

DAWSON COUNTY VARIANCE APPLICATION

****This portion to be completed by Zoning Administrator****

SU
VR 21-01

Tax Map & Parcel # (TMP): 067 005

Current Zoning: R-A Commission District #: 1

Submittal Date: 1-8-21 Time: 9:20 am/pm Received by: hoye (staff initials)


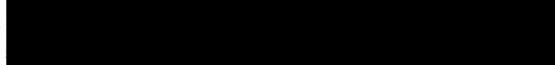

Fees Assessed: \$300- Paid: _____

Planning Commission Meeting Date: Feb.
Board of Commissioners march

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Candie Parkey

Address: 

Phone: Listed Unlisted  Email: Business  Personal 

Status: Owner Authorized Agent Lessee Option to purchase

Notice: If applicant is other than owner, enclosed Property Owner Authorization form must be completed.

I have /have not _____ participated in a Pre-application meeting with Planning Staff.

If not, I agree _____ /disagree _____ to schedule a meeting the week following the submittal deadline.

Meeting Date: _____ Applicant Signature: _____

PROPERTY INFORMATION

Street Address of Property: 467 Juno Rd. Dawsonville, GA

Land Lot(s): 1105 District: _____ Section: _____

Subdivision/Lot: _____ Building Permit #: _____ (if applicable)

21 JAN 8 10:14 AM

Directions to the Property: _____

REQUESTED ACTION

A Variance is requested from the requirements of Article # _____ Section # 318.C.2 of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other (circle one).

If other, please describe: _____

Type of Variance requested:

- Front Yard Side Yard Rear Yard variance of _____ feet to allow the structure to:
- be constructed; remain a distance of _____ feet from the: _____
- property line, road right of way, or other (explain below):

instead of the required distance of _____ required by the regulations.

Lot Size Request for a reduction in the minimum lot size from _____ to _____

Sign Variance for: _____

Home Occupation Variance to operate: _____ business

Other (explain request): 2 mobile homes on 5 acres in R-A zoning

If there are other variance requests for this site in past, please list case # and nature of variance: _____

Variations to standards and requirements of the Regulations, with respect to open area, setbacks, yard area, lot coverage, height, and other quantitative requirements may be granted if, on the basis of the application, investigation, and other evidence submitted by the applicant, all four (4) expressly written findings below are made:

1. Describe why a strict and literal enforcement of the standards would result in a practical difficulty or unnecessary hardship: _____

My mother has an existing mobile home on the parcel and is need of help due to declining health.

2014-10-14

2. Describe the exceptional and extraordinary conditions applicable to this property which do not apply to other properties in the same district: _____

Due to the hardship + current acreage of the parcel this would not be permissable

3. Describe why granting a variance would not be detrimental to the public health, safety, morals or welfare and not be materially injurious to properties in the near vicinity: _____

4. Describe why granting this variance would support the general objectives within this Resolution: _____

Submit clear explanation of all four questions above. You may add sheets if necessary.

(Variances should not be granted if the need arises as a result of action by the applicant or previous owner.)

21 APR 8 10:15 AM

PROPERTY OWNER AUTHORIZATION

I / we _____ hereby swear that I / we own the property located at (fill in address and / or tax map & parcel #):

as shown in the tax maps and / or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person named below to act as the applicant or agent in pursuit of the variance requested on this property. I understand that any variance granted, and / or conditions placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The under signer is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the Board of Commissioners.

Printed name of applicant or agent: _____

Signature of applicant or agent: _____ Date: _____

Printed Name of Owner(s): _____

Signature of Owner(s): _____ Date _____

Sworn and subscribed before me
this _____ day of _____, 20_____.

Notary Public

My Commission Expires: _____

(Seal)

(The complete names of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify as applicant or owner and have the additional sheet notarized also.)

NOTARY PUBLIC

List of Adjacent Property Owners

It is the responsibility of the Applicant to provide a list of adjacent property owners. This list must include the name and mailing address of anyone who has property touching your property or who has property directly across the street from your property.

****Please note this information should be obtained using the Tax Map & Parcel (TMP) listing for any parcel(s) adjoining or adjacent to the parcel where a variance or rezone is being requested.**

| | <u>Name</u> | <u>Address</u> |
|-------------|-----------------------------|------------------------------|
| TMP 067 006 | 1. Wendy Gilleland | 321 Juno Rd. Dawsonville GA. |
| TMP 067 072 | 2. Bernice Wilkie | P.O. Box 648 Dawsonville GA. |
| TMP 067 037 | 3. Estate of Wendall Wilkie | P.O. Box 648 Dawsonville GA. |
| TMP 067-004 | 4. Roy Foster | 434 Juno Rd. Dawsonville GA |
| TMP 067003 | 5. Richard Sfeir | 488 Juno Rd Dawsonville GA |
| TMP 067071 | 6. Justin Graham | 496 Juno Rd Dawsonville GA |
| TMP 067007 | 7. Lori Finch (Trustee) | P.O. Box 233 Dawsonville GA |
| TMP _____ | 8. _____ | _____ |
| TMP _____ | 9. _____ | _____ |
| TMP _____ | 10. _____ | _____ |
| TMP _____ | 11. _____ | _____ |
| TMP _____ | 12. _____ | _____ |
| TMP _____ | 13. _____ | _____ |
| TMP _____ | 14. _____ | _____ |
| TMP _____ | 15. _____ | _____ |

Use additional sheets if necessary.

21 JAN 8 10:15 AM

APPLICANT CERTIFICATION

I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

I understand that the Planning & Development staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission and the Board of Commissioners to make an informed determination on my request. I will seek the advice of an attorney if I am not familiar with the zoning and land use requirements.

I understand that my request will be acted upon at the Planning Commission and Board of Commissioner hearings and that I am required to be present or to be represented by someone able to present all facts. I understand that failure to appear at a public hearing may result in the postponement or denial of my rezoning of special use application. I further understand that it is my responsibility to be aware of relevant public hearing dates and times regardless of notification from Dawson County.

I hereby certify that I have read the above and that the above information as well as the attached information is true and correct.

Signature Carrie Parker
Witness Janet Hoyer

Date 1-5-21
Date 1/5/21

WITHDRAWAL

Notice: This section only to be completed if application is being withdrawn.

I hereby withdraw application # _____

Signature _____

Date _____

Withdrawal of Application:

Withdrawals of any application may be accommodated within the Planning & Development Department if requested before the Planning Commission agenda is set. Therefore, withdrawals may not be made after ten (10) days prior to the scheduled Planning Commission meeting hearing, unless accompanied by written request stating specific reasons for withdrawal. This withdrawal request is to be published in the legal organ prior to the meeting. Following the written request and publication the Planning Commission will vote to remove the item from the agenda at the scheduled hearing. Please note that should the withdrawal be denied, the item will receive deliberation and public hearing with a decision by the Planning Commission. Further, the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal. Please note that no refund of application fees may be made unless directed by the Board of Commissioners.

PLANNING & DEVELOPMENT DEPARTMENT

Dawson County, Georgia Board of Commissioners

Affidavit for Issuance of a Public Benefit

As Required by the Georgia Illegal Immigration Reform and Enforcement Act of 2011

By executing this affidavit under oath, as an applicant for a Dawson County Business License, Out of County Business Registration, Alcohol License, or other public benefit as referenced in the Georgia Illegal Immigration Reform and Enforcement Act of 2011 [O.C.G.A. § 50-36-1(e)(2)], I am stating the following with respect to my application for such Dawson County public benefit.

I am a United States citizen.

I am a legal permanent resident of the United States. (FOR NON-CITIZENS)

I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency. (FOR NON-CITIZENS)

My alien number issued by the Department of Homeland Security or other federal immigration agency is:

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one **secure and verifiable document**, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit. (See reverse side of this affidavit for a list of secure and verifiable documents.)

The secure and verifiable document provided with this affidavit can best be classified as:

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20 and face criminal penalties as allowed by such criminal statute.

Executed in Dawsonville (city), Georgia (state)
Candie Parkey (Signature of Applicant) 1-5-21 (Date)
Candie Parkey (Printed Name) N/A (Name of Business)

SUBSCRIBED AND SWORN BEFORE ME ON
THIS 5th DAY OF January, 20 21
Janet Glover Notary Public
My Commission Expires: 1/13/2023



2021 JAN 13 10:15 AM

APPLICATION PROCESSING: STAFF USE ONLY

ZA _____ **Applicant Name:** _____

Application Fee: \$ _____

IF APPLICABLE:

- | | |
|--|-------------|
| <input type="checkbox"/> Legal Advertisement Submitted to Newspaper | Date: _____ |
| <input type="checkbox"/> Planning Commission & Board of Commissioners Packets Delivered | Date: _____ |
| <input type="checkbox"/> Application Posted on County Website | Date: _____ |
| <input type="checkbox"/> Adjacent Property Owner Notices Mailed | Date: _____ |
| <input type="checkbox"/> Interdepartmental Forms Submitted for Review | Date: _____ |
| <input type="checkbox"/> Department of Transportation Notified | Date: _____ |
| <input type="checkbox"/> Georgia Mountains Notified (DRI) | Date: _____ |
| <input type="checkbox"/> Public Notice Signs on Property Verified | Date: _____ |
| <input type="checkbox"/> Approval or Denial Form placed in folder | Date: _____ |
| <input type="checkbox"/> Applicant Notified of Final Action | Date: _____ |
| <input type="checkbox"/> Approval or Denial Form to Office Manager/Building Official/Marshal | Date: _____ |
| <input type="checkbox"/> Rezoning Change Form to Director | Date: _____ |
| <input type="checkbox"/> Zoning Map Amended | Date: _____ |
| <input type="checkbox"/> Change Zoning in EnerGov by Parcel | Date: _____ |
| <input type="checkbox"/> Planning Commission Meeting Minutes placed in folder | Date: _____ |
| <input type="checkbox"/> Board of Commission Meeting Minutes placed in folder | Date: _____ |

Planning Commission & Board of Commissioners Actions

PC Recommendation Date: _____ Approval Approval w/stipulations Denial

BOC Decision Date: _____ Approval Approval w/stipulations Denial

NOTICE OF RESIDENTIAL EXURBAN/AGRICULTURAL DISTRICT (R-A) ADJACENCY

Agricultural districts include uses of land primarily for active farming activities and result in odors, noise, dust and other effects, which may not be compatible with adjacent development. Future abutting developers in non RA land use districts shall be provided with this "Notice of RA Adjacency" prior to administrative action on either the land use district or the issuance of a building or occupancy permit.

Prior to administrative action the applicant shall be required to sign this waiver which indicates that the applicant understands that a use is ongoing adjacent to his use which will produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the effects of the adjacent RA use, the applicant agrees by executing this form to waive any objection to those effects and understands that his district change and/or his permits are issued and processed in reliance on his agreement not to bring any action asserting that the adjacent uses in the RA district constitute a nuisance) against local governments and adjoining landowners whose property is located in an RA district.

This notice and acknowledgement shall be public record.

Applicant Signature: Candie Parkey

Applicant Printed Name: Candie Parkey

Application Number: _____

Date Signed: 12-29-20

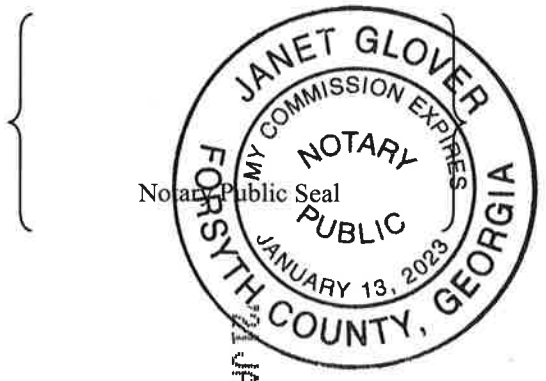
Sworn and subscribed before me

this 5th day of January, 2021.

Janet Glover

Notary Public

My Commission Expires: 1/13/2023



2012

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
(APPLICANT(S) AND REPRESENTATIVE(S) OF REZONING)

Pursuant to O.C.G.A. Section 36-67 A-3.A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made within two (2) years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government showing the following:

1. Name of local official to whom campaign contribution was made:

2. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two (2) years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

Amount \$ _____ Date: _____

Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the two (2) years immediately preceding the filing of application for rezoning:

Signature of Applicant/Representative of Applicant:

_____ Date: _____

BY NOT COMPLETING THIS FORM YOU ARE MAKING A STATEMENT THAT NO DISCLOSURE IS REQUIRED

This form may be copied for each applicant. Please attach additional sheets if needed.

21 JAN 8 10:15AM

PROPERTY OWNER AUTHORIZATION

I/we, JANET PRUETT, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

Rt 4-281 Juno Rd Dawsonville GA. Parcel # 067005

as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The under signer is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of the last action by the Board of Commissioners.

Printed Name of applicant or agent: Candie Parkey
Signature of applicant or agent: Candie Parkey Date: 12-29-20

Printed Name of Owner(s): JANET PRUETT
Signature of Owner(s): Janet Pruett Janet Pruett Date: 1-5-21
Mailing address: [REDACTED]
City, State, Zip: [REDACTED]
Telephone Number: Listed [REDACTED]
Unlisted [REDACTED]

Sworn and subscribed before me this 5 day of January, 20 20. (LW)

Lugena Weese
Notary Public

My Commission Expires: 12/04/2023



(The complete names of all owners must be listed; if the owner is a partnership, the names of all partners must be listed; if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify as applicant or owner and have the additional sheet notarized also.)

JAN 30 10:58 AM

DRI INFORMATION

IF YOUR DEVELOPMENT FALLS WITHIN ANY OF THE FOLLOWING THRESHOLDS,
PLEASE ASK PLANNING STAFF FOR DRI REVIEW CHECKLISTS.

**Table 1: Developments of Regional Impact - Tiers and Development Thresholds
Effective January 1, 2005**

| Type of Development | Non-metropolitan Regions (Dawson County status eff. 1/2005) |
|---|---|
| (1) Office | Greater than 125,000 gross square feet |
| (2) Commercial | Greater than 175,000 gross square feet |
| (3) Wholesale & Distribution | Greater than 175,000 gross square feet |
| (4) Hospitals and Health Care Facilities | Greater than 200 new beds; or generating more than 250 peak hour vehicle trips per day |
| (5) Housing | Greater than 125 new lots or units |
| (6) Industrial | Greater than 175,000 gross square feet; or employing more than 500 workers; or covering more than 125 acres |
| (7) Hotels | Greater than 250 rooms |
| (8) Mixed Use | Gross square feet greater than 125,000 (with residential units calculated at 1800 square feet per unit toward the total gross square footage); or covering more than 40 acres; or if any of the individual uses meets or exceeds a threshold as identified herein |
| (9) Airports | Any new airport with a paved runway; or runway additions of more than 25% of existing runway length |
| (10) Attractions & Recreational Facilities | Greater than 1,500 parking spaces or a seating capacity of more than 6,000 |
| (11) Post-Secondary School | New school with a capacity of more than 750 students, or expansion by at least 25 percent of capacity |
| (12) Waste Handling Facilities | New facility or expansion of use of an existing facility by 50 percent or more |
| (13) Quarries, Asphalt & Cement Plants | New facility or expansion of existing facility by more than 50 percent |
| (14) Wastewater Treatment Facilities | New facility or expansion of existing facility by more than 50 percent |
| (15) Petroleum Storage Facilities | Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,000 barrels |
| (16) Water Supply Intakes/Reservoirs | New Facilities |
| (17) Intermodal Terminals | New Facilities |
| (18) Truck Stops | A new facility with more than three diesel fuel pumps; or containing a half acre of truck parking or 10 truck parking spaces. |
| (19) Any other development types not identified above (includes parking facilities) | 1000 parking spaces |

Dawson County, Georgia
Real Estate Transfer Tax
Paid \$ 6.50
Date 11-27-78
Ralph Maddox
Clerk of Superior Court

STATE OF GEORGIA, County of Dawson

This INDENTURE, Made this 25th day of November in the
Year of Our Lord One Thousand Nine Hundred and Seventy Eight between
CLEVE EWANS

of the State of Georgia and County of Dawson of the first part, and
J.H. PRUETT and JANET PRUETT

of the State of Florida and County of Orange of the second part,

WITNESSETH: That the said part Y of the first part, for and in consideration of the sum of
Ten Dollars and other valuable consideration Dollars,
in hand paid, at and before the sealing and delivery of these presents, the receipt of which
is hereby acknowledged, ha^s granted, bargained, sold and conveyed, and by these presents
do^{es} grant, bargain, sell and convey unto the said part ies of the second part, their
heirs and assigns, all that tract or parcel of land lying and being in the Fifth (5th)
District and First (1st) Section of Dawson County, Georgia, and
consisting of five (5) acres more ore less of Original Land Lot
Number 1105, and being more fully described as follows:

BEGINNING at the Southeast Original corner of said land lot
Number 1105; thence following the South Original line of said Land
Lot due West Four Hundred Twenty Five (425) feet to an iron pin on
said Original Line; thence due North Five Hundred Fifty One (551)
feet to an iron pin on the South Right-of-Way of a dirt County road;
thence following said Right-of-Way, South 84 degrees 30 minutes
East a distance of Four Hundred Twenty Five (425) feet to an
iron pin on the East Original line of said Land Lot Number 1105;
thence following said East Original line due South for a distance of
Five Hundred Ten (510) feet to the point of beginning.

Said property is more clearly described by a plat of survey made by
Lloyd Vaughters, Registered Land Surveyor, dated
and recorded in Plat Book 8 Page 48 Dawson County, Georgia
Records.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights,
members and appurtenances thereof, to the same being, belonging, or in anywise appertaining,
to the only proper use, benefit and behoof of the said part ies of the second part, their
heirs and assigns, forever, in Fee Simple.

AND THE SAID part Y of the first part, for himself and his heirs,
executors and administrators, will warrant and forever defend the right and title to the above
described property, unto the said part ies of the second part, their heirs and assigns,
against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said part Y of the first part ha^s hereunto set his
hand and seal, the day and year above written.

Signed, sealed and delivered in presence of:

Cory Lee Jatum
[Signature]
Notary Public, Georgia State at Large
My Commission Expires April 30, 1980
WILLIAM H. JAMES
NOTARY PUBLIC
STATE OF GEORGIA

Cleve Ewans (Seal)
GEORGIA, DAWSON COUNTY (Seal)
CLERK'S OFFICE, SUPERIOR COURT (Seal)
FILED FOR RECORD (Seal)
10:33 A.M. 11-27-78
Recorded in Book 46 Page 247
This day of 12-4-78
Ralph Maddox
C. L. C.

247

21 JAN 8 10:15AM

Official Tax Receipt
Nicole Stewart
DAWSON COUNTY Tax Commissioner

New mobile Home
 Phone: (706) 344-3520
 Fax: (706) 344-3522

25 Justice Way Suite 1222
 Dawsonville, GA 30534

| Trans No | Property ID/District Description | Original Due | Interest & Penalty | Prev Paid | Amount Due | Amount Paid | Transaction Balance |
|--------------------------------------|---|--------------|----------------------|-----------|------------|---|----------------------------|
| 16383 Year-Bill No 2020 - 1728 | 066 031 / 001 LL 1071 LD 5-1 FMV: \$56,960.00 | 491.81 | 0.00 Fees 0.00 | 0.00 | 491.81 | 491.81 | 0.00 |
| | | | | | | Paid Date 11/20/2020 16:28:19 | Current Due 0.00 |
| Transactions: | 16383 - 16383 Totals | 491.81 | 0.00 | 0.00 | 491.81 | 491.81 | 0.00 |

Paid By :

BROWN ACRES JUNIOR F OR
 TINA A BROWN

Cash Amt: 0.00
 Check Amt: 491.81
 Charge Amt: 0.00
 Change Amt: 0.00
 Refund Amt: 0.00
 Overpay Amt: 0.00

BROWN FRANK & TINA



Check No 4617
 Charge Acct

21 JAN 9 10:15 AM

New mobile home

Summary

Parcel Number 066 031
 Location Address 242 TATUM TRAIL
 Legal Description LL 1071 LD 5-1
 (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 UNINCORPORATED (District 01)
 Millage Rate 23.867
 Acres 4.44
 Neighborhood RL-ST - Amicalola (312000)
 Homestead Exemption Yes (S1)
 Landlot/District N/A

[View Map](#)



Owner

BROWN FRANK & TINA



Rural Land

| Type | Description | Calculation Method | Soil Productivity | Acres |
|------|---------------|--------------------|-------------------|-------|
| RUR | Small Parcels | Rural | 1 | 4.44 |

Mobile Homes

| Style | Manufacturer | Model | YearBuilt | WidthLength | SerialNumber | Condition | Value |
|--------------|--------------|-------|-----------|-------------|--------------|-----------|----------|
| Mobile Homes | HORTON | * AV | 1994 | 27 x 56 | H106048GLR | Average | \$10,760 |

Accessory Information

| Description | Year Built | Dimensions/Units | Identical Units | Value |
|---------------------|------------|------------------|-----------------|---------|
| Homesite Imp: 3 Avg | 1997 | 1x0 / 1 | 1 | \$5,000 |

Sales

| Sale Date | Deed Book / Page | Plat Book / Page | Sale Price | Reason | Grantor | Grantee |
|------------|------------------|------------------|------------|-----------------------------|-----------|--------------------|
| 10/25/2006 | 771 112 | 18 297 | \$108,000 | Fair Market Sale (Improved) | RAY WANDA | BROWN FRANK & TINA |
| 8/8/1986 | 91 366 | 18 297 | \$0 | Quitclaim (non ALT) | | RAY WANDA |

Valuation

| | 2020 | 2019 | 2018 | 2017 | 2016 |
|---------------------|----------|----------|----------|----------|----------|
| Previous Value | \$56,960 | \$56,960 | \$38,769 | \$39,404 | \$38,110 |
| Land Value | \$41,200 | \$41,200 | \$41,200 | \$28,728 | \$28,728 |
| + Improvement Value | \$10,760 | \$10,760 | \$10,760 | \$7,541 | \$8,176 |
| + Accessory Value | \$5,000 | \$5,000 | \$5,000 | \$2,500 | \$2,500 |
| = Current Value | \$56,960 | \$56,960 | \$56,960 | \$38,769 | \$39,404 |

Photos

2020 066 031



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

The Dawson 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.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 12/30/2020, 12:20:02 AM

Developed by
 **Schneider**
GEOSPATIAL

Version 2.3.99



Donald Williams & Associates
 Professional Land Surveying Services
 1325 Montgomery Drive
 Marietta, Georgia 30067
 (404) 596-0416

FOR
RICKY RAY
 1971 B
 L.L. SIDORE, 5ND DISTRICT, 141 SECTION, DAWSON COUNTY, GEORGIA

BOUNDARY SURVEY
 GRAPHIC SCALE: 1" = 200'
 DATE: JUNE 17, 1982
 FILE NO.: P2640

REFERENCE:
 1. PLAT FOR HENRY TATUM PREPARED BY
 B. LAMAR FLOYD DATED 5-1-84

GEORGIA, DAWSON COUNTY
 CLERK'S OFFICE SUBDIVISION COURTS
 RECORD # 3-1088 W-82-5-88
 RECORDED IN BOOK 187-5-88
 BY 5-18-82
 DONALD WILLIAMS
 CLERK DAWSON COUNTY



LEGEND
 1" IRON PIN SET
 1" IRON PIN FOUND
 1" L.L. LAND SURV. LINE

NOTE:
 This plat was prepared for Ricky Ray, who is the owner of the land shown hereon. The plat was prepared by the undersigned on the date and at the place stated hereon. The plat was prepared using the equipment used by the undersigned. The plat was prepared using the equipment used by the undersigned. The plat was prepared using the equipment used by the undersigned.



21 JAN 8 10:15 AM

Existing mobile home

Printed: 12/30/2020 15:17:31
Register: 11 Clerk: SG

Phone: (706) 344-3520
Fax: (706) 344-3522

Official Tax Receipt
Nicole Stewart
DAWSON COUNTY Tax Commissioner

25 Justice Way Suite 1222
Dawsonville, GA 30534

| Trans No | Property ID/District Description | Original Due | Interest & Penalty | Prev Paid | Amount Due | Amount Paid | Transaction Balance |
|---------------------------------------|---|--------------|----------------------|-----------|------------|---|----------------------------|
| 24634 Year-Bill No 2020 - 11237 | 067 005 / 001 LL 1105 LD 5 FMV: \$65,480.00 | 619.79 | 0.00 Fees 0.00 | 0.00 | 619.79 | 619.79 | 0.00 |
| | | | | | | Paid Date 11/12/2020 10:32:31 | Current Due 0.00 |
| Transactions: | 24634 - 24634 Totals | 619.79 | 0.00 | 0.00 | 619.79 | 619.79 | 0.00 |

Paid By :

ROBERT PRUETT & JENNEL S
PRUITT

| | |
|--------------|--------|
| Cash Amt: | 0.00 |
| Check Amt: | 619.79 |
| Charge Amt: | 0.00 |
| Change Amt: | 0.00 |
| Refund Amt: | 0.00 |
| Overpay Amt: | 0.00 |

PRUETT J H & JANET



Check No 453
Charge Acct

21 JAN 9 9 51 AM

Existing mobile home

Summary

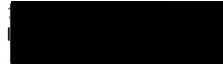
Parcel Number 067 005
Location Address 467 JUNO RD
Legal Description LL 1105 LD 5
 (Note: Not to be used on legal documents)
Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District UNINCORPORATED (District 01)
Millage Rate 23.867
Acres 5
Neighborhood RL-ST - Amicalola (312000)
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)



Owner

PRUETT J H & JANET



Rural Land

| Type | Description | Calculation Method | Soil Productivity | Acres |
|------|---------------|--------------------|-------------------|-------|
| RUR | Small Parcels | Rural | 1 | 5 |

Mobile Homes

| Style | Manufacturer | Model | YearBuilt | WidthLength | SerialNumber | Condition | Value |
|--------------|--------------|---------|-----------|-------------|--------------|-----------|----------|
| Mobile Homes | UNKNOWN | UNKNOWN | 1981 | 24 x 55 | | Fair | \$10,450 |

Accessory Information

| Description | Year Built | Dimensions/Units | Identical Units | Value |
|-------------------------------|------------|------------------|-----------------|---------|
| Storage Building: Frame | 1999 | 12x12 / 0 | 0 | \$890 |
| Storage Building: Frame | 1999 | 8x30 / 0 | 0 | \$1,400 |
| Storage Building: Pre-Fab MTL | 1999 | 8x10 / 0 | 0 | \$410 |
| Lean-To: No-Slab | 1997 | 8x22 / 0 | 1 | \$330 |
| Lean-To: No-Slab | 1997 | 16x50 / 0 | 1 | \$1,500 |
| Homesite Imp: 3 Avg | 1997 | 1x0 / 1 | 1 | \$5,000 |

Sales

| Sale Date | Deed Book / Page | Plat Book / Page | Sale Price | Reason | Grantor | Grantee |
|------------|------------------|------------------|------------|-----------------------|-------------|--------------------|
| 11/25/1978 | 46 247 | | \$6,500 | Quitclaim (non ALT) | EVANS CLEVE | PRUETT J H & JANET |
| 6/28/1967 | 06 565 | | \$550 | Quitclaim (non ALT) | | EVANS CLEVE |

Valuation

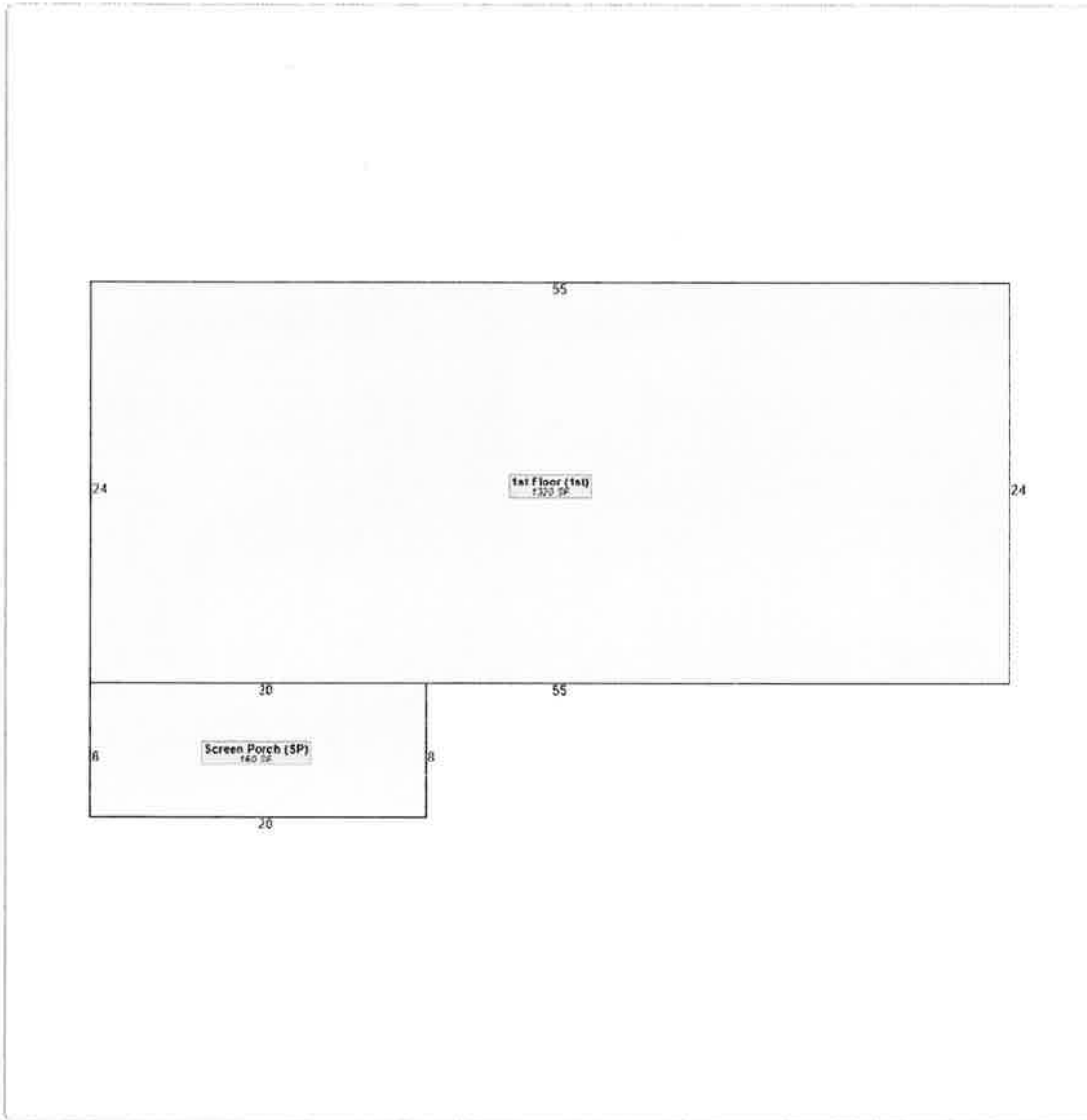
| | 2020 | 2019 | 2018 | 2017 | 2016 |
|---------------------|----------|----------|----------|----------|----------|
| Previous Value | \$65,480 | \$65,480 | \$44,611 | \$44,611 | \$43,408 |
| Land Value | \$45,500 | \$45,500 | \$45,500 | \$30,525 | \$30,525 |
| + Improvement Value | \$10,450 | \$10,450 | \$10,450 | \$7,802 | \$7,802 |
| + Accessory Value | \$9,530 | \$9,530 | \$9,530 | \$6,284 | \$6,284 |
| = Current Value | \$65,480 | \$65,480 | \$65,480 | \$44,611 | \$44,611 |

Photos





Sketches



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

The Dawson 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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Letter of Intent

I Candie Parkey is intending to move a Horton
1994 Double Wide Trailer on the property at Rt 4
281 Juno Rd Dawsonville GA, 30534 to help with my
mother, Jennell Pruett. She is disabled and do not
need to be there alone at the time.

Candie Parkey

A handwritten signature in black ink that reads "Candie Parkey". The signature is written in a cursive style with a long, sweeping tail on the letter 'y'.



Overview



Legend

 Parcels

Parcel ID: 067 005
Alt ID: 5305
Owner: PRUETT J H & JANET
Acres: 5
Assessed Value: \$65480

Date created: 1/25/2021
Last Data Uploaded: 1/22/2021 5:50:50 PM

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