

Online Appeal

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Appeal to Board of Assessors

Six Mile Ridge

Summary

Parcel Number 256 063
 Location Address SIX MILE RIDGE RD
 CUMMING GA 30041
 Legal Description 14-1 531
 Property Class R3 - Residential Lots
 Neighborhood 02700
 Tax District 0
 Zoning LR
 Acres 2.64
 Homestead N
 Exemptions

[View Map](#)

Owner

Mashburn William H Living Trust
 5325 MASHBURN DR
 CUMMING GA 30041

Assessment Information

	2021	2020
LUC	0122	0122
Class	R3	R3
+ Land Value	\$152,040	\$152,040
+ Building Value	\$7,180	\$7,180
= Total Value	\$159,220	\$159,220
Assessed Value	\$63,688	\$63,688

Tax Commissioner

[Tax Commissioner Link](#)

Assessment Notices 2020

256 063 (PDF)

Land

Description	Land Type	Land Code	Square Feet	Acres	Price
SFR WATER	A	122	21,780	0.500	75,000
SINGLE FAMILY RES	A	100	93,218	2.140	77,040

Total Acres:
 2.6400
 Total Land-Value:
 152,040

Accessory Information

Card 1

Description	Year Built	Area	Grade	Value
BOAT DOCK	1975	784	C -AVERAGE	6,260
WALKWAY	1975	40	C -AVERAGE	800

Sales Information

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Qualification	Sales Validity	Grantee	Grantor	Recording
10/30/2009	\$160,950	ED	5590	400	Unqualified	UNKNOWN	MASHBURN WILLIAM H LIVING TRUST	MASHBURN WILLIAM H ESTATE	5590 400
1/1/1976	\$0	WD	00150	0592	Unqualified	UNKNOWN			00150 0592

No data available for the following modules: Residential Improvement Information, Additions, Commercial Improvement Information, Interior/Exterior Information, Other Features, Photos, Sketches.

The Tax Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is updated periodically and may or may not represent changes either in ownership or physical characteristics from the last certified tax roll. All other data is subject to change.

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Version 2.3.119

Leighton B. Deming, Esq.,
2450 Atlanta Highway
Suite 303
Cumming, Ga 30040

STATE OF GEORGIA,
COUNTY OF FORSYTH

EXECUTORS DEED

Doc ID: 011490780001 Type: GLR
Filed: 12/16/2009 at 03:01:27 PM
Fee Amt: \$10.00 Page 1 of 1
Transfer Tax: \$0.00
Forsyth County, GA
Greg G. Allen Clerk Superior Ct
BK 5590 PG 400

Land Lot: 531 of the 14TH District, of Forsyth County, Georgia
Location: 5325 Mashburn Drive
Forsyth County at Large
P.I.N. _____

Verified by: Forsyth County on the _____ day of _____, 2009 by _____

THIS INDENTURE, made this _____ day of _____, 2009, between PAUL McREE MASHBURN EXECUTOR OF THE ESTATE OF WILLIAM H. MASHBURN of the State of Georgia, County of Forsyth, (hereafter in this Indenture collectively known and designated as 'Grantor'), and THE WILLIAM H. MASHBURN LIVING TRUST, of the State of Georgia, County of Forsyth, (hereafter in this Indenture collectively known and designated as 'Grantee's'). The designation Grantor's and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH: That the said Grantor for and in consideration of the sum of \$10.00 - Ten Dollars, and other valuable consideration to Grantor in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and does by these presents grant, bargain, sell and convey to the said Grantee, and Grantee's respective heirs, successors and assigns, all of the following described land and interests in land estates, easements, rights, improvements, and appurtenances, (hereinafter referred to as the 'Land');

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 531 OF THE 14TH DISTRICT, 1ST SECTION, FORSYTH COUNTY, GEORGIA AND IS MORE FULLY DESCRIBED BELOW:

TO BEGIN START AT THE NORTHEAST CORNER OF SAID LAND LOT, THENCE SOUTH 00 DEGREES 33 MINUTES WEST 358.3 FEET ALONG THE EAST LINE OF SAID LAND LOT TO AN IRON PIN SET ON SAID EAST LINE AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 33 MINUTES WEST 200.0 FEET; THENCE SOUTH 01 DEGREES 34 MINUTES EAST 50.0 FEET TO AN IRON PIN SET; THENCE SOUTH 56 DEGREES 13 MINUTES WEST 458.7 FEET TO AN IRON PIN SET AT FENCE; THENCE NORTH 45 DEGREES 17 MINUTES WEST 210.1 FEET TO AN IRON PIN SET; THENCE NORTH 56 DEGREES 05 MINUTES EAST 640.0 FEET TO AN IRON PIN SET AND THE POINT OF BEGINNING.

THE WITHIN PROPERTY CONTAINS 2.60 ACRES AND IS MORE FULLY DESCRIBED IN A PLAT PREPARED FOR WILLIAM H. MASHBURN, 11-17-75 BY CLYDE N. MIZE, REGISTERED LAND SURVEYOR; SAID PLAT IS RECORDED IN PLAT BOOK 11 PAGE 135, FORSYTH COUNTY DEED RECORDS AND IS INCORPORATED TO THIS DEED BY REFERENCE HERETO AND BECOMES A PART OF THIS DEED.

GRANTOR ALSO CONVEYS HERewith, A 30 FOOT EASEMENT ACROSS OTHER PROEPRTY OF GRANTOR LYING IN LAND LOT 532 AND 531 TO ALLOW GRANTEE INGRES AND EGRESS TO THE WITHIN PROPERTY FROM OTHER PROEPRTY OF GRANTEE'S LYING IN LAND LOT 532, SAID EASEMENT

THE WITHIN PROPERTY IS A PORTION OF THAT PROPERTY CONVEYED TO GRANTOR HEREIN NAMES OTIS MASHBURN, 6-14-58, AND RECORDED IN DEED RECORDS OF FORSYTH COUNTY.

TO HAVE AND TO HOLD the said described premises and all parts, rights, members and appurtenances thereof, to the use, benefit, and behoove of Grantee and the successors and assigns of Grantee, and tenants in common with rights of survivorship IN FEE SIMPLE, forever; and Grantor covenant that Grantor is lawfully seized and possessed of the Premises, as aforesaid, and has good right to convey the same, that the same is unencumbered.

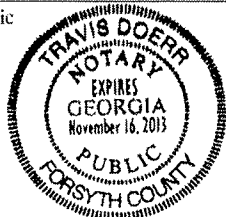
IN TESTIMONY WHEREOF, the Grantor has hereunto set hands and affixed Grantor seal on the day and year first above written.

Signed, sealed and delivered on the 7th day of December, 2009, in the presence of:

Leighton B. Deming
Unofficial Witness

Paul McRee
PAUL McREE MASHBURN EXECUTOR of the
ESTATE of WILLIAM H. MASHBURN

Signed, sealed and delivered in the presence of:
Travis Doerr (Seal)
Notary Public



5325 Browns Bridge

Online Appeal

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Appeal to Board of Assessors

Summary

Parcel Number 256 065
 Location Address 5325 BROWNS BRIDGE RD
 CUMMING GA 30041
 Legal Description 14-1 532-533
 Property Class R4 - Residential Small Tracts
 Neighborhood 02700
 Tax District 0
 Zoning LR
 Acres 16.25
 Homestead N
 Exemptions

[View Map](#)

Owner

Mashburn Gladys V
 5325 MASHBURN DR
 CUMMING GA 30041

Assessment Information

	2021	2020
LUC	0100	0100
Class	R4	R4
+ Land Value	\$658,130	\$658,130
+ Building Value	\$208,040	\$197,550
= Total Value	\$866,170	\$855,680
Assessed Value	\$346,468	\$342,272

Tax Commissioner

[Tax Commissioner Link](#)

Assessment Notices 2020

256 065 (PDF)

Land

Description	Land Type	Land Code	Square Feet	Acres	Price
SINGLE FAMILY RES	A	100	490,050	11.250	455,630
SINGLE FAMILY RES	A	100	217,800	5.000	202,500

Total Acres:
 16.2500
 Total Land-Value:
 658,130

Residential Improvement Information

Card	1	Heating System	WARM AIR
Stories	1	Heat	CENTRAL AIR
Exterior Wall	FACE BRICK	Total Fixtures	9
Style	Single Family Residence	Masonry Fireplaces	2
Year Built	1972	Heating Fuel Type	GAS
Res Sq Ft	2241	Pre Fab Fireplace	0
Basement		Miscellaneous Feature	
Finished Bsmt Sqft	0	Miscellaneous Feature 2	
Full Bath/Half Bath	3/0	Grade Factor	C
Bedrooms	3	Cost/Design Factor	0%
Attic		CDU	AV
Additional Fixtures	0		

Accessory Information

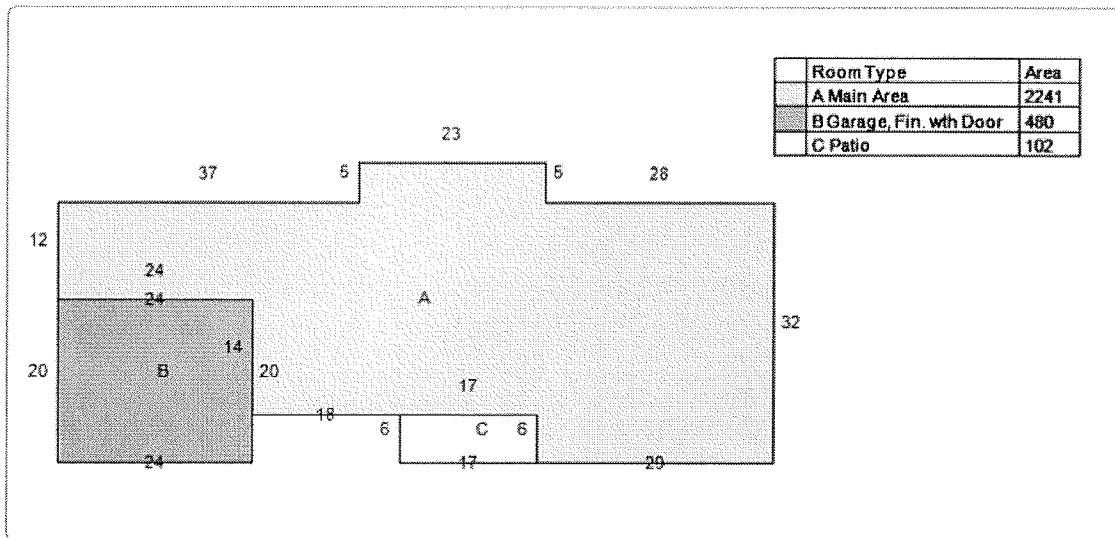
Card 1

Description	Year Built	Area	Grade	Value
CON PAVING	1972	3,000	C-AVERAGE	9,450
CARPORT	1992	528	C-AVERAGE	590
SHED	1993	1,440	C-AVERAGE	1,200

Sales Information

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Qualification	Sales Validity	Grantee	Grantor	Recording
12/22/2009	\$0	ED	5597	643	Unqualified	UNKNOWN	MASHBURN GLADYS V	MASHBURN TRUSTEE PAUL MCREE	5597 643
10/30/2009	\$866,610	ED	5590	397	Unqualified	UNKNOWN	MASHBURN WILLIAM H LIVING TRUST	MASHBURN WILLIAM H	5590 397
1/1/1901	\$0	WD	00065	0248	Unqualified	UNKNOWN			00065 0248

Sketches



No data available for the following modules: Additions, Commercial Improvement Information, Interior/Exterior Information, Other Features, Photos.

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Version 2.3.119

Heigh-ton B. Deming, Jr.,
2450 Atlanta Highway
Suite 303
Cummins, Ga 30628

EXECUTORS DEED

STATE OF GEORGIA,
COUNTY OF FORSYTH

Land Lot: 532 of the 14TH District, of Forsyth County, Georgia
Location: 5325 Mashburn Drive
Forsyth County at Large
P.I.N. _____

Doc ID: 011490750001 Type: GLR
Filed: 12/16/2009 at 02:59:28 PM
Fee Amt: \$10.00 Page 1 of 1
Transfer Tax: \$0.00
Forsyth County, GA
Gred G. Allen Clerk Superior Ct
BK 5590 Pg 397

Verified by: Forsyth County on the ____ day of _____, 2009 by _____

THIS INDENTURE, made this ____ day of _____, 2009, between PAUL McCREE MASHBURN EXECUTOR OF THE ESTATE of WILLIAM H. MASHBURN, of the State of Georgia, County of Forsyth, (hereafter in this Indenture collectively known and designated as 'Grantor'), and THE WILLIAM H. MASHBURN LIVING TRUST of the State of Georgia, County of Forsyth, (hereafter in this Indenture collectively known and designated as 'Grantee'). The designation Grantor's and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH: That the said Grantor for and in consideration of the sum of \$10.00 - Ten Dollars, and other valuable consideration to Grantor in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and does by these presents grant, bargain, sell and convey to the said Grantee, and Grantee's respective heirs, successors and assigns, all of the following described land and interests in land estates, easements, rights, improvements, and appurtenances, (hereinafter referred to as the 'Land');

THE 14TH DISTRICT AND FIRST SECTION OF FORSYTH COUNTY, GEORGIA AND CONSISTING OF PART OF LOT OF LAND NO. 532 AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT ORIGINAL NORTHEAST CORNER OF SAID LOT 532, THENCE SOUTH ¼ DEGREE EAST ALONG THE ORIGINAL LINE 1071 FEET TO THE RIGHT-OF-WAY OF STATE HIGHWAY NO. 141; THENCE WEST AND NORTHWESTERLY DIRECTION AROUND THE CURVE OF SAID HIGHWAY APPROXIMATELY 930 FEET TO AN IRON PIN ON THE RIGHT-OF-WAY OF SAID HIGHWAY; THENCE NORTH ¼ DEGREE WEST 648 FEET TO A STAKE ON THE ORIGINAL LINE ON NORTH SIDE OF SAID LOT; THENCE NORTH 89 ¼ DEGREES EAST ALONG SAID ORIGINAL LINE 821 FEET TO STARTING POINT.

SAID TRACT CONTAINING 17 ACRES, MORE OR LESS.

TO HAVE AND TO HOLD the said described premises and all parts, rights, members and appurtenances thereof, to the use, benefit, and behoove of Grantee and the successors and assigns of Grantee, and tenants in common with rights of survivorship IN FEE SIMPLE, forever; and Grantor covenant that Grantor is lawfully seized and possessed of the Premises, as aforesaid, and has good right to convey the same, that the same is unencumbered.

IN TESTIMONY WHEREOF, the Grantor has hereunto set hands and affixed Grantor seal on the day and year first above written.

Signed, sealed and delivered on the 7 day of December, 2009, in the presence of:

Dena Simpson Pickens
Unofficial Witness

Paul McCree Mashburn
PAUL McCREE MASHBURN, EXECUTOR of the ESTATE of WILLIAM H. MASHBURN

Signed, sealed and delivered in the presence of:

Travis Doff (Seal)
Notary Public,

