



"Serving Citizens Responsibly"

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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 - February 6, 2024 - 4:30 PM

I. Call to Order

II. Approval of Agenda

III. Invocation - Chief Appraiser Hobbs

IV. Pledge of Allegiance

V. Approval of Minutes

- Approval of January 18, 2024, Regular scheduled Minutes Summary- 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

X. New Business

1. 2024 sale ratio study all classifications residential, Land, agricultural, and commercial
2. Letter regarding penalty for 2022 digest from GA department of Revenue.
3. Approval/Denial removal of mobile home 048-007 E (Buckhanan). Staff recommends approval.

1. Real Property

- a. Approval/Denial of 2023 Appeal(s) with Fair Market Value Revision(s) 47 and 2 revisions over 30% approval(s)-Staff recommends approval(s)

- b. b. Approval/Denial of 2023 Waiver(s) 14 with Fair Market Value Revision(s)-Staff recommends approval(s).
- c. c. Approval/Denial of 2024 homesteads 21 S1 (regular homestead), 1 L8 (70 and older non-income), 1 S5 (disabled veteran under 65)Staff recommends approval. .
- d. d. Approval/Denial of 2024 Cuva renewals 014-003 (Bottoms), 030-003K (Bottoms),009-009 (Barr),a. Staff recommends approval.
- e. e. Approval/Denial of 2024 Cuva continuations 025-026C (Willis),054-001B (Coursey). Staff recommends approval.

2. Personal Property

- a. Approval/Denial car appeals Blackmon-2017 Chev Silverado, Taylor-2007 Hummer H3, Brooks-2020 Ford F150 XL, Stewart-2016 Dodge Ram, Varnes-2016 Kia Forte, Ison- 2013 F-250,Gales-2012 Acura MDX. Staff recommends approval.

3. Executive Session

- a. Board of Tax Assessors requests adjournment to Executive Session for: Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee, as provided in O.C.G.A. § 50-14- 3(b)(2), germane to Personnel.

XI. Public Comment

XII. Board Members Report

XIII.Attorney Comments

XIV. Approval to Adjourn

(AGENDA SUBJECT TO REVISION)



Approval of January 18, 2024, Regular scheduled Minutes Summary- Staff recommends approval.

Summary:

Additional Information:



2024 sale ratio study all classifications residential, Land, agricultural, and commercial

Summary:

Additional Information:

ATTACHMENTS:

Description	Type
ratio study	Cover Memo
ratio study	Cover Memo

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
067A 088				SAWYER JOSHUA D &	05/05/2023	335,000	1.01	0.2915
R	1	FM	00169	HERRING KENNETH SCOTT	1445 32	97,636		
067A 015				GEORGIA PROPERTY BUILDERS LLC	12/01/2023	305,000	0.65	0.1811
R	1	FM	00169	BENNETT CHARLOTTE	1462 403	55,240		
009 010				SHOCKLEY ROBERT W SR	01/13/2023	150,000	2.00	0.1208
R	1	FM	00029	MORGAN III JOSEPH MURPHY	1435 34	18,116		
042A 090				PARKS JAMES L	04/10/2023	118,000	0.35	0.4576
R	1	FM	00167	JETT APRIL	1441 475	54,000		
012 008				WILLIAMS, THOMAS CHANCE &	09/21/2023	419,900	5.00	0.2933
R	1	FM	00029	FELTS BRANDON &	1457 302	123,143		
086 007				BELL ANTONINETTE MOORE	07/12/2023	240,000	1.67	0.3608
R	1	FM	00031	JOHNSON CHRISTOPHER M & ALEXIS	1451 362	86,602		
014 006 K				HINKLEY AMY ELAINE & OLDEN SARA	11/29/2023	200,000	5.00	0.1426
R	1	FM	00185	WILLIAMS KATIE & SHAW TONIA	1462 391	28,518		
075 011				LASITER DONNA L & TRAVIS L JR	07/17/2023	332,500	2.01	0.2361
R	1	FM	00297	DYE ROGER D &	1451 481	78,496		
019A 059				ALDRIDGE JOHN P	05/12/2023	120,000	1.00	0.4802
R	1	FM	00166	PARKER BOBBIE LEON &	1445 417	57,628		
094 008 K				FLOYD SETH LEE & HOPE	10/27/2023	380,000	4.84	0.4532
R	1	FM	00033	JONES BLAKE & BREANNA	1460 376	172,208		
075 051				DAVIS JAMES DONALD	05/19/2023	299,000	1.00	0.2509
R	1	FM	00246	PHILLIPS EDWARD II & KAY	1447 1	75,010		
075 070				CHILDS MICHAEL W &	07/10/2023	385,000	2.58	0.2236
R	1	FM	00287	MCFARLIN KATHRYN	1451 318	86,078		
021 003				STRICKLAND MATTHEW	05/24/2023	230,000	2.01	0.3749
R	1	FM	00032	SNEED LISA JAN	1448 147	86,229		
092 005				REESE REBECCA ANN	09/22/2023	100,000	10.86	0.5247
R	1	FM	00033	BLOODWORTH JOHN TERRY	1457 335	52,473		
092 036				MURGADA GREGORY STEVEN	09/15/2023	172,000	1.00	0.1265
R	1	FM		BUTLER CINDY	1459 134	21,756		
024 006				SIMS CALLIE	04/17/2023	25,000	1.00	0.3798
R	1	FM	00029	GARNER WILLIAM SCOTT & JEFFERY	1442 329	9,494		
024 019				POLNASZEK CHRISTY	08/24/2023	475,000	4.00	0.4349
R	1	FM	00029	DAVIS JOHN RANDALL	1455 324	206,581		
075 118				CHASTAIN DORSEY WAYNE &	09/25/2023	109,000	0.75	0.6386
R	1	FM		ORDORICA ERIC	1458 151	69,611		
027 006				ONEAL RONALD W SR & ALBERTA	11/03/2023	410,000	7.86	0.3980
R	1	FM	00029	SOWELL BRENNEN	1461 312	163,184		
027 009				LEE FAMILY TRUST	05/31/2023	290,000	5.29	0.4299
R	1	FM	00029	GELLATLY RALPH DOUGLAS	1448 55	124,674		
029 018 A				SPRADLIN CRISTIE NICHOLE	04/17/2023	270,000	10.00	0.2321
R	1	FM	00029	STAPLETON LOGAN	1443 376	62,679		
074 090				FRAKER BROOKE &	05/25/2023	340,000	5.74	0.3510
R	1	FM		STEADHAM KIMBERLY	1447 289	119,331		

016	021			MCDERMITT MATTHEW S	08/30/2023	325,000	2.50	0.2740
R	1	FM	00197	LEWIS GLENDA SELENA	1455 469	89,059		
036	032			HARWELL MARTHA JANE TURNER	09/05/2023	25,000	1.33	0.4501
R	1	FM		RIVERA ARTURO JR &	1456 57	11,252		
067	003 A			HURT CHARITY ANNE &	04/27/2023	332,000	2.00	0.2866
R	1	FM		MILLER LINDA T	1443 284	95,156		
067	003 W			MELVIN JANET S	10/12/2023	300,000	0.78	0.3014
R	1	FM	00283	STRADER JEREMY &	1459 200	90,416		
067	003 Z			SLAGLE DAMON &	02/03/2023	330,000	0.71	0.3225
R	1	FM	00283	WILLIAMS JOHNIE & DIANNE	1436 342	106,434		
066	035			PAPPAS LUCAS	08/03/2023	111,900	2.01	0.4971
R	1	FM		STUSAK KERRY	1453 264	55,625		
065	013			PALMER GLENN & SHERRI	09/19/2023	549,000	5.34	0.3679
R	1	FM	300	WHITFIELD AMANDA	1458 271	201,963		
028	016			DAVIS JOHN RANDY	08/24/2023	285,000	4.03	0.2651
R	1	FM	00029	RHYNE JACOB ALAN &	1455 298	75,560		
028	017			THE ESTATE OF WAYNE LOUIS	04/03/2023	362,000	7.18	0.4304
R	1	FM	00029	SKIDMORE SAMANTHA LEIGHAM	1441 449	155,797		
062A	097			CULVER KATHY	05/05/2023	196,000	0.57	0.1476
R	1	FM		WRIGHT JR MICHAEL DAVID &	1445 260	28,936		
048	027			CAMP CORY	05/25/2023	240,000	8.16	0.1781
R	1	FM	00032	SILVERA GIRALD WARNNER	1448 14	42,732		
077	011			KENWAY CHRISTOPHER CHAD &	03/24/2023	155,000	0.81	0.1522
R	1	FM		DUPREE WILLIAM L & NANCY J	1440 242	23,596		
048	023 A			REEVES TAMMY DEANN	06/02/2023	126,000	2.58	0.2324
R	1	FM	00032	ALLEN TATYANNA	1449 340	29,278		
049	001			PIERCE MICHAEL & BRANDON	05/01/2023	350,000	8.10	0.5136
R	1	FM	00029	STRICKLAND KENT LEE	1444 73	179,761		
050	010			WALL JEANNIE	08/07/2023	270,000	6.78	0.3197
R	1	FM		VILLA MARIA SILVIA	1453 383	86,308		
050	042			MARTIN MATTHEW	07/07/2023	349,000	1.74	0.2823
R	1	FM		LINDSEY PHILLIP & ABIGAIL	1451 128	98,525		
051	010			MEADE RONALD E	09/26/2023	227,500	2.12	0.3477
R	1	FM		DOOLEY MATTHEW	1458 208	79,098		
051	069			SMITH ROBERT D &	08/04/2023	762,500	2.62	0.2764
R	1	FM	00191	APPEL STEVEN & CRYSTAL	1453 406	210,779		
051	046			DANIEL JAMES E & DOLORES	09/06/2023	1,000,000	11.17	0.3517
R	1	FM	00023	MAISANO KATHERINE ABAGAIL	1456 233	351,704		
053	010 L			HAWES AMBER	01/06/2023	250,000	2.33	0.2750
R	1	FM	00294	CRANE LONNIE	1434 339	68,748		
053	010 K			PAZENHAGEN MATTHEW/BROWNL	04/03/2023	222,000	2.00	0.2530
R	1	FM	00294	ADAMS BRADY & MITCHELL KENDLE	1442 126	58,168		
057	041 A			SHANNON VERLON E	08/18/2023	35,000	1.84	0.6207
R	1	FM	00032	COLWELL JERRY KEVIN &	1454 439	21,724		
057	042			SHANNON VERLON	08/15/2023	77,500	0.50	0.4143
R	1	FM	00032	DUNN STEPHANIE	1454 347	32,108		
060	062			HANSON AUBREY WAYNE &	12/18/2023	160,000	8.05	0.5012
R	1	FM	00032	PARDUE TYLER BENNETT & ALYSSA	1464 168	80,192		

062	002			MALONE CHRISTOPHER TOMMY &	12/19/2023	195,000	5.22	0.3767
	R	1	FM	GUILD LOREN E JR	1464 129	73,459		
074	002 A			PUCHADES ALBERT &	09/13/2023	450,000	4.22	0.4385
	R	1	FM 00031	CASEY TIFFANY JOY	1456 357	197,336		
042B	107			THOMAS PRISCILLA W	11/30/2023	220,000	1.03	0.3246
	R	1	FM	MCELWANEY HOLDINGS LLC	1462 401	71,420		
078	048			JOHNSON DERRICK	02/03/2023	120,000	7.09	0.3371
	R	1	FM 00031	PRAY GREGORY DOYLE & SHERYL	1436 467	40,451		
081	014			SHEPHERD JOHN	03/01/2023	375,000	14.00	0.2120
	R	1	FM	WILLIAMS DONN POUNDS & BRIAN	1439 152	79,496		
081	037			CRAWFORD JANETTE A	02/17/2023	68,500	5.97	0.4292
	R	1	FM 00033	NICOLS TAYLOR J	1439 70	29,398		
082A	013			PERRY RAY &	01/30/2023	225,000	1.28	0.4558
	R	1	FM 00170	WOOLDRIDGE MARK	1436 64	102,550		
082A	044			FLETCHER JACKSON B & CAMRYN L	01/24/2023	215,000	1.37	0.3682
	R	1	FM 00170	TBOC LLC	1435 325	79,154		
083	022 A			PARROTT B GREGORY &	08/04/2023	380,000	3.80	0.2743
	R	1	FM 104	ST MARTIN CLAIRE	1453 308	104,244		
083	037			BRIGANTE VINCENT J	07/18/2023	50,000	2.97	0.3778
	R	1	FM 00033	PITTMAN ASHLEY THOMAS	1452 140	18,892		
084	021			TRIVETTE CHRISTOPHER	04/05/2023	70,000	7.80	0.2722
	R	1	FM	CAPPS ETHEN & STEVEN	1441 435	19,056		
084	030			CARAWAY JOSEPH O'NEAL & LAURA	02/28/2023	125,000	2.00	0.3458
	R	1	FM	BUCHANAN SHIRLEY	1438 305	43,222		
085	016			SMITH PHYLLIS L	07/27/2023	180,000	1.98	0.1256
	R	1	FM	LEWIS CHRISTOPHER JR	1455 179	22,614		
087	059			WILSON ROY A	09/06/2023	118,000	3.39	0.5870
	R	1	FM	DEAN TRACEY D &	1456 142	69,269		
089	031			HULSEY AMANDA	09/19/2023	240,000	2.24	0.3531
	R	1	FM 00031	UZDAVINES ROBERT MICHAEL JR &	1458 253	84,742		
047	025 D			SIBLEY DEBRA ANDERSON	02/24/2023	290,000	4.41	0.2708
	R	1	FM 00205	JOHNSON RENEE L & DAVID G	1438 78	78,544		
019A	006 A			BLYTHE LANCE S	06/15/2023	165,000	1.00	0.3665
	R	1	FM 00166	WILSON CONTRACTING LLC	1449 454	60,477		
065	015 NL			COLLIER CAREY RANDALL	08/30/2023	365,000	4.87	0.2990
	R	1	FM 00031	POWELL KARA LYNN & JUSTIN	1455 381	109,123		
094	027			ALLEN JIMMY	06/02/2023	456,000	7.96	0.4707
	R	1	FM 00033	CRITES JEREMY M &	1448 258	214,621		
078	050 E			ROYALS PAMELA ANN	01/17/2023	200,000	4.47	0.5453
	R	1	FM 00031	GABLE JAMES HENRY	1435 256	109,062		
074	021 B			BOGGS SUSAN RAINWATER	04/04/2023	515,000	2.05	0.2820
	R	1	FM 00172	BROXTON TARONCE	1441 328	145,223		
074	021 AJ			PEEPLS JOSEPH MARK	09/08/2023	300,000	2.12	0.4257
	R	1	FM	HANDLEY RICHARD B &	1456 385	127,698		
033	002 F			LANKFORD SKYLER MORGAN &	10/23/2023	233,000	3.75	0.1479
	R	1	FM	NEW JOHN THOMAS JR & MARISSA	1460 212	34,470		
058	039 B			WHITSON BARRY T	07/07/2023	395,600	3.00	0.3699
	R	1	FM	DELGADO MARIA SUAREZ	1451 180	146,342		

025	003 BA	SINGHEIMER, TORBJORN	04/14/2023	356,600	6.27	0.2885
R	1 FM	RIO LISANDO CASTORENA DEL	1442 310	102,875		
051	020 P	CRAWFORD DEANNA	09/29/2023	340,000	2.03	0.3194
R	1 FM 00009	BIRD MADISON DEAN & CHRISTY HOPE	1459 136	108,608		
086	007 B	MASON MERRI C	08/25/2023	280,000	2.40	0.3835
R	1 FM 00031	OSWALD EDWARD II & BRITTANY	1455 233	107,367		
058	034 D	GREGG BRAD	02/21/2023	412,000	2.41	0.3366
R	1 FM 00210	AUSTIN JAMES J & AUSTIN JESSICA	1437 384	138,691		
058	034 K	HELIN CHRISTINA & BRAIN	05/30/2023	568,500	8.19	0.2957
R	1 FM	LONG STEPHANIE & JOE	1448 277	168,127		
030	010 A	MCCOMBS JON R & WENDY KING	02/14/2023	405,000	2.35	0.3383
R	1 FM	CAMPBELL BETTY SUE	1437 267	136,994		
059	074	STINNETT KAREN B	07/10/2023	300,000	3.10	0.3281
R	1 FM 00208	COCHRAN ROY H	1451 337	98,420		
064	015 A	UNDERWOOD ROBERT JR L	04/21/2023	510,000	9.00	0.2679
R	1 FM	LUNA JESUS	1443 484	136,635		
091	016 G	BRUNSON WALTER JR	09/26/2023	350,000	5.00	0.4476
R	1 FM 00013	WOMMACK SHAWN ALAN &	1459 116	156,655		
085	037 B	LONG KRISTY M	05/25/2023	317,500	2.15	0.3045
R	1 FM 00033	FRANSEN BRADLEY ALLEN & DONNA D	1447 269	96,689		
034	049	HUFF RANDY S & RACHEL A	01/06/2023	345,000	5.14	0.3300
R	1 FM 00024	HAWES AMBER MAIRE	1434 357	113,838		
080	110	KENNEDY MARK A &	02/03/2023	316,000	2.28	0.3773
R	1 FM 00188	FLETCHER JACKSON B	1436 283	119,238		
080	147	MCKINNEY JASON ALLEN	01/05/2023	360,000	2.05	0.3237
R	1 FM 00188	BRACEWELL BRENT & JILL L	1434 305	116,548		
063	049 A	HARRISON CHARLES F & RELLEA C	03/21/2023	435,000	5.87	0.3474
R	1 FM 00031	KELLY JOHN & ALINA	1439 480	151,137		
074	229	STONE, JEFFREY ALAN	01/20/2023	1,295,000	7.11	0.2262
R	1 FM 00045	SAECAT JOHN MARK & MARIE ELENA	1435 337	292,978		
080	193	PIPPIN TIMOTHY &	04/26/2023	370,000	2.28	0.2594
R	1 FM 00188	SHEPARD PAULINE B &	1443 259	95,960		
084	053 A	JARVIS JESSE G	04/28/2023	227,000	1.00	0.1098
R	1 FM 00033	ALLEN JORDAN LEE	1444 50	24,935		
025	104	ALLEN JIMMY R	06/27/2023	474,900	2.22	0.3420
R	1 FM 00176	DAVIS KERI & CHRISTOPHER	1450 240	162,414		
025	172	HUDDLESTONE, JENNIFER	10/06/2023	305,000	2.00	0.4150
R	1 FM 00176	SMITH KRISTEN	1459 79	126,579		
025	174	BISHOP CASSIE L	04/28/2023	340,000	2.00	0.3918
R	1 FM 00176	PHILLIPS CRISTIE NICHOLE	1443 405	133,200		
025	188	THAYER DANA MICHELLE	05/12/2023	350,000	2.12	0.3275
R	1 FM 00176	FORRESTER JUSTIN	1447 384	114,642		
025	200	WHITLEY ZACHARY S &	12/08/2023	415,000	3.52	0.3460
R	1 FM 00176	SCHOONOVER AMANDA JEAN &	1463 203	143,610		
065	112	POWERS, BENNY R. &	04/21/2023	400,000	2.25	0.2763
R	1 FM 00252	RODRIGUEZ TRAVIS COLE	1443 194	110,504		
076	214	FOSTER CHRIS	05/16/2023	435,000	2.10	0.2979
R	1 FM 00014	TIMOTHY MICHELLE AGNEW &	1446 373	129,606		

091	108			DICKENS HARVEY KEITH & KIMBERLY	10/20/2023	400,000	2.16	0.3774
R	1	FM	00222	HAMMOND SKLAR LEE & JUSTIN CODY	1460 112	150,968		
091	111			NORTON NICHOLAS BLAKE	03/31/2023	328,000	2.25	0.3591
R	1	FM	00222	DUKE JENNIFER	1441 178	117,777		
095	103			TURNER JIMMY &	11/30/2023	355,000	3.55	0.3237
R	1	FM	00241	REDMAN JASON BRENT & ERICA LYNN	1463 13	114,902		
035	019 C			MESSMAN SUSAN R	04/26/2023	525,000	10.00	0.3842
R	1	FM	00032	HODGSON TYLER & ERIN	1441 383	201,725		
067A	207			CANNAFAX CHRISTY LYNN & HUDSON	11/22/2023	212,000	0.17	0.3486
R	1	FM	00180	PEARSON II JAMES HARTLEY	1462 265	73,910		
067A	228			RADFORD, CLINT	05/11/2023	304,000	0.28	0.4071
R	1	FM	00180	BROWN TEAGAN KAY &	1445 358	123,759		
067A	246			WILSON ANTHONY T & NATHANIAL T	08/28/2023	222,000	0.14	0.3518
R	1	FM	00180	BIRDSONG JASMINE & JOHN	1455 269	78,100		
080	279			MADDOX JULIE &	10/23/2023	398,000	2.01	0.3019
R	1	FM	00188	MITCHELL ANDREW MICHAEL	1460 261	120,138		
080	289			SPRAYBERRY THOMAS R JR &	09/20/2023	325,000	2.01	0.2969
R	1	FM	00188	WEATHERFORD JACOB MICHAEL &	1457 261	96,501		
060	102			LACEY HOLDINGS, LLC	01/20/2023	372,500	2.41	0.3819
R	1	FM	00027	CHELINI CALEB DAVID & KELSEY	1435 194	134,815		
043	011 A			BROWN VIRGIL L	03/15/2023	179,000	1.00	0.4009
R	1	FM		HADLEY CAMERON LEE & JAMIE LYNN	1439 211	71,767		
074	253			WILSON KENNETH &	08/04/2023	380,000	1.16	0.4602
R	1	FM	00237	JONES THOMAS ALBERT &	1453 459	174,884		
074	265			SHORES JACOB	08/18/2023	409,900	1.20	0.3809
R	1	FM	00237	LEWIS NIGEL LAMAR ALLEN GILLIAMS	1454 384	156,120		
063	330			SMITH LACEY NICOLE	11/28/2023	450,000	1.05	0.3509
R	1	FM	00015	MARK RACHAEL BRAY & DONALD	1462 330	157,920		
063	336			HICKS, PHILLIP B.	06/29/2023	439,000	1.00	0.3665
R	1	FM	00015	MEWBOURN MICHAEL CHASE &	1450 335	160,880		
063	358			FLYNT DOCTARUS	08/25/2023	362,000	1.00	0.3606
R	1	FM	00015	WHEELER BRENDA	1455 263	130,520		
063	203			CUMMINGS STEVEN A &	01/18/2023	415,500	1.00	0.4599
R	1	FM	00010	WILKERSON CALVIN & MADISON	1435 216	191,088		
062	208			CLEARWATER KEVIN SEAN & MARLA	07/08/2023	575,000	1.03	0.3589
R	1	FM	00010	COE MICHAEL EUGENE	1451 151	206,390		
062	228			ORTENZO JOSEPH J & LISA G	07/21/2023	416,000	1.00	0.3959
R	1	FM	00010	DHADLI KAMALPREET SINGH	1452 302	164,706		
062	275			CZARNY PRICILLA BOSTWICK	06/15/2023	570,000	1.00	0.4169
R	1	FM	00010	DANGAR MICHAEL CHADWICK &	1459 282	237,616		
063	289			WILLIS TAYLOR NICOLE ADAM WILLIS	11/15/2023	455,000	1.00	0.3837
R	1	FM	00010	CRADDOCK WILLIAM L &	1462 302	174,580		
086	222			HINKLE ROBERT A II	03/24/2023	600,000	2.03	0.3222
R	1	FM	00102	SPRUILL RICHARD TODD & KELLY	1441 95	193,320		
044	040			MADDOX RUFUS M JR & HEATHER	02/24/2023	310,000	3.00	0.2424
R	1	FM	00032	MCCALL LANDER ROBERT & LAURA	1437 471	75,134		
065	101			ROBINSON LINDA, YORK R DAVID, &	08/25/2023	338,000	2.01	0.2922
R	1	FM	00252	MALLARD SUE S	1455 201	98,778		

027	053			WALLACE PETE J & SHANNON O	08/15/2023	700,000	3.00	0.2906
R	1	FM	00272	SAMPLES ANTHONY & LINDA K	1454 485	203,391		
092	076			HARWELL SR JOHN R & RHONDA C	01/18/2023	33,000	2.05	0.4696
R	1	FM		PETERSON MADISON	1435 56	15,496		
074	416			MADDOX BRANDY	06/02/2023	460,000	1.00	0.3363
R	1	FM	00022	MARTIN MELINDA	1448 238	154,680		
043	043 A			WHITMAN WILLIAM & RACHAEL	12/12/2023	459,900	3.00	0.3123
R	1	FM	00018	BEAVERS JEFFREY & MARLENE	1463 419	143,604		
053	006 F			COLE OLUWASEUN T	02/13/2023	735,000	4.41	0.4171
R	1	FM		GARCED DANIEL & GARCED TARA	1437 330	306,575		
071	003 H			ALLEN SHERRY	08/30/2023	400,000	3.00	0.2690
R	1	FM		LYLE GREGORY	1455 443	107,594		
042	111			SNIDER JEREMY DAVID & DIANA	10/13/2023	452,000	2.01	0.3086
R	1	FM	190	YOUNGBLOOD JONATHAN &	1459 267	139,484		
042	027 F			GOETZ MICHAEL TAYLOR & DANIELLE	01/23/2023	330,000	2.00	0.3478
R	1	FM	00319	FONTANA STEVEN	1435 365	114,790		
044	004 B			DURBIN CAREY MAX & AMBER K	12/08/2023	450,000	5.00	0.2828
R	1	FM	115	MOBLEY CHRISTOPHER T & JUILE S	1463 251	127,240		
039	124			DOLD OLGA P	02/08/2023	535,000	2.62	0.2816
R	1	FM	00321	WADE PATRICIA KATHERINE &	1437 312	150,654		
063	401			PHILLIPS, EDWARD &	05/19/2023	459,000	1.00	0.4337
R	1	FM	00324	GRIFFIN DOUGLAS CORY & KATELYN	1446 397	199,080		
065	013 J			COSTELLO NICOLE & BRIAN	02/24/2023	469,000	3.94	0.3908
R	1	FM	00031	MADDOX RUFUS MARTIN	1437 486	183,295		
062	330			FOX TALES HOLDING LLC	07/13/2023	484,900	1.00	0.4182
R	1	FM	226	PILGRIM CHRISTOPHER MICHAEL &	1451 451	202,800		
062	316			MRJ CONSTRUCITON INC	02/14/2023	530,000	1.05	0.3391
R	1	FM	226	FARRON DUSTIN & CHRISTINA	1437 269	179,720		
069	069 L			DAGUE COMMUNITES INC	10/13/2023	479,700	1.01	0.3419
R	1	FM	227	SNIDER DIANA P	1459 331	164,005		
071	059 B			PARSONS CHADWICK SHANE	05/11/2023	375,000	3.01	0.4552
R	1	FM		ASHBAUGH CALED BRYNAT &	1445 401	170,694		
071	059 G			LARRY D. PAYTON JR. A/K/A LARRY	01/09/2023	419,000	3.01	0.4128
R	1	FM		ENGLISH JULIE	1434 437	172,950		
052	041 E			TRADEMARK QUALITY HOMES INC	07/28/2023	570,000	3.03	0.4092
R	1	FM	228	HAYDEN JON M & GWYN	1453 353	233,260		
052	041 L			TRADEMARK QUALITY HOMES INC	12/06/2023	572,914	3.20	0.3996
R	1	FM	231	LIQUORI MICHAEL	1463 364	228,920		
052	041 AR			TRADEMARK QUALITY HOMES INC	11/28/2023	575,000	3.01	0.3941
R	1	FM	231	CAMPBELL MICHAEL R & LACEY	1462 306	226,620		
052	041 AS			TRADEMARK QUALITY HOMES INC	07/25/2023	522,000	3.00	0.3415
R	1	FM	231	CARMICHAEL WINSTON & SHANNON	1452 397	178,280		
082	007 A			JONES BOWEN	04/11/2023	195,400	3.00	0.3050
R	1	FM	00033	ZERKLE COURTNEY LOGAN &	1442 57	59,593		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3467	0.3393	0.2084	1.0156	140
Lower Confidence Interval	0.3275	0.3234			

Upper Confidence Interval	0.3608	0.3552
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and s.saleclass = R and s.strat = 1 and s.saledate >= 2023-01-01 and s.saledate <= 2024-01-01 and s.REASON in (FM)

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
052	050			SMATHERS BRUCE & KATHLEEN	11/16/2023	16,300	2.63	0.4000
	R	3	LM	MINTZ, HOWARD M TRUSTEE &	1462 0	6,520		
019	020			CHEEK III, DANIEL WEBSTER &	05/24/2023	36,000	3.41	0.4000
	R	3	LM 00226	NEW JACOB	1448 172	14,400		
042	014 D			WARE REGENIA	06/28/2023	45,000	2.12	0.3896
	R	3	LM 00029	GREGG BRAFORD S &	1450 385	17,530		
058	042			ELBADRI RACHID	05/22/2023	76,000	6.04	0.3436
	R	4	LM 00032	BONNER JACKSON & ABIGAIL	1447 132	26,114		
059	062 E			RAMEY DAVID A &	11/10/2023	122,200	9.40	0.2195
	R	4	LM	CARTER DANIEL C &	1461 364	26,821		
089	017 A			BARLOW TAMMY GRINER	01/05/2023	125,000	19.47	0.3260
	R	4	LM 00031	MCKINNEY JASON & KELLY	1434 337	40,747		
048	034 D			HOGAN ANN	03/07/2023	100,000	5.00	0.1680
	R	3	LM 00032	GREGG MELANIE MICHELLE &	1438 357	16,800		
058	039 C			WHITSON BARRY T	07/07/2023	34,400	2.00	0.3583
	R	3	LM	DELGADO MARIA SUAREZ	1451 180	12,326		
095	011 A			CHAMBERS THOMAS D	07/26/2023	27,000	2.00	0.4000
	R	3	LM 00033	CLACKUM NANCY CARROL &	1453 11	10,800		
034	040			CARAWAY LACEY SHERI & MATTHEW	11/03/2023	80,000	5.00	0.1700
	R	3	LM 00024	LAWRENCE STACEY RENNE	1461 135	13,600		
050	113			SCOVILLE JONATHAN ANDREW	10/16/2023	70,000	4.42	0.2286
	R	3	LM 00189	HAYNES JONATHAN & BAILY	1459 461	16,000		
040	037			FOLDS KIMBERLY K	01/06/2023	55,000	8.97	0.1466
	R	4	LM 00104	NEW MICHAEL	1434 298	8,064		
074	224			MADDOX, MAKENZIE B.	01/31/2023	72,500	2.82	0.3267
	R	3	LM	HOPKINS JOSHUA J & KATELYN S	1436 191	23,688		
093	006 M			VINING, EMILY A. &	07/14/2023	110,000	6.50	0.3349
	R	4	LM 00033	KEATON MARK & BECK PATTERSON	1454 500	36,842		
050	170			KOFF MICHAEL BRANDON & BRANDY	02/15/2023	60,200	2.29	0.4000
	R	3	LM 00187	CRAWFORD STEVEN TODD & MARIANA	1438 51	24,080		
050	184			WALLACE, TRACY	05/22/2023	55,000	1.51	0.4000
	R	3	LM 00187	HARWELL DAVID C	1446 492	22,000		
050	186			SULLIVAN DANIEL S & DONNA J	12/20/2023	120,000	2.16	0.2233
	R	3	LM 00187	FINK GLEN DAVID & CLAUDIA SUE	1464 211	26,800		
037	001 H			CHRISMAN, ADAM P	09/20/2023	65,000	4.50	0.3285
	R	3	LM 00029	PRINCE CASEY LAMAR	1457 217	21,353		
026	013 C			SIMS JEFF P.D.	06/20/2023	79,900	7.42	0.3722
	R	4	LM 00029	WILSON JERY G &	1450 273	29,737		
024	103			CORNUTT SEAN & KARL	08/21/2023	70,000	7.02	0.3149
	R	4	LM 00304	ELLINSON VICTORIA	1455 94	22,043		
052	052 I			REEVES CORNELIA PRUETT	06/23/2023	90,000	5.01	0.4000
	R	4	LM	BELL DANNY & JANICE R	1450 127	36,000		
076	081 A			ANDERSEN CHAD ANTON	03/15/2023	25,000	5.00	0.4000
	R	4	LM 00031	ANDERSEN NATHAN	1439 137	10,000		

056	023 D			IRBY GARY D	08/02/2023	96,500	6.79	0.2508
	R	4	LM	00020 BAILEY GARRETT	1453 228	24,205		
088	029 D			ONEAL, RONALD &	02/17/2023	175,000	17.78	0.3048
	R	4	LM	00314 CLEMENTS WILLIAM C	1437 357	53,340		
094	004 E			WAGNER AUDREY MADELINE	03/03/2023	82,000	8.81	0.3868
	R	4	LM	223 FARROW TREVOR	1437 362	31,716		
094	004 L			DEOLIVEIRA CHRISTOPHER	08/31/2023	80,000	11.16	0.4000
	R	4	LM	223 ROBERSON KENNETH &	1456 41	32,000		
048	026			CAMP CORY	06/07/2023	5,000	1.00	0.4000
	R	3	LM	SILVERA GIRALD W	1449 147	2,000		
052	052 K			REEVES CORNELIA PRUETT	06/09/2023	70,000	5.54	0.4000
	R	4	LM	MALCOM IV WILLIAM R & CALTLIN M	1449 182	28,000		
067A	006 A			LYNCH R LARRY	02/10/2023	15,000	0.58	0.1547
	R	3	LM	00169 BRAGG HENRY L	1437 93	2,320		
019	004 L			FERRON AND FRANCES FERRON	02/15/2023	3,000	1.00	0.4000
	R	4	LM	00032 LITTLE MANNA FOODS INC	1438 421	1,200		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3510	0.3091	0.1962	1.0511	30
Lower Confidence Interval	0.3149	0.2765			
Upper Confidence Interval	0.4000	0.3417			

and s.saleclass = R and (s.strat = 3 or s.strat = 4 or s.strat = 5) and s.saledate >= 2023-01-01 and s.saledate <= 2024-01-01 and s.REASON in (LM)

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
011	006			KEMPSON JAMIE BENNIE	09/14/2023	322,900	55.48	0.5329
	V	1	FM	00029 SOUTHERN STATES EQUITY PROFIT	1457 444	172,082		
074	070			GWYN RUSTY G &	08/04/2023	990,000	39.20	0.3742
	V	1	FM	00031 ROWE WESLEY ETHAN & KATIE	1453 283	370,468		
031	012			HUDSON DONALD R JR &	04/10/2023	483,500	21.64	0.2878
	V	1	FM	ALVERSON KALUM & KATIE	1442 28	139,166		
032	013			BAKER LARRY DEAN	05/05/2023	2,025,000	486.62	0.4243
	V	1	FM	00032 MCNAIR JAMES S	1445 151	859,107		
071	018			PILKENTON-MURRAY LLC	10/16/2023	1,000,000	55.49	0.3662
	A	1	FM	HARPER TRACY & HEALTER	1459 448	366,158		
042	051			HUTCHENS JAMES F & LAURA	12/11/2023	685,000	21.96	0.2766
	V	4	FM	GREGG BRADFORD S	1464 1	189,502		
048	013			SHEPARD EDWARD L SR &	04/26/2023	890,000	49.41	0.3181
	A	1	FM	BRADFORD KYLE &	1443 312	283,109		
050	018			HARWELL DAVID B	10/12/2023	1,000,000	47.79	0.2666
	A	1	FM	00029 PEACH STATE AERODROME LLC	1459 187	266,634		
056	016			GREGG BRAD	07/05/2023	445,000	17.18	0.1270
	A	1	FM	00032 ARNOLD ROBERT H & TINA M	1451 250	56,522		
062	015			SMITH DON A &	03/21/2023	1,691,000	103.18	0.2719
	A	1	FM	WILLIAMS JOHNNIE & DIANNE	1440 58	459,816		
078	031			LANDERS BARBARA M	09/29/2023	538,000	44.87	0.2005
	V	1	FM	00031 TEAGUE DANNY H & BETTY J	1459 458	107,873		
008	004			LAWRENCE STACY RENEE	05/10/2023	535,000	31.80	0.2035
	A	1	FM	00032 COLLINS JORDAN	1445 325	108,877		
041	005 EA			BLASER KIMBERLY	06/21/2023	475,000	16.16	0.4580
	V	1	FM	00029 BOYT WESLEY D & KAYLA D	1450 216	217,553		
034	009 A			ISON GEORGE K &	10/04/2023	700,000	25.50	0.3586
	V	1	FM	00032 ARCHER BRANDON A & JENNIFER	1458 495	251,003		
092	026 M			GOODMAN JACK LEE &	02/07/2023	580,000	12.03	0.2728
	V	1	FM	GIRRENS EDWARD MICHEAL & JEAN	1436 396	158,230		
079	041 C			RADKE LARRY DAVID & DEBORAH	07/20/2023	486,900	3.61	0.3758
	A	1	FM	00249 HAMILTON CHRISTOPHER & EMILY	1451 231	183,001		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3030	0.3261	0.2684	0.9804	16
Lower Confidence Interval	0.2666	0.2747			
Upper Confidence Interval	0.3758	0.3775			

and (s.saleclass = A or s.saleclass = V or s.saleclass = J or s.saleclass = P or s.saleclass = W) and (s.strat = 1 or s.strat = 3 or s.strat = 4 or s.strat = 5) and s.saledate >= 2023-01-01 and s.saledate <= 2024-01-01 and s.REASON in ('FM')

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
067A	032			CHANDLER WALKER L	12/15/2023	650,000	0.43	0.1956
C	1	FM	00169	FIRST BANK OF PIKE	1464 276	127,144		
067B	110			BUFFINGTON CABINET CO INC	10/03/2023	350,000	1.21	0.2380
C	1	CC	00169	PLATINUM DF PROPERTIES LLC	1458 396	82,594		
074	088			THOMAS PAMELA MILLS	08/11/2023	290,000	1.23	0.2812
C	1	FS		THOMAS CALVIN TODD	1454 152	81,539		
062A	078			WATTS JAMIE L	02/17/2023	150,000	0.12	0.1457
C	1	FM	00168	HORTON RAY	1437 345	21,860		
082A	094			PARKS EDDIE R JR	03/24/2023	70,000	1.22	0.4692
C	1	ET	00170	SHANNON DONTERRIUS	1440 363	32,841		
084	039 A			SANDEFUR MICHAEL	10/25/2023	150,000	4.27	0.5188
C	1	IC		DCT TRUCKING ENTERPRISES CROP	1460 248	77,815		
042B	112 E			CLARK ALLEN D &	06/29/2023	120,000	0.19	0.2215
C	1	IC	00167	PIKE COUNTY RENTALS & SALES INC	1450 384	26,580		
068	109			LANE MARK	10/02/2023	143,000	2.00	0.1391
C	3	IC	00298	H&S-6127 HWY 19 SOUTH	1458 362	19,886		
062	080			MCGINNIS TRAVIS J	03/21/2023	450,000	6.52	0.1308
C	1	FM		WILLIAMS JOHNIE E & WILLIAMS	1440 200	58,838		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.2215	0.2230	0.4485	1.1650	9
Lower Confidence Interval	0.0000	0.1264			
Upper Confidence Interval	0.0000	0.3196			

and s.saleclass = C and (s.strat = 1 or s.strat = 3 or s.strat = 4 or s.strat = 5) and s.saledate >= 2023-01-01 and s.saledate <= 2024-01-01

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
067A 088				SAWYER JOSHUA D &	05/05/2023	335,000	1.01	0.2915
R	1	FM	00169	HERRING KENNETH SCOTT	1445 32	97,636		
067A 015				GEORGIA PROPERTY BUILDERS LLC	12/01/2023	305,000	0.65	0.1811
R	1	FM	00169	BENNETT CHARLOTTE	1462 403	55,240		
009 010				SHOCKLEY ROBERT W SR	01/13/2023	150,000	2.00	0.1208
R	1	FM	00029	MORGAN III JOSEPH MURPHY	1435 34	18,116		
042A 090				PARKS JAMES L	04/10/2023	118,000	0.35	0.4576
R	1	FM	00167	JETT APRIL	1441 475	54,000		
012 008				WILLIAMS, THOMAS CHANCE &	09/21/2023	419,900	5.00	0.2933
R	1	FM	00029	FELTS BRANDON &	1457 302	123,143		
086 007				BELL ANTONINETTE MOORE	07/12/2023	240,000	1.67	0.3608
R	1	FM	00031	JOHNSON CHRISTOPHER M & ALEXIS	1451 362	86,602		
014 006 K				HINKLEY AMY ELAINE & OLDEN SARA	11/29/2023	200,000	5.00	0.1426
R	1	FM	00185	WILLIAMS KATIE & SHAW TONIA	1462 391	28,518		
075 011				LASITER DONNA L & TRAVIS L JR	07/17/2023	332,500	2.01	0.2361
R	1	FM	00297	DYE ROGER D &	1451 481	78,496		
019A 059				ALDRIDGE JOHN P	05/12/2023	120,000	1.00	0.4802
R	1	FM	00166	PARKER BOBBIE LEON &	1445 417	57,628		
094 008 K				FLOYD SETH LEE & HOPE	10/27/2023	380,000	4.84	0.4532
R	1	FM	00033	JONES BLAKE & BREANNA	1460 376	172,208		
075 051				DAVIS JAMES DONALD	05/19/2023	299,000	1.00	0.2509
R	1	FM	00246	PHILLIPS EDWARD II & KAY	1447 1	75,010		
075 070				CHILDS MICHAEL W &	07/10/2023	385,000	2.58	0.2236
R	1	FM	00287	MCFARLIN KATHRYN	1451 318	86,078		
021 003				STRICKLAND MATTHEW	05/24/2023	230,000	2.01	0.3749
R	1	FM	00032	SNEED LISA JAN	1448 147	86,229		
092 005				REESE REBECCA ANN	09/22/2023	100,000	10.86	0.5247
R	1	FM	00033	BLOODWORTH JOHN TERRY	1457 335	52,473		
092 036				MURGADA GREGORY STEVEN	09/15/2023	172,000	1.00	0.1265
R	1	FM		BUTLER CINDY	1459 134	21,756		
024 006				SIMS CALLIE	04/17/2023	25,000	1.00	0.3798
R	1	FM	00029	GARNER WILLIAM SCOTT & JEFFERY	1442 329	9,494		
024 019				POLNASZEK CHRISTY	08/24/2023	475,000	4.00	0.4349
R	1	FM	00029	DAVIS JOHN RANDALL	1455 324	206,581		
075 118				CHASTAIN DORSEY WAYNE &	09/25/2023	109,000	0.75	0.6386
R	1	FM		ORDORICA ERIC	1458 151	69,611		
027 006				ONEAL RONALD W SR & ALBERTA	11/03/2023	410,000	7.86	0.3980
R	1	FM	00029	SOWELL BRENNEN	1461 312	163,184		
027 009				LEE FAMILY TRUST	05/31/2023	290,000	5.29	0.4299
R	1	FM	00029	GELLATLY RALPH DOUGLAS	1448 55	124,674		
029 018 A				SPRADLIN CRISTIE NICHOLE	04/17/2023	270,000	10.00	0.2321
R	1	FM	00029	STAPLETON LOGAN	1443 376	62,679		
074 090				FRAKER BROOKE &	05/25/2023	340,000	5.74	0.3510
R	1	FM		STEADHAM KIMBERLY	1447 289	119,331		

016	021			MCDERMITT MATTHEW S	08/30/2023	325,000	2.50	0.2740
R	1	FM	00197	LEWIS GLENDA SELENA	1455 469	89,059		
036	032			HARWELL MARTHA JANE TURNER	09/05/2023	25,000	1.33	0.4501
R	1	FM		RIVERA ARTURO JR &	1456 57	11,252		
067	003 A			HURT CHARITY ANNE &	04/27/2023	332,000	2.00	0.2866
R	1	FM		MILLER LINDA T	1443 284	95,156		
067	003 W			MELVIN JANET S	10/12/2023	300,000	0.78	0.3014
R	1	FM	00283	STRADER JEREMY &	1459 200	90,416		
067	003 Z			SLAGLE DAMON &	02/03/2023	330,000	0.71	0.3225
R	1	FM	00283	WILLIAMS JOHNIE & DIANNE	1436 342	106,434		
066	035			PAPPAS LUCAS	08/03/2023	111,900	2.01	0.4971
R	1	FM		STUSAK KERRY	1453 264	55,625		
065	013			PALMER GLENN & SHERRI	09/19/2023	549,000	5.34	0.3679
R	1	FM	300	WHITFIELD AMANDA	1458 271	201,963		
028	016			DAVIS JOHN RANDY	08/24/2023	285,000	4.03	0.2651
R	1	FM	00029	RHYNE JACOB ALAN &	1455 298	75,560		
028	017			THE ESTATE OF WAYNE LOUIS	04/03/2023	362,000	7.18	0.4304
R	1	FM	00029	SKIDMORE SAMANTHA LEIGHAM	1441 449	155,797		
062A	097			CULVER KATHY	05/05/2023	196,000	0.57	0.1476
R	1	FM		WRIGHT JR MICHAEL DAVID &	1445 260	28,936		
048	027			CAMP CORY	05/25/2023	240,000	8.16	0.1781
R	1	FM	00032	SILVERA GIRALD WARNNER	1448 14	42,732		
077	011			KENWAY CHRISTOPHER CHAD &	03/24/2023	155,000	0.81	0.1522
R	1	FM		DUPREE WILLIAM L & NANCY J	1440 242	23,596		
048	023 A			REEVES TAMMY DEANN	06/02/2023	126,000	2.58	0.2324
R	1	FM	00032	ALLEN TATYANNA	1449 340	29,278		
049	001			PIERCE MICHAEL & BRANDON	05/01/2023	350,000	8.10	0.5136
R	1	FM	00029	STRICKLAND KENT LEE	1444 73	179,761		
050	010			WALL JEANNIE	08/07/2023	270,000	6.78	0.3197
R	1	FM		VILLA MARIA SILVIA	1453 383	86,308		
050	042			MARTIN MATTHEW	07/07/2023	349,000	1.74	0.2823
R	1	FM		LINDSEY PHILLIP & ABIGAIL	1451 128	98,525		
051	010			MEADE RONALD E	09/26/2023	227,500	2.12	0.3477
R	1	FM		DOOLEY MATTHEW	1458 208	79,098		
051	069			SMITH ROBERT D &	08/04/2023	762,500	2.62	0.2764
R	1	FM	00191	APPEL STEVEN & CRYSTAL	1453 406	210,779		
051	046			DANIEL JAMES E & DOLORES	09/06/2023	1,000,000	11.17	0.3517
R	1	FM	00023	MAISANO KATHERINE ABAGAIL	1456 233	351,704		
053	010 L			HAWES AMBER	01/06/2023	250,000	2.33	0.2750
R	1	FM	00294	CRANE LONNIE	1434 339	68,748		
053	010 K			PAZENHAGEN MATTHEW/BROWNL	04/03/2023	222,000	2.00	0.2530
R	1	FM	00294	ADAMS BRADY & MITCHELL KENDLE	1442 126	56,168		
057	041 A			SHANNON VERLON E	08/18/2023	35,000	1.84	0.6207
R	1	FM	00032	COLWELL JERRY KEVIN &	1454 439	21,724		
057	042			SHANNON VERLON	08/15/2023	77,500	0.50	0.4143
R	1	FM	00032	DUNN STEPHANIE	1454 347	32,108		
060	062			HANSON AUBREY WAYNE &	12/18/2023	160,000	8.05	0.5012
R	1	FM	00032	PARDUE TYLER BENNETT & ALYSSA	1464 168	80,192		

062	002			MALONE CHRISTOPHER TOMMY &	12/19/2023	195,000	5.22	0.3767
	R	1	FM	GUILD LOREN E JR	1464 129	73,459		
074	002 A			PUCHADES ALBERT &	09/13/2023	450,000	4.22	0.4385
	R	1	FM 00031	CASEY TIFFANY JOY	1456 357	197,336		
042B	107			THOMAS PRISCILLA W	11/30/2023	220,000	1.03	0.3246
	R	1	FM	MCELWANEY HOLDINGS LLC	1462 401	71,420		
078	048			JOHNSON DERRICK	02/03/2023	120,000	7.09	0.3371
	R	1	FM 00031	PRAY GREGORY DOYLE & SHERYL	1436 467	40,451		
081	014			SHEPHERD JOHN	03/01/2023	375,000	14.00	0.2120
	R	1	FM	WILLIAMS DONN POUNDS & BRIAN	1439 152	79,496		
081	037			CRAWFORD JANETTE A	02/17/2023	68,500	5.97	0.4292
	R	1	FM 00033	NICOLS TAYLOR J	1439 70	29,398		
082A	013			PERRY RAY &	01/30/2023	225,000	1.28	0.4558
	R	1	FM 00170	WOOLDRIDGE MARK	1436 64	102,550		
082A	044			FLETCHER JACKSON B & CAMRYN L	01/24/2023	215,000	1.37	0.3682
	R	1	FM 00170	TBOC LLC	1435 325	79,154		
083	022 A			PARROTT B GREGORY &	08/04/2023	380,000	3.80	0.2743
	R	1	FM 104	ST MARTIN CLAIRE	1453 308	104,244		
083	037			BRIGANTE VINCENT J	07/18/2023	50,000	2.97	0.3778
	R	1	FM 00033	PITTMAN ASHLEY THOMAS	1452 140	18,892		
084	021			TRIVETTE CHRISTOPHER	04/05/2023	70,000	7.80	0.2722
	R	1	FM	CAPPS ETHEN & STEVEN	1441 435	19,056		
084	030			CARAWAY JOSEPH O'NEAL & LAURA	02/28/2023	125,000	2.00	0.3458
	R	1	FM	BUCHANAN SHIRLEY	1438 305	43,222		
085	016			SMITH PHYLLIS L	07/27/2023	180,000	1.98	0.1256
	R	1	FM	LEWIS CHRISTOPHER JR	1455 179	22,614		
087	059			WILSON ROY A	09/06/2023	118,000	3.39	0.5870
	R	1	FM	DEAN TRACEY D &	1456 142	69,269		
089	031			HULSEY AMANDA	09/19/2023	240,000	2.24	0.3531
	R	1	FM 00031	UZDAVINES ROBERT MICHAEL JR &	1458 253	84,742		
047	025 D			SIBLEY DEBRA ANDERSON	02/24/2023	290,000	4.41	0.2708
	R	1	FM 00205	JOHNSON RENEE L & DAVID G	1438 78	78,544		
019A	006 A			BLYTHE LANCE S	06/15/2023	165,000	1.00	0.3665
	R	1	FM 00166	WILSON CONTRACTING LLC	1449 454	60,477		
065	015 NL			COLLIER CAREY RANDALL	08/30/2023	365,000	4.87	0.2990
	R	1	FM 00031	POWELL KARA LYNN & JUSTIN	1455 381	109,123		
094	027			ALLEN JIMMY	06/02/2023	456,000	7.96	0.4707
	R	1	FM 00033	CRITES JEREMY M &	1448 258	214,621		
078	050 E			ROYALS PAMELA ANN	01/17/2023	200,000	4.47	0.5453
	R	1	FM 00031	GABLE JAMES HENRY	1435 256	109,062		
074	021 B			BOGGS SUSAN RAINWATER	04/04/2023	515,000	2.05	0.2820
	R	1	FM 00172	BROXTON TARONCE	1441 328	145,223		
074	021 AJ			PEEPLS JOSEPH MARK	09/08/2023	300,000	2.12	0.4257
	R	1	FM	HANDLEY RICHARD B &	1456 385	127,698		
033	002 F			LANKFORD SKYLER MORGAN &	10/23/2023	233,000	3.75	0.1479
	R	1	FM	NEW JOHN THOMAS JR & MARISSA	1460 212	34,470		
058	039 B			WHITSON BARRY T	07/07/2023	395,600	3.00	0.3699
	R	1	FM	DELGADO MARIA SUAREZ	1451 180	146,342		

025	003 BA	SINGHEIMER, TORBJORN	04/14/2023	356,600	6.27	0.2885
R	1 FM	RIO LISANDO CASTORENA DEL	1442 310	102,875		
051	020 P	CRAWFORD DEANNA	09/29/2023	340,000	2.03	0.3194
R	1 FM 00009	BIRD MADISON DEAN & CHRISTY HOPE	1459 136	108,608		
086	007 B	MASON MERRI C	08/25/2023	280,000	2.40	0.3835
R	1 FM 00031	OSWALD EDWARD II & BRITTANY	1455 233	107,367		
058	034 D	GREGG BRAD	02/21/2023	412,000	2.41	0.3366
R	1 FM 00210	AUSTIN JAMES J & AUSTIN JESSICA	1437 384	138,691		
058	034 K	HELIN CHRISTINA & BRAIN	05/30/2023	568,500	8.19	0.2957
R	1 FM	LONG STEPHANIE & JOE	1448 277	168,127		
030	010 A	MCCOMBS JON R & WENDY KING	02/14/2023	405,000	2.35	0.3383
R	1 FM	CAMPBELL BETTY SUE	1437 267	136,994		
059	074	STINNETT KAREN B	07/10/2023	300,000	3.10	0.3281
R	1 FM 00208	COCHRAN ROY H	1451 337	98,420		
064	015 A	UNDERWOOD ROBERT JR L	04/21/2023	510,000	9.00	0.2679
R	1 FM	LUNA JESUS	1443 484	136,635		
091	016 G	BRUNSON WALTER JR	09/26/2023	350,000	5.00	0.4476
R	1 FM 00013	WOMMACK SHAWN ALAN &	1459 116	156,655		
085	037 B	LONG KRISTY M	05/25/2023	317,500	2.15	0.3045
R	1 FM 00033	FRANSEN BRADLEY ALLEN & DONNA D	1447 269	96,689		
034	049	HUFF RANDY S & RACHEL A	01/06/2023	345,000	5.14	0.3300
R	1 FM 00024	HAWES AMBER MAIRE	1434 357	113,838		
080	110	KENNEDY MARK A &	02/03/2023	316,000	2.28	0.3773
R	1 FM 00188	FLETCHER JACKSON B	1436 283	119,238		
080	147	MCKINNEY JASON ALLEN	01/05/2023	360,000	2.05	0.3237
R	1 FM 00188	BRACEWELL BRENT & JILL L	1434 305	116,548		
063	049 A	HARRISON CHARLES F & RELLEA C	03/21/2023	435,000	5.87	0.3474
R	1 FM 00031	KELLY JOHN & ALINA	1439 480	151,137		
074	229	STONE, JEFFREY ALAN	01/20/2023	1,295,000	7.11	0.2262
R	1 FM 00045	SAECAT JOHN MARK & MARIE ELENA	1435 337	292,978		
080	193	PIPPIN TIMOTHY &	04/26/2023	370,000	2.28	0.2594
R	1 FM 00188	SHEPARD PAULINE B &	1443 259	95,960		
084	053 A	JARVIS JESSE G	04/28/2023	227,000	1.00	0.1098
R	1 FM 00033	ALLEN JORDAN LEE	1444 50	24,935		
025	104	ALLEN JIMMY R	06/27/2023	474,900	2.22	0.3420
R	1 FM 00176	DAVIS KERI & CHRISTOPHER	1450 240	162,414		
025	172	HUDDLESTONE, JENNIFER	10/06/2023	305,000	2.00	0.4150
R	1 FM 00176	SMITH KRISTEN	1459 79	126,579		
025	174	BISHOP CASSIE L	04/28/2023	340,000	2.00	0.3918
R	1 FM 00176	PHILLIPS CRISTIE NICHOLE	1443 405	133,200		
025	188	THAYER DANA MICHELLE	05/12/2023	350,000	2.12	0.3275
R	1 FM 00176	FORRESTER JUSTIN	1447 384	114,642		
025	200	WHITLEY ZACHARY S &	12/08/2023	415,000	3.52	0.3460
R	1 FM 00176	SCHOONOVER AMANDA JEAN &	1463 203	143,610		
065	112	POWERS, BENNY R. &	04/21/2023	400,000	2.25	0.2763
R	1 FM 00252	RODRIGUEZ TRAVIS COLE	1443 194	110,504		
076	214	FOSTER CHRIS	05/16/2023	435,000	2.10	0.2979
R	1 FM 00014	TIMOTHY MICHELLE AGNEW &	1446 373	129,606		

091	108			DICKENS HARVEY KEITH & KIMBERLY	10/20/2023	400,000	2.16	0.3774
R	1	FM	00222	HAMMOND SKLAR LEE & JUSTIN CODY	1460 112	150,968		
091	111			NORTON NICHOLAS BLAKE	03/31/2023	328,000	2.25	0.3591
R	1	FM	00222	DUKE JENNIFER	1441 178	117,777		
095	103			TURNER JIMMY &	11/30/2023	355,000	3.55	0.3237
R	1	FM	00241	REDMAN JASON BRENT & ERICA LYNN	1463 13	114,902		
035	019 C			MESSMAN SUSAN R	04/26/2023	525,000	10.00	0.3842
R	1	FM	00032	HODGSON TYLER & ERIN	1441 383	201,725		
067A	207			CANNAFAX CHRISTY LYNN & HUDSON	11/22/2023	212,000	0.17	0.3486
R	1	FM	00180	PEARSON II JAMES HARTLEY	1462 265	73,910		
067A	228			RADFORD, CLINT	05/11/2023	304,000	0.28	0.4071
R	1	FM	00180	BROWN TEAGAN KAY &	1445 358	123,759		
067A	246			WILSON ANTHONY T & NATHANIAL T	08/28/2023	222,000	0.14	0.3518
R	1	FM	00180	BIRDSONG JASMINE & JOHN	1455 269	78,100		
080	279			MADDOX JULIE &	10/23/2023	398,000	2.01	0.3019
R	1	FM	00188	MITCHELL ANDREW MICHAEL	1460 261	120,138		
080	289			SPRAYBERRY THOMAS R JR &	09/20/2023	325,000	2.01	0.2969
R	1	FM	00188	WEATHERFORD JACOB MICHAEL &	1457 261	96,501		
060	102			LACEY HOLDINGS, LLC	01/20/2023	372,500	2.41	0.3819
R	1	FM	00027	CHELINI CALEB DAVID & KELSEY	1435 194	134,815		
043	011 A			BROWN VIRGIL L	03/15/2023	179,000	1.00	0.4009
R	1	FM		HADLEY CAMERON LEE & JAMIE LYNN	1439 211	71,767		
074	253			WILSON KENNETH &	08/04/2023	380,000	1.16	0.4602
R	1	FM	00237	JONES THOMAS ALBERT &	1453 459	174,884		
074	265			SHORES JACOB	08/18/2023	409,900	1.20	0.3809
R	1	FM	00237	LEWIS NIGEL LAMAR ALLEN GILLIAMS	1454 384	156,120		
063	330			SMITH LACEY NICOLE	11/28/2023	450,000	1.05	0.3509
R	1	FM	00015	MARK RACHAEL BRAY & DONALD	1462 330	157,920		
063	336			HICKS, PHILLIP B.	06/29/2023	439,000	1.00	0.3665
R	1	FM	00015	MEWBOURN MICHAEL CHASE &	1450 335	160,880		
063	358			FLYNT DOCTARUS	08/25/2023	362,000	1.00	0.3606
R	1	FM	00015	WHEELER BRENDA	1455 263	130,520		
063	203			CUMMINGS STEVEN A &	01/18/2023	415,500	1.00	0.4599
R	1	FM	00010	WILKERSON CALVIN & MADISON	1435 216	191,088		
062	208			CLEARWATER KEVIN SEAN & MARLA	07/08/2023	575,000	1.03	0.3589
R	1	FM	00010	COE MICHAEL EUGENE	1451 151	206,390		
062	228			ORTENZO JOSEPH J & LISA G	07/21/2023	416,000	1.00	0.3959
R	1	FM	00010	DHADLI KAMALPREET SINGH	1452 302	164,706		
062	275			CZARNY PRICILLA BOSTWICK	06/15/2023	570,000	1.00	0.4169
R	1	FM	00010	DANGAR MICHAEL CHADWICK &	1459 282	237,616		
063	289			WILLIS TAYLOR NICOLE ADAM WILLIS	11/15/2023	455,000	1.00	0.3837
R	1	FM	00010	CRADDOCK WILLIAM L &	1462 302	174,580		
086	222			HINKLE ROBERT A II	03/24/2023	600,000	2.03	0.3222
R	1	FM	00102	SPRUILL RICHARD TODD & KELLY	1441 95	193,320		
044	040			MADDOX RUFUS M JR & HEATHER	02/24/2023	310,000	3.00	0.2424
R	1	FM	00032	MCCALL LANDER ROBERT & LAURA	1437 471	75,134		
065	101			ROBINSON LINDA, YORK R DAVID, &	08/25/2023	338,000	2.01	0.2922
R	1	FM	00252	MALLARD SUE S	1455 201	98,778		

027	053			WALLACE PETE J & SHANNON O	08/15/2023	700,000	3.00	0.2906
R	1	FM	00272	SAMPLES ANTHONY & LINDA K	1454 485	203,391		
092	076			HARWELL SR JOHN R & RHONDA C	01/18/2023	33,000	2.05	0.4696
R	1	FM		PETERSON MADISON	1435 56	15,496		
074	416			MADDOX BRANDY	06/02/2023	460,000	1.00	0.3363
R	1	FM	00022	MARTIN MELINDA	1448 238	154,680		
043	043 A			WHITMAN WILLIAM & RACHAEL	12/12/2023	459,900	3.00	0.3123
R	1	FM	00018	BEAVERS JEFFREY & MARLENE	1463 419	143,604		
053	006 F			COLE OLUWASEUN T	02/13/2023	735,000	4.41	0.4171
R	1	FM		GARCED DANIEL & GARCED TARA	1437 330	306,575		
071	003 H			ALLEN SHERRY	08/30/2023	400,000	3.00	0.2690
R	1	FM		LYLE GREGORY	1455 443	107,594		
042	111			SNIDER JEREMY DAVID & DIANA	10/13/2023	452,000	2.01	0.3086
R	1	FM	190	YOUNGBLOOD JONATHAN &	1459 267	139,484		
042	027 F			GOETZ MICHAEL TAYLOR & DANIELLE	01/23/2023	330,000	2.00	0.3478
R	1	FM	00319	FONTANA STEVEN	1435 365	114,790		
044	004 B			DURBIN CAREY MAX & AMBER K	12/08/2023	450,000	5.00	0.2828
R	1	FM	115	MOBLEY CHRISTOPHER T & JUILE S	1463 251	127,240		
039	124			DOLD OLGA P	02/08/2023	535,000	2.62	0.2816
R	1	FM	00321	WADE PATRICIA KATHERINE &	1437 312	150,654		
063	401			PHILLIPS, EDWARD &	05/19/2023	459,000	1.00	0.4337
R	1	FM	00324	GRIFFIN DOUGLAS CORY & KATELYN	1446 397	199,080		
065	013 J			COSTELLO NICOLE & BRIAN	02/24/2023	469,000	3.94	0.3908
R	1	FM	00031	MADDOX RUFUS MARTIN	1437 486	183,295		
062	330			FOX TALES HOLDING LLC	07/13/2023	484,900	1.00	0.4182
R	1	FM	226	PILGRIM CHRISTOPHER MICHAEL &	1451 451	202,800		
062	316			MRJ CONSTRUCITON INC	02/14/2023	530,000	1.05	0.3391
R	1	FM	226	FARRON DUSTIN & CHRISTINA	1437 269	179,720		
069	069 L			DAGUE COMMUNITES INC	10/13/2023	479,700	1.01	0.3419
R	1	FM	227	SNIDER DIANA P	1459 331	164,005		
071	059 B			PARSONS CHADWICK SHANE	05/11/2023	375,000	3.01	0.4552
R	1	FM		ASHBAUGH CALED BRYNAT &	1445 401	170,694		
071	059 G			LARRY D. PAYTON JR. A/K/A LARRY	01/09/2023	419,000	3.01	0.4128
R	1	FM		ENGLISH JULIE	1434 437	172,950		
052	041 E			TRADEMARK QUALITY HOMES INC	07/28/2023	570,000	3.03	0.4092
R	1	FM	228	HAYDEN JON M & GWYN	1453 353	233,260		
052	041 L			TRADEMARK QUALITY HOMES INC	12/06/2023	572,914	3.20	0.3996
R	1	FM	231	LIQUORI MICHAEL	1463 364	228,920		
052	041 AR			TRADEMARK QUALITY HOMES INC	11/28/2023	575,000	3.01	0.3941
R	1	FM	231	CAMPBELL MICHAEL R & LACEY	1462 306	226,620		
052	041 AS			TRADEMARK QUALITY HOMES INC	07/25/2023	522,000	3.00	0.3415
R	1	FM	231	CARMICHAEL WINSTON & SHANNON	1452 397	178,280		
082	007 A			JONES BOWEN	04/11/2023	195,400	3.00	0.3050
R	1	FM	00033	ZERKLE COURTNEY LOGAN &	1442 57	59,593		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3467	0.3393	0.2084	1.0156	140
Lower Confidence Interval	0.3275	0.3234			

Upper Confidence Interval	0.3608	0.3552
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and s.saleclass = R and s.strat = 1 and s.saledate >= 2023-01-01 and s.saledate <= 2024-01-01 and s.REASON in (FM)

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
052	050			SMATHERS BRUCE & KATHLEEN	11/16/2023	16,300	2.63	0.4000
	R	3	LM	MINTZ, HOWARD M TRUSTEE &	1462 0	6,520		
019	020			CHEEK III, DANIEL WEBSTER &	05/24/2023	36,000	3.41	0.4000
	R	3	LM 00226	NEW JACOB	1448 172	14,400		
042	014 D			WARE REGENIA	06/28/2023	45,000	2.12	0.3896
	R	3	LM 00029	GREGG BRAFORD S &	1450 385	17,530		
058	042			ELBADRI RACHID	05/22/2023	76,000	6.04	0.3436
	R	4	LM 00032	BONNER JACKSON & ABIGAIL	1447 132	26,114		
059	062 E			RAMEY DAVID A &	11/10/2023	122,200	9.40	0.2195
	R	4	LM	CARTER DANIEL C &	1461 364	26,821		
089	017 A			BARLOW TAMMY GRINER	01/05/2023	125,000	19.47	0.3260
	R	4	LM 00031	MCKINNEY JASON & KELLY	1434 337	40,747		
048	034 D			HOGAN ANN	03/07/2023	100,000	5.00	0.1680
	R	3	LM 00032	GREGG MELANIE MICHELLE &	1438 357	16,800		
058	039 C			WHITSON BARRY T	07/07/2023	34,400	2.00	0.3583
	R	3	LM	DELGADO MARIA SUAREZ	1451 180	12,326		
095	011 A			CHAMBERS THOMAS D	07/26/2023	27,000	2.00	0.4000
	R	3	LM 00033	CLACKUM NANCY CARROL &	1453 11	10,800		
034	040			CARAWAY LACEY SHERI & MATTHEW	11/03/2023	80,000	5.00	0.1700
	R	3	LM 00024	LAWRENCE STACEY RENNE	1461 135	13,600		
050	113			SCOVILLE JONATHAN ANDREW	10/16/2023	70,000	4.42	0.2286
	R	3	LM 00189	HAYNES JONATHAN & BAILY	1459 461	16,000		
040	037			FOLDS KIMBERLY K	01/06/2023	55,000	8.97	0.1466
	R	4	LM 00104	NEW MICHAEL	1434 298	8,064		
074	224			MADDOX, MAKENZIE B.	01/31/2023	72,500	2.82	0.3267
	R	3	LM	HOPKINS JOSHUA J & KATELYN S	1436 191	23,688		
093	006 M			VINING, EMILY A. &	07/14/2023	110,000	6.50	0.3349
	R	4	LM 00033	KEATON MARK & BECK PATTERSON	1454 500	36,842		
050	170			KOFF MICHAEL BRANDON & BRANDY	02/15/2023	60,200	2.29	0.4000
	R	3	LM 00187	CRAWFORD STEVEN TODD & MARIANA	1438 51	24,080		
050	184			WALLACE, TRACY	05/22/2023	55,000	1.51	0.4000
	R	3	LM 00187	HARWELL DAVID C	1446 492	22,000		
050	186			SULLIVAN DANIEL S & DONNA J	12/20/2023	120,000	2.16	0.2233
	R	3	LM 00187	FINK GLEN DAVID & CLAUDIA SUE	1464 211	26,800		
037	001 H			CHRISMAN, ADAM P	09/20/2023	65,000	4.50	0.3285
	R	3	LM 00029	PRINCE CASEY LAMAR	1457 217	21,353		
026	013 C			SIMS JEFF P.D.	06/20/2023	79,900	7.42	0.3722
	R	4	LM 00029	WILSON JERY G &	1450 273	29,737		
024	103			CORNUTT SEAN & KARL	08/21/2023	70,000	7.02	0.3149
	R	4	LM 00304	ELLINSON VICTORIA	1455 94	22,043		
052	052 I			REEVES CORNELIA PRUETT	06/23/2023	90,000	5.01	0.4000
	R	4	LM	BELL DANNY & JANICE R	1450 127	36,000		
076	081 A			ANDERSEN CHAD ANTON	03/15/2023	25,000	5.00	0.4000
	R	4	LM 00031	ANDERSEN NATHAN	1439 137	10,000		

056	023 D			IRBY GARY D	08/02/2023	96,500	6.79	0.2508
	R	4	LM	00020 BAILEY GARRETT	1453 228	24,205		
088	029 D			ONEAL, RONALD &	02/17/2023	175,000	17.78	0.3048
	R	4	LM	00314 CLEMENTS WILLIAM C	1437 357	53,340		
094	004 E			WAGNER AUDREY MADELINE	03/03/2023	82,000	8.81	0.3868
	R	4	LM	223 FARROW TREVOR	1437 362	31,716		
094	004 L			DEOLIVEIRA CHRISTOPHER	08/31/2023	80,000	11.16	0.4000
	R	4	LM	223 ROBERSON KENNETH &	1456 41	32,000		
048	026			CAMP CORY	06/07/2023	5,000	1.00	0.4000
	R	3	LM	SILVERA GIRALD W	1449 147	2,000		
052	052 K			REEVES CORNELIA PRUETT	06/09/2023	70,000	5.54	0.4000
	R	4	LM	MALCOM IV WILLIAM R & CALTLIN M	1449 182	28,000		
067A	006 A			LYNCH R LARRY	02/10/2023	15,000	0.58	0.1547
	R	3	LM	00169 BRAGG HENRY L	1437 93	2,320		
019	004 L			FERRON AND FRANCES FERRON	02/15/2023	3,000	1.00	0.4000
	R	4	LM	00032 LITTLE MANNA FOODS INC	1438 421	1,200		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3510	0.3091	0.1962	1.0511	30
Lower Confidence Interval	0.3149	0.2765			
Upper Confidence Interval	0.4000	0.3417			

and s.saleclass = R and (s.strat = 3 or s.strat = 4 or s.strat = 5) and s.saledate >= 2023-01-01 and s.saledate <= 2024-01-01 and s.REASON in (LM)

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		(40%)
011	006			KEMPSON JAMIE BENNIE	09/14/2023	322,900	55.48	0.5329
	V	1	FM	00029 SOUTHERN STATES EQUITY PROFIT	1457 444	172,082		
074	070			GWYN RUSTY G &	08/04/2023	990,000	39.20	0.3742
	V	1	FM	00031 ROWE WESLEY ETHAN & KATIE	1453 283	370,468		
031	012			HUDSON DONALD R JR &	04/10/2023	483,500	21.64	0.2878
	V	1	FM	ALVERSON KALUM & KATIE	1442 28	139,166		
032	013			BAKER LARRY DEAN	05/05/2023	2,025,000	486.62	0.4243
	V	1	FM	00032 MCNAIR JAMES S	1445 151	859,107		
071	018			PILKENTON-MURRAY LLC	10/16/2023	1,000,000	55.49	0.3662
	A	1	FM	HARPER TRACY & HEALTER	1459 448	366,158		
042	051			HUTCHENS JAMES F & LAURA	12/11/2023	685,000	21.96	0.2766
	V	4	FM	GREGG BRADFORD S	1464 1	189,502		
048	013			SHEPARD EDWARD L SR &	04/26/2023	890,000	49.41	0.3181
	A	1	FM	BRADFORD KYLE &	1443 312	283,109		
050	018			HARWELL DAVID B	10/12/2023	1,000,000	47.79	0.2666
	A	1	FM	00029 PEACH STATE AERODROME LLC	1459 187	266,634		
056	016			GREGG BRAD	07/05/2023	445,000	17.18	0.1270
	A	1	FM	00032 ARNOLD ROBERT H & TINA M	1451 250	56,522		
062	015			SMITH DON A &	03/21/2023	1,691,000	103.18	0.2719
	A	1	FM	WILLIAMS JOHNNIE & DIANNE	1440 58	459,816		
078	031			LANDERS BARBARA M	09/29/2023	538,000	44.87	0.2005
	V	1	FM	00031 TEAGUE DANNY H & BETTY J	1459 458	107,873		
008	004			LAWRENCE STACY RENEE	05/10/2023	535,000	31.80	0.2035
	A	1	FM	00032 COLLINS JORDAN	1445 325	108,877		
041	005 EA			BLASER KIMBERLY	06/21/2023	475,000	16.16	0.4580
	V	1	FM	00029 BOYT WESLEY D & KAYLA D	1450 216	217,553		
034	009 A			ISON GEORGE K &	10/04/2023	700,000	25.50	0.3586
	V	1	FM	00032 ARCHER BRANDON A & JENNIFER	1458 495	251,003		
092	026 M			GOODMAN JACK LEE &	02/07/2023	580,000	12.03	0.2728
	V	1	FM	GIRRENS EDWARD MICHEAL & JEAN	1436 396	158,230		
079	041 C			RADKE LARRY DAVID & DEBORAH	07/20/2023	486,900	3.61	0.3758
	A	1	FM	00249 HAMILTON CHRISTOPHER & EMILY	1451 231	183,001		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3030	0.3261	0.2684	0.9804	16
Lower Confidence Interval	0.2666	0.2747			
Upper Confidence Interval	0.3758	0.3775			

and (s.saleclass = A or s.saleclass = V or s.saleclass = J or s.saleclass = P or s.saleclass = W) and (s.strat = 1 or s.strat = 3 or s.strat = 4 or s.strat = 5) and s.saledate >= 2023-01-01 and s.saledate <= 2024-01-01 and s.REASON in ('FM')

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
067A	032			CHANDLER WALKER L	12/15/2023	650,000	0.43	0.1956
C	1	FM	00169	FIRST BANK OF PIKE	1464 276	127,144		
067B	110			BUFFINGTON CABINET CO INC	10/03/2023	350,000	1.21	0.2380
C	1	CC	00169	PLATINUM DF PROPERTIES LLC	1458 396	82,594		
074	088			THOMAS PAMELA MILLS	08/11/2023	290,000	1.23	0.2812
C	1	FS		THOMAS CALVIN TODD	1454 152	81,539		
062A	078			WATTS JAMIE L	02/17/2023	150,000	0.12	0.1457
C	1	FM	00168	HORTON RAY	1437 345	21,860		
082A	094			PARKS EDDIE R JR	03/24/2023	70,000	1.22	0.4692
C	1	ET	00170	SHANNON DONTERRIUS	1440 363	32,841		
084	039 A			SANDEFUR MICHAEL	10/25/2023	150,000	4.27	0.5188
C	1	IC		DCT TRUCKING ENTERPRISES CROP	1460 248	77,815		
042B	112 E			CLARK ALLEN D &	06/29/2023	120,000	0.19	0.2215
C	1	IC	00167	PIKE COUNTY RENTALS & SALES INC	1450 384	26,580		
068	109			LANE MARK	10/02/2023	143,000	2.00	0.1391
C	3	IC	00298	H&S-6127 HWY 19 SOUTH	1458 362	19,886		
062	080			MCGINNIS TRAVIS J	03/21/2023	450,000	6.52	0.1308
C	1	FM		WILLIAMS JOHNIE E & WILLIAMS	1440 200	58,838		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.2215	0.2230	0.4485	1.1650	9
Lower Confidence Interval	0.0000	0.1264			
Upper Confidence Interval	0.0000	0.3196			

and s.saleclass = C and (s.strat = 1 or s.strat = 3 or s.strat = 4 or s.strat = 5) and s.saledate >= 2023-01-01 and s.saledate <= 2024-01-01

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.



Letter regarding penalty for 2022 digest from GA department of Revenue.

Summary:

Additional Information:

ATTACHMENTS:

Description	Type
 letter	Cover Memo



Georgia Department of Revenue
Local Government Services
4125 Welcome All Road S.W., Suite 701
Atlanta, GA 30349-1824

quadrant

FIRST-CLASS MAIL
PRSRT

01/31/2024

US POSTAGE \$000.58⁶



ZIP 30349
041M12254077

ADDRESS SERVICE REQUESTED

RECEIVED
PIKE COUNTY
FEB 02
BY: TAX ASSESSOR
[Signature]

Lyn Smith
PIKE CO BOARD OF ASSESSORS
PO BOX 377
Zebulon GA 30295-0377

35

AAP1IMP

30295





Approval/Denial removal of mobile home 048-007 E (Buckhanan). Staff recommends approval.

Summary:

Additional Information:

ATTACHMENTS:

Description	Type
📎 buchanan	Cover Memo
📎 buchanan	Cover Memo

SHENANDOAH VALLEY

170 WILLIAMS WAY
THOMASTON, GA. 30286

CELL: 770-550-5778

DATE : December 27, 2023

To: Ernest Buckhanan
345 Shortcut Rd.
Molena Ga.



Job removal of home

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	removal and relocate mobile home	\$7,000.00	\$7,000.00
<p>paid in full</p> <p>1/1/1 2024.</p> <p>gone</p>			

TOTAL FOR SERVICES

\$7,000.00

Make all checks out to
Shenandoah Valley
THANK-YOU FOR YOUR BUSINESS

an

SHENANDOAH VALLEY

170 WILLIAMS WAY
THOMASTON, GA. 30286

CELL: 770-550-5778

DATE : December 27, 2023

To: Ernest Buckhanan
345 Shortcut Rd.
Molena Ga.



Job removal of home

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	removal and relocate mobile home	\$7,000.00	\$7,000.00
<p>paid in full</p> <p>11/11 2024.</p> <p>gone</p>			

TOTAL FOR SERVICES

\$7,000.00

Make all checks out to
Shenandoah Valley
THANK-YOU FOR YOUR BUSINESS

an



a. Approval/Denial of 2023 Appeal(s) with Fair Market Value Revision(s) 47 and 2 revisions over 30% approval(s)-Staff recommends approval(s)

Summary:

Additional Information:

ATTACHMENTS:

Description	Type
☐ 30 days	Cover Memo
☐ 30 days over 30%	Cover Memo

30 Days Mail on 2/6/2024

TOTAL # 46

LASTNAME	APPEAL_ \ PARCEL_NO	APPEAL VALUE	CHANGED VALUI	TOTAL	% IN VALUE
ALEXANDER	2023 066 026	\$ 160,474	\$ 134,387	\$ 26,087	19.41184787
BECKMAN	2023 081 027 D	\$ 846,802	\$ 737,352	\$ 109,450	14.84365676
BLOUNT	2023 054 027 A	\$ 492,729	\$ 463,269	\$ 29,460	6.359156343
BLOUNT	2023 078 042 A	\$ 77,014	\$ 67,210	\$ 9,804	14.58711501
BOWDEN	2023 060 059	\$ 348,025	\$ 302,816	\$ 45,209	14.92952816
BOWE	2023 042 027 H	\$ 347,366	\$ 323,111	\$ 24,255	7.506708221
BRAND	2023 031 021 C	\$ 256,862	\$ 235,878	\$ 20,984	8.896124268
BRANHAM	2023 059 011	\$ 200,013	\$ 167,346	\$ 32,667	19.5206339
BRITT	2023 057 003	\$ 159,258	\$ 143,466	\$ 15,792	11.00748609
BROWNEE	2023 074 044	\$ 231,942	\$ 218,661	\$ 13,281	6.073785449
BUSBY	2023 060 037	\$ 44,254	\$ 41,176	\$ 3,078	7.475228288
CARDEN	2023 061 023 E	\$ 62,091	\$ 53,932	\$ 8,159	15.12830972
CARSON	2023 048 027 B	\$ 606,792	\$ 562,859	\$ 43,933	7.805329576
CHAMBLEY	2023 079 037 B	\$ 181,155	\$ 181,155	\$ -	0
CHAMBLEY	2023 079 037 A	\$ 34,392	\$ 32,533	\$ 1,859	5.714197891
CHAMBLEY	2023 079 037 A	\$ 34,392	\$ 32,533	\$ 1,859	5.714197891
CHAMBLEY	2023 079 037 B	\$ 197,032	\$ 181,155	\$ 15,877	8.764317849
CHAMBLEY	2023 078 032	\$ 309,209	\$ 278,288	\$ 30,921	11.11115104
CHAMBLEY	2023 078 032	\$ 309,209	\$ 278,288	\$ 30,921	11.11115104
DAVIS	2023 074 053 C	\$ 388,731	\$ 362,309	\$ 26,422	7.292670069
DAVIS	2023 076 048	\$ 106,664	\$ 88,253	\$ 18,411	20.86161377
DICKSON RODNEY	2023 049 007	\$ 1,172,681	\$ 1,052,893	\$ 119,788	11.37703451
DOBBS	2023 029 018 P	\$ 25,450	\$ 25,450	\$ -	0
DOBBS	2023 029 018 Q	\$ 44,178	\$ 44,178	\$ -	0
DUNKLEBURGER	097 017	\$ 1,014,159	\$ 834,561	\$ 179,598	21.52005665
ENGLISH	2023 091 005	\$ 508,172	\$ 494,748	\$ 13,424	2.713300509
ENGLISH	2023 091 004 B	\$ 132,900	\$ 126,255	\$ 6,645	5.263157895
ENGLISH	2023 064 019	\$ 40,772	\$ 36,695	\$ 4,077	11.11050552
HALL	063 133	\$ 258,316	\$ 223,590	\$ 34,726	15.53110604
IDLEWILD SOUTH FARM LLC	2023 058 018	\$ 555,238	\$ 555,238	\$ -	0
JEFFERY	039 015 A	\$ 564,087	\$ 494,245	\$ 69,842	14.13104837
JONES	2023 076 044	\$ 353,700	\$ 303,098	\$ 50,602	16.69493035

KILLINGSWORTH	2023 062A 027	\$	47,700	\$	45,315	\$	2,385	5.263157895
KING	2023 052 030	\$	527,260	\$	517,440	\$	9,820	1.897804576
LINDLEY	2023 052 029	\$	544,814	\$	535,138	\$	9,676	1.808131734
MARTIN	020A 035	\$	52,960	\$	49,600	\$	3,360	6.774193548
MCGINN	2023 052 025 A	\$	571,756	\$	561,096	\$	10,660	1.899853145
OXFORD	2023 042 031	\$	459,436	\$	446,224	\$	13,212	2.960844778
POWERS	2023 072 001 O	\$	388,856	\$	413,054	\$	(24,198)	-5.858313925
REAHARD	2023 052 028	\$	445,839	\$	442,495	\$	3,344	0.755714754
SMITH	2023 039 024 A	\$	75,357	\$	70,925	\$	4,432	6.248854424
SMITH	2023 039 032 E	\$	86,544	\$	81,453	\$	5,091	6.250230194
SMITH	2023 039 024	\$	515,178	\$	470,863	\$	44,315	9.411442394
THAXTON	2023 052 021	\$	564,768	\$	554,858	\$	9,910	1.786042555
TMI REALTY LLC	2023 086 059 U	\$	30,000	\$	28,500	\$	1,500	5.263157895
TMI REALTY LLC	2023 086 059 V	\$	30,000	\$	28,500	\$	1,500	5.263157895
WORSUM	2023 043 037	\$	458,023	\$	441,731	\$	16,292	3.68821749
		\$	518,023.00	\$	498,731.00	\$	19,292	3.868217536

OVER 30% CHANGE

TOTAL #2

LASTNAME	APPEAL_YR	PARCEL_NO	APPEAL VALUE	CHANGED VALUE	TOTAL	% IN VALUE
BROWN	2023	045 044	\$ 424,414	\$ 295,000	\$ 129,414	43.86915254
JONES	2023	057 014	\$ 258,024	\$ 136,997	\$ 121,027	88.34281043
			\$ 682,438.00	\$ 431,997.00	\$ 250,441	57.97285629



b. Approval/Denial of 2023 Waiver(s) 14 with Fair Market Value Revision(s)-Staff recommends approval(s).

Summary:

Additional Information:

ATTACHMENTS:

Description	Type
 waivers	Cover Memo

2/6/2024

TOTAL # 14

LAST NAME	PARCEL#
HARDIN	039 011 B
HARPER	19129
KERSCHER	052 006
KERSCHER	063 113
KERSCHER	063 113 A
OWEN	024 039
PORTER	076 083 B
SIMPSON	060 054 A
SNK PROPERTIES	067A 031
SNK PROPERTIES	067A 133
SNK PROPERTIES	067A 136
STRICKLAND	082 035 A
TAYLOR	039 011 C
TURNIPSEED	083 043



c. Approval/Denial of 2024 homesteads 21 S1 (regular homestead), 1 L8 (70 and older non-income), 1 S5 (disabled veteran under 65)Staff recommends approval. .

Summary:

Additional Information:

ATTACHMENTS:

Description	Type
 homestead	Cover Memo

Name	Map/Parcel	Exemption
BELL	071-059E	S1 REGULAR HOMESTEAD
BOYD	025-104C	S1 REGULAR HOMESTEAD
DANIEL	022-003A	S1 REGULAR HOMESTEAD
KIMBELL	074-412	S1 REGULAR HOMESTEAD
SMITH	069-039	S1 REGULAR HOMESTEAD
SAGE & MATHEWS	086-310	S1 REGULAR HOMESTEAD
HARRISON	085-018C	S1 REGULAR HOMESTEAD
WALLACE	062-339	S1 REGULAR HOMESTEAD
DETAMORE	034-020G	S1 REGULAR HOMESTEAD
SINGLETON	062-329	S1 REGULAR HOMESTEAD
DAVIS	024-019	S1 REGULAR HOMESTEAD
BECKHAM	048-053	S1 REGULAR HOMESTEAD
SEATON	064-003X	S1 REGULAR HOMESTEAD
FOX	038-002K	S1 REGULAR HOMESTEAD
ENGLISH	071-059G	S1 REGULAR HOMESTEAD
WOFFORD	035-005C	S1 REGULAR HOMESTEAD
WEST	025-104	S1 REGULAR HOMESTEAD
HUGHES	052-041AL	S1 REGULAR HOMESTEAD
MALLARD	065-101	S1 REGULAR HOMESTEAD
CUDNOHUFISKY	093-035H	S1 REGULAR HOMESTEAD
TREADWAY	043-119	S1 REGULAR HOMESTEAD
DYE	075-011	L8 70 NON-INCOME BASE
WALTERS	067D-019	S5 DISABLED VETERAN UNDER 65



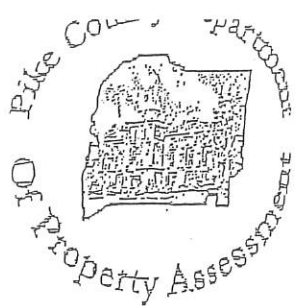
d. Approval/Denial of 2024 Cuva renewals 014-003 (Bottoms), 030-003K (Bottoms),009-009 (Barr),a. Staff recommends approval.

Summary:

Additional Information:

ATTACHMENTS:

Description		Type
<input type="checkbox"/>	bottoms	Cover Memo
<input type="checkbox"/>	bottoms	Cover Memo
<input type="checkbox"/>	barr	Cover Memo



"Serving Citizens Responsibly"

PO Box 377
73 Jackson Street
Zebulon, GA 30295

Fax: 678-263-4543
Phone: 770-567-2002
ghobbs@pikecoga.com

[Handwritten signature]

CONSERVATION USE/PREFERENTIAL ASSESSMENT
FIELD REVIEW CHECK LIST

DATE: 1/23/2024

APPLICANT: BOTTOMS

MAP-PARCEL#: 14/3

PHYSICAL ADDRESS: _____

ACRES: 153.98

PROPERTY ZONING: _____

CONTACT PHONE: _____

EMAIL: _____

NEW: _____ RENEWAL: ☒ CONTINUATION: _____

1. QUALIFYING USE: Livestock

(TIMBER) ORIGINAL PLAN SUBMITTED: _____ NEW PLAN SUBMITTED: _____

2. OTHER EVIDENCE: (SCH F, RECEIPTS, ETC) Inspection

3. OWNERSHIP VERIFICATION SOURCE: Pub. record
(SECRETARY OF STATE, BIRTH CERT, DRIVERS LICENSE, ETC)

4. FIELD REVIEW INFORMATION: (DATE OF VISIT) 1/23/24

5. STAFF RECOMMENDATION: APPROVED _____, DENIED _____

6. BOA DECISION: APPROVED _____, DENIED _____, DATE _____

(If denied list specific reason: _____)

Property owner grants permission to Tax Assessor staff for on-site visit

Property owner signature _____

Date _____

Old Coverer Returned _____

New Coverer Signed _____

Form Book Application Completed _____

Form 9004

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

To the Board of Tax Assessors of PIKE 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

BOTTOMS JANE C

Owner's mailing address 435 PULLIANS RD		City, State, Zip CONCORD, GA 30206	Number of acres included in this application. Agricultural Land: _____ Timberland: _____ Covenant Acres: 153.98 Total Acres: 153.98
Property location (Street, Route, Hwy, etc.) 0 COCHRAN RD		City, State, Zip of Property: ,	
District 9	Land Lot 244	Sublot & Block	Recorded Deed Book/Page 926 096
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.

Jane C. Bottoms
Signature of Taxpayer or Taxpayer's Authorized Representative

1/11/2024
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 11th day of JAN 2024

Notary Public

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

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER	TAX DISTRICT	TAXPAYER ACCOUNT NUMBER	YEAR COVENANT:
014 003	01	492	Begin: Jan 1, 2024 Ends: Dec 31, 2033
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____

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

Check Appropriate Ownership Type:

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

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

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

014 003

2024 PIKE County Board of Assessors

1/22/2024 3:27:11 PM
Acct # 492
emily

Owner Information

BOTTOMS JANE C
435 PULLIANS RD
CONCORD, GA 30206

General Property Information

SITUS	0 COCHRAN RD	Imp Val	0
LEGAL	COCHRAN ROAD	Acc Val	
Tax District	UNINCORP ORATED	Land Val	624,569
Total Acres	153.98 LL	Total Value	624,569
Zoning	LD	2023 : 624,569	2022 : 480,438
Unit	9	2021 : 314,119	2020 : 314,119

1/23
2024

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

8/14/2022 - APPEAL 2022 REVIEW - DATA APPEARS CORRECT-DS: OLD ADDRESS 158 JOHN COCHRAN CALDWELL DECEASED WILL BOOK M PAGES 378 TO 399 ; PER PLAT 30-30 SPILT 171.92 TO 014-003A FOR 2013 11-27-2012 ; PER DB 915-044 CHANGED LAND TO 153.98 2013

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
---------	---------	------	-----------	-----------	-----------	----	-----------	--------

BOTTOMS JANE C 04/08/2013 926 096 0 VS 0 CU
BOTTOMS JANE C 12/29/2012 915 044 0 VS 0 ET
CALDWELL INELL P & J COCHRAN 04/12/2004 515 115 0 VS 0 CU

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
V5	AG LAND 1	6	41.20	2,000	82,400
V5	AG LAND 1	8	7.50	2,000	15,000
V5	WOODLAND	1	10.10	2,000	20,200
V5	WOODLAND	2	1.25	2,000	2,500
V5	WOODLAND	3	11.25	2,000	22,500
V5	WOODLAND	7	64.56	2,000	129,120
V5	WOODLAND	9	1.25	2,000	2,500
V5	AG LAND 1	4	16.87	2,000	33,740

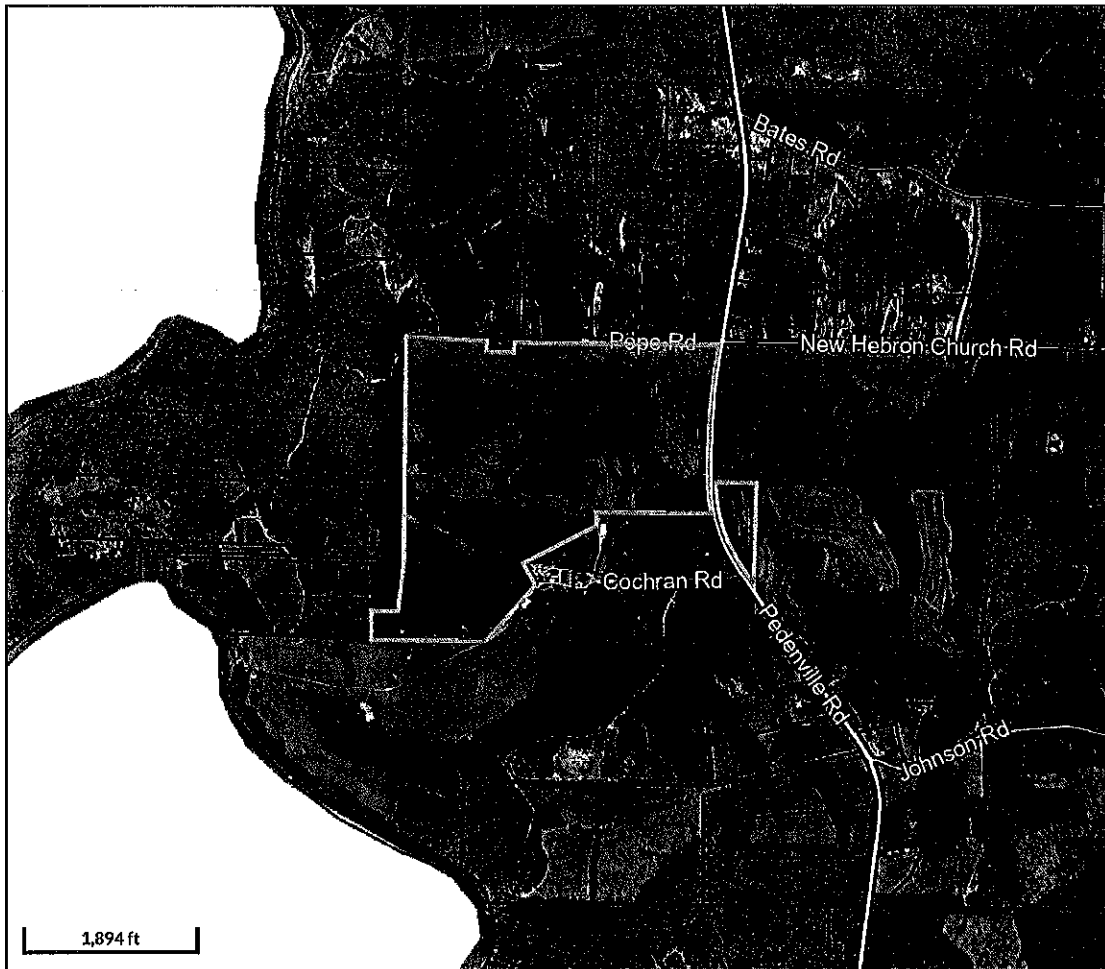
CONSERVATION USE LAND INFORMATION

Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
Timberland 93	9	1.25	354	1.00	443
Agland 93	5	16.87	787	1.00	13,277
Agland 93	7	25.00	566	1.00	14,150

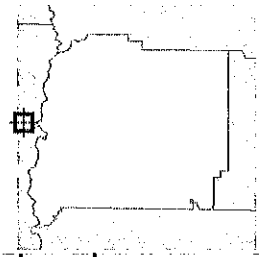
014 003

Review: 8/12/2022 by ROB WEAVER/DUSTY WILLIAMS

	Agland 93	8	7.50	438	1.00	3,285	
	Timberland 93	1	9.37	963	1.00	9,023	
	Timberland 93	2	1.25	862	1.00	1,078	
	Timberland 93	3	11.25	781	1.00	8,786	
	Timberland 93	5	18.75	623	1.00	11,681	
	Timberland 93	2	62.74	862	1.00	54,082	
201009147	RENOVATIONS	0	0	09/20/2010	2010	SIDING 750 SQ FT	



Overview



Legend

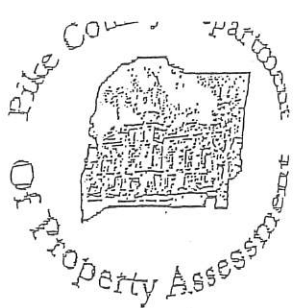
- Parcels
- Roads

Parcel ID	014 003	Owner	BOTTOMS JANE C	Last 2 Sales			
Class Code	Consrv Use		435 PULLIANS RD	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		CONCORD, GA 30206	4/8/2013	0	CU	U
Acres	153.98	Physical Address	COCHRAN RD	12/29/2012	0	ET	U
		Assessed Value	Value \$624569				

(Note: Not to be used on legal documents)

Date created: 1/22/2024
Last Data Uploaded: 1/22/2024 6:24:15 AM

Developed by  **Schneider**
GEOSPATIAL



"Serving Citizens Responsibly"

PO Box 377
73 Jackson Street
Zebulon, GA 30295

Fax: 678-263-4543
Phone: 770-567-2002
ghobbs@pikecoga.com

[Handwritten signature]

CONSERVATION USE/PREFERENTIAL ASSESSMENT
FIELD REVIEW CHECK LIST

DATE: 1/23/24

APPLICANT: Bottoms

MAP-PARCEL#: 30/3K

PHYSICAL ADDRESS: _____

ACRES: 8.64 Acres

PROPERTY ZONING: _____

CONTACT PHONE: _____

EMAIL: _____

NEW: _____ RENEWAL: ☒ CONTINUATION: _____

1. QUALIFYING USE: raising harvesting starting crops

(TIMBER) ORIGINAL PLAN SUBMITTED: _____ NEW PLAN SUBMITTED: _____

2. OTHER EVIDENCE: (SCHEDULE, RECEIPTS, ETC) Inspection

3. OWNERSHIP VERIFICATION SOURCE: Pub. record
(SECRETARY OF STATE, BIRTH CERT, DRIVERS LICENSE, ETC)

4. FIELD REVIEW INFORMATION: (DATE OF VISIT)
1/23/2024

5. STAFF RECOMMENDATION: APPROVED ☒ DENIED _____

6. BOA DECISION: APPROVED _____ DENIED _____ DATE _____

(If denied list specific reason: _____)

Property owner grants permission to Tax Assessor staff for on-site visit

Property Owner Signature: _____

Date: _____

Old Covenant Released _____

New Covenant Signed _____

Form Book Application Completed _____

7-11-2014

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

To the Board of Tax Assessors of PIKE 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

BOTTOMS JANE CALDWELL

Owner's mailing address 435 PULLIANS RD			City, State, Zip CONCORD, GA 30206	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 0 JOHNSON RD			City, State, Zip of Property: ,	Covenant Acres: 8.64 Total Acres: 8.64
District 9	Land Lot 171	Sublot & Block	Recorded Deed Book/Page 1140 47	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.

Jane C. Bottoms
Signature of Taxpayer or Taxpayer's Authorized Representative

Date Application Filed 1/1/2024

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 1st day of JAN., 2024

Notary Public

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

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER	TAX DISTRICT	TAXPAYER ACCOUNT NUMBER	YEAR COVENANT:
030 003 K	01	1867	Begin: Jan 1, 2024 Ends: Dec 31, 2033
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____

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

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

030 003 K		2024 PIKE County Board of Assessors		1/22/2024 3:28:00 PM Acct # 1867 emily	
Owner Information		General Property Information			
BOTTOMS JANE CALDWELL 435 PULLIANS RD		SITUS 0 JOHNSON RD			
CONCORD, GA 30206		LEGAL LOT 38			
		Tax District UNINCORPORATED		GMD	
		Total Acres 8.64		LL 171	
		Zoning		LD 9	
		Unit		Return Value 0	
TOPOGRAPHY - .00		CORNER - .00	VIEW - .00	WATER - .00	TRANSITIONAL - .00
				NEIGHBORHOOD - .00	OTHER - 1.00
				SOUTH WEST - 1.30	
8/14/2022-APPEAL 2022 REVIEW- DS; CUVA INSPECTION 2-19-18 RGH; NAME CHG TO JANE CALDWELL BOTTOMS - GEORGE EDWARD BOTTOMS JR DECEASED 2-20-17 PER DEATH CERTIFICATE; LETTER OF TESTAMENTARY AND WILL '18; REVIEW 10-31-16 EB					

SALES INFORMATION						
Grantee	Grantor	Date	Deed Book	Plat Book	Sale Price	Reason

BOTTOMS JANE CALDWELL 09/05/2018 1140 47 0 V4 0 CU

BOTTOMS JANE CALDWELL BOTTOMS EDWARD ESTATE 02/20/2017 NAME CHG 0 V4 0 ET

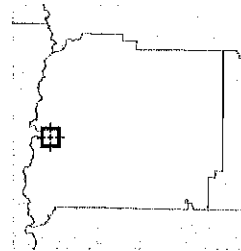
BOTTOMS GEORGE 02/07/2014 968 342 0 V4 0 CU

LAND INFORMATION			
CS	Land Use	Productivity	Unit Value
V4	SMALL PARCEL	2 8.64	2,000 17,280

CONSERVATION USE LAND INFORMATION				
Land Use	Productivity	ACRES	Unit Value	Adjustment
Agland 93	4	5.00	897 1.00	4,485
Agland 93	4	2.50	897 1.00	2,243
Agland 93	1	1.14	1,223 1.00	1,394



Overview



Legend

-  Parcels
-  Roads

Parcel ID 030 003 K
 Class Code Consv Use
 Taxing District UNINCORPORATED
 Acres 8.64

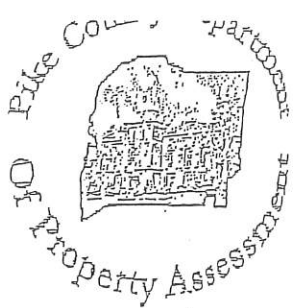
Owner BOTTOMS JANE CALDWELL
 435 PULLIANS RD
 CONCORD, GA 30206
 Physical Address JOHNSON RD
 Assessed Value Value \$82243

Last 2 Sales			
Date	Price	Reason	Qual
9/5/2018	0	CU	U
2/20/2017	0	ET	U

(Note: Not to be used on legal documents)

Date created: 1/22/2024
 Last Data Uploaded: 1/22/2024 6:24:15 AM

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"Serving Citizens Responsibly"

PO Box 377
73 Jackson Street
Zebulon, GA 30295

Fax: 678-263-4543
Phone: 770-567-2002
ghobbs@pikecoga.com

CONSERVATION USE/PREFERENTIAL ASSESSMENT
FIELD REVIEW CHECK LIST

DATE: 1/26/24

APPLICANT: BARR

MAP-PARCEL#: 9/9

PHYSICAL ADDRESS: RIVER RD

ACRES: 20.42

PROPERTY ZONING: _____

CONTACT PHONE: _____

EMAIL: _____

NEW: _____ RENEWAL: ☒ CONTINUATION: _____

1. QUALIFYING USE: Forestry

(TIMBER) ORIGINAL PLAN SUBMITTED: _____ NEW PLAN SUBMITTED: _____

2. OTHER EVIDENCE: (SCH F, RECEIPTS, ETC) Inspection

3. OWNERSHIP VERIFICATION SOURCE: pub. record
(SECRETARY OF STATE, BIRTH CERT, DRIVERS LICENSE, ETC)

4. FIELD REVIEW INFORMATION: (DATE OF VISIT) 1/26
2024

5. STAFF RECOMMENDATION: APPROVED ☒ DENIED _____

6. BOA DECISION: APPROVED _____ DENIED _____ DATE _____

If denied list specific reason: _____

Property owner grants permission to Tax Assessor staff for on-site visit

Property owner signature _____

Date _____

Old Covenant Released _____

New Covenant Signed _____

From Back Application Completed _____

Page 2 of 4

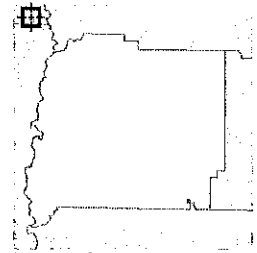
009 009	2024 PIKE County Board of Assessors				1/22/2024 2:43:09 PM Acct # 4483 emily				
Owner Information		General Property Information				Values			
BARR MARK T 1649 KINGS BRIDGE RD WILLIAMSON, GA 30292		SITUS 0 RIVER RD				Imp Val 0			
		LEGAL RIVER ROAD				Acc Val			
		Tax District UNINCORP ORATED				Land Val			
		Total Acres 20.42 LL 142				Total Value 150,704			
		Zoning 1				2022 : 115,926			
		Unit				2020 : 74,566			
		Return Value 0							
TOPOGRAPHY - .00		CORNER - .00	VIEW - .00	WATER - .00	TRANSITIONAL - .00	NEIGHBORHOOD - .00	OTHER - 1.00	NORTH WEST - 1.30	

SALES INFORMATION							
Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value
BARR MARK T	BARR NANCY S	01/04/2003	425 269	007 029		0 R4	0 QC
GLEATON LEON JR		01/24/1984	089 760			0 R4	0

LAND INFORMATION			
CS	Land Use	Productivity	ACRES
R4	SMALL PARCEL	1	20.42
			Unit Value 2,000
			UnAdj Value 40,840



Overview



Legend

- Parcels
- Roads

Parcel ID	009 009	Owner	BARR MARK T	Last 2 Sales			
Class Code	Residential		1649 KINGS BRIDGE RD	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		WILLIAMSON, GA 30292	1/4/2003	0	QC	U
Acres	20.42	Physical Address	RIVER RD	1/24/1984	0	n/a	U
		Assessed Value	Value \$150704				

(Note: Not to be used on legal documents)

Date created: 1/22/2024

Last Data Uploaded: 1/22/2024 6:24:15 AM

Developed by  **Schneider**
GEOSPATIAL

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

To the Board of Tax Assessors of PIKE 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

BARR MARK T

Owner's mailing address 1649 KINGS BRIDGE RD			City, State, Zip WILLIAMSON, GA 30292	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____ Covenant Acres: 20.42 Total Acres: 20.42
Property location (Street, Route, Hwy, etc.) 0 RIVER RD			City, State, Zip of Property: ,	
District 1	Land Lot 142	Sublot & Block	Recorded Deed Book/Page 425 269	List types of storage and processing buildings

AUTHORIZED SIGNATURE

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

Signature of Taxpayer or Taxpayer's Authorized Representative

Date Application Filed

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

Sworn to and subscribed before me this _____ day of _____

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:
009 009	01	4483	Begin: Jan 1, 2024 Ends: Dec 31, 2033
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____

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.

RECEIVED
PIKE COUNTY
JAN 18
TAX ASSESSORS
BY: _____

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

Check Appropriate Ownership Type:

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

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

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



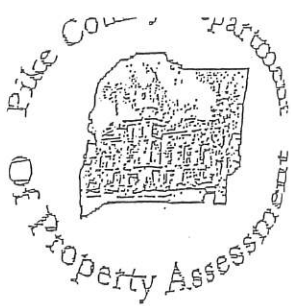
e. Approval/Denial of 2024 Cuva continuations 025-026C (Willis),054-001B (Coursey).
Staff recommends approval.

Summary:

Additional Information:

ATTACHMENTS:

Description	Type
☐ willis	Cover Memo
☐ coursey	Cover Memo



"Serving Citizens Responsibly"

PO Box 377
73 Jackson Street
Zebulon, GA 30295

Fax: 678-263-4543
Phone: 770-567-2002
ghobbs@pikecoga.com

CONSERVATION USE/PREFERENTIAL ASSESSMENT
FIELD REVIEW CHECK LIST

DATE: 1/24/2024

APPLICANT: WILLIS

MAP-PARCEL#: 25/26C

PHYSICAL ADDRESS: Hallonville Rd

ACRES: 84.58 Acres

PROPERTY ZONING: _____

CONTACT PHONE: _____

EMAIL: _____

NEW: _____ RENEWAL: _____ CONTINUATION: ☒

1. QUALIFYING USE: Livestock

(TIMBER) ORIGINAL PLAN SUBMITTED: _____ NEW PLAN SUBMITTED: _____

2. OTHER EVIDENCE: (SCH F, RECEIPTS, ETC) Inspection

3. OWNERSHIP VERIFICATION SOURCE: pub. record
(SECRETARY OF STATE, BIRTH CERT, DRIVERS LICENSE, ETC)

4. FIELD REVIEW INFORMATION: (DATE OF VISIT) 1/24/2024

5. STAFF RECOMMENDATION: APPROVED ☒ DENIED _____

6. BOA DECISION: APPROVED _____ DENIED _____ DATE _____

(If denied, list specific reason: _____)

Property owner grants permission to Tax Assessor staff for on-site visit

Property owner signature _____

Date _____

Old Covenant Refused _____

New Covenant Signed _____

From Back Application Completed _____

7-1-2014

025 026 C

2024 PIKE County Board of Assessors

1/22/2024 3:12:02 PM
Acct # 11668
emily

Owner Information		General Property Information				Values	
WILLIS WILLIAM RODNEY & DEBBIE G 4386 HOLLONVILLE RD WILLIAMSON, GA 30292		SITUS	0 HOLLONVILLE RD		Imp Val	0	
		LEGAL	TRACT 3		Acc Val		
		Tax District	UNINCORPORATED		Land Val	115,029	
		Total Acres	84.58 LL		Total Value	2023 : 0 2022 : 0 2021 : 0 2020 : 0	
		Zoning	LD		CUV 2023	187048	
		Unit	Return Value		AccDes	0A - 1,839742	
TOPOGRAPHY - .00		CORNER - .00	VIEW - .00	WATER - .00	TRANSITIONAL - .00	NEIGHBORHOOD - .00	
SPLIT FROM 025-026 07-27-2023 EM				OTHER - .68		NORTH WEST - 1.30	

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
WILLIS WILLIAM RODNEY & DEBBIE	WILLIS WILLIAM RODNEY	06/18/2023	1452 52	35 184		0 V5		0 JT
WILLIS WILLIAM RODNEY	HERBERT H WILLIS FAMILY TRUST	06/17/2023	1449 378			0 V5		0 ET

LAND INFORMATION

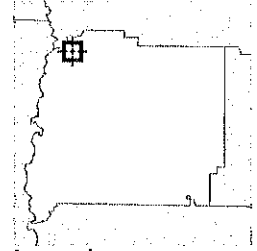
CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
V5	WOODLAND	3	84.58	2,000	169,160

CONSERVATION USE LAND INFORMATION

	Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
	Timberland 93	3	84.58	781	1.00	66,057



Overview



Legend

- Parcels
- Roads

Parcel ID 025 026 C
 Class Code n/a
 Taxing District
 Acres n/a

(Note: Not to be used on legal documents)

Owner n/a
 Physical Address n/a
 Assessed Value

Last 2 Sales			
Date	Price	Reason	Qual
n/a	0	n/a	n/a
n/a	0	n/a	n/a

Date created: 1/22/2024
 Last Data Uploaded: 1/22/2024 6:24:15 AM

Developed by  **Schneider**
 GEOSPATIAL

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

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

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

WILLIS WILLIAM RODNEY & DEBBIE G

Owner's mailing address 4386 HOLLONVILLE RD			City, State, Zip WILLIAMSON, GA 30292	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____ Covenant Acres: 84.58 Total Acres: 84.58
Property location (Street, Route, Hwy, etc.) 0 HOLLONVILLE RD			City, State, Zip of Property: ,	
District 1	Land Lot 183	Sublot & Block 	Recorded Deed Book/Page 1452 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 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.

William R Willis
Signature of Taxpayer or Taxpayer's Authorized Representative

Date Application Filed

Debbie Willis
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 19th day of Jan., 2024

Notary Public

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

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 025 026 C	TAX DISTRICT 01	TAXPAYER ACCOUNT NUMBER 11668	YEAR COVENANT: Begin: Jan 1, 2024 Ends: Dec 31, 2033
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, 2023 Ends: Dec 31, 2032 If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____

Board of Tax Assessors

Date: _____

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

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

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Name / Relationship			County	Total Acres	% Interest / No of Acres

Check Appropriate Ownership Type:

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

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

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

- ☐ 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 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 _____, _____

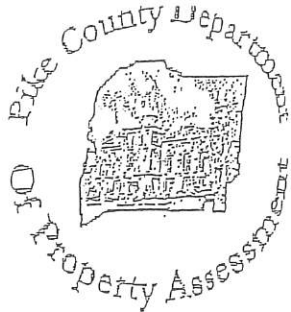
Taxpayer's Authorized Signature

Approved by: Board of Tax Assessors

Notary Public

Date Filed

Date Approved



"Serving Citizens Responsibly"

PO Box 377
73 Jackson Street
Zebulon, GA 30295

Fax: 678-263-4543
Phone: 770-567-2002
ghobbs@pikecoga.com

CONSERVATION USE/PREFERENTIAL ASSESSMENT
FIELD REVIEW CHECK LIST

DATE: 1/26/2024

APPLICANT: Cowsey

MAP-PARCEL#: 034 001 B

PHYSICAL ADDRESS: _____

ACRES: 13.38

PROPERTY ZONING: _____

CONTACT PHONE: _____

EMAIL: _____

NEW: _____ RENEWAL: _____ CONTINUATION: ☒

1. QUALIFYING USE: W.I.D.E., forestry

(TIMBER) ORIGINAL PLAN SUBMITTED: _____ NEW PLAN SUBMITTED: _____

2. OTHER EVIDENCE: (SCH F, RECEIPTS, ETC) INSPECTION

3. OWNERSHIP VERIFICATION SOURCE: pub. record
(SECRETARY OF STATE, BIRTH CERT, DRIVERS LICENSE, ETC)

4. FIELD REVIEW INFORMATION: (DATE OF VISIT) 1/26/2024

5. STAFF RECOMMENDATION: APPROVED ☒ DENIED _____

6. BOA DECISION: APPROVED _____ DENIED _____ DATE _____

(Detailed list specific reasons: _____)

Property owner grants permission to Tax Assessor staff for on-site visit

Property owner signature: _____

Date: _____

Old Cover: Released _____

New Cover: Signed _____

Front Back Application Completed _____

Page 9 of 8

054 001 B

2024 PIKE County Board of Assessors

1/9/2024 2:04:02 PM
Acct # 11674
emily

Owner Information

General Property Information

Values

COURSEY KENNETH & LOIS
1155 HOLLOWVILLE ZEBULON RD
ZEBULON, GA 30295

SITUS
LEGAL

0 HOLLONVILLE RD
HOLLONVILLE ROAD

Imp Val
Acc Val

Land Val
Total Value

111,394
111,394

Tax District

UNINCORP
ORATED

GMD

Homestead
SO

2023 : 0
2022 : 0
2020 : 0

68165
2B - 4,162,708

[Handwritten signature]
1/25/2024

TOPOGRAPHY - .00

CORNER - .00

VIEW - .00

WATER - .00

TRANSITIONAL - .00

NEIGHBORHOOD - .00

OTHER - 1.00

NORTH WEST - 1.30

SPLIT FROM 054-001 EM 09-18-2023

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
---------	---------	------	-----------	-----------	-----------	----	-----------	--------

COURSEY KENNETH & LOIS HARSVELD CHARLES G 05/12/2023 1445 437

133,800 V5

0 LM

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
V5	SMALL PARCEL	1	13.38	2,000	26,760

CONSERVATION USE LAND INFORMATION

Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
Agland 93	1	0.95	1,223	1.00	1,162
Agland 93	6	1.88	653	1.00	1,228
Timberland 93	5	9.73	623	1.00	6,062
Timberland 93	8	0.82	436	1.00	358

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

To the Board of Tax Assessors of PIKE 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.

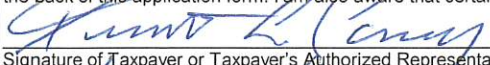
Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount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

COURSEY KENNETH & LOIS

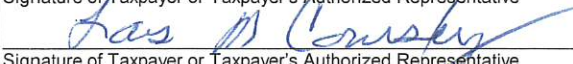
Owner's mailing address 1155 HOLLONVILLE ZEBULON RD		City, State, Zip ZEBULON, GA 30295	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____ Covenant Acres: 3.38 Total Acres Commission: 13.38
Property location (Street, Route, Hwy, etc.) 0 HOLLONVILLE RD		City, State, Zip of Property: Williamson GA 30292	
District 1	Land Lot 79	Sublot & Block 	Recorded Deed Book/Page 1445 437
List types of storage and processing buildings: None			

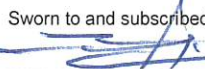
AUTHORIZED SIGNATURE

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Signature of Taxpayer or Taxpayer's Authorized Representative

JANUARY 3, 2024
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 _____ day of _____, 2024.
 Notary Public

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

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 054 001 B	TAX DISTRICT 01	TAXPAYER ACCOUNT NUMBER 11674	YEAR COVENANT: Begin: Jan 1, 2018 Ends: Dec 31, 2027
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, 2018 Ends: Dec 31, 2027 If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____

Board of Tax Assessors

Date

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

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

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

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) % 40
- ☐ 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 % 40
- ☐ 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



Approval/Denial car appeals Blackmon-2017 Chev Silverado, Taylor-2007 Hummer H3, Brooks-2020 Ford F150 XL, Stewart-2016 Dodge Ram, Varnes-2016 Kia Forte, Ison-2013 F-250, Gales-2012 Acura MDX. Staff recommends approval.

Summary:

Additional Information:



Board of Tax Assessors requests adjournment to Executive Session for: Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee, as provided in O.C.G.A. § 50-14- 3(b)(2), germane to Personnel.

Summary:

Additional Information: