



*"Serving Citizens Responsibly"*

**73 Jackson Street  
Zebulon, GA 30295**

**Phone: 770-567-  
2002  
ghobbs@pikecoga.com**

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**Pike County Board of Tax Assessors:**

**Jessica Rowell, Chairperson  
Hugh Richard McAleer, Vice-Chairperson  
M. Gary Hammock, Member  
Lyn Smith, Member  
Kristen Cudnohufsky, Member  
Morton, Morton & Associates, LLC**

**Greg Hobbs, Chief Appraiser IV  
Melissa Connell, Personal Property-Appraiser II/Secretary  
Danyeal Smithey, Appraiser II  
Emily Morris, Appraiser II  
Dusty Williams, Appraiser II**

**AGENDA ASSESSORS REGULAR MEETING - April 10, 2024 - 11:00 PM**

**I. Call to Order**

**II. Approval of Agenda**

**III. Invocation - Chief Appraiser Hobbs**

**IV. Pledge of Allegiance**

**V. Approval of Minutes**

- approval/denial of march 19 minutes-staff recommends approval

**VI. Public Comment (w/5 minute time limit per person)**

**VII. Invited Guest(s): (NONE)**

**VIII. Chief Appraiser Report**

**IX. Old Business**

1. a. Herschberger-2006 F350

**X. New Business**

1. a. Approval/Denial 2 non-disclosure-Staff recommends approval.
2. b. Approval/Denial fix acreage 074-045 (Gowen)-Staff recommends approval.
3. c. Approval/Denial fix acreage 074-053, 074-053 F (Davis)-Staff recommends approval.
4. d. Approval/Denial fix acreage according to plat 078-009 (Harkness)-Staff recommends approval.
5. e. Approval/Denial added homestead back for 2023 026-032 A (Lister) name removed by mistake-Staff recommends approval.

6. f. Approval/Denial of exempt questionnaire 067D-011
7. g. Approval/Denial of exempt questionnaire .11 acres from 072-025
8. h. Approval/Denial of intent to breach 042-051

**1. Real Property**

- a. a. Approval/Denial of 2023 Appeal(s) with 18 Fair Market Value Revision (s) approval(s)-Staff recommends approval(s)
- b. b. Approval/Denial of 2023 Waiver(s) 2 with Fair Market Value Revision(s)-Staff recommends approval(s).
- c. c. Approval/Denial of 2024 Cuva renewals 17, & 19 Cuva continuations Cuva Staff recommends approval.

**2. Personal Property**

**3. Executive Session**

**XI. Public Comment**

**XII. Board Members Report**

**XIII. Attorney Comments**

**XIV. Approval to Adjourn**

(AGENDA SUBJECT TO REVISION)



approval/denial of march 19 minutes-staff recommends approval

Summary:

Additional Information:

**ATTACHMENTS:**

Description	Type
 minutes	Cover Memo



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**Pike County Board of Tax Assessors:**  
**Lyn Smith, Chairman**  
**M Gary Hammock, Member**  
**Tim Ingram, Member**  
**Christopher Tea, Member**  
**Parrish Swift, Member**  
**Morton, Morton & Associates, LLC**

**Greg Hobbs, Chief Appraiser IV**  
**Emily Morris, Appraiser II**  
**Danyeal Smithe, Appraiser II**  
**Dusty Williams, Appraiser II**  
**Brian Jarrard, Appraiser**

**TAX ASSESSOR REGULAR SCHEDULED MEETING-AGENDA- March 19, 2024-11:30am**

- I. **Call to Order@11:33 am.....11:33 am** The Pike County Board of Tax Assessors held their Regular Meeting 03-19-2024 at 11:30a.m. at the Pike County EMA/Storage Facility located at 132 Twin Oaks Road, Williamson, Georgia-30292. Chairperson-Smith, Assessor Hammock, Assessor Ingram, Assessor Tea, Chief Appraiser Greg Hobbs, County Manger Brandon Rogers, and Editor of Pike County Times Online Newspaper-Becky Watts.
- II. **Approval of Agenda-(O.C.G.A.-50-14-1-1(e)- Staff Recommendation Approval Motion-Chairperson Smith-Approval to Second Motion-Hammock-Motion carried 4-0.**
- III. **Invocation.....Chief Appraiser Hobbs.**
- IV. **Pledge of Allegiance.**
- V. **Approval of March 7, 2024, Regular scheduled Minutes Summary- Staff Recommendation- Approval Chairperson Smith-Approval to Second Motion- Tea-Motion carried 4-0.**
- VI. **Public Comment (with 5-minute time limit). Becky Watts – Wanted to offer a public thank you for mentioning CUVA questions from the last meeting.**
- VII. **Invited Guest(s):**
- VIII. **Chief Appraiser Report, Distribution(s) of updated Budget/Discussion. (See Attachment)**



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#### **IX. Old Business:**

- a. The Estate of Eleanor Davis Wilson - Chief Hobbs Recommends postponing until Attorney Morton can attend - Approval Chairperson Smith-Approval to postpone, Second Motion- Hammock-Motion passed to postpone 4-0.
- b. Block-2018 Chev Silverado – Chief Hobbs explained the reasoning to the postponing of this appeal- state value at \$23,025 - Hammock motions for no change - Tea motion second no change - carried 4-0 .

#### **X. New Business:**

- a. Approval/Denial of 2023 homestead exemption for Henning (046-004 JA). Chief Hobbs explains that Henning has lost her voice and is hard to hear. And how Henning stated she applied for homestead in 2023 – staff could not find an original copy in storage – Henning arrives to the meeting and gives details on how she lost her voice due to COVID and how she remembers filling out the homestead forms in 2023. Motion for Approval Ingram- Approval to Second motion Hammock – motion passed 4-0.
- b. Approval/Denial of Homestead exemption Craddock 039-009 D – Craddock applied for two homestead exemptions - Chief Hobbs explains that Craddock is a disable 68-year-old man and is eligible to receive both exemptions per Attorney Morton’s legal advice - Approval Motion-Chairperson Smith-Approval to Second Motion- Hammock-Motion carried 4-0.

#### **Real Property:**

- a. Approval/Denial of 2023 Appeal(s) with Fair Market Value Revision (s) approval(s)-Staff recommends approval(s) **NONE**
- b. Approval/Denial of 2023 Waiver(s) 12 with Fair Market Value Revision(s)- Staff recommends approval(s). Based on staff recommendation -Approval Motion-Chairperson Smith-Approval to Second Motion- Tea - Motion carried 4-0.
- c. Approval/Denial of 2024 Cuva renewals 32, 1 new Cuva, & 3 Cuva continuations Cuva Staff recommends approval. Chairman Smith questioned the New CUVA and how it’s under 10 acres – Chief Hobbs explained – how the parcel is touching the owner’s other parcel and can use same use value/ CUVA year – when the CUVA expires, the homeowner will be able to combine parcels for tax purposes. Based on staff recommendation -



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Approval Motion-Chairperson Smith-Approval to Second Motion-  
Hammock-Motion carried 4-0

**Personal Property:**

Car appeals.

- a. Fields-2012 Kia Soul – Chief Hobbs specified that Fields paid \$3,500 for vehicle and that the state value is \$5,650 – average price paid is \$4,400 - Approval Motion-Chairperson Smith-Approval to Second Motion-Hammock-Motion carried changed to \$4,400 4-0.
- b. Herschberger-2006 F350 – Chief Hobbs recommends postponing – need more information on truck- Motion - Chairman Smith – second by Hammock - motion passed to postpone 4-0.

**XI. Public Comment (with 5-minute time limit).**

**XII. Board members report** - Hammock made motion to change the meeting times back to 11:00 am – Second Chairman Smith - motion passed 3-0 change meeting times to 11:00 am-Tea abstain from voting.

**XIII. Attorney comment**

**XIV. Approval to adjourn.**

Chairman Smith made the Motion to adjourn – Second by Hammock motion carried 4-0.

The meeting was called back to order – by Chairman Smith – Second by Tea motion passed 4-0 call meeting back in order.

Chairman Smith made the motion to change the meeting date from April 2<sup>nd</sup> to April 10<sup>th</sup> – Second by Hammock motion passed 4-0.

Chairman Smith Motion to adjourn - Second by Hammock – motion passed 4-0 to adjourn the meeting 12:01pm

**\*\*(AGENDA SUBJECT TO REVISION)\*\***



a. Herschberger-2006 F350

Summary:

Additional Information:



a. Approval/Denial 2 non-disclosure-Staff recommends approval.

Summary:

Additional Information:





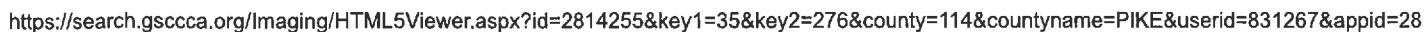
b. Approval/Denial fix acreage 074-045 (Gowen)-Staff recommends approval.

Summary:

Additional Information:

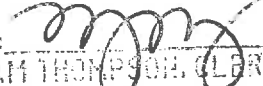
**ATTACHMENTS:**

Description	Type
 gowen	Cover Memo



FILED & RECORDED BY CLERK  
SUPERIOR COURT  
PIKE COUNTY, GEORGIA

2024 MAR 22 AM 8:37

BY:   
PAM THOMPSON, CLERK

DOC# 000685  
RECORDED IN OFFICE  
3/22/2024 09:17 AM  
BK:1471 PG:360-361  
PAM THOMPSON  
CLERK OF SUPERIOR  
COURT  
PIKE COUNTY



REAL ESTATE TRANSFER  
TAX PAID: \$0.00

114-2024-000186

RETURN TO:  
**SHIRLEY G. GOWEN**  
2963 PATTON ROAD  
GRIFFIN, GEORGIA 30224

GEORGIA

SPALDING COUNTY

**LIMITED WARRANTY DEED**  
**(NO TITLE CHECK)**

THIS INDENTURE, made this 3-21-24 day of March in the year of our Lord Two Thousand and Twenty-four between **Shirley G. Gowen**, of the County of Pike, State of Georgia, hereafter referred to as the Party of the First Part, and **Shirley G. Gowen**, of the County of Pike and State of Georgia, hereafter referred to as the Party of the Second Part.

WITNESSETH, that said Party of the First Part, for and in consideration of ten (\$10.00) dollars, consolidation of property, estate planning purposes together with and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Party of the Second Part, her heirs, executors and administrators, the following described real property, to wit:

All that tract or parcel of land containing 29.246 acres, more or less, lying and being in Land Lots 71 & 90 of the 2<sup>nd</sup> Land District of Pike County, Georgia, and being more particularly shown and designated as Tract D 29.246 ACRES according to a plat of survey entitled, "Boundary Retracement Survey for Brent Davis & Shirley Gowen", dated April 15, 2022, revised February 18, 2024, prepared by Andy D. Williams, Registered Land Surveyor, a copy of said plat of survey being recorded in Plat Book 35, page 276, of the records of the Clerk of the Superior Court of Pike County, Georgia, which said plat of survey together with the courses, distances, metes and bounds as shown thereon is incorporated herein and made a part of this description by reference.

This is the same real property as conveyed by Quitclaim Deed from Christian Brent Davis to Shirley G. Gowen dated May 31, 2006 and recorded on June 12, 2006 in Deed Book 650, page 93, by Limited Warranty Deed from Christian Brent Davis to Shirley G. Gowen dated December 3, 2023 and recorded on December 20, 2023 in Deed Book 1464, page 159, by Joint Tenancy with Survivorship Warranty Deed from Anthony Flint Davis and Cindy M. Davis to Shirley G. Gowen and Christian Brent Davis dated April 27, 2004 and recorded on May 18, 2004 in Deed Book 522, page 248 and by Joint Tenancy with Survivorship Warranty Deed from Anthony Flint Davis and Cindy M. Davis to Shirley G. Gowen and Christian Brent Davis dated April 27, 2004 and recorded on May 18, 2004 in Deed Book 522, page 245, of the records of the Clerk of the Superior Court of Pike County, Georgia.

**NOTE:** This purpose of this limited warranty deed is to consolidate the previous tracts into one tract for ad valorem property tax purposes.


TO HAVE AND TO HOLD, the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of **Shirley G. Gowen**, the said Party of the Second Part, her heirs, executors and administrators, forever, in **Fee Simple**.


And the said Party of the First Part, her heirs, successors, executors and administrators will warrant and forever defend the right and title to the above described property, subject to permitted exceptions, unto the said Party of the Second Part, her heirs, successors and assigns, against the lawful claims of all persons owning, holding or claiming by, through or under the Party of the First Part.

IN WITNESS WHEREOF the undersigned Party of the First Part has hereunto set her hand and affixed her seal the day and year first above written.

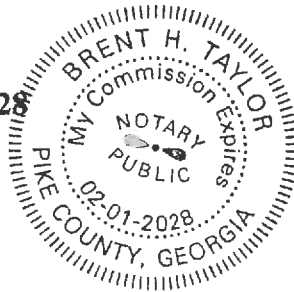
 (SEAL)  
**Shirley G. Gowen**

Signed, sealed and delivered  
in the presence of:

  
Witness



**Notary Public (SEAL)**  
**Pike County, Georgia**  
**My Commission Expires: 02-01-2028**



SECTION A - SELLER'S INFORMATION (Do not use agent's information)				SECTION C - TAX COMPUTATION	
SELLER'S LAST NAME Gowen	FIRST NAME Shirley	MIDDLE G.	Exempt Code If no exempt code enter NONE	Deed of Gift	
MAILING ADDRESS (STREET & NUMBER) 2963 Patton Road			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$0.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Griffin, GA 30224 USA		DATE OF SALE 3/21/2024	1A. Estimated fair market value of Real and Personal property	\$0.00	
SECTION B - BUYER'S INFORMATION (Do not use agent's information)			2. Fair market value of Personal Property only	\$0.00	
BUYER'S LAST NAME Gowen	FIRST NAME Shirley	MIDDLE G.	3. Amount of liens and encumbrances not removed by transfer	\$0.00	
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 2963 Patton Road			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$0.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Griffin, GA 30224 USA		Check Buyers Intended Use ( ) Residential ( ) Commercial (x) Agricultural ( ) Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$0.00	
SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION			SUITE NUMBER
COUNTY PIKE	CITY (IF APPLICABLE)		MAP & PARCEL NUMBER Multiple		ACCOUNT NUMBER
TAX DISTRICT 01	GMD	LAND DISTRICT 02	ACRES 29.246	LAND LOT 71 & 90	SUB LOT & BLOCK PB 35/276 TR D
SECTION E - RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK		DEED PAGE	PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS

None

COPY



c. Approval/Denial fix acreage 074-053, 074-053 F (Davis)-Saff recommends approval.

Summary:

Additional Information:

**ATTACHMENTS:**

Description	Type
 davis	Cover Memo

91.10 1V C-40K  
 C-108 C-40 C-40T  
 91.11 2V C-40 C-40T  
 91.12 3V C-40 C-40T  
 91.13 4V C-40 C-40T  
 91.14 5V C-40 C-40T  
 91.15 6V C-40 C-40T  
 91.16 7V C-40 C-40T  
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 92.83 174V C-40 C-40T  
 92.84 175

- ① WILLIAM R. COLLEMAN  
H - F  
107 W. 12<sup>th</sup> St.  
NY 10011-1001
- ② WILLIAM R. COLLEMAN  
H - F  
107 W. 12<sup>th</sup> St.  
NY 10011-1001
- ③ JESSIE C. HART  
H - F  
4854 N. 4<sup>th</sup> St.  
NY 10011-1001
- ④ CHARLOTTE E. ROSS  
H - F  
4854 N. 4<sup>th</sup> St.  
NY 10011-1001
- ⑤ JESSIE ANN COLEMAN  
H - F  
4854 N. 4<sup>th</sup> St.  
NY 10011-1001
- ⑥ DANIEL C. ROBERTS  
H - F  
4854 N. 4<sup>th</sup> St.  
NY 10011-1001
- ⑦ JAMES C. ROBERTS  
H - F  
4854 N. 4<sup>th</sup> St.  
NY 10011-1001
- ⑧ JAMES C. ROBERTS  
H - F  
4854 N. 4<sup>th</sup> St.  
NY 10011-1001
- ⑨ JAMES C. ROBERTS  
H - F  
4854 N. 4<sup>th</sup> St.  
NY 10011-1001



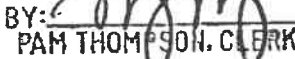
DATE	4-17-2012	ADDRESS	1-1-2012
SCALE	1"=10'	CONCRETE	10'x10'
DRAWN BY	AW	EXHIBIT	10'x10'
CHECKED BY	AW		
DATE	4-17-2012		

$$\frac{2120}{244} = 8.69$$

GRAPHIC SCALE  
0 100 200  
(IN FEET)  
1 inch = 200 ft.

FILED & RECORDED/CLERK  
SUPERIOR/JUVENILE CT  
PIKE COUNTY, GA 30245

2023 DEC 19 PM 4:30

BY:   
PAM THOMPSON, CLERK

DOC# 003084  
RECORDED IN OFFICE  
12/20/2023 08:29 AM  
BK:1464 PG:159-160  
PAM THOMPSON  
CLERK OF SUPERIOR  
COURT  
PIKE COUNTY



REAL ESTATE TRANSFER  
TAX PAID: \$0.00

114-2023-000818

RETURN TO:  
**SHIRLEY G. GOWEN**  
2963 PATTON ROAD  
GRIFFIN, GEORGIA 30224

**GEORGIA**

**SPALDING COUNTY**

**LIMITED WARRANTY DEED**  
**(NO TITLE CHECK)**

THIS INDENTURE, made this 3rd day of December in the year of our Lord Two Thousand and Twenty-Three between **Christian Brent Davis**, of the County of Pike and State of Georgia, hereafter referred to as the Party of the First Part, and **Shirley G. Gowen**, of the County of Pike and State of Georgia, hereafter referred to as the Party of the Second Part.

WITNESSETH, that said Party of the First Part, for and in consideration of the love and affection for my mother, together with and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Party of the Second Part, her heirs, executors and administrators, the following described real property, to wit:

**All that tract or parcel of land containing 1.58 acres, more or less, lying and being in Land Lot 90 of the Second Land District of Pike County, Georgia, and being more particularly shown and designated as map parcel 074-111 according to the current tax maps located at the Pike County Tax Assessor's Office, Pike County, Georgia, and which said tax map and parcel, together with the metes, bounds, courses and distances as shown thereon with respect to the said 1.58 acres, is incorporated herein and made a part of this description by reference.**

**This is a portion of the same real property as conveyed by Joint Tenacy with Survivorship Warranty Deed from Anthony Flint Davis and Cindy M. Davis to Shirley G. Gwen and Christian Brent Davis dated April 27, 2004 and recorded on May 18, 2004 in Deed Book 522, page 248 of the records of the Clerk of the Superior Court of Pike County, Georgia.**

TO HAVE AND TO HOLD, the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of **Shirley G. Gowen**, the said Party of the Second Part, her heirs, executors and administrators, forever, in **Fee Simple**.



And the said Party of the First Part, his heirs, successors, executors and administrators will warrant and forever defend the right and title to the above described property, subject to permitted exceptions, unto the said Party of the Second Part, her heirs, successors and assigns, against the lawful claims of all persons owning, holding or claiming by, through or under the party of the first part.

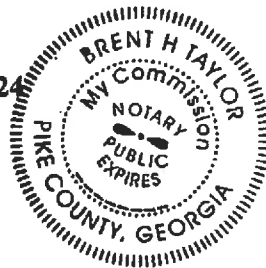
IN WITNESS WHEREOF the undersigned Party of the First Part has hereunto set his hand and affixed his seal the day and year first above written.

Christian Brent Davis (SEAL)  
Christian Brent Davis

Signed, sealed and delivered  
in the presence of:

Macl C. S. Jr.  
Witness

Brent H. Taylor  
Notary Public (SEAL)  
Pike County, Georgia  
My Commission Expires: 02-13-2024



SECTION A - SELLER'S INFORMATION (Do not use agent's information)				SECTION C - TAX COMPUTATION	
SELLER'S LAST NAME Davis		FIRST NAME Christian	MIDDLE Brent	Exempt Code If no exempt code enter NONE	Deed of Gift
MAILING ADDRESS (STREET & NUMBER) 132 Carter Road				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Griffin, GA 30224 USA			DATE OF SALE 3/21/2024	1A. Estimated fair market value of Real and Personal property	\$0.00
SECTION B - BUYER'S INFORMATION (Do not use agent's information)				2. Fair market value of Personal Property only	\$0.00
BUYER'S LAST NAME Davis		FIRST NAME Christian	MIDDLE Brent	3. Amount of liens and encumbrances not removed by transfer	\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 132 Carter Road				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Griffin, GA 30224 USA			Check Buyers Intended Use ( ) Residential ( ) Commercial (x) Agricultural ( ) Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$0.00
SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION			SUITE NUMBER
COUNTY PIKE		CITY (IF APPLICABLE)		MAP & PARCEL NUMBER Multiple	ACCOUNT NUMBER
TAX DISTRICT 01	GMD	LAND DISTRICT 02	ACRES 33.487	LAND LOT 71 & 90	SUB LOT & BLOCK PB 35/276 TR B
SECTION E - RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK		DEED PAGE	PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS

None

ECOPY

FILED & RECORDED  
SUPERIOR COURT  
PIKE COUNTY, GEORGIA  
2024 MAR 22 AM 8:37  
PAM THOMPSON, CLERK

DOC# 000684  
RECORDED IN OFFICE  
3/22/2024 09:17 AM  
BK:1471 PG:358-359  
PAM THOMPSON  
CLERK OF SUPERIOR  
COURT  
PIKE COUNTY

*[Signature]*

REAL ESTATE TRANSFER  
TAX PAID: \$0.00

114-2024-000185

RETURN TO:  
**CHRISTIAN BRENT DAVIS**  
132 CARTER ROAD  
GRIFFIN, GEORGIA 30224

GEORGIA

SPALDING COUNTY

**LIMITED WARRANTY DEED**  
**(NO TITLE CHECK)**

THIS INDENTURE, made this 3-21-24 day of March in the year of our Lord Two Thousand and Twenty-four between **Christian Brent Davis**, of the County of Pike, State of Georgia, hereafter referred to as the Party of the First Part, and **Christian Brent Davis**, of the County of Pike and State of Georgia, hereafter referred to as the Party of the Second Part.

WITNESSETH, that said Party of the First Part, for and in consideration of ten (\$10.00) dollars, consolidation of property, estate planning purposes together with and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Party of the Second Part, his heirs, executors and administrators, the following described real property, to wit:

All that tract or parcel of land containing 33.487 acres, more or less, lying and being in Land Lots 71 & 90 of the 2<sup>nd</sup> Land District of Pike County, Georgia, and being more particularly shown and designated as Tract B 33.487 ACRES according to a plat of survey entitled, "Boundary Retracement Survey for Brent Davis & Shirley Gowen", dated April 15, 2022, revised February 18, 2024, prepared by Andy D. Williams, Registered Land Surveyor, a copy of said plat of survey being recorded in Plat Book 35, page 276, of the records of the Clerk of the Superior Court of Pike County, Georgia, which said plat of survey together with the courses, distances, metes and bounds as shown thereon is incorporated herein and made a part of this description by reference.

This is the same real property as conveyed by Quitclaim Deed from Shirley G. Gowen to Christian Brent Davis dated December 12, 2023 and recorded on December 20, 2023 in Deed Book 1464, page 157, by Joint Tenacy with Survivorship Warranty Deed from Anthony Flint Davis and Cindy M. Davis to Shirley G. Gowen and Christian Brent Davis dated April 27, 2004 and recorded on May 18, 2004 in Deed Book 522, page 248 and by Warranty Deed With Life Remainder from Anthony Flint Davis to Shirley G. Gowen and Christian Brent Davis dated April 27, 2004 and recorded on May 18, 2004 in Deed Book 522, page 245, by Warranty

Deed from Sara J. Jones to Christian Brent Davis dated January 8, 2002 and recorded on January 16, 2002 in Deed Book 363, page 292, by Quitclaim Deed from Ernest Giles, d/b/a Giles Properties to Christian Brent Davis dated June 7, 2000 and recorded on the same date in Deed Book 290, page 62, by Warranty Deed from Anthony Flint Davis to Christian Brent Davis dated October 13, 1999 and recorded on October 15, 1999 in Deed Book 271, page 45, of the records of the Clerk of the Superior Court of Pike County, Georgia.

**NOTE:** This purpose of this limited warranty deed is to consolidate the previous tracts into one tract for ad valorem property tax purposes.

TO HAVE AND TO HOLD, the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of **Christian Brent Davis**, the said Party of the Second Part, his heirs, executors and administrators, forever, in **Fee Simple**.

And the said Party of the First Part, his heirs, successors, executors and administrators will warrant and forever defend the right and title to the above described property, subject to permitted exceptions, unto the said Party of the Second Part, his heirs, successors and assigns, against the lawful claims of all persons owning, holding or claiming by, through or under the Party of the First Part.

IN WITNESS WHEREOF the undersigned Party of the First Part has hereunto set his hand and affixed his seal the day and year first above written.

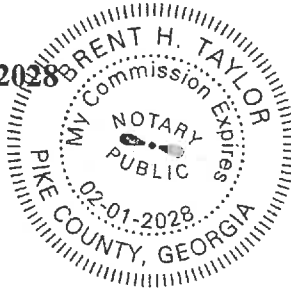
 (SEAL)  
**Christian Brent Davis**

Signed, sealed and delivered  
in the presence of:

  
Witness



**Notary Public (SEAL)**  
**Pike County, Georgia**  
**My Commission Expires: 02-01-2028**



074053F

2024 PIKE County Board of Assessors

3/26/2024 4:24:20 PM  
Acct # 6998  
emily

Owner Information

DAVIS CHRISTIAN BRENT  
132 CARTER RD  
GRIFFIN, GA 30224

General Property Information

SITUS0CARTER RD

LEGALCARTER ROAD

Tax DistrictUNINCORPORATED

GMD

14.74LL71

LD2

Return Value0

Homestead

S0

CUV 2023

Acc/Des

11541

2C - 3.564128

Imp Val

Acc Val

Land Val

Total Value

2023 : 90,970

2021 : 66,733

2022 : 66,733

2020 : 66,733

Values

0

86,052

86,052

TOPOGRAPHY - .90CORNER - .00VIEW - .00WATER - .00TRANSITIONAL - .00NEIGHBORHOOD - .00OTHER - .70NORTH EAST - 1.30

9-14-21 - 45 DAY MAILED -DUE 10-29-21; 8-24-21 GREG SETTLED 2020 APPEAL WITH BRENT DAVIS - VALUE WILL BE 66,733 FOR YEARS 2020,2021, 2022 - GREG TO EMAIL WAIVER; APPEAL '20; ADDED 2.00 ACS FROM 74-53-D '02

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
DAVIS CHRISTIAN BRENT		04/22/2013	927 283			0 V4		0 CU
DAVIS CHRISTIAN BRENT		04/08/2013	926 082			0 V4		0 CU
DAVIS CHRISTIAN BRENT		04/09/2002	379 007	016 081		0 V4		0 CU

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
V4	AG LAND 1	1	2.09	2,000	4,180
V4	AG LAND 1	4	5.46	2,000	10,920
V4	AG LAND 1	5	0.63	2,000	1,260
V4	AG LAND 1	6	2.26	2,000	4,520
V4	AG LAND 1	9	2.23	2,000	4,460
V4	WOODLAND	3	1.34	2,000	2,680
V4	WOODLAND	7	0.73	2,000	1,460

CONSERVATION USE LAND INFORMATION

Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
Agland 93	1	2.09	1,223	1.00	2,556
Agland 93	4	5.46	897	1.00	4,898
Agland 93	5	0.63	787	1.00	496
Agland 93	6	2.26	653	1.00	1,476

074053F

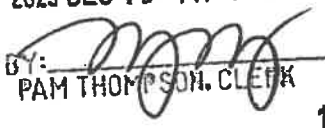
Review: 9/25/2020 by GREG HOBBS/

Page 1 of 2

201201021	Agland 93	9	2.23	314	1.00	700
	Timberland 93	3	1.34	781	1.00	1,047
	Timberland 93	7	0.73	504	1.00	368
			</			

FILED & RECORDED/CLERK  
SUPERIOR/JUVENILE CT  
PIKE COUNTY, GA 30295

2023 DEC 19 PM 4:30

BY:   
PAM THOMPSON, CLERK

DOC# 003083  
RECORDED IN OFFICE  
12/20/2023 08:29 AM  
BK#1464 PG#157-158  
PAM THOMPSON  
CLERK OF SUPERIOR  
COURT  
PIKE COUNTY



114 - 2023 - 000832 REAL ESTATE TRANSFER  
TAX PAID: \$0.00

RETURN TO:  
**CHRISTIAN BRENT DAVIS**  
132 CARTER ROAD  
GRIFFIN, GEORGIA 30224

SPALDING COUNTY

STATE OF GEORGIA

**QUITCLAIM DEED**  
**(NO TITLE CHECK)**

THIS INDENTURE, made this 12<sup>th</sup> day of December the year of our Lord Two Thousand and Twenty-three between **Shirley G. Gowen**, of the County of Pike, State of Georgia, hereinafter referred to as the Party of the First Part, and **Christian Brent Davis**, of the County of Pike, State of Georgia, hereafter referred to as the Party of the Second Part:

WITNESSETH that said Party of the First Part, for and in consideration of Ten (\$10.00) dollars, love and affection for my son together with other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Party of the Second Part, his heirs, executors and administrators, the following described real property, to-wit:

All that tract or parcel of land containing **37.23 acres**, more or less, lying and being in Land Lots 71 & 90 of the Second Land District of Pike County, Georgia, and being more particularly shown and designated as **37.23 AC. ±** according to a plat of survey entitled, "Plat Compiled for Flynt Davis", dated September 2, 1977, prepared by G. Tim Conkle, R.L.S., a copy of said plat of survey being recorded in Plat Book 12, page 38 of the records of the Clerk of the Superior Court of Pike County, Georgia, which said plat of survey together with the courses, distances, metes and bounds as shown thereon with respect to the said 37.23 acres, is incorporated herein and made a part of this description by reference.

**LESS AND EXCEPT:** All that tract or parcel of land containing **4.00 acres**, more or less, lying and being in Land Lot 71 of the Second Land District of Pike County, Georgia, and being more particularly shown and designated as **4.00 ACRES** according to a plat of survey entitled, "Survey for Keith Ballard", dated August 30, 1999, prepared by Mark D. Pressley, R.L.S., a copy of said plat of survey being recorded in Plat Book 16, page 63, of the records of the Clerk of the Superior Court of Pike County, Georgia, which said plat of survey, together with the metes, bounds, courses and distances as shown thereon with respect to the said 4.00 acres, is incorporated herein and made a part of this description by reference.

**LESS AND EXCEPT:** All that tract or parcel of land containing 4.00 acres, more or less, lying and being in Land Lot 71 of the Second Land District of Pike County, Georgia, and being more particularly shown and designated as 4.00 ACRES according to a plat of survey entitled, "Survey for Shannon Davis", dated August 30, 1999, prepared by Mark D. Pressley, R.L.S., a copy of said plat of survey being recorded in Plat Book 16, page 64, of the records of the Clerk of the Superior Court of Pike County, Georgia, which said plat of survey, together with the metes, bounds, courses and distances as shown thereon with respect to the said 4.00 acres, is incorporated herein and made a part of this description by reference.

**LESS AND EXCEPT:** All that tract or parcel of land containing 10.74 acres, more or less, lying and being in Land Lot 71 of the Second Land District of Pike County, Georgia, and being more particularly shown and designated on a plat of survey entitled "Survey for Christian B. Davis" dated September 17, 1999, prepared by Mark D. Pressley, R.L.S., a copy of said plat of survey being recorded in Plat Book 16, page 119, of the records of the Clerk of the Superior Court of Pike County, Georgia, which said plat of survey together with the metes, bounds, courses and distances as shown in said deed thereon with respect to the said 10.74 acres is incorporated herein and made a part of this description by reference.


This real property is the same real property as conveyed by Warranty Deed for Life with Remainder to Survivor from Anthony Flint Davis to Shirley G. Gowen and Christian Brent Davis dated April 27, 2004 and recorded on May 18, 2004 in Deed Book 522, page 245, of the records of the Clerk of the Superior Court of Pike County, Georgia.

TO HAVE AND TO HOLD the said described premises unto the said Party of the Second Part, his heirs, administrators and executors, so that neither the said Party of the First Part nor her heirs, nor any other person or persons claiming under him 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 Party of the First Part has hereunto set her hand and affixed her seal the day and year first above written.

 (SEAL)  
Shirley G. Gowen

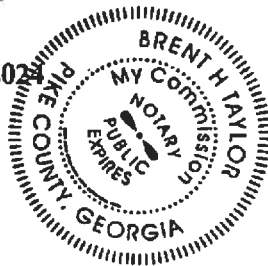
Signed, sealed and delivered  
in the presence of:

  
Witness



Notary Public (SEAL)  
Pike County, Georgia

My commission expires: 02-13-2024







d. Approval/Denial fix acreage according to plat 078-009 (Harkness)-Staff recommends approval.

Summary:

Additional Information:

**ATTACHMENTS:**

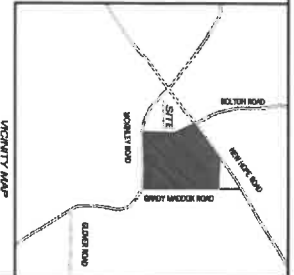
Description	Type
 harkness	Cover Memo

Don Thompson

5116 ACRES BS. 2634 NEW HOPK ROAD, ZEPHURUS, GA 30595  
 AREA: 38.31 ACRES

## ZONING INFORMATION

- LARGEST FRONT YARD IN BLOCK, 100 FEET  
- ADJACENT 50' WIDE 45' DEEP, 30 FEET

[illegible][illegible][illegible]

LAND LOT 96 & 161      8TH DISTRICT      PIKE COUNTY, GA

**CLAYTON ADAMS MCCANN**

Mt. Mt.  
PERSONAL  
APR 28 1964  
FBI - MEMPHIS

MAILED  
MAY 10 1964

RECEIVED BY  
MAIL ROOM  
COMM & CRIM  
MAY 12 1964



e. Approval/Denial added homestead back for 2023 026-032 A (Lister) name removed by mistake-Staff recommends approval.

Summary:

Additional Information:

**ATTACHMENTS:**

Description	Type
 lister	Cover Memo

026 032 A

2023 PIKE County Board of Assessors

3/25/2024 10:20:43 AM  
Acct # 1663  
danyeal

Owner Information

LISTER JESSICA L & MOELLER SUSAN LISTER  
4263 HOLLONVILLE RD

General Property Information

SITUS 4263 HOLLONVILLE RD  
LEGAL 4263 HOLLONVILLE ROAD LOT B  
Tax District UNINCORP ORATED  
Total Acres 2.00  
Zoning LD  
Unit

Values

Imp Val 188,412  
Acc Val  
Land Val 40,061  
Total Value 228,473  
2022 : 142,389  
2019 : 90,390  
2021 : 133,107  
2018 : 90,390

TOPOGRAPHY - .00 CORNER - .00 VIEW - .00 WATER - .00 TRANSITIONAL - .00 NEIGHBORHOOD - OTHER - 1.00 NORTH WEST - 1.30

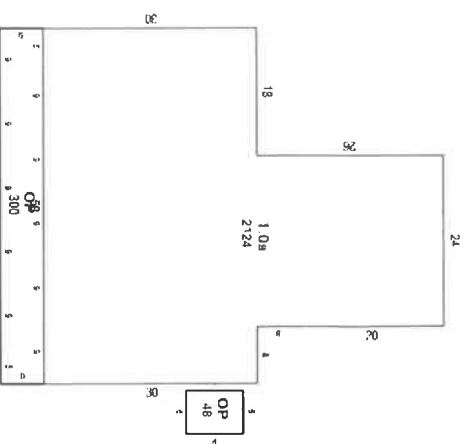
OLD ADDRESS 981

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Sale Price	CS	Mkt Value	Reason
MOELLER SUSAN LISTER	LISTER RHETT M &	02/24/2022	1383 65			0 R1		0 ET
LISTER RHETT M & JESSICA LEIGH	LISTER MITSY P	05/24/2012	893 203	007 271		0 R1		0 QC
LISTER MITSY P	WILLIS H H MRS	09/30/1986	102 148			0 R1		0
LAND INFORMATION								
CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value			
R3	SMALL PARCEL	3	2.00	2,000	4,000			

Jessica Lister name was removed by mistake & HIS

RES IMP - 026 032 A   4263 HOLLONVILLE RD									
Impr Key	1041	Roof Shape	Gable	Basement / Attic		Descriptive		Phy Depr	0.70
Class / Strat	R1	Floor Construction	Wood Joist	Basmt Coverage	None	Phy OVR			0.00
Occupancy / Style	One Family	Floor Finish	Carpet/Tile	Basmt Finish	None	Func Obsol			1.00
Rooms	0	Interior Wall	Sheetrock			Econ Obsol			1.00
Bedrooms	0	Interior Ceiling	Sheetrock	Attic	No Attic	% Complete			1.00
Heated Area	2,124	Heat	Central Heat/AC	Grade	1.05	Neigh Adj			1.20
Story Height	1.0 Story	Plumbing:Std Comp	1	Year Built	1989	CD			1.00
Foundation	Masonry	Plumbing: Extra Fix	6	Eff Year Built	0	FMV			188,412
Exterior Wall	Wood	Full Baths	3	Condition	Average	MAV			0
Roofing	Asphalt Shingles	Half Baths	0	RCN	224,300	OVR FMV			0
Sketch Legend									
Code	Type	Area	CODE TYPE	Other Features					
OP	Open Porch	300	Const 1 sty 1 Box	1					
OP	Open Porch	48							
1.05	1 Story	2124							



FILED @ RECORDED / CLERK  
SUPERIOR / JUVENILE CT  
PIKE COUNTY, GA 30295

2022 MAR 10 AM 10:59

RETURN TO:  
Pasley, Nuce, Mallory & Davis, P.C.  
Attorneys at Law  
P.O. Drawer 832  
Thomaston, GA 30286

PAM THOMPSON, CLERK

DOC# 000776  
RECORDED IN OFFICE  
3/10/2022 12:11 PM  
BK:1383 PG:65-66  
PAM THOMPSON  
CLERK OF SUPERIOR  
COURT  
PIKE COUNTY



REAL ESTATE TRANSFER  
TAX PAID: \$0.00

DEED OF ADMINISTRATOR  
WITH WILL ANNEXED

114 - 2022 - 000197

STATE OF GEORGIA

COUNTY OF PIKE

THIS INDENTURE made and entered into this the 24<sup>th</sup> day of February, 2022, by and between **SUSAN LISTER MOELLER**, in her capacity as Administrator with Will Annexed of the Estate of **RHETT MARCELLUS LISTER**, late of Pike County, Georgia, deceased, as party of the first part, and **SUSAN LISTER MOELLER**, as Trustee Under Will of **RHETT MARCELLUS LISTER**, party of the second part,

WITNESSETH:

THAT WHEREAS, the party of the First Part is the duly qualified Administrator with Will Annexed of the Estate of **RHETT MARCELLUS LISTER** and Letters of Administration with Will Annexed were issued by the Probate Court of Pike County, Georgia, on March 26, 2019; and

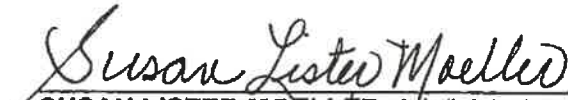
NOW, THEREFORE, for the purpose of assenting to the distribution of the Estate of the said **RHETT MARCELLUS LISTER**, included in which is the herein described property, the party of the first part does hereby transfer and convey unto the party of the second part the following described real estate in fee simple absolute, to-wit:

All of a one-half interest in and to all that tract or parcel of land containing 2.00 acres, more or less, lying and being in Land Lot 202 of the First Land District of Pike County, Georgia and being more particularly shown and designated as Tract B containing 2.00 acres according to that certain plat of survey entitled "Prepared for: Misty P. Lister dated August 26, 1986, prepared by Larry C. Shimshick, Georgia Registered Professional Land Surveyor #2343 of Koons, Wood and Associates, Inc., a copy of which said plat is recorded in Plat Book 7, page 271, Clerk's Office, Superior Court, Pike County, Georgia, and which said plat, together with the metes, bounds, courses and distances as shown thereon with respect to the said Tract B containing 2.00 acres, is by this reference incorporated herein in aid of this description as fully as if copied at length herein.

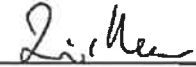
This is the identical real estate conveyed to Rhett M. Lister and Jessica L. Lister by quitclaim deed of Misty Ellen Peterson dated May 24, 2012 and recorded in Deed Book 893, pages 203-204, said Clerk's Office.

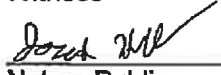
TO HAVE AND TO HOLD the same with all the rights, members, and appurtenances thereunto belonging or in any wise appertaining to the said **SUSAN LISTER MOELLER**, as **Trustee Under Will of RHETT MARCELLUS LISTER**, party of the Second Part, in fee simple, in as full and ample a manner as the same was possessed or enjoyed by the said **RHETT MARCELLUS LISTER**, deceased, in his lifetime.

IN WITNESS WHEREOF, the said party of the First Part has hereunto set her hand and affixed her seal, on the day and year first above written.

 (SEAL)  
**SUSAN LISTER MOELLER**, Administrator with  
Will Annexed of the Estate of **RHETT**  
**MARCELLUS LISTER**, deceased

Signed, sealed, and delivered in the  
presence of:

  
Witness

  
Notary Public  
My Commission Expires:  
05/07/2023



00893  
00203

Rhett & Jessica Lister  
4263 Hollonville Rd.  
Williamson, GA 30292

DOC# 001638  
FILED IN OFFICE  
05/29/2012 08:05 AM  
BK: 893 PG: 203-204  
CAROLYN WILLIAMS  
CLERK OF SUPERIOR  
COURT  
PIKE COUNTY

PT-61 114-2012-000871  
Georgia Transfer Tax Paid

\$ 0.00

Date: 5-29-12

Carolyn Williams

Clerk, Superior Court

**QUITCLAIM DEED  
GEORGIA, PIKE COUNTY**

THIS INDENTURE, made by and between Mitsy Ellen Peterson (formerly, Mitsy Peterson Lister), of Telfair County, Georgia, as party of the first part, hereinafter referred to as Grantor, and RHETT M. LISTER and JESSICA L. LISTER, both of Pike County, Georgia, as parties of the second part, hereinafter referred to as Grantees (the words "Grantor" and "Grantees" as used herein and pronouns referring thereto shall be construed to include, when appropriate, the singular and plural and the masculine, feminine and neuter gender of each of said words, respectively, and their heirs, administrators, executors, successors and assigns, all as the context hereof requires or permits, and the grammatical construction of sentences herein shall conform thereto),

WITNESSETH: THAT FOR AND IN CONSIDERATION OF the sum of One Dollar (\$1.00) and other good and valuable consideration in hand paid to Grantor by Grantees at and before the sealing and delivery of these presents, the receipt and sufficiency of which is hereby acknowledged does by these presents grant, bargain, sell, convey, confirm, and QUITCLAIM unto Grantees the following described property, to-wit:

All of my undivided interest in and to that tract or parcel of land containing 2.00 acres, more or less, lying and being in Land Lot 202 of the First Land District of Pike County, Georgia and being more particularly shown and designated as Tract B containing 2.00 acres according to that certain plat of survey entitled "Prepared for: Mitsy P. Lister dated August 26, 1986, prepared by Larry C. Shimshick, Georgia Registered Professional Land Surveyor #2343 of Koons, Wood and Associates, Inc., a copy of which said plat is recorded in Plat Book 7, Page 271, Clerk's Office, Superior Court, Pike County, Georgia, and which said plat, together with the metes, bounds, courses and distances as shown thereon with respect to the said Tract B containing 2.00 acres, is by this reference incorporated herein in aid of this description as fully as if copied at length herein.

This is the same said property identified in that FINAL JUDGMENT AND DECREE OF DIVORCE, Civil Action No. 2011CV-214, entered in the Superior Court of Pike County, Georgia; which Judgment and Decree is, by reference hereto, incorporated herein and made a part hereof; and, the Grantor, upon execution hereof, does hereby satisfy any and all obligations, related or pertaining to the division of real property arising therefrom said Judgment and Decree.




BK : 893 PG : 204

TO HAVE AND TO HOLD the above described tract or tracts of property and premises to Grantees, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by an means or ways, have, claim or demand any right or title or interest to or in said premises, appurtenances, or any rights thereof.

WITNESS THE HAND AND SEAL OF GRANTOR, this 24<sup>th</sup> day of May,  
2012.

  
\_\_\_\_\_  
MITSY ELLEN PETERSON (seal)

Signed, sealed and delivered in our presence on this the 24<sup>th</sup>  
day of May, 2012.

  
\_\_\_\_\_  
Notary Public, State of Georgia  
Telfair County.

My Commission Expires: 4-1-14



## 2023 Property Tax Statement

	Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
Donna Chapman - piketax@pikecoga.gov	2023-4317	02/20/2024	\$0.00	\$2,286.98	\$0.00	Paid
PIKE COUNTY TAX COMMISSIONER P.O. Box 217 79 JACKSON STREET ZEBULON, GA 30295	Map: 026 032 A Location: 4263 HOLLONVILLE RD Account No: 1663	Printed: 03/25/2024				

### Make Check or Money Order payable to:

Pike County Tax Commissioner  
(Interest will be added monthly if not paid by due date.)

MOELLER SUSAN LISTER

WILLIAMSON, GA 30292

### RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Donna Chapman  
PIKE COUNTY TAX COMMISSIONER  
P.O. Box 217  
79 JACKSON STREET  
ZEBULON, GA 30295  
piketax@pikecoga.gov  
Phone: 770 567-2001  
Fax: (770) 567-2019



Tax Payer: MOELLER SUSAN LISTER  
Map Code: 026 032 A Real  
Location: 4263 HOLLONVILLE RD  
Bill No: 2023-4317  
District: 01

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions		
188,412.00	40,061.00	2.0000	\$228,473.00	02/20/2024					
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
State	\$228,473	\$91,389	\$0	\$91,389	0.000000	\$0.00	\$0.00	\$0.00	
County	\$228,473	\$91,389	\$0	\$91,389	9.638000	\$1,059.93	\$179.12	\$880.81	
School M & O	\$228,473	\$91,389	\$0	\$91,389	14.000000	\$1,279.45	\$0.00	\$1,279.45	
School Bond	\$228,473	\$91,389	\$0	\$91,389	0.899000	\$82.16	\$0.00	\$82.16	
Development Authorit	\$228,473	\$91,389	\$0	\$91,389	0.250000	\$22.85	\$0.00	\$22.85	
TOTALS					24.787000	\$2,444.39	\$179.12	\$2,265.27	

\*\* If a bill is paid by mail and a receipt is desired, please include a stamped self-addressed envelope.

\*\* If paid after the due date, please call our office for the full amount due.

\*\* THIS BILL MAY BE PAID ONLINE AT: [www.pikecountypay.com](http://www.pikecountypay.com).

Current Due	\$2,265.27
Penalty	\$0.00
Interest	\$21.71
Other Fees	\$0.00
Previous Payments	\$2,286.98
Back Taxes	\$0.00
Total Due	\$0.00



f. Approval/Denial of exempt questionnaire 067D-011

Summary:

Additional Information:



g. Approval/Denial of exempt questionnaire .11 acres from 072-025

Summary:

Additional Information:

**ATTACHMENTS:**

Description	Type
 storey	Cover Memo

## EXEMPT PROPERTY QUESTIONNAIRE

Parcel Identification	0.11 Acres of 12 Acres
Property Owner Name:	Patsy Storey
Property Address:	2181 Rosehill Rd meansville Ga. 30256
Mailing Address	2181 Rosehill Rd meansville, Ga 30256
Tax Year Applying:	2024
Date Acquired:	
Daytime Phone:	706 587-9673
Contact Person:	Jennifer Littlefield (daughter)

Please answer the following questions and attach additional sheets if necessary.

1. Type of exemption requested include (Check one)

<input type="checkbox"/>	Non-profit home for the Aged or Mentally Handicapped
<input type="checkbox"/>	Property used for charitable purposes
<input type="checkbox"/>	Place of religious worship
<input checked="" type="checkbox"/>	Place of burial
<input type="checkbox"/>	Non-income producing residences owned by places of religious worship
<input type="checkbox"/>	Non-profit hospitals
<input type="checkbox"/>	Public property
<input type="checkbox"/>	Educational Institution
<input type="checkbox"/>	Other (Please explain)

A. Check the appropriate descriptions of all improvements on the parcel of land related to this exempt request.

<input type="checkbox"/>	Unimproved raw land rented	<input type="checkbox"/>	Dormitories
<input type="checkbox"/>	Government owned buildings	<input type="checkbox"/>	Non-profit Home for Aged
<input type="checkbox"/>	Non-profit public hospital	<input type="checkbox"/>	Classrooms
<input type="checkbox"/>	Public library	<input type="checkbox"/>	Single Family Residence
<input checked="" type="checkbox"/>	Place of religious burial	<input type="checkbox"/>	Concession Stands
<input type="checkbox"/>	Recreation Facilities	<input type="checkbox"/>	Parsonage (not rented)
<input type="checkbox"/>	Non-profit hospitals	<input type="checkbox"/>	Church/Temple
<input type="checkbox"/>	Offices	<input type="checkbox"/>	Shrine
<input type="checkbox"/>	Public (owned) schools	<input type="checkbox"/>	Church Admin Bldg.
<input type="checkbox"/>	Meeting Halls	<input type="checkbox"/>	Paved Parking
<input type="checkbox"/>	Private School- open to public	<input type="checkbox"/>	Recreational Facilities
<input type="checkbox"/>	Club House	<input type="checkbox"/>	Perpetual Care Cemetery Office
<input type="checkbox"/>	Housing owned by fraternity chapters	<input type="checkbox"/>	Other:
<input type="checkbox"/>	Pollution Control or Energy Saving (Solar) Equipment:	DNR No: Include a copy of Certification	

- B. In the space below, indicate the proper percentage with which each description represents when compared to the other property.  
(EXAMPLE: 10% Religious Burial; 20% Religious Worship; 5% Parking; 65% Undeveloped Land).

Undeveloped Land	Used for Recreation
Parking Lot	Place of Religious Worship
Present/Future Building Site	Place of Religious Burial
Government Owned	Held for Investigation
Agriculture	Other: (Specify

2. Describe the property for which the exemption is being requested.

Cemetery

3. Describe exactly how the property is being used. For multiple uses, specify percentages for each use.

0.11 Acres for Cemetery

4. Has an exemption application previously been submitted for this property? If so, for what year(s)?

NO

5. Was the property used for the purposes stated in Item #3 on or before January 1, 2018? If not, what date did the use begin?

Yes, 1/3/2012

6. Is any portion of the property rented or leased? Is income or fees received for the use of any part of this property? If yes, explain the uses and fee charged.

NO

7. Is the property open to the public? If no, indicate the users.

NO, Family

8. Is the property owner exempt from Federal or State income tax? If yes, indicate the IRS exempt section number and attach a copy of the IRS letter of exemption.

NO

9. Has the IRS exempt status ever been revoked or suspended for any period? If yes, please explain.

N/A

10. Is the property owned by a private individual(s)? If yes, please explain.

Yes, Family Cemetery

11. Is the property owner a non-profit corporation without stockholders? If yes, does any officer receive income for services rendered (other than salary) or from the use of the property? If yes, please explain.

NO

12. Is any incidental income received from non-lease or rental use of the property? If yes, please indicate the amount and sources.

NO

13. If this is a service-oriented organization, are the services available to the public without regard to the ability to pay. If no, please explain the circumstances, which require payment.

N/A

14. Is there any reversionary benefit to anyone if the property is sold? If yes, please specify the name for which the title to property would be given.

NO

15. List the sources and uses of funds received to the support this property.  
Please indicate percentages for each source and use.

N/A

16. Explain why you believe this property should be exempt from ad valorem taxes.

Because its a place of burial / Family Cemetery.

17. If services are rendered by the owner (hospital, charity, home for the aged, etc), are these services available to the public without regard to the ability to pay by the person requesting the services? If no, explain circumstances.

no services rendered

I hereby certify the information attached and contained herein to be true and correct to the best of my knowledge and belief.

  
Signature Title

Property Owner

3/25/24  
Date





h. Approval/Denial of intent to breach 042-051

Summary:

Additional Information:

**ATTACHMENTS:**

Description	Type
042-051	Cover Memo

042 051	2024 PIKE County Board of Assessors				3/27/2024 9:02:14 AM Acct # 3124 greg
Owner Information		General Property Information			Values
GREGG BRADFORD S 4523 HOLLONVILLE RD  WILLIAMSON, GA 30292	SITUS	401 OXFORD CIR		Imp Val	344,774
	LEGAL	401 OXFORD CIRCLE		Acc Val	9,456
	Tax District	UNINCORP ORATED		Land Val	119,526
	Total Acres	21.96	109	Total Value	473,756
	Zoning	LD	9	2023 : 473,756	2022 : 366,068
Unit		Return Value		2021 : 325,633	2020 : 292,643
TOPOGRAPHY - .00		CORNER - .00	VIEW - .00	WATER - .00	TRANSITIONAL - .00
6/10/2022-CUVA RENEWAL 6/14/2022 - CUVA FIELD; OLD ADDRESS 118; 9-14-21 - 45 DAY NTC MAILED - DUE 10-29-21; CUVA INSPECTION 6-9-21 RGH; REMOVED L4 BY COY DILLAHUNTY PER TAX RETURN '19				NEIGHBORHOOD - .00	OTHER - 1.00
				- 1.00	

SALES INFORMATION									
Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason	
GREGG BRADFORD S	HUTCHENS JAMES F & LAURA	12/11/2023	1464 1	11 89	685,000	V4		0 FM	
HUTCHENS JAMES F & LAURA		08/05/2021	1334 112	C		V1		0 CU	
HUTCHENS JAMES F & LAURA	DILLAHUNTY COY D	10/23/2020	1268 258		449,500	V1		0 FM	

LAND INFORMATION			
CS	Land Use	Productivity	UnAdj Value
V4	AG LAND 1	4	7.83
V4	AG LAND 1	5	6.36
A4	AG LAND 1	5	2.00
V4	WOODLAND	3	3.22
V4	WOODLAND	5	1.17
V4	WOODLAND	7	1.38

CONSERVATION USE LAND INFORMATION				
Land Use	Productivity	ACRES	Unit Value	Adjustment
Agland 93		4	7.83	897
Agland 93		5	6.36	787
Timberland 93		3	3.22	781
Timberland 93		5	1.17	623
Timberland 93		7	1.38	504

Review: 6/13/2022 by ROB WEAVER/

ACCESSORY IMPROVEMENTS - 042 051															
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
R1	Farm Shop	24	40	960	1994	1.00	0.62	0.00	1.00	0.00	1.00		0.00	5000	True
R1	Lean-to w/sides no floor	12	40	480	1994	1.00	0.62	0.00	1.00	1.00	1.00		0.00	2201	True
R1	UTILITY BLDG, UNFINISHED	8	10	80	2016	1.00	0.98	0.00	1.00	1.00	1.00		0.00	714	True
R1	UTILITY BLDG, UNFINISHED	12	15	180	2010	0.80	0.98	0.50	1.00	1.00	1.00		0.00	655	True
R1	UTILITY BLDG, UNFINISHED	8	16	128	2000	1.00	0.76	0.00	1.00	1.00	1.00		0.00	886	True

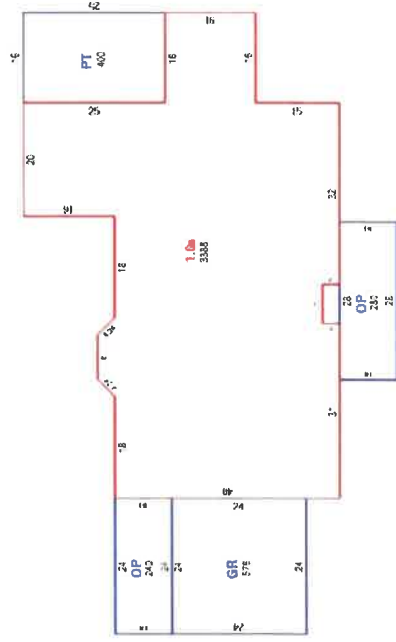
RES IMP - 042 051   401 OXFORD CIR									
Impr Key	3871	Roof Shape	Hip	Basement / Attic	Squarefoot	Phy Depr	0.86		
Class / Strat	R1	Floor Construction	Wood Joist	Bsmt / Finish	1296 / 0.50	Phy OVR	0.00		
Occupancy / Style	One Family	Floor Finish	Hardwood	Attic / Finish	0 / 0.00	Func Obsol	1.00		
Rooms	0	Interior Wall	Sheetrock	Bsmt Qual		Econ Obsol	1.00		
Bedrooms	0	Interior Ceiling	Sheetrock	Attic Qual		% Complete	1.00		
Heated Area	3,388	Heat	Central Heat/AC	Grade	1.20	Neigh Adj			
Story Height		Plumbing:Std Comp	1	Year Built	1996	CD	1.00		
Foundation	Masonry	Plumbing: Extra Fix	8	Eff Year Built	1996	FMV	344,774		
Exterior Wall	Masonry (brick)	Full Baths	4	Condition	Average	MAV	0		
Roofing	Asphalt Shingles	Half Baths	0	RCN	400,900	OVR FMV	0		

Sketch Legend			Other Features		
Code	Type	Area			

OP	Open Porch	240			
OP	Open Porch	280			
GR	Garage	576			
PT	Patio	400			
1.0s	1 Story	3388			



ADDED CLASS D BLDG 12 X 15 AND A CLASS B BLDG BOTH ON PIERS 16X12 PER JP \*11  
ADDED 8X10 UN-FIN UTILITY ...CHANGED 24X40 CLASS B BLDG TO FARM SHOP ...5-18-17LB





a. Approval/Denial of 2023 Appeal(s) with 18 Fair Market Value Revision (s)  
approval(s)-Staff recommends approval(s)

Summary:

Additional Information:

**ATTACHMENTS:**

Description	Type
 30 days	Cover Memo

30 Days Mail on 4/10/2024

TOTAL #18

LASTNAME	APPEAL_YR	PARCEL_NO	APPEAL VALUE	CHANGED VAL	TOTAL	% IN VALUE
DBM RENTALS LLC	2023	020A 022 D	\$241,021	\$218,208	\$ 22,813	10.4547038
DBM RENTALS LLC	2023	067A 199	\$132,482	\$122,241	\$ 10,241	8.37771288
DBM RENTALS LLC	2023	090 025	\$162,745	\$151,113	\$ 11,632	7.69755084
DBM RENTALS LLC	2023	040 022	\$90,909	\$77,200	\$ 13,709	17.757772
DBM RENTALS LLC	2023	019 004	\$556,869	\$502,682	\$ 54,187	10.7795783
DLR & W	2023	062A 085	\$33,184	\$31,548	\$ 1,636	5.1857487
HATCHETT	2023	054 012 A	\$474,997	\$415,919	\$ 59,078	14.204208
HATCHETT	2023	054 021	\$19,199	\$18,199	\$ 1,000	5.49480741
JONES	2023	009 007	\$294,230	\$484,639	\$ (190,409)	-39.2888315
JONES	2023	027 026	\$316,971	\$279,859	\$ 37,112	13.2609636
LACY	2023	057 035 B	\$161,160	\$148,267	\$ 12,893	8.6957988
LACY	2023	055 008 Y	\$169,811	\$152,830	\$ 16,981	11.1110384
MCLEROY	2023	075 091	\$193,077	\$174,573	\$ 18,504	10.5995773
MCLEROY	2023	071 052	\$82,019	\$71,949	\$ 10,070	13.996025
MCLEROY	2023	065 035 A	\$122,361	\$110,101	\$ 12,260	11.1352304
ROUNDS	2023	068 008 B	\$123,355	\$113,487	\$ 9,868	8.69526906
ROUNDS	2023	068 008 C	\$89,882	\$82,691	\$ 7,191	8.69623055
WILLIS	2023	058 014	\$52,196	\$47,856	\$ 4,340	9.06887329
			\$ 265,433.00	\$ 244,034.00	\$ 21,399	8.76886008

COMBINED PARCELS



b. Approval/Denial of 2023 Waiver(s) 2 with Fair Market Value Revision(s)-Staff recommends approval(s).

Summary:

Additional Information:

**ATTACHMENTS:**

Description	Type
 waivers	Cover Memo

**4/10/2024**      **TOTAL # 2**

<b>LAST NAME</b>	<b>PARCEL#</b>
GRIFFITH	040 017 D
SMITH	090 012 D





c. Approval/Denial of 2024 Cuva renewals 17, & 19 Cuva continuations Cuva Staff recommends approval.

Summary:

Additional Information: