

Cherokee County Board of Tax Assessors
Regular Meeting
April 8, 2021

I. Call to Order

II. Adopt Agenda

III. Approve Minutes: March 25, 2021 Meeting

IV. Public Comments

V. New Business:

Front Office, Becky Parker, Receiver of Records
Batch E-1, Dropped Exemptions 2021
Batch E-2, Reinstate Exemptions

Personal Property Department, Jennifer Hoskins, Project Manager
Batch P1, Standard Agenda
Batch P6, Audit Agenda

Mobile Home Department, Janet Hall, Senior Appraiser
Batch MH1, Digest Changes
Batch 2MH, Prebill Appeals

Residential Department, Ricky Hitt, Senior Appraiser
Batch 3P, Prior Year Changes

Rural Department, Trey Stephens, Senior Appraiser
Batch 5CB, CUVA Breaches
Batch 5CR, CUVA Releases
Batch 5P, Prior Year Changes

VI. Chief Appraisers Report

VII. Attorney's Report / Executive Session

VIII. Adjournment

E-1 DROPPED EXEMPTIONS

4/8/2021

PROPERTY ID	NAME	EXEMPTION	REASON	TAX DIST
03N05 - 171 B	DARCH BEULAH MAE	L05(ESC)	PER PO FORWARDING	01
03N06 - 050	CONWAY MARTHA L TRSTEE:	L01 (ES3)	PER PO FORWARDING	01
03N07 - 032	HOLCOMB JIMMY LAMAR JR	L13 (ES1)	PER PO FORWARDING	01
03N11 - 159	OLSEN KARL	L13(ES1)	PER PO FORWARDING	01
03N11E- 028	GUILFOYLE DOLORES A	L05(ESC)	PER PO FORWARDING	01
03N11E- 074	MACKEL ROSE	L05 (ESC)	PER PO FORWARDING	01
03N12 - 061	SCHMIDT JOERG	L13 (ES1)	PER PO FORWARDING	01
03N12 - 141	IVEY CALLEN	L05(ESC)	PER PO FORWARDING	01
03N12 - 144	WILSON DONALD THOMAS	L05 (ESC)	PER PO FORWARDING	01
03N12D- 012	GOODMAN MONICA R	L08(EL6)	PER PO FORWARDING	01
03N12G- 008	MCCARTER ROBERT SETH	L13(ES1)	FILED ON 03N12B-072	01
03N15 - 029	COLLINS NATHANIEL JAMES	L13(ES1)	PER PO FORWARDING	01
03N16 - 123	PADGETT SANDRA Y	L01(ES3)	PER PO FORWARDING	01
03N21 - 096 B	GARRETT RANDALL LEE	L13(ES1)	PER PO FORWARDING	01
03N24 - 105	DORR LARRY A	L01(ES3)	PER PO FORWARDING	01
04N02 - 009 B	JORDAN MARK	L13(ES1)	HOUSE HAS BEEN DEMOED	01
04N08 - 009	PENDLEY JAMES C	L13(ES1)	MH BURNED	01
14N06B- 087	POPE ALEXANDER J	L13(ES1)	MOVED TO FLORIDA	01
14N15A- 242	DOBBS ARBIN KEITH	L13(ES1)	MOVED TO COBB COUNTY	03
15N03D- 013	JOHNSON SAMUEL HALE	L13(ES1)	REMOVED PER OWNER'S REQUEST	01
15N05D- 359	MCCRAY RICKEY	L01(ES3)	REMOVED PER OWNER'S REQUEST	01

PROPERTY ID	NAME	EXEMPTION	REASON	TAX DIST
15N12D- 042	SELLMAN NIGEL	L13(ES1)	PER PO FORWARDING	01
15N13E- 063	DYKES NORMA S	L06(ESC)	PER PO FORWARDING	03
15N14J- 139	HENDRO FNU	L13(ES1)	PER PO FORWARDING	04
15N14J- 250	GALLOWAY MICHAEL J	L13(ES1)	PER PO FORWARDING	04
15N14K- 034	GAYNOR JANICE C	L07(ESC)	PER PO FORWARDING	04
15N16E- 108	SHEARER JOSEPH D	L13(ES1)	PER PO FORWARDING	04
15N16E- 183	DINKEL ASHLEY N	L13(ES1)	PER PO FORWARDING	04
15N16F- 121	SUNSERI GAIL S	L01(ES3)	PER PO FORWARDING	07
15N16F- 264	GONZALEZ THOMAS P	L01(ES3)	PER PO FORWARDING	07
15N16F- 365	BURLISON RYAN PERRY	L13(ES1)	PER PO FORWARDING	07
15N16J- 124	WASHABAUGH MEGHAN E	L13(ES1)	PER PO FORWARDING	04
15N17B- 070	COULBORN KATHLEEN O'CONNOR	L13(ES1)	PER PO FORWARDING	07
15N17C- 154	CHRISTIAN NANCY	L01(ES3)	OWNER IS DECEASED	07
15N17F- 144	WAGNER JONATHAN PAUL-TRUSTEE	L13(ES1)	PER PO FORWARDING	07
15N18D- 349	SHOOP WAYNE C	L13(ES1)	PER PO FORWARDING	01
15N18E- 113	VIDIC DAVID P	L13(ES1)	PER PO FORWARDING	01
15N18H- 040	REXACH ROSA L	L13(ES1)	PER PO FORWARDING	01
15N18H- 118	WENKE DANIEL DOUGLAS	L13(ES1)	PER PO FORWARDING	01
15N18K- 018	ROGERS ALICE D	L05(ESC)	PER PO FORWARDING	07
15N19 - 130	CASTLEBERRY JERRY	L05(ESC)	PER PO FORWARDING	01
15N21A- 101	HABULIN MARIE(LIFE ESTATE)	L05(ESC)	PER PO FORWARDING	01
15N22 - 041	JACKSON JACQUELINE	L13(ES1)	REMOVED PER OWNER'S REQUEST	01
15N22D- 010	HORNE MATTHEW R	L13(ES1)	PER PO FORWARDING	01

PROPERTY ID	NAME	EXEMPTION	REASON	TAX DIST
15N22H- 085	SALTER TYRUS JR	L13(ES1)	PER PO FORWARDING	01
15N23C- 413	BROSOVICH LANCE J	L13(ES1)	PER PO FORWARDING	01
15N23F- 104	CAIFANO PHYLLIS P	L05(ESC)	PER PO FORWARDING	07
15N23J- 149	RUSSELL STEPHANIE	L05(ESC)	MOVED TO FULTON COUNTY	07
15N24C- 236	BROWNING SILVIA D	L13(ES1)	PER PO FORWARDING	01
15N24D- 226	WINGFIELD HOWARD M	L13(ES1)	PER PO FORWARDING	07
15N24K- 170	MARTINEZ KATHLEEN D	L05(ESC)	PER PO FORWARDING	07
15N24L- 164	ZUKARAS EDGARAS	L13(ES1)	PER PO FORWARDING	07
15N24M- 021	WAUGAMAN JAMES H	L05(ESC)	PER PO FORWARDING	07
15N25 - 132 A	STRINGER THOMAS MARK	L13(ES1)	PER PO FORWARDING	01
15N26 - 033 A	SHELTON LEONARD	L05(ESC)	PER PO FORWARDING	01
15N26F- 020	GUY JOHN KENNETH & BRITTANY MA	L13(ES1)	PER PO FORWARDING	01
15N27A- 128	BRADSHAW HAROLD E	L05(ESC)	PER PO FORWARDING	01
15N27B- 251	GARDNER LESLIE T	L01(ES3)	PER PO FORWARDING	01
15N27E- 045	HYLTON KAY	L13(ES1)	PER PO FORWARDING	01
15N29C- 139	O'BRYANT JAMES D	L05(ESC)	MOVED TO SOUTH CAROLINA	01
15N30 - 145	SVEHLA BETTY A	L01(ES3)	PER PO FORWARDING	01
15N30A- 122	BROWN BEVERLY J	L05(ESC)	PER PO FORWARDING	01
15N30A- 133	RICHARDSON PATRICK WILLIAM	L05(ESC)	PER PO FORWARDING	01
21N05 - 100	DODD THOMAS C	L01(ES3)	PER PO FORWARDING	01
21N05A- 132	STANLEY BRUCE A	L13(ES1)	PER PO FORWARDING	01
21N05C- 101	WEBB JAMES B	L13(ES1)	PER PO FORWARDING	01
21N09A- 026	PARKER STACEY R	L13(ES1)	PER PO FORWARDING	01

PROPERTY ID	NAME	EXEMPTION	REASON	TAX DIST
21N09D- 177	CIRGENSKI ADAM KING	L05(ESC)	PER PO FORWARDING	01
21N10A-A071	RAUCH RYAN M	L13(ES1)	PER PO FORWARDING	01
21N10G-014	ASBELL CHRISTOPHER S	L13(ES1)	MOVED TO ANOTHER COUNTY	01
21N11E- 050	DEL VALLE DARA	L08(EL6)	PER PO FORWARDING	01
21N12 - 119	DICK MARGARET W	L01(ES3)	PER PO FORWARDING	01
22N06C- 029	HOLLOWAY CANDICE	L13(ES1)	PER PO FORWARDING	01
22N12 - 097	TREMBLAY JOSEPH PAUL	L01(ES3)	PER PO FORWARDING	01
23N06 - 039	HENDERSON ALICE JANIE	L05(ESC)	PREBILL MH	01
23N10 - 008	EDGE TRICIA L	L13(ES1)	PER PO FORWARDING	01
91N05 -A057	WYATT HEATHER	L13(ES1)	PER PO FORWARDING	03
91N27 - 001 A	BRYANT ALLEN W	L02(ES3)	FILED ON 14N15-049 B	03
94N02 - 089	JUSAK RAYMOND	L01(ES3)	PER PO FORWARDING	02



Becky Parker, Senior Appraiser



Steve Swindell, Chief Appraiser

E-2 REINSTATE EXEMPTION

4/8/2021

PROPERTY ID	NAME	EXEMP	REASON	BASE VALUE	TAX DIST
14N30 - 162	BOBO GRADY JR	L01(ES	REMOVED IN ERROR ADD FOR TY 2020	152000	01
15N08C- 070	BADDERS WILLA D -TRUSTEE	L06(ES	REMOVED IN ERROR	124300	03
15N11B- 076	ARGONIS CONNIE-TRUSTEE	L01(ES	REMOVED IN ERROR	232000	07




Becky Parker, Senior Appraiser

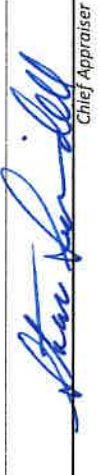


Steve Swindell, Chief Appraiser

BOA Standard Agenda (P1)
4/8/2021

Taxpayer	Tax District	Account	Account Type	Change	Year	Previous Value	Current Value	Penalty Value	Notice	Reason
J & J AUTOMOTIVE REPAIR & RESTORATION LLC	07	143535	B	R	2020	43,565	0	0	None	TP provided final gas bill dated 12/31/2019 as proof that business was closed prior to 1/1/2020.
MAIDENFORM	07	143533	B	R	2020	30,820	0	0	None	This is a duplicate of 133883.
MORGAN'S ACE HARDWARE	07	28800	B	R	2020	906,746	0	0	None	This is a duplicate of 143536. There was an ownership change in 2019.
RACETRAC PETROLEUM	04	141559	B	R	2020	1,119,025	0	0	None	This is a duplicate of 145587.
DASILVA OCIMAR L	01	144389	M	R	2020	16,669	0	0	None	TP provided proof that new owner registered boat in 2018. Boat is now located in Cobb County.
FREE MICHAEL	01	140552	M	R	2020	13,205	0	0	None	TP provided bill of sale dated 9/23/2019.
KING JENNA	01	138109	M	R	2019	14,514	0	0	None	TP provided BOS dated 5/16/2018.
MOORE NORMAN L	01	133336	M	R	2020	7,661	0	0	None	TP provided BOS dated 3/4/2018.
MOORE NORMAN L	01	133336	M	R	2019	7,601	0	0	None	TP provided BOS dated 3/4/2018.
OLSEN JOHN A	01	142326	M	R	2020	10,960	0	0	None	TP provided bill of sale dated 8/1/2019.
STAUTS KELLI	01	116257	M	R	2020	10,106	0	0	None	TP provided proof that boat was traded-in in May 2019.
TAYLOR MATTHEW B	01	145310	M	R	2020	530	0	0	None	TP provided proof that boat was sold in 2019. New owner registered and boat is now located in Cobb County.
TAYLOR MATTHEW B	01	145312	M	R	2020	2,972	0	0	None	TP provided BOS dated 6/8/2019.


TMA Account Manager


Chief Appraiser

4/8/2021
Date Approved By Board

BOA Audit Agenda (P6)
4/8/2021

Taxpayer	Tax District	Account	Account Type	Year	Change	Previous Value	Current Value	Penalty Value	Notice	Reason
SHIELD INDUSTRIES INC	07	103724	B	2019	R&R	2019	592,855	592,356	None	Value Agreement for 2016-2019 audit appeal. TP provided additional information to support inventory amounts on hand.
SHIELD INDUSTRIES INC	07	103724	B	2018	R&R	2018	764,130	473,367	None	Value Agreement for 2016-2019 audit appeal. TP provided additional information to support inventory amounts on hand.
SHIELD INDUSTRIES INC	07	103724	B	2017	R&R	2017	756,825	752,245	None	Value Agreement for 2016-2019 audit appeal. TP provided additional information to support inventory amounts on hand.
SHIELD INDUSTRIES INC	07	103724	B	2016	R&R	2016	766,986	762,158	None	Value Agreement for 2016-2019 audit appeal. TP provided additional information to support inventory amounts on hand.



TMA Account Manager



Chief Appraiser

4/8/2021

Date Approved By Board

MOBILE HOME DIGEST CHANGES

BATCH #: MH1

MEETING DATE: 4/8/2021

Page 1 of 2

OWNER NAME(S)	MAP AND PARCEL	APPEAL NO.	PREVIOUS FMV	CURRENT FMV	EXPLANATION
HAMMOND, DONNA JEAN	03N19 011 5681891		\$45,885	\$0	REMOVE FROM 2021 PREBILL DIGEST OWNER FILED HOMESTEAD (SEE 03N19 011)
STIKES, III JOHN GWINN	04N05 029 MH01642		\$24,105	\$0	REMOVE FROM PREBILL DIGEST OWNER FILED HOMESTEAD SEE (04N05 029)
GAYTON JANIS MARLENE	04N07 007A MH05759		\$5,968	\$0	REMOVE FROM 2021 PREBILL DIGEST HOME DEMOED PRIOR TO JAN 1, 2021
BANNISTER, LINC C/O HEMOND,	04N07 023 002 MH00472		\$1,000	\$0	REMOVE FROM 2018 PREBILL DIGEST
BANNISTER, LINC C/O HEMOND,	04N07 023 002 MH00472		\$1,000	\$0	REMOVE FROM 2017 PREBILL DIGEST
BANNISTER, LINC C/O HEMOND,	04N07 023 002 MH00472		\$1,000	\$0	REMOVE FROM 2016 PREBILL DIGEST
HOBGOOD, TONY	15N22A 029		\$0	\$7,000	ADD TO 2020 DIGEST. DID NOT CONFERT OVER PROPERLY FROM BITEK
PRICHARD, JOSHUA M	15N22A 049 MH03580		\$10,221	\$0	REMOVE FROM 2021 PREBILL DIGEST OWNER FILED HOMESTEAD (SEE 15N22A 049)
WILLIAMS, CAROLYN W	22N11 059 5599734		\$0	\$22,600	MH ADDED TO PREBILL DIGEST FOR 2021. OWNER DOES NOT LIVE IN MH SHE LIVES IN A GARAGE APT ON THE PROPERTY
LEDBETTER, ABIGAIL LYNN AKA	23N06 038B 5681930		\$44,250	\$0	REMOVE FROM 2021 PREBILL DIGEST OWNER FILED HOMESTEAD (SEE 23N06 038B)
HENDERSON ALICE JANIE	23N06 039 5320110		\$0	\$11,193	ADD TO PREBILL DIGEST HOMESTEAD REMOVED OWNER DECEASED SEPT 2020

BATCH #: MH1

MEETING DATE: 4/8/2021

Page 2 of 2

OWNER NAME(S)	MAP AND PARCEL	APPEAL NO.	PREVIOUS FMV	CURRENT FMV	EXPLANATION
<p>SENIOR APPRAISER: <i>Jamut Hall</i></p> <p>CHIEF APPRAISER: <i>[Signature]</i></p>					

Prebill MH Appeals ~ 2MH

Meeting Date: 04/08/2021 Tax Year: 2021

MH ACCOUNT	OWNER NAME	PREV VAL	CURR VAL	EXPLANATION	APPEALKEY
238	HOLCOMB LORI T	22,766	1,500	VALUE CHANGE BASED ON INFORMATION OBTAINED WHILE UNDER APPEAL 2021 TAX YEAR.	5820
4511	BATCHLOR EVELENE	15,668	9,033	VALUE ADJ. INCORRECT MODEL USED IN NADA, CORRECTED UNDER APPEAL	5819

SENIOR APPRAISER: 

CHIEF APPRAISER: 

RESIDENTIAL DIGEST - Batch: 3P - Prior Year Changes

Tax Year: 2021

Meeting Date: 04/08/2021

Map and Parcel	Owner's Name	Previous FMV	Current FMV	Explanation
15N05E- -055	ZABALLA, ANGEL A. & MARIA C.	\$279,700	\$275,800	ERROR CORRECTION FOR TAX YEAR 2020
15N05E- -055	ZABALLA, ANGEL A. & MARIA C.	\$267,000	\$264,300	ERROR CORRECTION FOR TAX YEAR 2019
15N05E- -055	ZABALLA, ANGEL A. & MARIA C.	\$261,600	\$258,800	ERROR CORRECTION FOR TAX YEAR 2018
15N05E- -055	ZABALLA, ANGEL A. & MARIA C.	\$244,800	\$242,100	ERROR CORRECTION FOR TAX YEAR 2017
15N05E- -055	ZABALLA, ANGEL A. & MARIA C.	\$240,000	\$237,400	ERROR CORRECTION FOR TAX YEAR 2016



Ricky Hitt, Senior Residential Appraiser

DATE APPROVED BY BOA: 04/08/2021

Page 1 of 1



Steve Swindell, Chief Appraiser

RURAL PROPERTY DIGEST CHANGES

Tax Year(s): 2021 Batch # 5CB Conservation Use Breaches Meeting Date: Thursday, April 8, 2021

Map and Parcel	Owner's Name	Previous FMV		Current FMV		FMV		Explanation
		Previous CUV	Previous CUV	Current CUV	Current CUV	CUV	CUV	
13N02 - -011 A	TOMASELLO, CHARLES S. & TO	\$79,200	\$6,849	\$79,200	\$0	FMV	CUV	2019 COVENANT BREACHED W/ FULL PENALTY; REMOVED ESV FOR 2021 TY



Trey Stephens, Senior Rural Appraiser



Steve Swindell, Chief Appraiser

RURAL PROPERTY DIGEST CHANGES


Tax Year(s): 2021

Meeting Date: Thursday, April 8, 2021

Batch # 5CR CUVA RELEASES

Map and Parcel	Owner's Name	Explanation
13N02 - -011 A	TOMASELLO, CHARLES S. & TOM	APPLICATION FOR RELEASE OF CONSERVATION USE ASSESSMENT OF AGRICULTURAL PROPERTY


Trey Stephens, Senior Rural Appraiser


Steve Swindell, Chief Appraiser

RURAL PROPERTY DIGEST CHANGES

Tax Year(s): 2021

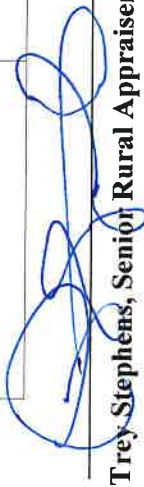
Batch # 5P Previous Tax Year Changes

Meeting Date: Thursday, April 8, 2021

Map and Parcel	Owner's Name	Previous FMV		Current FMV		FMV		Explanation
		Previous CUV	Previous CUV	Current CUV	Current CUV	FMV	CUV	
03N03 - -019 A	SCOTT, RYAN A. TRUSTEE: JEA	\$1,171,000	\$0	\$0	\$0	FMV	CUV	DELETE PARCEL FOR 2020 TY; DUPLICATE IN ERROR; PARCEL NUMBER WAS ERROR (5 SPACES INSTEAD OF 6)



Steve Swindell, Chief Appraiser



Trey Stephens, Senior Rural Appraiser

ZABALLA, ANGEL A. & MARIA C.
 607 SAGEWOOD CT 01
 965984
 Parcel ID: 15N05E 055
 PLAT: / UNIQ ID 411340
 ID NO: 15-0796-0028
 SPLIT FROM ID

NN: 33 - CHANGE IN MARKET VALUE
 COUNTY UNINC (100), FIRE TAX (100), PARK BOND
 (100), SCHOOL BOND (100), SCHOOL M&O (100), STATE
 TAX (100)
 ES3 LOCAL 3, HOMESTEAD
 FREEZE
 CARD NO. 1 of 1
 0.0000 LT
 TW-1 CI-01 FR-

Reval Year: 2017 Tax Year: 2017
 Appraised By: 32 on 04/07/2016 09018
 L823 TOWNE LAKE HILLS W U 3 PB48/171
 TOWNE LAKE HILLS WEST

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	1995	% GOOD	INDRM	DEPRECIATION	CREDENCE TO	MARKET
3	01	2,462	137	96.17	239645	1995	1995			0.22000	78.0		186,900
4	01	137											5,200
9	00												50,000
13	00												242,100
14	00												242,100

TYPE: SINGLE FAMILY RESIDENTIAL
 CLASS: R STRATA: 1
 STYLE: 2 - 1.5 Stories

MARKET VALUE	DEPR. BUILDING VALUE - CARD	DEPR. OB/XF VALUE - CARD	MARKET LAND VALUE - CARD	TOTAL MARKET VALUE - CARD	TOTAL APPRAISED VALUE - CARD	TOTAL APPRAISED VALUE - PARCEL	TOTAL PRESENT USE VALUE - LAND	TOTAL VALUE DEFERRED - PARCEL	TOTAL TAXABLE VALUE - PARCEL
182,100	5,300	0	50,000	242,100	242,100	242,100	0	0	242,100

OFF. RECORD BOOK PAGE	DATE MO YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
02221	0155 10 1995	WD	0	1	177,900
02090	0038 5 1995	WD	0	V	35,500
02102	0304 6 1995	CD	R	V	0

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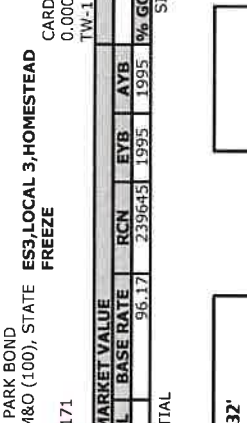
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02090	0038 5 1995	WD	0	V	35,500
02102	0304 6 1995	CD	R	V	0



TYPE	GS AREA	PCT	RPL CS
BAS	972	100	93477
FGD	440	050	21157
FUS	1,144	090	99055
UBM	972	020	18657
WDD	228	020	4424
FIREPLACE	4 - 2 Story	Single/1 Story	2,875
SUBAREA	Double		
TOTALS	3,756		239,645

BLDG DIMENSIONS	BAS	FGD	FUS	UBM	WDD
BAS - 0 FUS - 4 LL - 0					
BAS - 0 FUS - 2 LL - 0					
BAS - 1 FUS - 0 LL - 0					
BAS - 0 FUS - 0 LL - 0					

BUILDING ADJUSTMENTS	Nbhd Modifier	4	Abv. Avg	1.15	Quality	4	Size	0.99
TOTAL ADJUSTMENT FACTOR								1,200
TOTAL QUALITY INDEX								137

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	BLDG #	UNIT TYPE	TOTAL ADJUST	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
	CON PAVING		14	120	1,680	4.00	100.00			LT	1,000	1,000	50,000.00	50,000	0	
	TOTAL OB/XF VALUE													50,000		

LAND INFORMATION	HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / MOD	DEPTH / SIZE	COND FACT	OTHER ADJ/NOTES RE AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
	Single Family Residential	0100	PUD	0	0	1.0000	0	1.0000	.00 AC		50,000.00	1.000	LT	1,000	50,000.00	50,000	0	
	TOTAL MARKET LAND DATA																	
	TOTAL PRESENT USE DATA																	

BLDG DIMENSIONS	BAS	FGD	FUS	UBM	WDD
BAS - 0 FUS - 4 LL - 0					
BAS - 0 FUS - 2 LL - 0					
BAS - 1 FUS - 0 LL - 0					
BAS - 0 FUS - 0 LL - 0					

BLDG DIMENSIONS	BAS	FGD	FUS	UBM	WDD
BAS - 0 FUS - 4 LL - 0					
BAS - 0 FUS - 2 LL - 0					
BAS - 1 FUS - 0 LL - 0					
BAS - 0 FUS - 0 LL - 0					

BLDG DIMENSIONS	BAS	FGD	FUS	UBM	WDD
BAS - 0 FUS - 4 LL - 0					
BAS - 0 FUS - 2 LL - 0					
BAS - 1 FUS - 0 LL - 0					
BAS - 0 FUS - 0 LL - 0					

BLDG DIMENSIONS	BAS	FGD	FUS	UBM	WDD
BAS - 0 FUS - 4 LL - 0					
BAS - 0 FUS - 2 LL - 0					
BAS - 1 FUS - 0 LL - 0					
BAS - 0 FUS - 0 LL - 0					

ZABALLA, ANGEL A. & MARIA C.
 607 SAGEWOOD CT 01
 965984

Parcel ID: 15N05E 055
 PLAT: / UNIO ID 411340
 ID NO: 15-0796-0028
 SRC= AT- LAST ACTION 20210330
 CORRELATION OF VALUE

DEPR. BUILDING VALUE - CARD 193,700
 DEPR. OB/XF VALUE - CARD 5,100
 MARKET LAND VALUE - CARD 258,800
 TOTAL APPRAISED VALUE - PARCEL 258,800
 TOTAL TAXABLE VALUE - PARCEL \$ 258,800
 BUILDING VALUE 186,900
 OBXF VALUE 5,200
 LAND VALUE 50,000
 PRESENT USE VALUE 0
 DEFERRED VALUE 0
 TOTAL VALUE 242,100
 PERMIT DATE NO. 261602
 0 ROUT: WTRSHD:

OFF. RECORD DATE DEED INDICATE
 BOOK PAGE MO YR TYPE Q/U V/I SALES PRICE
 02221 0155 10 1995 WD 0 1 177,900
 02090 0038 5 1995 WD 0 1 35,500
 02102 0304 6 1995 GD R V 0

SALES DATA
 HEATED AREA 2,116
 NOTES
 PB48 PG171

DEPRECIATION
 CRDENCE TO 0.23000
 77.0
 % GOOD 1995 1995
 SINGLE FAMILY RESIDENCE
 CLASS: R STRATA: 1

MARKET VALUE
 RCN EYB AYB
 251636 1995 1995
 TYPE: SINGLE FAMILY RESIDENTIAL
 STYLE: 2 - 1.5 Stories

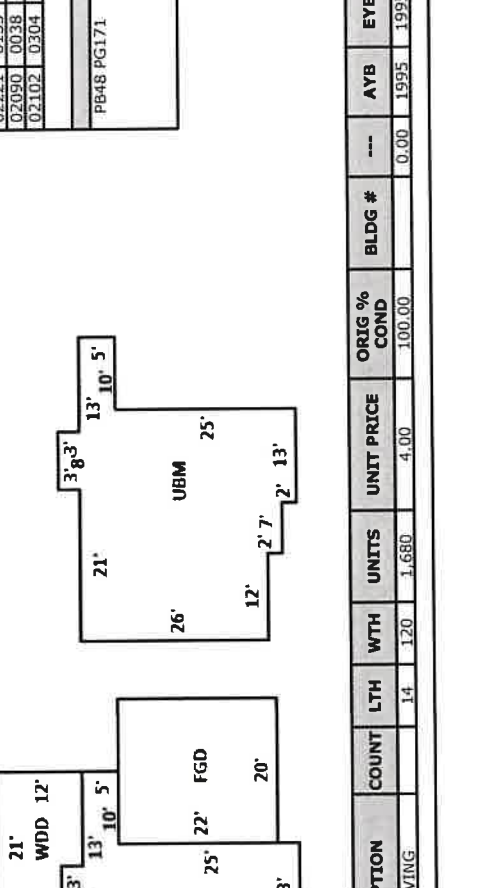
CONSTRUCTION DETAIL
 3 USE MOD EFF. AREA QVAL BASE RATE 101.04
 01 01 2.462 137
 4 TYPE: SINGLE FAMILY RESIDENTIAL
 09 Plywood 29.00
 13 Exterior Walls
 04 Stucco on Tile or Wood Frame
 10.00
 03 Roofing Cover
 3.00
 05 Interior Wall Construction
 26.00
 06 Interior Wall Construction
 0.00
 12 Interior Floor Cover
 8.00
 14 Interior Floor Cover
 0.00
 03 Heating Fuel
 1.00
 04 Heating Type
 4.00
 03 Air Conditioning Type
 4.00
 Bedrooms/Bathrooms/Half-Bathrooms
 4/2/1
 15.000
 Bedrooms
 BAS - 0 FUS - 4 LL - 0
 Bathrooms
 BAS - 0 FUS - 2 LL - 0
 Half-Bathrooms
 BAS - 1 FUS - 0 LL - 0
 Office
 BAS - 0 FUS - 0 LL - 0
 TOTAL POINT VALUE 114,000

BUILDING ADJUSTMENTS
 Nbrhd Modifier 4
 Quality 4
 Size 1.15
 TOTAL ADJUSTMENT FACTOR 1.200
 TOTAL QUALITY INDEX 1.37

TYPE	GS AREA	PCT	RPL CS	CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
BAS	972	100	982111	10	CON PAVING		14	120	1,680	4,00	100.00		0.00	1995	1995	51		77	5174	
FGD	440	050	22229																	5174
FUS	1,143	090	104021																	
UBM	972	020	19602																	
WDD	228	020	4648																	
FIREPLACE			2,875																	
SUBAREA			251,636																	
TOTALS																				

BLDG DIMENSIONS
 BAS=W13N3W8S3W21S26E12S26E13N25E10N5AArea:972;WDD=N9E21S12W13N3W8AArea:228;FGD=E20S22W20N22AArea:440;FUS=W32S28E12N14E7S16E13N30AArea:824;FUS=W20S16E20N16AArea:330;UBM=W13

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	COND MOD	COND FACT	OTHER ADJ/NOTES	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERIDE VALUE	LAND NOTES
Single Family Residential	0100	PUD	0	0	1.0000	0	1.0000	.00 AC		60,000.00	1.000	LT	1.000	60,000.00	60000	0	
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	
15N05E 055 (15055424) Group:99																	
3/30/2021 3:01:03 PM																	



15N05E 055

2020 Cherokee County Board of Assessors

3/30/2021 3:06:59 PM
Acct # 411340
ricky

Owner Information		General Property Information		Values	
ZABALLA ANGEL A. & MARIA C.	607 SAGEWOOD CT	SITUS	607 SAGEWOOD CT	Imp Val	202,200
607 SAGEWOOD COURT	L823 TOWNE LAKE HILLS W U 3 PB48/171	LEGAL	L823 TOWNE LAKE HILLS W U 3 PB48/171	Acc Val	1,600
WOODSTOCK, GA 30189	County Unincorporated	Tax District	Homestead L01	Land Val	72,000
	GMD	Total Acres	No Covenant	Total Value	275,800
	LL	Zoning	Acc/Des	2019 : 264,300	2018 : 261,600
	LD	Unit	Return Value	2017 : 0	2016 : 0
				Prior 279,700	
- 1.00	- 1.00	- 1.00	- 1.00	- 1.00	Towne Lake Hills West
					- 1.00

PB48 PG171; FROM 1511-002 PB 47 PG 194

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
		10/01/1995	0222100155		177,900	R1		0 FM
		06/01/1995	0210200304			R3		0 R
		05/01/1995	0209000038		35,500	R3		0 LM

LAND INFORMATION

CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
R3	1724 15N05E-0100-LT-72000.00	Lot	1.00	0	0			72,000.00	72,000.00	1.00	72,000

ACCESSORY IMPROVEMENTS - 15N05E 055

CS	DESCRIP	DIM1	DIM2	Units	Year	Grade	Depr	Ovr D	PCOM	Func	Econ	Neigh	IDnits	Value	Photo?
R1	CON PAVING	14	120	1680	1995	1.00	0.25	0.00	1.00	1.00	1.00	1.00	1.00	1,600	False