

**Online Appeal**

Would you like to submit an appeal to the Board of Assessors? [Click Here](#) for more information.

Appeal to Board of Assessors

*Mashburn DR.*

**Summary**

Parcel Number 256 067  
 Location Address MASHBURN DR  
 CUMMING GA 30041  
 Legal Description 14-0 531-532 PER JLP..... 026 023  
 Property Class V5 - Conservation - large tract  
 Neighborhood 02700  
 Tax District 0  
 Zoning LR  
 Acres 35  
 Homestead N  
 Exemptions

[View Map](#)

**Owner**

[Mashburn Mary Marcile](#)  
 5330 MASHBURN DR  
 CUMMING GA 30040

**Assessment Information**

	2021	2020
LUC	0100	0100
Class	V5	V5
+ Land Value	\$1,780,000	\$1,780,000
+ Building Value	\$0	\$0
= Total Value	\$1,780,000	\$1,780,000
Assessed Value	\$12,390	\$12,390

**Tax Commissioner**

[Tax Commissioner Link](#)

**Assessment Notices 2020**

256 067 (PDF)

**Land**

Description	Land Type	Land Code	Square Feet	Acres	Price
SINGLE FAMILY RES	A	100	1,481,040	34.000	1,530,000
SFR WATER	A	122	43,560	1.000	250,000

Total Acres:  
 35.0000  
 Total Land-Value:  
 1,780,000

**Sales Information**

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Qualification	Sales Validity	Grantee	Grantor	Recording
12/9/2014	\$0	PA	7223	549	Unqualified	Related Individuals or Corporation	MASHBURN WILLIAM MARCUS	MASHBURN MARY MARCILE	7223 549
1/1/1901	\$0	WD	00001	0000	Unqualified	UNKNOWN			00001 0000

**No data available for the following modules:** Residential Improvement Information, Additions, Commercial Improvement Information, Interior/Exterior Information, Accessory 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

*5330 Mashburn*

**Online Appeal**

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Appeal to Board of Assessors

**Summary**

Parcel Number 256 033  
 Location Address 5330 MASHBURN DR  
 CUMMING GA 30041  
 Legal Description 14-1 532  
 Property Class R3 - Residential Lots  
 Neighborhood 02700  
 Tax District 0  
 Zoning LR  
 Acres 4.13  
 Homestead N  
 Exemptions

[View Map](#)



**Owner**

Mashburn William H Living Trust &  
 Mashburn Mary Marcile  
 5330 MASHBURN DR  
 CUMMING GA 30041

**Assessment Information**

	2021	2020
LUC	0100	0100
Class	R3	R3
+ Land Value	\$185,850	\$185,850
+ Building Value	\$73,970	\$67,370
= Total Value	\$259,820	\$253,220
Assessed Value	\$103,928	\$101,288

**Tax Commissioner**

[Tax Commissioner Link](#)

**Assessment Notices 2020**

256 033 (PDF)

**Land**

Description	Land Type	Land Code	Square Feet	Acres	Price
SINGLE FAMILY RES	A	100	179,903	4.130	185,850

Total Acres:  
 4.1300  
 Total Land-Value:  
 185,850

### Residential Improvement Information

Card 1  
 Stories 1  
 Exterior Wall WOOD ON SHTG  
 Style Single Family Residence  
 Year Built 1931  
 Res Sq Ft 1264  
 Basement  
 Finished Bsmt Sqft 0  
 Full Bath/Half Bath 2/0  
 Bedrooms 2  
 Attic  
 Additional Fixtures 0

Heating System WARM AIR  
 Heat CENTRAL AIR  
 Total Fixtures 6  
 Masonry Fireplaces 0  
 Heating Fuel Type GAS  
 Pre Fab Fireplace 0  
 Miscellaneous Feature  
 Miscellaneous Feature 2  
 Grade Factor C  
 Cost/Design Factor 0%  
 CDU AV

### Accessory Information

Card 1

Description	Year Built	Area	Grade	Value
STORAGE	1960	168	C-AVERAGE	170

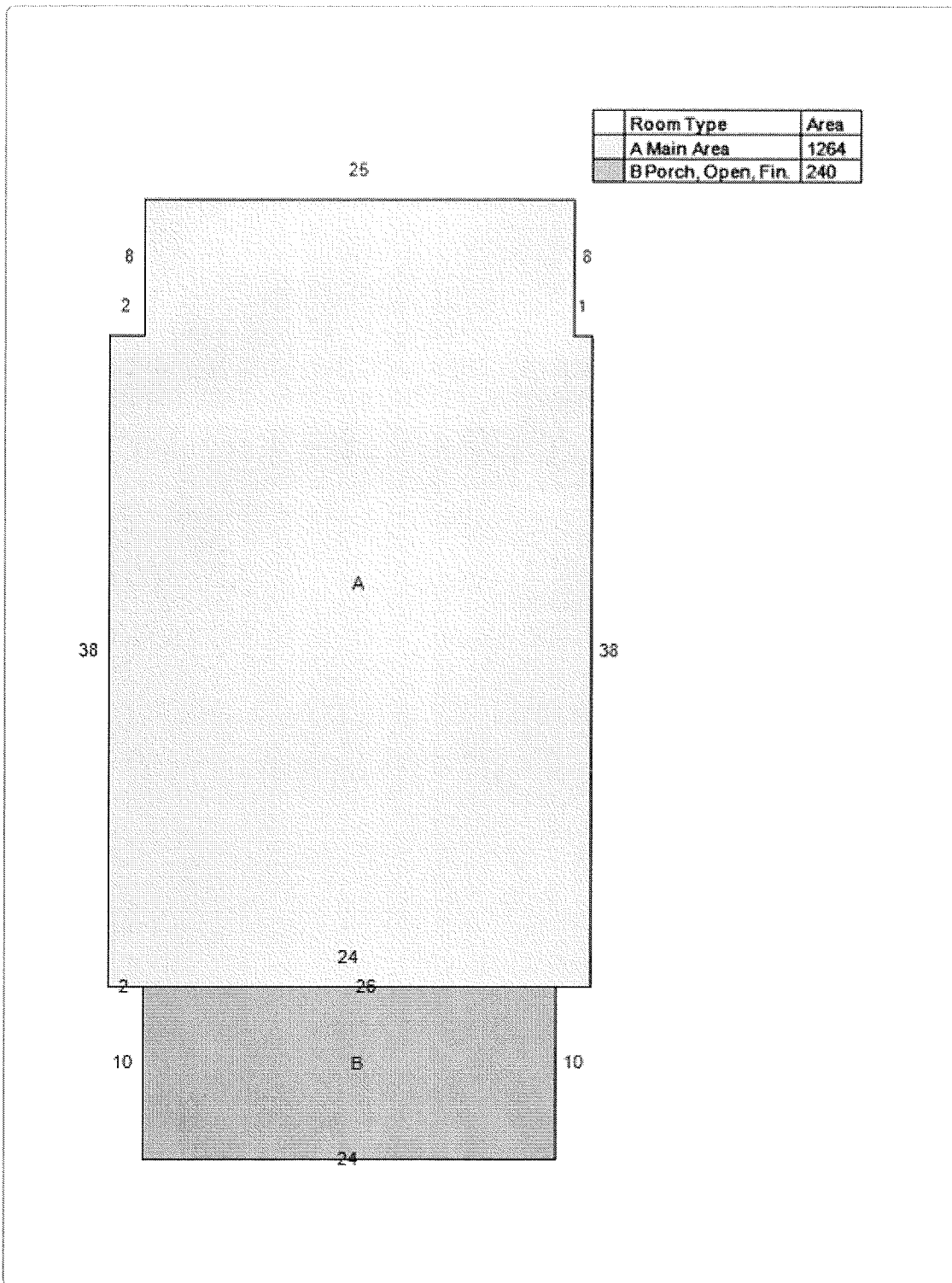
### Sales Information

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Qualification	Sales Validity	Grantee	Grantor	Recording
12/9/2014	\$0	PA	7223	549	Unqualified	Related Individuals or Corporation	MASHBURN WILLIAM MARCUS	MASHBURN MARY MARCILE	7223 549
10/30/2009	\$237,040	ED	5590	399	Unqualified	UNKNOWN	MASHBURN WILLIAM H LIVING TRUST &	MASHBURN WILLIAM H ESTATE	5590 399
9/1/1986	\$5,000	WD	00341	0565	Unqualified	Split, Combined, or Rezoned After Sale			00341 0565

### Photos



### Sketches



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Developed by  
 Schneider  
 GEOSPATIAL

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Version 2.3.119

Filed 22 Day July 19 82 at 12:00 o'clock A.M.  
Recorded 22 Day July 19 82, Cecil McCure, Clerk

Executor's Deed

S T A T E    O F    G E O R G I A

Forsyth County.

THIS INDENTURE made and entered into this the 15 day of February, in the year of our Lord One Thousand Nine Hundred Eighty Three between RALPH L. PETREE, of the State of Georgia and County of Bibb; duly constituted Executor of the Estate of OTIS M. MASHBURN, deceased, late of Forsyth County, in the State of Georgia party of the first part and LILLIAN MASHBURN PETREE, WILLIAM MASHBURN and MARCILE MASHBURN, parties of the second part,

WITNESSETH; That said party of the first part, by virtue of an order granted by the Honorable B.B. Wallace, Ordinary, Forsyth County, naming Grantor as Executor in Minute Book S, page 131, April 4, 1970, UNDER ITEM 5 OF TESTATOR'S WILL does hereby convey, the following property in Forsyth County:

All that tract or parcel of land lying and being in the 14th District and 1st Section of Forsyth County, Georgia, containing 86 acres, more or less consisting of all of lots numbers 531, 532, and all that part of lot number 533, lying North of the branch running through said lot, the branch being the line.

LESS AND EXCEPT the following conveyances: 5.50 acres more or less Otis M. Mashburn to Ralph L. Petree and Mrs. Lillian M. Petree, Book 34, page 131; 17 acres more or less Otis M. Mashburn to William H. Mashburn recorded Book 41, page 376; 10.60 acres more or less Otis Mashburn to William H. Mashburn, recorded Book 65, page 248; 45.70 acres more or less Otis Mashburn to Marcile Mashburn recorded Book 34, Page 425.

Under Item 3 Last Will and Testament of OTIS M. MASHBURN, deceased, Grantees were given the reversionary interest following the death of RUBY CROW MASHBURN, widow of OTIS M. MASHBURN and mother of Grantees. RUBY CROW MASHBURN departed this life on September 4, 1982. no Administrator of RUBY CROW MASHBURN'S Estate was deemed necessary nor filed.

549

NOW, the said party of the first part in consideration of the premises, has granted, bargained, conveyed, and hereby does grant and convey unto the said parties of the second part, their heirs and assigns, in fee simple, the said described land, with all the rights, members and appurtenances thereunto belonging or in any-wise appertaining, to it and its own proper use, benefit and behoof of LILLIAN MASHBURN PETREE, WILLIAM MASHBURN and MARCILE MASHBURN, their heirs and assigns in fee simple.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year first above written.

OTIS (M) MASHBURN, deceased

BY: *Ralph L. Petree* (SEAL)  
RALPH L. PETREE, Executor

Sworn to and subscribed before

me this 15 day of February, 1983.

*Virginia J. Cole*  
NOTARY PUBLIC my Comm. Expires 10/1/83

*Virginia J. Cole*  
WITNESS