



Agenda
Board of Assessors - Regular Meeting June 9,
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 May 12, 2026 minutes.

D. OLD BUSINESS

1. Take from the table an item from the May 12, 2026 meeting to consider the approval of a continuation application for Conservation Use Valuation Assessment.
SPENCER & ANGELA MOSELEY, 228-04-002A, 29.12 ACRES
2. Take from the table an item from the May 12, 2026 meeting to consider a request for non-disclosure of public information.
3. Take from the table an item from the May 12, 2026 meeting to consider the approval of a continuation application for Conservation Use Valuation Assessment.
BARNESVILLE ROAD 400 LLC, 224-01-014, 104.71 ACRES

E. CONSENT AGENDA

1. Consider the approval of request for non-disclosure of public information for law enforcement.
2. Consider the approval of 2025 applications for disabled veteran homestead exemption.
CHASE MCGINNIS, 234A-04-017
ROBERT RYALS, 010-03-015

EDDIE MCADAMS, 201D-01-034

3. Consider the approval of 2026 applications for disabled veteran homestead exemption.
HAYDEN GEIER, 277-01-010
ROBERT TAYLOR, 219-02-022
4. Consider the approval of 2024 disabled veteran homestead exemption.
LINDA DAVIS, 307-01-040
TYVONTAE NAPPER, 101-02-022

F. NEW BUSINESS

1. Consider the approval of the Real and Personal Property Exempt Digest for 2026.
2. Consider the approval of a continuation application for Conservation Use Valuation Assessment.
JACOB JONES, 224-01-014D, 18.67 ACRES

G. CHIEF APPRAISER'S REPORT

1. Assessment notices mail date of June 8, 2026.
2. Appeals update.

H. ASSESSORS COMMENTS

I. ADJOURNMENT



BOARD OF ASSESSORS

Consider the approval of the May 12, 2026 minutes.

Requesting Agency
Spalding County Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[Minutes 05.12.2026.pdf](#)

Minutes
Board of Assessors - Regular Meeting
May 12, 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.

The Spalding County Board of Assessors regular scheduled meeting was held on May 12, 2026 at 9:00 AM in the Courthouse Annex Meeting Room. The meeting was called to order by Chairman Johnie McDaniel with Vice Chairman Byron Pearce and Member Joe Bailey attending. Others present include Chief Appraiser Betsy Bernier and Board Secretary Katie LaCount.

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.

None

C. MINUTES

1. Consider the approval of the April 14, 2026 minutes.

Motion by Member Bailey to approve the April 14, 2026 minutes, motion was seconded by Vice Chairman Pearce and carried unanimously 3-0.

D. OLD BUSINESS

1. Take from the table an item from the April 12, 2026 meeting to consider the approval of a continuation application for Conservation Use Valuation Assessment.
SPENCER & ANGELA MOSELEY, 228-04-002A, 29.12 ACRES

Discussion on the application for conservation use. Motion remains tabled until the next meeting.

2. Take from the table an item from the April 12, 2026 meeting to consider a request for nondisclosure of public information.

Discussion on the qualifications for receiving non-disclosure. Item remains tabled until the next meeting.

E. CONSENT AGENDA

1. Consider the approval of requests for non-disclosure of public information for law enforcement.

2. Consider the approval of 2025 disabled veteran homestead exemption.
DONALD R HOLLAND, 316-04-002

3. Consider the approval of 2026 applications for disabled veteran and surviving spouse of a disabled veteran homestead exemptions.
KEVIN FERGUSON, 260C-01-120
LAVERNE ANDREWS SIMS, 108D-01-010

4. Consider the approval of renewal applications for Conservation Use Valuation Assessment.
HARPE LIVING TRUST, 240-01-023F, 17.49 ACRES
MITCHELL & THERESE TAYLOR, 278-01-008A, 27.58 ACRES
LESLIE H LABRIOLA, 242-02-002J, 49.12 ACRES
COOPER LIVING TRUST, 240-01-023E, 20.50 ACRES
KHANH B NGUYEN REVOCABLE TRUST, 217-01-004D, 59.64 ACRES

5. Consider the approval of continuation applications for Conservation Use Valuation Assessment.
MARGARET & TODD NORWOOD, 243-01-009, 14.00 ACRES
MARGARET & TODD NORWOOD, 243-01-009A, 6.00 ACRES
JENNIFER & GEORGE PANTER, 263-01-008, 59.97 ACRES
GHAF LLC, 243-03-015C, 126.21 ACRES
GHAF LLC, 243-03-019, 152.77 ACRES
BARNESVILLE ROAD 400 LLC, 224-01-013, 120.00 ACRES
IRIS HERNANDEZ GARCIA IRREVOCABLE TRUST, 239-03-042, 30.09 ACRES
ADAM WALKER, 211-01-020, 52.60 ACRES

6. Consider the approval of new applications for Conservation Use Valuation Assessment.
BRANDON LEE BARNARD, 270-01-009Y, 54.47 ACRES
BRANDON LEE BARNARD, 282-01-026, 24.50 ACRES
JASON T WILLIAMS, 205-01-014G, 20.00 ACRES
JASON T WILLIAMS, 205-01-015A, 10.00 ACRES - CONTIGUOUS
DENNIS & KAREN COOK, 259-01-006, 22.91 ACRES
DENNIS & KAREN COOK, 259-01-011, 3.91 ACRES - CONTIGUOUS
JASON & SYNDEY JOHNSON, 270-01-004, 136.54 ACRES

BERNARD HALL, 269-02-037A, 23.78 ACRES

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

F. NEW BUSINESS

1. Consider the approval of assessing a nominal value to open space in a subdivision.

VINEYARD PARK HOMEOWNERS ASSOCIATION

260A-06-082 260A-06-084 260A-06-086

260A-06-083 260A-06-085 260-06-008

Discussion on how the legal description covers all the parcels as common areas for the subdivision.

Motion by Vice Chairman Bailey to approve the parcels to be assessed at a nominal value for Vineyard Park Homeowners Association, motion was seconded by Member Bailey and carried unanimously 3-0.

2. Consider the approval of assessing a nominal value for open space in a subdivision.

HOLLIDAY PASS HOMEOWNERS ASSOCIATION

215A-01-085

215A-01-009

Discussion on how the plat shows the areas as green spaces.

Motion by Member Bailey to approve the parcels to be assessed at a nominal value for Holliday Pass Homeowners Association, motion was seconded by Vice Chairman Pearce and carried unanimously 3-0.

3. Consider the approval to correct the following parcels beginning in 2023.

HARVEY SILVESTER CLARK JR

219-01-072

219-01-073

219-01-008A

Discussion on how there should be one parcel and needs to be updated.

Motion by Member Bailey to approve the correction of the parcels for Harvey Silvester Clark Jr, motion was seconded by Vice Chairman Pearce and carried unanimously 3-0.

4. Consider the approval of an exempt property application.

JOHN LUTHER PICKLESIMER

261A-04-001

Discussion on how the property is used consistently as a church facility.

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

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

CHRIS & CYNTHIA BRADSTREET
266-01-004C, 12.16 ACRES

Discussion on how this is the last year for Conservation Use Valuation Assessment on the property.

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

6. Consider the approval of a new application for Conservation Use Valuation Assessment.
JEFFREY & MARGARET JAMES
240-01-009B, 10.30 ACRES

Discussion on the property and selected use on the application

Motion by Member Bailey to approve the new application for Conservation Use Valuation Assessment, motion died after lack of a second.

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

7. Consider the approval of a new application for Conservation Use Valuation Assessment.
CHARLES SIZEMORE
266-01-003B, 13.84 ACRES

Discussion on the size of the tract and primary use.

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

8. Consider the approval of a new application for Conservation Use Valuation Assessment.
BRIAN & JENNIFER WILLIS
257-01-004G, 13.40 ACRES

Discussion on the primary use.

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

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

JOSHUA & MARGARET DUFFEY
231-01-001G, 11.80 ACRES

Discussion on how it was contiguous to another parcel before it was sold.

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

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

THE DEVIN MASHBURN LIVING TRUST
202-01-014F, 15.19 ACRES

Discussion on how it was a vacant parcel when the covenant began in 2021.

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

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

HILDA MAURENE FUTRAL

208-01-014, 89.26 ACRES

CONTIGUOUS PARCELS:

209-01-020, 6.85 ACRES

209-01-018P, 4.89 ACRES

214-01-001, 4.38 ACRES

209-01-018G, 10.00 ACRES

209-01-018J, 6.06 ACRES

209-01-018, 9.94 ACRES

Discussion on the parcels size, structures and use.

Motion by Member Bailey to approve the new Conservation Use Valuation Assessment for parcels; 208-01-014, 209-01-020, 209-01-018P, 209-01-018G and 209-01-018J, motion was seconded by Chairman McDaniel and carried unanimously 3-0.

Motion by Member Bailey to deny Conservation Use Valuation Assessment for parcels 214-01-001 and 209-01-018, motion was seconded by Vice Chairman Pearce and carried unanimously 3-0.

12. Consider the approval of new applications for Conservation Use Valuation Assessment.

RENEE T FUTRAL, 215-01-003P, 7.44 ACRES

HILDA MAURENE FUTRAL, 215-01-004C, 3.87 ACRES – CONTIGUOUS

Discussion on primary use and size of the parcels.

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

13. Consider the approval of new applications for Conservation Use Valuation Assessment.

HILDA MAURENE FUTRAL

208-01-013, 90.10 ACRES

CONTIGUOUS PARCELS:

209-03-031, 5.00 ACRES

208-01-013A, 7.33 ACRES

Discussion on primary use.

Motion by Member Bailey to deny the application for Conservation Use Valuation Assessment for parcel 209-03-031, motion was seconded by Chairman McDaniel and carried unanimously 3-0.

Motion by Member Bailey to approve the Conservation Use Valuation Assessment for parcels 208-01-013 and 208-01-013A, motion was seconded by Vice Chairman Pearce and carried unanimously 3-0.

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

HILDA MAURENE FUTRAL

215-01-003U, 13.00 ACRES

Discussion on how it is not contiguous with other parcels.

Motion by Chairman McDaniel to deny the application for Conservation Use Valuation Assessment, motion was seconded by Vice Chairman Pearce and carried 2-1 with Member Bailey dissenting.

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

WC FUTRAL JR ESTATE

215-01-003T, 14.50 ACRES

Discussion on power line easement and ownership.

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

16. Consider the approval of new applications for Conservation Use Valuation Assessment.

WC FUTRAL JR ESTATE

209-01-018A, 86.27 ACRES

209-01-018T, 10.00 ACRES – CONTIGUOUS

Discussion on the parcels being contiguous and one has a residence.

Motion by Member Bailey to approve the Conservation Use Valuation Assessment for parcels 209-01-018A and 209-01-018T, motion was seconded by Vice Chairman Pearce and carried unanimously 3-0.

17. Consider the approval to mail an Intent to Breach letter for Conservation Use Valuation Assessment.

JACOB THOMAS JONES
224-01-014D, 18.67 ACRES

Discussion on how the property was split from a 2023 covenanted parcel. No application to continue Conservation Use Valuation Assessment was received by April 1, 2026.

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

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

BARNESVILLE ROAD 400 LLC
224-01-014, 104.71 ACRES

Discussion on how the property was split after a 2023 covenant was in place. The owner filed a continuation application in a timely manner, but the other portion of the split property was not applied for by April 1, 2026.

Motion by Chairman McDaniel to table the application until the next meeting, motion was seconded by Vice Chairman Pearce and carried unanimously 3-0.

19. Consider the approval of a new application for Conservation Use Valuation Assessment.
EQUITY TRUST COMPANY CUSTODIAN FBO MITCHELL TAYLOR IRA
278-01-017, 37.74 ACRES

Discussion on Chief Appraiser Bernier's communication with the County Attorney about the eligibility of this type of ownership.

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

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

AMBER SINGLETON
228-04-002D, 46.72 ACRES

Discussion on the owner keeping the use to allow livestock on the land.

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

21. Consider the approval of a new application for Conservation Use Valuation Assessment.
HOUSE AND LAND DEALER INC
227-01-001, 26.22 ACRES

Discussion on the ownership and selected use that is not in place.

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

22. Consider the approval of 2026 streetlight assessments.
GREYSON PARC PHASE 2B
CRESTWICK PHASE 2
HOLLIDAY PASS PHASE 2

Discussion on the new street lights that were installed during 2025.

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

23. Consider the approval of the additional school values received from certain abatement accounts.

Discussion on the current Personal Property and Real Property accounts that have abatement agreements. The school portion of value is calculated for 2026.

Motion by Vice Chairman Pearce to approve the additional school values received from three abatement accounts, motion was seconded by Member Bailey and carried unanimously 3-0.

24. Consider the approval of the 2026 abatement percentages.

Discussion on the accounts.

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

25. Consider the approval of the 2026 freeport accounts.

Discussion on the Personal Property accounts that qualify.

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

26. Consider the approval of the 2026 homestead exemptions as submitted by the Tax Commissioner.

*Discussion on the homestead applications received from the Tax Commissioner by April 1, 2026.
Discussion on how the appeal period allows new homestead applications.*

Motion by Chairman McDaniel to approve the 2026 homestead exemptions, motion was seconded by Vice Chairman Pearce and carried unanimously 3-0.

27. Consider the approval of a new feature added to the Residential Improvement schedule in WinGAP.

Discussion on how the exterior fireplace is a popular feature which needs to be itemized in the property record card.

Motion by Vice Chairman Pearce to approve the new feature added to the Residential Improvement schedule in WinGap, motion was seconded by Member Bailey and carried unanimously 3-0.

28. Consider the approval of the 2026 values for heavy equipment, timber, motor vehicles, and prebill mobile homes.

Discussion on receiving the information from the Tax Commissioner.

Motion by Member Bailey to approve the 2026 values for heavy equipment, timber, motor vehicles and prebill mobile homes, motion was seconded by Vice Chairman Pearce and carried unanimously 3-0.

29. Consider the approval of the 2026 ending internal ratios.

Discussion on the internal ratios.

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

30. Consider the approval to mail the 2026 annual notices of assessment.

Discussion on the new form by the Department of Revenue. The values are ready to be released on the notices after the next WinGAP update.

Motion by Vice Chairman Pearce to approve the mailing of the 2026 annual notices of assessment, motion was seconded by Member Bailey and carried unanimously 3-0.

G. CHIEF APPRAISER'S REPORT

1. Update on appeals.

The next Board of Equalization will be held on May 21, 2026.

2. Update on printing annual Notices of Assessment.

The new form will include information about homesteads and values.

3. Update on Current Ad Valorem Edicts and Trends (CAVEAT) 2026.

The event is scheduled for May 19 – 21 in Tifton, Georgia.

H. ASSESSORS COMMENTS

I. ADJOURNMENT

With no further business to discuss, Member Bailey made a motion to adjourn at 11:24 PM, motion was seconded by Vice Chairman Pearce and carried unanimously 3-0.



BOARD OF ASSESSORS

Take from the table an item from the May 12,2026 meeting to consider the approval of a continuation application for Conservation Use Valuation Assessment. SPENCER & ANGELA MOSELEY, 228-04-002A, 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> <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
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

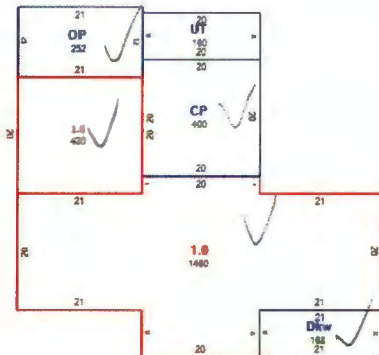
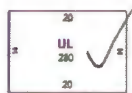
	Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
	Agland 93	4	2.73	950	1.00	2,594
	Agland 93	6	5.16	692	1.00	3,571
	Agland 93	9	1.26	332	1.00	418
	Timberland 93	2	3.79	913	1.00	3,460
	Timberland 93	3	1.17	828	1.00	969
	Timberland 93	4	0.22	759	1.00	167
	Timberland 93	5	1.68	660	1.00	1,109
	Timberland 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

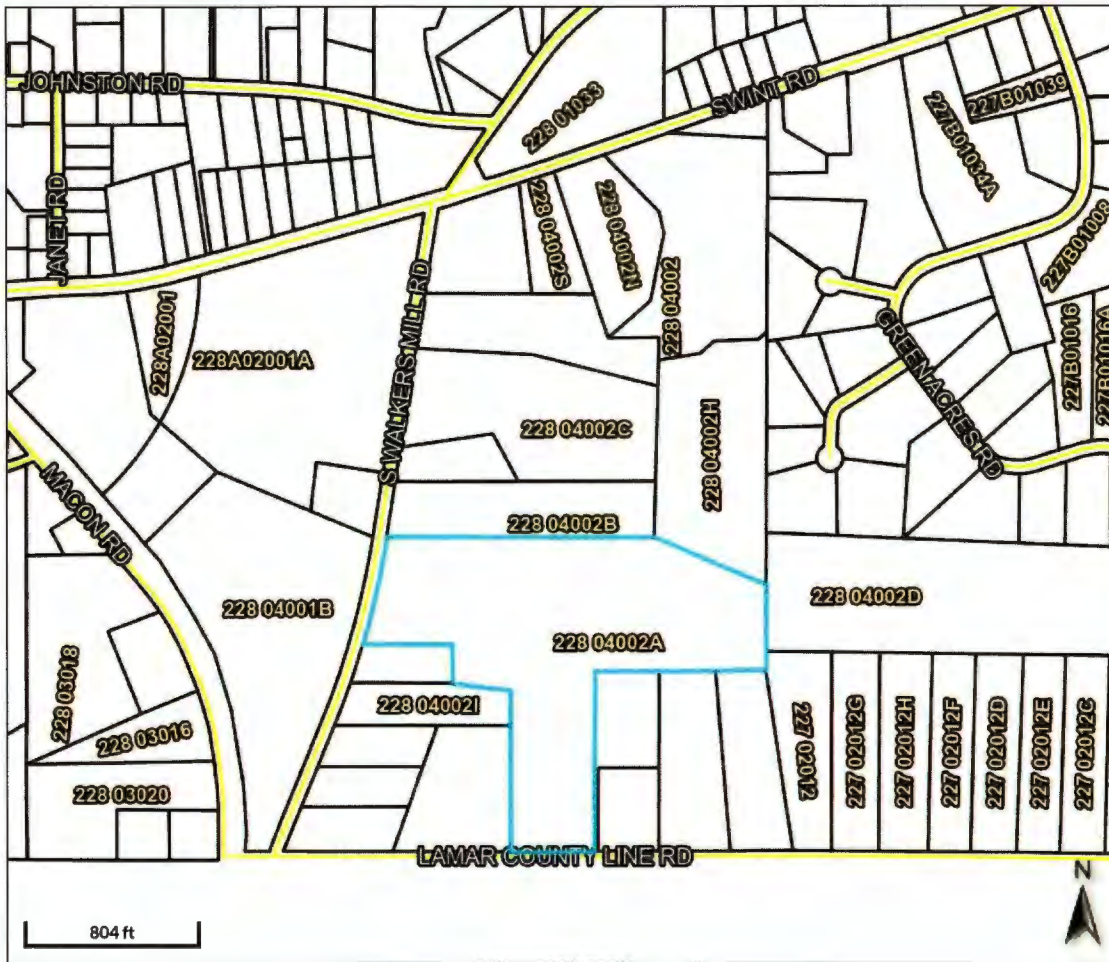
Owner MOSELEY SPENCER K & ANGELA
2715 S WALKERS MILL RD
GRIFFIN, GA 30224
Physical Address 2715 S WALKERS MILL RD
Assessed Value Value \$629165
Land Value Value \$324089

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

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 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

Developed by SCHNEIDER
GEOSPATIAL

CONNECTEXPLORER[®]





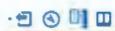
map: Auto (Mosaic) Jan 2026 - Jan 2026 01/16/2026 - 01/20/2026



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



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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 01:41







BOARD OF ASSESSORS

Take from the table an item from the May 12, 2026 meeting to consider a request for non-disclosure of public 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

Take from the table an item from the May 12, 2026 meeting to consider the approval of a continuation application for Conservation Use Valuation Assessment. BARNESVILLE ROAD 400 LLC, 224-01-014, 104.71 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 - BARNESVILLE ROAD 400 LLC 224-01-014.pdf](#)

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

PT283A Rev. 3/15

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

Barnesville Road 400, LLC

Owner's mailing address 235 Corporate Center Dr., Ste, 100		City, State, Zip Stockbridge, GA 30281	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 294 E. Rivers Rd.		City, State, Zip of Property: Griffin, GA 30224	Covenant Acres 104.71 Total Acres 104.71
District 03	Land Lot 108	Sublot & Block	Recorded Deed Book/Page Bk.5366, Pg.776
			List types of storage and processing buildings: house, sheds

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.

Peggy D. Johnson, Manager
Signature of Taxpayer or Taxpayer's Authorized Representative

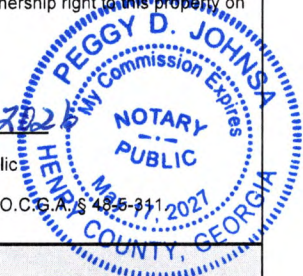
03-30-2026
Date Application Filed

Sworn to and subscribed before me this 30th day of March, 2026

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

Peggy D. Johnson 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 01014	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 16922	YEAR COVENANT: Begin: Jan 1, _____ Ends: Dec 31, _____
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, <u>2023</u> Ends: Dec 31, <u>2032</u> If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____

Board of Tax Assessors

Date

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

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
Reda H. Adams / Member&Manager, Barnesville Road 400, LLC		100	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. 100 (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 % 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 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. 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

224 01014		2026 Spalding County Board of Assessors				4/1/2026 12:59:50 PM Acct # 16922 tlong	
Owner Information		General Property Information				Values	
BARNESVILLE ROAD 400 LLC 235 CORORATE CENTER DR STOCKBRIDGE, GA 30281		SITUS	294 E RIVERS RD			Imp Val	629,122
		LEGAL	123.501AC E RIVER RD PB 26/649			Acc Val	144,999
		Tax District	SPALDING COUNTY	GMD	1066	Homestead	S0
		Total Acres	104.71	LL	108	CUV 2023	71335
		Zoning	AR1	LD	03	Acc/Des	2C - 1.443531
		Unit		Return Value		0	
Topography - 1.00		Wetlands - .95		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
BARNESVILLE ROAD 400 LLC	GOOD LAND RANCH LLC	12/16/2025	5366 776	26 306	2,400,000	V1		0 MT
GOOD LAND RANCH LLC	JONES BOWEN J & STEPHANIE	12/16/2025	5366 773			0 V1		0 QC
JONES J BOWEN	REMINGTON AMANDA & D BRIAN	01/19/2021	4686 101	26 649	515,000	V5		0 MT

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
V5	Open Land	4	8.35	5,030	42,001
V5	Open Land	5	2.41	4,350	10,484
V5	Open Land	6	2.79	3,670	10,239
V5	Woodland	2	5.62	3,950	22,199
V5	Woodland	3	22.88	3,810	87,173
V5	Woodland	5	4.80	3,540	16,992
V5	Woodland	9	4.11	1,900	7,809
V5	Woodland	4	8.67	3,670	31,819
V5	Woodland	7	30.14	2,720	81,981
V5	Woodland	8	12.94	2,440	31,574
A5	CUVA Res	1	2.00	5,000	10,000

CONSERVATION USE LAND INFORMATION

	Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
	Agland 93	4	8.35	378	1.00	8,166
	Agland 93	5	2.41	859	1.00	2,070

Agland 93	6	2.79	712	1.00	1,986
Timberland 93	2	5.62	940	1.00	5,283
Timberland 93	3	22.88	852	1.00	19,494
Timberland 93	5	4.80	679	1.00	3,259
Timberland 93	9	4.11	385	1.00	1,582
Timberland 93	4	8.67	781	1.00	6,771
Timberland 93	7	30.14	550	1.00	16,577
Timberland 93	8	12.94	475	1.00	6,147

ACCESSORY IMPROVEMENTS - 224 01014

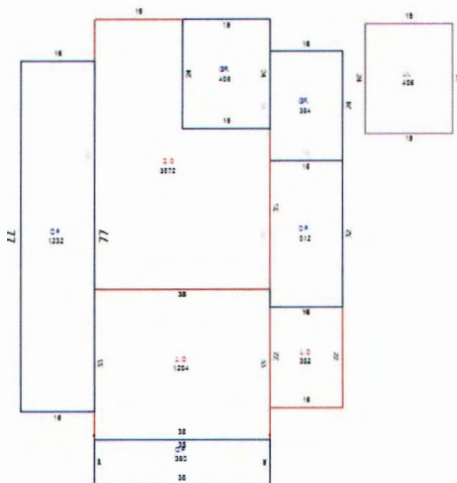
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	Garage - Detached	61	31	1891	2021	1.20	0.98	0.00	1.00	1.00	1.00	1.00	0.00	71872	True
A6	Lean-To	18	50	900	2022	1.20	0.98	0.00	1.00	1.00	1.00	1.00	2.00	14458	True
A6	Patio	15	15	225	2021	1.00	0.98	0.00	1.00	1.00	1.00	1.00	0.00	1356	True
A6	POND 1-5	0	0	3.7	2000	1.00	0.30	0.00	1.00	1.00	1.00	1.00	0.00	5550	True
A6	Shop Equipment Building	42	50	2100	2022	1.20	0.98	0.00	1.00	1.00	1.00	1.00	0.00	51763	True

PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS
2022-060	OUTBUILDING	0	45,000	02/28/2022	09/02/2022	2023		2023 - COMPLETE - CH 2023 RECHECK 50% COMPLETE AB 50X80 METAL BARN 03/10/2022 PT
002301	SINGLE FAMILY	0	450,000	04/28/2021	10/01/2021	2022		2022 - 88% COMPLETE CH 2022 nothing ab SINGLE FAMILY, 5 BATHS, 5 BR-6/17/2021 EM
002169	STORAGE SHED	0	50,000	04/08/2021	10/01/2021	2021		2022 - 100% COMPLETE CH AGRICULTURAL STRUCTURE TO HOUSE EQUIPMENT FOR THE FARMING THE CONTIGOUS 130 ACRES. NO MECHANICALS TO BE INSTALLED AT THIS LAND -5/11/2021 EM

RES IMP - 224 01014 294 E RIVERS RD							
Impr Key	16538324	Roof Shape	Gable	Basement / Attic	Squarefoot	Phy Dopr	0.99
Class / Strat	A1	Floor Construction	Reinf Conc Slab	Bsmt / Finish	0 / 0.00	Phy OVR	0.00
Occupancy / Style	One Family	Floor Finish	Carpet/Hdwd/Tile	Attic / Finish	0 / 0.00	Func Obsol	1.00
Rooms	0	Interior Wall	Sheetrock	Bsmt Qual		Econ Obsol	0.80
Bedrooms	0	Interior Ceiling	Sheetrock	Attic Qual		% Complete	1.00
Heated Area	5,634	Heat	Central AC	Grade	1.00	Neigh Adj	1.07
Story Height	2.0 Story	Plumbing:Std Comp	1	Year Built	2021	CD	1.00
Foundation	Slab	Plumbing: Extra Fix	18	Eff Year Built	2021	FMV	629,122
Exterior Wall	Hardie Board w/Brick	Full Baths	3	Condition	Average	MAV	0
Roofing	Shingles - Architectural	Half Baths	1	RCN	742,379	OVR FMV	0

Sketch Legend			Other Features					
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Code	Type	Area	CODE TYPE	AREA
1.0	1.0 Story	1254	Ventless Insert	1
1.0	1.0 Story	352		
OP	Porch - Open	512		
GR	Garage - Attached	384		
2.0	2.0 Story	1786		
GR	Garage - Attached	456		
UL	2nd Level	456		
OP	Porch - Open	1232		
OP	Porch - Open	380		





04/02/2026 04:51

Filed By:
Spalding County Clerk's Office
Clark of Courts Debbie L. Brooks
11/14/2025 03:08 PM
Plot Book: 00028
Page: 0261
\$10.00 Base Filing Fee

THIS PLAT SUPERSEDES PLAT BOOK 36, PG 649
A PORTION OF PLAT BOOK 36, PAGE 112

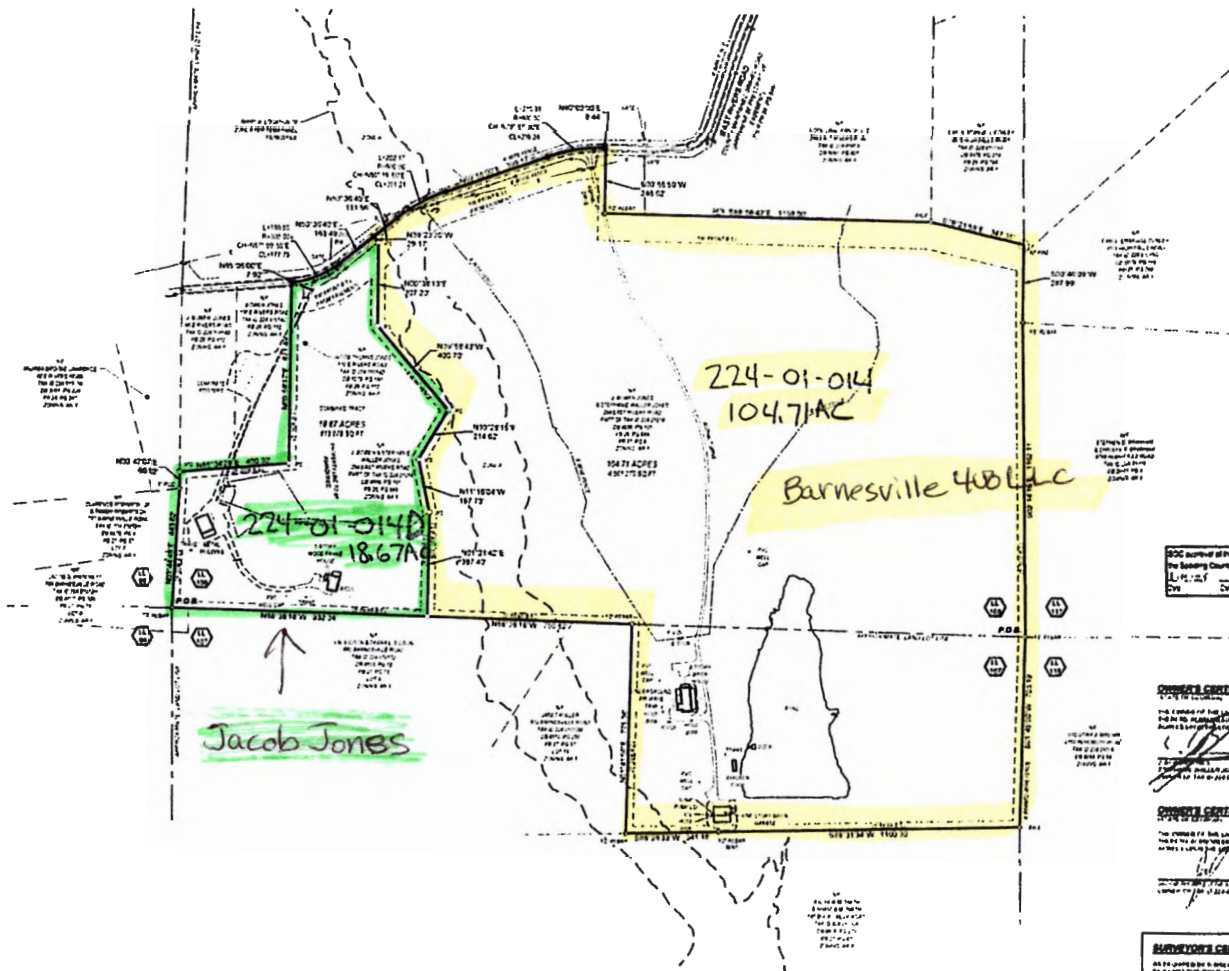
THIS PLAT SUPERSEDES PLAT BOOK 36, PG 649
A PORTION OF PLAT BOOK 36, PAGE 112
THE PURPOSE OF THIS SURVEY IS TO RECONFIGURE TAX
PARCELS 224 01014 & 224 01040.



LOT RECONFIGURATION
EAST RIVERS ROAD
LAND LOTS 107 & 108
3RD DISTRICT
SPALDING COUNTY, GEORGIA

LEGEND

1. 1/4 SECTION
2. 1/2 SECTION
3. 3/4 SECTION
4. 1/4 SECTION
5. 1/2 SECTION
6. 3/4 SECTION
7. 1/4 SECTION
8. 1/2 SECTION
9. 3/4 SECTION
10. 1/4 SECTION
11. 1/2 SECTION
12. 3/4 SECTION
13. 1/4 SECTION
14. 1/2 SECTION
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NOTES

1. THE PURPOSE OF THIS SURVEY IS TO RECONFIGURE TAX PARCELS 224 01014 & 224 01040.

DOC approval of this plat is required by
the Spalding County Landowner Ordinance
11-14-25
Date: _____
Name: _____

OWNER'S CERTIFICATION

I, the undersigned, being the owner of the land described in this plat, hereby certify that the information contained herein is true and correct to the best of my knowledge and belief.

Signature: _____
Name: _____
Date: _____

OWNER'S CERTIFICATION

I, the undersigned, being the owner of the land described in this plat, hereby certify that the information contained herein is true and correct to the best of my knowledge and belief.

Signature: _____
Name: _____
Date: _____

SURVEYOR'S CERTIFICATION

I, the undersigned, being a duly licensed surveyor in the State of Georgia, hereby certify that the information contained herein is true and correct to the best of my knowledge and belief.

Signature: _____
Name: _____
Date: _____

THE UNDERSIGNED LAND SURVEYOR HEREBY CERTIFIES THAT THIS PLAT COMES IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEORGIA SURVEYING ACT AND THE SPALDING COUNTY LANDOWNER ORDINANCE.

Signature: _____
Name: _____
Date: _____



SURVEY NOTES

1. THE PURPOSE OF THIS SURVEY IS TO RECONFIGURE TAX PARCELS 224 01014 & 224 01040.
2. THE PURPOSE OF THIS SURVEY IS TO RECONFIGURE TAX PARCELS 224 01014 & 224 01040.
3. THE PURPOSE OF THIS SURVEY IS TO RECONFIGURE TAX PARCELS 224 01014 & 224 01040.
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7. THE PURPOSE OF THIS SURVEY IS TO RECONFIGURE TAX PARCELS 224 01014 & 224 01040.

FLOOR PLAN

FOR FURTHER INFORMATION, SEE THE FLOOR PLAN ATTACHED TO THIS PLAT. A PORTION OF THIS PLAT IS ATTACHED TO THIS PLAT.



SHEET NUMBER
1 OF 1

11/14/2025
28/261
LL 107 & 108
3rd Dist

224-01-014D
18.67 AC

224-01-014
104.71 AC

split



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 01014
Class Code Consv Use
Taxing District SPALDING COUNTY
Acres 104.71

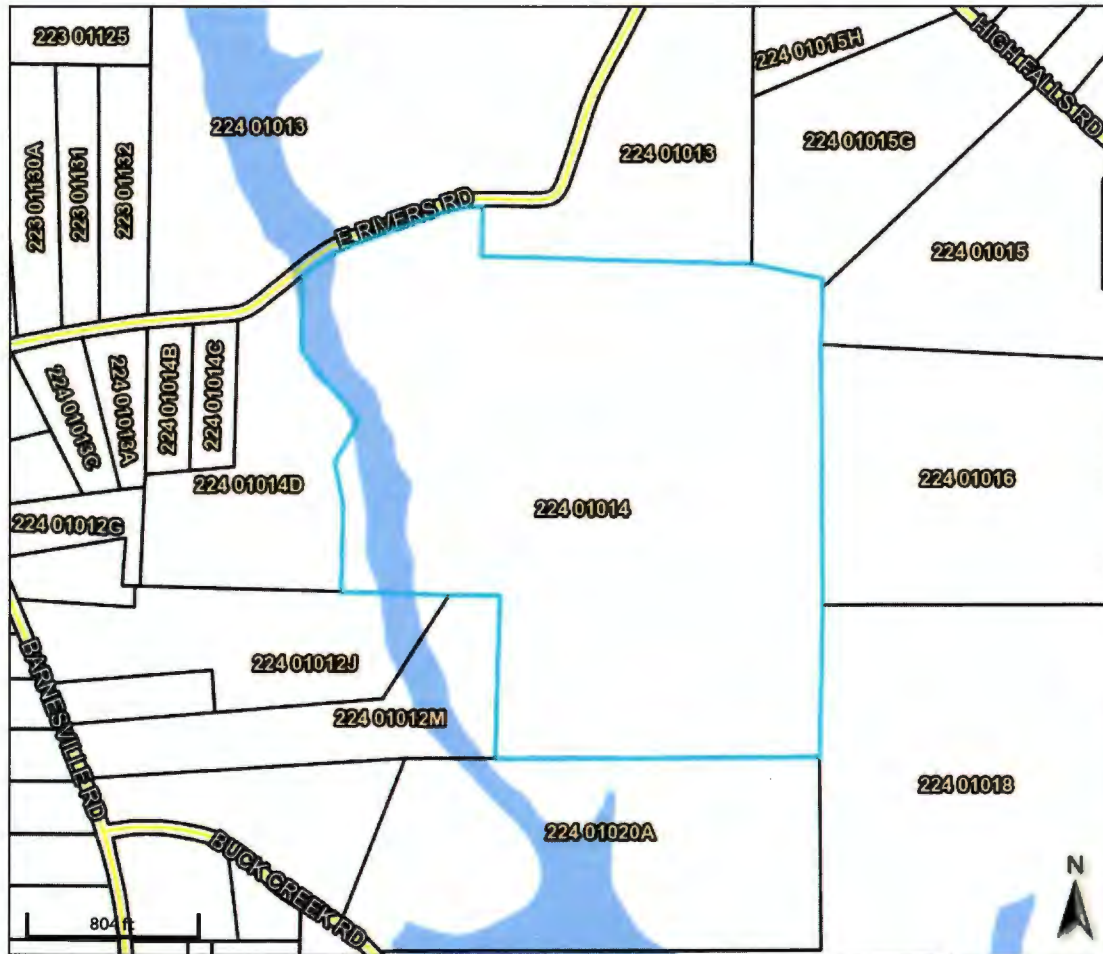
Owner BARNESVILLE ROAD 400 LLC
235 CORORATE CENTER DR
STOCKBRIDGE, GA 30281
Physical Address 294 E RIVERS RD
Assessed Value Value \$1657020
Land Value Value \$544703

Last 2 Sales		Reason	Qual
Date	Price		
12/16/2025	\$2400000	MT	U
12/16/2025	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



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 01014
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 235 CORORATE CENTER DR
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 Physical Address 294 E RIVERS RD
 Assessed Value Value \$1657020
 Land Value Value \$544703

Last 2 Sales
 Date Price Reason Qual
 12/16/2025 \$2400000 MT U
 12/16/2025 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

Workspaces ▾





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04/02/2026 04:50



04/02/2026 04:55



04/02/2026 04:55

Consider the approval of request for non-disclosure of public information for law enforcement.

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:

Consider the approval of 2025 applications for disabled veteran homestead exemption. CHASE MCGINNIS, 234A-04-017 ROBERT RYALS, 010-03-015 EDDIE MCADAMS, 201D-01-034

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 2026 applications for disabled veteran homestead exemption. HAYDEN GEIER, 277-01-010 ROBERT TAYLOR, 219-02-022

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 2024 disabled veteran homestead exemption. LINDA DAVIS, 307-01-040 TYVONTAE NAPPER, 101-02-022

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:



Consider the approval of the Real and Personal Property Exempt Digest for 2026.

Requesting Agency

Spalding County Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

Consider the approval of a continuation application for Conservation Use Valuation Assessment. JACOB JONES, 224-01-014D, 18.67 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 - JONES 224-01-014D.pdf](#)

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

PT283A Rev. 3/15

CONTINUATION

**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

Jones Jacob Thomas

Owner's mailing address <u>110 E Rivers Rd</u>			City, State, Zip <u>Griffin GA 30224</u>	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) <u>110 E Rivers Rd</u>			City, State, Zip of Property: <u>Griffin GA 30224</u>	Covenant Acres Total Acres <u>18.67</u>
District <u>03</u>	Land Lot <u>108</u>	Sublot & Block	Recorded Deed Book/Page <u>5279 180</u>	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 covenant 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 <u>Jacob Jones</u>	Date Application Filed <u>05/27/26</u>
Signature of Taxpayer or Taxpayer's Authorized Representative (Please have additional taxpayers sign on reverse side of application) <u>[Signature]</u>	Notary Public <u>[Signature]</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 <u>224 01 014D</u>	TAX DISTRICT <u>03</u>	TAXPAYER ACCOUNT NUMBER <u>36131</u>	YEAR COVENANT: Begin: Jan 1, _____ Ends: Dec 31, _____
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, <u>2023</u> Ends: Dec 31, <u>2032</u> If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: <u>224 01 014</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.		

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
Jacob Jones		100%	Spaulding	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 % 75
- ☐ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % _____
- ☐ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % _____ (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apiarian products % _____
- ☐ Other _____

- ☐ Yes ☒ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☒ Yes ☒ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements. 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 assessment, 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 _____

224 01014D			2026 Spalding County Board of Assessors				5/28/2026 8:50:58 AM Acct # 36131 tlong			
Owner Information			General Property Information				Values			
JONES JACOB THOMAS 110 EAST RIVERS RD GRIFFIN, GA 30224			SITUS	110 E RIVERS RD			Imp Val	537,282		
			LEGAL	18.67 AC - PB 28/261 - E RIVERS RD			Acc Val	53,911		
			Tax District	SPALDING COUNTY	GMD		Homestead	S0	Land Val	118,313
								Total Value	709,506	
			Total Acres	18.67	LL	108	No Covenant	0	2025 : 349,221	2024 : 0
			Zoning		LD	03	Acc/Des	0A - .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	Unpaved Road - 1.00	10001 - 1.00	

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
JONES JACOB THOMAS	JONES BOWEN J & STEPHANIE	10/17/2024	5279 180	28 112		0 A3		0 QC

LAND INFORMATION

CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
A3	1223 M223-225 -	Acre	18.67	0	0			13,000.00	13,000.00	1.00	118,313

ACCESSORY IMPROVEMENTS - 224 01014D

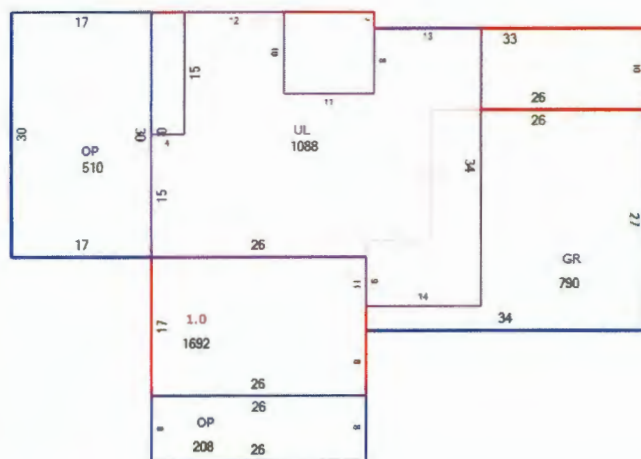
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	Patio	18	18	324	2024	1.10	0.98	0.00	1.00	1.00	1.00	1.00	0.00	2148	True
A6	Shop Equipment Building	42	50	2100	2022	1.20	0.98	0.00	1.00	1.00	1.00	1.00	0.00	51763	True

PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS
2024-862	SINGLE FAMILY	0	0	10/18/2024	09/02/2025	2025		2026 - 100% COMPLETE; 9/02/25 SH 2025 - 70% COMPLETE - AB 2024 - 70% COMPLETE - SH 2024 - 44% COMPLETE - SH SINGLE FAMILY (2.5 BATH) 10/30/2024 KL

Code	Type	Area
GR	Garage - Attached	790
1.0	1.0 Story	1692
OP	Porch - Open	510
OP	Porch - Open	208
UL	2nd Level	1088



2026 - Adj % Complete to 100; 9/02/25 SH
2024 - UL MEASURED DURING CONSTRUCTION - SH





06/02/2026 23:03



Overview



Legend

-  Parcels
-  Roads

Server unavailable

Date created: 6/4/2026

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GEOSPATIAL



Overview



Legend

- Parcels
- Roads
- Flood Map

Parcel ID 224 01014D
 Class Code Agricultural
 Taxing District SPALDING COUNTY
 Acres 18.67

Owner JONES JACOB THOMAS
 110 EAST RIVERS RD
 GRIFFIN, GA 30224
 Physical Address 110 E RIVERS RD
 Assessed Value Value \$349221
 Land Value Value \$65000

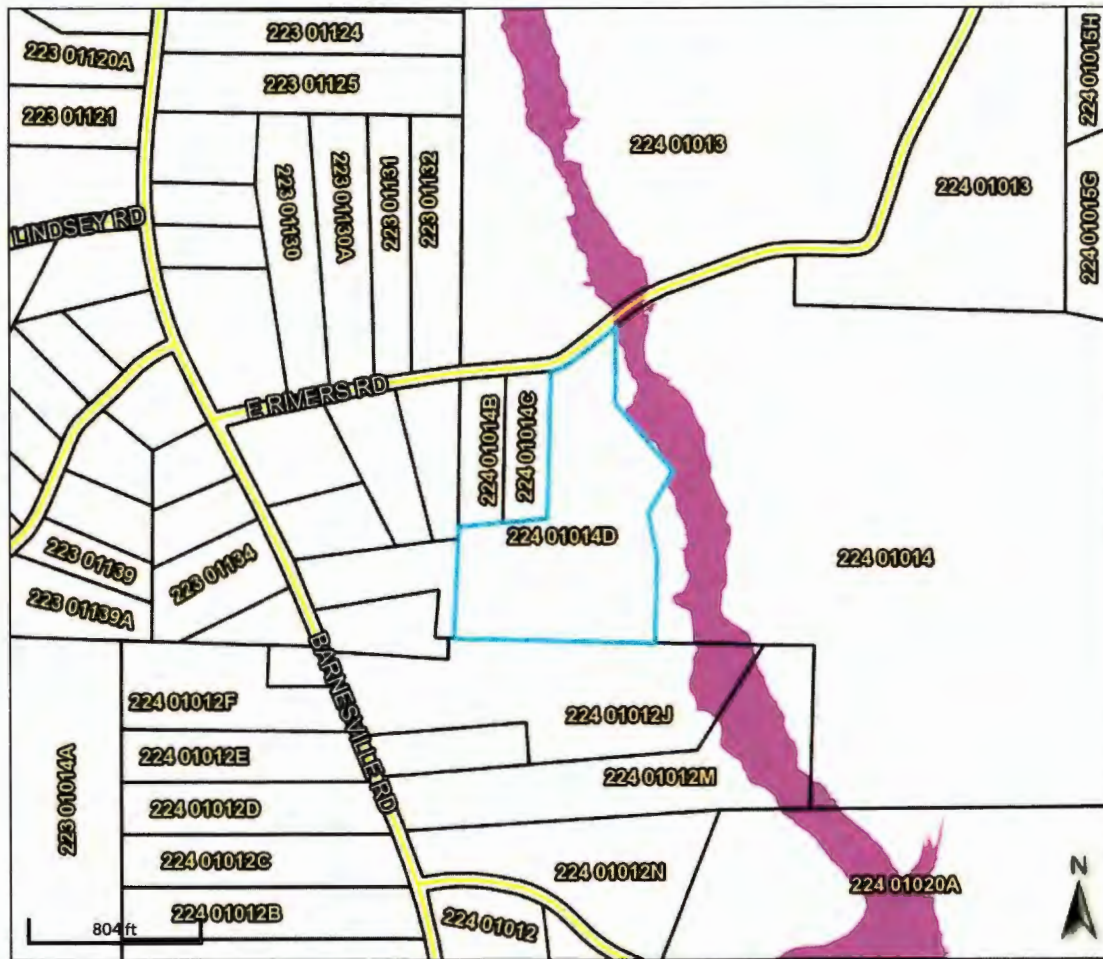
Last 2 Sales		Price	Reason	Qual
Date	10/17/2024	0	QC	U
	n/a	0	n/a	n/a

(Note: Not to be used on legal documents)

Date created: 5/27/2026

Last Data Uploaded: 5/27/2026 10:54:52 AM

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Overview



Legend

-  Parcels
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map: Auto (Oblique) ▾ Dates: Latest ▾ ◀ image 1 of 3 ▶ 01/20/2026



MEMBER



GOOD LAND RANCH

06/02/2026 23:09



06/02/2026 23:07

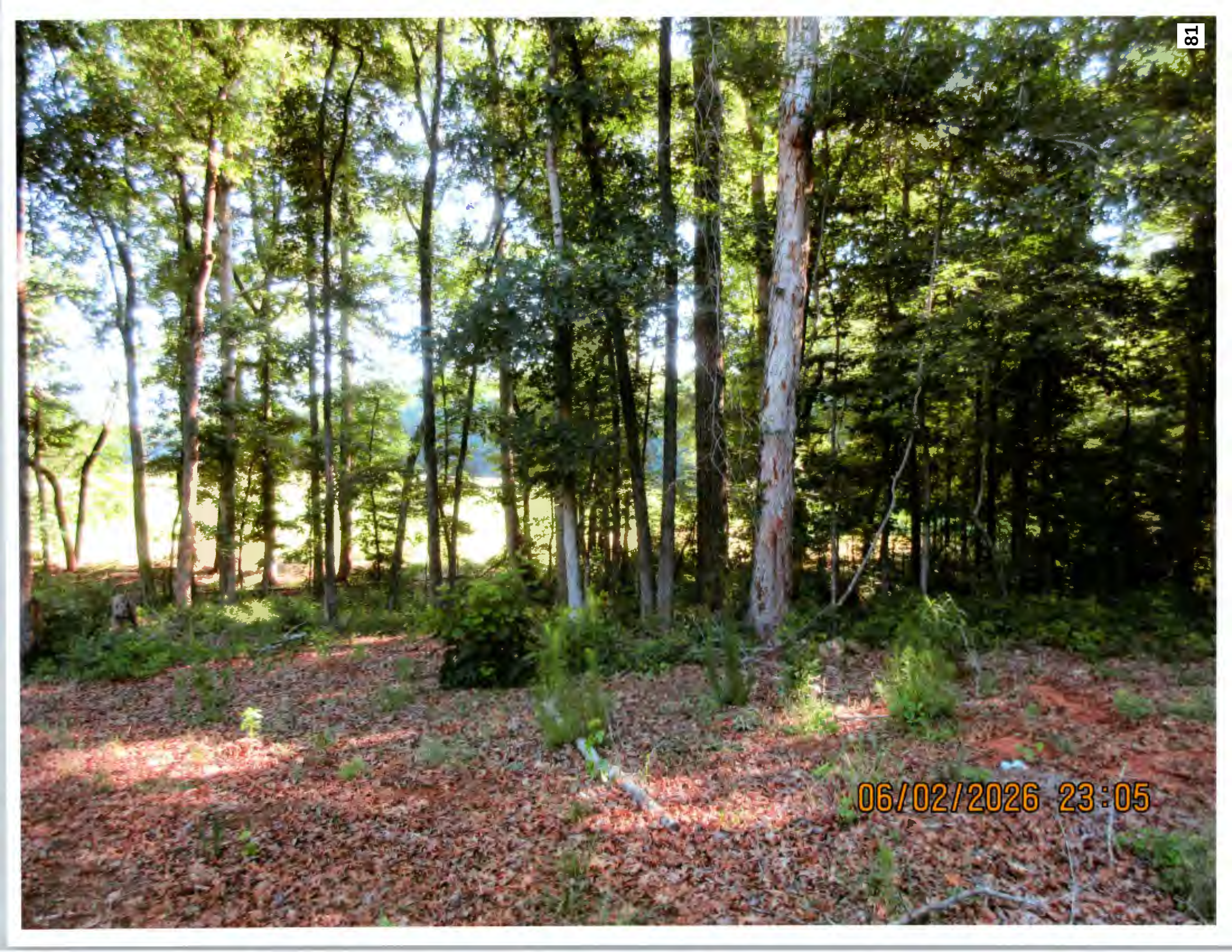








06/02/2026 23:04

A photograph of a forest scene. The ground is covered in a thick layer of fallen, reddish-brown leaves. Several tall, slender trees with light-colored bark stand prominently in the foreground and middle ground. The background is filled with a dense canopy of green foliage, with some sunlight filtering through. The overall atmosphere is serene and natural.

06/02/2026 23:05



06/02/2026 23:05



BOARD OF ASSESSORS

**Assessment notices mail date of June 8,
2026.**

Requesting Agency
Spalding County Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:



BOARD OF ASSESSORS

Appeals update.

Requesting Agency

Spalding County Tax Assessors

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