



Summary

Parcel Number	0024 028
Account/Realkey	2897
Location Address	FORGE MILL ROAD
Legal Description	8-1 LL250,251,254 DB642-159 39.91 ACS (Note: Not to be used on legal documents)
Class	R4-Residential (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	COUNTY (District 01)
Millage Rate	14.021
Acres	39.91
Neighborhood	HEMPTOWN CREEK (2574)
Account Number	2897
Homestead Exemption	No (S0)
Landlot/District	250 / 08

[View Map](#)

Owner

COHUTTA INVESTMENT GROUP LLC
1314 COUNCIL BLUFF DRIVE
ATLANTA, GA 30345

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Hemptown Ck	Rural	3	1.11
RUR	Small Parcels	Rural	1	38.8

Residential Improvement Information

Style	One Family
Heated Square Feet	1532
Interior Walls	Sheetrock
Exterior Walls	Masonry (brick)
Foundation	Masonry
Attic Square Feet	0
Basement Square Feet	0
Year Built	1959
Roof Type	Asphalt Shingles
Flooring Type	Hardwood
Heating Type	No Heat
Number Of Rooms	0
Number Of Bedrooms	0
Number Of Full Bathrooms	1
Number Of Half Bathrooms	1
Number Of Plumbing Extras	2
Value	\$8,311
Condition	Poor
House Address	0 FORGE MILL ROAD

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Home Site Improvement (Avg)	2017	0x0 / 1	1	\$5,000

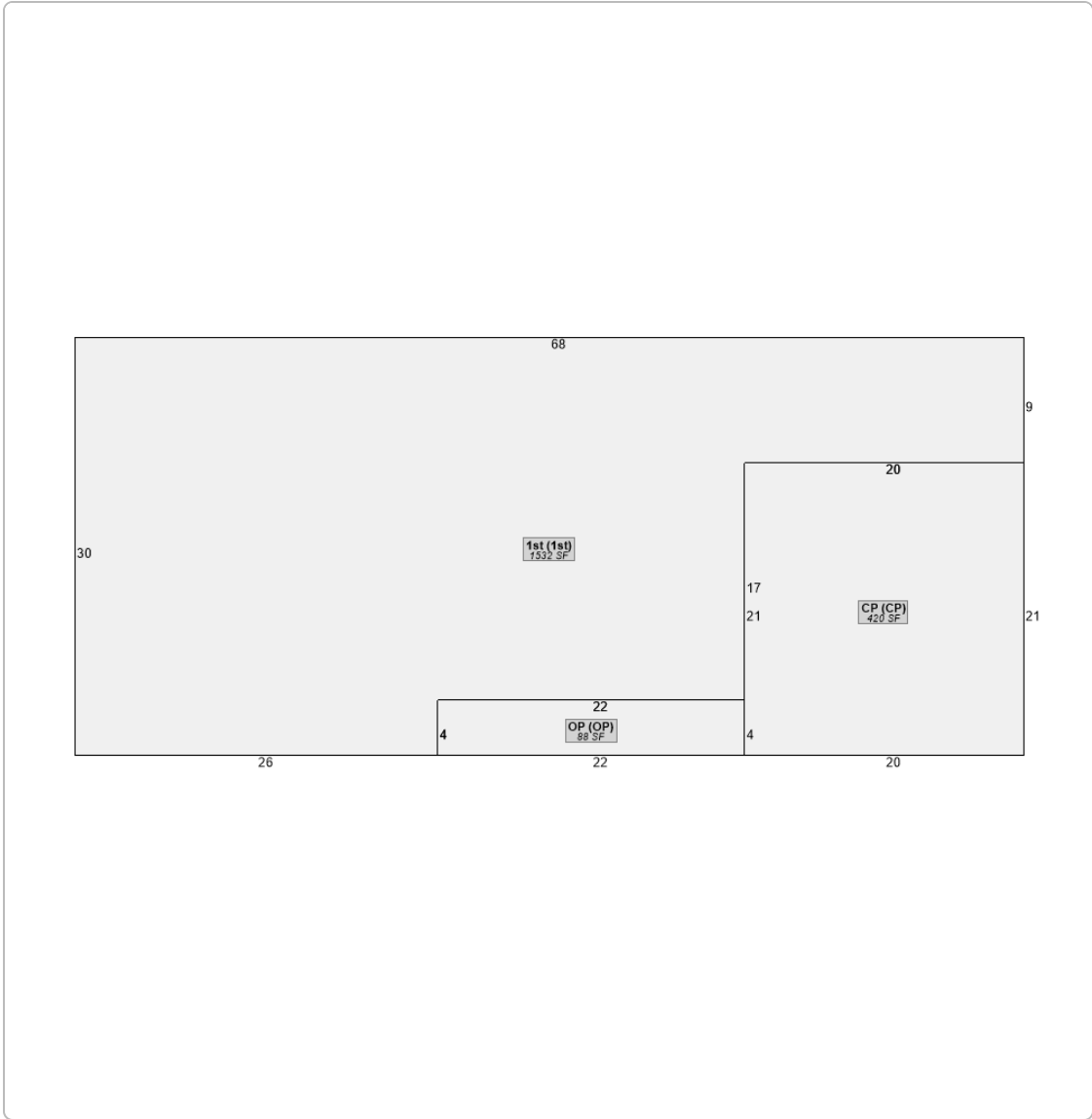
Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/20/2005	642 159		\$665,000	Developer	PRINCE A L III &	COHUTTA INVESTMENT GROUP LLC
3/27/2003			\$0	No Information	PRINCE A L III &	PRINCE A L III &
8/22/1997	275 490*		\$0	Gift	PRINCE A L III & REB	PRINCE A L III &
6/13/1994	213 496		\$0	Gift	PRINCE A L JR	PRINCE A L III & REB
	33 152		\$0	No Information		PRINCE A L JR

Valuation

	2021	2020	2019	2018	2017
Previous Value	\$410,457	\$410,457	\$285,562	\$254,971	\$246,259
Land Value	\$397,146	\$397,146	\$397,146	\$236,822	\$203,315
+ Improvement Value	\$8,311	\$8,311	\$8,311	\$43,740	\$46,656
+ Accessory Value	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
= Current Value	\$410,457	\$410,457	\$410,457	\$285,562	\$254,971

Sketches



No data available for the following modules: Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits.

The Fannin County 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 from the last certified tax roll. All other data is subject to change.

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