



Agenda
Board of Assessors - Regular Meeting August 8,
2023
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 July 11, 2023 regular meeting Minutes.

D. CONSENT AGENDA

1. Consider the approval of 2023 S5 Disabled Veteran homestead exemptions:
BONNIE S MORTON
315-01-015
FLYNN VON RORETZ
255-01-101
2. Consider the approval of 2024 S5 Disabled Veteran homestead exemptions:
GREGORY RHAME
308-01-089
BARRY ENDSLEY JR
032-02-009
3. Consider the approval of new Conservation Use Valuation Assessments (CUVA):
SEE ATTACHED LIST: EXHIBIT A 2023 NEW APPLICATIONS

E. NEW BUSINESS

1. Consider the approval of exempt status for 2023:
GREATER WORKS MINISTRIES INC

006-07-023

2. Consider the approval of a new Conservation Use Valuation Assessment (CUVA):
SCOTT & LISA WEINSTEIN
262-01-006W, 10.00 ACRES
3. Consider the approval of a new Conservation Use Valuation Assessment (CUVA):
ROBERT & JOYCE TURNER
211-01-009B, 13.96 ACRES
4. Consider the approval of new Conservation Use Valuation Assessments (CUVA):
FERNANDO & CYNTHIA CARMICHAEL
243-03-017B, 2.00 ACRES
242A-01-010, 1.01 ACRES
5. Consider the approval of a new Conservation Use Valuation Assessment (CUVA):
RAHMH 2015 LLC
215-01-044, 10.03 ACRES
6. Consider the approval of a new Conservation Use Valuation Assessment (CUVA):
BURKHALTER RENTALS LLC
230-01-020B, 22.76 ACRES
7. Consider the approval of a new Conservation Use Valuation Assessment (CUVA):
DANIEL & LAURIE DELAIR
211-02-014, 15.20 ACRES

F. CHIEF APPRAISER'S REPORT

1. Appeals update.
2. Monthly review.

G. ASSESSORS COMMENTS

H. ADJOURNMENT



BOARD OF ASSESSORS

Consider the approval of the July 11, 2023 regular meeting 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 07-11-2023.pdf](#)

MINUTES

Spalding County Board of Tax Assessors – Regular Session Tax
July 11, 2023 – 9:00AM
419 East Solomon Street, Griffin, GA 30223

A. CALL TO ORDER

PLEASE SILENCE YOUR CELL PHONES AND ALL OTHER ELECTRONIC DEVICES.

The Spalding County Board of Tax Assessors regular scheduled meeting was held on July 11, 2023, at 9:00AM in the Courthouse Annex, Meeting Room. The meeting was called to order by Chairman Johnie McDaniel, with Member Brad Wideman attending. Others present include County Attorney Stephanie Windham, Chief Appraiser Jerry Johnson, and Board Secretary Betsy Bernier. Board Vice Chairman Dick Morrow was not present.

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 June 13, 2023 regular meeting Minutes.

Motion by Member Wideman to approve the June 13, 2023 Minutes, motion was seconded by Chairman McDaniel and carried unanimously, 2-0.

Motion by Chairman McDaniel to amend the agenda to include a correction on parcel 042-04-011 for 2023 as New Business Item 1, motion was seconded by Member Wideman and carried unanimously 2-0.

D. CONSENT AGENDA

1. Consider the approval of 2021 S5 Disabled Veteran homestead exemption:

WILLIAM WILKES

265-02-003A

2. Consider the approval of 2023 S5 Disabled Veteran homestead exemptions:

CHARLES FAMBRO

251-01-032

GREGORY PIERRE

242F-01-002

TIMOTHY D PEREZ

258-01-004C

3. Consider the approval to release without penalty a Conservation Use Valuation Assessment (CUVA):

PAUL THOMAS ADDIS JR

233-02-006

4. Consider the approval of 2023 renewal applications for Conservation Use Valuation Assessment (CUVA):

ESTATE OF JOHNNY MATTHEWS

202-01-010B, 27.83 ACRES

202-01-004, 40.00 ACRES

THOMAS & KELLA BARNETT

234-04-019, 43.89 ACRES

KELLA BARNETT & LEILA LASSETER

234-04-018, 43.47 ACRES

5. Consider the approval of a new application for Conservation Use Valuation Assessment (CUVA):

MARK GALEN SMITH & STANLEY WAYNE SMITH

213-03-007, 98.23 ACRES

Motion by Member Wideman to approve the consent agenda, motion was seconded by Chairman McDaniel and carried unanimously, 2-0.

E. NEW BUSINESS

1. Consider the approval of a parcel correction for 2023:

SPRING HILL BAPTIST CHURCH

046-04-011

Discussion on the process the church representatives and the county attorney have been through to achieve title work certification.

County Attorney Stephanie Windham certified title work completed by the church's attorney, finding that the land was intended to be conveyed out of the Susie Lovett Estate to the church. County Attorney Windham recommended combining three parcels into one parcel, 046-04-011.

Motion by Member Wideman to approve the parcel correction for 2023, motion was seconded by Chairman McDaniel and carried unanimously, 2-0.

2. Consider the approval of 2023 homestead exemption changes requested by the Tax Commissioner after the April 1 deadline.

SEE ATTACHED: 2023 HOMESTEAD CHANGES

Discussion on receiving the homestead exemption changes during June, after the April 1 deadline. Chief Appraiser Johnson recommended to deny for 2023 but approve the changes for 2024.

Motion by Member Wideman to deny the request for 2023 and approve the homestead exemptions for 2024, motion was seconded by Chairman McDaniel and carried unanimously, 2-0.

3. Consider the approval to forward a 2023 appeal directly to Superior Court:

CRISTI & RICHARD CARRUTHERS

080-02-065

Discussion on current and past appeals by the appellants.

Motion by Member Wideman to approve forwarding the appeal directly to Superior Court, motion was seconded by Chairman McDaniel and carried unanimously, 2-0.

4. Consider the approval of the list of returned mail - 2023 Notices of Assessment.

Chief Appraiser Johnson stated the list must be placed in the Courthouse for public access for a period of 30 days after approval.

Motion by Member Wideman to approve the list of returned mail, motion was seconded by Chairman McDaniel and carried unanimously, 2-0.

5. Consider the approval to remove homestead exemptions for 2024 from the properties listed on the list of returned mail - 2023 Notices of Assessments.

Chief Appraiser Johnson recommended removing homestead exemptions on the returned mail list for 2024. This will allow taxpayers to file for homestead exemption through the appeal process next year.

Motion by Member Wideman to approve the 2024 removal of homestead exemptions on the list of returned mail, motion was seconded by Chairman McDaniel and carried unanimously, 2-0.

6. Consider the approval of the 2023 Exempt Digest (Real and Personal Property).

General discussion on exempt properties in the county.

Motion by Member Wideman to approve the 2023 Exempt Digest, motion was seconded by Chairman McDaniel and carried unanimously, 2-0.

7. Consider the approval and submission of the 2023 Tax Digest to the Tax Commissioner.

General discussion on the final submission of the Digest to the Tax Commissioner. Chief Appraiser Johnson stated the Board will need to amend the 2023 appeals document after the July 20 appeal deadline.

Motion by Member Wideman to approve the submission of the Digest to the Tax Commissioner, motion was seconded by Chairman McDaniel and carried unanimously, 2-0.

F. CHIEF APPRAISER'S REPORT

1. Appeals update.

The staff is processing appeals as they come in and planning to schedule Board of Equalization hearings.

General discussion on the appeals and comments from taxpayers the office has received.

Discussion on the Assessor's office making a workshop available which would review the appraisal process with the Board of Commissioners.

2. Presentation by Just Appraised.

Chief Appraiser Johnson informed the Board that the presentation has been postponed until a later date to be determined.

3. Monthly review.

A new employee will start to work on August 1 as an appraiser I. The office has one more open position with applicants being interviewed.

G. ASSESSORS COMMENTS

None

H. ADJOURNMENT

No further business to discuss, a motion was made by Member Wideman to adjourn the meeting at 9:47AM, motion was seconded by Chairman McDaniel and carried unanimously, 2-0.



**Consider the approval of 2023 S5 Disabled Veteran homestead exemptions:
BONNIE S MORTON 315-01-015 FLYNN VON RORETZ 255-01-101**

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 2024 S5 Disabled Veteran homestead exemptions:
GREGORY RHAME 308-01-089 BARRY ENDSLEY JR 032-02-009**

Requesting Agency

Spalding County Tax Assessors

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Consider the approval of new Conservation Use Valuation Assessments (CUVA): SEE ATTACHED LIST: EXHIBIT A 2023 NEW APPLICATIONS

Requesting Agency

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STAFF RECOMMENDATION

ATTACHMENTS:

- [CUVA - JONES 241-05-030.pdf](#)
- [CUVA - PIERCE 264-01-008B.pdf](#)
- [CUVA - PIERCE 264-01-008H.pdf](#)
- [CUVA - PIERCE 264-01-029.pdf](#)
- [CUVA - MILAM 255-01-017A.pdf](#)
- [CUVA - STAMEY 212-01-032B.pdf](#)
- [CUVA - BELL 116B-02-008.pdf](#)
- [CUVA - BELL 116-01-001C.pdf](#)
- [CUVA - GREER 227-02-007A.pdf](#)
- [CUVA - GREER 227-02-007D.pdf](#)
- [CUVA - GREER 227-02-007F.pdf](#)
- [CUVA - GREER 227-02-007G.pdf](#)
- [CUVA - JOHNSON 241-01-001A.pdf](#)
- [CUVA - JOHNSON 241-01-001F.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.

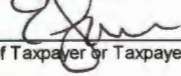
Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount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

JONES EON

Owner's mailing address 669 MINTER RD		City, State, Zip GRIFFIN, GA 30223	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 669 MINTER RD		City, State, Zip of Property: GRIFFIN, GA 30223	Covenant Acres 21.79 Total Acres 21.79
District 03	Land Lot 074	Sublot & Block	Recorded Deed Book/Page 5005 80
List types of storage and processing buildings:			

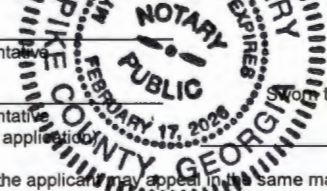
AUTHORIZED SIGNATURE

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 held 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: 7-10-23

Sworn to and subscribed before me this 10 day of July, 2023

 _____ 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 241 05030	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 20386	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, _____		If applicable, covenant is a continuation 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 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
EON JONES		100%	N/A		

Check Appropriate Ownership Type:

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

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

- Raising, harvesting, or storing crops % _____
- Feeding, breeding, or managing livestock or poultry % 50
- Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % _____
- Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % _____ (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 % 50
- Other

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

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

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

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

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

 Taxpayer's Authorized Signature

 Approved by: Board of Tax Assessors

 Notary Public

 Date Filed

 Date Approved

241 05030		2023 Spalding County Board of Assessors				7/28/2023 9:25:50 AM Acct # 20386 bbernier	
Owner Information		General Property Information				Values	
JONES EON 669 MINTER RD GRIFFIN, GA 30223		SITUS 669 MINTER RD LEGAL 21.79AC MINTER RD DB 4627/172 Tax District SPALDING COUNTY Total Acres 21.79 Zoning Unit		GMD 1069 Homestead S1 LL 074 LD 03 Return Value 0		ALT-Imp 158,934 ALT-Land 176,066 ALT-Total 335,000 2022 : 207,825 2021 : 200,065 2020 : 138,043 2019 : 145,604	
Topography - 1.00		Wetlands - 1.00		Shape - 1.00		Easements - 1.00	
				External - 1.00		Assemblage - 1.00	
						Other - 1.00	
						12500 - 1.00	

SALES INFORMATION								
Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
JONES EON	RIVERS TAYLOR	07/22/2022	5005 80	23 405	335,000	R1		0 FM
RIVERS TAYLOR	CASHOUTHOUSE.COM LLC	11/19/2020	4671 196	23 405	209,000	R1		0 FM
CASHOUTHOUSE.COM LLC	JOHNS LORI	09/18/2020	4627 172	23 405	136,000	R1		0 RS

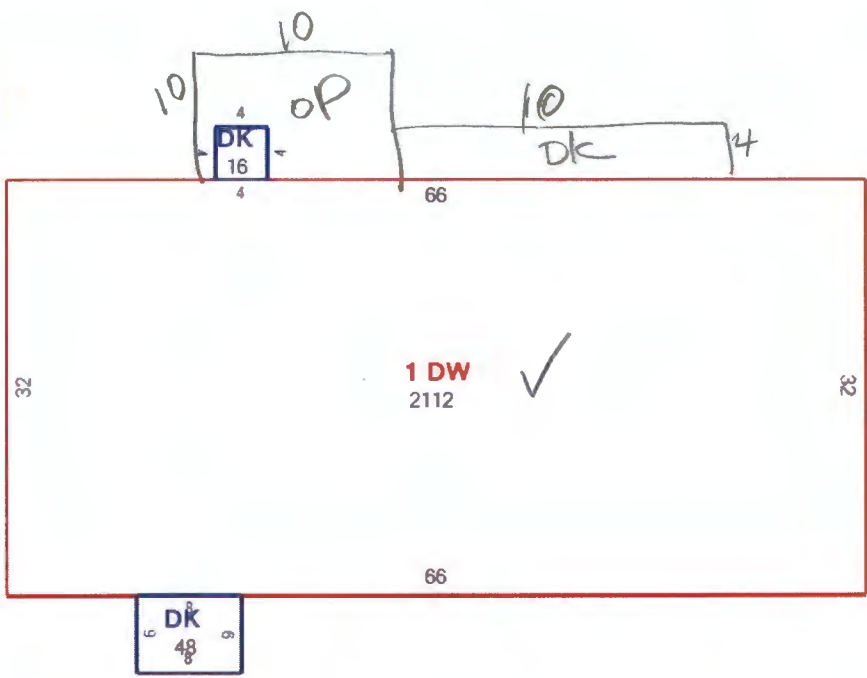
LAND INFORMATION											
CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
R4	1240 M240-241 -	Acre	21.79	0	0			13,000.00	16,900.00	1.30	169,625

ACCESSORY IMPROVEMENTS - 241 05030															
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
R1	Lean-To	16	16	256	2015	1.00	0.87	0.00	1.00	1.00	1.00	1.00	0.00	1601	False
R1	Pole Shelter	40	40	1600	2020	1.20	0.98	0.00	1.00	1.00	1.00	1.00	0.00	9856	True
R6	Shop Equipment Building	12	16	192	2015	1.00	0.87	0.00	1.00	1.00	1.00	1.00	0.00	4376	True

PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS
BLDG-2678	ELECTRIC	0	0	07/19/2021	08/12/2021	2022		INSTALLATION OF A 24' ROUND ABOVE GROUND POOL & RUNNING ELECTRICAL WIRING FROM THE BREAKER BOX AT THE HOUSE TO THE POOL
28205	COMMUNICATION TOWER	34,000	0	08/28/2012	08/09/2016	2012		ADD ANTENNAS TO EXISTING TOWER
24014	MOBILE HOME	65,084	0	03/15/2005	12/31/2005			

RES IMP - 241 05030

Impr Key	31898	Tip Out/Addn	0 x 0 0
PIN	241 05030		
Account #	4241	RCN	179,520
Serial #	GAFL434AB76829SL12	Eff Year Built	2015
Decal Year	2006	Phy Depr	0.93
Decal Number	T-234	Ovr Phy Depr	0.00
Year Built	2004	Func Obsol	1.00
Size	32 x 66	Econ Obsol	1.00
MFG	FLEETWOOD	Value	166,954
Model	SUNCREST	Value Type	MKT/COST
Class	EX	Addon Value	22,275
Exterior Wall	Vinyl	FMV	189,229
Roofing	Metal	NADA Condition	E
Foundation	Masonry		
Heat / Air	Central Heat/AC		
Fireplace	Pre-fab 1 sty 1 Box		
Condition	Excellent		
Full Baths	2		
Half Baths	0		
Story Height	1		



Mfg Housing Add-ons

Type	Size	Area	YEAR	DEPR	GRADE	VALUE
Deck - Wood	12x12	144	2019	0.98	1.00	3,112
Deck - Wood	12x12	144	2015	0.87	1.00	2,762
Deck - Wood	6x12	72	2019	0.98	1.00	1,556
Masonry Foundation	32x66	2112	2004	0.71	1.00	14,845





07/31/2023



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 241 05030
 Class Code Residential
 Taxing District SPALDING COUNTY
 Acres 21.79

Owner JONES EON
 669 MINTER RD
 GRIFFIN, GA 30223
 Physical Address 669 MINTER RD
 Assessed Value Value \$335000
 Land Value Value \$176066

Last 2 Sales			
Date	Price	Reason	Qual
7/22/2022	\$335000	FM	Q
11/19/2020	\$209000	FM	Q

(Note: Not to be used on legal documents)

Date created: 7/28/2023
 Last Data Uploaded: 7/28/2023 6:13:08 AM

Developed by Schneider GEOSPATIAL



Overview



Legend

- Parcels
- Roads

Parcel ID 241 05030
 Class Code Residential
 Taxing District SPALDING COUNTY
 Acres 21.79

Owner JONES EON
 669 MINTER RD
 GRIFFIN, GA 30223
 Physical Address 669 MINTER RD
 Assessed Value Value \$335000
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(Note: Not to be used on legal documents)

Date created: 7/28/2023
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Developed by Schneider
 GEOSPATIAL



07/31/2023



07/31/2023



07/31/2023



07/31/2023



07/31/2023

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

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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

PIERCE CURRIE

Owner's mailing address PO BOX 594		City, State, Zip GRIFFIN, GA 30224	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 201 LUKE DR		City, State, Zip of Property: GRIFFIN, GA 30223	Covenant Acres 75.92 Total Acres 75.92
District 04	Land Lot 022	Sublot & Block	Recorded Deed Book/Page 4937 183
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 6-28-23

Signature of Taxpayer or Taxpayer's Authorized Representative _____ Sworn to and subscribed before me this 28 day of June, 2023
 (Please have additional taxpayers sign on reverse side of application) Peggy Merry 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	TAX DISTRICT	TAXPAYER ACCOUNT NUMBER	YEAR COVENANT:
264 01008B	03	31593	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: _____
 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
Currie Pierce		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 % 60
- 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); % 33 (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

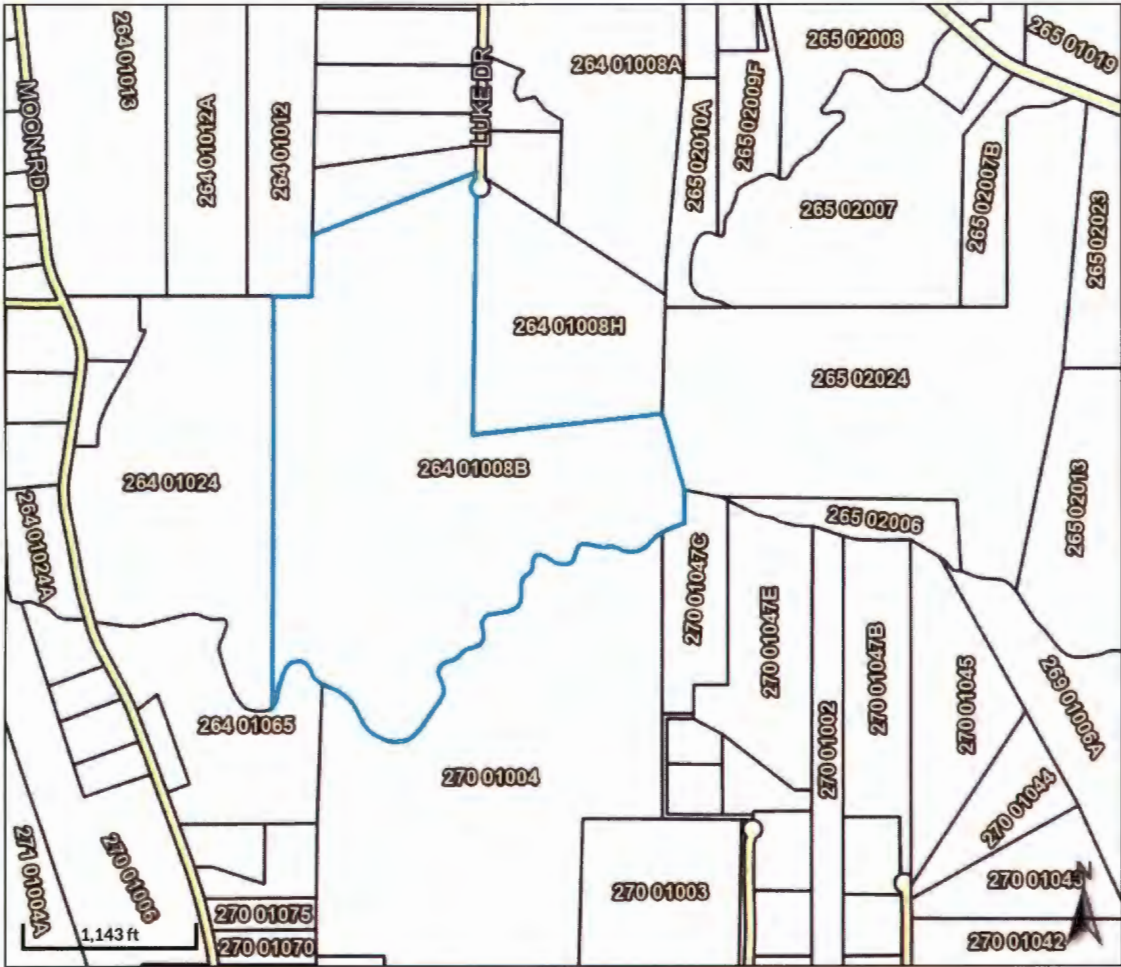
 Date Filed

 Date Approved

264 01008B		2023 Spalding County Board of Assessors				7/28/2023 10:48:19 AM Acct # 31593 bbernier	
Owner Information		General Property Information				Values	
PIERCE CURRIE		SITUS	201 LUKE DR		Imp Val	0	
PO BOX 594		LEGAL	75.923AC LUKE DR PB 27/244		Acc Val		
GRIFFIN, GA 30224		Tax District	SPALDING COUNTY	GMD 1068	Homestead S0	Land Val 192,692	
		Total Acres	75.92	LL 022	No Covenant 0	Total Value 192,692	
		Zoning		LD 04	Acc/Des 4D - 1.021212	2022 : 196,554 2021 : 190,604	
		Unit		Return Value	0	2020 : 217,900 2019 : 217,900	
Topography - 1.00		Wetlands - .85		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
PIERCE CURRIE	LUKE DAVID C	03/18/2022	4937 185	27 244	300,000	A5	0	LM
LUKE DAVID C	LUKE NAOMI J	03/18/2022	4937 183	27 244		A5	0	GF
LUKE NAOMI J	LUKE DAVID	12/23/2010	3510 82			A1	0	QC

LAND INFORMATION					
CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
A5	Open Land	4	10.84	4,840	52,466
A5	Open Land	5	1.82	4,180	7,608
A5	Open Land	6	0.64	3,530	2,259
A5	Open Land	9	8.74	1,830	15,994
A5	Woodland	1	1.30	4,060	5,278
A5	Woodland	2	3.95	3,800	15,010
A5	Woodland	3	4.63	3,660	16,946
A5	Woodland	5	2.02	3,400	6,868
A5	Woodland	7	3.35	2,620	8,777
A5	Woodland	8	38.63	2,350	90,781



Legend
 Parcels
 Roads

<p>Parcel ID 264 01008B Class Code Agricultural Taxing District SPALDING COUNTY Acres 75.92</p>	<p>Owner PIERCE CURRIE PO BOX 594 GRIFFIN, GA 30224 Physical Address 201 LUKE DR Assessed Value Value \$192692 Land Value Value \$192692</p>	<p>Last 2 Sales Date Price Reason Qual 3/18/2022 \$300000 LM Q 3/18/2022 0 GF U</p>
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(Note: Not to be used on legal documents)

Date created: 7/28/2023
 Last Data Uploaded: 7/28/2023 6:13:08 AM

Developed by Schneider
 GEOSPATIAL



07/31/2023



07/31/2023

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.

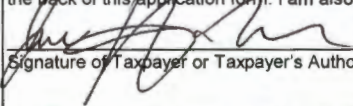
Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount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

PIERCE JAMES D

Owner's mailing address PIERCE ROBERTA M 4104 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.) 200 LUKE DR		City, State, Zip of Property: GRIFFIN, GA 30223	Covenant Acres <u>57.73</u> Total Acres <u>57.73</u>
District 04	Land Lot 022	Sublot & Block	Recorded Deed Book/Page 4946 34
List types of storage and processing buildings:			

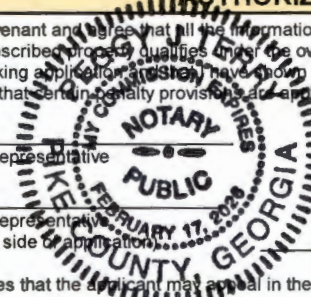
AUTHORIZED SIGNATURE

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 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

7-17-23
Date Application Filed

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

Sworn to and subscribed before me this 17 day of July, 2023

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	TAX DISTRICT	TAXPAYER ACCOUNT NUMBER	YEAR COVENANT:
264 01008H	03	34551	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: _____
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 this application 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
Jane Dwight Pierce		50	Spalding	15	50
Roberta Michael Pierce		50	Spalding	15	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 % 30
- Feeding, breeding, or managing livestock or poultry % 100
- 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.)
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- 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

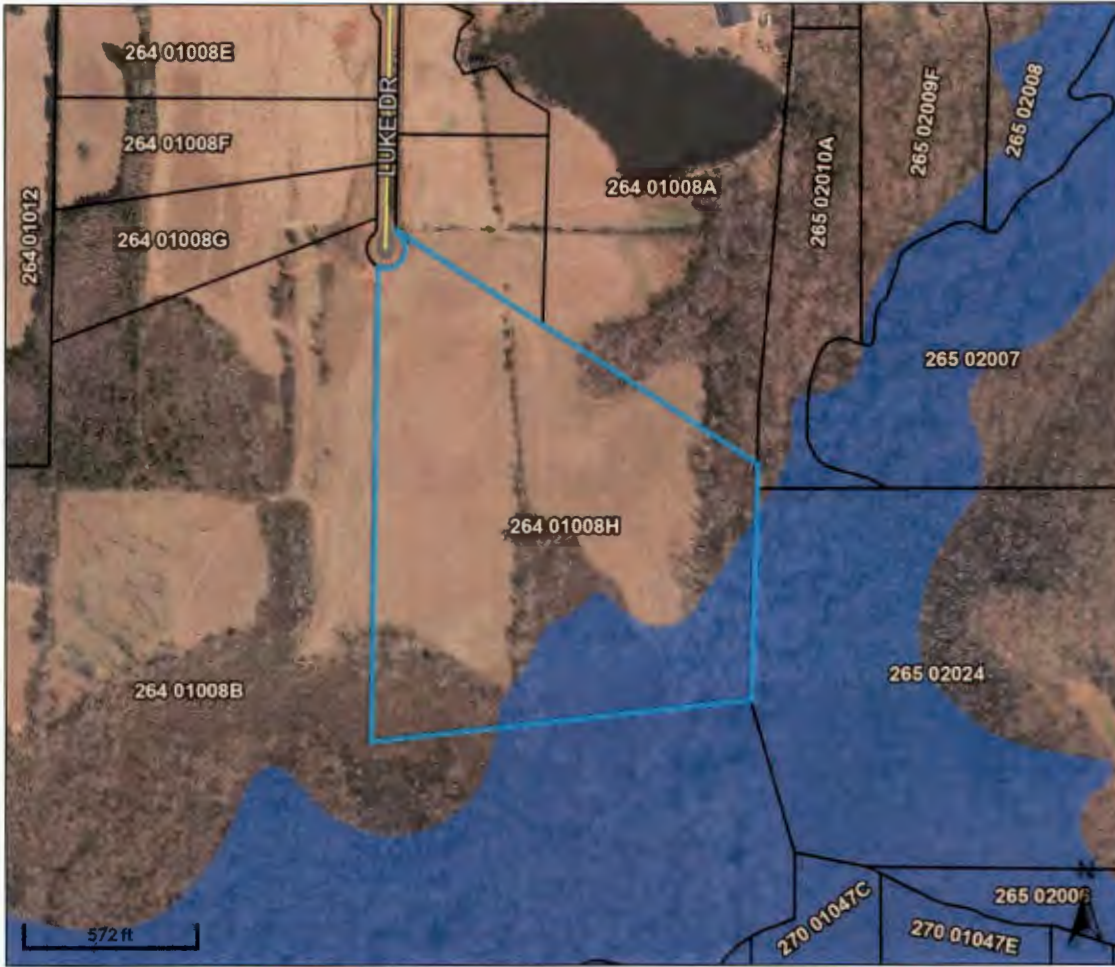
264 01008H		2023 Spalding County Board of Assessors				7/28/2023 10:45:24 AM Acct # 34551 bbernier	
Owner Information		General Property Information				Values	
PIERCE JAMES D PIERCE ROBERTA M 4104 W ELLIS RD GRIFFIN, GA 30223		SITUS	200 LUKE DR			Imp Val	0
		LEGAL	57.738AC LUKE DR PB 27/244			Acc Val	
		Tax District	SPALDING COUNTY	GMD	1068	Homestead	S0
		Total Acres	57.73	LL	022	No Covenant	0
		Zoning		LD	04	Acc/Des	5C - 1.055036
		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
PIERCE JAMES D & ROBERTA M	LUKE NAOMI J	03/31/2022	4946 34		345,000	A5		0 LR
LUKE NAOMI J	LUKE DAVID	12/23/2010	3510 82			0 A1		0 QC
LUKE DAVID	LUKE B D & NAOMI J	02/22/2008	3219 55			0 A5		0 CD

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
A5	Open Land		4	28.13	4,840
A5	Open Land		5	7.60	4,180
A5	Open Land		9	1.53	1,830
A5	Woodland		3	0.85	3,660
A5	Woodland		5	11.18	3,400
A5	Woodland		8	8.44	2,350



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 01008H
 Class Code Agricultural
 Taxing District SPALDING COUNTY
 Acres 57.73

Owner PIERCE JAMES D
 PIERCE ROBERTA M
 4104 W ELLIS RD
 GRIFFIN, GA 30223
 Physical Address 200 LUKE DR
 Assessed Value Value \$244424
 Land Value Value \$244424

Last 2 Sales		Reason	Qual
Date	Price		
3/31/2022	\$345000	LR	U
12/23/2010	0	QC	U

(Note: Not to be used on legal documents)

Date created: 7/28/2023
 Last Data Uploaded: 7/28/2023 6:13:08 AM

Developed by Schneider
 GEOSPATIAL



07/31/2023



07/31/2023

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 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

PIERCE JAMES D

Owner's mailing address PIERCE ROBERTA M 4104 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.) 4745W ELLIS RD		City, State, Zip of Property: GRIFFIN, GA 30223	Covenant Acres <u>54.88</u> Total Acres <u>54.88</u>
District 04	Land Lot 009	Sublot & Block	Recorded Deed Book/Page 4478 232
List types of storage and processing buildings:			

AUTHORIZED SIGNATURE

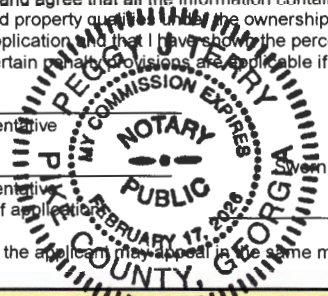
I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property is my ownership and land use provisions of O.C.G.A. § 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 penalties and provisions are applicable if this covenant is breached.

[Handwritten Signature]

Signature of Taxpayer or Taxpayer's Authorized Representative

7-17-23
Date Application Filed

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



Given to and subscribed before me this 17 day of July, 2023
Peggy Merry
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 01029	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 24712	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: _____
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
Jame Dwight Pierce		50	Spalding	15	50
Roberta Michael Pierce		50	Spalding	15	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 % 60
- Feeding, breeding, or managing livestock or poultry % 100
- 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.
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- Yes No Are there any deed restrictions on this property? If yes, please list the restrictions.
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- 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 01029		2023 Spalding County Board of Assessors				7/28/2023 10:47:02 AM Acct # 24712 bbernier	
Owner Information		General Property Information				Values	
PIERCE JAMES D PIERCE ROBERTA M 4104 W ELLIS RD GRIFFIN, GA 30223		SITUS	4745 W ELLIS RD			Imp Val	50,705
		LEGAL	54.88AC W ELLIS RD PB 27/94			Acc Val	1,117
		Tax District	SPALDING COUNTY	GMD	1068	Homestead	S0
		Total Acres	54.88	LL	009	No Covenant	0
		Zoning		LD	04	Acc/Des	5C - 1.055834
		Unit		Return Value	0		
Topography - 1.00		Wetlands - .80		Shape - 1.00		Easements - 1.00	
				External - 1.00		Assemblage - 1.00	
						Other - 1.00	
						10001 - 1.00	

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
PIERCE JAMES D ET AL	GORDY MILDRED ROSS	10/18/2019	4478 232	27 94	164,500	A1		0 NB
GORDY MILDRED ROSS	ESTATE OF GORDY WILLIAM KOREY	03/11/2019	4392 270			A1		0 CD
GORDY BARBARA	GORDY ALTON E JR ESTATE	02/26/2014	3835 7			A1		0 EA

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
A5	Woodland	2	5.27	3,800	20,026
A5	Woodland	4	1.59	3,530	5,613
A5	Woodland	5	3.11	3,400	10,574
A5	Woodland	7	43.41	2,620	113,734
A5	Woodland	9	1.50	1,830	2,745

ACCESSORY IMPROVEMENTS - 264 01029

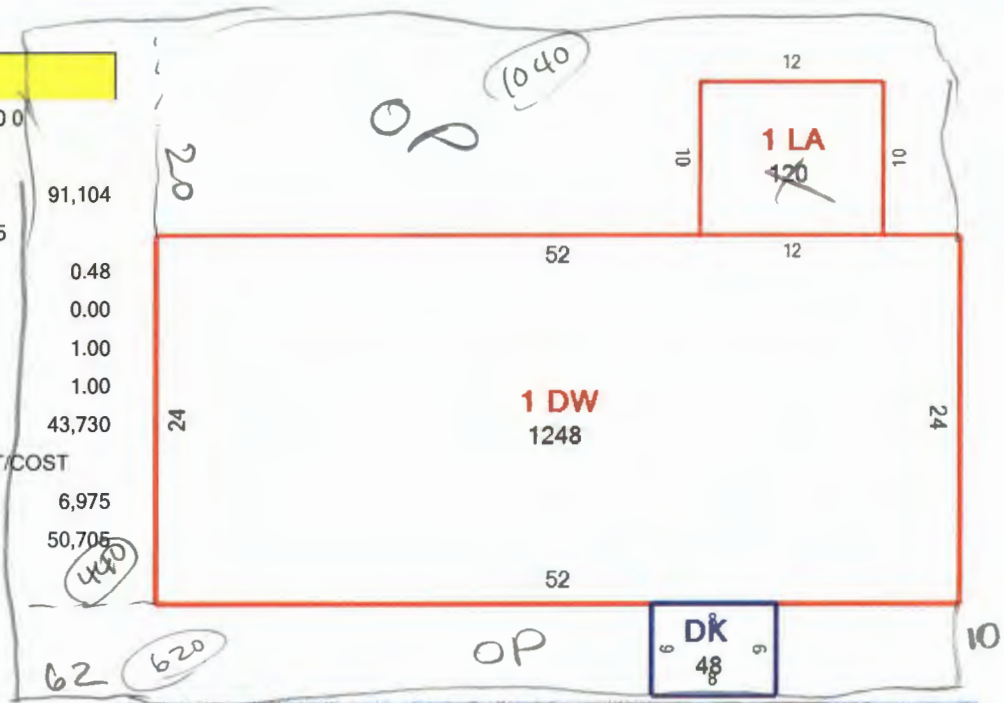
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	Storage/Utility Bldg	10	14	140	2000	1.00	0.52	0.00	1.00	1.00	1.00	1.00	0.00	1117	True

PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS
----------	-----------	-----------	----------	------------	------------	------	------	----------

29513	COMMUNICATION TOWER	467	49,910	03/09/2016		2016		04/13/16 TOWER PREVIOUS TOWER 250' LATTICE DESTROYED BY TORNADO 4/28/11 KHILL
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RES IMP - 264 01029

Impr Key	21656	Tip Out/Addn	0 x 0 0
PIN	264 01029		
Account #	1493	RCN	91,104
Serial #	H64465GLR	Eff Year Built	2005
Decal Year		Phy Depr	0.48
Decal Number		Ovr Phy Depr	0.00
Year Built	1993	Func Obsol	1.00
Size	24 x 52	Econ Obsol	1.00
MFG	HORTON HOMES INC	Value	43,730
Model	CAPE COD MOD	Value Type	MKT/COST
Class	AV	Addon Value	6,975
Exterior Wall	Wood	FMV	50,705
Roofing	Asphalt Shingle	NADA Condition	A
Foundation	Masonry		
Heat / Air	Central Heat/AC		
Fireplace			
Condition	Average		
Full Baths	1		
Half Baths	0		
Story Height	1		

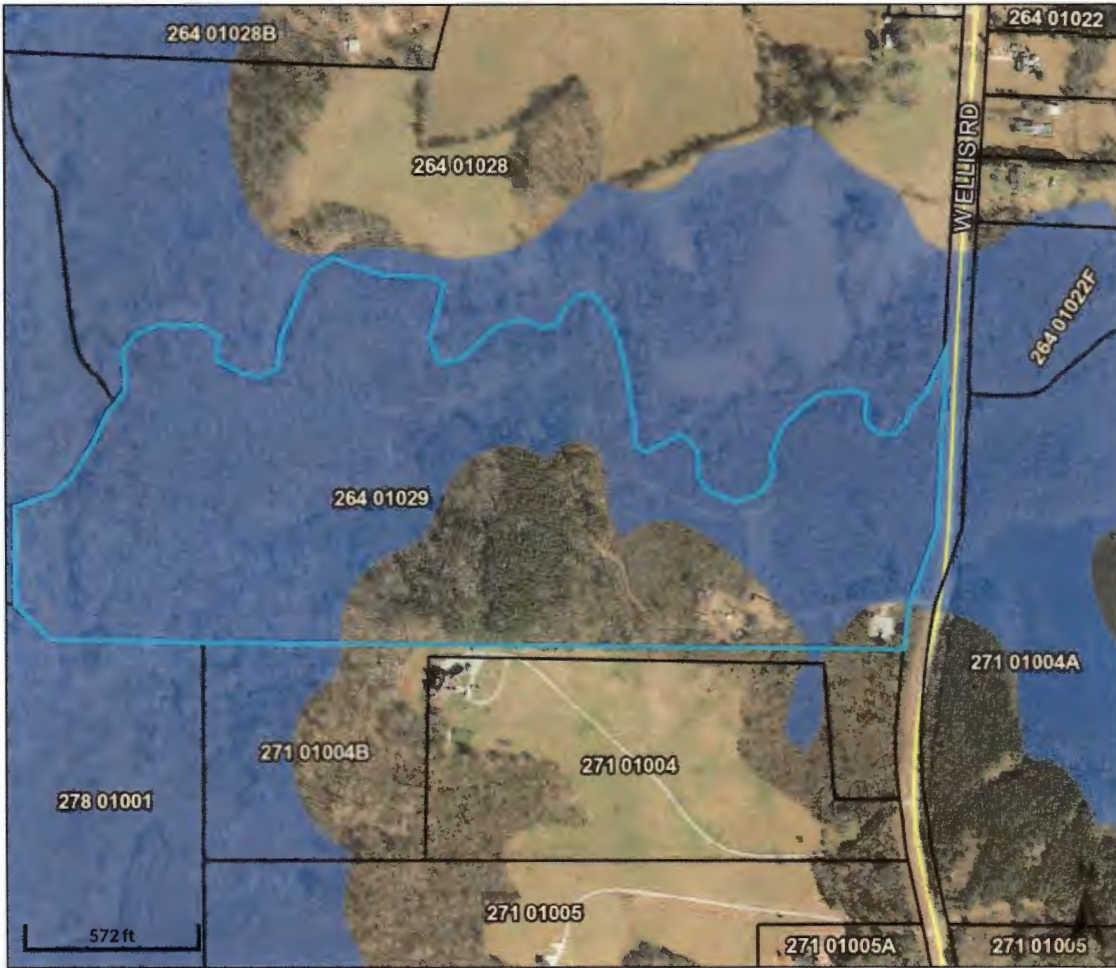


Mfg Housing Add-ons						
Type	Size	Area	YEAR	DEPR	GRADE	VALUE
Deck - Wood	6x8	48	1995	0.52	1.00	550
Masonry Foundation	24x52	1248	1993	0.52	1.00	6,425





08/03/2023



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

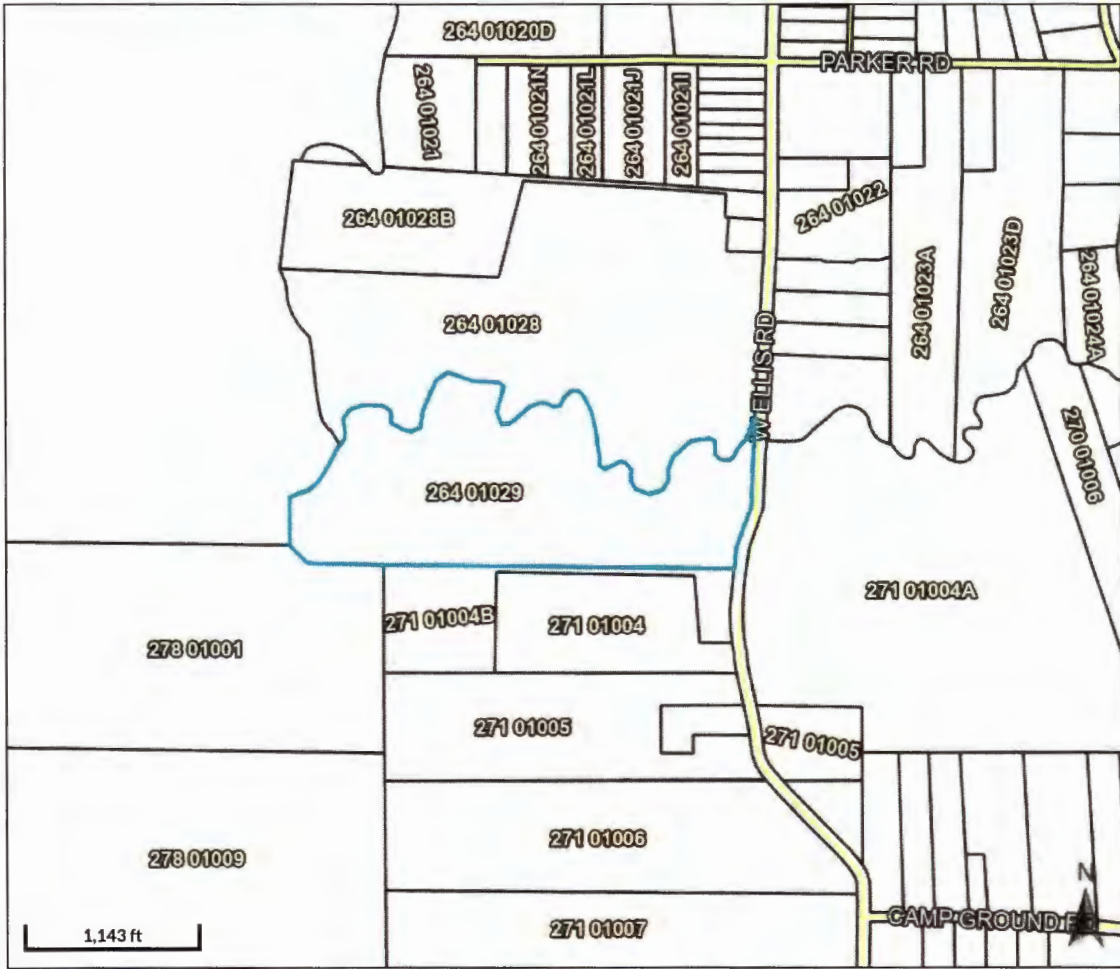
Parcel ID 264 01029
 Class Code Agricultural
 Taxing District SPALDING COUNTY
 Acres 54.88

Owner PIERCE JAMES D
 PIERCE ROBERTA M
 4104 W ELLIS RD
 GRIFFIN, GA 30223
 Physical Address 4745 W ELLIS RD
 Assessed Value Value \$180796
 Land Value Value \$128974

Last 2 Sales			
Date	Price	Reason	Qual
10/18/2019	\$164500	NB	U
3/11/2019	0	CD	U

(Note: Not to be used on legal documents)

Date created: 7/28/2023
 Last Data Uploaded: 7/28/2023 6:13:08 AM



Overview



Legend

- Parcels
- Roads

Parcel ID 264 01029
 Class Code Agricultural
 Taxing District SPALDING COUNTY
 Acres 54.88

Owner PIERCE JAMES D
 PIERCE ROBERTA M
 4104 W ELLIS RD
 GRIFFIN, GA 30223
 Physical Address 4745 W ELLIS RD
 Assessed Value Value \$180796
 Land Value Value \$128974

Last 2 Sales		Date	Price	Reason	Qual
Date	Price				
10/18/2019	\$164500			NB	U
3/11/2019	0			CD	U

(Note: Not to be used on legal documents)

Date created: 7/28/2023
 Last Data Uploaded: 7/28/2023 6:13:08 AM

Developed by Schneider
 GEOSPATIAL



08/03/2023



08/03/2023

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

MILAM PATRICIA

Owner's mailing address 1300 MOORE ROAD			City, State, Zip GRIFFIN, GA 30223	Number of acres included in this application. Agricultural Land: <u>43.57</u> Timber Land: <u>0</u>
Property location (Street, Route, Hwy, etc.) 1300 MOORE RD			City, State, Zip of Property: GRIFFIN, GA 30223	Covenant Acres <u>43.57</u> Total Acres <u>43.57</u>
District 04	Land Lot 176	Sublot & Block	Recorded Deed Book/Page 3965 182	List types of storage and processing buildings:

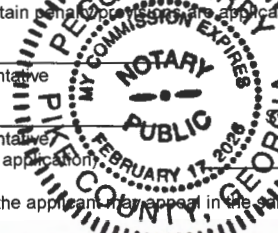
AUTHORIZED SIGNATURE

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 signed 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 penalties and provisions are applicable if this covenant is breached.

Signature of Taxpayer or Taxpayer's Authorized Representative: Patricia Milam Date Application Filed: 7/19/23

Signature of Taxpayer or Taxpayer's Authorized Representative: _____ Date: _____

(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 255 01017A	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 22917	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: _____
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 MILAM			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) % _____
- 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); % 90.8 (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. RESIDENCE
- 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
 _____ Date Filed _____ Date Approved
 Notary Public

255 01017A		2023 Spalding County Board of Assessors				7/27/2023 1:38:36 PM Acct # 22917 bbernier	
Owner Information		General Property Information				Values	
MILAM PATRICIA 1300 MOORE ROAD GRIFFIN, GA 30223		SITUS	1300 MOORE RD			Imp Val	629,668
		LEGAL	43.57 AC PB 26/397			Acc Val	55,333
		Tax District	SPALDING COUNTY	GMD	1068	Homestead	LM6Z
		Total Acres	43.57	LL	176	No Covenant	0
		Zoning	AR-1	LD	04	Acc/Des	5C - 1.059000
		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		12624 - 1.00	

SALES INFORMATION								
Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
MILAM PATRICIA	DENDER RAYMOND E	07/02/2015	3965 182		750,000	A1		0 MT
DENDER RAYMOND E	DENDER INVESTMENTS, L.P.	10/19/1999	1708 162	23 279	57,800	V4		0 LM

LAND INFORMATION					
CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
A5	Open Land		4	9.40	4,840
A5	Open Land		5	13.96	4,180
A5	Open Land		6	4.94	3,530
A5	Open Land		9	1.57	1,830
A5	Woodland		2	0.12	3,800
A5	Woodland		3	3.40	3,660
A5	Woodland		5	0.19	3,400
A5	Woodland		7	1.87	2,620
A5	Woodland		8	3.97	2,350
A5	Pond		2	4.15	5,500

ACCESSORY IMPROVEMENTS - 255 01017A															
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	Lean-To	20	72	1440	2000	1.00	0.30	0.00	1.00	1.00	1.00	1.00	0.00	2795	True
A6	POND 1-5	0	0	4.38	1990	1.00	0.20	1.00	1.00	1.00	1.00	1.00	0.00	21900	False
A1	Shop Equipment Building	30	72	2160	2000	1.10	0.30	0.00	1.00	1.00	1.00	1.00	0.00	14940	True
A1	Swimming Pool - Gunite	18	18	324	2000	1.60	0.30	0.60	1.00	1.00	1.00	1.00	0.00	15698	True

PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS
19645	NEW CONSTRUCT	430,000	0	10/18/1999	01/01/2002			
19644	POOL	20,000	0	10/18/1999	01/01/2002			INSTALL ODD SHAPE GUNITE POOL

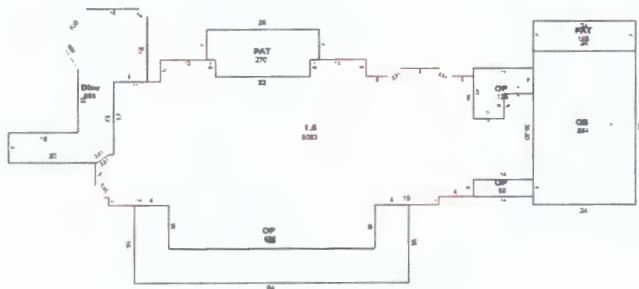
RES IMP - 255 01017A 1300 MOORE RD							
Impr Key	15314	Roof Shape	Gable	Basement / Attic	Squarefoot	Phy Depr	0.82
Class / Strat	A1	Floor Construction	Wood Joist	Bsmt / Finish	0 / 0.00	Phy OVR	0.00
Occupancy / Style	One Family	Floor Finish	Carpet/Hdwd/Tile	Attic / Finish	364 / 0.00	Func Obsol	1.00
Rooms	11	Interior Wall	Sheetrock	Bsmt Qual		Econ Obsol	1.00
Bedrooms	4	Interior Ceiling	Sheetrock	Attic Qual	Average	% Complete	1.00
Heated Area	5,062	Heat	Central AC	Grade	1.50	Neigh Adj	0.80
Story Height	2 Sty. Bi-Level	Plumbing:Std Comp	1	Year Built	2000	CD	1.00
Foundation	Masonry	Plumbing: Extra Fix	15	Eff Year Built	2000	FMV	629,668
Exterior Wall	Hardie Board (Concrete	Full Baths	3	Condition	Average	MAV	0
Roofing	Shingles - Architectural	Half Baths	2	RCN	959,859	OVR FMV	0

Sketch Legend			Other Features		
Code	Type	Area	CODE TYPE	AREA	

1.5	1.5 Story	3375	Const 1 sty 1 Box	1	
OP	Porch - Open	672			
GB	Garage - Built In	864			
Dkw	Deck - Wood	558			
PAT	Patio	270			
OP	Porch - Open	126			
OP	Porch - Open	56			
PAT	Patio	168			



M/H WAS REMOVED FROM SITE IN 2003





07/31/2023



Overview



Legend

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

Parcel ID 255 01017A
 Class Code Agricultural
 Taxing District SPALDING COUNTY
 Acres 43.57

Owner MILAM PATRICIA
 1300 MOORE ROAD
 GRIFFIN, GA 30223
 Physical Address 1300 MOORE RD
 Assessed Value Value \$870072
 Land Value Value \$185071

Last 2 Sales			
Date	Price	Reason	Qual
7/2/2015	\$750000	MT	U
10/19/1999	\$57800	LM	Q

(Note: Not to be used on legal documents)

Date created: 7/27/2023
 Last Data Uploaded: 7/26/2023 7:15:01 PM

Developed by Schneider GEOSPATIAL



Overview



Legend

- Parcels
- Roads

Parcel ID	255 01017A	Owner	MILAM PATRICIA	Last 2 Sales			
Class Code	Agricultural		1300 MOORE ROAD	Date	Price	Reason	Qual
Taxing District	SPALDING COUNTY		GRIFFIN, GA 30223	7/2/2015	\$750000	MT	U
Acres	43.57	Physical Address	1300 MOORE RD	10/19/1999	\$57800	LM	Q
		Assessed Value	Value \$870072				
		Land Value	Value \$185071				

(Note: Not to be used on legal documents)

Date created: 7/27/2023
 Last Data Uploaded: 7/26/2023 7:15:01 PM

Developed by Schneider
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07/31/2023



07/31/2023



07/31/2023



07/31/2023

**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

STAMEY C L

Owner's mailing address STAMEY PATTY L 461 SAPELO RD		City, State, Zip GRIFFIN, GA 30223	Number of acres included in this application. Agricultural Land: <u>7</u> Timber Land: <u>16</u>
Property location (Street, Route, Hwy, etc.) 461 SAPELO RD		City, State, Zip of Property: GRIFFIN, GA 30223	Covenant Acres <u>23.09</u> Total Acres <u>23.09</u>
District 03	Land Lot 225	Sublot & Block	Recorded Deed Book/Page 4713 4
List types of storage and processing buildings: <u>All ARB Hobby Related Storage Trailer Wood Shop Workshop</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.

CL
Signature of Taxpayer or Taxpayer's Authorized Representative

7-20-23
Date Application Filed

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



Subscribed before me this 20 day of July, 2023
Nary 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 212 01032B	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 14752	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: _____
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 this application 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
CLIFFORD L. STAMBS	SPouse	50	Nond		
PATY L. STAMBS	SPouse	50	N/A		

Check Appropriate Ownership Type:

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

212 01032B		2023 Spalding County Board of Assessors				7/27/2023 11:39:52 AM Acct # 14752 bbernier									
Owner Information		General Property Information				Values									
STAMEY C L STAMEY PATTY L 461 SAPELO RD GRIFFIN, GA 30223		SITUS		461 SAPELO RD		Imp Val		223,793							
		LEGAL		SAPELO RD PB 12/132		Acc Val		16,377							
		Tax District		SPALDING COUNTY	GMD	0490	Homestead	LS7Z	Land Val	135,551					
		Total Acres		23.09	LL	225	No Covenant	0	Total Value	375,721					
		Zoning			LD	03	Acc/Des	5C - .000000	2022 : 324,460	2021 : 282,659					
		Unit			Return Value		0		2020 : 282,659	2019 : 282,659					
Topography - 1.00		Wetlands - 1.00		Shape - 1.00		Easements - 1.00		External - 1.00		Assemblage - 1.00		Other - 1.00		12362 - 1.00	

SALES INFORMATION								
Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
STAMEY C L & PATTY L. STAMEY	STAMEY C L & PATTY L	03/10/2021	4713 4	12 132		0 A1		0 GF
STAMEY C L & PATTY L	STAMEY C L & PATTY L GIBBS	07/14/2006	2949 103	12 132		0 V1		0 XX
STAMEY C L & PATTY L GIBBS		03/21/1980	600 115		13,100	A1		0 FM

LAND INFORMATION											
CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
A4	1212 Map212 -	Acre	23.09	0	0			13,000.00	13,000.00	1.00	135,551

ACCESSORY IMPROVEMENTS - 212 01032B															
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	Lean-To	14	30	420	1995	0.00	0.22	0.00	1.00	1.00	1.00	1.00	0.00	400	True
A6	Lean-To	12	27	324	1995	0.00	0.22	0.00	1.00	1.00	1.00	1.00	0.00	500	True
A6	Pole Shelter	26	26	676	1995	1.00	0.22	0.50	1.00	1.00	1.00	1.00	0.00	1869	True
A6	Pole Shelter	26	38	988	1995	0.00	0.22	0.00	1.00	1.00	1.00	1.00	0.00	1400	True
A1	Shop Equipment Building	27	30	810	1995	1.00	0.22	0.45	1.00	1.00	1.00	1.00	0.00	9072	True
A1	Shop Equipment Building	30	30	900	1995	0.70	0.22	0.20	1.00	1.00	1.00	1.00	0.00	3136	True

PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS
28710	DEMOLITION	0	8,000	04/02/2014	05/02/2014	2014		2-26-15 entered complete permit files insp 5-2-14. HB. Demolition 4-16-14-HB.
28658	NEW CONSTRUCT	0	150,000	02/03/2014	12/18/2014	2014		2-26-15 entered complete permits files co 11-14-14 insp 12-18-14 HB. Construction to rebuild house that burned. HB

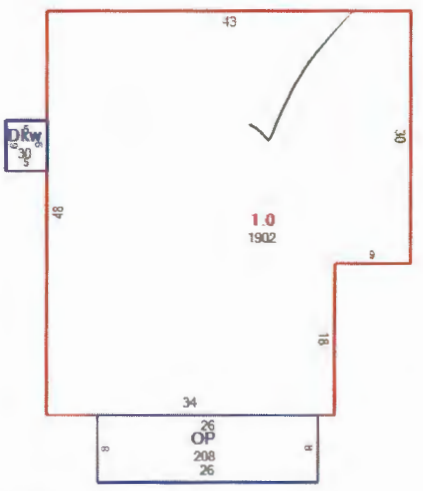
RES IMP - 212 01032B 461 SAPELO RD							
Impr Key	16535150	Roof Shape	Hip	Basement / Attic	Squarefoot	Phy Depr	0.95
Class / Strat	A1	Floor Construction	Wood Joist	Bsmt / Finish	0 / 0.00	Phy OVR	0.00
Occupancy / Style	One Family	Floor Finish	Carpet/Hdwd/Tile	Attic / Finish	0 / 0.00	Func Obsol	1.00
Rooms	7	Interior Wall	Sheetrock	Bsmt Qual		Econ Obsol	1.00
Bedrooms	3	Interior Ceiling	Sheetrock	Attic Qual		% Complete	1.00
Heated Area	1,902	Heat	Central AC	Grade	1.25	Neigh Adj	0.70
Story Height	1 Story	Plumbing:Std Comp	1	Year Built	2014	CD	1.00
Foundation	Piers	Plumbing: Extra Fix	5	Eff Year Built	2014	FMV	223,793
Exterior Wall	Hardie Board (Concrete	Full Baths	2	Condition	Average	MAV	0
Roofing	Shingles - Architectural	Half Baths	0	RCN	336,531	OVR FMV	0

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

Code	Type	Area	CODE TYPE	AREA
1.0	1.0 Story	1902	Const 1 sty 1 Box	1
Dkw	Deck - Wood	30		
OP	Porch - Open	208		



2015: APLLIED GRADE OF 125.





07/31/2023



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 212 01032B
 Class Code Agricultural
 Taxing District SPALDING COUNTY
 Acres 23.09

Owner STAMEY C L
 STAMEY PATTY L
 461 SAPELO RD
 GRIFFIN, GA 30223
 Physical Address 461 SAPELO RD
 Assessed Value Value \$375721
 Land Value Value \$135551

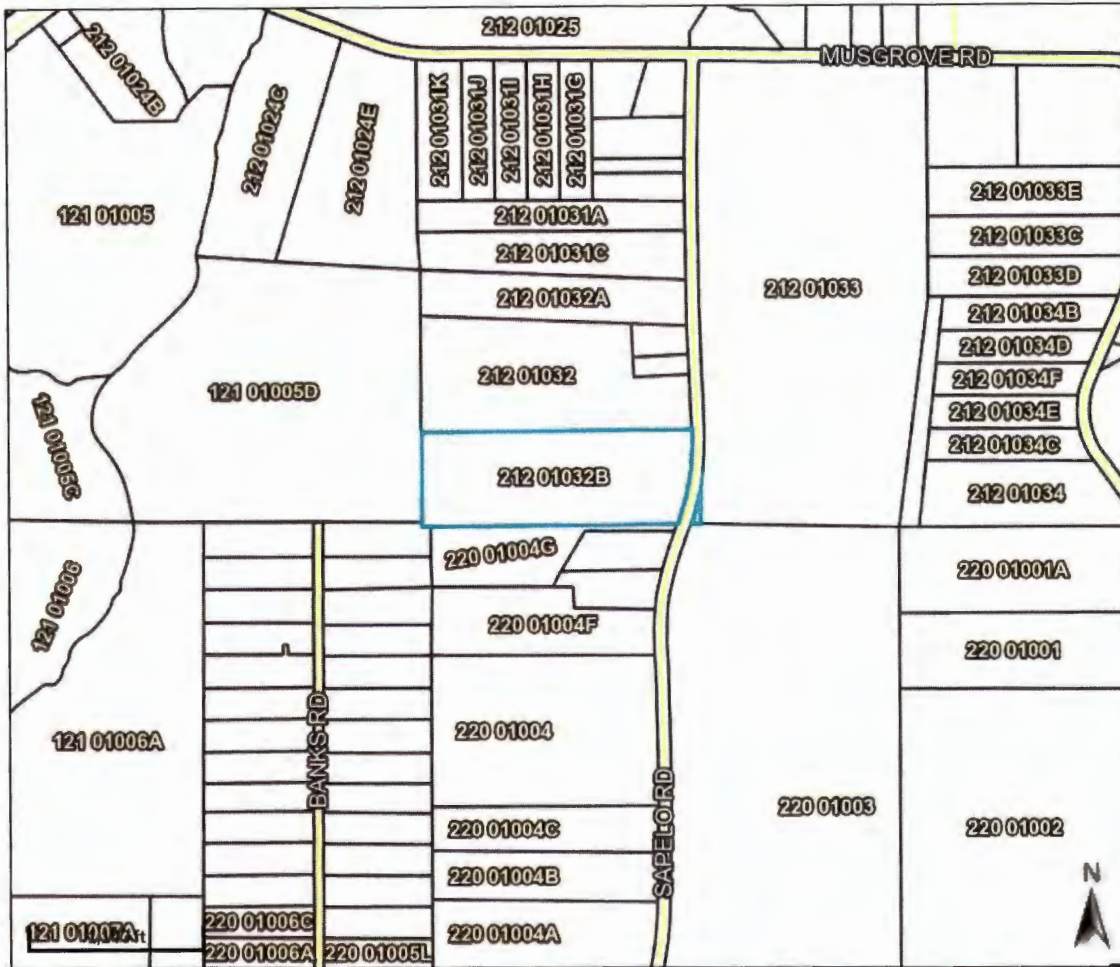
Last 2 Sales

Date	Price	Reason	Qual
3/10/2021	0	GF	U
7/14/2006	0	XX	U

(Note: Not to be used on legal documents)

Date created: 7/27/2023
 Last Data Uploaded: 7/26/2023 7:15:01 PM

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Legend
 □ Parcels
 — Roads

Parcel ID	212 01032B	Owner	STAMEY C L	Last 2 Sales			
Class Code	Agricultural		STAMEY PATTY L	Date	Price	Reason	Qual
Taxing District	SPALDING COUNTY		461 SAPELO RD	3/10/2021	0	GF	U
Acres	23.09		GRIFFIN, GA 30223	7/14/2006	0	XX	U
		Physical Address	461 SAPELO RD				
		Assessed Value	Value \$375721				
		Land Value	Value \$135551				

(Note: Not to be used on legal documents)

Date created: 7/27/2023
 Last Data Uploaded: 7/26/2023 7:15:01 PM

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07/31/2023



07/31/2023



07/31/2023



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07/31/2023



07/31/2023



07/31/2023



07/31/2023



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

BELL JESSICA RAMIREZ

Owner's mailing address BELL HARLEN 1000 GREER RD			City, State, Zip GRIFFIN, GA 30223	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 998 GREER RD			City, State, Zip of Property: GRIFFIN, GA 30223	Covenant Acres 40.00 Total Acres 40.00
District 03	Land Lot 163	Sublot & Block	Recorded Deed Book/Page 4200 179	List types of storage and processing buildings:

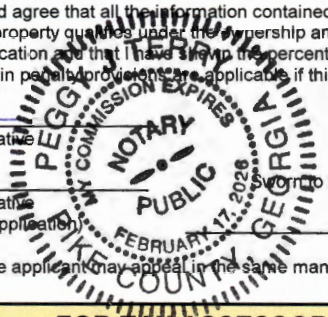
AUTHORIZED SIGNATURE

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 signed 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: 7/14/23

Signature of Taxpayer or Taxpayer's Authorized Representative: _____ Sworn to and subscribed before me this 14 day of July 2023

(Please have additional taxpayers sign on reverse side of application) Peggy Merry 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 116B02008	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 11652	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: _____
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 this application 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
Jessica Bell		50	Spalding		
Harker Bell		50	Spalding		

Check Appropriate Ownership Type:

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

116B02008		2023 Spalding County Board of Assessors				7/28/2023 10:42:27 AM Acct # 11652 bbernier									
Owner Information		General Property Information						Values							
BELL JESSICA RAMIREZ BELL HARLEN 1000 GREER RD GRIFFIN, GA 30223		SITUS		998 GREER RD				Imp Val		0					
		LEGAL		GREER RD LL 163 & 190 PB 5/372 & 5/369				Acc Val		1,327					
		Tax District		SPALDING COUNTY		GMD 1825		Homestead S0		Land Val		277,399			
		Total Acres		40.00		LL 163		No Covenant 0		Total Value		278,726			
		Zoning		R1		LD 03		Acc/Des 3C - 1.683300		2022 : 253,657		2021 : 162,281			
		Unit				Return Value		0		2020 : 162,281		2019 : 162,281			
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
BELL JESSICA RAMIREZ & HARLEN	BELVIN TERRY E & DEBRA I	08/11/2017	4200 179		170,000	A5		0 MT
BELVIN TERRY E & DEBRA I		08/01/2017	4200 173		0	A5		0 XX
BELVIN TERRY E & DEBRA I	AKDERSON ALVIN	03/10/1992	1082 15		56,000	A5		0 MT

LAND INFORMATION						
CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value	
A5	Open Land		4	17.20	4,840	83,248
A5	Open Land		5	2.63	4,180	10,993
A5	Open Land		6	3.22	3,530	11,367
A5	Woodland		2	0.90	3,800	3,420
A5	Woodland		3	0.81	3,660	2,965
A5	Woodland		5	12.04	3,400	40,936
A5	Woodland		7	1.94	2,620	5,083
A5	Woodland		9	0.04	1,830	73
A5	Pond		2	1.22	5,500	6,710

ACCESSORY IMPROVEMENTS - 116B02008															
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	Pole Shelter	20	40	800	2000	1.00	0.30	0.00	1.00	1.00	1.00	1.00	0.00	1327	True



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

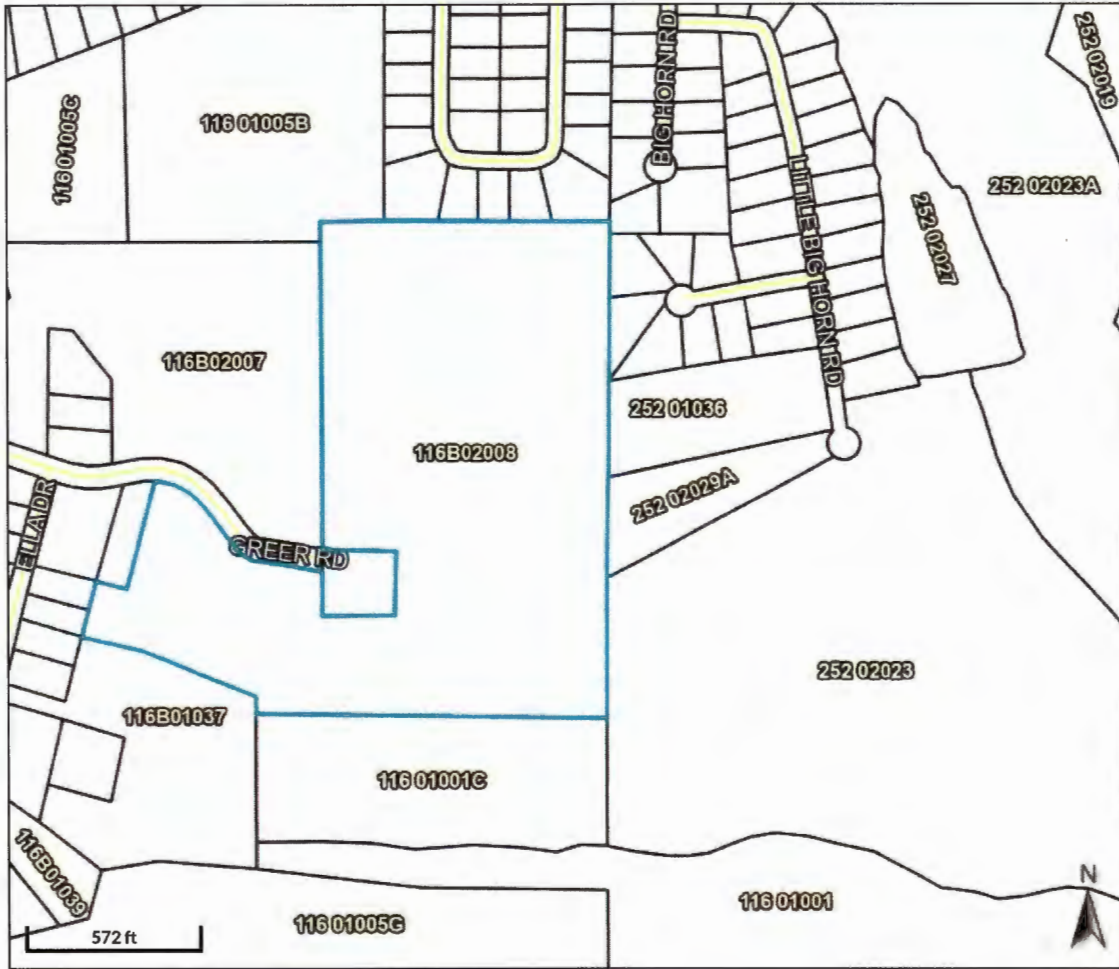
Parcel ID 116B02008
 Class Code Agricultural
 Taxing District SPALDING COUNTY
 Acres 40.0

Owner BELL JESSICA RAMIREZ
 BELL HARLEN
 1000 GREER RD
 GRIFFIN, GA 30223
 Physical Address 998 GREER RD
 Assessed Value Value \$278726
 Land Value Value \$277399

Last 2 Sales			
Date	Price	Reason	Qual
8/11/2017	\$170000	MT	U
8/1/2017	0	XX	U

(Note: Not to be used on legal documents)

Date created: 7/28/2023
 Last Data Uploaded: 7/28/2023 6:13:08 AM



Legend
 Parcels
 Roads

Parcel ID	116B02008	Owner	BELL JESSICA RAMIREZ	Last 2 Sales			
Class Code	Agricultural		BELL HARLEN	Date	Price	Reason	Qual
Taxing District	SPALDING COUNTY		1000 GREER RD	8/11/2017	\$170000	MT	U
Acres	40.0		GRIFFIN, GA 30223	8/1/2017	0	XX	U
		Physical Address	998 GREER RD				
		Assessed Value	Value \$278726				
		Land Value	Value \$277399				

(Note: Not to be used on legal documents)

Date created: 7/28/2023
 Last Data Uploaded: 7/28/2023 6:13:08 AM

Developed by  **Schneider**
 GEOSPATIAL



07/31/2023

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07/31/2023





07/31/2023

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

BELL JESSICA RAMIREZ

Owner's mailing address BELL HARLEN 1000 GREER RD			City, State, Zip GRIFFIN, GA 30223	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 0 GREER RD			City, State, Zip of Property: GRIFFIN, GA 30223	Covenant Acres <u>8.25</u> Total Acres <u>8.25</u>
District 03	Land Lot 190	Sublot & Block	Recorded Deed Book/Page 4200 179	List types of storage and processing buildings:

AUTHORIZED SIGNATURE

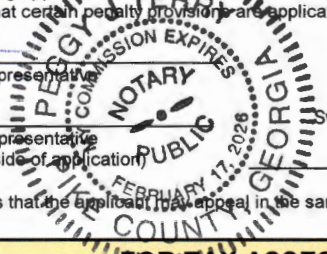
I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property is under the ownership and land use provisions of 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: 7/14/23

Signature of Taxpayer or Taxpayer's Authorized Representative: _____ Sworn to and subscribed before me this 14 day of July, 2023

(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 116 01001C	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 11410	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: _____
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
Jessica Belli			Spalding		
Harken Belli			Spalding		

Check Appropriate Ownership Type:

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

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

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

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

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

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

 Taxpayer's Authorized Signature

 Approved by: Board of Tax Assessors

 Notary Public

 Date Filed

 Date Approved

116 01001C		2023 Spalding County Board of Assessors				7/28/2023 10:40:30 AM Acct # 11410 bbernier	
Owner Information		General Property Information				Values	
BELL JESSICA RAMIREZ BELL HARLEN 1000 GREER RD GRIFFIN, GA 30223		SITUS	0 GREER RD			Imp Val	0
		LEGAL	TRA-1 OFF N 2ND ST			Acc Val	
		Tax District	SPALDING COUNTY	GMD	1825	Homestead	S0
		Total Acres	8.25	LL	190	No Covenant	0
		Zoning	R1	LD	03	Acc/Des	5C - .000000
		Unit		Return Value	0		
Topography - 1.00		Wetlands - 1.00		Shape - 1.00		Easements - 1.00	
						External - 1.00	
						Assemblage - 1.00	
						Other - 1.00	
						12459 - 1.00	

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
BELL JESSICA RAMIREZ & HARLEN	BELVIN TERRY E & DEBRA I	08/11/2017	4200 179	22 133	170,000	A4		0 MT
BELVIN TERRY E & DEBRA I		08/01/2017	4200 173			0 A4		0 XX
BELVIN TERRY E & DEBRA I	HARRIS B FRANK ETAL	08/29/1996	1390 161			0 V4		0 XX

LAND INFORMATION

CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
A4	1115 M115-118 -	Acre	8.25	0	0			13,000.00	13,000.00	1.00	74,100



Overview



Legend

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

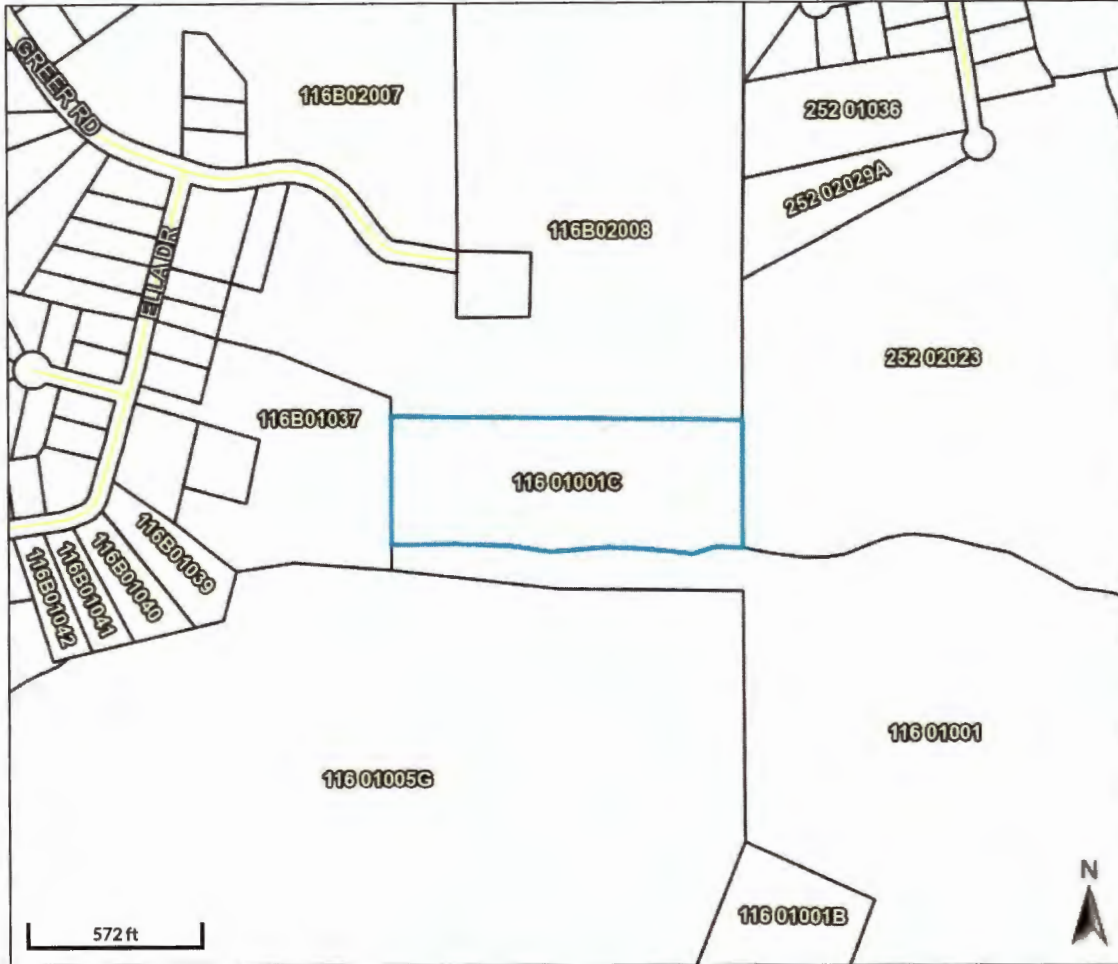
Parcel ID 116 01001C
 Class Code Agricultural
 Taxing District SPALDING COUNTY
 Acres 8.25

Owner BELL JESSICA RAMIREZ
 BELL HARLEN
 1000 GREER RD
 GRIFFIN, GA 30223
 Physical Address GREER RD
 Assessed Value Value \$74100
 Land Value Value \$74100

Last 2 Sales			
Date	Price	Reason	Qual
8/11/2017	\$170000	MT	U
8/1/2017	0	XX	U

(Note: Not to be used on legal documents)

Date created: 7/28/2023
 Last Data Uploaded: 7/28/2023 6:13:08 AM



Overview



Legend

- Parcels
- Roads

Parcel ID 116 01001C
 Class Code Agricultural
 Taxing District SPALDING COUNTY
 Acres 8.25

Owner BELL JESSICA RAMIREZ
 BELL HARLEN
 1000 GREER RD
 GRIFFIN, GA 30223
 Physical Address GREER RD
 Assessed Value Value \$74100
 Land Value Value \$74100

Last 2 Sales		Reason	Qual
Date	Price		
8/11/2017	\$170000	MT	U
8/1/2017	0	XX	U

(Note: Not to be used on legal documents)

Date created: 7/28/2023
 Last Data Uploaded: 7/28/2023 6:13:08 AM

Developed by Schneider
 GEOSPATIAL



07/31/2023

**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

GREER KYLE M

Owner's mailing address 871 ROCK CREEK RD	City, State, Zip HAMPTON, GA 30228	Number of acres included in this application. Agricultural Land: _____ Timber Land: <u>31.61</u>
Property location (Street, Route, Hwy, etc.) 401 LAMAR COUNTY LINE RD	City, State, Zip of Property: GRIFFIN, GA 30224	Covenant Acres 31.61 Total Acres 31.61

District 03	Land Lot 025	Sublot & Block	Recorded Deed Book/Page 4501 275	List types of storage and processing buildings: <u>Equipment Shed</u>
----------------	-----------------	----------------	-------------------------------------	--

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained herein, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individual(s) 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 07/19/2023

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 19 day of July, 2023



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 227 02007A	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 34274	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: _____

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 this application 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
Kyle M. Green / self		100	Spalding	31.61	100 / 31.61

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); % 98 (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apian products % _____
- Other _____

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

Notary Public

227 02007A		2023 Spalding County Board of Assessors				7/27/2023 1:58:09 PM Acct # 34274 bbernier	
Owner Information		General Property Information				Values	
GREER KYLE M 871 ROCK CREEK RD HAMPTON, GA 30228		SITUS 401 LAMAR COUNTY LINE RD LEGAL 31.61AC LAMAR COUNTY LINE RD PB 27/39 Tax District SPALDING COUNTY GMD 1066 Homestead S1 Total Acres 31.61 LL 025 No Covenant 0 Zoning LD 03 Acc/Des 3C - 5.195784 Unit Return Value 0				Imp Val 241,459 Acc Val 25,166 Land Val 164,239 Total Value 430,864 2022 : 378,561 2021 : 308,145 2020 : 123,117 2019 : 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
GREER KYLE M	JOHNSON BENJAMIN D	12/11/2019	4501 275	27 75	230,000	A5		0 MT
JOHNSON BENJAMIN D	COOK JAMES O	05/08/2019	4411 185	27 39	236,250	A1		0 RS

LAND INFORMATION					
CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
A5	Small Parcel		1	10.05	1,000 10,050
A5	Small Parcel		1	14.41	1,000 14,410
A5	Small Parcel		1	6.23	1,000 6,230
A5	Small Parcel		1	0.92	1,000 920

ACCESSORY IMPROVEMENTS - 227 02007A															
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	Porch - Open	10	24	240	2020	1.00	0.98	0.00	1.00	1.00	1.00	1.00	0.00	7604	False
A6	Shop Equipment Building	24	30	720	2020	1.00	0.98	0.00	1.00	1.00	1.00	1.00	0.00	17562	True

PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS
000380	POLE BARN	0	10,000	05/06/2020	06/25/2020	2020		2021 SHOP EQUIPMENT BUILDING 100% COMPLETE AB POLE BARN FOR PERMIT #31663-6/25/2020 EM
31663	SINGLE FAMILY	729	125,000	03/04/2020	01/22/2021	2020		2021 NO CONSTRUCTION AB 6-24-20 AB SINGLE FAMILY- 04/15/2020 EM

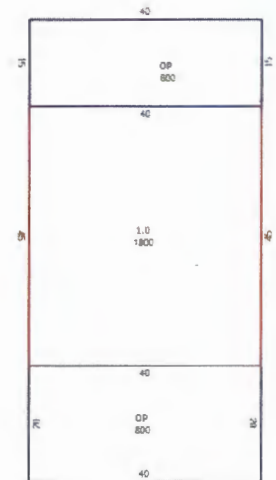
RES IMP - 227 02007A 401 LAMAR COUNTY LINE RD							
Impr Key	16537837	Roof Shape	Gable	Basement / Attic	Squarefoot	Phy Depr	0.99
Class / Strat	A1	Floor Construction	Reinf Conc Slab	Bsmt / Finish	0 / 0.00	Phy OVR	0.00
Occupancy / Style	One Family	Floor Finish	Carpet/Hdwd/Tile	Attic / Finish	0 / 0.00	Func Obsol	1.00
Rooms	0	Interior Wall	Sheetrock	Bsmt Qual		Econ Obsol	1.00
Bedrooms	2	Interior Ceiling	Sheetrock	Attic Qual	Good	% Complete	1.00
Heated Area	1,800	Heat	Central AC	Grade	0.80	Neigh Adj	1.00
Story Height		Plumbing:Std Comp	1	Year Built	2020	CD	1.00
Foundation	Slab	Plumbing: Extra Fix	5	Eff Year Built	2020	FMV	241,459
Exterior Wall	Metal	Full Baths	2	Condition	Average	MAV	0
Roofing	Metal - Steel	Half Baths	0	RCN	243,898	OVR FMV	0

Sketch Legend			Other Features				
Code	Type	Area					

1.0	1.0 Story	1800
OP	Porch - Open	600
OP	Porch - Open	800



2021. Single family added 01/21/21. Bs





08/02/2023



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 227 02007A
 Class Code Agricultural
 Taxing District SPALDING COUNTY
 Acres 31.61

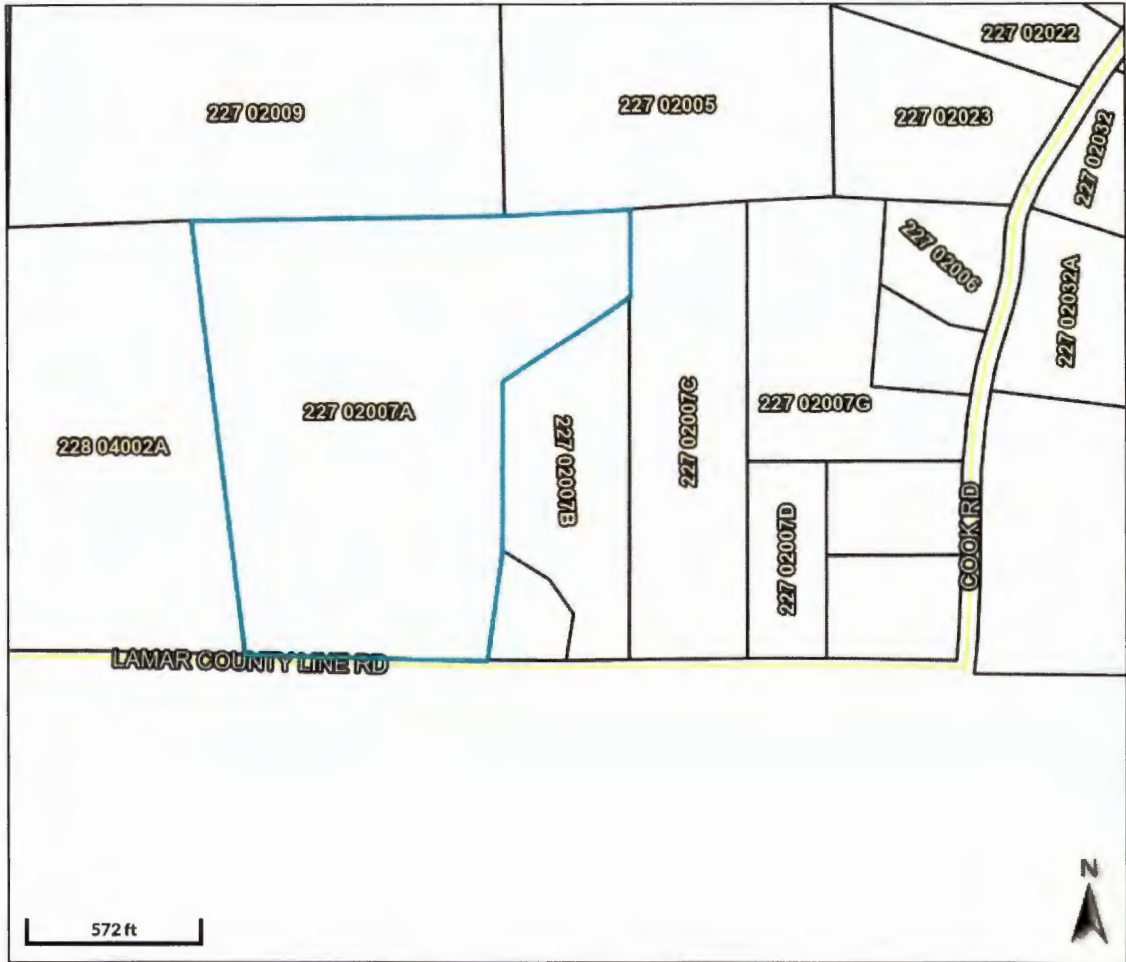
Owner GREER KYLE M
 871 ROCK CREEK RD
 HAMPTON, GA 30228
 Physical Address 401 LAMAR COUNTY LINE RD
 Assessed Value Value \$430864
 Land Value Value \$164239

Last 2 Sales			
Date	Price	Reason	Qual
12/11/2019	\$230000	MT	U
5/8/2019	\$236250	RS	U

(Note: Not to be used on legal documents)

Date created: 7/27/2023
 Last Data Uploaded: 7/26/2023 7:15:01 PM

Developed by Schneider
 GEOSPATIAL



Legend
 □ Parcels
 — Roads

Parcel ID	227 02007A	Owner	GREER KYLE M	Last 2 Sales			
Class Code	Agricultural		871 ROCK CREEK RD	Date	Price	Reason	Qual
Taxing District	SPALDING COUNTY		HAMPTON, GA 30228	12/11/2019	\$230000	MT	U
Acres	31.61	Physical Address	401 LAMAR COUNTY LINE RD	5/8/2019	\$236250	RS	U
		Assessed Value	Value \$430864				
		Land Value	Value \$164239				

(Note: Not to be used on legal documents)

Date created: 7/27/2023
 Last Data Uploaded: 7/26/2023 7:15:01 PM

Developed by Schneider
 GEOSPATIAL



08/02/2023



08/02/2023



08/02/2023



08/02/2023



08/02/2023



08/02/2023

**SPALDING COUNTY
BOARD OF TAX ASSESSORS
419 EAST SOLOMON ST.
GRIFFIN, GEORGIA 30204**

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

GREER KYLE M

Owner's mailing address 871 ROCK CREEK RD		City, State, Zip HAMPTON, GA 30228		Number of acres included in this application. Agricultural Land: <u>.51</u> Timber Land: <u>3.00</u>	
Property location (Street, Route, Hwy, etc.) 643 LAMAR COUNTY LINE RD		City, State, Zip of Property: GRIFFIN, GA 30224		Covenant Acres <u>3.51</u> Total Acres <u>3.51</u>	
District 03	Land Lot 025	Sublot & Block	Recorded Deed Book/Page 4501 275	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 07/19/23

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

Subscribed before me this 19 day of July, 2023

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 227 02007D	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 34314	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: _____

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
Kyle M Greer / self		100	Spalding	3.51	100 / 3.51

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 % _____
- 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 Timberland 75%

- 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

227 02007D		2023 Spalding County Board of Assessors				7/27/2023 1:56:57 PM	
						Acct # 34314	
						bbernier	
Owner Information		General Property Information				Values	
GREER KYLE M		SITUS		643 LAMAR COUNTY LINE RD		Imp Val	0
871 ROCK CREEK RD		LEGAL		3.518AC LAMAR COUNTY LINE RD PB 27/39		Acc Val	
HAMPTON, GA 30228		Tax District	SPALDING COUNTY	GMD	1066	Homestead	S0
		Total Acres	3.51	LL	025	No Covenant	0
		Zoning	LD	03	Acc/Des	2C - .000000	2022 : 35,100
		Unit	Return Value	0			2021 : 35,100
							2020 : 29,413
							2019 : 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	
GREER KYLE M	JOHNSON BENJAMIN D	12/11/2019	4501 275	27 75	230,000	A4		0 MT	
JOHNSON BENJAMIN D	COOK JAMES O	05/08/2019	4411 185	27 39	236,250	A1		0 AS	

LAND INFORMATION											
CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
A4	1227 Map227 -	Acre	3.51	0	0			13,000.00	13,000.00	1.00	45,630



Overview



Legend

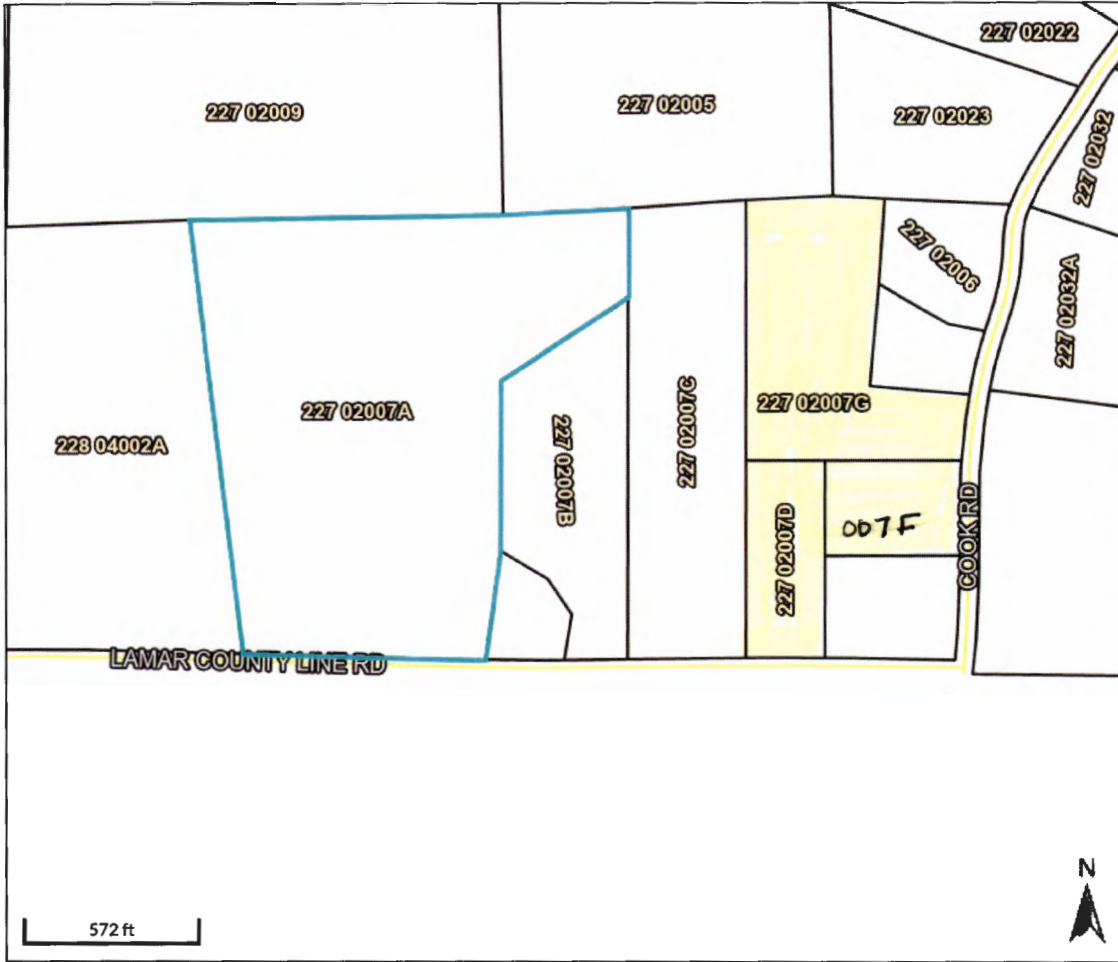
- Parcels
- Roads
- Flood Map**
- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
- AE -100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with 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	227 02007D	Owner	GREER KYLE M	Last 2 Sales							
Class Code	Agricultural		871 ROCK CREEK RD	Date	12/11/2019	Price	\$230000	Reason	MT	Qual	U
Taxing District	SPALDING COUNTY		HAMPTON, GA 30228		5/8/2019		\$236250		AS		U
Acres	3.51	Physical Address	643 LAMAR COUNTY LINE RD								
		Assessed Value	Value \$45630								
		Land Value	Value \$45630								

(Note: Not to be used on legal documents)

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Overview



Legend

- Parcels
- Roads

<p>Parcel ID 227 02007A</p> <p>Class Code Agricultural</p> <p>Taxing District SPALDING COUNTY</p> <p>Acres 31.61</p>	<p>Owner GREER KYLE M</p> <p>871 ROCK CREEK RD</p> <p>HAMPTON, GA 30228</p> <p>Physical Address 401 LAMAR COUNTY LINE RD</p> <p>Assessed Value Value \$430864</p> <p>Land Value Value \$164239</p>	<p>Last 2 Sales</p> <table border="0"> <thead> <tr> <th>Date</th> <th>Price</th> <th>Reason</th> <th>Qual</th> </tr> </thead> <tbody> <tr> <td>12/11/2019</td> <td>\$230000</td> <td>MT</td> <td>U</td> </tr> <tr> <td>5/8/2019</td> <td>\$236250</td> <td>RS</td> <td>U</td> </tr> </tbody> </table>	Date	Price	Reason	Qual	12/11/2019	\$230000	MT	U	5/8/2019	\$236250	RS	U
Date	Price	Reason	Qual											
12/11/2019	\$230000	MT	U											
5/8/2019	\$236250	RS	U											

(Note: Not to be used on legal documents)

Date created: 7/27/2023
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08/02/2023



08/02/2023

**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

GREER KYLE M

Owner's mailing address 871 ROCK CREEK RD		City, State, Zip HAMPTON, GA 30228		Number of acres included in this application. Agricultural Land: <u>3.00</u> Timber Land: _____	
Property location (Street, Route, Hwy, etc.) 278 COOK RD		City, State, Zip of Property: GRIFFIN, GA 30224		Covenant Acres 3.00 Total Acres 3.00	
District 03	Land Lot 025	Sublot & Block	Recorded Deed Book/Page 4501 275	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 signed 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 and subscribed before me this 19 day of July, 2023

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 227 02007F	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 34316	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: _____

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
Kyle M. Greer	SELF	100%	Spaulding	3.0	100% 3.0

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 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

227 02007F		2023 Spalding County Board of Assessors				7/27/2023 1:57:40 PM Acct # 34316 bbernier									
Owner Information		General Property Information				Values									
GREER KYLE M 871 ROCK CREEK RD HAMPTON, GA 30228		SITUS		278 COOK RD		Imp Val		0							
		LEGAL		3AC COOK RD PB 27/39		Acc Val									
		Tax District		SPALDING COUNTY	GMD	1066	Homestead	S0	Land Val	39,000					
		Total Acres		3.00	LL	025	No Covenant	0	Total Value	39,000					
		Zoning			LD	03	Acc/Des	2C - .000000	2022 : 30,000	2021 : 30,000					
		Unit			Return Value		0		2020 : 25,139	2019 : 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
GREER KYLE M	JOHNSON BENJAMIN D	12/11/2019	4501 275	27 75	230,000	A4		0 MT
JOHNSON BENJAMIN D	COOK JAMES O	05/08/2019	4411 185	27 39	236,250	A1		0 AS

LAND INFORMATION											
CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
A4	1227 Map227 -	Acre	3.00	0	0			13,000.00	13,000.00	1.00	39,000



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 227 02007F
 Class Code Agricultural
 Taxing District SPALDING COUNTY
 Acres 3.0

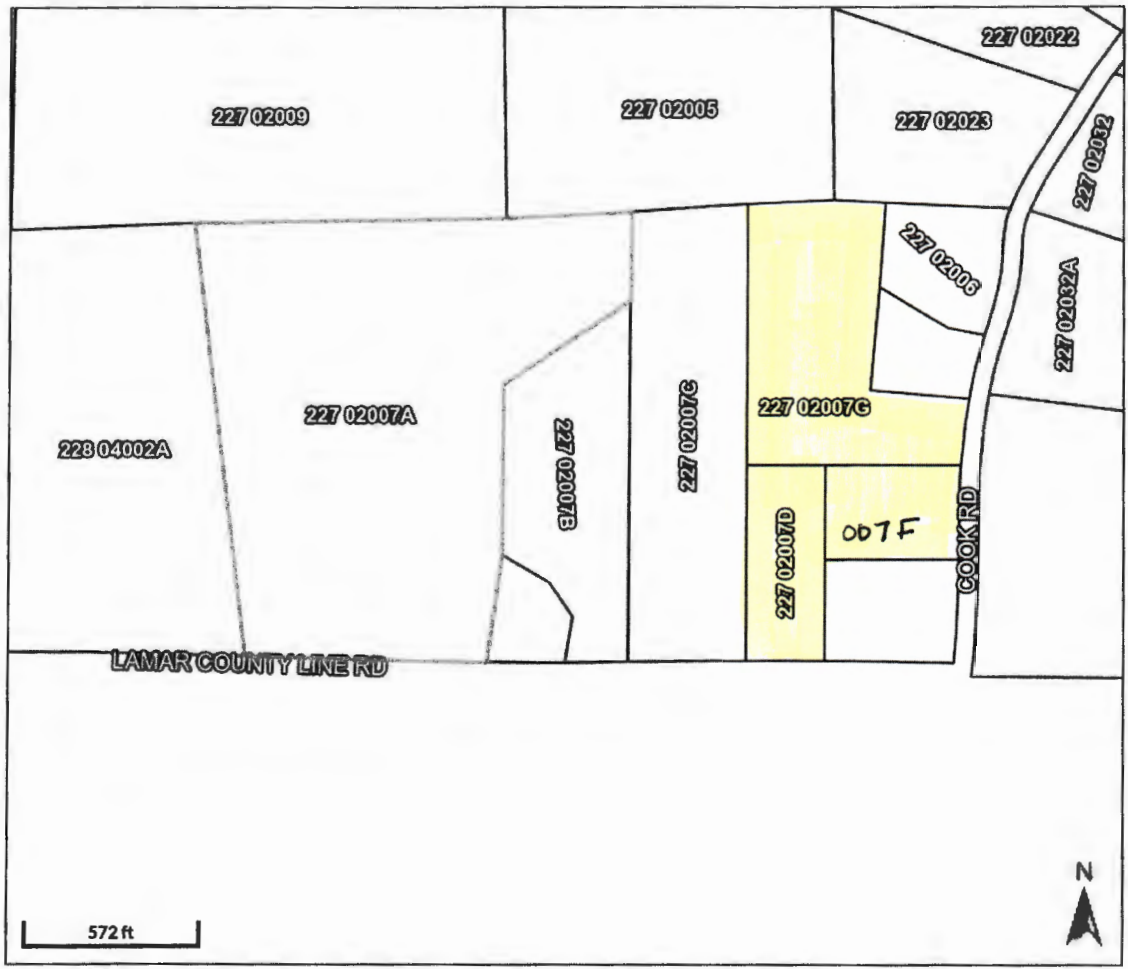
Owner GREER KYLE M
 871 ROCK CREEK RD
 HAMPTON, GA 30228
 Physical Address 278 COOK RD
 Assessed Value Value \$39000
 Land Value Value \$39000

Last 2 Sales			
Date	Price	Reason	Qual
12/11/2019	\$230000	MT	U
5/8/2019	\$236250	AS	U

(Note: Not to be used on legal documents)

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Legend
 □ Parcels
 — Roads

Parcel ID	227 02007A	Owner	GREER KYLE M	Last 2 Sales			
Class Code	Agricultural		871 ROCK CREEK RD	Date	Price	Reason	Qual
Taxing District	SPALDING COUNTY		HAMPTON, GA 30228	12/11/2019	\$230000	MT	U
Acres	31.61	Physical Address	401 LAMAR COUNTY LINE RD	5/8/2019	\$236250	RS	U
		Assessed Value	Value \$430864				
		Land Value	Value \$164239				

(Note: Not to be used on legal documents)

Date created: 7/27/2023
 Last Data Uploaded: 7/26/2023 7:15:01 PM

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08/02/2023



08/02/2023

**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

GREER KYLE M

Owner's mailing address 871 ROCK CREEK RD		City, State, Zip HAMPTON, GA 30228	Number of acres included in this application. Agricultural Land: <u>4.15</u> Timber Land: <u>5</u>
Property location (Street, Route, Hwy, etc.) 256 COOK RD		City, State, Zip of Property: GRIFFIN, GA 30224	Covenant Acres <u>9.15</u> Total Acres <u>9.15</u>
District 03	Land Lot 025	Sublot & Block	Recorded Deed Book/Page 4501 275
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 preferential 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

Date Application Filed 07/19/2023

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

Subscribed before me this 19 day of July, 2023

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 227 02007G	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 34317	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: _____

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
Kyle M. Green / self		100	Spalding	9.15	100 / 9.15

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 % 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.)
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- 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:
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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 _____

227 02007G		2023 Spalding County Board of Assessors				7/27/2023 1:57:15 PM Acct # 34317 bbernier	
Owner Information		General Property Information				Values	
GREER KYLE M 871 ROCK CREEK RD HAMPTON, GA 30228		SITUS	256 COOK RD			Imp Val	0
		LEGAL	9.154AC COOK RD PB 27/39			Acc Val	
		Tax District	SPALDING COUNTY	GMD	1066	Homestead	S0
		Total Acres	9.15	LL	025	No Covenant	0
		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	
						Unpaved Road - 1.00	
						10001 - 1.00	

SALES INFORMATION								
Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
GREER KYLE M	JOHNSON BENJAMIN D	12/11/2019	4501 275	27 75	230,000	A4		0 MT
JOHNSON BENJAMIN D	COOK JAMES O	05/08/2019	4411 185	27 39	236,250	A1		0 AS

LAND INFORMATION											
CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
A4	1227 Map227 -	Acre	9.15	0	0			13,000.00	13,000.00	1.00	81,185



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 227 02007G
 Class Code Agricultural
 Taxing District SPALDING COUNTY
 Acres 9.15

Owner GREER KYLE M
 871 ROCK CREEK RD
 HAMPTON, GA 30228
 Physical Address 256 COOK RD
 Assessed Value Value \$81185
 Land Value Value \$81185

Last 2 Sales			
Date	Price	Reason	Qual
12/11/2019	\$230000	MT	U
5/8/2019	\$236250	AS	U

(Note: Not to be used on legal documents)

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Overview



Legend

- Parcels
- Roads

Parcel ID	227 02007A	Owner	GREER KYLE M	Last 2 Sales			
Class Code	Agricultural		871 ROCK CREEK RD	Date	Price	Reason	Qual
Taxing District	SPALDING COUNTY		HAMPTON, GA 30228	12/11/2019	\$230000	MT	U
Acres	31.61	Physical Address	401 LAMAR COUNTY LINE RD	5/8/2019	\$236250	RS	U
		Assessed Value	Value \$430864				
		Land Value	Value \$164239				

(Note: Not to be used on legal documents)

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08/02/2023



121

08/02/2023

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

JOHNSON GERALD T

Owner's mailing address PALMER ANNA MARIA PO BOX 406		City, State, Zip SUNNY SIDE, GA 30284	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 344 CHURCH RD		City, State, Zip of Property: HAMPTON, GA 30228	Covenant Acres 2.00 Total Acres 2.00
District 03	Land Lot 108	Sublot & Block 	Recorded Deed Book/Page 4614 321
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 being used 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: Anna Maria Johnson Date Application Filed: 7/19/23

Signature of Taxpayer or Taxpayer's Authorized Representative: Peggy Henry Sworn to and subscribed before me this 19 day of July 2023
(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 241 01001A	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 20115	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: _____
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
Anna Marja Palmer		50%	N/A		
Gerald T. Johnson		50%	N/A		

Check Appropriate Ownership Type:

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

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

- Raising, harvesting, or storing crops % _____
- Feeding, breeding, or managing livestock or poultry % _____
- Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % 25%
- 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); % 0% (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
 _____ Date Filed _____ Date Approved

Notary Public



Overview



Legend

- Parcels
- Roads

Parcel ID 241 01001A
Class Code Residential
Taxing District SPALDING COUNTY
Acres 2.0

Owner JOHNSON GERALD T
 PALMER ANNA MARIA
 PO BOX 406
 SUNNY SIDE, GA 30284

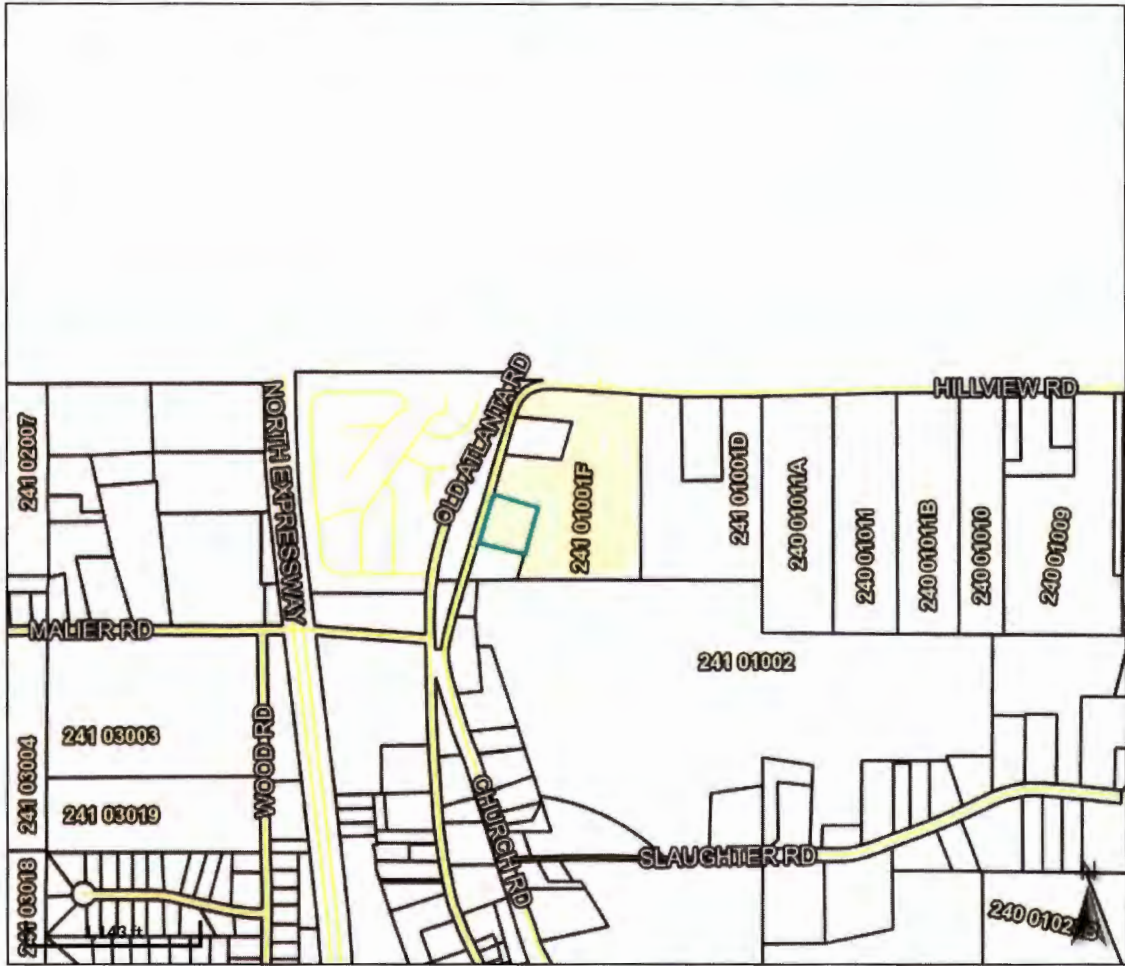
Last 2 Sales			
Date	Price	Reason	Qual
8/22/2020	\$24000	LM	Q
10/26/2018	\$17000	AS	U

Physical Address 344 CHURCH RD
Assessed Value Value \$31950
Land Value Value \$28600

(Note: Not to be used on legal documents)

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Overview



Legend

- Parcels
- Roads

<p>Parcel ID 241 01001A Class Code Residential Taxing District SPALDING COUNTY Acres 2.0</p>	<p>Owner JOHNSON GERALD T PALMER ANNA MARIA PO BOX 406 SUNNY SIDE, GA 30284</p> <p>Physical Address 344 CHURCH RD Assessed Value Value \$31950 Land Value Value \$28600</p>	<p>Last 2 Sales</p> <table border="0"> <thead> <tr> <th>Date</th> <th>Price</th> <th>Reason</th> <th>Qual</th> </tr> </thead> <tbody> <tr> <td>8/22/2020</td> <td>\$24000</td> <td>LM</td> <td>Q</td> </tr> <tr> <td>10/26/2018</td> <td>\$17000</td> <td>AS</td> <td>U</td> </tr> </tbody> </table>	Date	Price	Reason	Qual	8/22/2020	\$24000	LM	Q	10/26/2018	\$17000	AS	U
Date	Price	Reason	Qual											
8/22/2020	\$24000	LM	Q											
10/26/2018	\$17000	AS	U											

(Note: Not to be used on legal documents)

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08/02/2023

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

JOHNSON GERALD T

Owner's mailing address PALMER ANNA MARIA PO BOX 406		City, State, Zip SUNNY SIDE, GA 30284	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 5293 HILLVIEW RD		City, State, Zip of Property: GRIFFIN, GA 30223	Covenant Acres 20.34 Total Acres 20.34
District 03	Land Lot 108	Sublot & Block	Recorded Deed Book/Page 3109 287
List types of storage and processing buildings:			

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all 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 penalties are applicable if this covenant is breached.



 Signature of Taxpayer or Taxpayer's Authorized Representative: Anna Maria Palmer Date Application Filed: 7/19/23
 Signature of Taxpayer or Taxpayer's Authorized Representative: Gerald T Johnson and subscribed before me this 19 day of July, 2023
 (Please have additional taxpayers sign on reverse side of application) Peggy Terry 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 241 01001F	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 20120	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: _____
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
Anna Maria Palmer		50%	N/A		
Gerald T. Johnson		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.
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- 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 % 30
- Feeding, breeding, or managing livestock or poultry % _____
- Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % 30
- Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % 50 (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apian products % _____
- Other _____

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

241 01001F		2023 Spalding County Board of Assessors				7/27/2023 1:23:32 PM Acct # 20120 bbernier									
Owner Information		General Property Information				Values									
JOHNSON GERALD T PALMER ANNA MARIA PO BOX 406 SUNNY SIDE, GA 30284		SITUS	5293 HILLVIEW RD			Imp Val	0								
		LEGAL	HILLVIEW RD 20.346 AC PER PB 25/456			Acc Val									
		Tax District	SPALDING COUNTY	GMD	1069	Homestead	S0	Land Val	101,390						
		Total Acres	20.34	LL	108	No Covenant	0	Total Value	101,390						
		Zoning		LD	03	Acc/Des	5C - .000000	2022 : 77,992	2021 : 77,992						
		Unit		Return Value	0			2020 : 77,992	2019 : 77,992						
Topography - 1.00		Wetlands - 1.00		Shape - .95		Easements - .95		External - 1.00		Assemblage - .90		Other - 1.00		12458 - 1.00	

SALES INFORMATION								
Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
JOHNSON GERALD T & ANNA MARIA	JOHNSON GERALD E & REBA T	05/30/2007	3109 287	25 456		0 A4		0 CD
JOHNSON GERALD T	JOHNSON GERALD E, REBA T &	02/23/1998	1513 237			0 A4		0 XX
JOHNSON GERALD T & ANNA MARIA	JOHNSON GERALD T	02/23/1998	1513 236			0 A4		0 XX

LAND INFORMATION											
CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
A4	1240 M240-241 -	Acre	20.34	0	0			13,000.00	13,000.00	1.00	124,826



Overview



Legend

- Parcels
- Roads

Parcel ID 241 01001F
 Class Code Agricultural
 Taxing District SPALDING COUNTY
 Acres 20.34

Owner JOHNSON GERALD T
 PALMER ANNA MARIA
 PO BOX 406
 SUNNY SIDE, GA 30284
Physical Address 5293 HILLVIEW RD
Assessed Value Value \$101390
Land Value Value \$101390

Last 2 Sales			
Date	Price	Reason	Qual
5/30/2007	0	CD	U
2/23/1998	0	XX	U

(Note: Not to be used on legal documents)

Date created: 7/27/2023
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Overview



Legend

- Parcels
- Roads

<p>Parcel ID 241 01001F Class Code Agricultural Taxing District SPALDING COUNTY Acres 20.34</p>	<p>Owner</p> <p>JOHNSON GERALD T PALMER ANNA MARIA PO BOX 406 SUNNY SIDE, GA 30284</p> <p>Physical Address 5293 HILLVIEW RD</p> <p>Assessed Value Value \$101390 Land Value Value \$101390</p>	<p>Last 2 Sales</p> <table border="0"> <thead> <tr> <th>Date</th> <th>Price</th> <th>Reason</th> <th>Qual</th> </tr> </thead> <tbody> <tr> <td>5/30/2007</td> <td>0</td> <td>CD</td> <td>U</td> </tr> <tr> <td>2/23/1998</td> <td>0</td> <td>XX</td> <td>U</td> </tr> </tbody> </table>	Date	Price	Reason	Qual	5/30/2007	0	CD	U	2/23/1998	0	XX	U
Date	Price	Reason	Qual											
5/30/2007	0	CD	U											
2/23/1998	0	XX	U											

(Note: Not to be used on legal documents)

Date created: 7/27/2023
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08/02/2023



08/02/2023



08/02/2023



**Consider the approval of exempt status for 2023: GREATER WORKS
MINISTRIES INC 006-07-023**

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:

[EXEMPT STATUS - GREATER WORKS MINISTRIES 006-07-023.pdf](#)

July 13, 2023

Please ~~exempt~~ ^{me} exempt our
property Taxes for 2023.

Thank You in Advance
Pastor Carolyn Lynn

RECEIVED

JUL 13 2023

SPALDING COUNTY
BOARD OF ASSESSORS

Real Estate Transfer Tax

Paid \$ 0

Date 7/10/2023

PT - 61 126 - 2023-1898

RETURN TO:
The Kendall Law Firm
130 N. Hill Street
Griffin, GA 30223

Debbi J. Brooks
Clerk of Superior Court

2023 JUL 10 11:00 AM
CLERK OF SUPERIOR COURT
GRiffin, GA

STATE OF GEORGIA, SPALDING COUNTY

QUITCLAIM DEED

THIS INDENTURE, made this 7th day of July in the year two thousand twenty three between GERALDINE HEFLIN and JEREMIAH LYONS, JR., of the FIRST PART, and GREATER WORKS MINISTRIES, INC. of the SECOND PART:

WITNESSETH: That the said parties of the FIRST PART, for and in consideration of LOVE AND AFFECTION, the receipt whereof is hereby acknowledged, have bargained, sold and by these presents do remise, release and forever Quitclaim to the said party of the SECOND PART, its heirs and assigns, all the right, title, interest, claim or demand the said parties of the FIRST PART has or may have in and to:

SEE EXHIBIT "A"

With all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said described premises unto the said party of the SECOND PART its heirs and assigns, so that neither the said parties of the FIRST PART nor their heirs, nor any other person or persons claiming under them shall at any time, by any means or ways, have, claim, or demand any right, title or interest in or to the aforesaid described premises or its appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the said parties of the First Part, have hereunto set their hands and affixed their seals the day and year first written above.

Signed, sealed and delivered in the presence of

Debbi J. Brooks
Tommie E. Kendall
Notary Public
My Commission Expires: 1/30/2024

Geraldine Heflin (seal)
GERALDINE HEFLIN

Debbi J. Brooks
Witness
Tommie E. Kendall
Notary Public
My Commission Expires: 1/30/2024

Jeremiah Lyons, Jr. (seal)
JEREMIAH LYONS, JR.



TRACT 1:

All that tract, lot or parcel of land situate, lying and being in the City of Griffin, Spalding County, Georgia, being a lot Fifty (50) feet running North and South, and Seventy-five (75) feet running East and West, and bounded as follows: On the North by Mrs. Mollie Johnson; On the East by Andrew Banks; on the South by lot owned by Marshall, and on which Marshall lot a house is located; and on the West by property of Rev. R. A. Holland.

This deed conveys title to fifty feet off of the North part of lot owned by Mary Owens, with a depth of seventy-five (75) feet. Said lot conveyed by this deed fronting on what will be a continuation of Third Street to be opened through and across Tinsley, in the City of Griffin.

This tract is further designated as 432 N. Third Street under the current system of street numbering in use in the City of Griffin, GA

TRACT 2:

All that lot, tract or parcel of land situate, lying and in the City of Griffin, Spalding County, Georgia, and being more particularly shown and designated as 0.56 Acres on a plat of survey entitled, "Survey for Jeremiah Lyons", prepared by Robert S. Mitchell, RLS, No. 1580, dated March 29, 1994, a copy of which said plat is recorded in Plat Book 21, page 215, Spalding Superior Court records. Said plat together with the metes, bounds, courses and distances as shown thereon is incorporated by reference and made a part hereof as fully as if set out herein.

This tract is further designated as 432 N. Third Street under the current system of street numbering in use in the City of Griffin, GA

Spalding County Board of Assessors
 419 East Solomon Street -
 Griffin Ga 30223
 (770)467-4240

Official Tax Matter - 2023 Tax Year

This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.

Annual Assessment Notice Date: 6/20/2023

Last date to file a written appeal: 8/4/2023

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at:
www.qpublic.schneider/spalding

LYONS JEREMIAH
 C/O GERALDINE HEFLIN
 236 KENDALL RD

GRIFFIN GA 30224

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

(1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
 (2) Arbitration (value)
 (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 419 East Solomon Street - Griffin, Ga 30223 and which may be contacted by telephone at: (770) 467-4240. **Your staff contacts are BETSY BERNIER and HEATHER HEADLEY.**

Additional information on the appeal process may be obtained at <http://dor.georgia.gov/property-tax-real-and-personal-property>

Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
827	006 07023	0.14	01		None
Property Description		N 3RD ST (CHURCH) PB 21/215			
Property Address		432 N 3RD ST			
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% Appraised Value	0	86,064	51,344	0	
40% Assessed Value	0	34,426	20,538	0	

Reasons for Assessment Notice

Annual Notice of Assessment;

The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's millage rate and the fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions.

Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable	Millage	Estimated Tax
COUNTY M&O	0	0	20,538	16.138000	331.44
COUNTY SCHOOL M	0	0	20,538	16.742000	343.85
FIRE DISTRICT	0	0	0	0.000000	0.00
CITY - GRIFFIN	0	0	20,538	7.083000	145.47
Total Estimated Tax					\$820.76

006 07023		2023 Spalding County Board of Assessors				2/7/2023 10:26:32 AM Acct # 827 bbernier			
Owner Information		General Property Information				Values			
LYONS JEREMIAH C/O GERALDINE HEFLIN 236 KENDALL RD GRIFFIN, GA 30224		SITUS		432 N 3RD ST		Imp Val	80,464		
		LEGAL		N 3RD ST (CHURCH) PB 21/215		Acc Val			
		Tax District	GRIFFIN	GMD	1001	Homestead	S0	Land Val	5,600
		Total Acres	0.14	LL	145	No Covenant	0	Total Value	86,064
		Zoning	MDR	LD	02	Acc/Des	7C - .000000	2022 : 86,064	2021 : 86,064
		Unit		Return Value	0			2020 : 86,064	2019 : 86,064
Topography - 1.00	Wetlands - 1.00	Shape - 1.00	Easements - 1.00	External - 1.00	Assemblage - 1.00	Other - 1.00	20110 - 1.00		

SALES INFORMATION								
Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
LYONS JEREMIAH	MT ROMAN CHURCH	04/25/1994	1238 16		1,000	E3		0 CR
LYONS JEREMIAH	MT ROMAN CHURCH	05/14/1982	663 74		3,600	E3		0 CR

LAND INFORMATION											
CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
E2	589 3rd St N & Circus St	Lot	1.00	123	0			8,000.00	5,600.00	0.70	5,600

PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS
68	ROOF	0	0	08/10/2017	12/06/2017	2018		REPAIR

COMMERCIAL IMPROVEMENT - 006 07023

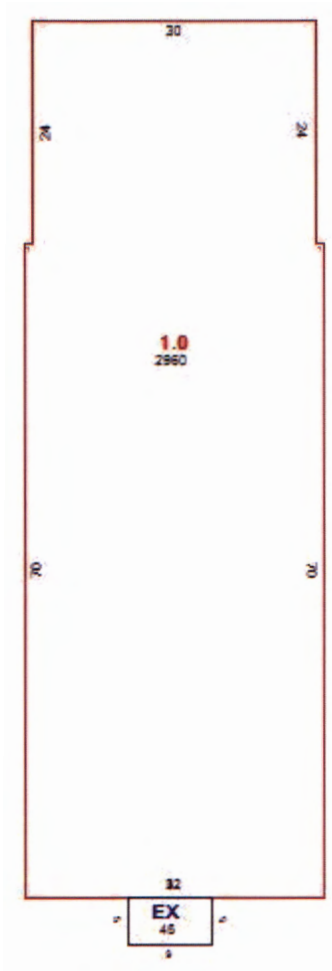
Impr Key	1888	Improvement Area	2960	Phy Depr	0.25
Class / Strat	E2	Common Wall	0	Phy OVR	0.00
Improvement / Section	1 / 1	1 Fix Bath	0	Func Obsol	1.00
Used As	Churches/Sunday School	2 Fix Bath	2	Econ Obsol	1.00
Built As	Single Family Residences	3 Fix Bath	0	Other Adjustments	1.00
Construction Type	Wood/Steel Combustible	1.0 Bath/Kitchen	0	Neigh Adj	1.00
Story Height	1.0	1.5 Bath/Kitchen	0	% Complete	1.00
Life Expectancy	55	2.0 Bath/Kitchen	0	RCN	321520
Wall Height	12	Grade	0.90	Structure Value	69,844
Section Area	2960	Year Built	1945	Extra Features Value	84
Perimeter	252	Eff Year Built	1962	Identical Units	1
				Building Value	80,464

COMMERCIAL EXTRA FEATURES

DESCRIP	Size	Units	Year	RANK	Depr	OvrDep	IDnits	Value	MAV	OVR VAL
Canopy - Loading Dock	5 x 9		0 1945	3	0.25	0.00	0		84	0

Imp/Sec: 1/1

FOUNDATION		Roof Cover		Ceiling		WALL	
Slab Perimeter Footing	50 3	Asphalt Shingles	3 3	Sheetrock	100 3	Wood	100 3
Concrete Wall	50 3		0		0		0
	0		0		0		0
Floor Construction		Wiring		Exterior Walls		Floor Finish	
Reinforced Concrete	25 3	Rigid Conduit	100 3	Brick Veneer	75 3	Ceramic Tile	25 3
Wood Joists & Subfloor	75 3		0	Brick On Concrete Block	25 3	Carpet/Vinyl	75 3
	0		0		0		0
Heating		Roof Frame		Interior Walls		Lighting	
Space Heaters With Fan	100 3	Wood Frame W/Decking	100 3	Painted Masonry	25 3	Standard F.F.	100 3
	0		0	Sheetrock	75 3		0
	0		0		0		0





1870-1875
BURNHAM
BURNHAM & COMPANY
BURNHAM & COMPANY
BURNHAM & COMPANY
BURNHAM & COMPANY

03/01/2021



Consider the approval of a new Conservation Use Valuation Assessment (CUVA): SCOTT & LISA WEINSTEIN 262-01-006W, 10.00 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 - WEINSTEIN 262-01-006E.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

WEINSTEIN SCOTT & LISA

Owner's mailing address 160 CHANTILLY LANE	City, State, Zip FAYETTEVILLE, GA 30215	Number of acres included in this application. Agricultural Land: <u> ✓ </u> Timber Land: <u> </u>
Property location (Street, Route, Hwy, etc.) 2222 VAUGHN RD	City, State, Zip of Property: GRIFFIN, GA 30223	Covenant Acres <u>10.00</u> Total Acres <u>10.00</u>

District 04	Land Lot 83	Sublot & Block	Recorded Deed Book/Page 3938 208	List types of storage and processing buildings:
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AUTHORIZED SIGNATURE

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

Signature of Taxpayer or Taxpayer's Authorized Representative: [Signature] Date Application Filed: 7-12-2023

Signature of Taxpayer or Taxpayer's Authorized Representative: [Signature] Sworn to and subscribed before me this 12 day of July, 2023

Notary Public: Reggy Henry

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	TAX DISTRICT	TAXPAYER ACCOUNT NUMBER	YEAR COVENANT:
262 01006E	03	32876	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: _____
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 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
Lisa Weinstein		50	0		
Scott Weinstein		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 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 % 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); % 30 (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apianian 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 _____

262 01006E		2023 Spalding County Board of Assessors				7/28/2023 9:30:23 AM Acct # 32876 bbernier	
Owner Information		General Property Information				Values	
WEINSTEIN SCOTT & LISA 160 CHANTILLY LANE FAYETTEVILLE, GA 30215		SITUS	2222 VAUGHN RD			Imp Val	0
		LEGAL	PARCEL 2 PB 26/184			Acc Val	
		Tax District	SPALDING COUNTY	GMD	1068	Homestead	S0
		Total Acres	10.00	LL	83	No Covenant	0
		Zoning		LD	04	Acc/Des	0 - .000000
		Unit		Return Value	0		
Topography - 1.00		Wetlands - 1.00		Shape - .90		Easements - 1.00	
				Economic - .80		Assemblage - 1.00	
				Other - 1.00		12614 - 1.00	

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
WEINSTEIN SCOTT & LISA	CROWLEY THOMAS M	03/31/2015	3938 208	26 184	45,000	A4		0 LM
CROWLEY THOMAS M	CROWLEY GEORGIA L	04/15/2014	3846 133	26 184		0 A4		0 QC

LAND INFORMATION

CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
A4	1262 M262-264 -	Acre	10.00	0	0			13,000.00	13,000.00	1.00	84,500

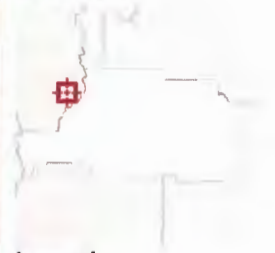
ACCESSORY IMPROVEMENTS - 262 01006E

CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A1	Accessory - No Value	8	12	96	2017			0.00	1.00	1.00	1.00	1.00	1.00		False

PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS
29912	STORAGE SHED	147	10,000	04/10/2017	10/18/2017	2017		2018: added chicken coop POLE BARN



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 262 01006E
 Class Code Agricultural
 Taxing District SPALDING COUNTY
 Acres 10.0

Owner WEINSTEIN SCOTT & LISA
 160 CHANTILLY LANE
 FAYETTEVILLE, GA 30215
 Physical Address 2222 VAUGHN RD
 Assessed Value Value \$60840
 Land Value Value \$60840

Last 2 Sales
 Date Price Reason Qual
 3/31/2015 \$45000 LM Q
 4/15/2014 0 QC U

(Note: Not to be used on legal documents)

Date created: 7/28/2023
 Last Data Uploaded: 7/28/2023 6:13:08 AM

Developed by Schneider GEOSPATIAL



Overview



Legend

- Parcels
- Roads

Parcel ID 262 01006E
 Class Code Agricultural
 Taxing District SPALDING COUNTY
 Acres 10.0

Owner WEINSTEIN SCOTT & LISA
 160 CHANTILLY LANE
 FAYETTEVILLE, GA 30215
 Physical Address 2222 VAUGHN RD
 Assessed Value Value \$60840
 Land Value Value \$60840

Last 2 Sales			
Date	Price	Reason	Qual
3/31/2015	\$45000	LM	Q
4/15/2014	0	QC	U

(Note: Not to be used on legal documents)

Date created: 7/28/2023
 Last Data Uploaded: 7/28/2023 6:13:08 AM

Developed by Schneider
 GEOSPATIAL



07/31/2023



07/31/2023



07/31/2023



Consider the approval of a new Conservation Use Valuation Assessment (CUVA): ROBERT & JOYCE TURNER 211-01-009B, 13.96 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 - TURNER 211-01-009B.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

TURNER ROBERT C ET AL

Owner's mailing address TURNER JOYCE M 2169 E MCINTOSH RD			City, State, Zip GRIFFIN, GA 30223	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 2169E MCINTOSH RD			City, State, Zip of Property: GRIFFIN, GA 30223	Covenant Acres 13.96 Total Acres 13.96
District 03	Land Lot 229	Sublot & Block	Recorded Deed Book/Page 4940 52	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 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.

Robert C. Turner
Signature of Taxpayer or Taxpayer's Authorized Representative

7-11-2023
Date Application Filed

Signature of Taxpayer or Taxpayer's Authorized Representative (Please have additional taxpayers sign on reverse side of application) _____
worn to and subscribed before me this 11 day of July, 2023
Peggy Terry Notary Public

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 211 01009B	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 14597	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: _____
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 C Turner		34	none		
Joyce M Turner		33	none		
Christopher TURNER		33	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) % _____
- 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
 _____ Date Filed _____ Date Approved

Notary Public

211 01009B		2023 Spalding County Board of Assessors				7/28/2023 9:28:28 AM Acct # 14597 bbernier			
Owner Information		General Property Information				Values			
TURNER ROBERT C ET AL TURNER JOYCE M 2169 E MCINTOSH RD GRIFFIN, GA 30223		SITUS	2169 E MCINTOSH RD			Imp Val	31,799		
		LEGAL	E MCINTOSH RD TR A PB 13/291			Acc Val	1,400		
		Tax District	SPALDING COUNTY	GMD	0490	Homestead	LM8Z	Land Val	89,950
		Total Acres	13.96	LL	229	No Covenant	0	Total Value	123,149
		Zoning	R2	LD	03	Acc/Des	5C - .000000	2022 : 83,980	2021 : 78,091
		Unit		Return Value	0			2020 : 75,788	2019 : 75,788
Topography - 1.00		Wetlands - 1.00		Shape - .90		Easements - 1.00		External - 1.00	
						Assemblage - 1.00		Other - 1.00	
								12405 - 1.00	

SALES INFORMATION								
Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
TURNER ROBERT C ET AL	TURNER ROBERT C & JOYCE M	03/22/2022	4940 52	13 291		0 A1		0 GF
TURNER ROBERT C & JOYCE M	JAMES EMILY TURNER & WALTER C	04/05/1980	601 159	13 291		0 A1		0 LA
JAMES EMILY TURNER &		03/09/1976	443 47			0 A1		0 LA

LAND INFORMATION											
CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
A4	1210 M210-211 -	Acre	13.96	0	0			13,000.00	13,000.00	1.00	99,944

ACCESSORY IMPROVEMENTS - 211 01009B															
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	Storage/Utility Bldg	10	14	140	1995	0.00	0.22	0.00	1.00	1.00	1.00	1.00	0.00	400	True
A6	Storage/Utility Bldg	16	18	288	1995	0.00	0.22	0.00	1.00	1.00	1.00	1.00	0.00	1000	True

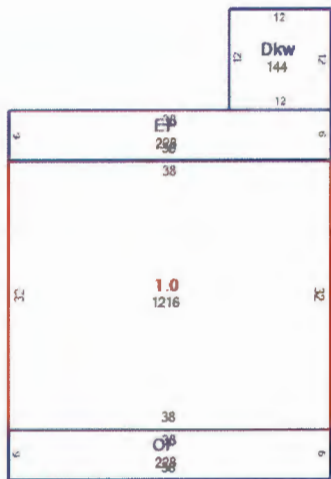
RES IMP - 211 01009B 2169 E MCINTOSH RD							
Impr Key	10192	Roof Shape	Gable	Basement / Attic	Squarefoot	Phy Depr	0.20
Class / Strat	A1	Floor Construction	Wood Joist	Bsmnt / Finish	0 / 0.00	Phy OVR	0.00
Occupancy / Style	One Family	Floor Finish	Pine	Attic / Finish	0 / 0.00	Func Obsol	1.00
Rooms	5	Interior Wall	Pine	Bsmnt Qual		Econ Obsol	1.00
Bedrooms	2	Interior Ceiling	Pine	Attic Qual		% Complete	1.00
Heated Area	1,216	Heat	Central AC	Grade	0.80	Neigh Adj	1.00
Story Height	1 Story	Plumbing:Std Comp	1	Year Built	1910	CD	1.00
Foundation	Masonry	Plumbing: Extra Fix	0	Eff Year Built	1964	FMV	31,799
Exterior Wall	Vinyl Siding	Full Baths	1	Condition	Average	MAV	0
Roofing	Shingles - Architectural	Half Baths	0	RCN	158,995	OVR FMV	31,799

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

Code	Type	Area	CODE TYPE	AREA
1.0	1.0 Story	1216	Pre-fab 1 sty 1 Box	1
EP	Porch - Enclosed	228		
OP	Porch - Open	228		
Dkw	Deck - Wood	144		



ESTIMATED AGE





07/31/2023



Overview



Legend

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

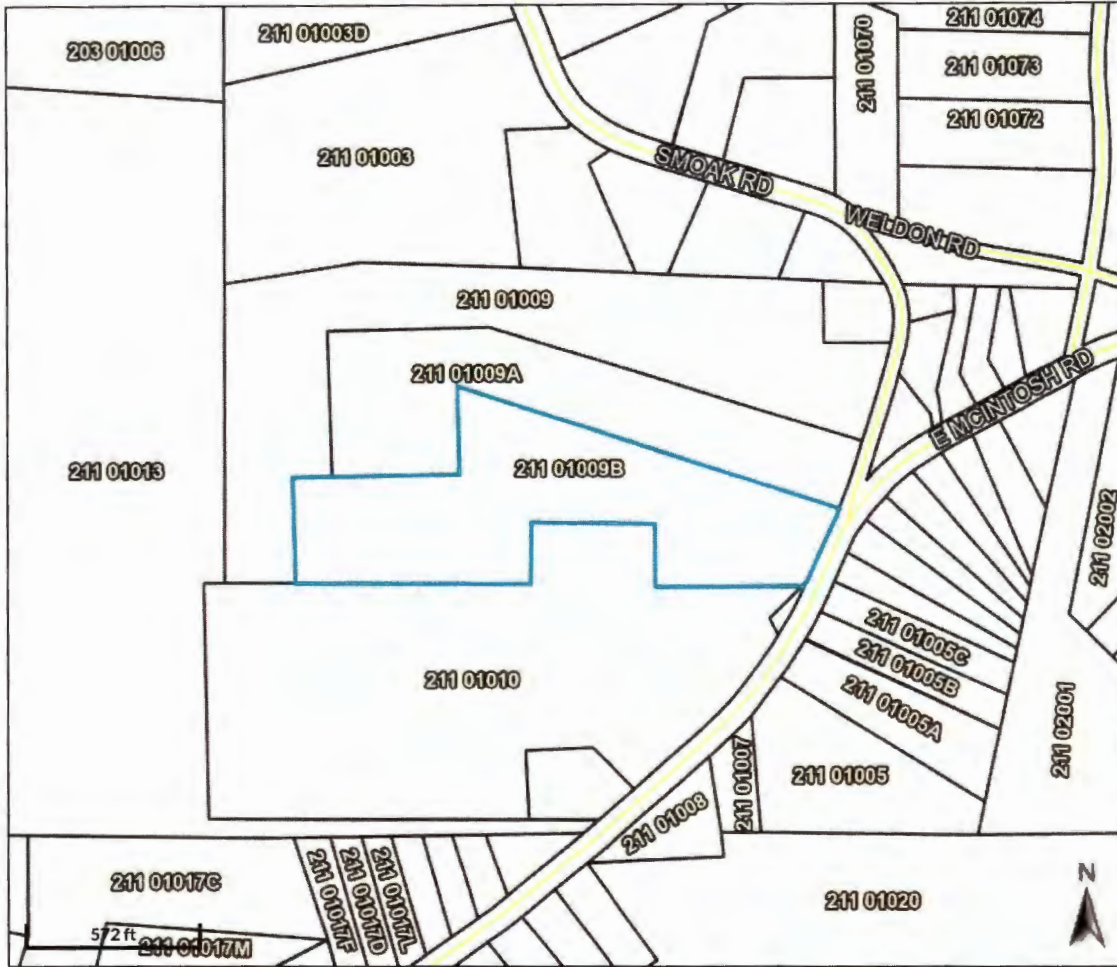
Parcel ID 211 01009B
 Class Code Agricultural
 Taxing District SPALDING COUNTY
 Acres 13.96

Owner TURNER ROBERT C ET AL
 TURNER JOYCE M
 2169 E MCINTOSH RD
 GRIFFIN, GA 30223
 Physical Address 2169 E MCINTOSH RD
 Assessed Value Value \$123149
 Land Value Value \$89950

Last 2 Sales			
Date	Price	Reason	Qual
3/22/2022	0	GF	U
4/5/1980	0	LA	U

(Note: Not to be used on legal documents)

Date created: 7/28/2023
 Last Data Uploaded: 7/28/2023 6:13:08 AM



Legend
 □ Parcels
 — Roads

Parcel ID 211 01009B
 Class Code Agricultural
 Taxing District SPALDING COUNTY
 Acres 13.96

Owner TURNER ROBERT C ET AL
 TURNER JOYCE M
 2169 E MCINTOSH RD
 GRIFFIN, GA 30223
 Physical Address 2169 E MCINTOSH RD
 Assessed Value Value \$123149
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Last 2 Sales			
Date	Price	Reason	Qual
3/22/2022	0	GF	U
4/5/1980	0	LA	U

(Note: Not to be used on legal documents)

Date created: 7/28/2023
 Last Data Uploaded: 7/28/2023 6:13:08 AM





07/31/2023



07/31/2023



Consider the approval of new Conservation Use Valuation Assessments (CUVA): FERNANDO & CYNTHIA CARMICHAEL 243-03-017B, 2.00 ACRES 242A-01-010, 1.01 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 - CARMICHAEL 243-03-017B.pdf](#)
- [CUVA - CARMICHAEL 242A-01-010.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

CARMICHAEL FERNANDO

Owner's mailing address CARMICHAEL CYNTHIA PO BOX 126			City, State, Zip SUNNY SIDE, GA 30284	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 994 KILGORE RD			City, State, Zip of Property: GRIFFIN, GA 30223	Covenant Acres 2.00 Total Acres 2.00
District 03	Land Lot 122	Sublot & Block	Recorded Deed Book/Page 1248 316	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: *Carmichael Fernando* Date Application Filed: 6/28/2023
 Signature of Taxpayer or Taxpayer's Authorized Representative: _____
 (Please have additional taxpayers sign on reverse side of application)
 Signed and subscribed before me this 28 day of June, 2023
Peggy 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 243 03017B	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 20943	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: _____
 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
Fernando Carmichael		50%	Spalding	2	
Cynthia Carmichael		50%	Spalding	2	

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 % 70
- Feeding, breeding, or managing livestock or poultry % 50
- Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % 25
- 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 apianian products % 25
- 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
 _____ Date Filed _____ Date Approved

Notary Public

243 03017B		2023 Spalding County Board of Assessors				7/28/2023 7:55:11 AM									
						Acct # 20943									
						bbernier									
Owner Information		General Property Information				Values									
CARMICHAEL FERNANDO CARMICHAEL CYNTHIA PO BOX 126 SUNNY SIDE, GA 30284		SITUS		994 KILGORE RD		Imp Val		224,928							
		LEGAL		OFF KILGORE RD PB 21/316 & 23/12		Acc Val		13,509							
		Tax District		SPALDING COUNTY	GMD	1069	Homestead	S1	Land Val	31,200					
		Total Acres		2.00	LL	122	No Covenant	0	Total Value	269,637					
		Zoning			LD	03	Acc/Des	5C - .000000	2022 : 221,855	2021 : 197,287					
		Unit			Return Value		0		2020 : 180,456	2019 : 180,456					
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
CARMICHAEL FERNANDO &	ODOM ANNIE	07/20/1994	1248 316	21 316		0 A4		0 XX

LAND INFORMATION											
CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
R3	1242 M242-243 -	Acre	2.00	0	0			13,000.00	15,600.00	1.20	31,200

ACCESSORY IMPROVEMENTS - 243 03017B															
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcorn	Func	Econ	Neigh	IDnits	Value	Photo ?
R6	POND 1-5	0	0	0.22	2000	1.00	0.30	0.00	1.00	1.00	1.00	1.00	0.00	330	False
R6	Storage/Utility Bldg	20	20	400	2001	0.00	0.34	0.00	1.00	1.00	1.00	1.00	0.00	400	True
R6	Storage/Utility Bldg	12	16	192	2001	0.00	0.34	0.00	1.00	1.00	1.00	1.00	0.00	1500	True
R1	Swimming Pool - Gunite	17	37	629	2001	1.10	0.34	0.00	1.00	1.00	1.00	1.00	0.00	11279	True

PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS
20056	GARAGE	15,000	0	04/20/2000	08/09/2016			



08/02/2023



Overview



Legend

-  Parcels
-  Roads

Parcel ID	243 03017B	Owner	CARMICHAEL FERNANDO	Last 2 Sales			
Class Code	Residential		CARMICHAEL CYNTHIA	Date	Price	Reason	Qual
Taxing District	SPALDING COUNTY		PO BOX 126	7/20/1994	0	XX	U
Acres	2.0		SUNNY SIDE, GA 30284	n/a	0	n/a	n/a
		Physical Address	994 KILGORE RD				
		Assessed Value	Value \$269637				
		Land Value	Value \$31200				

(Note: Not to be used on legal documents)

Date created: 7/28/2023
 Last Data Uploaded: 7/28/2023 6:13:08 AM

Developed by  **Schneider**
 GEOSPATIAL



- 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 243 03017B
 Class Code Residential
 Taxing District SPALDING COUNTY
 Acres 2.0

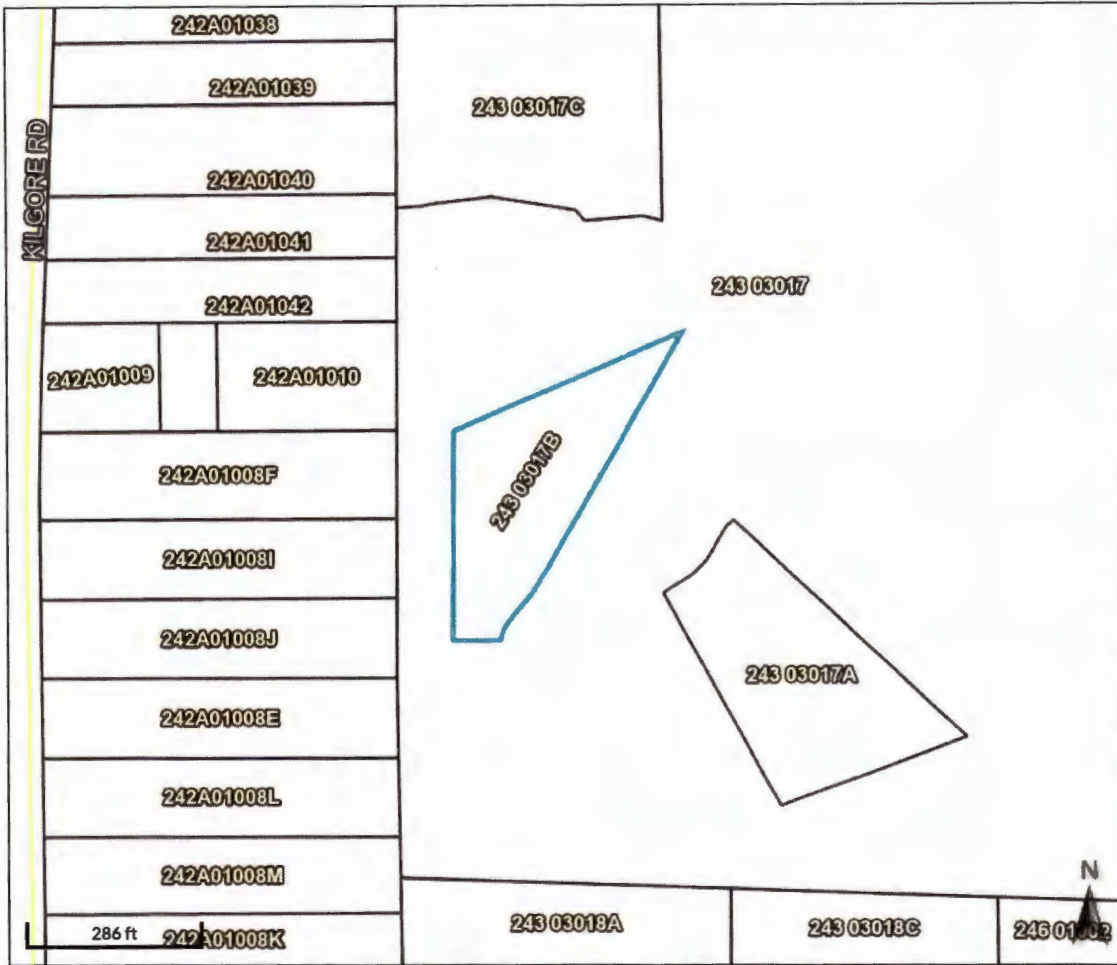
Owner CARMICHAEL FERNANDO
 CARMICHAEL CYNTHIA
 PO BOX 126
 SUNNY SIDE, GA 30284
 Physical Address 994 KILGORE RD
 Assessed Value Value \$269637
 Land Value Value \$31200

Last 2 Sales			
Date	Price	Reason	Qual
7/20/1994	0	XX	U
n/a	0	n/a	n/a

(Note: Not to be used on legal documents)

Date created: 7/28/2023
 Last Data Uploaded: 7/28/2023 6:13:08 AM





Overview



Legend

- Parcels
- Roads

Parcel ID 243 03017B
 Class Code Residential
 Taxing District SPALDING COUNTY
 Acres 2.0

Owner CARMICHAEL FERNANDO
 CARMICHAEL CYNTHIA
 PO BOX 126
 SUNNY SIDE, GA 30284

Last 2 Sales			
Date	Price	Reason	Qual
7/20/1994	0	XX	U
n/a	0	n/a	n/a

Physical Address 994 KILGORE RD
 Assessed Value Value \$269637
 Land Value Value \$31200

(Note: Not to be used on legal documents)

Date created: 7/28/2023
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Developed by Schneider
 GEOSPATIAL



08/02/2023



08/02/2023



08/02/2023

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

CARMICHAEL FERNANDO

Owner's mailing address CARMICHAEL CYNTHIA PO BOX 126			City, State, Zip SUNNY SIDE, GA 30284	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 1002 KILGORE RD			City, State, Zip of Property: GRIFFIN, GA 30223	Covenant Acres 1.01 Total Acres 1.01
District 03	Land Lot 103	Sublot & Block	Recorded Deed Book/Page 4402 146	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: Carmichael Fernando
Date Application Filed: 6-28-2023

 Signature of Taxpayer or Taxpayer's Authorized Representative: Carmichael
Sworn to and subscribed before me this 28 day of June, 2023

 (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 242A01010	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 20549	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: _____
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
Fernando Carmichael		50%	Spalding	1.01	
Cynthia Carmichael		50%	Spalding	1.01	

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 % 90
- Feeding, breeding, or managing livestock or poultry % 0
- Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % 25
- 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 apiarian products % 10
- 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 _____

242A01010		2023 Spalding County Board of Assessors				7/28/2023 7:56:21 AM Acct # 20549 bbernier	
Owner Information		General Property Information				Values	
CARMICHAEL FERNANDO CARMICHAEL CYNTHIA PO BOX 126 SUNNY SIDE, GA 30284		SITUS 1002 KILGORE RD LEGAL 1.013AC KILGORE RD PB 5/236 Tax District SPALDING COUNTY Total Acres 1.01 Zoning LD Unit		GMD 1069 LL 103 LD 03 Return Value 0		Homestead S0 No Covenant 0 Acc/Des 5C - .000000	
						Imp Val 0 Acc Val Land Val 15,150 Total Value 15,150 2022 : 12,120 2021 : 12,120 2020 : 12,120 2019 : 7,200	
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
CARMICHAEL FERNANDO ET AL	GRIFFIN SPALDING CO LAND BANK	04/02/2019	4402 146	5 236	5,000	R3	0	QC
GRIFFIN SPALDING CO LAND BANK	TAX COMMISSIONER & EX OFFICIO	07/07/2015	3990 61	5 236	3,797	R4	0	TS
WHITE ANNIE LOIS S	WHITE GEORGE & ANNIE LOIS	01/01/1993		5 236		R1	0	XX

LAND INFORMATION											
CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
R3	543 Kilgore Rd (N of Dobbins Mill)	Acre	1.01	0	0			15,000.00	15,000.00	1.00	15,150

ACCESSORY IMPROVEMENTS - 242A01010															
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
R1	Accessory - No Value	0	0	0	1940			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
002270	DEMOLITION	0	4,500	04/23/2021	08/04/2021	2022		DEMO OF HOUSE-6/18/2021 EM



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 242A01010
 Class Code Residential
 Taxing District SPALDING COUNTY
 Acres 1.01

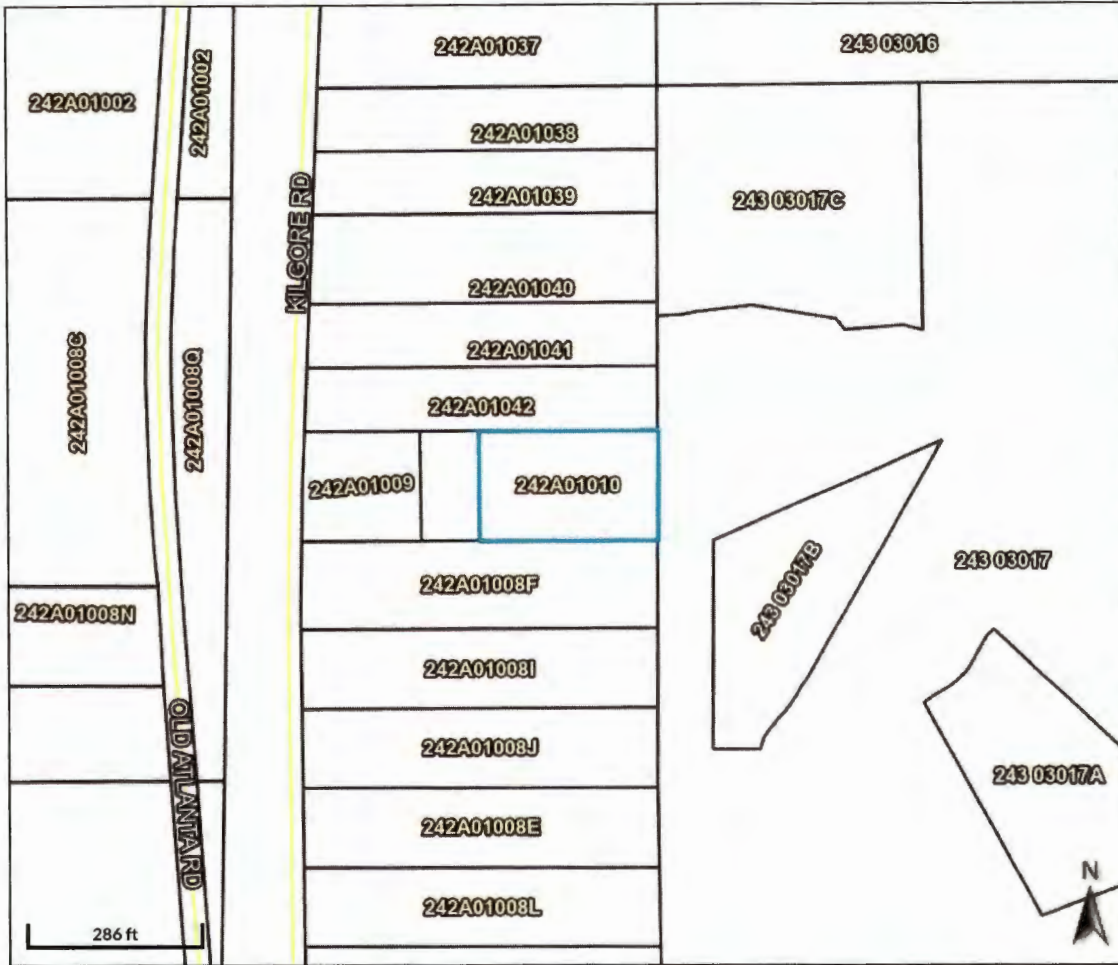
Owner CARMICHAEL FERNANDO
 CARMICHAEL CYNTHIA
 PO BOX 126
 SUNNY SIDE, GA 30284
 Physical Address 1002 KILGORE RD
 Assessed Value Value \$15150
 Land Value Value \$15150

Last 2 Sales			
Date	Price	Reason	Qual
4/2/2019	\$5000	QC	U
7/7/2015	\$3797	TS	U

(Note: Not to be used on legal documents)

Date created: 7/28/2023
 Last Data Uploaded: 7/28/2023 6:13:08 AM

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Overview



Legend

- Parcels
- Roads

Parcel ID	242A01010	Owner	CARMICHAEL FERNANDO CARMICHAEL CYNTHIA	Last 2 Sales			
Class Code	Residential		PO BOX 126	Date	Price	Reason	Qual
Taxing District	SPALDING COUNTY		SUNNY SIDE, GA 30284	4/2/2019	\$5000	QC	U
Acres	1.01			7/7/2015	\$3797	TS	U
		Physical Address	1002 KILGORE RD				
		Assessed Value	Value \$15150				
		Land Value	Value \$15150				

(Note: Not to be used on legal documents)

Date created: 7/28/2023
Last Data Uploaded: 7/28/2023 6:13:08 AM

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08/02/2023



Consider the approval of a new Conservation Use Valuation Assessment (CUVA): RAHMH 2015 LLC 215-01-044, 10.03 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 - RAHMH 2015 LLC - 215-01-044.pdf](#)

[CUVA - RAHMH 2015 LLC - RECEIPTS.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

RAHMH 2015 LLC

Owner's mailing address 1342 TOMOCHICHI ROAD	City, State, Zip GRIFFIN, GA 30223	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 1342 TOMOCHICHI RD	City, State, Zip of Property: GRIFFIN, GA 30223	Covenant Acres 10.03 Total Acres 10.03

District 02	Land Lot 010	Sublot & Block	Recorded Deed Book/Page 4110 121	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 specified 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 of applicable law apply if the covenant is breached.

[Signature]
Signature of Taxpayer or Taxpayer's Authorized Representative

07/20/2023
Date Application Filed

Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)
worn to and subscribed before me this 20 day of July, 2023
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 215 01044	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 15450	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: _____
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
Rahmah 2015, LLC		100%	N/A	

Check Appropriate Ownership Type:

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

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

- Raising, harvesting, or storing crops % _____
- Feeding, breeding, or managing livestock or poultry % 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 apian products % _____
- Other _____

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

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

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

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

Sworn to and subscribed before me
 This ___ day of _____, _____
 Taxpayer's Authorized Signature _____ Approved by: Board of Tax Assessors _____
 Notary Public _____ Date Filed _____ Date Approved _____

215 01044		2023 Spalding County Board of Assessors				7/27/2023 11:39:10 AM Acct # 15450 bbernier	
Owner Information		General Property Information				Values	
RAHMH 2015 LLC 1342 TOMOCHICHI ROAD GRIFFIN, GA 30223		SITUS	1342 TOMOCHICHI RD			Imp Val	175,550
		LEGAL	TR A-2 PB 20/241			Acc Val	4,142
		Tax District	SPALDING COUNTY	GMD	0490	Homestead	S0
		Total Acres	10.03	LL	010	No Covenant	0
		Zoning	R2/AR1	LD	02	Acc/Des	5C - .000000
		Unit	Return Value		0		
Topography - 1.00		Wetlands - 1.00		Shape - 1.00		Easements - 1.00	
				External - 1.00		Assemblage - 1.00	
						Other - 1.00	
						12310 - 1.00	

SALES INFORMATION								
Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
RAHMH 2015 LLC	MORTIMER GLENDA	11/08/2016	4110 121	20 241	45,000	A1		0 FM
MORTIMER TIMOTHY & GLENDA	RICHENBERGER KATHERINE	04/03/1995	1290 260		70,000	A1		0 FM
RICHENBERGER KATHERINE	RICHENBERGER CHRISTOPEHR W	01/01/1995	1275 254			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	381 Bolton (SR16)/Wani &	Acre	10.03	0	0			15,000.00	15,000.00	1.00	108,270

ACCESSORY IMPROVEMENTS - 215 01044															
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	Pole Shelter	24	56	1344	1993	1.20	0.20	0.00	1.00	1.00	1.00	1.00	0.00	1690	True
A1	Shop Equipment Building	20	20	400	1998	0.90	0.26	0.00	1.00	1.00	1.00	1.00	1.00	2452	True

PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS
001498	RENOVATIONS	0	6,000	12/14/2020	10/13/2022	2021		➔ 2023 RECHECK 2022 NO UPDATE CH 2022 - LOCKED GATE CH 2022 not complete, per owner he works out of town and stays gone 6 to 9 months at a time. ab 2021. Gate locked, hanger left. Photo on land. 01
31172	RENOVATIONS	99	3,500	05/01/2019	10/22/2019	2020		2021 LOCKED GATE LETTER SCANNED IN DOCUMENTS AB 2020: gate locked left orange hanger REMODEL TO DO ALL REPAIR RECOMMANDED BY BUILDING INSPECTOR-08/05/2019 EM

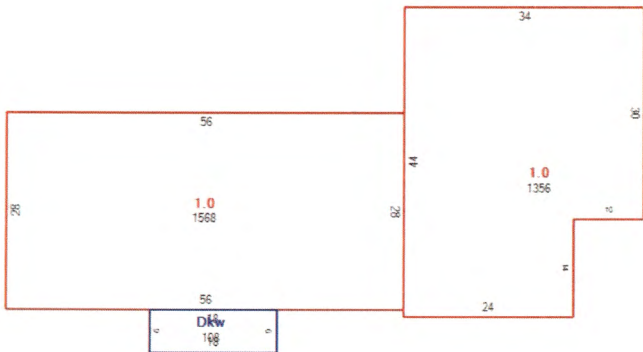
RES IMP - 215 01044 1342 TOMOCHICHI RD							
Impr Key	10703	Roof Shape	Gable	Basement / Attic	Squarefoot	Phy Depr	0.60
Class / Strat	A1	Floor Construction	Wood Joist	Bsmt / Finish	0 / 0.00	Phy OVR	0.00
Occupancy / Style	One Family	Floor Finish	Carpet/Tile	Attic / Finish	0 / 0.00	Func Obsol	1.00
Rooms	6	Interior Wall	Sheetrock	Bsmt Qual		Econ Obsol	1.00
Bedrooms	3	Interior Ceiling	Sheetrock	Attic Qual		% Complete	1.00
Heated Area	2,924	Heat	Central AC	Grade	1.00	Neigh Adj	0.85
Story Height	1 Story	Plumbing:Std Comp	1	Year Built	1985	CD	1.00
Foundation	Masonry	Plumbing: Extra Fix	4	Eff Year Built	1988	FMV	175,550
Exterior Wall	Wood Siding	Full Baths	1	Condition	Average	MAV	0
Roofing	Shingles - Architectural	Half Baths	1	RCN	344,215	OVR FMV	0

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

Code	Type	Area	CODE TYPE	AREA
1.0	1.0 Story	1568	Pre-fab 1 sty 1 Box	1
Dkw	Deck - Wood	108		
1.0	1.0 Story	1356		



2021. GATE LOCKED. 01/15/21. BS
 2020: RECHECK
 2019: gate locked 02/05/19
 2018: added addition to home. owner is renovating. house at 80%
 MODULAR HOME





08/03/2023



Overview



Legend

- Parcels
- Roads

Parcel ID 215 01044
 Class Code Agricultural
 Taxing District SPALDING COUNTY
 Acres 10.03

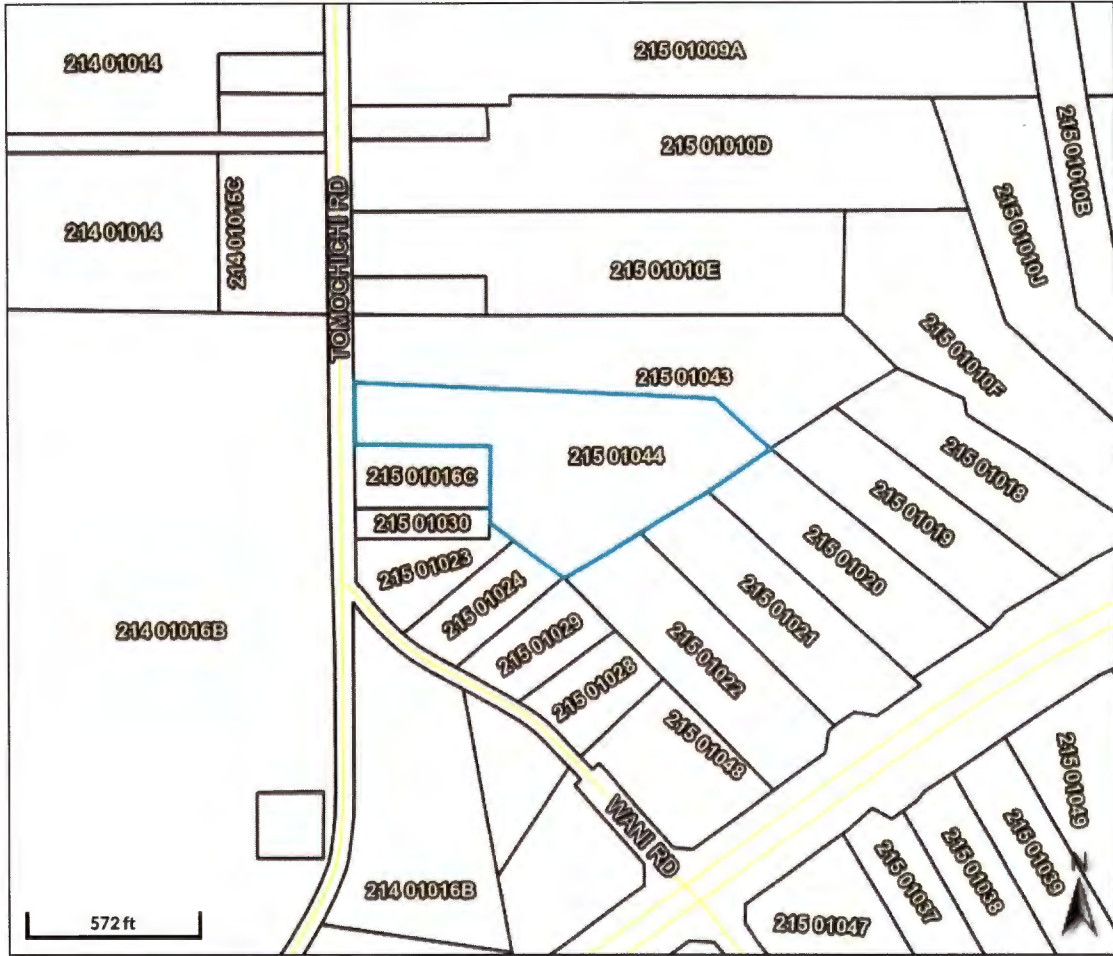
Owner RAHMH 2015 LLC
 1342 TOMOCHICHI ROAD
 GRIFFIN, GA 30223
 Physical Address 1342 TOMOCHICHI RD
 Assessed Value Value \$287962
 Land Value Value \$108270

Last 2 Sales			
Date	Price	Reason	Qual
11/8/2016	\$45000	FM	Q
4/3/1995	\$70000	FM	Q

(Note: Not to be used on legal documents)

Date created: 7/27/2023
 Last Data Uploaded: 7/26/2023 7:15:01 PM

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Overview



Legend

- Parcels
- Roads

<p>Parcel ID 215 01044</p> <p>Class Code Agricultural</p> <p>Taxing District SPALDING COUNTY</p> <p>Acres 10.03</p>	<p>Owner RAHMH 2015 LLC</p> <p>1342 TOMOCHICHI ROAD</p> <p>GRIFFIN, GA 30223</p> <p>Physical Address 1342 TOMOCHICHI RD</p> <p>Assessed Value Value \$287962</p> <p>Land Value Value \$108270</p>	<p>Last 2 Sales</p> <table border="0"> <thead> <tr> <th>Date</th> <th>Price</th> <th>Reason</th> <th>Qual</th> </tr> </thead> <tbody> <tr> <td>11/8/2016</td> <td>\$45000</td> <td>FM</td> <td>Q</td> </tr> <tr> <td>4/3/1995</td> <td>\$70000</td> <td>FM</td> <td>Q</td> </tr> </tbody> </table>	Date	Price	Reason	Qual	11/8/2016	\$45000	FM	Q	4/3/1995	\$70000	FM	Q
Date	Price	Reason	Qual											
11/8/2016	\$45000	FM	Q											
4/3/1995	\$70000	FM	Q											

(Note: Not to be used on legal documents)

Date created: 7/27/2023
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08/03/2023



08/03/2023



08/03/2023



08/03/2023



08/03/2023



08/03/2023



08/03/2023

TWH BEA

TENNESSEE WALKING HORSE BREEDERS' AND EXHIBITORS' ASSOCIATION

CERTIFICATE OF REGISTRATION

This is to Certify that: the
STALLION

which has been named

CHILLY WINDS PUSHER

with Registration Number

20604601

is duly registered on the Stud Book
of the Tennessee Walking Horse
Breeders' and Exhibitors' Association

Owned by: Willie M. Hill
Woodbury GA

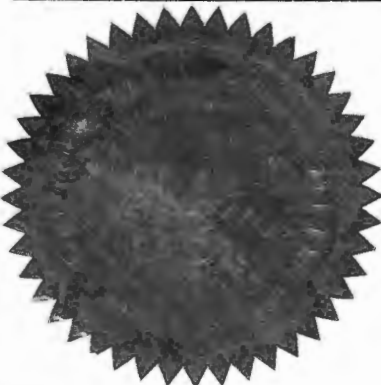
Bred by: J. W. Odom
Thomaston GA

Sex **STALLION** Color **SORREL**

Markings
OFF HIND CORONET, ON NEAR
HIND CORONET, BLAZE.

Foal Date: May 25, 2006

Positive I.D.:



Given under my hand and seal at Lewisburg, Tennessee
December 07, 2006

Sharon Brandon

Secretary

CHANDLER'S GOLD PUSHER

Sire/Reg. No. 20013366/PA

CHILLY WINDS PUSHER

20604601/SO

CEASAR'S PRINCESS

Dam/Reg. No. 894409/SO

ACE'S SHINING LADY

2nd Dam 801785/SO

ACE'S MISS SUNSHINE

3rd Dam 760841/CH

ROYAL IVORY

Grand Sire 882926/YL

GENERATING DEJA BLU

Sire's Dam 970984/CH

FAVORITES BOLD GOLD E.

837196/YL

CHRISTMAS GOLD E.

837344/YL

DEJA' BLU

924562/LR

GENERATIN' COVER GIRL

906551/BA

CEASAR'S MAGIC MAKER

801784/CH

MAGIC LOVE

677298/HR

SUN'S MR. R.F.D.

714603/SO

ACE'S MISS SUNSHINE

3rd Dam 760841/CH

PRIDE'S FAVORITE

761837/SO

RUM CREEK PRIDE E.

796124/CH

BUD ENGLAND

785487/PA

MACK-K LAST TREET

726193/SO

THE PUSHER C.G. *(WGC)

725575/LR

EBONYS DOLLY DELIGHT

765020/SO

PRIDES GENERATOR

753925/CH

THE COVER GIRL

830651/BA

SUN'S HERO

551047/BA

GO BOY'S SUN MAID

642640/NC

GO BOY'S MAGIC

550510/NC

MAGIC'S SUMMER LOVE

640901/NC

SUN'S HERO

551047/BA

GO BOY'S SUN MAID

642640/NC

SLF ACE'S SENSATION *(WGC)

643336/NC

MERRY PRINCESS DEAN

4th Dam 600744/CH

*(WGC) World Grand Champion

This Equine Infectious Anemia (EIA) test was processed by an NVSL Accredited Laboratory — GlobalVetLINK's eEIA test form contains all data fields as found on federal form VS 10-11

GlobalVetLINK - EQUINE INFECTIOUS ANEMIA LABORATORY TEST EIA-3322130

SERIAL NO. GA-3322130	LAB / ACCESSION NO. A17-13049	DATE SIGNED 2016-10-18	COUNTY Clayton
---------------------------------	---	----------------------------------	--------------------------

Forms Without Adequate Descriptions Of The Horse and Complete Addresses Including Zip Codes, and Telephone Numbers Will Not Be Processed.

NAME & ADDRESS OF OWNER Diana Beesley 4317 Heam Rd Ellenwood GA 30294 Phone: (678) 687-2529 PIN: NA / LID: NA	NAME & ADDRESS OF VETERINARIAN King Equine Vet Services, LLC Logan S. King DVM P.O. Box 1138 McDonough, GA 30253 Phone: (678) 519-4742	NAME & ADDRESS OF STABLE/MARKET Diana Beesley 4317 Heam Rd Ellenwood GA 30294 Phone: (678) 687-2529 PIN: NA / LID: NA
VETERINARY LICENSE OR ACCREDITATION NO. NAN: 058262	TEST TYPE AGID	REASON FOR TESTING Annual

CERTIFICATION OF FEDERALLY ACCREDITED VETERINARIAN I certify the specimen submitted with this form was drawn by me from the horse described below on the day indicated below.

SIGNATURE OF FEDERALLY ACCREDITED VETERINARIAN <i>Logan King</i> Logan S. King DVM 2016-10-18 1:13 PM -07:00	SIGNATURE NAME Logan S. King DVM	DATE BLOOD DRAWN 2016-10-07
--	--	---------------------------------------

CERTIFICATION OF OWNER OR OWNER'S AGENT I certify that I have examined this form and, to the best of my knowledge and belief, this form is true, correct and complete.

SIGNATURE OF OWNER OR OWNER'S AGENT 	SIGNATURE NAME Diana Beesley	SIGNATURE DATE 2016-10-18
--	--	-------------------------------------

NAME OF HORSE Rain	ID1	ID2	ID3
COLOR Black/White	AGE OR DOB 2009-01-01	BREED Tennessee Walking Horse	GENDER Female

REMARKS:



NARRATIVE DESCRIPTION:

HEAD: See Photos

LEFT FORELIMB:	RIGHT FORELIMB:
LEFT HINDLIMB:	RIGHT HINDLIMB:

OTHER MARKS AND BRANDS

RABIES VACCINATION

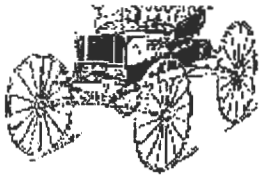
TYPE	VACC. DATE	PRODUCT	SERIAL NUMBER	EXPIR. DATE	ADMINISTERED BY

FOR LABORATORY USE ONLY

LABORATORY Athens Veterinary Diagnostic Laboratory - UGA 501 DW Brooks Drive University of Georgia Athens GA 30602	TUBE NO. 100915567-1	DATE RECEIVED 2016-10-19	DATE REPORTED 2016-10-20	TEST RESULTS Negative
---	--------------------------------	------------------------------------	------------------------------------	---------------------------------

TECHNICIAN Gulnaz Shaikh	SIGNATURE OF TECHNICIAN <i>Gulnaz</i> Gulnaz Shaikh 2016-10-20 1:46 PM -07:00
------------------------------------	---

NOTICE TO DOCUMENT INSPECTORS. This official document was authorized in agreement with the state of animal origin, issuing veterinarian, via GlobalVetLINK.com
Please address any questions related to this document with your state or issuing state veterinarian's office.



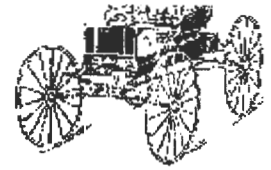
Barnesville, Georgia 30204

(770) 358-1786

Jimmy Burnette - Auctioneer - GAL AU003177

www.buggytownauction.com

Buyer Receipt



ID	16615	Date	12/16/2016
Name	Benjamin, Phillip B	Date Of Birth	9/25/1975
Street Address	1342 Tomochichi Rd	DL Number	058259686
City	Griffin	State	Georgi
Phone	617-308-3386	Zip	30223
		Tax ID Number	

Buyer	Cage	Description	Seller	Unit Cost	Qty	Cost	Tax	Buyer's Premium	Total	Paid
16615	173	EWE	14018	\$150.00	1	\$150.00	\$0.00	\$0.00	\$150.00	N
16615	174	EWE	14018	\$110.00	1	\$110.00	\$0.00	\$0.00	\$110.00	N
Sum						\$260.00	\$0.00	\$0.00	\$260.00	
Grand Total:						\$260.00	\$0.00	\$0.00	\$260.00	

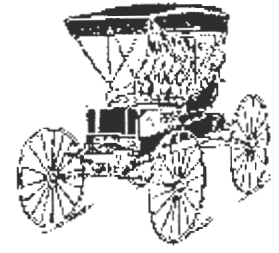
ALL GUARANTEES ARE BETWEEN THE BUYER AND THE SELLER - BUGGYTOWN AUCTION ACTS AS A SELLING AGENT

Friday, December 16, 2016



Buggy Town Auction Inc.

1315 Highway 341 South
 Barnesville, Georgia 30204
 (770) 358-1786



Jimmy Burnette - Auctioneer - GAL AU003177

www.buggytownauction.com

Seller Invoice

ID	16615	Date	3/31/2017
Name	Benjamin, Phillip B		
Street Address	1342 Tomochichi Rd		
City	Griffin	State	Georgi
Zip	30223	Phone	617-308-3386

Seller	Cage Description	Com Rate	No Sale	No Sale Fee	Yardage Fee	Unit Cost	Qty	Cost	Com	To Seller	Closed
16615	234 RAM	10	N	\$0.00	\$1.50	\$180.00	1	\$180.00	\$18.00	\$160.50	N
16615	235 RAM	10	N	\$0.00	\$1.50	\$180.00	1	\$180.00	\$18.00	\$160.50	N
16615	236 RAM	10	N	\$0.00	\$1.50	\$145.00	1	\$145.00	\$14.50	\$129.00	N
16615	237 RAM	10	N	\$0.00	\$1.50	\$160.00	1	\$160.00	\$16.00	\$142.50	N
16615	238 RAM	10	N	\$0.00	\$1.50	\$140.00	1	\$140.00	\$14.00	\$124.50	N
16615	239 RAM	10	N	\$0.00	\$1.50	\$180.00	1	\$180.00	\$18.00	\$160.50	N
16615	240 EWE	10	N	\$0.00	\$1.50	\$170.00	1	\$170.00	\$17.00	\$151.50	N
16615	241 EWE	10	N	\$0.00	\$1.50	\$170.00	1	\$170.00	\$17.00	\$151.50	N
16615	242 EWE	10	N	\$0.00	\$1.50	\$125.00	1	\$125.00	\$12.50	\$111.00	N
16615	243 EWE	10	N	\$0.00	\$1.50	\$160.00	1	\$160.00	\$16.00	\$142.50	N
16615	244 EWE	10	N	\$0.00	\$1.50	\$170.00	1	\$170.00	\$17.00	\$151.50	N
16615	245 EWE	10	N	\$0.00	\$1.50	\$165.00	1	\$165.00	\$16.50	\$147.00	N
16615	246 EWE	10	N	\$0.00	\$1.50	\$170.00	1	\$170.00	\$17.00	\$151.50	N
16615	247 EWE	10	N	\$0.00	\$1.50	\$165.00	1	\$165.00	\$16.50	\$147.00	N
16615	248 RAM	10	N	\$0.00	\$1.50	\$180.00	1	\$180.00	\$18.00	\$160.50	N
16615	249 94103- RAM	10	N	\$0.00	\$1.50	\$165.00	1	\$165.00	\$16.50	\$147.00	N
16615	250 EWE	10	N	\$0.00	\$1.50	\$155.00	1	\$155.00	\$15.50	\$138.00	N
16615	251 RAM	10	N	\$0.00	\$1.50	\$190.00	1	\$190.00	\$19.00	\$169.50	N
16615	252 EWE	10	N	\$0.00	\$1.50	\$170.00	1	\$170.00	\$17.00	\$151.50	N
16615	253 EWE	10	N	\$0.00	\$1.50	\$180.00	1	\$180.00	\$18.00	\$160.50	N
16615	254 EWE	10	N	\$0.00	\$1.50	\$165.00	1	\$165.00	\$16.50	\$147.00	N
16615	255 EWE	10	N	\$0.00	\$1.50	\$150.00	1	\$150.00	\$15.00	\$133.50	N
16615	256 0152-EWE	10	N	\$0.00	\$1.50	\$160.00	1	\$160.00	\$16.00	\$142.50	N
16615	257 EWE	10	N	\$0.00	\$1.50	\$175.00	1	\$175.00	\$17.50	\$156.00	N
16615	258 EWE	10	N	\$0.00	\$1.50	\$175.00	1	\$175.00	\$17.50	\$156.00	N

ALL GUARANTEES ARE BETWEEN THE BUYER AND THE SELLER - BUGGYTOWN AUCTION ACTS AS A SELLING AGENT ONLY
 Friday, March 31, 2017



Gary W. Black
Commissioner

Georgia Department of Agriculture

Capitol Square • Atlanta, Georgia 30334-4201 • (404) 656-3671

March 22, 2017

Charlie Shaw
1342 Tomochiochi Rd
Griffin, GA 30223

Dear Charlie Shaw:

Your Scrapie Flock ID number is GA1514.

This flock ID is unique to your farm. Please do not apply your scrapie tags to sheep or goats you do not own.

You should receive your scrapie tags within 3 weeks. If this is your first order, you will also receive a tag applicator. If you do not receive your tags within 3 weeks, please let us know.

Record Keeping: Whenever any sheep or goats leave your farm, please keep the contact information for the person or facility that received the animal for 5 years after the animal left your farm in case we have to trace an animal you have tagged. The information you are required to maintain is the name and address of the buyer, scrapie tag number, age, breed, gender of the animal tagged, and date the animal left your farm.

If you have any questions, please feel free to contact the Georgia State Veterinarian's Office at 404-656-3671.

For more information about sheep and goat health as well as scrapie please visit:

<https://www.aphis.usda.gov/aphis/ourfocus/animalhealth/animal-disease-information/sheep-and-goat-health>

National Scrapie Eradication Program: Animal Identification and Recordkeeping Guide for Sheep and Goats

Scrapie is a fatal, degenerative disease affecting the central nervous system of sheep and goats. There is no cure or treatment for scrapie.

The National Scrapie Eradication Program, coordinated by the U.S. Department of Agriculture's (USDA) Animal and Plant Health Inspection Service (APHIS), has reduced the prevalence of scrapie by over 85 percent. To find and eliminate the last few cases in the United States, the cooperation of sheep and goat producers throughout the country is needed.

Producers are required to follow Federal and State regulations for officially identifying their sheep and goats. Producers must also keep herd records showing what new animals were added and what animals left the herd/flock. This guide is intended to help producers follow the regulations.

APHIS provides official plastic or metal eartags free of charge to producers. Producers may request free tags by calling 866-USDA-TAG (873-2824). In addition, producers may purchase tags directly from approved manufacturers to fit their needs. See the "Approved Tag Manufacturers" section below for more information.

Animals Requiring Identification

The following animals* are required by Federal and/or State regulations to be identified as part of the National Scrapie Eradication Program when they move in interstate commerce or ownership changes:

Sheep

- All sheep, EXCEPT
 - Sheep under 18 months of age in slaughter channels
 - Castrated sheep under 18 months of age

Goats

- All goats, EXCEPT
 - Low-risk commercial goats** exempted by the State in which they reside
 - Goats in slaughter channels
 - Castrated goats

*For more details on exemptions to the Federal sheep and goat identification requirements, review the regulation at www.aphis.usda.gov/animal-health/scrapie.

**The definition of a low-risk commercial goat is: a goat that is raised for fiber and/or meat; is not registered or exhibited; has not been exposed to sheep; is not scrapie-positive, scrapie-exposed, or high-risk for scrapie; is not from a scrapie-infected or source herd; and does not reside in California, Colorado, Illinois, Maryland, or Michigan.

In addition, intrastate sheep and goat identification requirements vary from State to State. Some States require additional animals to be officially identified, while other States exempt certain animals while in intrastate commerce. For the most current information on each State's identification and movement requirements, visit www.eradicatescrapie.org.

Official Identification

Official identification devices, including eartags and injectable transponders, must be approved by APHIS as being sufficiently tamper-resistant for the intended use, have good retention, and provide a unique identification number for each animal.

An owner may substitute tattooing for an official identification device under certain criteria, which are explained in the "Tattooing" section on the next page.

Obtaining Official Tags

To request free tags or ask questions, call 1-866-USDA-TAG (873-2824). For registered herds, please provide the herd's registration prefix and ask that it be used as your scrapie flock/herd identification number, along with your postal abbreviation. Tags may also be purchased directly from approved tag manufacturers. See next page for additional information.

All official National Scrapie Eradication Program identification tags have the U.S. shield printed on them.

Scrapie is a degenerative and eventually fatal brain disease of sheep and goats. It is in the same class of diseases as BSE in cattle and Chronic Wasting Disease in elk and deer. Transmission of the disease occurs primarily from an infected dam to her offspring and other lambs or kids exposed to the birth fluids, placenta or bedding soiled by the birth fluids. Scrapie is estimated to cost the U.S. sheep industry over \$20 million a year and can potentially affect your flock. Through the hard work of producers, allied industries, states, the U.S. Department of Agriculture (USDA) and accredited veterinarians, the prevalence of scrapie in the United States has decreased by 80 percent since 2003.



Recognize the Signs

Scrapie can be a tough disease to diagnose, and it can take several years for an infected sheep or goat to show signs, which include:

- Subtle changes in behavior or temperament;
- Intense frequent rubbing against fixed objects to relieve itching;
- Gait abnormalities such as incoordination, stumbling, high stepping of forelegs, hopping like a rabbit and swaying of the back end;
- Weight loss despite displaying a "normal" appetite;
- Weakness such as difficulty getting up or falling down;
- Biting at feet and legs;
- Lip smacking; or
- Normal behavior at rest, but if stimulated with sudden noises or excessive movement, the animal may tremble or fall down.

After the onset of clinical signs, death occurs within a few weeks to several months.

**SCRAPIE
ERADICATION** IS IN SIGHT,
YOU ARE THE KEY TO FINDING THE
LAST CASES!



American Sheep Industry Association



Scrapie Tag Record For Purchases and Sales

Note: records must be kept for 5 years after the animal leaves the farm

Official Scrapie ID	Farm Tag	B r e e d	S e x	Date Scrapie ID was applied	Born on farm (Y/N)	Name/address of previous owner/s (if applicable)	Scrapie Flock ID of Previous Owner	Date sold/ Date Acquired	Acquired From/Sold To (Name/address)

INVOICE

Barnesville Animal Clinic

204 Burnette Road
Barnesville, GA 30204
(770) 358-3763

Visit us at "barnesvilleanimalclinic.com"

FOR: Charlene Shaw
1342 Tomochichi Road
Griffin, GA 30223

Printed: 04-07-17 at 5:05p
Date: 04-07-17
Account: 11336
Invoice: 173401

Date	For	Qty	Description	Net Price
04-07-17	Lamb	1	Scheduled Office Visit	48.00
04-07-17		1	Intestinal Parasite Exam	12.00
04-07-17		1000	Sulfadimethoxine 12.5% Solution*	32.00
04-07-17		2	Probios Bovine 60gm*	33.86
04-07-17		1	Cydectin Oral Drench For Sheep	0.00
04-07-17		0.50	Draxxin Injection (per ML)*	12.00
04-07-17		0.50	Banamine Injection/ML	16.00
04-07-17		1	Vit B Complex HP 100ml	0.00 **
04-07-17			Visa payment	-159.31

Old balance	Charges	Tax	Payments	Discount	New balance
0.00	153.86	*5.45	159.31	12.00 **	0.00

Your invoice total reflects our **01** discount.

"This is the day which the LORD hath made; we will rejoice and be glad in it."
Psalm 118:24





February 3, 2014

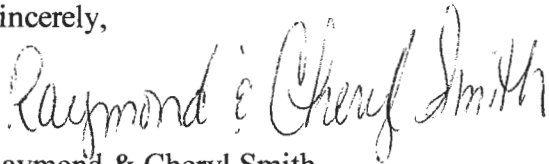
Mr. Glenn Knight
Rocking K Farm
2363 GA Hwy 117
Rentz, GA 31075

Dear Mr. Knight,

Thank you so much for your purchase of two of our registered rams (HRS 13-08 & HRS 13-28). We have enjoyed doing business with you. Your selection was a great choice. We hope that you will be happy with our farm genetics.

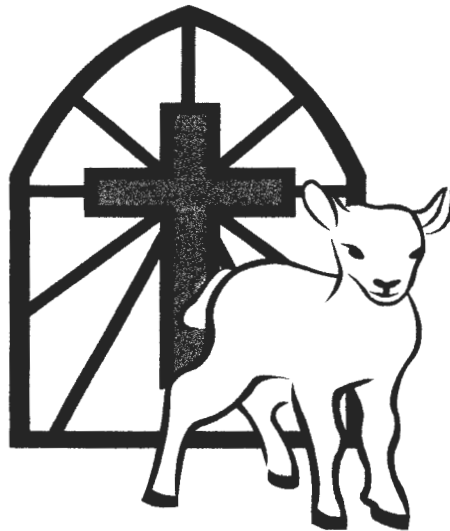
We enjoyed getting to know you and Mrs. Knight. If we can help you in the future please let me know. Again we enjoyed doing business with you.

Sincerely,



Raymond & Cheryl Smith
Hunt Road Katahdin Sheep Farm
706 Hunt Road
LaGrange, GA 30241

706 333-4055



BILL OF SALE

February 3, 2014

2 Registered & Scrapie Certified Ram Lambs (HRS 13-08) \$650.00
(HRS 13-28) \$650.00

Total Sale Price \$1,300.00

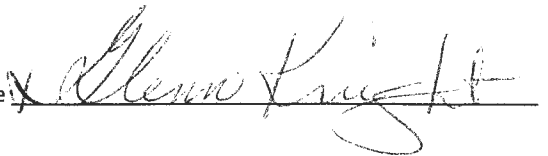
Deposit - \$ 500.00

Remainder paid \$ 800.00

Sold to:

Glenn Knight
Rocking K Farm
2363 GA Hwy 117
Rentz, GA 31075
(478) 984-5555

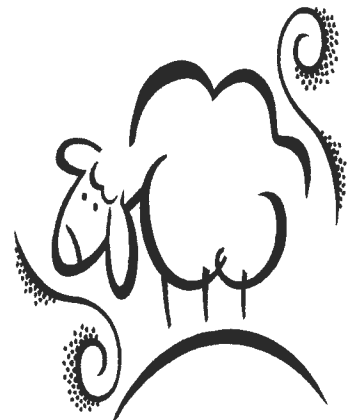
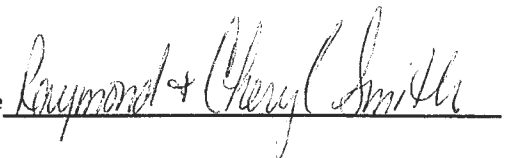
signature:



Sold by:

Raymond & Cheryl Smith
Hunt Road Katahdin Sheep Farm
706 Hunt Road
LaGrange, GA 30241
706 333-4055

signature





GENE CHECK, INC.
SCRAPIE SUSCEPTIBILITY AND SPIDER GENE
TEST RESULTS
HUNT ROAD KATAHDIN SHEEP FARM

Raymond & Cheryl Smith
706 Hunt Rd
LaGrange, GA 30241

Sheep	171	136	Spider
HRS 13-28	RR		

Sample Received: 5/1/2013

¹Because these tests cannot distinguish "Q", "H" and "K" alleles it is possible that genotypes listed as QQ could be either QH, QK, HK, KK or HH and genotypes listed as QR could be RH or RK.

² NN sheep do not have the spider gene. NS sheep are carriers.

Please contact Gene Check if you have any questions regarding the results or desire further information.

Certification

Animal identification numbers and blood samples were provided to Gene Check by owner or owner's agent.

Scrapie susceptibility and/or spider gene tests were performed by Gene Check, Inc.

Signed and sealed May 14, 2013

Gene Check shall not be held liable for inaccuracies due to sampling or labeling errors prior to arrival of the samples at Gene Check and in no event will Gene Check be liable for any incidental or consequential damages, including but not limited to any lost profits or for any claim by owner based on a third party claim.

1175 58th Ave. Suite 100, Greeley, CO 80634 1-800-822-6740



Katahdin Hair Sheep International, Inc.

PO Box 51, 222 Main St • Milo, Iowa 50166

Certificate of Registration

KHSI Registration #

REGISTERED

95992 Ram

NAME HRS 13-28
Private Flock Tag

BORN 2/25/2013

Twin

SIRE 91463 HRS 12-04

Coat:

DAM 88627 JM 2-03

Poll:

Percentage: 100.0

BREEDER Hunt Road Katahdin Sheep Farm Raymond & Cheryl Smith LaGrange, GA

OWNER Hunt Road Katahdin Sheep Farm Raymond & Cheryl Smith LaGrange, GA

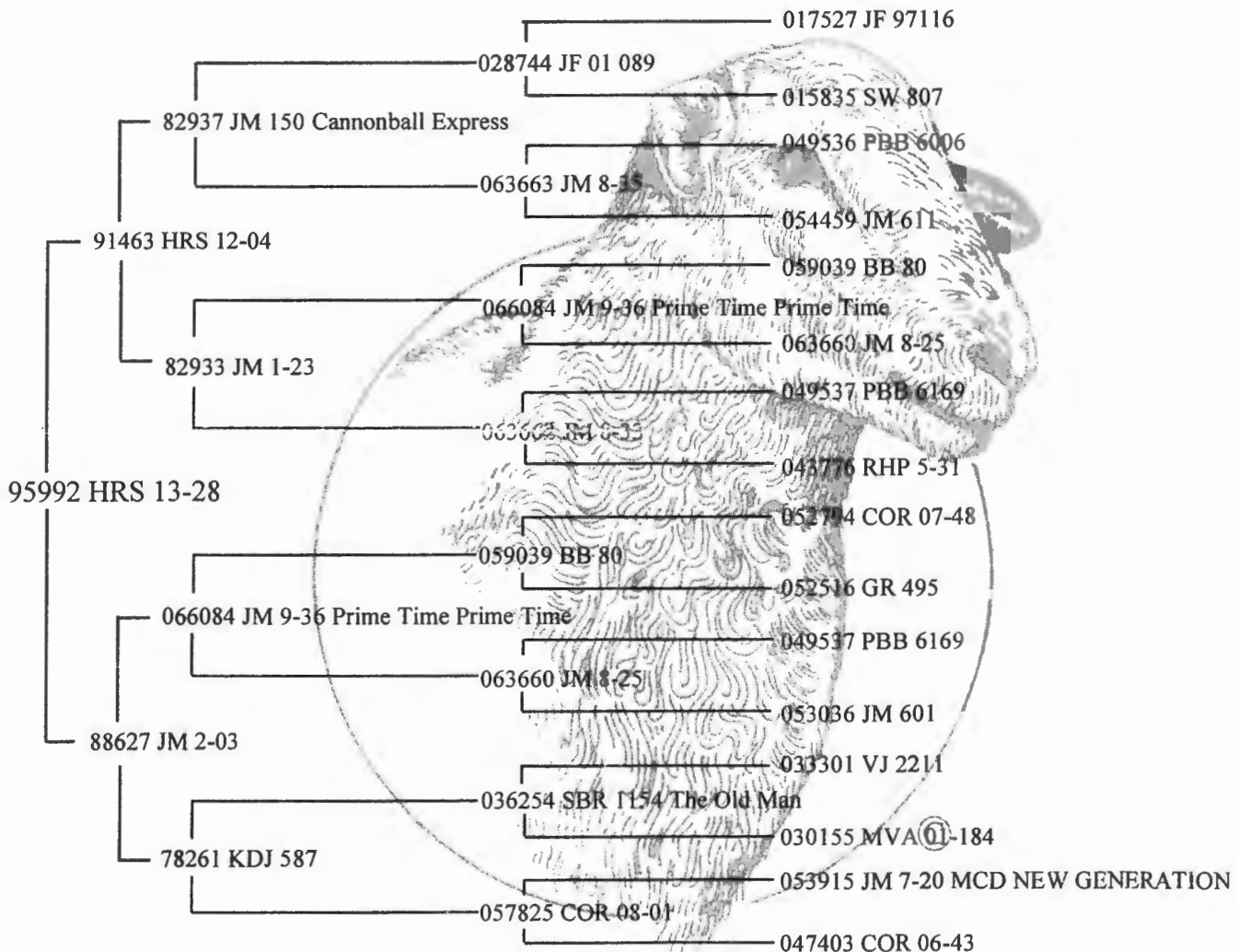
DATE RECORDED 5/2/2013

REGISTRAR

Carrie Taylor-Kelly

THIS FIVE GENERATION PEDIGREE IS PROVIDED FOR YOUR RECORDS.

Any blanks on this record indicates that some of the history of this animal was recorded prior to computerization.



Total \$3,809.50

* 2nd & 4th Saturday 2933

478.455.3714 (Sale Day) 478.237.8825 (Day) 478.469.3533 (Home)

R & R GOAT AND LIVESTOCK AUCTION

560 Hwy 56 North • Swainsboro, Georgia 30401

DATE 12-31-16

NAME _____

ADDRESS _____

QUANTITY	TYPE	MARKINGS	PRICE	AMOUNT
1	R	388 ✓		165 -
2	GAC 57917			
3	R	395 ✓		150 -
4	GAC 57785			
5	R	396 ✓		155 -
6	GAC 57966			
7	R	397		137 -
8	GAC 57967			
9				
10				607 -
11				
12				
13				
14	pd. cash all			
15				
16				
17				
18				
19				
20				

Sale Every 2nd and 4th Saturday - 12:00 Noon

WE ARE NOT RESPONSIBLE FOR THE LIFE OR HEALTH OF ANY ANIMAL SOLD HERE 211

Thanks for using R & R and K... Auction.



Consider the approval of a new Conservation Use Valuation Assessment (CUVA): BURKHALTER RENTALS LLC 230-01-020B, 22.76 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 - BURKHALTER RENTALS LLC 230-01-020B.pdf](#)

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

To the Board of Tax Assessors of Soldier's 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

Owner's mailing address <u>Burkholder's Rentals LLC</u> 875 County Line Rd.			City, State, Zip <u>Griffin, GA 30224</u>	Number of acres included in this application. Agricultural Land: <input checked="" type="checkbox"/> <u>22.76</u> Timber Land: _____ Covenant Acres _____ Total Acres <u>22.76</u>
Property location (Street, Route, Hwy, etc.)			City, State, Zip of Property:	Total Acres <u>22.76</u>
District	Land Lot	Sublot & Block	Recorded Deed Book/Page	List types of storage and processing buildings:

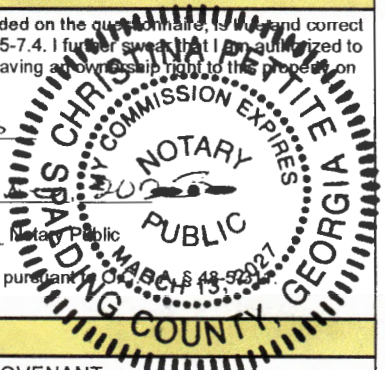
AUTHORIZED SIGNATURE

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 the 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
Christina Pettito

Date Application Filed
June 23, 2023

Sworn to and subscribed before me this 29 day of July, 2023
 Signature of Taxpayer or Taxpayer's Authorized Representative (Please have additional taxpayers sign on reverse side of application) Christina Pettito



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. § 48-5-20.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER <u>230 210205</u>	TAX DISTRICT <u>03</u>	TAXPAYER ACCOUNT NUMBER <u>18124</u>	YEAR COVENANT: Begin: Jan 1, <u>2023</u> Ends: Dec 31, <u>2023</u>
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
Harry W Burkhalter	Husband	100%	Spalding	22.76	100% / 22.76
Sandra S Burkhalter	WIFE	100%	Spalding	22.76	100% / 22.76

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. 10% (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 % 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); % 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 apianian 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 _____

230 01020B		2023 Spalding County Board of Assessors				7/28/2023 9:22:28 AM Acct # 18164 bbernier	
Owner Information		General Property Information				Values	
BURKHALTER RENTALS LLC PO BOX 1586 GRIFFIN, GA 30224		SITUS	875 COUNTY LINE RD			Imp Val	508,489
		LEGAL	TR C COUNTY LINE RD			Acc Val	28,911
		Tax District	SPALDING COUNTY	GMD	1065	Homestead	S0
		Total Acres	22.76	LL	184	No Covenant	0
		Zoning		LD	02	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	
						12757 - 1.00	

SALES INFORMATION								
Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
BURKHALTER RENTALS LLC	BURKHALTER HARRY W AND	06/29/2009	3376 214	18 152		0 R1		0 XX
BURKHALTER HARRY S & SANDRA	BURKHALTER HARRY W &	06/15/2007	3133 17	18 152		0 R1		0 QC
BURKHALTER HARRY W &	BURKHALTER HARRY W &	11/29/2001	2025 265	18 152		0 R1		0 XX

LAND INFORMATION											
CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
R4	1573 Madx/maple/6thst ext 0-	Acre	10.00	0	0			13,000.00	13,000.00	1.00	130,000
R4	1574 Madx/Maple/6thst ext 10.1-20	Acre	10.00	0	0			8,500.00	8,500.00	1.00	85,000
R4	1575 Madx/Maple/6thst ext 20.1-30	Acre	2.76	0	0			8,000.00	8,000.00	1.00	22,080

ACCESSORY IMPROVEMENTS - 230 01020B															
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
R6	Barn	36	36	1296	1991	1.00	0.30	0.00	1.00	1.00	1.00	1.00	0.00	8090	True
R6	Shed Farm/Utility (3 Sides)	24	33	792	1995	1.00	0.30	0.00	1.00	1.00	1.00	1.00	0.00	1650	True
R1	Swimming Pool - Gunite	17	35	595	1994	1.20	0.56	0.00	1.00	1.00	1.00	1.00	0.00	19171	True

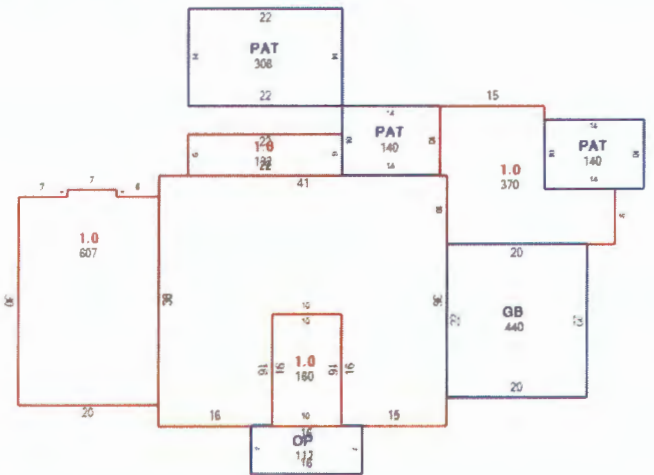
RES IMP - 230 01020B 875 COUNTY LINE RD							
Impr Key	12279	Roof Shape	Gable	Basement / Attic	Squarefoot	Phy Depr	0.75
Class / Strat	R1	Floor Construction	Wood Joist	Bsmt / Finish	1110 / 0.00	Phy OVR	0.00
Occupancy / Style	One Family	Floor Finish	Carpet/Hardwood	Attic / Finish	680 / 0.41	Func Obsol	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	3,901	Heat	Central AC	Grade	1.50	Neigh Adj	0.80
Story Height	2.0 Story	Plumbing:Std Comp	1	Year Built	1994	CD	1.00
Foundation	Masonry	Plumbing: Extra Fix	15	Eff Year Built	1994	FMV	508,489
Exterior Wall	Masonry (Brick Veneer)	Full Baths	3	Condition	Average	MAV	0
Roofing	Shingles - Asphalt	Half Baths	2	RCN	847,481	OVR FMV	0

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

Code	Type	Area	CODE TYPE	AREA
2.0	2.0 Story	1316	Const 2 sty 1 Box	1
1.0	1.0 Story	132		
PAT	Patio	140		
1.0	1.0 Story	370		
PAT	Patio	140		
GB	Garage - Built In	440		
1.0	1.0 Story	607		
OP	Porch - Open	112		
PAT	Patio	308		
1.0	1.0 Story	160		



2012: 280sf Fin Attic (right side of house) + 400sf Unfin Attic (left side of house = 680 sf@41% finished - dwg



240 sf interior measured inside
attic has only plywood floor less than 41% studs/insulation

217








08/03/2023



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 230 01020B
 Class Code Residential
 Taxing District SPALDING COUNTY
 Acres 22.76

Owner BURKHALTER RENTALS LLC
 PO BOX 1586
 GRIFFIN, GA 30224
 Physical Address 875 COUNTY LINE RD
 Assessed Value Value \$774480
 Land Value Value \$237080

Last 2 Sales			
Date	Price	Reason	Qual
6/29/2009	0	XX	U
6/15/2007	0	QC	U

(Note: Not to be used on legal documents)

Date created: 7/28/2023
 Last Data Uploaded: 7/28/2023 6:13:08 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 230 01020B
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 Taxing District SPALDING COUNTY
 Acres 22.76

Owner BURKHALTER RENTALS LLC
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 Physical Address 875 COUNTY LINE RD
 Assessed Value Value \$774480
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Last 2 Sales			
Date	Price	Reason	Qual
6/29/2009	0	XX	U
6/15/2007	0	QC	U

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Developed by Schneider GEOSPATIAL



08/03/2023



08/03/2023



08/03/2023



08/03/2023



Consider the approval of a new Conservation Use Valuation Assessment (CUVA): DANIEL & LAURIE DELAIR 211-02-014, 15.20 ACRES

Requesting Agency

Spalding County Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[CUVA - DELAIR 211-02-014.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

DELAIR DANIEL S & LAURIE J

Owner's mailing address 2476 E MCINTOSH ROAD			City, State, Zip GRIFFIN, GA 30223		Number of acres included in this application. Agricultural Land: _____ Timber Land: _____	
Property location (Street, Route, Hwy, etc.) 2476E MCINTOSH RD			City, State, Zip of Property: GRIFFIN, GA 30223		Covenant Acres 15.20 Total Acres 15.20	
District 03	Land Lot 252	Sublot & Block	Recorded Deed Book/Page 4998 303	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 penalties are applicable if this covenant is breached.

Signature of Taxpayer or Taxpayer's Authorized Representative: *[Signature]* Date Application Filed: 7-19-23

Sworn to and subscribed before me this 19 day of July, 2023
 Signature of Taxpayer or Taxpayer's Authorized Representative: *[Signature]* Notary Public

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

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 211 02014	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 27220	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: _____
 Board of Tax Assessors Date

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

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

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

Check Appropriate Ownership Type:

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

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

- Raising, harvesting, or storing crops % _____
- Feeding, breeding, or managing livestock or poultry % _____
- Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % 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. 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. office - landscaping

• 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
 _____ Date Filed
 _____ Date Approved

Notary Public

211 02014		2023 Spalding County Board of Assessors				7/27/2023 1:37:53 PM Acct # 27220 bbernier					
Owner Information		General Property Information				Values					
DELAIR DANIEL S & LAURIE J 2476 E MCINTOSH ROAD GRIFFIN, GA 30223		SITUS 2476 E MCINTOSH RD		LEGAL LT 14 MCINTOSH ORCHARD		Tax District SPALDING COUNTY		GMD 0490 Homestead S1		Imp Val	409,268
		Total Acres 15.20		LL 252		No Covenant		0		Acc Val	88,292
		Zoning R-2		LD 03		Acc/Des 5C - 1.000000				Land Val	94,302
		Unit		Return Value		0				Total Value	591,862
										2022 : 392,129	2021 : 294,597
										2020 : 267,154	2019 : 257,254
Topography - 1.00		Wetlands - 1.00		Shape - 1.00		Easements - 1.00		External - 1.00		Assemblage - 1.00	
										Other - 1.00	
										12405 - 1.00	

SALES INFORMATION									
Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason	
DELAIR DANIEL S & LAURIE J	GIBBS JOSEPH O & LINDA	07/08/2022	4998 303	27 482	629,000	R1		0 MT	
GIBBS JOSEPH O & LINDA	GEORGIA PROPERTIES INC	08/01/2002	2123 133	24 120	92,500	R3		0 MT	

LAND INFORMATION											
CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
R4	1210 M210-211 -	Acre	15.20	0	0			13,000.00	11,700.00	0.90	94,302

ACCESSORY IMPROVEMENTS - 211 02014															
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
R6	Garage - Detached	30	52	1560	1995	1.50	0.22	1.00	1.00	1.00	1.00	1.00	0.00	75626	True
R6	Pole Shelter	24	30	720	1995	1.00	0.22	0.70	1.00	1.00	1.00	1.00	0.00	2787	True
R6	Swimming Pool - Vinyl	36	17	612	2004	1.00	0.48	0.00	1.00	1.00	1.00	1.00	0.00	9879	True

PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS
24615	GARAGE	38,000	0	12/29/2005	12/11/2006			1.5 STORY GARAGE/WORKSHOP 24 X 36 400 SF HEATED AND 884 GARAGE DRIVE BY INSPECTION FOUND GARAGE COMPLETE HOWEVER GARAGE WAS NEVER MEASURED AND WINGAP WAS NOT UPDATED
23167	POOL	12,500	0	03/04/2004	08/09/2016			Inground swimming pool with steel walls/concrete & vinyl liner.
22851	SINGLE FAMILY	223,119	0	09/08/2003	08/09/2016			

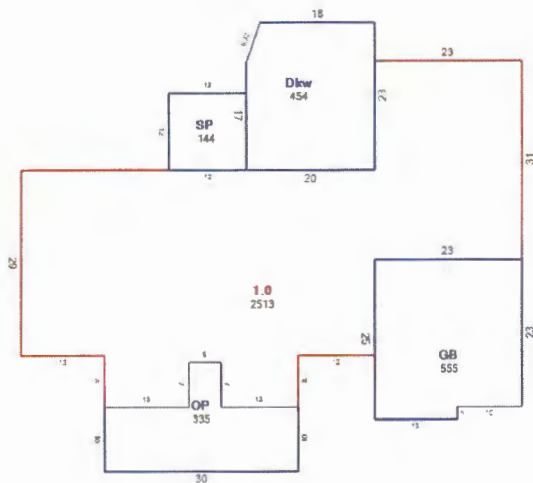
RES IMP - 211 02014 2476 E MCINTOSH RD							
Impr Key	26548	Roof Shape	Gable	Basement / Attic	Squarefoot	Phy Depr	0.83
Class / Strat	R1	Floor Construction	Wood Joist	Bsmt / Finish	0 / 0.00	Phy OVR	0.00
Occupancy / Style	One Family	Floor Finish	Carpet/Hdwd/Tile	Attic / Finish	299 / 1.00	Func Obsol	1.00
Rooms	6	Interior Wall	Sheetrock	Bsmt Qual		Econ Obsol	1.00
Bedrooms	3	Interior Ceiling	Sheetrock	Attic Qual	Average	% Complete	1.00
Heated Area	2,812	Heat	Central AC	Grade	1.20	Neigh Adj	1.00
Story Height	1 Story	Plumbing:Std Comp	1	Year Built	2003	CD	1.00
Foundation	Masonry	Plumbing: Extra Fix	3	Eff Year Built	2003	FMV	409,268
Exterior Wall	Masonry (Brick Veneer)	Full Baths	3	Condition	Average	MAV	0
Roofing	Shingles - Architectural	Half Baths	0	RCN	493,094	OVR FMV	0

Sketch Legend			Other Features		
Code	Type	Area	CODE TYPE	AREA	

1.0	1.0 Story	2513	Const 1 sty 1 Box	1
GB	Garage - Built In	555		
OP	Porch - Open	335		
SP	Porch - Screened	144		
Dkw	Deck - Wood	454		

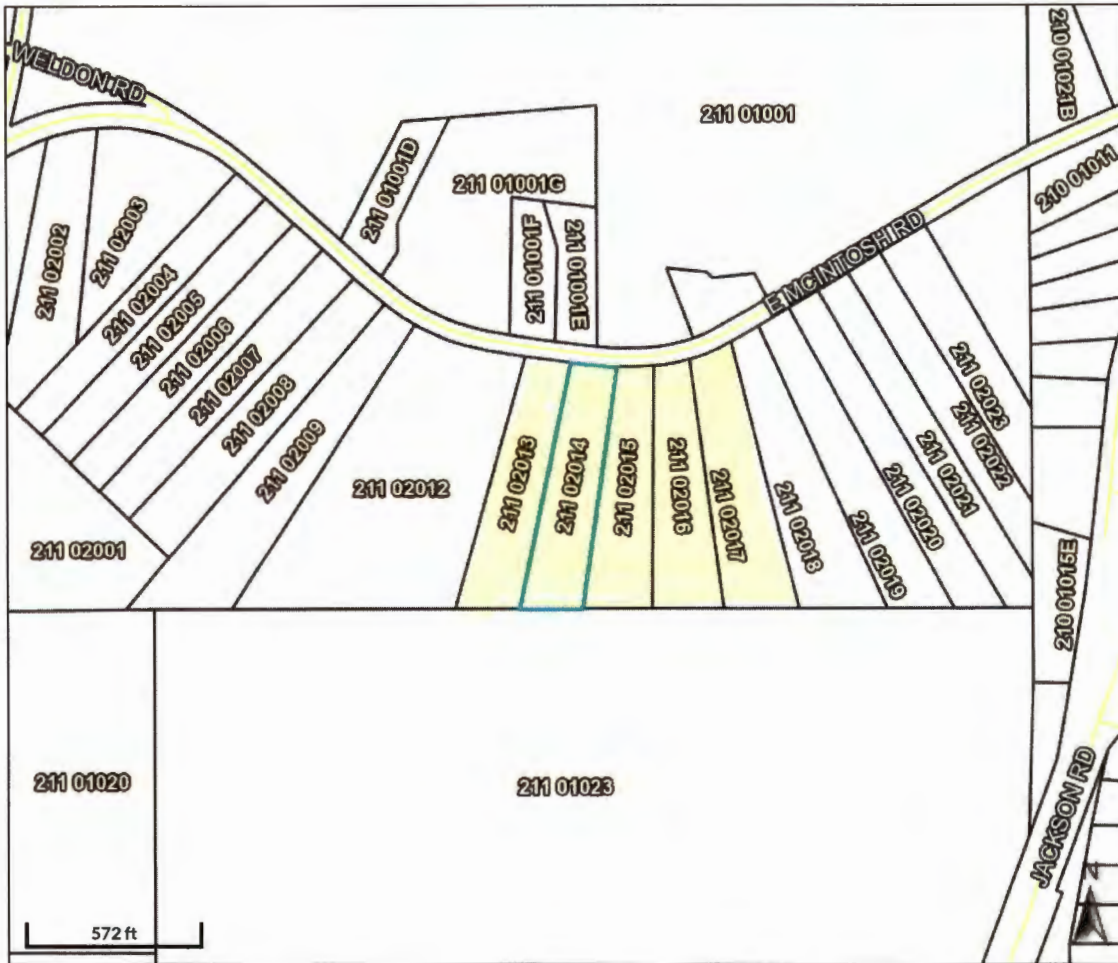


46% complete for 1/1/04.





07/31/2023



Legend
 □ Parcels
 — Roads

Parcel ID	211 02014	Owner	DELAIR DANIEL S & LAURIE J	Last 2 Sales			
Class Code	Residential		2476 E MCINTOSH ROAD	Date	Price	Reason	Qual
Taxing District	SPALDING COUNTY		GRIFFIN, GA 30223	7/8/2022	\$629000	MT	U
Acres	15.2	Physical Address	2476 E MCINTOSH RD	8/1/2002	\$92500	MT	U
		Assessed Value	Value \$591862				
		Land Value	Value \$94302				

(Note: Not to be used on legal documents)

Date created: 7/27/2023
 Last Data Uploaded: 7/26/2023 7:15:01 PM

Developed by Schneider GEOSPATIAL

*combined for 2023
 Not on QPublic map*



Overview



Legend

- Parcels
- Roads

Parcel ID	211 02014	Owner	DELAIR DANIEL S & LAURIE J	Last 2 Sales			
Class Code	Residential		2476 E MCINTOSH ROAD	Date	Price	Reason	Qual
Taxing District	SPALDING COUNTY		GRIFFIN, GA 30223	7/8/2022	\$629000	MT	U
Acres	15.2	Physical Address	2476 E MCINTOSH RD	8/1/2002	\$92500	MT	U
		Assessed Value	Value \$591862				
		Land Value	Value \$94302				

(Note: Not to be used on legal documents)

Date created: 7/27/2023
 Last Data Uploaded: 7/26/2023 7:15:01 PM

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07/31/2023



07/31/2023



07/31/2023

235



07/31/2023



07/31/2023



07/31/2023



BOARD OF ASSESSORS

Appeals update. _____

Requesting Agency

Spalding County Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:



BOARD OF ASSESSORS

Monthly review. _____

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: