Recorded Deed Book/Page 5372 421
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 interest in 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 A. Bishop
Signature of Taxpayer or Taxpayer's Authorized Representative

Date Application Filed

JAMIE CONKLIN
Notary Public, Georgia
Lamar County
My Commission Expires
June 24, 2027

Gregory E. Bishop
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 March, 2025

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 224 01012N	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 34300	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, 2025 Ends: Dec 31, 2034 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
Janet Bishop		50	Spalding	17	100
Gregory Bishop		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) % 98
- ☐ 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. None
- ☐ 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

3/31/2026

In referece to my name discrepency.

my name is Janet Ann Bishop; formerly
Known as Janet Ann Roller.

I aquired a little over 27 acres (2 tax parcels)
prior to my marriage on 8/22/2020.

One parcel, a little over 17 acres) has remained
in my former name and has not been
disturbed. The other parcel, a little over 10
acres, has our house on it now. In
obtaining a bank loan for building costs,
a deed of trust was filed under my married
name of Bishop and my husband was added
on title. Our plans have not changed for
the property and hope you continue to
consider us for conservation.

Janet A. Bishop AKA
Janet A. Roller

GEORGIA
DRIVER'S LICENSE

Governor: *B. H.*

4d DL NO. **061780548** 3 DOB **03/04/1962**
 9 CLASS **C** 4b EXP **03/04/2028**

2 **JANET ANN**
 1 **BISHOP**

8 **71 BUCK CREEK RD**
GRIFFIN, GA 30224-7826
SPALDING

12 REST **B**
 9a END **NONE**
 4a ISS **02/15/2025**
 15 SEX **F** 16 EYES **BLU**
 16 HGT **5'-03"** 17 WGT **135 lb**

6 DO **591322622750020000**

GEORGIA
DRIVER'S LICENSE

Governor: *B. H.*

4d DL NO. **061780548** 3 DOB **03/04/1962**
 9 CLASS **C** 4b EXP **03/04/2028**

2 **JANET ANN**
 1 **ROLLER**

8 **298 OLD SCOUT RD**
JACKSON, GA 30253-6210
LAMAR

12 REST **B**
 9a END **NONE**
 4a ISS **01/15/2020**
 15 SEX **F** 16 EYES **BLU**
 16 HGT **5'-03"** 17 WGT **135 lb**

6 DO **406500536060031221**

Marriage Certificate

STATE OF GEORGIA, LAMAR COUNTY

This Certifies that _____ Gregory E Bishop _____

And _____ Janet A Roller _____ were united in the

HOLY STATE OF MATRIMONY

By _____ James Conklin, Ordained Minister _____

On the _____ 22nd _____ day of _____ August _____, in the year of our Lord, _____ 2020 _____

As appears of record in my office in Marriage Record Book.

This _____ 27th _____ day of _____ August _____, 2020 _____

Kathryn B. Martin

KATHRYN B. MARTIN, JUDGE OF PROBATE COURT, LAMAR COUNTY, GA

224 01012N		2026 Spalding County Board of Assessors				3/25/2026 12:34:36 PM Acct # 34300 tlong	
Owner Information		General Property Information				Values	
BISHOP JANET ANN & GREGORY BISHOP 71 BUCK CREEK RD GRIFFIN, GA 30224		SITUS	71 BUCK CREEK RD			Imp Val	311,469
		LEGAL	10.38AC BARNESVILLE RD PB 27/57			Acc Val	5,957
		Tax District	SPALDING COUNTY	GMD	1066	Homestead	S0
		Total Acres	10.38	LL	107	CUV 2025	4996
		Zoning		LD	03	Acc/Des	2C - .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	
						10001 - 1.00	

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
BISHOP JANET ANN & GREGORY	ROLLER JANET	06/16/2025	5372 421	27 61		0 V1		0 GF
ROLLER JANET	PILKENTON-MURRAY LLC	03/10/2020	4537 189	27 61	67,500	A3		0 AJ
PILKENTON-MURRAY LLC		07/16/2019	4437 50	27 31		0 A1		0 LG

LAND INFORMATION

CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
V3	1666 BUCK CREEK FARM	Acre	8.38	0	0			6,500.00	6,500.00	1.00	54,470
A3	1666 BUCK CREEK FARM	Acre	2.00	0	0			6,500.00	6,500.00	1.00	13,000

CONSERVATION USE LAND INFORMATION

	Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
	Agland 93		5	0.88	859	1.00 756
	Agland 93		6	0.67	712	1.00 477
	Timberland 93		4	0.03	781	1.00 23
	Timberland 93		7	6.80	550	1.00 3,740

ACCESSORY IMPROVEMENTS - 224 01012N

CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	Storage/Utility Bldg	12	30	360	2024	1.10	0.98	0.00	1.00	1.00	1.00	1.00	0.00	5957	True

PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS
2023-1414	SINGLE FAMILY	0	0	12/20/2023	09/04/2025	2024		2026 - 100% COMPLETE; 9/05/25 SH 2024 - 83% COMPLETE - SH 2024: 62% COMPLETE AB 2024 - NOTHING STARTED 1/9 -BW SINGLE FAMILY 12/27/2023 KL

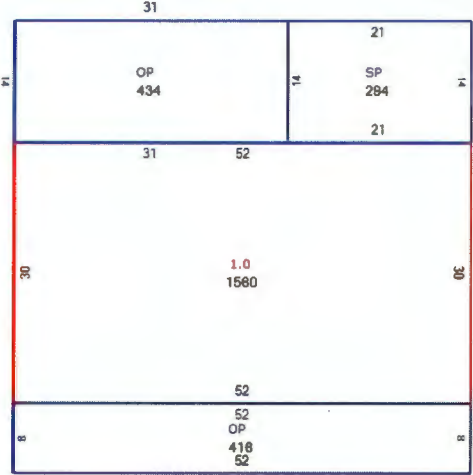
RES IMP - 224 01012N 71 BUCK CREEK RD							
Impr Key	16540095	Roof Shape	Gable	Basement / Attic	Squarefoot	Phy Depr	0.99
Class / Strat	A1	Floor Construction	Reinf Conc Slab	Bsmt / Finish	0 / 0.00	Phy OVR	0.00
Occupancy / Style	One Family	Floor Finish	Carpet/Hdwd/Tile	Attic / Finish	780 / 0.00	Func Obsol	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	1,560	Heat	Central AC	Grade	1.05	Neigh Adj	1.07
Story Height	1 Story	Plumbing:Std Comp	1	Year Built	2024	CD	1.00
Foundation	Slab	Plumbing: Extra Fix	5	Eff Year Built	2024	FMV	311,469
Exterior Wall	Metal	Full Baths	2	Condition	Average	MAV	0
Roofing	Metal - Steel	Half Baths	0	RCN	294,033	OVR FMV	0

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

Code	Type	Area
1.0	1.0 Story	1560
OP	Porch - Open	416
SP	Porch - Screened	294
OP	Porch - Open	434



2026 - Adj % Complete to 100; Adj half of OP on sketch to SP; 9/05/25 SH





03/26/2026 03:12



Overview



Legend

- Parcels
- Roads

Parcel ID 224 01012M
 Class Code Consv Use
 Taxing District SPALDING COUNTY
 Acres 17.07

Owner ROLLER JANET
 71 BUCK CREEK RD
 GRIFFIN, GA 30224
 Physical Address 953 BARNESVILLE RD
 Assessed Value Value \$101256
 Land Value Value \$99860

Last 2 Sales			
Date	Price	Reason	Qual
1/8/2020	\$83500	AS	U
7/16/2019	0	LG	U

(Note: Not to be used on legal documents)

Date created: 3/31/2026
 Last Data Uploaded: 3/31/2026 7:39:21 AM

Developed by **SCHNEIDER**
 GEOSPATIAL

224-01-012M · Janet Roller

224-01-012N · Janet Bishop

2025 covenant contiguous



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 224 01012N
Class Code Consv Use
Taxing District SPALDING COUNTY
Acres 10.38

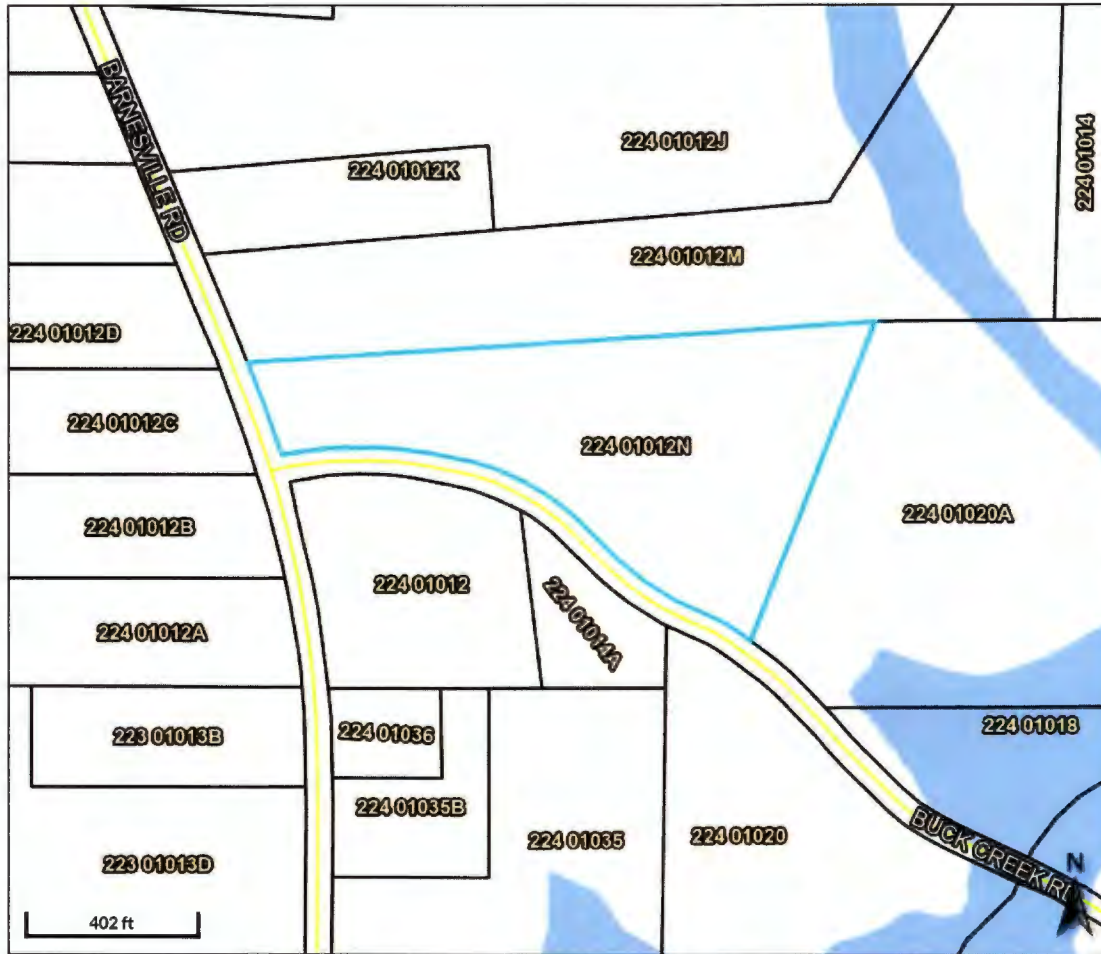
Owner BISHOP JANET ANN & GREGORY
71 BUCK CREEK RD
GRIFFIN, GA 30224
Physical Address 71 BUCK CREEK RD
Assessed Value Value \$265030
Land Value Value \$67470

Last 2 Sales			
Date	Price	Reason	Qual
6/16/2025	0	GF	U
3/10/2020	\$67500	AJ	U

(Note: Not to be used on legal documents)

Date created: 3/25/2026
Last Data Uploaded: 3/25/2026 10:54:19 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 224 01012N
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Taxing District SPALDING COUNTY
Acres 10.38

Owner BISHOP JANET ANN & GREGORY
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GRIFFIN, GA 30224
Physical Address 71 BUCK CREEK RD
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Land Value Value \$67470

Last 2 Sales
Date Price Reason Qual
6/16/2025 0 GF U
3/10/2020 \$67500 AJ U

(Note: Not to be used on legal documents)

Date created: 3/25/2026
Last Data Uploaded: 3/25/2026 10:54:19 AM

Developed by **SCHNEIDER**
GEOSPATIAL



224-01-012M







03/26/2026 03:15



03/26/2026 03:15



03/26/2026 03:14



BISHOP
ELECTRICAL
SERVICES INC
678-818-8420

03/26/2026 03:14

Consider the approval of a continuation application for Conservation Use Valuation Assessment. KIM THEANG UNG & SOCHEA SEI UNG, 240-02-005B, 10.02 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 - UNG 240-02-005B.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

UNG KIM THEANG & SOCHEA SEI

Owner's mailing address 3410 SKYVIEW LANE		City, State, Zip MARIETTA, GA 30066	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 400N POMONA RD		City, State, Zip of Property: GRIFFIN, GA 30223	Covenant Acres 10.02 Total Acres 10.02
District 03	Land Lot 138	Sublot & Block	Recorded Deed Book/Page 5308 888
List types of storage and processing buildings:			

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information obtained 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)

Date Application Filed

3/11/26
to and subscribed before me this 11 day of March, 2026

Notary Public

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal this decision 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 240 02005B	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 29550	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, 2020 Ends: Dec 31, 2029 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.

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Name / Relationship			County	Total Acres	% Interest / No of Acres
KIM THEANG UNG		50%			
SOCHEA SEI UNG		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.))
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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 % _____
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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 apiarian products % _____
- ☒ Other No activity, raw land.

- ☐ 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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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

240 02005B		2026 Spalding County Board of Assessors				3/11/2026 4:56:39 PM Acct # 29550 tlong	
Owner Information		General Property Information				Values	
UNG KIM THEANG & SOCHEA SEI 3410 SKYVIEW LANE MARIETTA, GA 30066		SITUS	400 N POMONA RD			Imp Val	0
		LEGAL	10.02 AC PB 25/561			Acc Val	1,377
		Tax District	SPALDING COUNTY	GMD	1069	Homestead	S0
		Total Acres	10.02	LL	138	CUV 2020	7289
		Zoning		LD	03	Acc/Des	5C - 1.000000
		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
						12447 - 1.00	

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
UNG KIM THEANG & SOCHEA SEI	UNG KIM THEANG	02/10/2025	5308 898	25 561	125,000	V4		0 GF
UNG KIM THEANG	JOHNSTON WILLIAM IVAN	02/10/2025	5308 888	25 561	125,000	V4		0 LM
JOHNSTON WILLIAM IVAN	BOWEN THURMAN	10/23/2007	3173 338	25 561	125,000	A4		0 LM

LAND INFORMATION

CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
V4	1240 M240-241 -	Acre	10.02	0	0			13,000.00	18,200.00	1.40	118,409

CONSERVATION USE LAND INFORMATION

	Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
	Agland 93	4	3.51	950	1.00	3,335
	Agland 93	5	0.28	834	1.00	234
	Agland 93	7	5.83	599	1.00	3,492
	Timberland 93	6	0.18	614	1.00	111
	Timberland 93	7	0.22	534	1.00	117

ACCESSORY IMPROVEMENTS - 240 02005B

CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	Pole Shelter	12	36	432	1995	0.50	0.22	0.00	1.00	1.00	1.00	1.00	0.00	277	True
A1	POND 1-5	0	0	1	1995	1.00	0.22	0.00	1.00	1.00	1.00	1.00	0.00	1100	False

PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS
27326	STORAGE SHED	83	0	12/03/2010	12/30/2010	2010		Pole shelter; no sides



Overview



Legend

- Parcels
- Roads

Parcel ID 240 02005B
Class Code Consv Use
Taxing District SPALDING COUNTY
Acres 10.02

Owner UNG KIM THEANG & SOCHEA SEI
3410 SKYVIEW LANE
MARIETTA, GA 30066
Physical Address 400 N POMONA RD
Assessed Value Value \$85955
Land Value Value \$84578

Last 2 Sales			
Date	Price	Reason	Qual
2/10/2025	\$125000	GF	U
2/10/2025	\$125000	LM	Q

(Note: Not to be used on legal documents)

Date created: 4/1/2026
Last Data Uploaded: 4/1/2026 7:30:56 AM

Developed by **SCHNEIDER**
GEOSPATIAL

In 2020 the seller of this parcel entered CUVA with both parcels:
240-02-005, 12.23 Ac with house
240-02-005B, 10.02 Ac
22.25 total contiguous



Overview



Legend

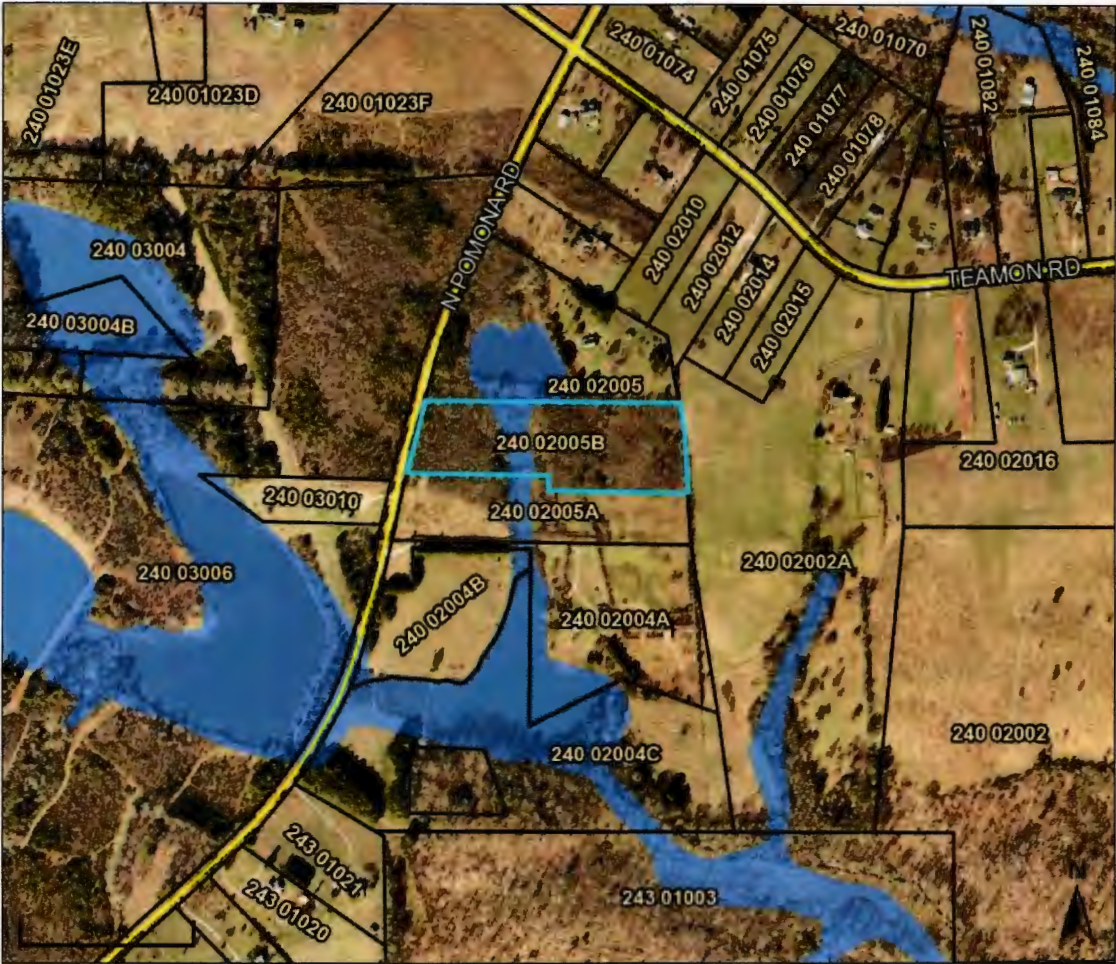
☐ Parcels

 Roads

Parcel ID	240 02005B	Owner	UNG KIM THEANG & SOCHEA SEI	Last 2 Sales			
Class Code	Consrv Use		3410 SKYVIEW LANE	Date	Price	Reason	Qual
Taxing District	SPALDING COUNTY		MARIETTA, GA 30066	2/10/2025	\$125000	GF	U
Acres	10.02	Physical Address	400 N POMONA RD	2/10/2025	\$125000	LM	Q
		Assessed Value	Value \$85955				
		Land Value	Value \$84578				

(Note: Not to be used on legal documents)

Date created: 4/1/2026
Last Data Uploaded: 4/1/2026 7:30:56 AM



- 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

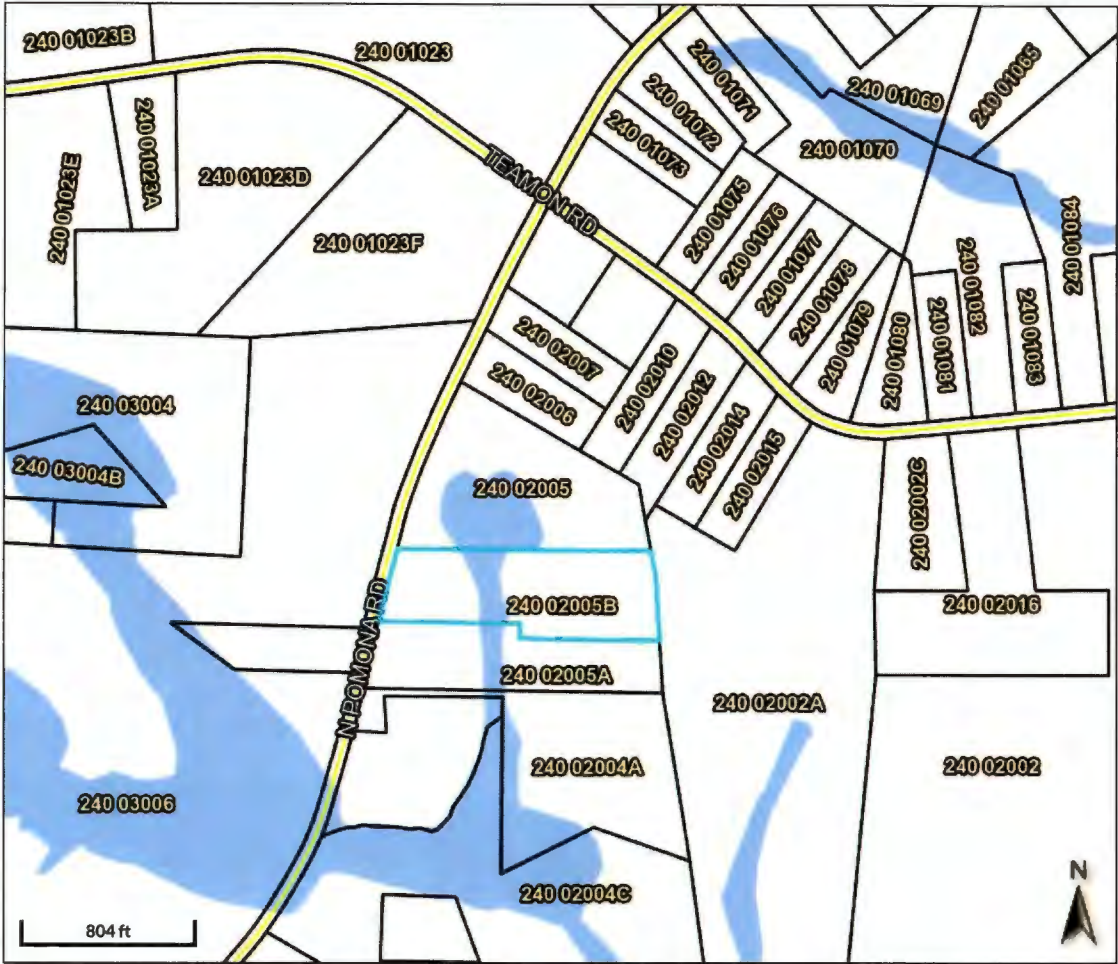
Parcel ID 240 02005B
Class Code Consv Use
Taxing District SPALDING COUNTY
Acres 10.02

Owner UNG KIM THEANG & SOCHEA SEI
3410 SKYVIEW LANE
MARIETTA, GA 30066
Physical Address 400 N POMONA RD
Assessed Value Value \$85955
Land Value Value \$84578

Last 2 Sales
Date Price Reason Qual
2/10/2025 \$125000 GF U
2/10/2025 \$125000 LM Q

(Note: Not to be used on legal documents)

Date created: 3/11/2026
Last Data Uploaded: 3/11/2026 8:21:38 AM



- 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 240 02005B
Class Code Consv Use
Taxing District SPALDING COUNTY
Acres 10.02

Owner UNG KIM THEANG & SOCHEA SEI
3410 SKYVIEW LANE
MARIETTA, GA 30066
Physical Address 400 N POMONA RD
Assessed Value Value \$85955
Land Value Value \$84578

Last 2 Sales			
Date	Price	Reason	Qual
2/10/2025	\$125000	GF	U
2/10/2025	\$125000	LM	Q

(Note: Not to be used on legal documents)

Date created: 3/11/2026
Last Data Uploaded: 3/11/2026 8:21:38 AM



Workspaces ▾



03/23/2026 01:51



03/23/2026 01:51



BOARD OF ASSESSORS

Consider the approval of a continuation application for Conservation Use Valuation Assessment. TIMMIE SLATON, 228-01-002, 34.14 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 - SLATON 228-01-002.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

SLATON TIMMIE

Owner's mailing address 215 HOLLY GROVE RD		City, State, Zip GRIFFIN, GA 30224	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____ Covenant Acres 0.00 Total Acres 38.14
Property location (Street, Route, Hwy, etc.) 215 HOLLY GROVE RD		City, State, Zip of Property: GRIFFIN, GA 30224	
District 02	Land Lot 247	Sublot & Block	Recorded Deed Book/Page 1229 226
List types of storage and processing buildings:			

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information provided 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.

Timmie Slaton
Signature of Taxpayer or Taxpayer's Authorized Representative

1-23-2026
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 23 day of Jan, 2026
Terry 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 228 01002	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 17632	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	
Summie Hator	NOE	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 % 10
- ☐ 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); % 10 (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 % _____
- ☐ 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. HORSE
- ☐ 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

228 01002		2026 Spalding County Board of Assessors				2/6/2026 8:12:18 AM Acct # 17632 bbernier	
Owner Information		General Property Information				Values	
SLATON TIMMIE 215 HOLLY GROVE RD GRIFFIN, GA 30224		SITUS	215 HOLLY GROVE RD			Imp Val	415,008
		LEGAL	HOLLY GROVE RD			Acc Val	10,218
		Tax District	SPALDING COUNTY	GMD	1066	Homestead	LM8
		Total Acres	38.14	LL	247	No Covenant	0
		Zoning		LD	02	Acc/Des	5C - 3.357710
		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
SLATON TIMMIE	SLATON WADE	03/22/1994	1229 226			0 A5		0 XX
SLATON WADE		03/05/1945	99 351			0 A5		0 UK

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
A5	Small Parcel	1	1.93	1,000	1,930
A5	Small Parcel	1	2.50	1,000	2,500
A5	Small Parcel	1	0.26	1,000	260
A5	Small Parcel	1	2.88	1,000	2,880
A5	Small Parcel	1	24.18	1,000	24,180
A5	Small Parcel	1	1.32	1,000	1,320
A5	Small Parcel	1	5.07	1,000	5,070

Owner lives in the first house. The second house is sitting vacant.

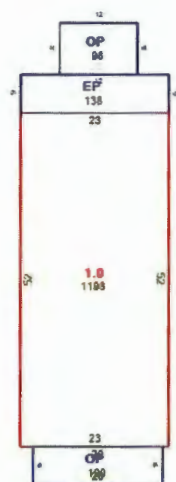
ACCESSORY IMPROVEMENTS - 228 01002

CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A1	Accessory - No Value	12	16	192	1995	0.00		0.00	1.00	1.00	1.00	1.00	0.00		True
A1	Garage - Detached	29	29	841	1991	1.00	0.20	0.00	1.00	1.00	1.00	1.00	0.00	5738	True
A1	Shop Equipment Building	30	30	900	1985	1.00	0.20	0.00	1.00	1.00	1.00	1.00	0.00	4480	True
A6	Wellhouse - No Value	6	8	48	1995			0.00	1.00	1.00	1.00	1.00	0.00		True

RES IMP - 228 01002							
Impr Key	11904	Roof Shape	Hip	Basement / Attic	Squarefoot	Phy Depr	0.28
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	5	Interior Wall	Sheetrock	Bsmt Qual		Econ Obsol	1.00
Bedrooms	2	Interior Ceiling	Sheetrock	Attic Qual		% Complete	1.00
Heated Area	1,196	Heat	No Heat	Grade	0.70	Neigh Adj	1.07
Story Height	1 Story	Plumbing:Std Comp	1	Year Built	1940	CD	1.00
Foundation	Masonry	Plumbing: Extra Fix	3	Eff Year Built	1974	FMV	38,938
Exterior Wall	Vinyl Siding	Full Baths	1	Condition	Average	MAV	0
Roofing	Metal - Steel	Half Baths	0	RCN	129,967	OVR FMV	0

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

Code	Type	Area
1.0	1.0 Story	1196
OP	Porch - Open	120
EP	Porch - Enclosed	138
OP	Porch - Open	96





02/10/2026 03:43



02/10/2026 03:54



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 228 01002
Class Code Agricultural
Taxing District SPALDING COUNTY
Acres 38.14

Owner SLATON TIMMIE
215 HOLLY GROVE RD
GRIFFIN, GA 30224
Physical Address 215 HOLLY GROVE RD
Assessed Value Value \$553289
Land Value Value \$128063

Last 2 Sales			
Date	Price	Reason	Qual
3/22/1994	0	XX	U
3/5/1945	0	UK	U

(Note: Not to be used on legal documents)

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



- Legend**
- Parcels
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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).
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Parcel ID 228 01002
Class Code Agricultural
Taxing District SPALDING COUNTY
Acres 38.14

Owner SLATON TIMMIE
215 HOLLY GROVE RD
GRIFFIN, GA 30224
Physical Address 215 HOLLY GROVE RD
Assessed Value Value \$553289
Land Value Value \$128063

Last 2 Sales		Price	Reason	Qual
Date				
3/22/1994	0	XX	U	
3/5/1945	0	UK	U	

(Note: Not to be used on legal documents)

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





02/10/2026 03:54



02/10/2026 03:54



02/10/2026 03:57



02/10/2026 03:57

Consider the approval of new applications for Conservation Use Valuation Assessment. JD & RC PRODUCTIONS LLC 202-01-013, 21.07 ACRES 202-01-013A, 17.29 ACRES 202-01-013B, 12.00 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 - JD & RC PRODUCTIONS LLC 202-01-013.pdf](#)

[CUVA - NEW - JD & RC PRODUCTIONS LLC 202-01-013A.pdf](#)

[CUVA - NEW - JD & RC PRODUCTIONS LLC 202-01-013B.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

JD & RC PRODUCTIONS LLC

Owner's mailing address 235 JAYSEE CT	City, State, Zip FAYETTEVILLE, GA 30215	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____ Covenant Acres 0.00 Total Acres 21.07
Property location (Street, Route, Hwy, etc.) 2439 TEAMON RD	City, State, Zip of Property: GRIFFIN, GA 30223	

District 03	Land Lot 233	Sublot & Block	Recorded Deed Book/Page 5314 719	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 Roger E. Carey Date Application Filed 3/12/26

Signature of Taxpayer or Taxpayer's Authorized Representative Roger E. Carey Sworn to and subscribed before me this 12 day of March, 2026
(Please have additional taxpayers sign on reverse side of application) 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 202 01013	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 13631	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
James Foster Daniel		50	Spalding	21.07	50 / 0
Roger Edward Carey		50	Spalding	21.07	50 / 0

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 % 25
- ☒ Feeding, breeding, or managing livestock or poultry % 10
- ☒ 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 apiarian products % 5
- ☐ 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

202 01013		2026 Spalding County Board of Assessors				3/27/2026 8:18:08 AM Acct # 13631 kfuller	
Owner Information		General Property Information				Values	
JD & RC PRODUCTIONS LLC 235 JAYSEE CT FAYETTEVILLE, GA 30215		SITUS	2439 TEAMON RD			Imp Val	0
		LEGAL	TR 1 - 21.07 AC - PB 28/229 TEAMON RD			Acc Val	
		Tax District	SPALDING COUNTY	GMD	490	Homestead	S0
		Total Acres	21.07	LL	233	No Covenant	0
		Zoning	R-1A	LD	03	Acc/Des	5C - 4.823807
		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	12417 - 1.00

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
JD & RC PRODUCTIONS LLC	BURNS QUINTERRIUS J	03/12/2025	5314 719	28 138	550,000	A1	0	LC
BURNS QUINTERRIUS J	KING-WOOD INVESTMENTS LP	06/03/2021	4762 345		300,000	A1	0	RS
KING-WOOD INVESTMENTS LP	HARPER LARRY	01/22/2021	4689 310		275,000	A1	0	LM

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
A5	Open Land	4	0.17	5,030	855
A5	Open Land	5	0.11	4,350	479
A5	Open Land	7	0.02	3,270	65
A5	Open Land	9	0.55	1,900	1,045
A5	Woodland	5	6.22	3,540	22,019
A5	Woodland	6	11.27	3,270	36,853
A5	Woodland	8	1.37	2,440	3,343
A5	Woodland	9	0.36	1,900	684
A5	Pond	2	1.00	5,720	5,720



Overview



Legend

-  Parcels
-  Roads

Parcel ID 202 01013
Class Code Agricultural
Taxing District SPALDING COUNTY
Acres 21.07

Owner JD & RC PRODUCTIONS LLC
 235 JAYSEE CT
 FAYETTEVILLE, GA 30215
Physical Address 2439 TEAMON RD
Assessed Value Value \$204243
Land Value Value \$172599

Last 2 Sales

Date	Price	Reason	Qual
3/12/2025	\$550000	LC	U
6/3/2021	\$300000	RS	U

(Note: Not to be used on legal documents)

Date created: 4/1/2026
 Last Data Uploaded: 4/1/2026 7:30:56 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 202 01013
Class Code Agricultural
Taxing District SPALDING COUNTY
Acres 21.07

Owner JD & RC PRODUCTIONS LLC
235 JAYSEE CT
FAYETTEVILLE, GA 30215
Physical Address 2439 TEAMON RD
Assessed Value Value \$204243
Land Value Value \$172599

Last 2 Sales
Date Price Reason Qual
3/12/2025 \$550000 LC U
6/3/2021 \$300000 RS U

(Note: Not to be used on legal documents)

Date created: 3/24/2026
Last Data Uploaded: 3/24/2026 6:03:07 AM

Developed by **SCHNEIDER**
GEO SPATIAL



Overview



Legend

- Parcels
- Roads

Parcel ID 202 01013B
Class Code Agricultural
Taxing District SPALDING COUNTY
Acres 12.0

Owner JD & RC PRODUCTIONS LLC
235 JAYSEE CT
FAYETTEVILLE, GA 30215
Physical Address 175 SMOAK FIELD RD
Assessed Value
Land Value

Last 2 Sales		Reason	Qual
Date	Price		
3/12/2025	\$550000	LC	U
n/a	0	n/a	n/a

(Note: Not to be used on legal documents)

Date created: 4/1/2026
Last Data Uploaded: 4/1/2026 7:30:56 AM

Developed by **SCHNEIDER**
GEOSPATIAL

In 2025 the original parcel was 50.23 acres. The current owner split 202-01-013 into three parcels.

CONNECTEXPLORER™



Workspaces ▾



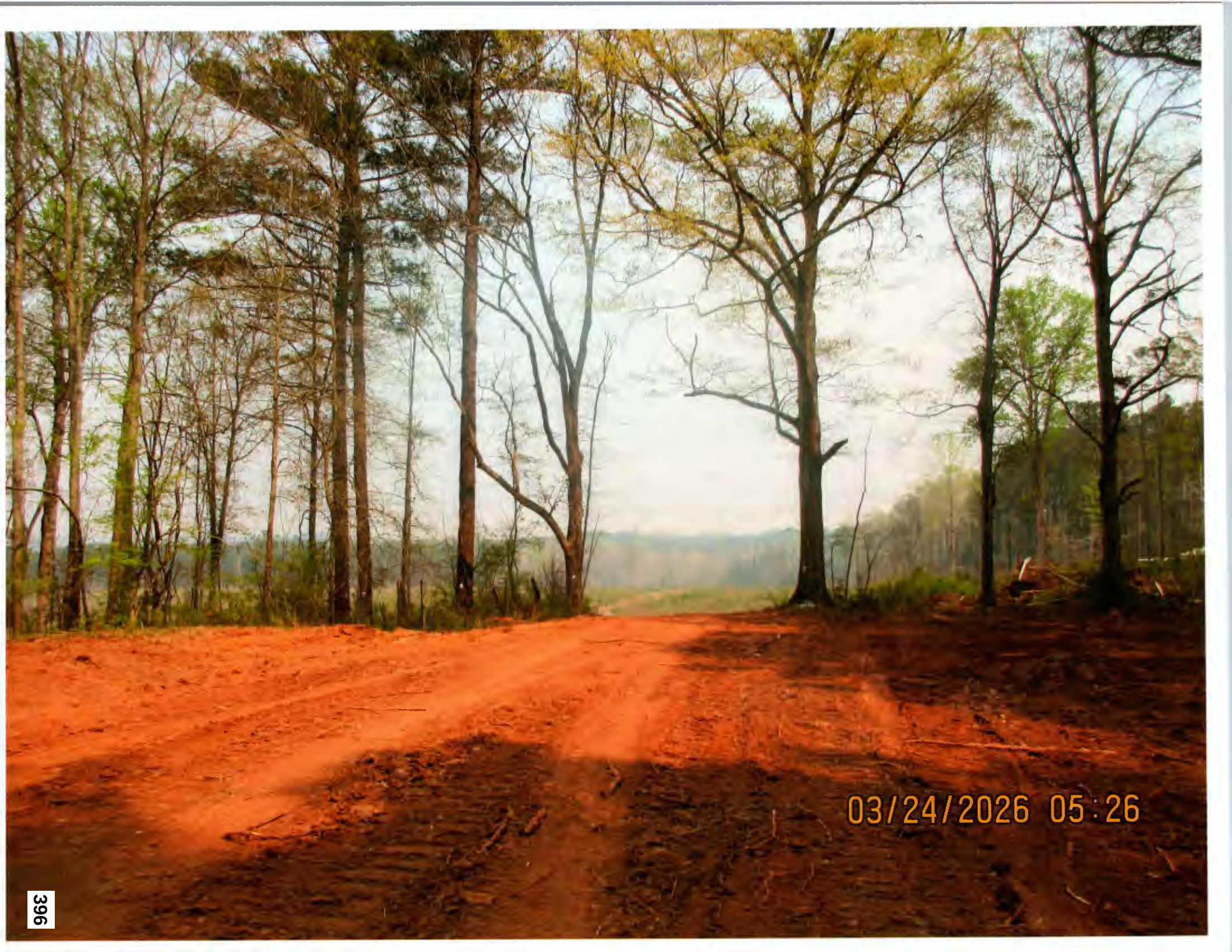
Eagleview of original
parcel 50.23 acres



Workspaces



03/24/2026 05:25



03/24/2026 05:26



03/24/2026 05:26

**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

JD & RC PRODUCTIONS LLC

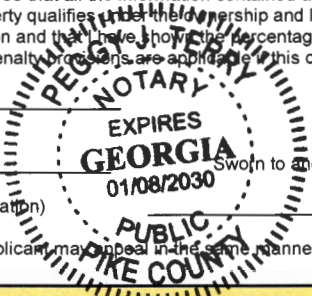
Owner's mailing address 235 JAYSEE CT		City, State, Zip FAYETTEVILLE, GA 30215	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 185 SMOAK FIELD RD		City, State, Zip of Property: GRIFFIN, GA 30223	Covenant Acres 0.00 Total Acres 17.29
District 03	Land Lot 233	Sublot & Block	Recorded Deed Book/Page
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)



3/12/26
Date Application Filed

Sworn to and subscribed before me this 12 day of March, 2026

Peggy L. Perry
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 202 01013A	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 36222	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
James Foster Daniel		50	Spalding	17.29	50/10
Roger Edward Carey		50	Spalding	17.29	50/10

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 % 25
- ☒ Feeding, breeding, or managing livestock or poultry % 10
- ☒ 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 apiarian products % 5
- ☐ 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

202 01013A		2026 Spalding County Board of Assessors				3/24/2026 8:03:59 AM Acct # 36222 tlong					
Owner Information		General Property Information				Values					
JD & RC PRODUCTIONS LLC 235 JAYSEE CT FAYETTEVILLE, GA 30215		SITUS		185 SMOAK FIELD RD		Imp Val		0			
		LEGAL		TR 2 - 17.29 AC - PB 28/229 SMOAK FIELD RD		Acc Val					
		Tax District		SPALDING COUNTY	GMD		Homestead	S0	Land Val	112,931	
								Total Value	112,931		
		Total Acres		17.29	LL	233	No Covenant	0	2025 : 0	2024 : 0	
		Zoning		AR 1	LD	03	Acc/Des	0A - 1.000000	2023 : 0	2022 : 0	
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 12417 - 1.00											
SALES INFORMATION											
Grantee		Grantor		Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason	
JD & RC PRODUCTIONS LLC		BURNS QUINTERRIUS J		03/12/2026	5314 719	28 138	550,000	A4		0 LC	
LAND INFORMATION											
CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
A4	1202 Map202 -	Acre	17.29	0	0			13,000.00	13,000.00	1.00	112,931



Overview



Legend

- Parcels
- Roads

Parcel ID	202 01013A	Owner	JD & RC PRODUCTIONS LLC	Last 2 Sales			
Class Code	Agricultural		235 JAYSEE CT	Date	Price	Reason	Qual
Taxing District	SPALDING COUNTY		FAYETTEVILLE, GA 30215	3/12/2026	\$550000	LC	U
Acres	17.29	Physical Address	185 SMOAK FIELD RD	n/a	0	n/a	n/a
		Assessed Value					
		Land Value					

(Note: Not to be used on legal documents)

Date created: 4/1/2026
Last Data Uploaded: 4/1/2026 7:30:56 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 202 01013A
Class Code Agricultural
Taxing District SPALDING COUNTY
Acres 17.29

Owner JD & RC PRODUCTIONS LLC
235 JAYSEE CT
FAYETTEVILLE, GA 30215
Physical Address 185 SMOAK FIELD RD
Assessed Value
Land Value

Last 2 Sales
Date Price Reason Qual
3/12/2026 \$550000 LC U
n/a 0 n/a n/a

(Note: Not to be used on legal documents)

Date created: 3/24/2026

Last Data Uploaded: 3/24/2026 6:03:07 AM

Developed by **SCHNEIDER**
GEO SPATIAL



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 202 01013A
Class Code Agricultural
Taxing District SPALDING COUNTY
Acres 17.29

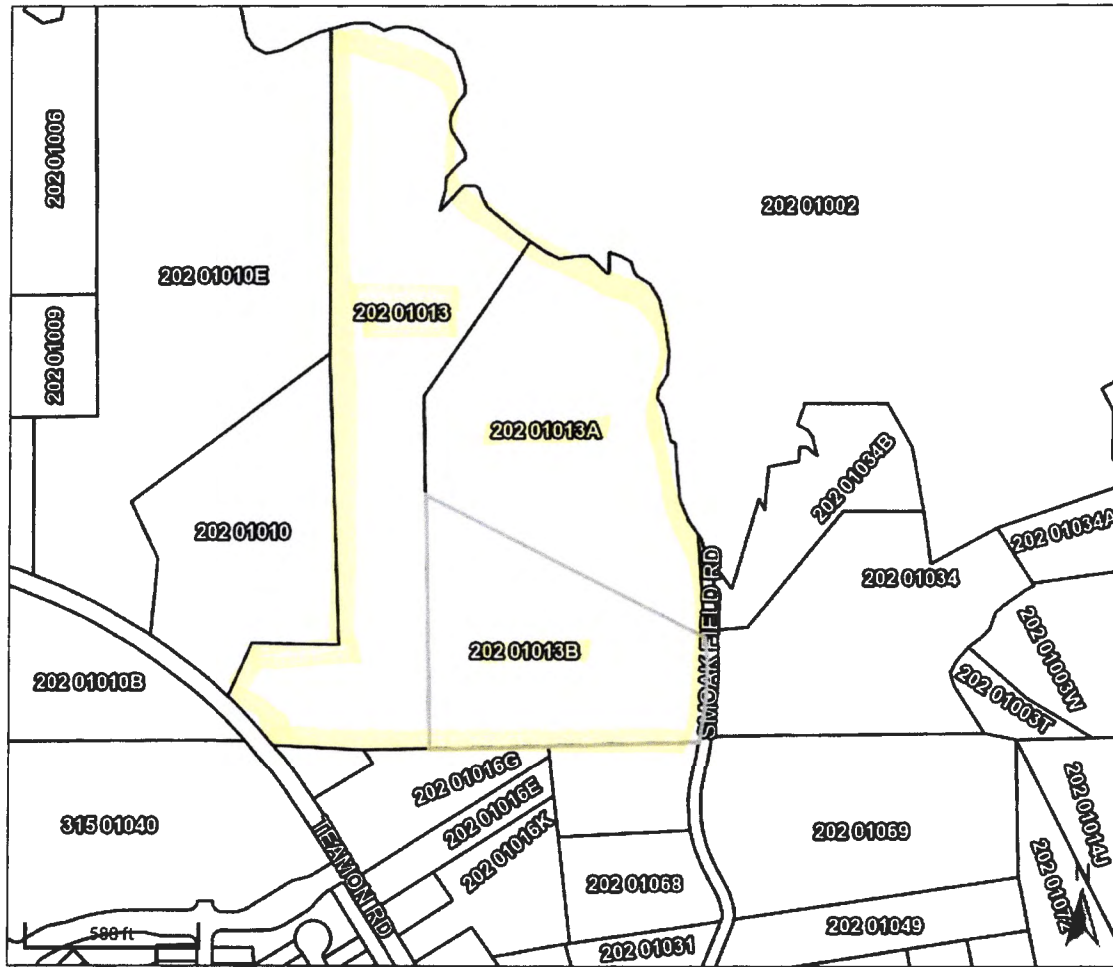
Owner JD & RC PRODUCTIONS LLC
235 JAYSEE CT
FAYETTEVILLE, GA 30215
Physical Address 185 SMOAK FIELD RD
Assessed Value
Land Value

Last 2 Sales
Date Price Reason Qual
3/12/2026 \$550000 LC U
n/a 0 n/a n/a

(Note: Not to be used on legal documents)

Date created: 3/24/2026
Last Data Uploaded: 3/24/2026 6:03:07 AM

Developed by **SCHNEIDER**
GEOSPATIAL



Parcel ID	202 01013B	Owner	JD & RC PRODUCTIONS LLC	Last 2 Sales			
Class Code	Agricultural		235 JAYSEE CT	Date	Price	Reason	Qual
Taxing District	SPALDING COUNTY		FAYETTEVILLE, GA 30215	3/12/2025	\$550000	LC	U
Acres	12.0	Physical Address	175 SMOAK FIELD RD	n/a	0	n/a	n/a
		Assessed Value					
		Land Value					

(Note: Not to be used on legal documents)

Date created: 4/1/2026
Last Data Uploaded: 4/1/2026 7:30:56 AM

Developed by **SCHNEIDER**
GEOSPATIAL

In 2025 the original parcel was 50.23 acres. The current owner split 202-01-013 into three parcels.

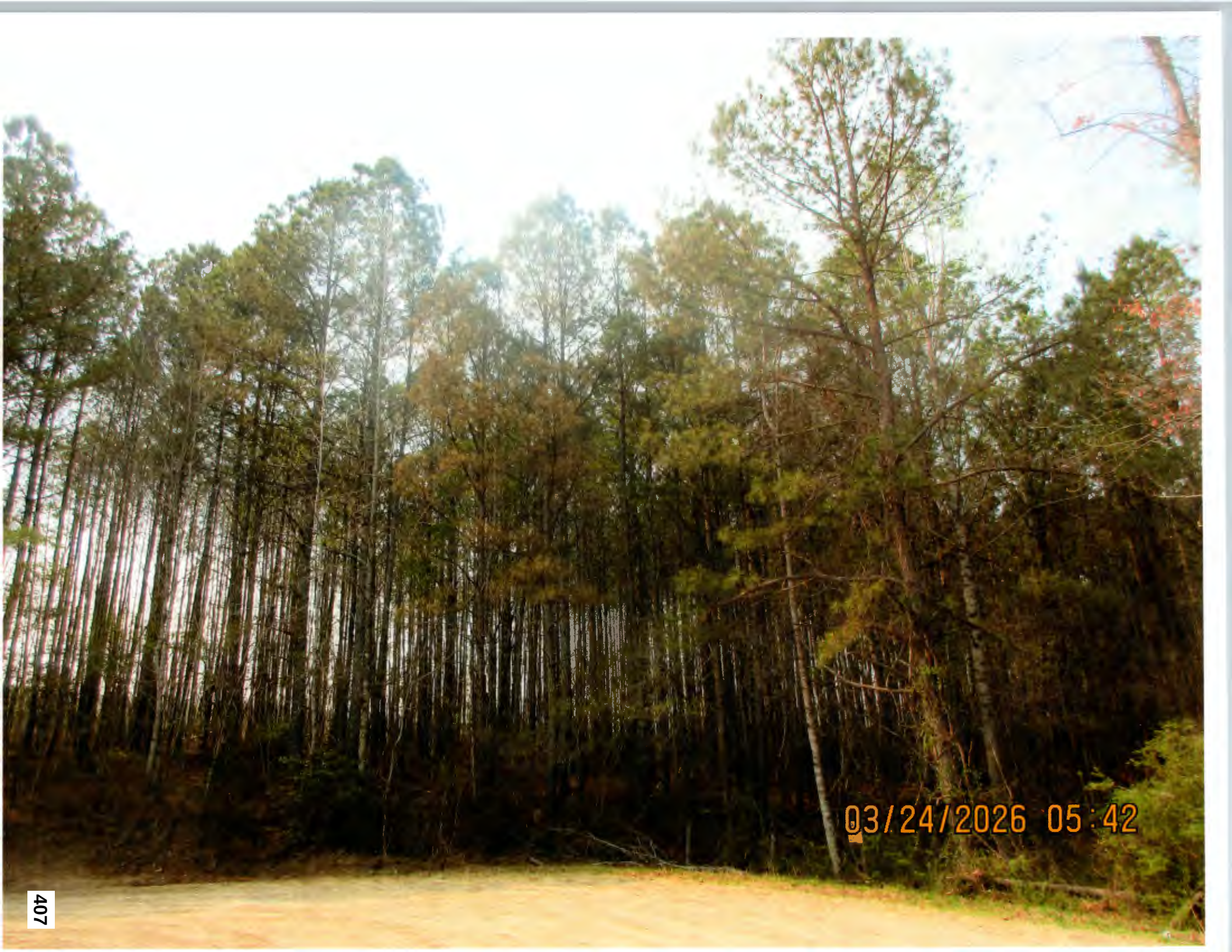


Parcel was
split after
this image was
taken.

*The original 50.23
acres



03/24/2026 05:42



03/24/2026 05:42

**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

JD & RC PRODUCTIONS LLC

Owner's mailing address 235 JAYSEE CT		City, State, Zip FAYETTEVILLE, GA 30215	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 175 SMOAK FIELD RD		City, State, Zip of Property: GRIFFIN, GA 30223	Covenant Acres 0.00 Total Acres 12.00
District 03	Land Lot 233	Sublot & Block	Recorded Deed Book/Page
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

3/12/26

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 12 day of March, 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 202 01013B	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 36223	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
James Foster Daniel		50	Spalding	12	50 / 0
Roger Edward Carey		50	Spalding	12	50 / 0

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 % 25
- ☒ Feeding, breeding, or managing livestock or poultry % 10
- ☒ 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 apiarian products % 5
- ☒ 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

202 01013B		2026 Spalding County Board of Assessors				3/24/2026 8:11:56 AM Acct # 36223 tlong					
Owner Information		General Property Information				Values					
JD & RC PRODUCTIONS LLC 235 JAYSEE CT FAYETTEVILLE, GA 30215		SITUS		175 SMOAK FIELD RD		Imp Val		0			
		LEGAL		TR 3 - 12 AC - PB 28/229 SMOAK FIELD RD		Acc Val					
		Tax District		SPALDING COUNTY	GMD	Homestead	S0	Land Val		92,300	
							Total Value		92,300		
		Total Acres		12.00	LL	233	No Covenant	0	2025 : 0		
		Zoning		AR 1	LD	03	Acc/Des	0A - 1.000000	2023 : 0		
Unit				Return Value		0					
Topography - 1.00 Water View - 1.00 Shape - 1.00 Easements - 1.00 External - 1.00 Assemblage - 1.00 Other - 1.00 12417 - 1.00											
SALES INFORMATION											
Grantee		Grantor		Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason	
JD & RC PRODUCTIONS LLC		BURNS QUINTERRIUS J		03/12/2025	5314 719	28 138	550,000 A4		0 LC		
LAND INFORMATION											
CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
A4	1202 Map202 -	Acre	12.00	0	0			13,000.00	13,000.00	1.00	92,300



Overview



Legend

- Parcels
- Roads

Parcel ID 202 01013B
 Class Code Agricultural
 Taxing District SPALDING COUNTY
 Acres 12.0

Owner JD & RC PRODUCTIONS LLC
 235 JAYSEE CT
 FAYETTEVILLE, GA 30215
 Physical Address 175 SMOAK FIELD RD
 Assessed Value
 Land Value

Last 2 Sales		Reason	Qual
Date	Price		
3/12/2025	\$550000	LC	U
n/a	0	n/a	n/a

(Note: Not to be used on legal documents)

Date created: 4/1/2026
 Last Data Uploaded: 4/1/2026 7:30:56 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.

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

Parcel ID 202 01013B
Class Code Agricultural
Taxing District SPALDING COUNTY
Acres 12.0

Owner JD & RC PRODUCTIONS LLC
235 JAYSEE CT
FAYETTEVILLE, GA 30215
Physical Address 175 SMOAK FIELD RD
Assessed Value
Land Value

Last 2 Sales			
Date	Price	Reason	Qual
3/12/2025	\$550000	LC	U
n/a	0	n/a	n/a

(Note: Not to be used on legal documents)

Date created: 3/24/2026

Last Data Uploaded: 3/24/2026 6:03:07 AM

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GEO SPATIAL



☐ 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).

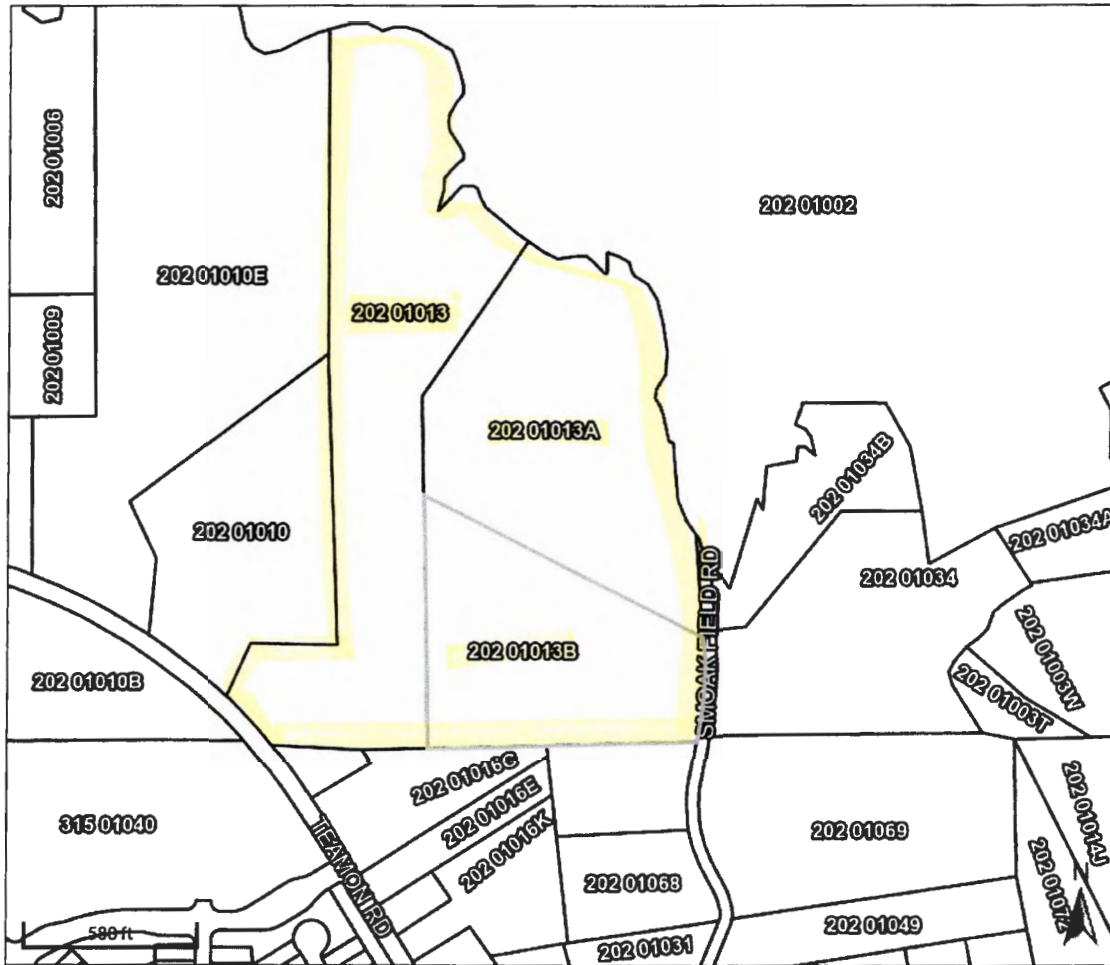
VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

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

Date	Price	Reason	Qual
3/12/2025	\$550000	LC	U
n/a	0	n/a	n/a

Date created: 3/24/2026
Last Data Uploaded: 3/24/2026 6:03:07 AM

Developed by  **SCHNEIDER**
GEOSPATIAL



Overview



Legend

- Parcels
- Roads

Parcel ID	202 01013B	Owner	JD & RC PRODUCTIONS LLC	Last 2 Sales					
Class Code	Agricultural		235 JAYSEE CT	Date	Price	Reason	Qual		
Taxing District	SPALDING COUNTY		FAYETTEVILLE, GA 30215	3/12/2025	\$550000	LC	U		
Acres	12.0	Physical Address	175 SMOAK FIELD RD	n/a	0	n/a	n/a		
		Assessed Value							
		Land Value							

(Note: Not to be used on legal documents)

Date created: 4/1/2026
Last Data Uploaded: 4/1/2026 7:30:56 AM

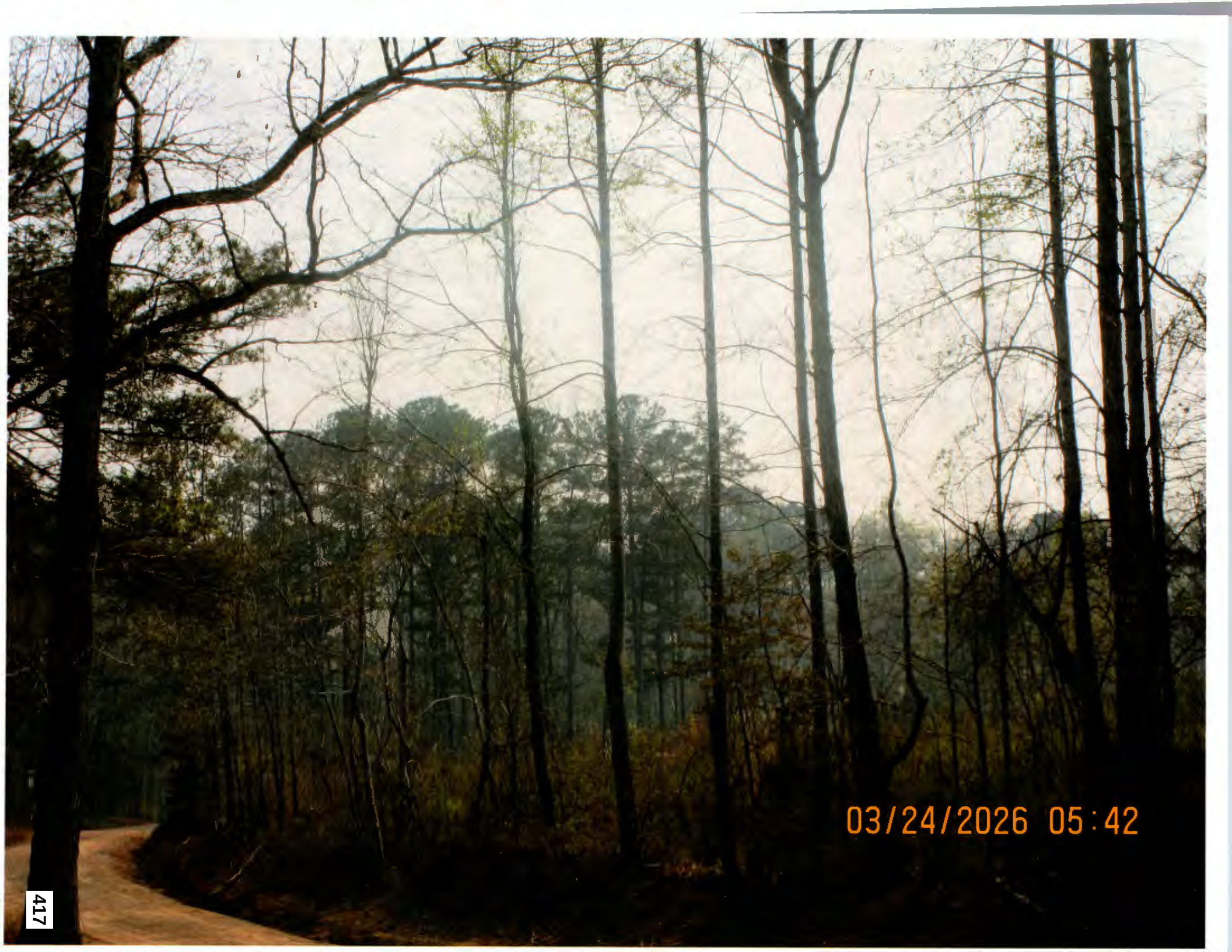
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GEOSPATIAL

In 2025 the original parcel was 50.23 acres. The current owner split 202-01-013 into three parcels.





03/24/2026 05:42



03/24/2026 05:42



BOARD OF ASSESSORS

Consider the approval of a continuation application for Conservation Use Valuation Assessment. MURPHY FAMILY TRUST, 229-02-015, 12.71 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 - MURPHY 229-02-015.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

MURPHY MARCI TARBOX TRUSTEE

Owner's mailing address 1900 MACON RD		City, State, Zip GRIFFIN, GA 30224	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 1900 MACON RD		City, State, Zip of Property: GRIFFIN, GA 30224	Covenant Acres 10.71 Total Acres 12.71
District 02	Land Lot 203	Sublot & Block	Recorded Deed Book/Page 5353 561
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

23 MAR 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 23 day of March 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 229 02015	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 18051	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
MARC TARBUX MURPHY		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) % 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); % 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 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

229 02015			2026 Spalding County Board of Assessors					3/23/2026 1:28:05 PM Acct # 18051 tlong								
Owner Information			General Property Information					Values								
MURPHY MARCI TARBOX TRUSTEE 1900 MACON RD GRIFFIN, GA 30224			SITUS	1900 MACON RD				Imp Val	348,039							
			LEGAL	1900 MACON RD PB 7/146				Acc Val	49,153							
			Tax District	SPALDING COUNTY	GMD	1830	Homestead	LS6Z	Land Val	113,269						
			Total Acres	12.71	LL	203	CUV 2019	6015	Total Value	510,461						
			Zoning		LD	02	Acc/Des	2C - .000000	2025 : 510,461	2024 : 510,461						
			Unit		Return Value	0			2023 : 489,988	2022 : 403,712						
Topography - 1.00			Wetlands - 1.00		Shape - 1.00		Easements - 1.00		External - 1.00		Assemblage - 1.00		Other - 1.00		12828 - 1.00	

SALES INFORMATION								
Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
MURPHY MARCI TARBOX TRUSTEE	MURPHY MARCI T & RANDALL L	10/03/2025	5353 561	19 546		0 V1		0 GF
MURPHY MARCI T & RANDALL L	TAYLOR GERALD	12/08/2016	4119 267		365,000	A1		0 FM
TAYLOR GERALD	POWERS DAVID J & GLENWOOD	09/17/2014	3884 322		325,000	A1		0 FM

LAND INFORMATION											
CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
V4	1229 M229-230 -	Acre	10.71	0	0			13,000.00	13,000.00	1.00	87,269
A4	1229 M229-230 -	Acre	2.00	0	0			13,000.00	13,000.00	1.00	26,000

CONSERVATION USE LAND INFORMATION						
	Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
	Timberland 93	8	8.24	475	1.00	3,914
	Timberland 93	3	2.15	852	1.00	1,832
	Timberland 93	7	0.10	550	1.00	55
	Agland 93	4	0.21	978	1.00	205
	Agland 93	5	0.01	859	1.00	9

The BOE approved CUVA for 2019

ACCESSORY IMPROVEMENTS - 229 02015															
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	Carport - Constructed	20	20	400	2020	1.25	0.98	0.00	1.00	1.00	1.00	1.00	0.00	6635	True
A6	Shop Equipment Building	48	30	1440	2018	1.25	0.95	0.00	1.00	1.00	1.00	1.00	0.00	40322	True
A6	Storage/Utility Bldg	16	18	288	1997	1.00	0.24	0.00	1.00	1.00	1.00	1.00	0.00	1061	True
A6	Storage/Utility Bldg	14	16	224	2000	1.10	0.30	0.00	1.00	1.00	1.00	1.00	0.00	1135	True

PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS
2022-755	SOLAR PANELS	0	0	10/18/2022	12/01/2022	2023		SOLAR PANELS 11/09/2022 PT
30485	STORAGE SHED	259	24,000	03/06/2018	08/29/2018	2018		STORAGE BARN 06/28/2018 EM

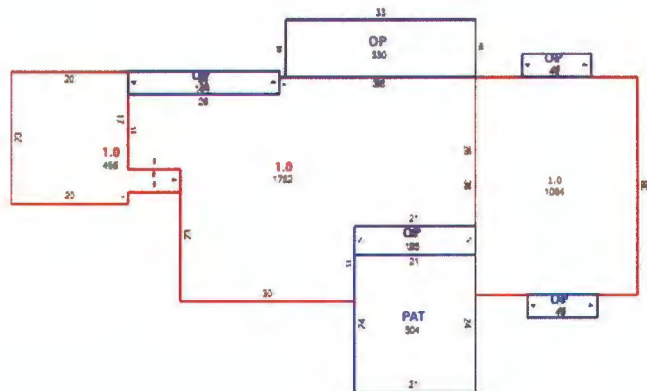
RES IMP - 229 02015 1900 MACON RD							
Impr Key	12186	Roof Shape	Gable	Basement / Attic	Squarefoot	Phy Depr	0.67
Class / Strat	A1	Floor Construction	Wood Joist	Bsmt / Finish	1064 / 1.00	Phy OVR	0.00
Occupancy / Style	One Family	Floor Finish	Carpet/Hdwd/Tile	Attic / Finish	0 / 0.00	Func Obsol	1.00
Rooms	10	Interior Wall	Sheetrock	Bsmt Qual		Econ Obsol	1.00
Bedrooms	5	Interior Ceiling	Sheetrock	Attic Qual		% Complete	1.00
Heated Area	4,406	Heat	Central AC	Grade	1.25	Neigh Adj	0.85
Story Height	2.0 Story	Plumbing:Std Comp	1	Year Built	1966	CD	1.00
Foundation	Masonry	Plumbing: Extra Fix	8	Eff Year Built	1992	FMV	348,039
Exterior Wall	Masonry (Brick Veneer)	Full Baths	3	Condition	Average	MAV	0
Roofing	Shingles - Architectural	Half Baths	1	RCN	611,130	OVR FMV	0

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

Code	Type	Area	CODE TYPE	AREA
1.0	1.0 Story	496	Const 1 sty 1 Box	2
1.0	1.0 Story	1782		
OP	Porch - Open	104		
1.0	1.0 Story	1064		
OP	Porch - Open	330		
OP	Porch - Open	48		
OP	Porch - Open	48		
OP	Porch - Open	105		
PAT	Patio	504		



2014: Home has 3.5 bathrooms per MLS listing - JM





03/25/2026 03:22



Overview



Legend

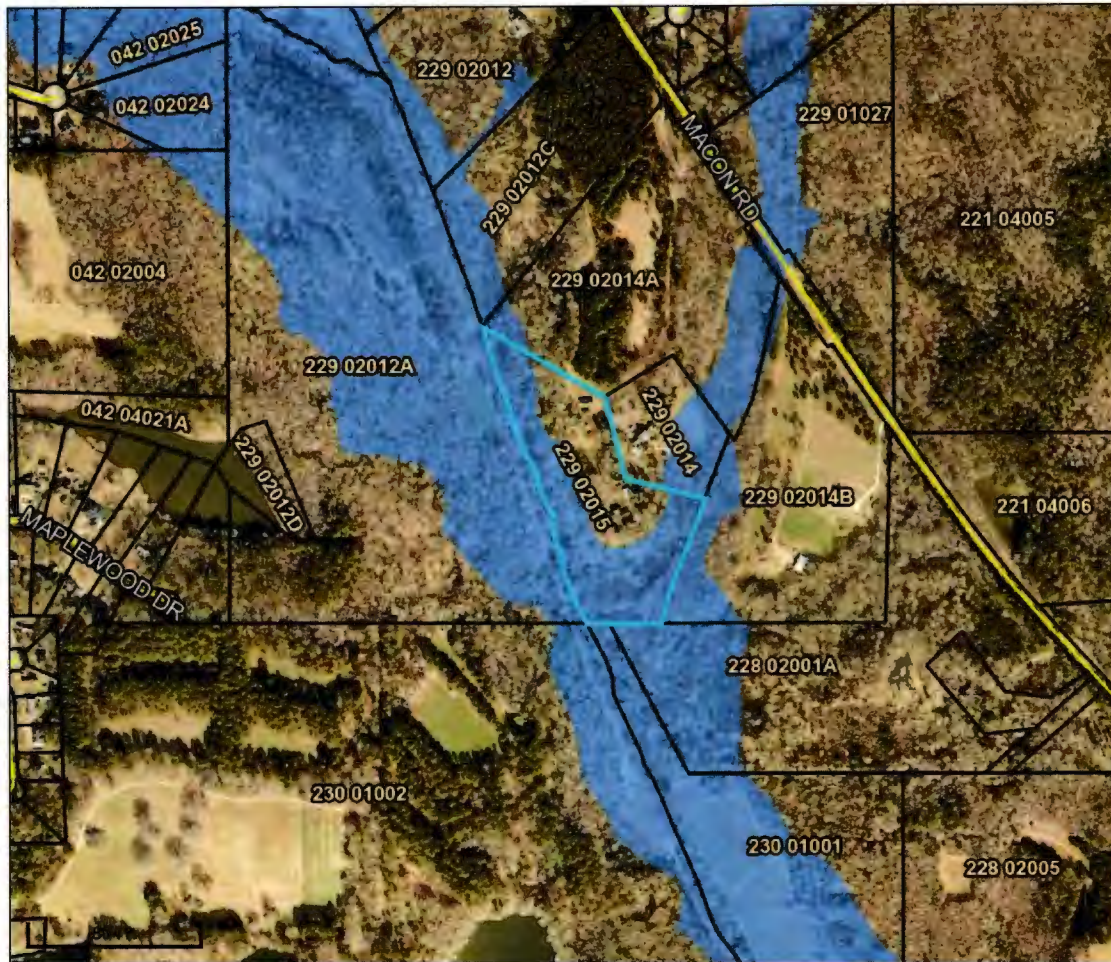
-  Parcels
-  Roads

Parcel ID	229 02015	Owner	MURPHY MARCI TARBOX TRUSTEE	Last 2 Sales			
Class Code	Consrv Use		1900 MACON RD	Date	Price	Reason	Qual
Taxing District	SPALDING COUNTY		GRIFFIN, GA 30224	10/3/2025	0	GF	U
Acres	12.71	Physical Address	1900 MACON RD	12/8/2016	\$365000	FM	Q
		Assessed Value	Value \$510461				
		Land Value	Value \$113269				

(Note: Not to be used on legal documents)

Date created: 4/2/2026
Last Data Uploaded: 4/2/2026 8:17:59 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 229 02015
Class Code Consv Use
Taxing District SPALDING COUNTY
Acres 12.71

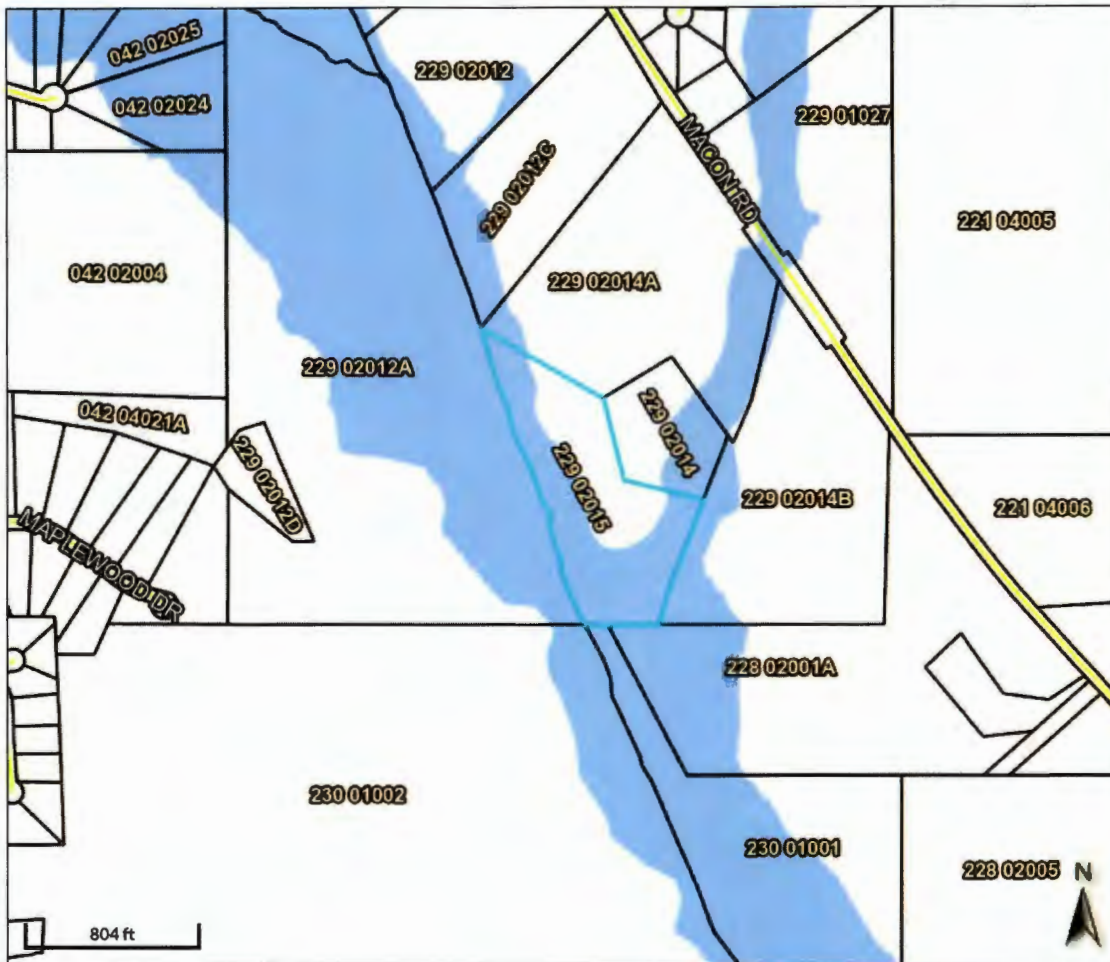
Owner MURPHY MARCI TARBOX TRUSTEE
1900 MACON RD
GRIFFIN, GA 30224
Physical Address 1900 MACON RD
Assessed Value Value \$510461
Land Value Value \$113269

Last 2 Sales		Reason	Qual
Date	Price		
10/3/2025	0	GF	U
12/8/2016	\$365000	FM	Q

(Note: Not to be used on legal documents)

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Last Data Uploaded: 3/23/2026 6:09:10 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.

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Parcel ID 229 02015
Class Code Consv Use
Taxing District SPALDING COUNTY
Acres 12.71

Owner MURPHY MARCI TARBOX TRUSTEE
1900 MACON RD
GRIFFIN, GA 30224
Physical Address 1900 MACON RD
Assessed Value Value \$510461
Land Value Value \$113269

Last 2 Sales		Reason	Qual
Date	Price		
10/3/2025	0	GF	U
12/8/2016	\$365000	FM	Q

(Note: Not to be used on legal documents)

Date created: 3/23/2026
Last Data Uploaded: 3/23/2026 6:09:10 AM

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GEO SPATIAL



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



Workspaces ▾







03/25/2026 03:21



03/25/2026 03:21



03/25/2026 03:23



03/25/2026 03:15



03/25/2026 03:18



03/25/2026 03:18



03/25/2026 03:20



BOARD OF ASSESSORS

Consider the approval of a new application for Conservation Use Valuation Assessment. ROBERT & BROOKE HOWELL, 264-01-018, 25.41 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 - HOWELL 264-01-018.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

HOWELL ROBERT KEITH & BROOKE ALEXANDRA

Owner's mailing address 4249 W ELLIS RD		City, State, Zip GRIFFIN, GA 30223	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 4249W ELLIS RD		City, State, Zip of Property: GRIFFIN, GA 30223	Covenant Acres 0.00 Total Acres 25.41
District 04	Land Lot 024	Sublot & Block	Recorded Deed Book/Page 5353 444
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

12 day of **March**, 2024

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 264 01018	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 24670	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
Robert Howell		50 %			
Brooke Howell		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 % 90
- ☐ 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); % 90 (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 % _____
- ☐ 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

264 01018		2026 Spalding County Board of Assessors				3/12/2026 11:02:01 AM Acct # 24670 tlong	
Owner Information		General Property Information				Values	
HOWELL ROBERT KEITH & BROOKE ALEXANDRA 4249 W ELLIS RD GRIFFIN, GA 30223		SITUS	4249 W ELLIS RD			Imp Val	95,011
		LEGAL	TR A & TR B PB 26/185			Acc Val	2,606
		Tax District	SPALDING COUNTY	GMD	1068	Homestead	S0
		Total Acres	25.41	LL	024	No Covenant	0
		Zoning		LD	04	Acc/Des	5C - 4.737272
		Unit		Return Value	0		
Topography - 1.00		Wetlands - 1.00		Shape - 1.00		Easements - 1.00	
				External - 1.00		Assemblage - 1.00	
						Economic - 1.50	
						10001 - 1.00	

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
HOWELL ROBERT KEITH & BROOKE	BURCH LUKE BRANAN &	10/03/2025	5353 444	26 185	290,000	A1	0	MT
BURCH LUKE BRANAN &	ESTATE OF BRENDA GOODIN	10/31/2024	5285 196	26 185	245,000	A1	0	ES
GOODIN ZANE & BRENDA	GOODIN ZANE	06/29/2012	3642 119	26 185	0	A1	0	GF

LAND INFORMATION

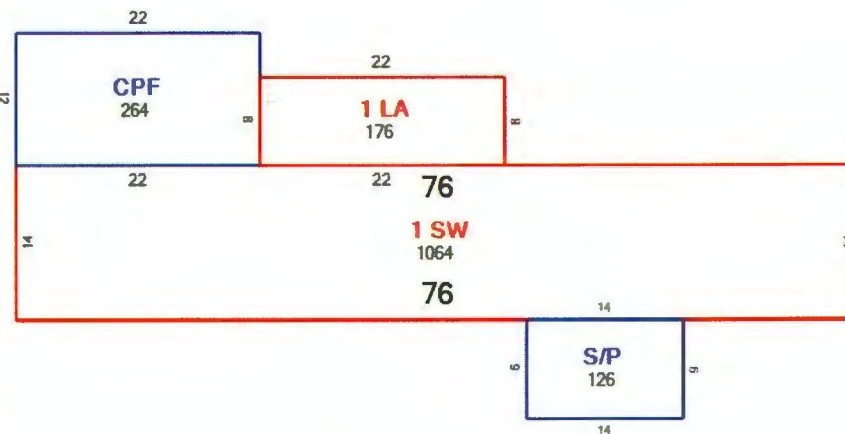
CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
A4	Small Parcel	1	0.26	1,000	260
A4	Small Parcel	1	0.91	1,000	910
A4	Small Parcel	1	0.73	1,000	730
A4	Small Parcel	1	4.32	1,000	4,320
A4	Small Parcel	1	2.00	1,000	2,000
A4	Small Parcel	1	1.47	1,000	1,470
A4	Small Parcel	1	15.72	1,000	15,720

ACCESSORY IMPROVEMENTS - 264 01018

CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	Pole Shelter	12	20	240	2000	1.00	0.30	0.00	1.00	1.00	1.00	1.00	0.00	419	True
A6	Storage/Utility Bldg	20	25	500	2000	1.00	0.30	0.00	1.00	1.00	1.00	1.00	0.00	2187	True

RES IMP - 264 01018				
Impr Key	27841	Tip Out/Addn	0 x 0 0	
PIN	264 01018A	Lot Number		
Account #	4383	RCN	83,524	
Serial #	PH112526	Eff Year Built	2015	
Decal Year		Phy Depr	0.85	
Decal Number		Ovr Phy Depr	0.00	
Year Built / Size	1988 14 x 76	Func Obsol	1.00	
HUD Tag		Econ Obsol	1.00	
MFG	PALM HARBOR	Value	70,995	
Model	HARBOR HOUSE	Value Type	MKT/COST	
Class	GD	Addon Value	24,016	
Exterior Wall	Aluminum	FMV	95,011	
Roofing	Asphalt Shingle	NADA Condition	A	
Foundation	Piers			
Heat / Air	Central Heat/AC			
Fireplace	Pre-fab 1 sty 1 Box			
Condition	Good			
Full Baths	1			
Half Baths	0			
Story Height	1			

Mfg Housing Add-ons						
Type	Size	Area	YEAR	DEPR	GRADE	VALUE
Porch - Open	9x14	126	1990	0.87	1.00	3,668
Carport	12x22	264	1990	0.52	1.00	2,773
Addition	8x22	176	1990	0.87	1.00	14,447
SKIRTING	14x76	1064	2020	0.98	1.00	3,128





03/24/2026 03:27



Overview



Legend

-  Parcels
-  Roads

Parcel ID	264 01018	Owner	HOWELL ROBERT KEITH & BROOKE	Last 2 Sales			
Class Code	Agricultural		ALEXANDRA	Date	Price	Reason	Qual
Taxing District	SPALDING COUNTY		4249 W ELLIS RD	10/3/2025	\$290000	MT	U
Acres	25.41		GRIFFIN, GA 30223	10/31/2024	\$245000	ES	U
		Physical Address	4249 W ELLIS RD				
		Assessed Value	Value \$141584				
		Land Value	Value \$120374				

(Note: Not to be used on legal documents)

Date created: 4/2/2026

Last Data Uploaded: 4/2/2026 8:17:59 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.

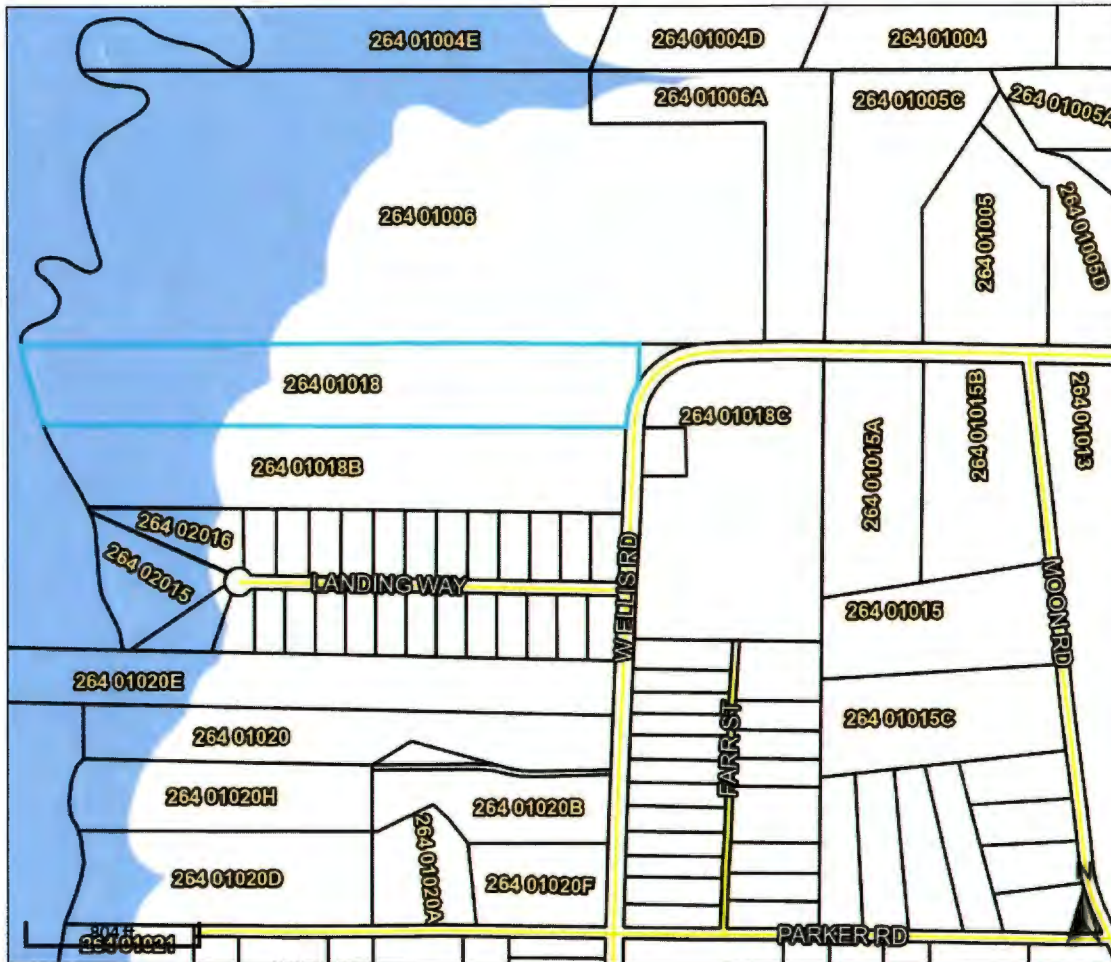
X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 264 01018
Class Code Agricultural
Taxing District SPALDING COUNTY
Acres 25.41

Owner HOWELL ROBERT KEITH & BROOKE ALEXANDRA
4249 W ELLIS RD
GRIFFIN, GA 30223
Physical Address 4249 W ELLIS RD
Assessed Value Value \$141584
Land Value Value \$120374

Last 2 Sales				
Date	Price	Reason	Qual	
10/3/2025	\$290000	MT	U	
10/31/2024	\$245000	ES	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 264 01018
 Class Code Agricultural
 Taxing District SPALDING COUNTY
 Acres 25.41

Owner HOWELL ROBERT KEITH & BROOKE ALEXANDRA
 4249 W ELLIS RD
 GRIFFIN, GA 30223
 4249 W ELLIS RD
 Physical Address
 Assessed Value Value \$141584
 Land Value Value \$120374

Last 2 Sales		Reason	Qual
Date	Price		
10/3/2025	\$290000	MT	U
10/31/2024	\$245000	ES	U

(Note: Not to be used on legal documents)



Workspaces ▾

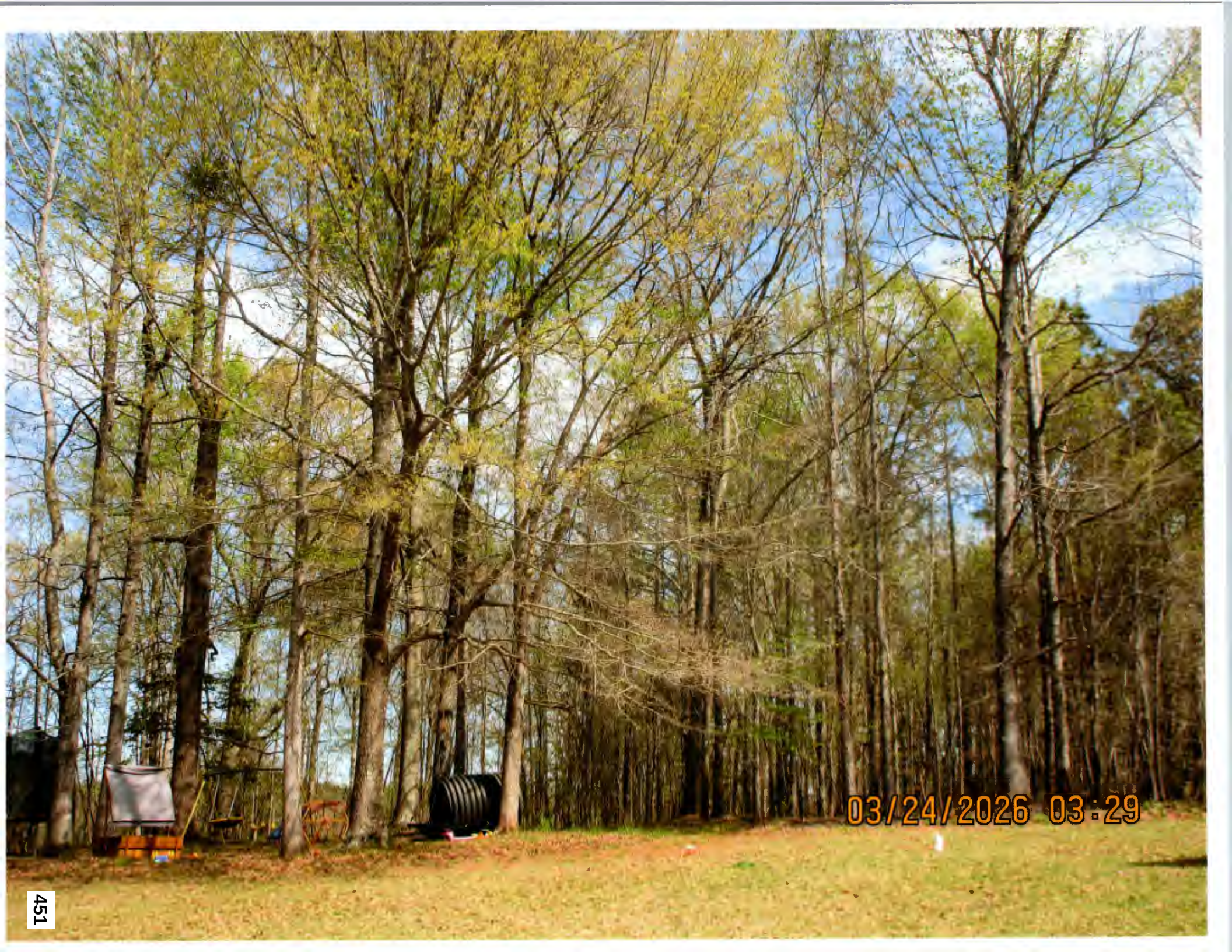




03/24/2026 03:29



03/24/2026 03:28



03/24/2026 03:29



03/24/2026 03:28



03/24/2026 03:28



03/24/2026 03:28



BOARD OF ASSESSORS

Consider the approval of a new application for Conservation Use Valuation Assessment. CHARLES & MANDY WOOD, 259-03-006, 13.47 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 - WOOD 259-03-006.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

WOOD CHARLES & MANDY

Owner's mailing address 697 STEELE RD		City, State, Zip GRIFFIN, GA 30223		Number of acres included in this application. Agricultural Land: _____ Timber Land: _____	
Property location (Street, Route, Hwy, etc.) 697 STEELE RD		City, State, Zip of Property: GRIFFIN, GA 30223		Covenant Acres 0.00 Total Acres 13.47	
District 03	Land Lot 026	Sublot & Block	Recorded Deed Book/Page 5360 749	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.

Mandy Wood
Signature of Taxpayer or Taxpayer's Authorized Representative

3/13/26
Date Application Filed

Cher H M
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 13 day of March, 2026
Mary 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 259 03006	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 23705	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
Mandy Wood		100			
Charles Wood		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 % _____
- ☒ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % 60
- ☐ 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 % _____
- ☐ 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 _____

259 03006	2026 Spalding County Board of Assessors				3/13/2026 2:54:09 PM Acct # 23705 tlong	
Owner Information		General Property Information				Values
WOOD CHARLES & MANDY 697 STEELE RD GRIFFIN, GA 30223		SITUS	697 STEELE RD			Imp Val 161,010
		LEGAL	LL 25 26 STEELE RD 13.471 AC PB 11/487			Acc Val 4,358
		Tax District	SPALDING COUNTY	GMD 1068	Homestead S0	Land Val 109,032
		Total Acres	13.47	LL 026	No Covenant 0	Total Value 274,400
		Zoning		LD 03	Acc/Des 4C - 1.000000	2025 : 260,622 2024 : 260,622
		Unit		Return Value	0	2023 : 260,622 2022 : 215,554
Topography - 1.00 Wetlands - 1.00 Shape - 1.00 Easements - 1.00 External - 1.00 Assemblage - 1.00 Other - 1.00 12560 - 1.00						

SALES INFORMATION								
Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
WOOD CHARLES & MANDY	BROGDON LISA	11/07/2025	5360 751	11 487	300,000	A1		0 FM
WOOD CHARLES & MANDY	BROGDON LISA	11/07/2025	5360 749	11 487		0 A1		0 QC
BROGDON LISA	COOPER J LARRY & MARSHA ANN H	01/31/2006	2862 314		235,900	A1		0 MT

LAND INFORMATION											
CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
A4	560 Manley Rd @ Steel Rd	Acre	13.47	0	0			14,000.00	14,000.00	1.00	109,032

ACCESSORY IMPROVEMENTS - 259 03006															
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	Barn	16	22	352	1988	1.50	0.30	0.00	1.00	1.00	1.00	1.00	0.00	3662	True
A6	Lean-To	20	22	440	1995	1.00	0.22	0.00	1.00	1.00	1.00	1.00	0.00	696	True

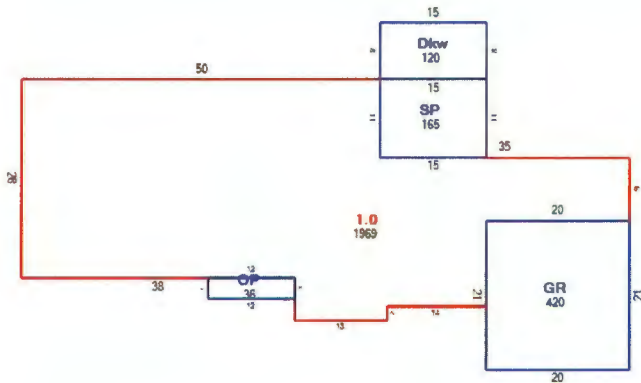
RES IMP - 259 03006 697 STEELE RD							
Impr Key	15826	Roof Shape	Gable	Basement / Attic	Squarefoot	Phy Depr	0.56
Class / Strat	A1	Floor Construction	Wood Joist	Bsmt / Finish	1064 / 0.50	Phy OVR	0.00
Occupancy / Style	One Family	Floor Finish	Carpet/Tile	Attic / Finish	0 / 0.00	Func Obsol	1.00
Rooms	0	Interior Wall	Sheetrock	Bsmt Qual		Econ Obsol	1.00
Bedrooms	0	Interior Ceiling	Sheetrock	Attic Qual		% Complete	1.00
Heated Area	1,969	Heat	Central AC	Grade	1.05	Neigh Adj	0.80
Story Height	1 Story	Plumbing:Std Comp	1	Year Built	1979	CD	1.00
Foundation	Masonry	Plumbing: Extra Fix	5	Eff Year Built	1986	FMV	161,010
Exterior Wall	Vinyl w/Stone Accents	Full Baths	2	Condition	Average	MAV	0
Roofing	Shingles - Asphalt	Half Baths	0	RCN	359,398	OVR FMV	0

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

Code	Type	Area	CODE TYPE	AREA
1.0	1.0 Story	1969	Const 2 sty 1 Box	1
SP	Porch - Screened	165		
GR	Garage - Attached	420		
OP	Porch - Open	36		
Dkw	Deck - Wood	120		



2026 MLS IN DOCUMENTS 11/21/25 BB





03/24/2026 01:47



Overview



Legend

-  Parcels
-  Roads

Parcel ID	259 03006	Owner	WOOD CHARLES & MANDY	Last 2 Sales			
Class Code	Agricultural		697 STEELE RD	Date	Price	Reason	Qual
Taxing District	SPALDING COUNTY		GRIFFIN, GA 30223	11/7/2025	\$300000	FM	Q
Acres	13.47	Physical Address	697 STEELE RD	11/7/2025	0	QC	U
		Assessed Value	Value \$260622				
		Land Value	Value \$98129				

(Note: Not to be used on legal documents)

Date created: 4/1/2026
Last Data Uploaded: 4/1/2026 7:30:56 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.

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

Parcel ID 259 03006
Class Code Agricultural
Taxing District SPALDING COUNTY
Acres 13.47

Owner WOOD CHARLES & MANDY
697 STEELE RD
GRIFFIN, GA 30223
Physical Address 697 STEELE RD
Assessed Value Value \$260622
Land Value Value \$98129

Last 2 Sales			
Date	Price	Reason	Qual
11/7/2025	\$300000	FM	Q
11/7/2025	0	QC	U

(Note: Not to be used on legal documents)

Date created: 3/13/2026
Last Data Uploaded: 3/13/2026 8:04:07 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 259 03006
Class Code Agricultural
Taxing District SPALDING COUNTY
Acres 13.47

Owner WOOD CHARLES & MANDY
697 STEELE RD
GRIFFIN, GA 30223
Physical Address 697 STEELE RD
Assessed Value Value \$260622
Land Value Value \$98129

Last 2 Sales			
Date	Price	Reason	Qual
11/7/2025	\$300000	FM	Q
11/7/2025	0	QC	U

(Note: Not to be used on legal documents)

Date created: 3/13/2026
Last Data Uploaded: 3/13/2026 8:04:07 AM

Developed by  **SCHNEIDER**
GEOSPATIAL



CONNECTEXPLORER™



Workspaces ▾



03/24/2026 01:48





03/24/2026 01:48



Overview



Legend

- Parcels
- Roads

Parcel ID 259 03006
 Class Code Agricultural
 Taxing District SPALDING COUNTY
 Acres 13.47

Owner WOOD CHARLES & MANDY
 697 STEELE RD
 GRIFFIN, GA 30223
 Physical Address 697 STEELE RD
 Assessed Value Value \$260622
 Land Value Value \$98129

Last 2 Sales		Reason	Qual
Date	Price		
11/7/2025	\$300000	FM	Q
11/7/2025	0	QC	U

(Note: Not to be used on legal documents)

Date created: 4/1/2026
 Last Data Uploaded: 4/1/2026 7:30:56 AM

Developed by **SCHNEIDER**
 GEOSPATIAL

7.45 measured by Betsy

Consider the approval of a new application for Conservation Use Valuation Assessment. WILLIAM & RASHELLE LIJEWSKI 210-01-020A, 11.82 ACRES 210-01-020, 11.81 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 - LIJEWSKI 210-01-020.pdf](#)

[CUVA - NEW - LIJEWSKI 210-01-020A.pdf](#)

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

LJEWSKI WILLIAM JOSEPH & RASHELLE MARIE

Owner's mailing address 1460 N WALKERS MILL RD		City, State, Zip GRIFFIN, GA 30223	Number of acres included in this application. Agricultural Land: _____ Timber Land: <u>11.81</u>
Property location (Street, Route, Hwy, etc.) 1460N WALKERS MILL RD		City, State, Zip of Property: GRIFFIN, GA 30223	Covenant Acres 0.00 Total Acres 11.81
District 02	Land Lot 51	Sublot & Block	Recorded Deed Book/Page 5335 668
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 2/12/26

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 20 day of March, 2026

Peggy Perry 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 01020	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 14404	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
William S Ljewski		50			
Nashelle M Ljewski		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); % _____ (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 % 100
- ☐ 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

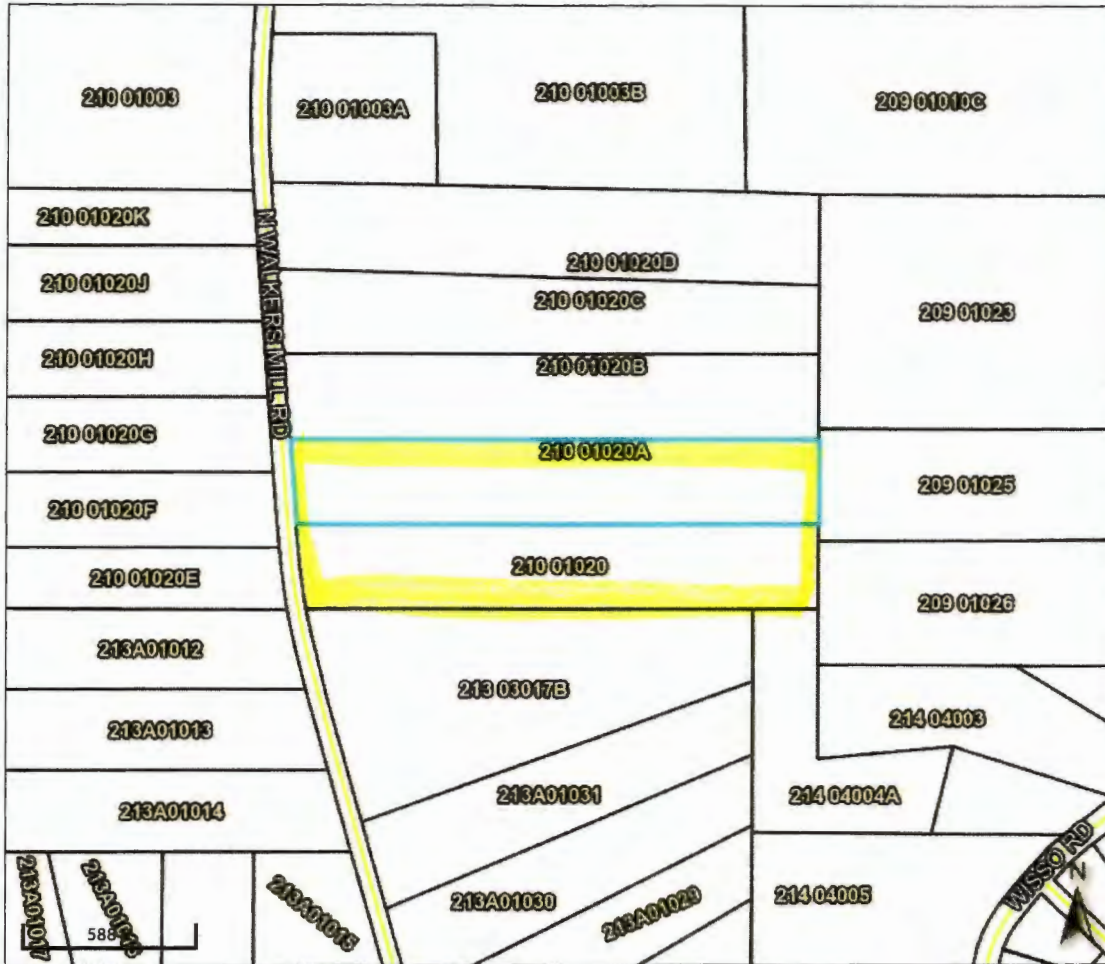
Approved by: Board of Tax Assessors

Notary Public

Date Filed

Date Approved

210 01020			2026 Spalding County Board of Assessors						3/20/2026 3:05:34 PM Acct # 14404 tlong								
Owner Information			General Property Information						Values								
LIJEWSKI WILLIAM JOSEPH & RASHELLE MARIE 1460 N WALKERS MILL RD GRIFFIN, GA 30223			SITUS		1460 N WALKERS MILL RD				Imp Val		0						
			LEGAL		11.81AC N WALKERS MILL RD PB 26/751				Acc Val								
			Tax District		SPALDING COUNTY		GMD 490		Homestead S0		Land Val		93,500				
											Total Value		93,500				
			Total Acres		11.81	LL 51		No Covenant 0		2025 : 93,500		2024 : 93,500					
			Zoning		AR1	LD 02		Acc/Des 0A - .000000		2023 : 93,500		2022 : 93,500					
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		
LIJEWSKI WILLIAM JOSEPH &		MEREDITH MICHAEL		06/30/2025		5335 668		26 751		155,000		A4			0 NB		
MEREDITH MICHAEL		MCKEOWN ROBERT C ET AL		06/30/2021		4780 266		26 751		101,500		A4			0 LM		
MCKEOWN ROBERT C ET AL		GEORGIA PROPERTIES INC		09/04/2019		4460 192		26 751		70,000		A4			0 LM		
LAND INFORMATION																	
CS	Code / Description		Method		Units		Depth	From Front	Depth Table	Depth Factor	Unit Value		Adj Unit		Adj	Value	
A4	1648 OXFORD FOREST		Lot		1.00		0	0			85,000.00		93,500.00		1.10	93,500	



Overview



Legend

- Parcels
- Roads

Parcel ID 210 01020A
 Class Code Residential
 Taxing District SPALDING COUNTY
 Acres 11.82

Owner LIJEWSKI WILLIAM JOSEPH & RASHELLE
 MARIE
 1464 N WALKERS MILL RD
 GRIFFIN, GA 30223
 1464 N WALKERS MILL RD
 Physical Address
 Assessed Value Value \$93500
 Land Value Value \$93500

Last 2 Sales

Date	Price	Reason	Qual
6/20/2025	0	GF	U
6/20/2025	\$801378	FM	Q

(Note: Not to be used on legal documents)

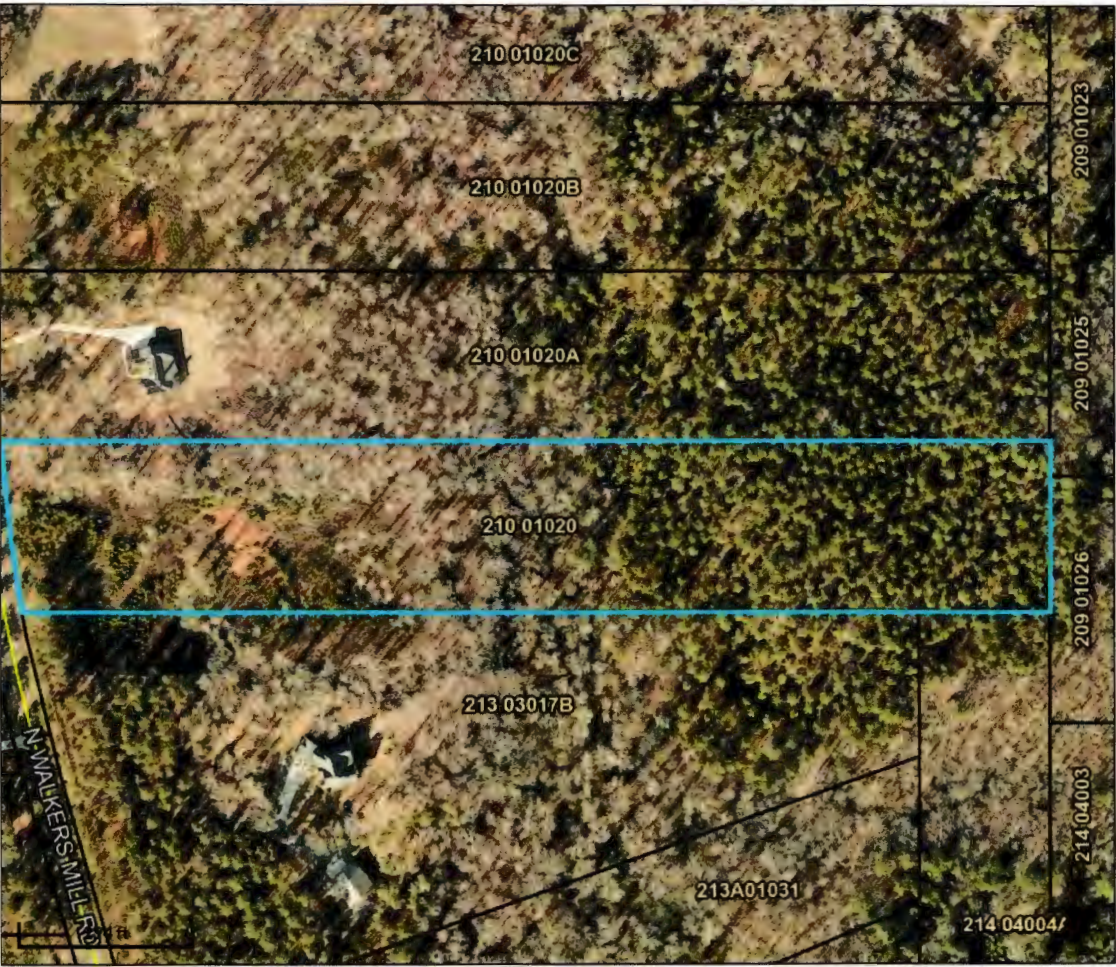
Date created: 4/1/2026
 Last Data Uploaded: 4/1/2026 7:30:56 AM

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 GEOSPATIAL

210-01-020A, 11.82 Ac

210-01-020, 11.81 Ac

23.63 contiguous acres



Overview



Legend

-  Parcels
-  Roads

Parcel ID	210 01020	Owner	LIJEWSKI WILLIAM JOSEPH & RASHELLE			
Class Code	Agricultural		MARIE	Last 2 Sales		
Taxing District	SPALDING COUNTY		1460 N WALKERS MILL RD			
Acres	11.81		GRIFFIN, GA 30223	Date	Price	Reason
		Physical Address	1460 N WALKERS MILL RD	6/30/2025	\$155000	NB
		Assessed Value		6/30/2021	\$101500	LM
		Land Value				Q

(Note: Not to be used on legal documents)

Date created: 4/1/2026
Last Data Uploaded: 4/1/2026 7:30:56 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

Parcel ID	210 01020	Owner	LJEWSKI WILLIAM JOSEPH & RASHELLE	Last 2 Sales			
Class Code	Agricultural		MARIE	Date	Price	Reason	Qual
Taxing District	SPALDING COUNTY		1460 N WALKERS MILL RD	6/30/2025	\$155000	NB	U
Acres	11.81		GRIFFIN, GA 30223	6/30/2021	\$101500	LM	Q
		Physical Address	1460 N WALKERS MILL RD				
		Assessed Value	Value \$93500				
		Land Value	Value \$93500				

(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 210 01020
 Class Code Agricultural
 Taxing District SPALDING COUNTY
 Acres 11.81

Owner LIJEWSKI WILLIAM JOSEPH & RASHELLE
 MARIE
 1460 N WALKERS MILL RD
 GRIFFIN, GA 30223
 1460 N WALKERS MILL RD
 Physical Address
 Assessed Value Value \$93500
 Land Value Value \$93500

Last 2 Sales

Date	Price	Reason	Qual
6/30/2025	\$155000	NB	U
6/30/2021	\$101500	LM	Q

(Note: Not to be used on legal documents)





03/24/2026 00:45



03/24/2026 00:46

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

LJEWSKI WILLIAM JOSEPH & RASHELLE MARIE

Owner's mailing address 1464 N WALKERS MILL RD		City, State, Zip GRIFFIN, GA 30223	Number of acres included in this application. Agricultural Land: _____ Timber Land: <u>10.82</u>
Property location (Street, Route, Hwy, etc.) 1464N WALKERS MILL RD		City, State, Zip of Property: GRIFFIN, GA 30223	Covenant Acres 0.00 Total Acres 11.82
District 02	Land Lot 51	Sublot & Block 5334 165	Recorded Deed Book/Page 5334 165
List types of storage and processing buildings: <u>DWELLING</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

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 20 day of March, 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 210 01020A	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 34047	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
William J Ljenda					
Nashelle M Ljenda					

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); % _____ (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 % 90
- ☐ 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

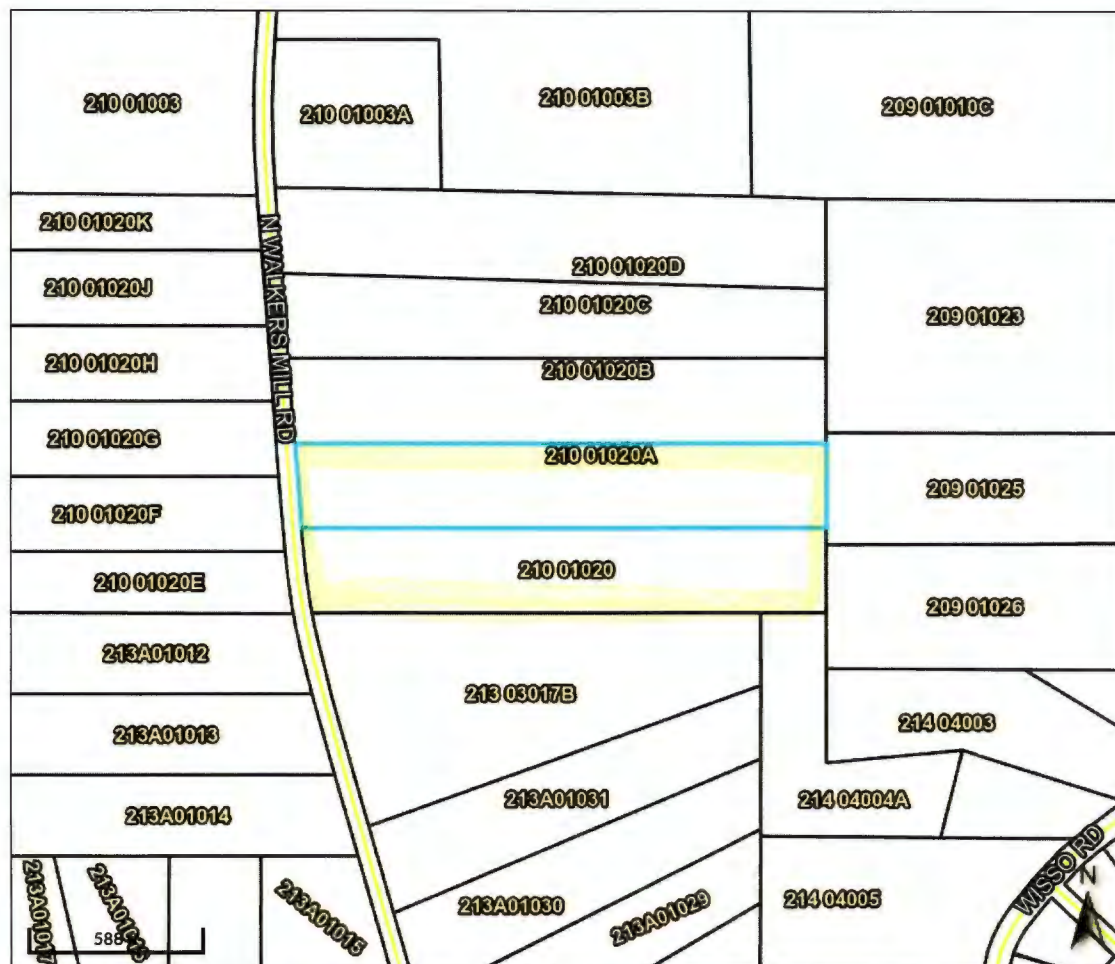
Date Filed

Date Approved

210 01020A		2026 Spalding County Board of Assessors										3/20/2026 2:32:29 PM Acct # 34047 tlong					
Owner Information		General Property Information										Values					
LIJEWSKI WILLIAM JOSEPH & RASHELLE MARIE 1464 N WALKERS MILL RD GRIFFIN, GA 30223		SITUS		1464 N WALKERS MILL RD								Imp Val		689,180			
		LEGAL		11.82AC N WALKERS MILL RD PB 26/751								Acc Val		17,477			
		Tax District		SPALDING COUNTY		GMD 490		Homestead S1		Land Val		93,500					
										Total Value		800,157					
		Total Acres		11.82		LL		51		No Covenant		0		2025 : 93,500 2024 : 93,500			
		Zoning		AR1		LD		02		Acc/Des		5C - .000000		2023 : 93,500 2022 : 93,500			
		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	
LIJEWSKI WILLIAM JOSEPH &		LIJEWSKI WILLIAM JOSEPH		06/20/2025		5334 188		26 751		0 R1				0 GF			
LIJEWSKI WILLIAM JOSEPH		TRADEMARK QUALITY HOMES INC		06/20/2025		5334 165		26 751		801,378 R1				0 FM			
TRADEMARK QUALITY HOMES INC		BROWN REBECCA L		11/26/2024		5292 358		26 751		145,000 R3				0 LM			
LAND INFORMATION																	
CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value						
R3	1648 OXFORD FOREST	Lot	1.00	0	0			85,000.00	93,500.00	1.10	93,500						
ACCESSORY IMPROVEMENTS - 210 01020A																	
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?		
R1	Custom Patio B	0	0	609	2025	0.90	0.98	0.00	1.00	1.00	1.00	1.00	0.00	17477	True		
PERM NUM		PERM TYPE		PERM AMNT		WORKCOST		DATE ISSUE		DATE COMPL		YEAR		CODE		COMMENTS	
2025-072		SINGLE FAMILY		0		0		02/17/2025		07/14/2025		2026				2026 - 100% COMPLETE SH 2026 - 70% COMPLETE - SH 2026 SINGLE FAMILY 3/13/25 TH	



03/24/2026 00:44



Overview



Legend

- Parcels
- Roads

Parcel ID 210 01020A
 Class Code Residential
 Taxing District SPALDING COUNTY
 Acres 11.82

Owner LIJEWSKI WILLIAM JOSEPH & RASHELLE
 MARIE
 1464 N WALKERS MILL RD
 GRIFFIN, GA 30223
 1464 N WALKERS MILL RD

Physical Address
 Assessed Value Value \$93500
 Land Value Value \$93500

Last 2 Sales

Date	Price	Reason	Qual
6/20/2025	0	GF	U
6/20/2025	\$801378	FM	Q

(Note: Not to be used on legal documents)

Date created: 4/1/2026

Last Data Uploaded: 4/1/2026 7:30:56 AM

 Developed by  **SCHNEIDER**
 GEOSPATIAL

210-01-020A, 11.82 Ac

210-01-020, 11.81 Ac

23.63 contiguous acres



Legend

 Parcels

 Roads

Parcel ID	210 01020A	Owner	LIJEWSKI WILLIAM JOSEPH & RASHELLE	Last 2 Sales			
Class Code	Residential		MARIE	Date	Price	Reason	Qual
Taxing District	SPALDING COUNTY		1464 N WALKERS MILL RD	6/20/2025	0	GF	U
Acres	11.82		GRIFFIN, GA 30223	6/20/2025	\$801378	FM	Q
		Physical Address	1464 N WALKERS MILL RD				
		Assessed Value	Value \$93500				
		Land Value	Value \$93500				

(Note: Not to be used on legal documents)

Date created: 4/1/2026
Last Data Uploaded: 4/1/2026 7:30:56 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	210 01020A	Owner	LIJEWSKI WILLIAM JOSEPH & RASHELLE	Last 2 Sales			
Class Code	Residential		MARIE	Date	Price	Reason	Qual
Taxing District	SPALDING COUNTY		1464 N WALKERS MILL RD	6/20/2025	0	GF	U
Acres	11.82		GRIFFIN, GA 30223	6/20/2025	\$801378	FM	Q
		Physical Address	1464 N WALKERS MILL RD				
		Assessed Value	Value \$93500				
		Land Value	Value \$93500				

(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 210 01020A
Class Code Residential
Taxing District SPALDING COUNTY
Acres 11.82

Owner LIJEWSKI WILLIAM JOSEPH & RASHELLE
MARIE
1464 N WALKERS MILL RD
GRIFFIN, GA 30223
1464 N WALKERS MILL RD
Physical Address
Assessed Value Value \$93500
Land Value Value \$93500

Last 2 Sales

Date	Price	Reason	Qual
6/20/2025	0	GF	U
6/20/2025	\$801378	FM	Q

(Note: Not to be used on legal documents)









03/24/2026 00:45



BOARD OF ASSESSORS

Consider the approval of a new application for Conservation Use Valuation Assessment. TERRY E BROWN, 220-01-002, 44.15 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 - BROWN 220-01-002.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

BROWN TERRY E

Owner's mailing address 109 CODY DR NW		City, State, Zip ROME, GA 30165		Number of acres included in this application. Agricultural Land: _____ Timber Land: _____	
Property location (Street, Route, Hwy, etc.) 0 MUSGROVE RD		City, State, Zip of Property: GRIFFIN, GA 30223		Covenant Acres <u>64.44</u> 44.15 Total Acres <u>64.44</u> 44.15	
District 02	Land Lot 241	Sublot & Block	Recorded Deed Book/Page 3610 116	List types of storage and processing buildings: <u>BA</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.

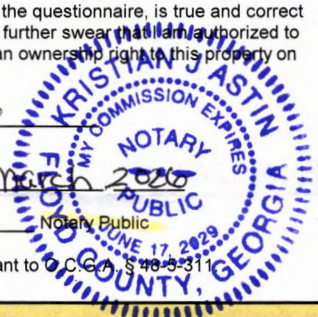
Terry E Brown
Signature of Taxpayer or Taxpayer's Authorized Representative

03-09-2026
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 9th day of March 2026

Kristin Astin



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 220 01002	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 16069	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

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

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 Conservation

- ☐ 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 current use, 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

220 01002		2026 Spalding County Board of Assessors				4/1/2026 12:18:45 PM Acct # 16069 bbernier	
Owner Information		General Property Information				Values	
BROWN TERRY E		SITUS	0 MUSGROVE RD			Imp Val	0
109 CODY DR NW		LEGAL	44.15 AC - PB 28/274 - MUSGROVE RD			Acc Val	3,550
ROME, GA 30165		Tax District	SPALDING COUNTY	GMD	Homestead	Land Val	222,245
					S0	Total Value	225,795
		Total Acres	44.15	LL	241	No Covenant	0
		Zoning		LD	02	Acc/Des	3C - 1.673672
		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	
						12363 - 1.00	

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
BROWN TERRY E	BROWN MARIE P ESTATE	02/13/2012	3610 116			0 V5		0 ES
BROWN TERRY E & MARIE P	HOPKINS RUTH E	05/10/1999	1654 273		72,000	P5		0 UK
HOPKINS RUTH E	HOPKINS H J	01/01/1993				0 V1		0 ES

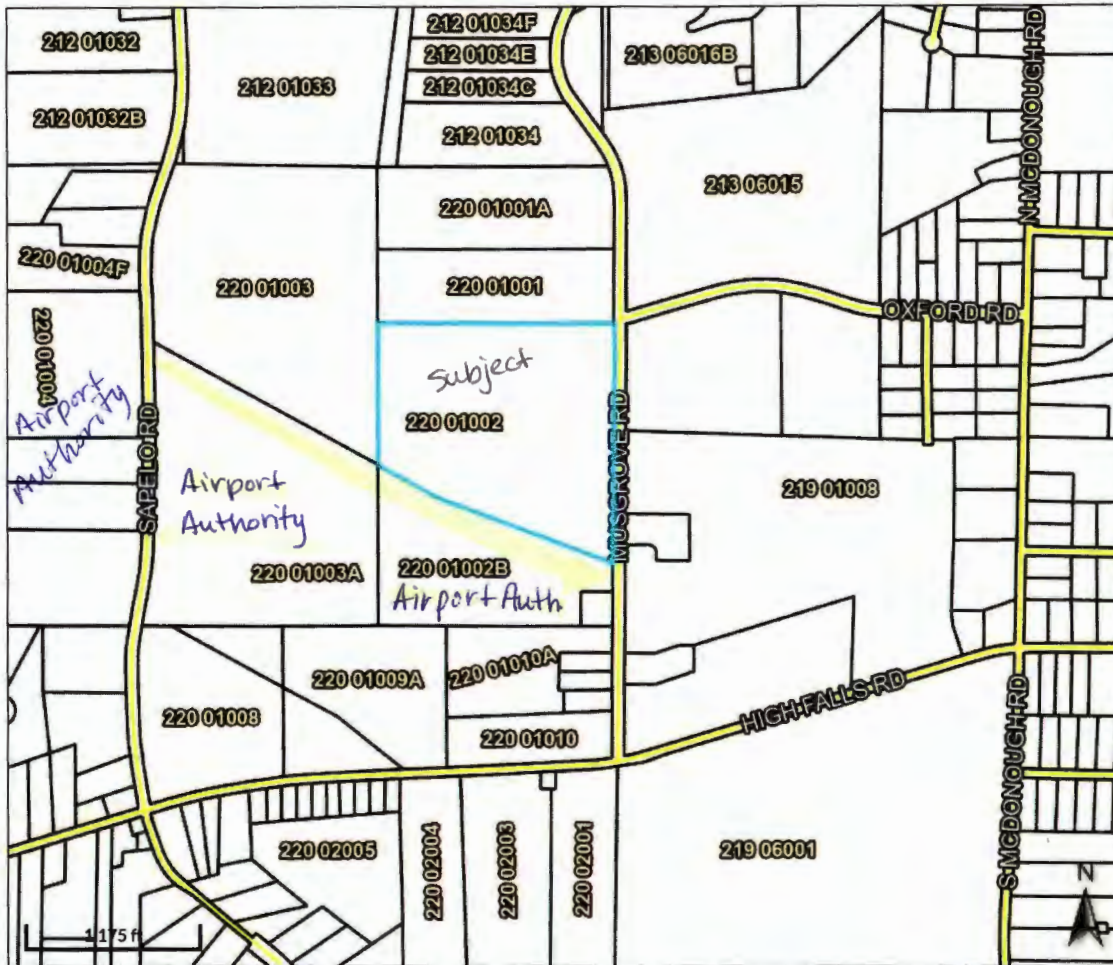
LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
A5	Woodland		3	3.82	3,810
A5	Open Land		5	5.05	4,350
A5	Woodland		6	5.36	3,270
A5	Woodland		8	2.00	2,440
A5	Woodland		9	2.54	1,900
A5	Woodland		7	25.38	2,720

2020 RENEWAL CUVA BREACHED DUE TO AIRPORT
AUTHORITY PURCHASING A PORTION OF ORIGINAL
TRACT. COVENANT ENDED 12/31/2025.

ACCESSORY IMPROVEMENTS - 220 01002

CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	POND 1-5	0	0	1	2010	1.00	0.71	0.00	1.00	1.00	1.00	1.00	0.00	3550	False



Overview



Legend

- Parcels
- Roads

Parcel ID 220 01002
 Class Code Consv Use
 Taxing District SPALDING COUNTY
 Acres ~~64.11~~
 44.15

Owner BROWN TERRY E
 109 CODY DR NW
 ROME, GA 30165
 Physical Address MUSGROVE RD
 Assessed Value Value \$370448
 Land Value Value \$365548

Last 2 Sales		Reason	Qual
Date	Price		
2/13/2012	0	ES	U
5/10/1999	\$72000	UK	U

(Note: Not to be used on legal documents)

Date created: 4/1/2026
 Last Data Uploaded: 4/1/2026 7:30:56 AM

Developed by **SCHNEIDER**
 GEOSPATIAL

Griffin Spalding County
 Airport Authority



Overview



Legend

-  Parcels
-  Roads

Parcel ID 220 01002
 Class Code Consv Use
 Taxing District SPALDING COUNTY
 Acres 64.11

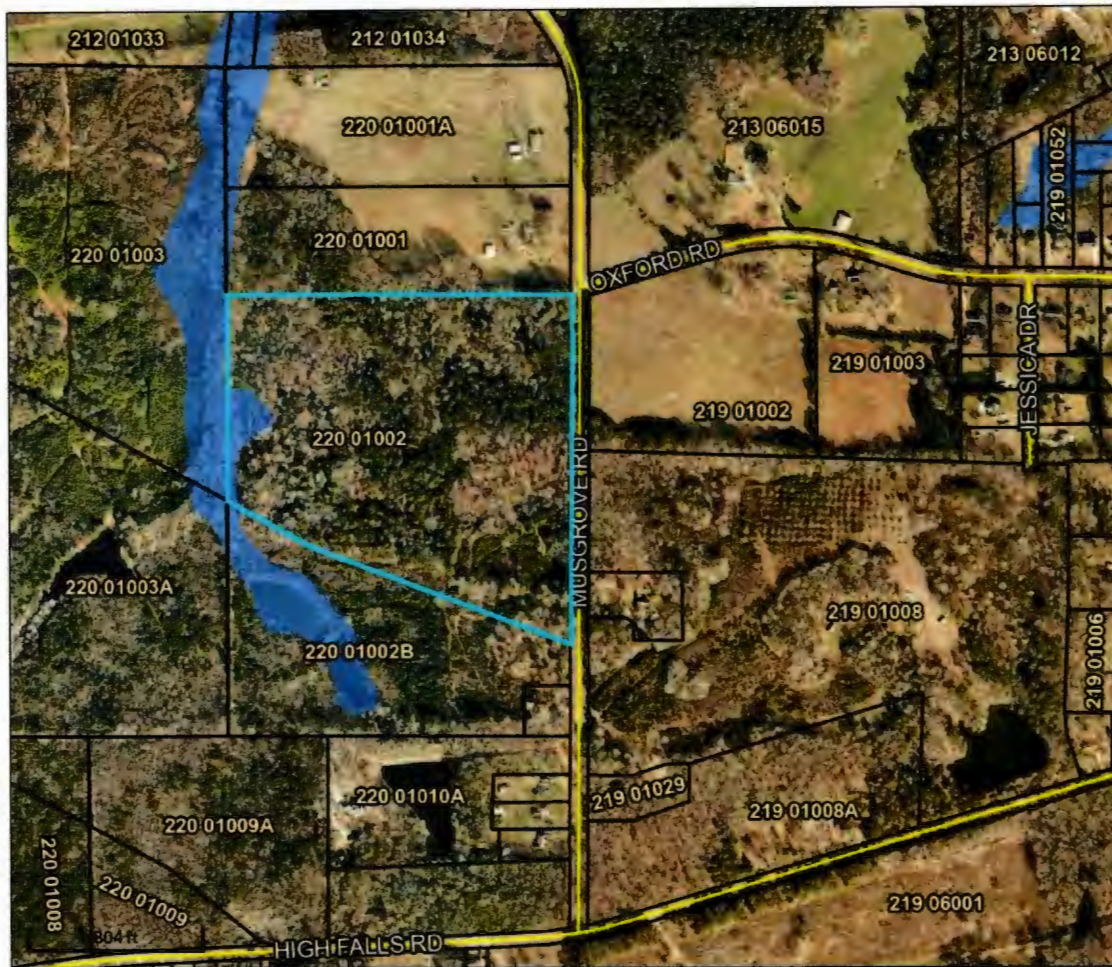
Owner BROWN TERRY E
 109 CODY DR NW
 ROME, GA 30165
 Physical Address MUSGROVE RD
 Assessed Value Value \$370448
 Land Value Value \$365548

Last 2 Sales			
Date	Price	Reason	Qual
2/13/2012	0	ES	U
5/10/1999	\$72000	UK	U

(Note: Not to be used on legal documents)

Date created: 4/1/2026
 Last Data Uploaded: 4/1/2026 7:30:56 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 220 01002
Class Code Consv Use
Taxing District SPALDING COUNTY
Acres 64.11

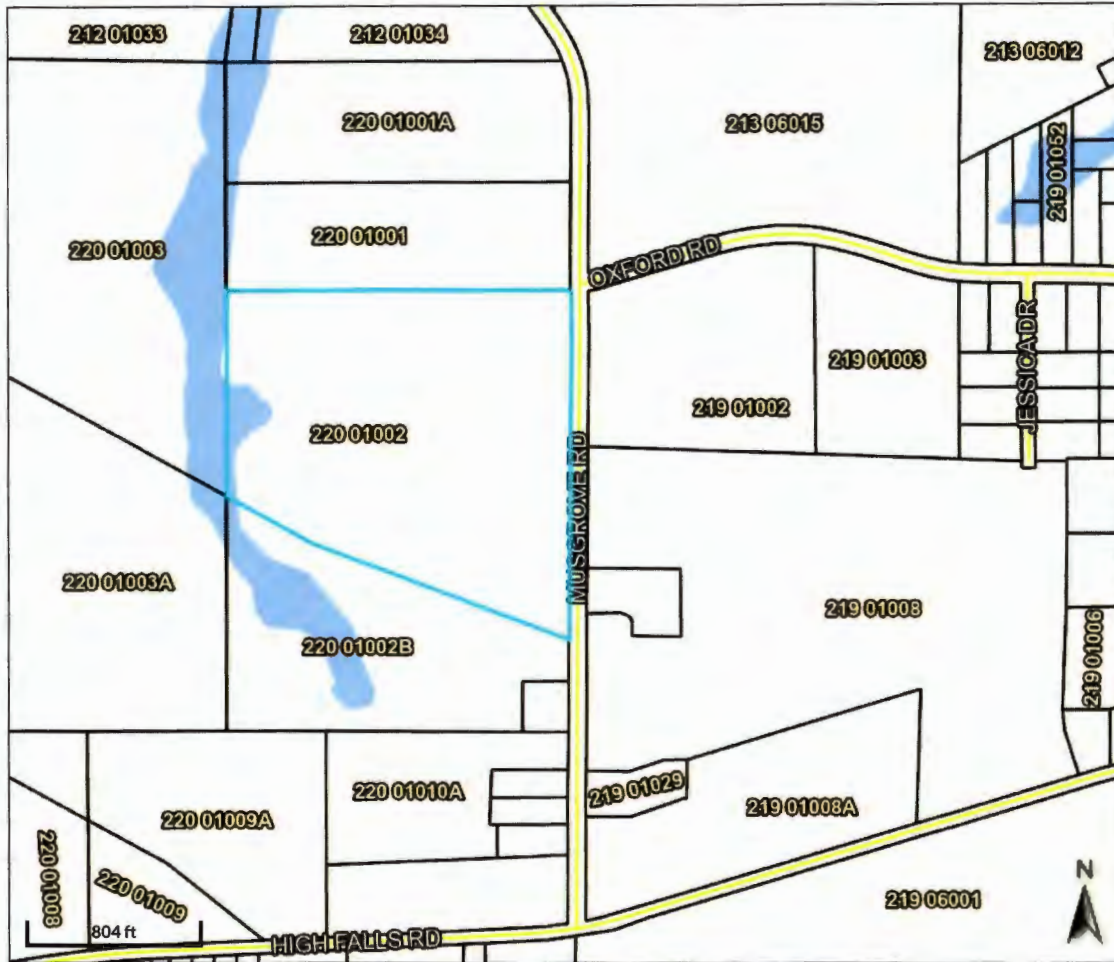
Owner BROWN TERRY E
109 CODY DR NW
ROME, GA 30165
Physical Address MUSGROVE RD
Assessed Value Value \$370448
Land Value Value \$365548

Last 2 Sales
Date Price Reason Qual
2/13/2012 0 ES U
5/10/1999 \$72000 UK U

(Note: Not to be used on legal documents)

Date created: 3/13/2026
Last Data Uploaded: 3/13/2026 8:04:07 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).

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

Parcel ID 220 01002
Class Code Consv Use
Taxing District SPALDING COUNTY
Acres 64.11

Owner BROWN TERRY E
109 CODY DR NW
ROME, GA 30165
Physical Address MUSGROVE RD
Assessed Value Value \$370448
Land Value Value \$365548

Last 2 Sales
Date Price Reason Qual
2/13/2012 0 ES U
5/10/1999 \$72000 UK U

(Note: Not to be used on legal documents)

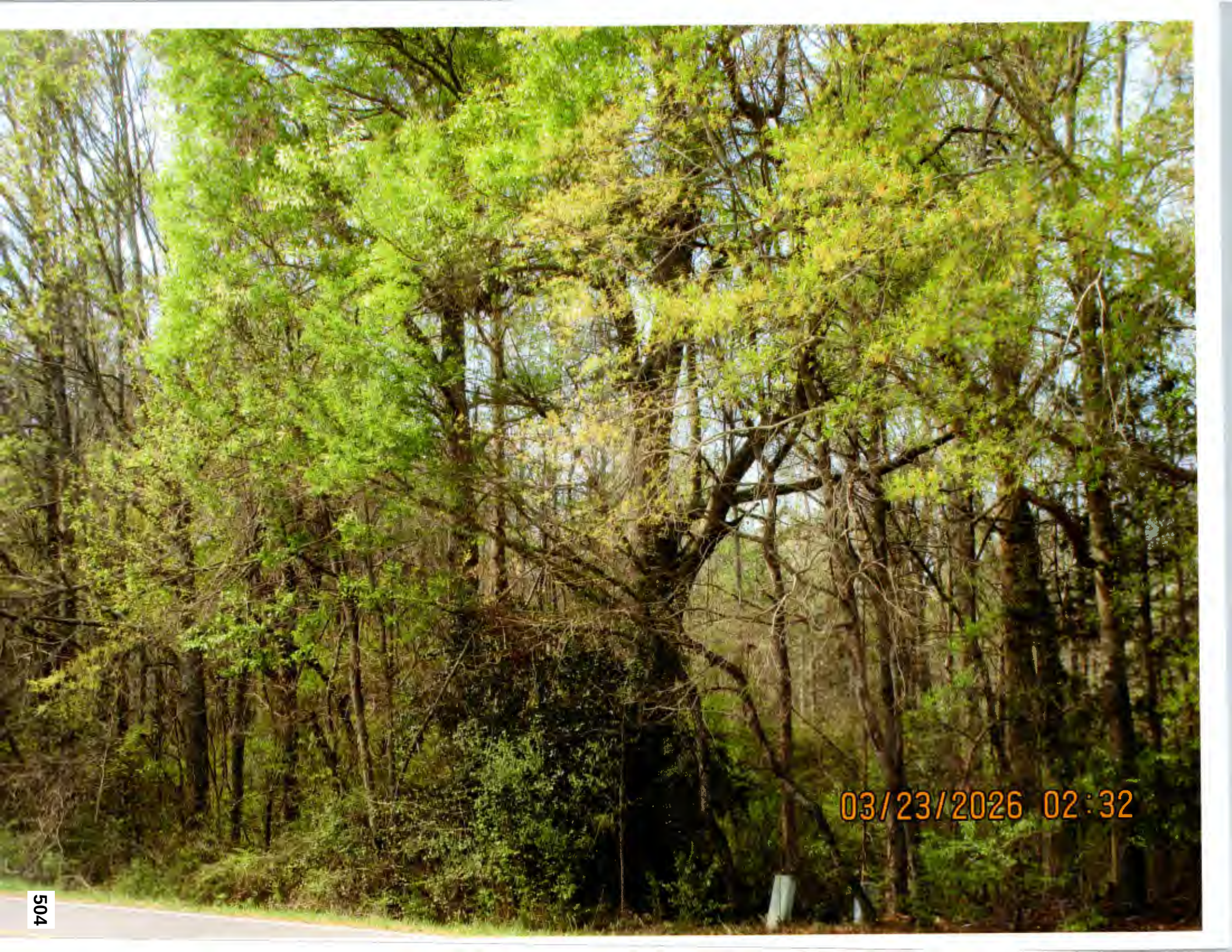
Date created: 3/13/2026
Last Data Uploaded: 3/13/2026 8:04:07 AM

Developed by **SCHNEIDER**
GEOSPATIAL





03/23/2026 02:32



03/23/2026 02:32

Consider the approval of a new application for Conservation Use Valuation Assessment. CHRIS PETERSON & RACHEL ALLEN, 257-01-007N, 14.89 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 - PETERSON 257-01-007N.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.

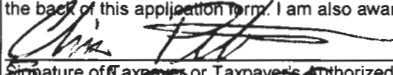
Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount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

PETERSON CHRISTOPHER JOHN &

Owner's mailing address RACHEL JEANNINE MARIAN ALLEN 608 W LARKDALE LANE		City, State, Zip MOUNT PROSPECT, IL 60056	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 565 HARDY LN		City, State, Zip of Property: GRIFFIN, GA 30223	Covenant Acres 0.00 Total Acres 14.89
District 04	Land Lot 114	Sublot & Block	Recorded Deed Book/Page 5306 553
List types of storage and processing buildings: Pole Shelter			

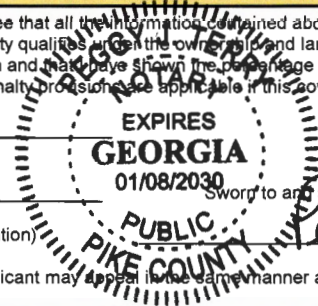
AUTHORIZED SIGNATURE

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 23 day of March, 2026

Notary Public

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 257 01007N	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 36031	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
Christopher Peterson		50	NA	
Rachel Allen		50	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 % _____
- ☒ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % 60
- ☒ 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); % 40 (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

Exhibit A

Under the category producing plants, trees, fowl, or animals (including the production of fish or wildlife), we have removed and continue to remove dead trees from the ground, the creek, allowing for new growth and planting new trees. We continue to maintain the forestry weekly allowing for new growth and nature to prevail.

Under the category wildlife habitat, we have cleaned and continue to clean and maintain the creek for frogs, fish, deer, armadillo's racoons, fox and other wildlife animals. Prior to us moving the creek was not flowing. There was a fence crossing the creek that collected leaves, trash and other debris preventing the flow of water. We cleared the fence the trash, debris (including leaves, logs, trash and branches). Since purchasing the property and cleaning up the creek we have seen animals use the creek where previously they could not. Additionally, we have created 2 culverts allowing rain water to be diverted and feed the creek. We continue to remove and clean the any unwanted items from the creek. We have also removed the majority of metal fencing that encircled the property allowing the animals to roam freely without getting trapped and injured.

Photo's available upon request.

RECEIVED

MAR 23 2026

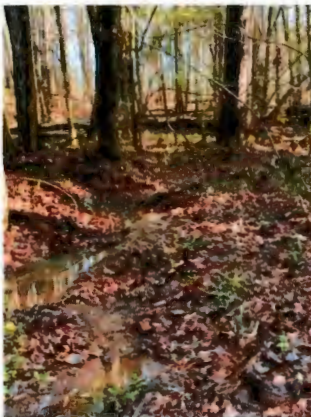
SPALDING COUNTY
BOARD OF ASSESSORS

Exhibit B

After searching for nearly 5 years, we stumbled across this property, which we considered to be a diamond in the rough. We immediately knew that this was land that we will eventually build a house. However, we do not want to tear down, strip or subdivide the land. We want to adapt and conform to the natural environment. Therefore, CUVA will most definitely coincide with our plans as we maintain a well-balanced ecosystem and a refuge for the indigenous wildlife. We have removed and continue to remove fallen trees while we plant new pines in their place. We have removed fencing, trash, and debris from the creek allowing for water to flow again. We have also added culverts to direct the flow of water to the creek. Our goal is to blend in with the natural ecosystem and continue to conserve the natural beauty and encourage the ecosystem to thrive.

Here are some before & current photos of what we've done to maintain and enhance a self-sustaining ecosystem.

The following photos illustrate both before and current view of one of the culverts we added that diverts the flow of rain water to the creek.



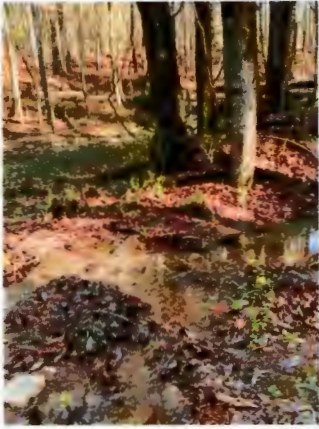
Before



Before



Current



Before



Current



Current

The following photos illustrate some of the trash we pulled from the property. We removed a storage container with numerous dumpster loads of trash which included multiple piles which were 20 foot diameter and over 10 feet high, which cost us nearly \$8k to remove. There was also fencing blocking the creek that was restricting the flow of water. Since we removed it, water now flows freely. Where the creek was once dry now deer frogs and other animals have come back.



The trash that was left behind when we purchased the property



Before clean-up



clean-up in progress

The following photos illustrate both before and current view of the creek we cleaned allowing for the flow of water. In most places the creek is knee deep were previously it was ankle deep at best.



Some of the fencing and trash that was removed from the creek.



Current



Current

The following photos illustrate both before and current view of some of the dead trees we removed and planted new trees in its place.



Before



Before



Before



Current



Current

Some of our natural wildlife enjoying the fruits of our labor



Deer that have returned to the creek.



In Conclusion, we are continuing to maintain and enhance a natural well-balanced ecosystem. We do NOT want to tear down, or subdivide the land. After the removal of fencing that was once collecting trash, debris, and impeding the flow of water; the ecosystem is now thriving. Water is now flowing to parts of the creek that were once dry and as a result the deer, fox, frogs, etc. have significantly increased. In addition, we have bats, bees, armadillo's, fireflies, and dragonfly's etc.

We are applying for CUVA because this coincides with our long-term objective to continue to maintain and enhance a natural well-balanced ecosystem.

Thank you!

257 01007N		2026 Spalding County Board of Assessors				3/23/2026 1:38:23 PM Acct # 36031 tlong	
Owner Information		General Property Information				Values	
PETERSON CHRISTOPHER JOHN & RACHEL JEANNINE MARIAN ALLEN 608 W LARKDALE LANE MOUNT PROSPECT, IL 60056		SITUS	565 HARDY LN			Imp Val	0
		LEGAL	LOT 8 14.89 AC PB 27/726			Acc Val	15,740
		Tax District	SPALDING COUNTY	GMD	Homestead	Land Val	207,142
					S0	Total Value	222,882
		Total Acres	14.89	LL	114	2025 : 134,642	2024 : 134,642
		Zoning		LD	04	2023 : 0	2022 : 0
		Unit			Acc/Des	0A - 1.000000	
				Return Value	0		
- .00	- .00	- .00	- .00	- .00	- .00	- 1.00	12602 - 1.00

SALES INFORMATION								
Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
PETERSON CHRISTOPHER JOHN &	AYERS HOWARD	01/24/2025	5306 553	27 726	225,000	R4	0	LM
AYERS HOWARD	TNT DYNAMOS LLC	01/31/2024	5208 419	27 729	234,518	R4	0	LM
TNT DYNAMOS LLC	5 STRAND INVESTMENTS LLC	05/26/2023	5125 85	27 392	740,000	R4	0	LM

LAND INFORMATION											
CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
R4	1257 M257-258 -	Acre	14.89	0	0			13,000.00	26,000.00	2.00	207,142

ACCESSORY IMPROVEMENTS - 257 01007N															
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
R6	Pole Shelter	40	60	2400	2025	1.20	0.98	0.00	1.00	1.00	1.00	1.00	0.00	13141	True
R6	Storage/Utility Bldg	12	12	144	2025	1.20	0.98	0.00	1.00	1.00	1.00	1.00	0.00	2599	True

PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS
2025-146	STORAGE SHED	0	0	03/21/2025	01/12/2026	2026		2026 - 100% COMPLETE KF 2026 - LOCK GATE; 10/21/25 SH 2026 - LOCKED GATE 7/10/25 SH 2026 - LOCKED GATE - SH 2025: 40X60 OPEN UTILITY ACCESORY BUILDING WITH 40X60 DEEP CONCRET SLAB 3/26/25 TH



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 257 01007N
Class Code Residential
Taxing District SPALDING COUNTY
Acres 14.89

Owner PETERSON CHRISTOPHER JOHN &
 RACHEL JEANNINE MARIAN ALLEN
 608 W LARKDALE LANE
 MOUNT PROSPECT, IL 60056

Physical Address 565 HARDY LN
Assessed Value Value \$134642
Land Value Value \$134642

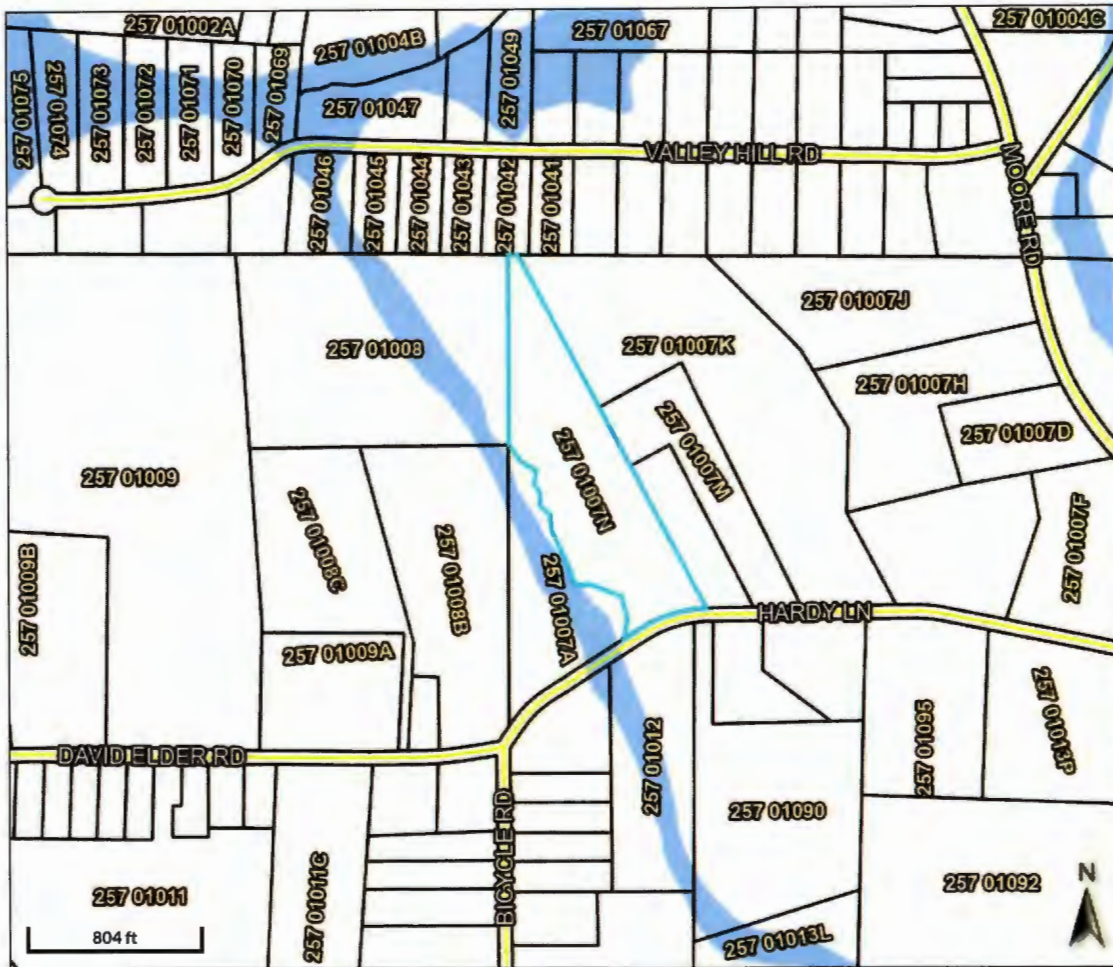
Last 2 Sales

Date	Price	Reason	Qual
1/24/2025	\$225000	LM	Q
1/31/2024	\$234518	LM	Q

(Note: Not to be used on legal documents)

Date created: 3/23/2026
 Last Data Uploaded: 3/23/2026 6:09:10 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 257 01007N
Class Code Residential
Taxing District SPALDING COUNTY
Acres 14.89

Owner PETERSON CHRISTOPHER JOHN &
RACHEL JEANNINE MARIAN ALLEN
608 W LARKDALE LANE
MOUNT PROSPECT, IL 60056
Physical Address 565 HARDY LN
Assessed Value Value \$134642
Land Value Value \$134642

Last 2 Sales			
Date	Price	Reason	Qual
1/24/2025	\$225000	LM	Q
1/31/2024	\$234518	LM	Q

(Note: Not to be used on legal documents)

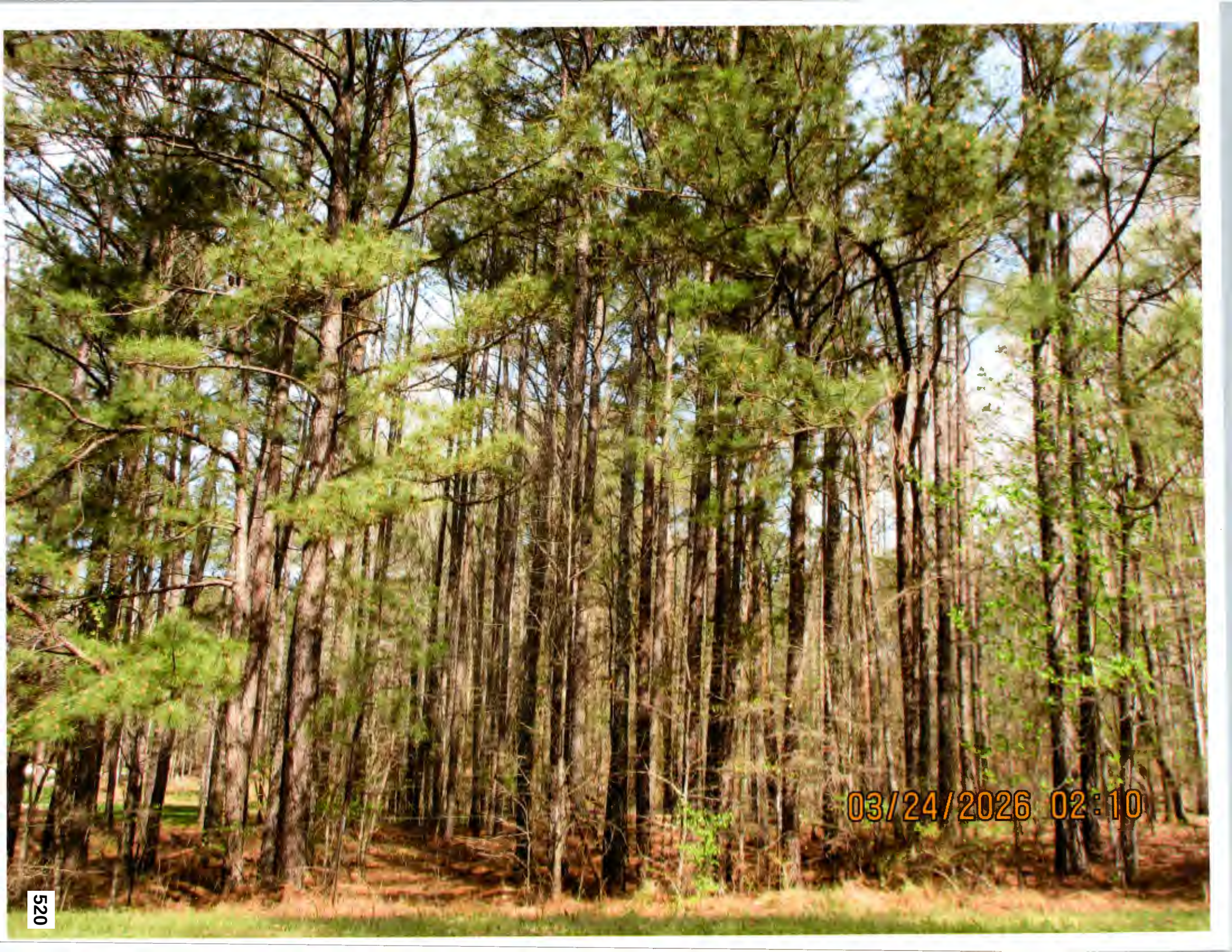
Date created: 3/23/2026
Last Data Uploaded: 3/23/2026 6:09:10 AM

Developed by **SCHNEIDER**
GEOSPATIAL

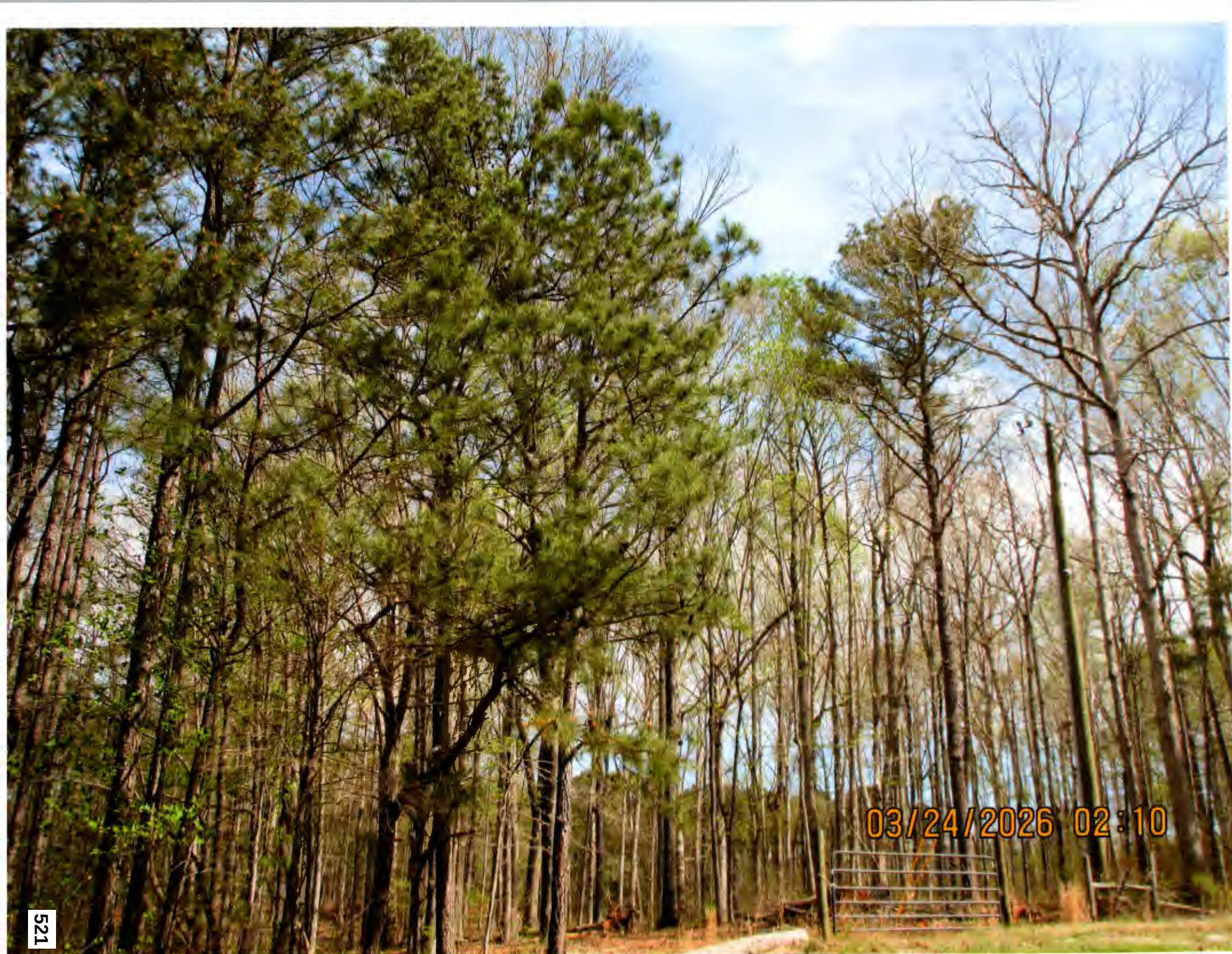


map: Auto (Oblique) ▾ Jan 2026 - Jan 2026 ▾ < image 1 of 5 > 01/16/2026





03/24/2026 02:10



03/24/2026 02:10



01/08/2026 03:54

522



01/08/2026 03:52



BOARD OF ASSESSORS

Consider the approval of a new application for Conservation Use Valuation Assessment. PATRICIA THOMPSON, 261-01-059, 12.50 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 - THOMPSON 261-01-059.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

THOMPSON PATRICIA

Owner's mailing address 825 CHEATHAM RD		City, State, Zip GRIFFIN, GA 30223	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 825 CHEATHAM RD		City, State, Zip of Property: GRIFFIN, GA 30223	Covenant Acres 0.00 Total Acres 12.50
District 04	Land Lot 004	Sublot & Block	Recorded Deed Book/Page 5104 187
List types of storage and processing buildings:			

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information obtained 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.

Patricia A. Thompson
Signature of Taxpayer or Taxpayer's Authorized Representative

2/11/2026
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

to and subscribed before me this 11 day of Feb, 2026

PUBLIC

Notary Public

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

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 261 01059	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 24323	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
Patricia A Thompson		100 %	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 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 % 80
- ☐ 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

261 01059		2026 Spalding County Board of Assessors				2/11/2026 1:37:54 PM Acct # 24323 tlong	
Owner Information		General Property Information				Values	
THOMPSON PATRICIA		SITUS	825 CHEATHAM RD			Imp Val	231,222
825 CHEATHAM RD		LEGAL	12.50 AC LT 6 CHEATHAM RD PB 23/478			Acc Val	5,747
GRIFFIN, GA 30223		Tax District	SPALDING COUNTY	GMD	1068	Homestead	S1
		Total Acres	12.50	LL	004	No Covenant	0
		Zoning		LD	04	Acc/Des	4C - .000000
		Unit		Return Value	0		
						2025 : 340,644	2024 : 340,644
						2023 : 262,329	2022 : 93,777
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
THOMPSON PATRICIA	FLORES CARLOS J HERRERA	03/24/2023	5104 187	23 478	344,000	R1	0	FM
FLORES CARLOS J HERRERA	CFP HOLDINGS, LLC	11/21/2013	3825 25	23 478	90,000	R1	0	FM
CFP HOLDINGS, LLC	HAYES KAREN & RICHARD ALLEN	11/14/2013	3804 74	00023 0478	0	R1	0	DP

LAND INFORMATION

CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
R4	1260 M260-261 -	Acre	12.50	0	0			13,000.00	14,300.00	1.10	103,675

ACCESSORY IMPROVEMENTS - 261 01059

CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
R6	Storage/Utility Bldg	16	30	480	1995	1.50	0.52	0.00	1.00	1.00	1.00	1.00	0.00	5747	True

PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS
IHP	IN HOUSE PERMIT	0	0	01/03/2023	01/17/2024	2023		2024 RECHECK 2023 LOCKED GATE 02/01/23 mb 2023 LISTED FOR \$389,900 ON 12/29/2022
28673	ADDITION	0	20,000	03/06/2014	09/04/2014	2014		3-3-15 entered complete permit files cc5-27-14 insp 9-4-14 HB. Remodel sunroom;hvac;rewire;new bathroom HB 3-25-14.

RES IMP - 261 01059 825 CHEATHAM RD							
Impr Key	16252	Roof Shape	Gable	Basement / Attic	Squarefoot	Phy Depr	0.85
Class / Strat	R1	Floor Construction	Wood Joist	Bsmt / Finish	0 / 0.00	Phy OVR	0.00
Occupancy / Style	One Family	Floor Finish	Pine	Attic / Finish	300 / 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	1,922	Heat	Central AC	Grade	1.15	Neigh Adj	0.82
Story Height	1 Story	Plumbing:Std Comp	1	Year Built	1930	CD	1.00
Foundation	Masonry	Plumbing: Extra Fix	8	Eff Year Built	2005	FMV	231,222
Exterior Wall	Log	Full Baths	2	Condition	Average	MAV	0
Roofing	Shingles - Architectural	Half Baths	0	RCN	331,739	OVR FMV	0

Sketch Legend			Other Features					
Code	Type	Area	CODE TYPE	AREA				
1.0	1.0 Story	544	Const 1 sty 1 Box	1				
1.0	1.0 Story	668						
1.0	1.0 Story	182						
PAT	Patio	45						
1.0	1.0 Story	336						
1.0	1.0 Story	192						
Dkw	Deck - Wood	160						



2014: Field Inspection on 9-4-14 after CC issued on 5-27-2014. Changed: to central HVAC; Architectural shingles added bath and extra fixtures, and removed screened porch and added additional heated square footage. HB 9-23-2014.





03/26/2026 00:22



Overview



Legend

- Parcels
- Roads

Parcel ID 261 01059
 Class Code Residential
 Taxing District SPALDING COUNTY
 Acres 12.5

Owner THOMPSON PATRICIA
 825 CHEATHAM RD
 GRIFFIN, GA 30223
 Physical Address 825 CHEATHAM RD
 Assessed Value Value \$340644
 Land Value Value \$103675

Last 2 Sales			
Date	Price	Reason	Qual
3/24/2023	\$344000	FM	Q
11/21/2013	\$90000	FM	Q

(Note: Not to be used on legal documents)

Date created: 4/2/2026
 Last Data Uploaded: 4/2/2026 8:17:59 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	261 01059
Class Code	Residential
Taxing District	SPALDING COUNTY
Acres	12.5

Owner	THOMPSON PATRICIA 825 CHEATHAM RD GRIFFIN, GA 30223
Physical Address	825 CHEATHAM RD
Assessed Value	Value \$340644
Land Value	Value \$103675

Date	Price	Reason	Qual
3/24/2023	\$344000	FM	Q
11/21/2013	\$90000	FM	Q

(Note: Not to be used on legal documents)

Date created: 2/11/2026
Last Data Uploaded: 2/11/2026 6:30:02 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.

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

Parcel ID 261 01059
Class Code Residential
Taxing District SPALDING COUNTY
Acres 12.5

Owner THOMPSON PATRICIA
825 CHEATHAM RD
GRIFFIN, GA 30223
Physical Address 825 CHEATHAM RD
Assessed Value Value \$340644
Land Value Value \$103675

Last 2 Sales

Date	Price	Reason	Qual
3/24/2023	\$344000	FM	Q
11/21/2013	\$90000	FM	Q

(Note: Not to be used on legal documents)

Date created: 2/11/2026
Last Data Uploaded: 2/11/2026 6:30:02 AM

Developed by **SCHNEIDER**
GEO SPATIAL



map: Auto (Oblique) ▾ Dates: Latest ▾ < image 1 of 8 > 01/20/2026





03/26/2026 00:25





03/26/2026 00:24



03/26/2026 00:27



03/26/2026 00:23



03/26/2026 00:27



03/26/2026 00:27



03/26/2026 00:22



03/26/2026 00:23



03/26/2026 00:26



BOARD OF ASSESSORS

Consider the approval to mail a Notice of Intent to Breach Conservation Use Valuation Assessment. AMBER SINGLETON, 228-04-002D, 46.72 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:



BOARD OF ASSESSORS

Consider the approval of a continuation application for Conservation Use Valuation Assessment. SPENCER & ANGELA MOSELEY228-04-002A, 29.12 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 - MOSELEY 228-04-002A.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

MOSELEY SPENCER K & ANGELA

Owner's mailing address 2715 S WALKERS MILL RD		City, State, Zip GRIFFIN, GA 30224	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 2715S WALKERS MILL RD		City, State, Zip of Property: GRIFFIN, GA 30224	Covenant Acres 27.12 Total Acres 29.12
District 02	Land Lot 249	Sublot & Block	Recorded Deed Book/Page 5319 158
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 13 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 228 04002A	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 17825	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
Spencer Moseley			50	N/A	
Angela Moseley			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, 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 % 90%
- ☐ 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

①

Pics 1-22

228 04002A		2026 Spalding County Board of Assessors				1/16/2026 4:30:42 PM Acct # 17825 tlong	
Owner Information		General Property Information				Values	
MOSELEY SPENCER K & ANGELA 2715 S WALKERS MILL RD GRIFFIN, GA 30224		SITUS	2715 S WALKERS MILL RD			Imp Val	263,190
		LEGAL	29.12 AC - PB 12/106 & DB 5319/158			Acc Val	35,886
		Tax District	SPALDING COUNTY	GMD	1066	Homestead	S0
		Total Acres	29.12	LL	249	CUV 2022	55807
		Zoning		LD	02	Acc/Des	0A - 1.000000
		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	12273 - 1.00

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
MOSELEY SPENCER K & ANGELA	CHAMPION JESSE	04/02/2025	5319 158	26 152	476,544	V1		0 XX
CHAMPION JESSE	BEDSOLE INVESTMENTS LP	11/30/2011	3585 140	12 106	27,500	A1		0 PT
CHAMPION JESSE	CHAMPION KAYE & JESSE	11/01/1983	717 241			V1		0 DI

LAND INFORMATION

CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
V4	821 S Walkers Mill/Swint (off John	Acre	27.12	0	0			16,000.00	16,000.00	1.00	232,960
A4	1629 \$5,000 per Acres	Acre	2.00	0	0			5,000.00	5,000.00	1.00	10,000

CONSERVATION USE LAND INFORMATION

	Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
	Agland 93	4	2.73	950	1.00	2,594
	Agland 93	6	5.16	692	1.00	3,571
	Agland 93	9	1.26	332	1.00	418
	Timberland 93	2	3.79	913	1.00	3,460
	Timberland 93	3	1.17	828	1.00	969
	Timberland 93	4	0.22	759	1.00	167
	Timberland 93	5	1.68	660	1.00	1,109
	Timberland 93	7	7.20	534	1.00	3,845
	Timberland 93	8	3.91	462	1.00	1,806

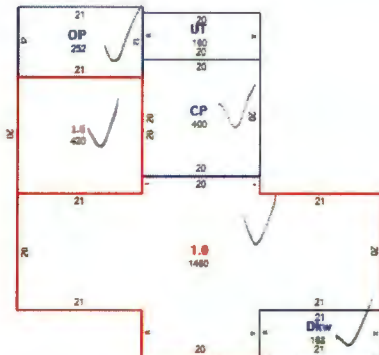
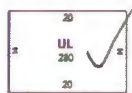
ACCESSORY IMPROVEMENTS - 228 04002A

CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A1	Carport - Prefab	20	20	400	2015	1.00	0.87	0.00	1.00	1.00	1.00	1.00	2.00	1586	True
A1	Farm Utility Building	40	41	1640	1995	1.50	0.52	0.00	1.00	1.00	1.00	1.00	0.00	17787	True
A1	POND 1-5	0	0	1.2	2000	1.00	0.30	0.00	1.00	1.00	1.00	1.00	0.00	1800	False
R6	Shed Farm/Utility (3 Sides)	16	24	384	1995	1.00	0.22	0.00	1.00	1.00	1.00	1.00	0.00	618	True
A1	Shop Equipment Building	16	20	320	1995	1.00	0.71	0.00	1.00	1.00	1.00	1.00	0.00	5953	True
A1	Shop Equipment Building	16	20	320	1995	1.00	0.71	0.00	1.00	1.00	1.00	1.00	0.00	5953	True
A6	Storage/Utility Bldg	16	30	480	1995	0.80	0.22	0.00	1.00	1.00	1.00	1.00	0.00	1297	True
A6	Storage/Utility Bldg	12	22	264	1995	1.00	0.22	0.00	1.00	1.00	1.00	1.00	0.00	892	True

RES IMP - 228 04002A 2715 S WALKERS MILL RD							
Impr Key	12023	Roof Shape	Gable	Basement / Attic	Squarefoot	Phy Depr	0.74
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	2,160	Heat	Central AC	Grade	1.00	Neigh Adj	1.00
Story Height	2.0 Story	Plumbing:Std Comp	1	Year Built	1996	CD	1.00
Foundation	Masonry	Plumbing: Extra Fix	9	Eff Year Built	1996	FMV	263,190
Exterior Wall	Masonry (Brick Veneer)	Full Baths	4	Condition	Average	MAV	0
Roofing	Shingles - Architectural	Half Baths	0	RCN	332,395	OVR FMV	0

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

Code	Type	Area	CODE TYPE	AREA
1.0	1.0 Story	1460	Const 1 sty 1 Box	1
Dkw	Deck - Wood	168		
UL	2nd Level	280		
CP	Carport	400		
UT	Utility	160		
OP	Porch - Open	252		
1.0	1.0 Story	420		





02/06/2026 01:40



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 228 04002A
Class Code Consv Use
Taxing District SPALDING COUNTY
Acres 29.12

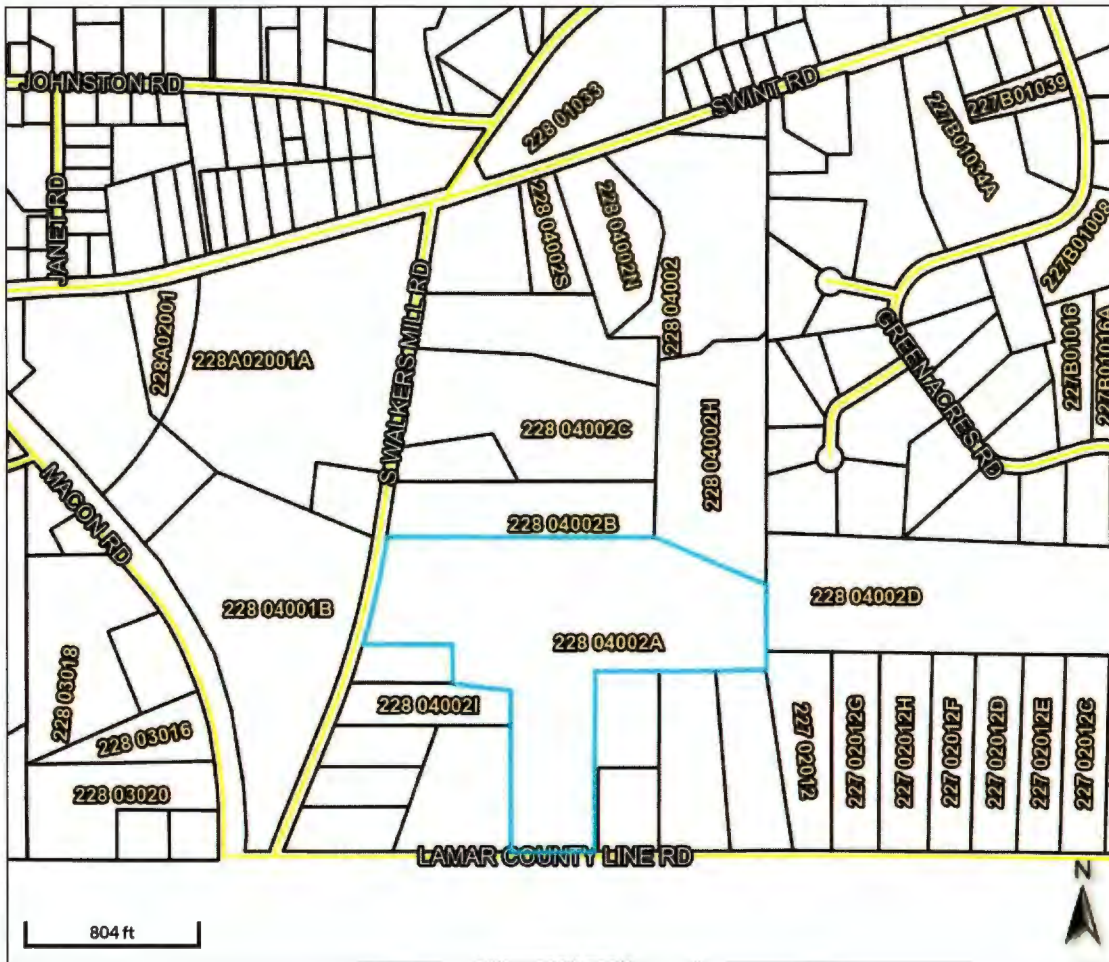
Owner MOSELEY SPENCER K & ANGELA
2715 S WALKERS MILL RD
GRIFFIN, GA 30224
Physical Address 2715 S WALKERS MILL RD
Assessed Value Value \$629165
Land Value Value \$324089

Last 2 Sales
Date Price Reason Qual
4/2/2025 \$476544 XX U
11/30/2011 \$27500 PT U

(Note: Not to be used on legal documents)

Date created: 1/13/2026
Last Data Uploaded: 1/13/2026 7:23:33 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.
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Parcel ID 228 04002A
 Class Code Consv Use
 Taxing District SPALDING COUNTY
 Acres 29.12

Owner MOSELEY SPENCER K & ANGELA
 2715 S WALKERS MILL RD
 GRIFFIN, GA 30224
 Physical Address 2715 S WALKERS MILL RD
 Assessed Value Value \$629165
 Land Value Value \$324089

Last 2 Sales

Date	Price	Reason	Qual
4/2/2025	\$476544	XX	U
11/30/2011	\$27500	PT	U

(Note: Not to be used on legal documents)

Date created: 1/13/2026
 Last Data Uploaded: 1/13/2026 7:23:33 AM

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CONNECTEXPLORER[®]





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



MapSource v



map: Auto (Oblique) - Date: Latest - Image 1 of 4 - 01/08/2025





02/06/2026 01:46



02/06/2026 01:44



02/06/2026 01:44



02/06/2026 01:45



02/06/2026 01:45



02/06/2026 01:46



02/06/2026 01:46



02/06/2026 01:46



02/06/2026 01:43



02/06/2026 01:43



02/06/2026 01:45



02/06/2026 01:44



02/06/2026 01:41



02/06/2026 01:41



02/06/2026 01:42



BOARD OF ASSESSORS

Consider the approval to mail a Notice of Intent to Breach Conservation Use Valuation Assessment. ADAM WALKER, 211-01-020, 52.60 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 - NOTICE OF INTENT TO BREACH - WALKER 211-01-020.pdf](#)

BOARD MEMBERS:

JOHNIE MCDANIEL
CHAIRMAN

BYRON PEARCE
VICE-CHAIRMAN

JOE BAILEY
MEMBER

Spalding

BOARD OF TAX ASSESSORS

419 EAST SOLOMON STREET, SOLOMON EAST BUILDING
GRIFFIN, GEORGIA 30223
(770) 467-4240
Fax (404) 581-5822
QPUBLIC.NET/GA/SPALDING

OFFICE STAFF:

ROBBY WILLIAMS
CHIEF APPRAISER

PEGGY TERRY
BOARD SECRETARY

April 21, 2025

Robin Blanchard
223 Malone Rd
Fayetteville GA 30215

RE: Conservation Use on Parcel 267-01-024, 100 Beasley Rd

Dear Property Seller,

It has come to our attention that the above referenced property was transferred into new ownership on March 19, 2025. This property is under a Conservation Use covenant which began January 1, 2024 in the name of Robin Blanchard and Adam Walker.

The transfer to new ownership caused a potential breach of the covenant. The new owner needs to apply to continue the Conservation Use covenant after January 1, 2026.

This letter is to inform you, as the original covenant holder, that a potential breach has occurred by the transfer of ownership. If the new owner does not apply for a continuation of the covenant and receive approval by the Board of Assessors, there may be significant breach penalties.

Please call Betsy Bernier at 770-467-4240 or mbernier@spaldingcounty.com if you have any questions. The office is open Monday through Friday, 8:00AM to 4:30PM.

Respectfully,

Robby Williams
Chief Appraiser

BOARD MEMBERS:

JOHNIE MCDANIEL
CHAIRMAN

BYRON PEARCE
VICE-CHAIRMAN

JOE BAILEY
MEMBER

Spalding

BOARD OF TAX ASSESSORS

419 EAST SOLOMON STREET, SOLOMON EAST BUILDING
GRIFFIN, GEORGIA 30223
(770) 467-4240
Fax (404) 581-5822
QPUBLIC.NET/GA/SPALDING

OFFICE STAFF:

ROBBY WILLIAMS
CHIEF APPRAISER

PEGGY TERRY
BOARD SECRETARY

April 21, 2025

Adam Walker
223 Malone Rd
Fayetteville GA 30215

RE: Conservation Use on Parcel 211-01-020 / 2000 E McIntosh Rd

Dear Property Owner,

It has come to our attention that the above referenced property was transferred into new ownership on March 19, 2025. This property is under a Conservation Use covenant which began January 1, 2024 in the name of Robin Blanchard & Adam Walker.

The transfer to new ownership caused a potential breach of the covenant. The new owner needs to apply to continue the Conservation Use covenant after January 1, 2026.

Please remember the dates to apply for Conservation are January 1 through April 1, 2026. If the covenant is not continued by application, there is the possibility of substantial potential breach penalties.

Please call Betsy Bernier at 770-467-4240 or mbernier@spaldingcounty.com if you have any questions. The office is open Monday through Friday, 8:00AM to 4:30PM.

Respectfully,

Robby Williams
Chief Appraiser

211 01020		2026 Spalding County Board of Assessors				4/17/2025 11:41:06 AM Acct # 14626 pterry	
Owner Information		General Property Information				Values	
WALKER ADAM		SITUS	2000 E MCINTOSH RD			Imp Val	0
223 MALONE ROAD		LEGAL	E MCINTOSH RD PB 26/158			Acc Val	51,763
FAYETTEVILLE, GA 30215		Tax District	SPALDING COUNTY	GMD	0490	Homestead	S0
		Total Acres	52.60	LL	228	CUV 2024	33108
		Zoning	R2	LD	03	Acc/Des	5C - 1.056472
		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
WALKER ADAM	BLANCHARD ROBIN	03/19/2025	5316 402	26 158		0 V5		0 MT

LAND INFORMATION					
CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
V5	Open Land	4	3.25	5,030	16,348
V5	Open Land	6	1.42	3,670	5,211
V5	Woodland	2	4.84	3,950	19,118
V5	Woodland	3	8.13	3,810	30,975
V5	Woodland	7	28.09	2,720	76,405
V5	Open Land	5	1.83	4,350	7,961
V5	Woodland	8	5.04	2,440	12,298

CONSERVATION USE LAND INFORMATION						
	Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
	Agland 93	4	3.25	923	1.00	3,000
	Agland 93	6	1.42	672	1.00	954
	Timberland 93	2	4.84	887	1.00	4,293
	Timberland 93	3	8.13	804	1.00	6,537
	Timberland 93	7	28.09	519	1.00	14,579
	Agland 93	5	1.83	810	1.00	1,482
	Timberland 93	8	5.04	449	1.00	2,263

ACCESSORY IMPROVEMENTS - 211 01020															
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	Shop Equipment Building	30	70	2100	2023	1.20	0.98	0.00	1.00	1.00	1.00	1.00	0.00	51763	True

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

BLANCHARD ROBIN &

Owner's mailing address WALKER ADAM 223 MALONE ROAD			City, State, Zip FAYETTEVILLE, GA 30215	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 2000E MCINTOSH RD			City, State, Zip of Property: GRIFFIN, GA 30223	Covenant Acres 52.60 Total Acres 52.60
District 03	Land Lot 228	Sublot & Block	Recorded Deed Book/Page 4900 199	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 tax 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

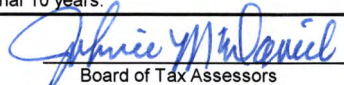
Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)

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 01020	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 14626	YEAR COVENANT: Begin: Jan 1, 2024 Ends: Dec 31, 2033
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: 2/20/24

Board of Tax Assessors

Date: 2/20/24

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

211 01020

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
ADAM WALKER		50	N/A	N/A	N/A
Robin Blanchard		50	N/A	N/A	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



BOARD OF ASSESSORS

Consider the approval to release early with penalty a 2023 Conservation Use Valuation Assessment. KELLA BARNETT & LEILA LASSETER, 234-04-018, 43.47 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 - REQUEST RELEASE - BARNETT 234-04-018.pdf](#)

Leila Whitehurst Lasseter

1219 E. Elm St.

New Albany, IN 47150

770-639-1196

Lwljwl1985@gmail.com

April 2, 2026

Betsy Bernier

Specialist Assessment Appraiser

Board of Tax Assessors

419 E Solomon St.

Griffin, GA 30223

mbernier@spaldingcounty.com

Parcel ID/Map and Lot: 243-04018

Property Location: 200 Rover Rd, Williamson, GA 30292

Dear Board of Assessors,

I am writing to formally request the removal of my portion (approximately 22 acers) of the above referenced parcel from the Timber Management Program.

The subject property consisting of approximately 44 acers was inherited equally by my sister, Kella Whitehurst Barnett (age 68), and myself (age 74) in December 2016. It was in Timber management at that time and we returned it to Timber Management in approximately spring of 2023. For the past 7 years I have lived in Indiana and it is now my intention to be able to sell my

Spalding County Board of tax Assessor April 2026

portion. I hope to divide my property into an approximate 10 acer plot to sell for a single home residential use. And sell the remaining 12 acers to my sister for her to return it to Timber Management.

Please consider tis letter my formal request to withdraw my portion of the property from the Timber Management Program. If you require further information, please contact me.

Sincerely



Leila W. Lasseter

FILED & RECORDED
CLERK, SUPERIOR COURT
SPALDING COUNTY, GA.

2023 JUL 12 P 2:23

BY *mrc*
DEBBIE L. BROOKS, CLERKSPALDING 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

BARNETT KELLA WHITEHURST

Owner's mailing address LASSETER LEILA WHITEHURST 185 ROVER RD		City, State, Zip WILLIAMSON, GA 30292	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 200 ROVER RD		City, State, Zip of Property: GRIFFIN, GA 30224	Covenant Acres 43.47 Total Acres 43.47
District 02	Land Lot 041	Sublot & Block	Recorded Deed Book/Page 4054 264
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.

Kella Whitehurst Barnett
Signature of Taxpayer or Taxpayer's Authorized Representative

6-22-23
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 application may appear 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 234 04018	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 19154	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, _____ Ends: Dec 31, _____ If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: *✓* Date: *7/11/23*

Johnie McDaniel
Board of Tax Assessors

Date: *7/11/23*

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
Kella Barnett		50	NONE		
Leila Whitehurst Lassefer		50	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 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) % 60
- ☐ 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.
- ☒ 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 _____

234 04018		2023 Spalding County Board of Assessors				7/6/2023 10:56:37 AM Acct # 19154 bbernier	
Owner Information		General Property Information				Values	
BARNETT KELLA WHITEHURST LASSETER LEILA WHITEHURST 185 ROVER RD WILLIAMSON, GA 30292		SITUS	200 ROVER RD			Imp Val	0
		LEGAL	ROVER RD 43.47 AC			Acc Val	
		Tax District	SPALDING COUNTY	GMD	1065	Homestead	S0
		Total Acres	43.47	LL	041	No Covenant	0
		Zoning		LD	02	Acc/Des	5C - 1.059028
		Unit		Return Value		0	
						Total Value	148,537
						2022 : 134,976	2021 : 116,039
						2020 : 116,039	2019 : 116,039
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
BARNETT KELLA WHITEHURST &	BARNETT KELLA WHITEHURST &	05/06/2016	4054 270			0 V5		0 QC
BARNETT KELLA WHITEHURST &	BARNETT KELLA W EXEC U/W	05/06/2016	4054 267			0 V5		0 DA
BARNETT KELLA WHITEHURST	LASSETER LEILA W EXEC CAROLYN	05/06/2016	4054 264			0 V5		0 DA

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
A5	Woodland	2	15.25	3,800	57,950
A5	Woodland	3	9.23	3,660	33,782
A5	Woodland	7	14.44	2,620	37,833
A5	Woodland	8	4.55	2,350	10,693

SPALDING COUNTY, Griffin Ga

ESTIMATE CALCULATION OF BREACH OF CONSERVATION USE COVENANT PENALTY

***** This is not a bill. If the covenant is actually breached, you must contact the Tax Assessors' Office for the bill to be generated. *****

Name **BARNETT KELLA WHITEHURST**

Parcel Number ** **234 04018**

Covenant/Tax Year	Savings		Millage Rate		Tax Savings	Penalty Factor	Penalty Amount
2023	47,620	x	0.035812	=	1,705.37	x2	3,410.73
2024	49,615	x	0.035774	=	1,774.93	x2	3,549.85
2025	49,257	x	0.035381	=	1,742.76	x2	3,485.52
2026	48,887	x	0	=	0.00	x2	0.00
2027	0	x	0	=	0.00	x2	0.00
2028	0	x	0	=	0.00	x2	0.00
2029	0	x	0	=	0.00	x2	0.00
2030	0	x	0	=	0.00	x2	0.00
2031	0	x	0	=	0.00	x2	0.00
2032	0	x	0	=	0.00	x2	0.00

Penalty Amount Subtotal	\$10,446.11
--------------------------------	--------------------

10,446	+	0	=	\$10,446.11
Penalty Subtotal		Interest Provision repealed by SB 458. Effective July 1, 2018		Total Penalty

Calculation as of 2026-04-09

Printed by SCG\mbernier

** You should verify whether or not other parcels are impacted by this breach, i.e., transfer of all or part to another owner



Consider the approval to cease an intent to breach of a 2025 Conservation Use Valuation Assessment. JOHN THOMAS SHERWOOD TRUST EUGENE DABBS IV AS TRUSTEE 213-03-004

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

**Update on 2026 Digest
preparation.**

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

**Update on
appeals.**

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

**Update on 2026 homestead
applications**

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

**Current status of a revised Notice of Assessment per
SB566.**

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: