

CITY OF PERRY, GEORGIA

PERRY SEWER MASTER PLAN

SOUTH AND EAST PERRY SERVICE AREAS

MARCH 2022



GWES
CIVIL • ENVIRONMENTAL • TRANSPORTATION
ENGINEERING



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DISCLAIMER

This document entitled Perry Sewer Master Plan was prepared by GWES, LLC for the City's use in planning and implementing sewer infrastructure improvements for the South and East Perry Service Areas. Conclusions developed in this document were drawn from site specific resources, discussions, and consensus with City officials and staff. Based on GWES' professional opinion and knowledge of sewer service planning, this document offers a reasonable plan for anticipating and meeting future sewer needs in the City's South and East Sewer Service Areas.

This sewage development plan is intended to be a living planning document. As service areas are developed and monitored, this, the document must be reviewed and updated accordingly. At the City's request, the R-1 zoning class criteria is assumed for all developable area in estimating potential sewer service demand. Analysis of future development types and densities must be monitored on a continuum and the plan must be modified as the need arises.

When the East Sewer Feasibility Study was complete by GWES in early 2021, the City expressed a degree of urgency for implementation of sewer infrastructure in the East Service Area due to the rapid pace of development. Since completion of that document, availability of labor force and materials has slowed the development rate. These problems are expected to persist. For this reason, GWES believes that a plan for 30-year buildout in the South and East Services Areas is more reasonable. Projections as a part of this plan are based on a 30-year build-out of the area.

Any use of this document by a third party will require the third party to verify all information contained herein. The third party agrees that GWES shall not be responsible for financial or other damages suffered as a result of use of this document to justify results and decisions for future development and projects.

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ABBREVIATIONS

319 Grant	EPD Nonpoint Source Implementation Grant
ADF	average daily flow
BOC	Houston County Board of Commissioners
CF	cubic feet
CFS	cubic feet per second
CIMP	Conceptual Infrastructure Master Plan
City	City of Perry
CWSRF	Clean Water State Revolving Fund
Development Authority	Houston County Development Authority
EPD	Georgia Environmental Protection Division
ERU	equivalent residential unit
FEMA	Federal Emergency Management Agency
FPS	feet per second
GDOT	Georgia Department of Transportation
GEFA	Georgia Environmental Finance Authority
GPD	gallons per day
GPCD	gallons per capita day
GPM	gallons per minute
GWES	GWES, LLC
I & I	Inflow and Infiltration
LF	linear feet
MGD	million gallons per day
MGRC	Middle Georgia Regional Commission
MSL	mean sea level
NDPES	National Pollutant Discharge Elimination System
NWI	National Wetlands Inventory
OPC	opinion of probable cost
Perdue	Perdue Farms LLC
PF	peaking flow
PVC	polyvinyl chloride
Satterfield WPCP	Frank Satterfield Water Pollution Control Plant
USACE	United States Army Corps of Engineers
WWTF	Wastewater Treatment Facility
WWTP	Wastewater Treatment Plant

The City of Perry (City) expects significant development in their South and East Perry Service Areas in the coming decades. To accommodate this development, the City plans to construct the proposed East Perry WWTF to provide sewer treatment capacity for these areas. The East Perry WWTF is currently in the permitting phase, and construction completion is anticipated in 2025. This Master Plan is part of their continued proactive approach to planning for the growth in the South and East Perry Service Areas.

This Master Plan reviews development potential in the South and East Perry Service Areas, projects future sewage flow rates, and estimates required sewer main sizes. Proposed sewer main alignments are identified, and potential construction challenges, property acquisition, and estimated construction costs are discussed. The impacts of the sewage flow rates on the Satterfield WPCP and East Perry WWTF are considered, and construction sequencing/phasing is recommended to alleviate capacity concerns at each facility.

This Master Plan assumes the build-out period for the South and East Perry Service Areas is 30 years. If growth does not occur as predicted, phasing will need to be re-evaluated. As the City proceeds with the design of the sewer service expansion in these areas, further investigation will be necessary for each phase of work.

South Service Area

The South Perry Service Area consists of approximately 6,500-acres, 5,200-acres of which are considered serviceable (outside of wetlands/buffer/flood plain/right-of-way). Approximately 500-acres are developed within the South Perry Service Area, leaving 4,700-acres of developable land. Based on recent development in the City and known plans for future development, R-1 zoning is assumed with an average density of 2.4 equivalent housing units per acre.

6,500-acres	:	5,200-acres	-	500-acres	=	4,700-acres
South Service Area Total Size		Serviceable Area		Currently Developed		Developable and Serviceable

To calculate the potential service demand, the R-1 zoning density is applied to the total serviceable area. The serviceable area is used rather than the developable because it is assumed that developed areas may eventually connect to the sanitary sewer system. To estimate the potential ultimate sewage flow

from the South Service Area, an average daily flow rate of 300 gallons per day is applied to the number of equivalent residential units. This calculation predicts a total flow rate from the South Service Area of 3.7 million gallons per day (MGD) at full build-out. This Master Plan assumes a peaking factor of 2.5 which indicates a peak flow rate from the South Service Area of 9.3 MGD.

$$\begin{array}{ccccccc}
 2.4 & & 5,200- & & 300 & = & 3.7 & & 2.5 & = & 9.3 \\
 \text{units/acre} & \times & \text{acres} & \times & \text{GPD} & & \text{MGD} & \times & & & \text{MGD} \\
 \text{R-1 zoning} & & \text{Serviceable} & & \text{Currently} & & \text{Flow Rate at} & & \text{Peaking} & & \text{Peak Flow} \\
 \text{density} & & \text{Area} & & \text{Developed} & & \text{Full Buildout} & & \text{Factor} & & \\
 \end{array}$$

To estimate potential population growth in the South Service Area, the City's existing 56.5% residential distribution of land is applied to the 4,700-acre developable area to determine how much of the area may develop as residential property. The R-1 zoning density of 2.4 housing units per acre is then applied to estimate the number of homes at build-out. The average occupancy from the City's most recent census of 2.52 people per household is assumed for each potential home. These calculations predict a potential population increase in the South Service Area of 16,060 people at build-out.

The service for the South Service Area must be treated at the East Perry WWTF to alleviate capacity issues at Satterfield WPCP. Assuming a constant development rate in the South Service Area over 30 years, calculations indicate that sewage from the South Perry Service Area must be treated at the East Perry WWTF by the year 2033. This Master Plan includes four (4) potential phases of work in the South Service Area to alleviate capacity concerns at the Satterfield WPCP and minimize the initial financial burden for the City.

The potential phasing and Opinions of Probable Cost (OPC) for the South Service Area are described as follows:

- Phase I – Gravity Sewer Main from Highway 41 South to an Interceptor Sewer Main in the East Service Area to Convey Flow to the East Perry WWTF.
 - \$15,830,000
- Phase II – Gravity Sewer Main from Toomer Road to Highway 41 South
 - \$3,400,000
- Phase III – Gravity Sewer Mains into Individual Sub-Basins for Connection by Future Development
 - \$4,160,000
- Phase IV – Gravity Sewer Main from Satterfield WPCP to the South Service Area Phase I Gravity Sewer Main
 - \$2,510,000

East Service Area

The East Perry Service Area consists of approximately 17,500-acres, 13,000-acres of which are considered serviceable (outside of wetlands/buffer/flood plain/right-of-way). Approximately 2,000-acres are developed within the South Perry Service Area, leaving 11,000-acres of developable land. Based on recent development in the City and known plans for future development, R-1 zoning is assumed with an average density of 2.4 equivalent housing units per acre.

$$\begin{array}{ccccccc}
 17,500\text{-acres} & : & 13,000\text{-acres} & - & 2,000\text{-acres} & = & 11,000\text{-acres} \\
 \text{East Service Area Total} & & \text{Serviceable Area} & & \text{Currently Developed} & & \text{Developable and} \\
 \text{Size} & & & & & & \text{Serviceable}
 \end{array}$$

To calculate the potential service demand, the R-1 zoning density is applied to the total serviceable area. The serviceable area is used rather than the developable because it is assumed that developed areas may eventually connect to the sanitary sewer system. To estimate the potential ultimate sewage flow from the South Service Area, an average daily flow rate of 300 gallons per day is applied to the number of equivalent residential units. This calculation predicts a total flow rate from the East Service Area of 9.3 million gallons per day (MGD) at full build-out. This Master Plan assumes a peaking factor of 2.5 which indicates a peak flow rate from the South Service Area of 23.3 MGD.

$$\begin{array}{ccccccc}
 2.4 & \times & 13,000\text{-} & \times & 300 \text{ GPD} & = & 9.3 \text{ MGD} & \times & 2.5 & = & 23.3 \text{ MGD} \\
 \text{units/acre} & & \text{acres} & & \text{Currently} & & \text{Flow Rate at} & & \text{Peaking} & & \text{Peak Flow} \\
 \text{R-1 zoning} & & \text{Serviceable} & & \text{Developed} & & \text{Full Buildout} & & \text{Factor} & & \\
 \text{density} & & \text{Area} & & & & & & & &
 \end{array}$$

To estimate potential population growth in the East Service Area, the City's existing 56.5% residential distribution of land is applied to the 11,000-acre developable area to determine how much of the area may develop as residential property. The R-1 zoning density of 2.4 housing units per acre is then applied to estimate the number of homes at build-out. The average occupancy from the City's most recent census of 2.52 people per household is assumed for each potential home. These calculations predict a potential population increase in the East Service Area of 37,588 people at build-out.

This Master Plan recommends that the entire East Service Area be treated by the East Perry WWTF when construction is complete. The Plan includes six (6) potential phases of work to alleviate the initial financial burden for the City. Phase I of the work is currently under construction and serves the Talton Road area.

The Master Plan recommends that the second phase of work be complete in 2025 when the East Perry WWTF comes online.

The potential phasing and OPCs for the East Service Area are described as follows:

- Phase I – Gravity Sewer Main to Serve the Bear Branch/Talton Road Area, Temporary Pump Station and Force Main to Convey Flow to Wind River Pump Station (Under Construction)
 - \$1,550,000 (Actual Contract Amount)
- Phase II – Gravity Sewer Main from Perry Parkway Pump Station to the East Perry WWTF
 - \$14,760,000
- Phase III – Completion of the Gravity Sewer Main from Phase I work (Bear Branch/Talton Road Area) to the East Perry WWTF, Abandonment of Temporary Pump Station
 - \$11,160,000
- Phase IV – Gravity Sewer Main to Allow Abandonment of Bear Branch Pump Station
 - \$4,410,000
- Phase V - Gravity Sewer Mains into Individual Sub-Basins for Connection by Future Development
 - \$9,870,000
- Phase VI – Gravity Sewer to the Highway 127/Highway 247 Area
 - \$3,990,000

East Perry WWTF

Collectively, the development in the South and East Perry Service Areas will determine the capacity required at the East Perry WWTF. This Master Plan utilizes the sewer flows projected for the South and East Perry Service Areas to predict the possible upgrade schedule for the East Perry WWTF. This Master Plan assumes that all flow from the East Service Area will be rerouted to the East Perry WWTF in 2025 when it comes online. It also estimates that the South Service Area will be rerouted to the East Perry WWTF by the year 2033 when the Satterfield WPCP approaches capacity.

The potential phasing and OPCs for the East Perry WWTF over the 30-year build-out period are described as follows:

- Phase I - Initial 2.5 MGD WWTF Construction – Complete by 2025
 - \$50,000,000
- Phase II – Upgrade to 5 MGD – Complete by 2027
 - \$30,000,000
- Phase III – Upgrade to 8 MGD – Complete by 2033

- \$36,000,000
- Phase IV – Upgrade to 10 MGD – Complete by 2039
 - \$24,000,000
- Phase V – Upgrade to 12 MGD – Complete by 2043
 - \$24,000,000
- Phase VI – Upgrade to 15 MGD – Complete by 2048
 - \$36,000,000

Background

The City of Perry (City) is a rapidly growing community in central Georgia. Over the past decade, the City has experienced tremendous population growth. This growth is anticipated to continue in the decades to come. The primary area of growth in recent years is the East Perry Service Area (East Service Area). Recognizing the potential for growth in the East Service Area and the capacity constraints at the Satterfield WPCP, the City began working with GWES in 2020 on a feasibility study for providing sewer service to the East Service Area.

The East Perry Sewer Feasibility Study (Feasibility Study) evaluated the wastewater treatment options for the East Service Area and determined that serving the area with the Satterfield WPCP was not feasible. Ultimately, the recommendation of the Feasibility Study was to construct a new WWTF east of Highway 247 to serve future development within the City's East Service Area. The City approved the recommendation for the East Perry WWTF and is moving forward with the permitting and design of the new facility. Completion of the proposed WWTF is anticipated in 2025.

After authorizing the design and permitting of the East Perry WWTF, the City contracted with GWES for a CIMP to outline sewer infrastructure necessary for connection of the East Service Area to the proposed East Perry WWTF. As the CIMP approached completion, the City was notified of a potential large-scale residential development by a property owner in the South Perry Service Area (South Service Area). A review of the potential South Service Area development quickly revealed that the Satterfield WPCP did not have adequate capacity, resulting in the City's decision to serve the South Service Area with the East Perry WWTF.




Upon deciding that the East Perry WWTF would serve both the South and East Service Areas, the City requested that GWES begin work on this Perry Sewer Master Plan (Master Plan) to identify the sewer collection infrastructure necessary to connect both Service Areas to the new plant. This Master Plan will also estimate the expansion rate necessary at the East Perry WWTF to provide adequate treatment capacity for the new development in these service areas.

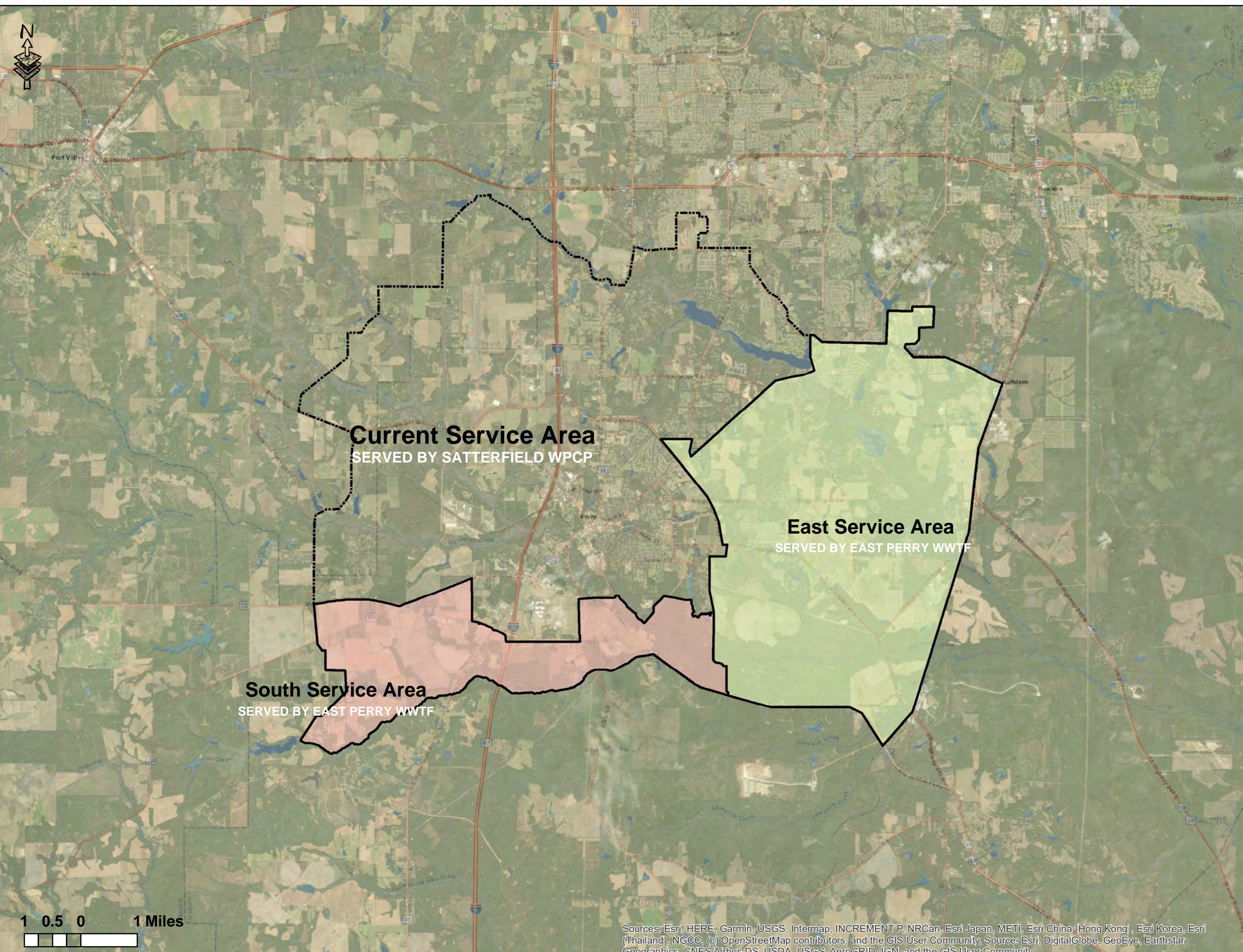
Figure 1 depicts the location of the South and East Service Areas in relation to the City's existing service areas.

FIGURE 1

SANITARY SEWER PROPOSED SERVICE AREA MAP

MAP LEGEND

-  East Service Area
-  South Service Area
-  Current Service Area



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Purpose

The purpose of this Master Plan is to provide a plan for anticipating sanitary sewer infrastructure needs to serve future developments in the South and East Service Areas. This Master Plan also estimates the possible expansion rate at the new East Perry WWTF and will aid the City in planning for a systematic allocation of resources.

The results outlined in this Master Plan are limited by the accuracy of the flow projections and development assumptions for the South and East Service Areas. The City should update this Master Plan should the assumptions used in the preparation of the plan change.

Scope

The scope of this Master Plan includes the following:

- Development of population and flow projections for the South and East Service Areas
- Selection of sewer main sizes and approximate routes.
- Preparation of sewer collection and conveyance construction costs for improvements outlined in the study.

Authorization

The City Council authorized GWES to complete the 2021 Sewer Master Plan at their September 21, 2021 Council Meeting. (See Appendix A)

Previous Studies

Previous studies related to this Master Plan include the following:

- Bear Branch Pump Station Evaluation – GWES – 2019
- Satterfield WPCP Capacity Evaluation – GWES – 2020
- East Perry Sewer Expansion Feasibility Study – GWES – 2021
- Hill Road Master Plan – GWES – 2021
- East Sewer Conceptual Infrastructure Master Plan – GWES – 2021
- Perry Parkway Pump Station Evaluation – GWES – 2021

History

The City of Perry was founded in 1823 and incorporated in December of 1824. The City is located at the intersection of Interstate 75, US Highway 341, and US Highway 41 in central Georgia. Perry's population grew from a few families at the time of its founding to a population of 9,700 by 1980 and held relatively constant until 2000. Since 2000, the City has seen remarkable growth, with the 2020 census reporting a population of 20,624 people.

Current Sewer Service Area

The City's current service area consists of approximately 70,000-acres and serves approximately 5,300 customer accounts. The Satterfield WPCP was constructed in 1967 and is currently permitted for 3.0 MGD ADF. The City is under contract with GWES for the permitting and engineering design of upgrades that will increase permitted capacity of the Satterfield WPCP to 4.4 MGD ADF. Despite these upgrades, the City's treatment capacity will fall short of the capacity needed to serve future development.

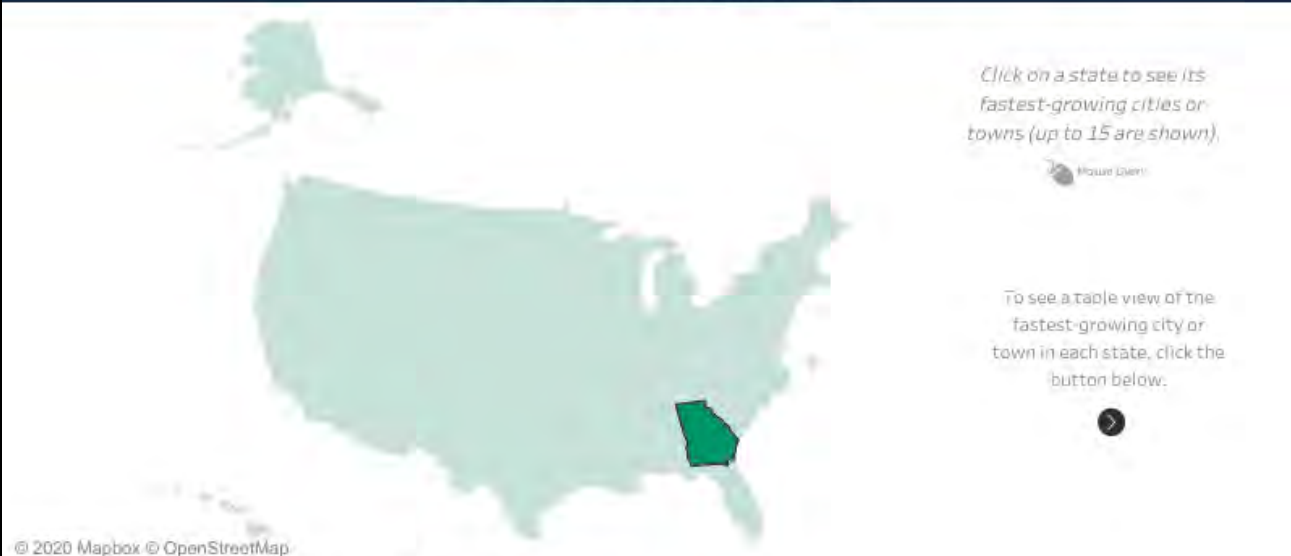
The sewer collection and conveyance infrastructure within the current service area consists of approximately 14.5 miles of force main, 100 miles of gravity sewer, and 17 sewage lift stations. Most of the infrastructure is concentrated near the more densely populated City center within the bounds of Perry Parkway.

Current Population Data

The last official census was completed in 2020 and listed a population for Perry of 20,624 people. Perry is currently growing at a rate of 4.1% annually and its population has increased by 49% or 6,785 residents since the 2010 census. Spanning over 27 square miles, Perry has a population density of 764 people per square mile. The City of Perry is one of the fastest growing cities in the State of Georgia as shown in Figure 2.

What is the Fastest-Growing City or Town in Your State?

April 1, 2010 to July 1, 2019
Populations of 10,000 or more on April 1, 2010



© 2020 Mapbox © OpenStreetMap

Fastest-Growing Cities and Towns: Georgia

Populations of 10,000 or more on April 1, 2010

National Rank	State Rank	Area Name	2010 Population	2019 Population	Numeric Difference	Percent Difference
71	1	Pooler city, Georgia	18,489	25,694	7,205	39.0
73	2	Woodstock city, Georgia	23,803	33,039	9,236	38.8
77	3	Suwanee city, Georgia	15,343	20,907	5,564	36.3
82	4	Grovetown city, Georgia	11,224	15,152	3,928	35.0
91	5	Sugar Hill city, Georgia	18,484	24,617	6,133	33.2
106	6	Decatur city, Georgia	19,630	25,696	6,066	30.9
110	7	Perry city, Georgia	13,737	17,894	4,157	30.3
114	8	Canton city, Georgia	23,518	30,528	7,010	29.8
125	9	Fairburn city, Georgia	13,100	16,768	3,668	28.0
134	10	Gainesville city, Georgia	34,035	43,232	9,197	27.0



U.S. Department of Commerce
U.S. CENSUS BUREAU
census.gov

Note: This visualization includes incorporated places and minor civil divisions (MCDs) for select states.
Source: Vintage 2019 Population Estimates

Figure 2: Fastest Growing Cities in Georgia (over 10,000)

Study Area

The more significant future developments within the City of Perry are anticipated in the City's South and East Service Areas. Both areas are within the City's sewer service area; however, both have minimal sewer infrastructure in place. For the purposes of this Master Plan, these two areas are addressed separately. The South Service Area and East Service Area are discussed in detail in Sections V and VI, respectively.

Current Zoning

Perry zoning classifications are show on the map in Figure 3. Zoning ratios are listed in Table 1 below.

Table 1: City of Perry Existing Zoning Classifications		
Type	Acres	% of Total Acres
Residential	8,668	56.50%
Commercial	1,566	10.21%
Industrial	3,337	21.75%
Government	1,720	11.21%
Institutional	14	0.09%
Open Space	37	0.24%
Total	15,342	100.00%



Where Georgia comes together.

FIGURE 3

PERRY ZONING MAP

MAP LEGEND

- Central Business
- Form-Based Residential
- General Commercial
- Governmental Use
- Highway Commercial
- Industrial
- Institutional
- Interstate Mixed Use
- Limited Commercial
- Mixed Use Center
- Multi-Family Residential
- Neighborhood Mixed Use
- Office Commercial
- Open Space
- Planned Unit Development
- Residential Agricultural
- Residential Manufactured Home
- Single Family Residential
- Two-Family Residential
- Wholesale & Light Industrial

1 0.5 0 1 Miles

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



GWES developed standard criteria and design assumptions for the evaluation of future sewer infrastructure needs in the South and East Perry Areas. The standard criteria and design assumptions considered industry standards, the engineer's experience with similar projects, and City input. A summary of the standard criteria and design assumptions utilized in the preparation of the Master Plan is listed below.

Service Areas

The Service Area boundaries are determined using topographic information to identify areas amenable to gravity sewer. These boundaries are adjusted to account for areas where sewer service is unlikely, such as wetlands and flood plains. NWI maps are used to delineate wetlands within the service areas. In addition to the wetland areas, a 25-foot state mandated vegetative buffer surrounding state waters is assumed undevelopable. Lastly, flood plains are determined using FEMA flood maps. The developable areas resulting after accounting for wetlands, buffers, and flood plains are used to estimate buildout populations and resultant flow rates.

Population

The future population within the service areas is estimated by applying the City's current zoning ratios to the developable areas. The City's current zoning is 56.5% residential. This percentage is applied to the developable area, and an R-1 residential zoning of 2.4 lots/ac is assumed at the City's request. The resulting number of homes is then multiplied by the census estimate of 2.52 persons/household to produce an estimated population increase within the service areas. The projected build-out period for the South and East Service Areas is 30 years.

Unit Flows

Unit flows are based on residential flows discharged by a typical residence. Residential wastewater includes discharges from toilets, showers, bathtubs, sinks, laundry facilities, and dishwashing facilities. The Ten State Standards for Wastewater Facilities (Ten State Standards) recommends a residential wastewater flow rate of 100 gallons per capita per day for design of collection systems. For the purposes of this study, a conservative value of 300 gpd/residence is assumed.

Peaking Factors

Flow in a wastewater system varies throughout the day in a diurnal pattern, and system components must be designed with adequate capacity for the PF. Multiple methods are available to determine PF; however, the most common method is through application of a peaking factor to the average daily flow. The peaking factor is the ratio between the PF and the ADF. For populations of this size, the Ten State Standards, recommends a peaking factor between 2 and 3. The estimates in this study are derived using a peaking factor of 2.5.

Sewer Capacity

For the purposes of this Master Plan, gravity sewers are sized to carry the PF at a depth of no more than 2/3 of the pipe diameter. The most commonly used pipe material within the City limits is PVC pipes. This pipe is associated with a Manning's n-value of 0.009. Pipe capacities are determined from the maximum pipe depth and Manning's n-value referenced above and the minimum slope values listed in the Georgia EPD's Guidelines for Sewage Collection Systems.

South and East Service Area Projections and Infrastructure Improvements

Section V provides population and flow projections and suggest infrastructure improvements for the South Service Area. Similarly, Section VI presents population and flow projections and offers sewer improvements for the East Service Area. These projections, suggested improvements, and related costs are presented in the following format for each area:

A. Potential Development

- Identify developable service areas.
- Apply zoning ratio and census data to developable service areas to determine potential population growth.
- Calculate future populations using zoning ratios and census data.

B. Potential Service Demand

- Calculate number of equivalent residential units from serviceable area using R-1 residential zoning density of 2.4 lots/ac.
- Calculate average daily sewer demand by applying the unit flow of 300 gpd/equivalent residential unit.
- Calculate peak hourly sewer demand by applying the peaking factor of 2.5.

C. Sewer Infrastructure

- Select sewer flow conveyance routes to East Perry WWTF location based on topography and existing features (roadways, wetlands, buffers, property lines, etc.).
- Calculate peak sewer flows based on topographic conditions associated with future conveyance routes.
- Select a pipe size that will convey the projected sewer flow for each route.

D. Property Acquisition

- Determine properties that will be affected by the right-of-way acquisition.
- Provide an estimate of the cost of acquisition.

A. POTENTIAL DEVELOPMENT

The South Service Area includes approximately 6,500-acres and encompasses the area between U.S. Highway 127, U.S. Highway 224, and Flat Creek. Figure 4 depicts the extent of the South Service Area, and Figure 5 shows the location of the South Service Area within the City's overall Service Area. While the South Service Area is located within the City of Perry's sewer service area, the area provides little sewer service due to minimal sanitary sewer infrastructure. To evaluate the potential for development in this area, the following parameters were evaluated: topography, zoning, wetlands, buffers, and flood plains,

A topographic map of the South Service Area is provided in Figure 6. Current zoning for the South Service Area is shown in Figure 7, and zoning ratios are listed in Table 2 below. Approximately 80% of the South Service Area is currently zoned Residential Agricultural (RAG).


Table 2: South Service Area - Zoning Summary		
Type	Acres	% of Total Acres
C1 – Highway Commercial	2	0.0%
C2 – General Commercial	144	2.3%
M1 – Wholesale & Light Industrial	109	1.8%
GU – Government Use	227	3.6%
GU/M1 – Gov't Use/General Industrial	257	4.1%
GU M2 – Gov't Use/ Wholesale & Light Industrial	0	0.0%
PUD – Planned Unit Development	413	6.6%
R1 – Single Family Residential	7	0.1%
R3 – Multi-Family Residential	169	2.7%
RAG – Residential Agricultural	4,892	78.7%
Grand Total	6,220	100.0%

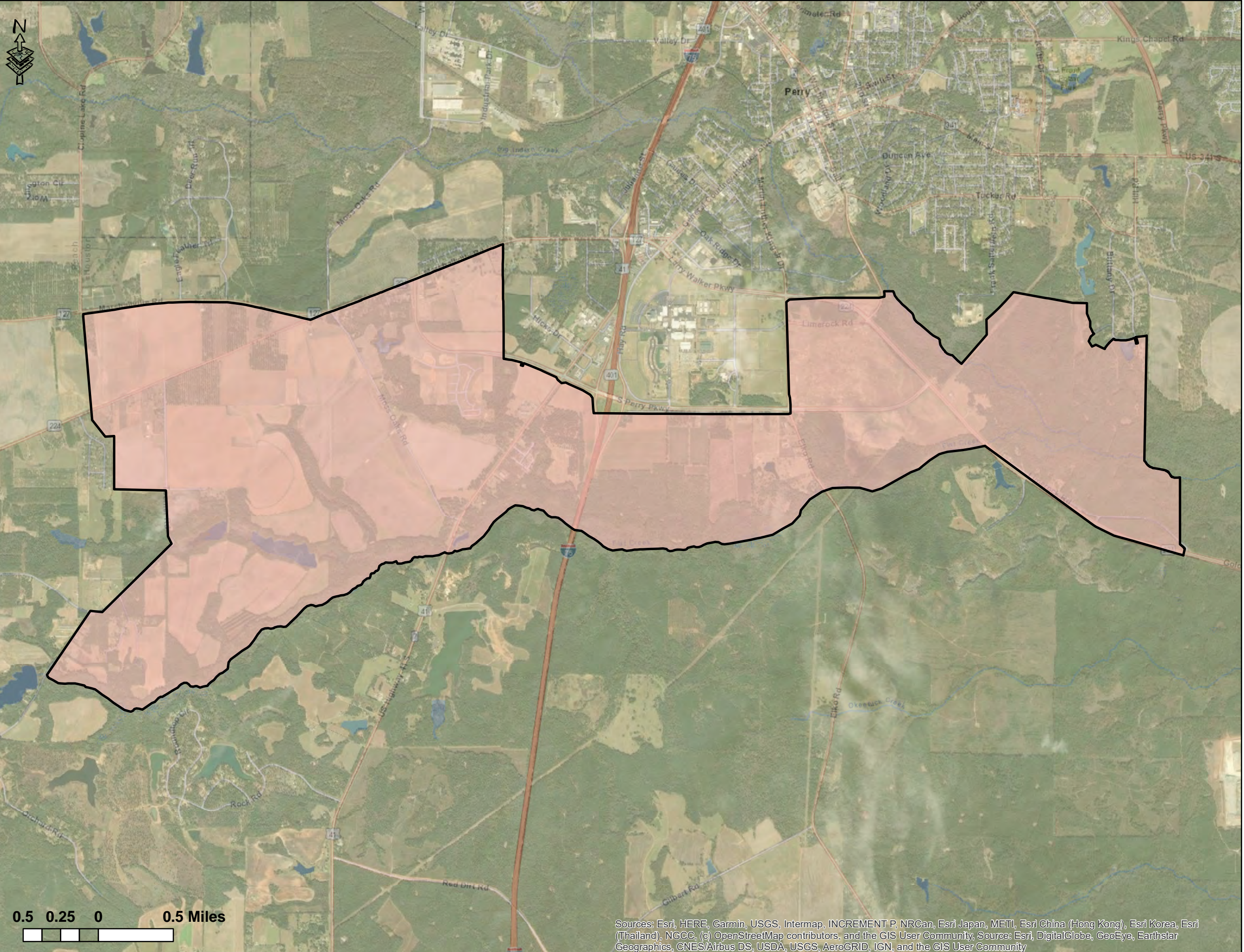
Wetland, buffer, and flood plain data for the South Service Area is shown collectively in Figure 8. For the evaluation of sewer main sizing and location, the South Service Area is divided into nine (9) sub-basins, which are outlined in Figure 9. Of the 6,500-acres that make up the South Service Area, 5,200-acres are considered serviceable (outside of wetlands/buffer/flood plain/right-of-way). The serviceable areas are summarized in Figure 10. Within the 5,200-acres of serviceable area, approximately 500-acres are already developed, leaving 4,700-acres of total developable land in the South Service Area. Figure 11 summarizes the developable land in the South Service Area.

FIGURE 4

SOUTH SERVICE AREA MAP

MAP LEGEND

-  South Service Area
- Approximately 6,500 acres





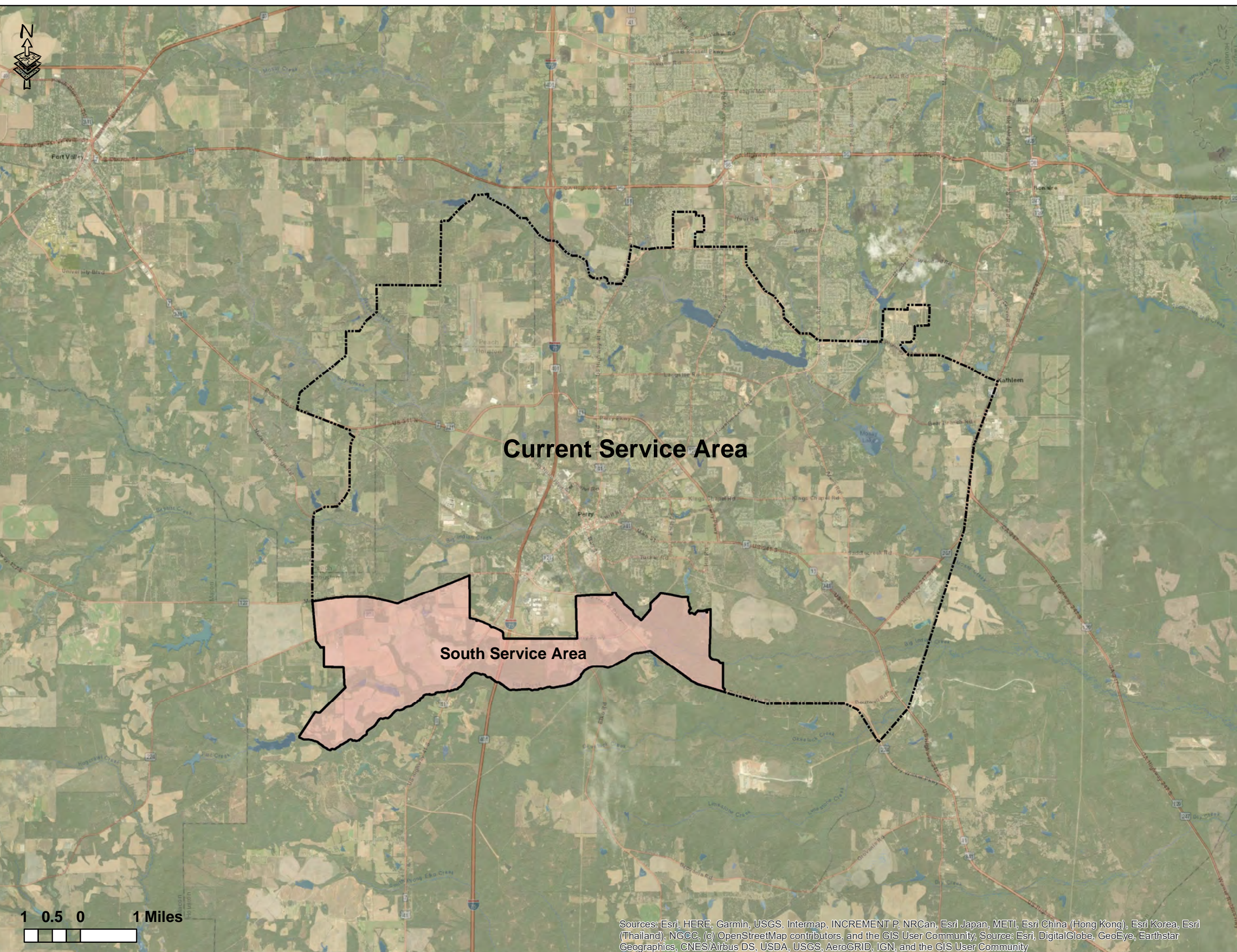
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

FIGURE 5

SANITARY SEWER SOUTH SERVICE AREA MAP

MAP LEGEND

-  South Service Area
-  Current Service Area



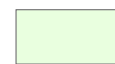



1 0.5 0 1 Miles

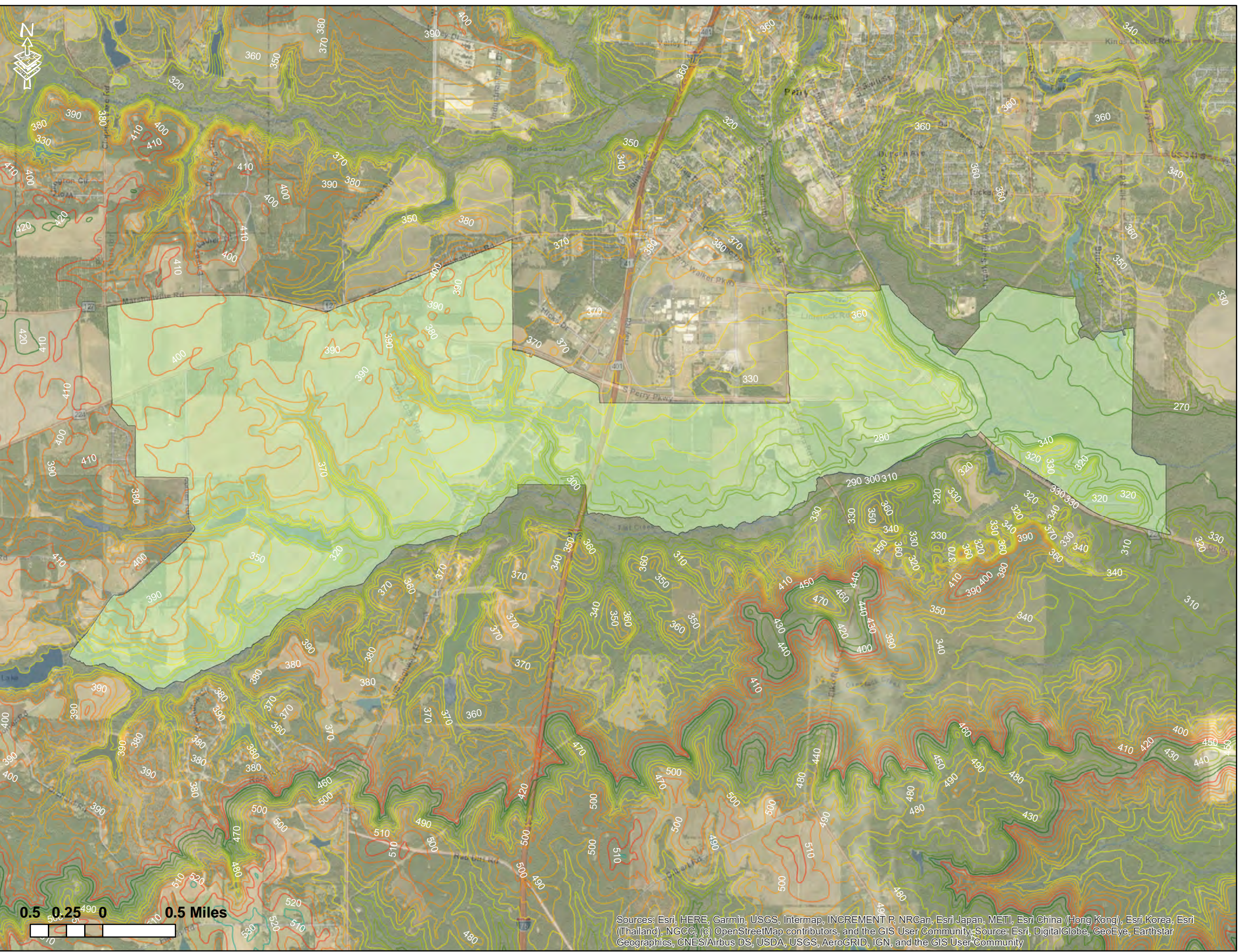
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

FIGURE 6

SOUTH SERVICE AREA CONTOUR MAP

MAP LEGEND

-  South Service Area
- Contour Elevation
 -  500 ft
 -  375 ft
 -  250 ft



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community. Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community













Where Georgia comes together.

FIGURE 7

SOUTH SERVICE AREA ZONING MAP

MAP LEGEND

-  C1 - Highway Commercial
-  C2 - General Commercial
-  M1 - Wholesale & Light Industrial
-  GU - Government Use
-  GU/M1 - Gov't Use/WL Industrial
-  GU/M2 - Gov't Use/Gen Industrial
-  PUD - Planned Unit Development
-  R1 - Single Family Residential
-  R3 - Multi-Family Residential
-  RAG - Residential Agricultural

0.5 0.25 0 0.5 Miles

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

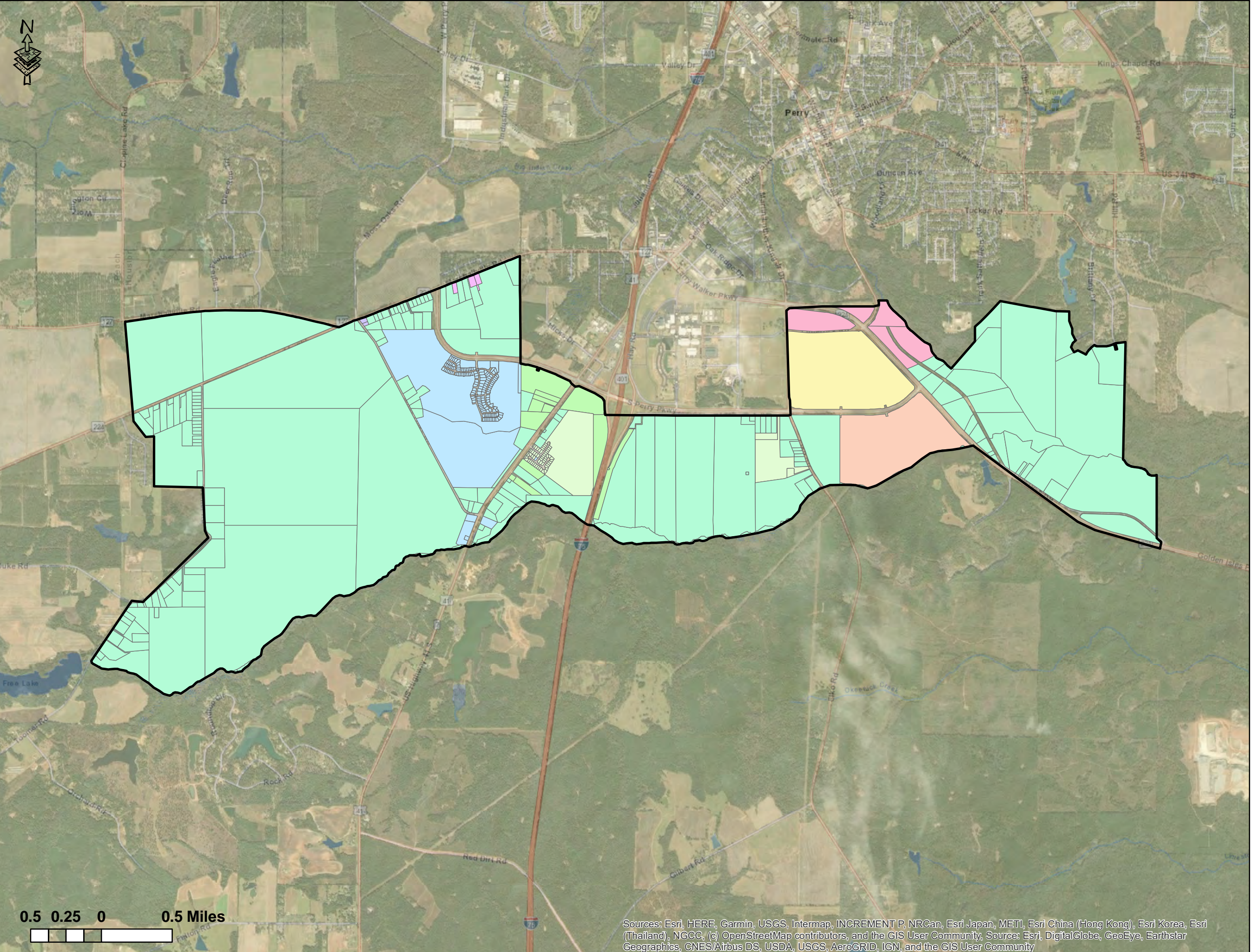


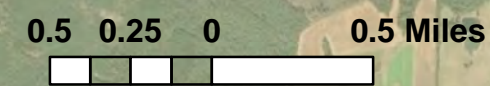


FIGURE 8

SOUTH SERVICE AREA WETLAND/FLOODPLAIN MAP

MAP LEGEND

- South Service Area
- Wetlands and Floodplain



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

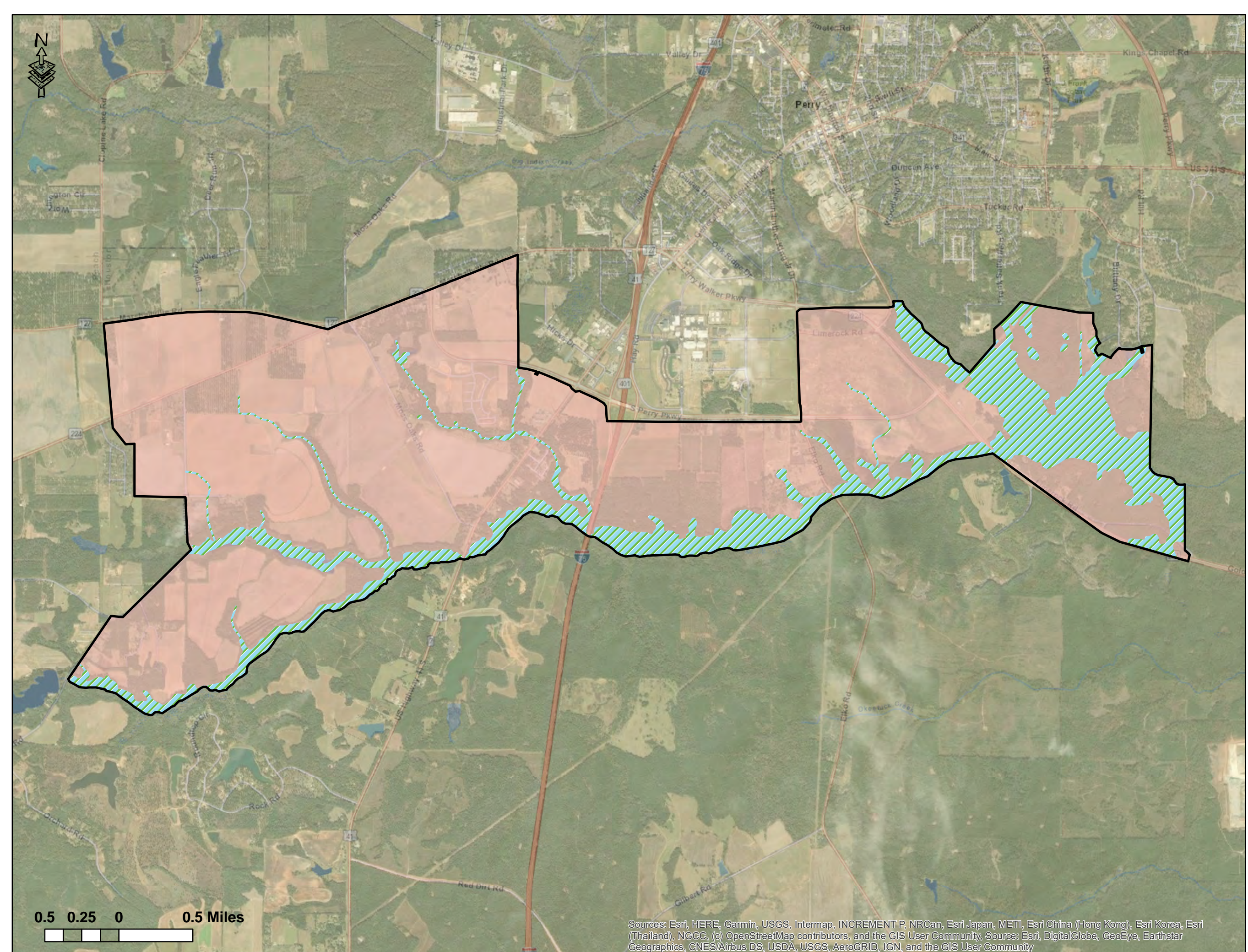
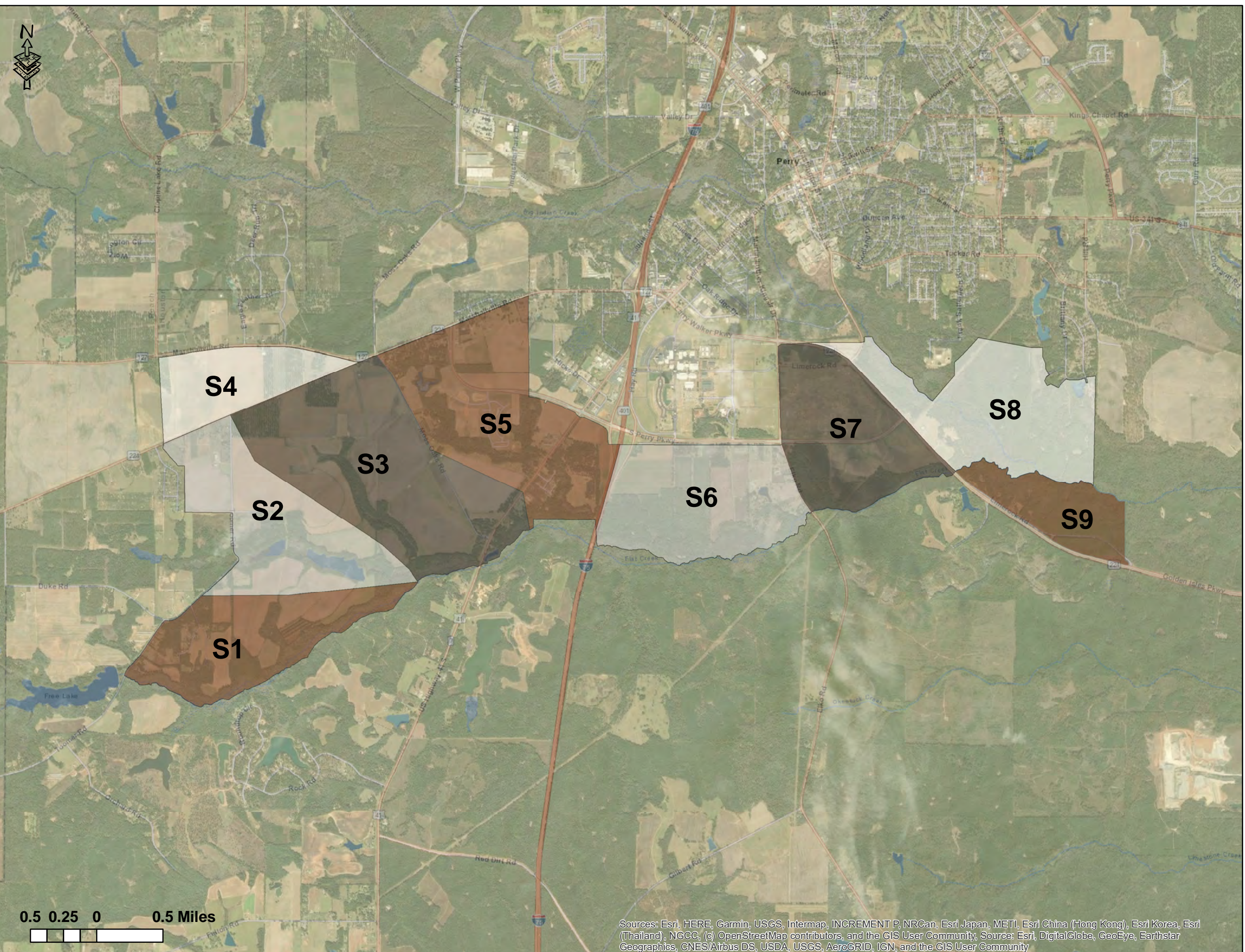


FIGURE 9

SOUTH SERVICE AREA SUB-BASIN MAP

MAP LEGEND

- Sub-Basin S1
- Sub-Basin S2
- Sub-Basin S3
- Sub-Basin S4
- Sub-Basin S5
- Sub-Basin S6
- Sub-Basin S7
- Sub-Basin S8
- Sub-Basin S9












Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

FIGURE 10

**SOUTH SERVICE AREA
SERVICEABLE LAND MAP**

MAP LEGEND

-  Sub-Basin S1
-  Sub-Basin S2
-  Sub-Basin S3
-  Sub-Basin S4
-  Sub-Basin S5
-  Sub-Basin S6
-  Sub-Basin S7
-  Sub-Basin S8
-  Sub-Basin S9

Sub-Basin Delineations (Acres)					
Sub-Basin	Total	Wetlands	R/W	I-75 R/W	Serviceable
S1	640.0	126.7	0.0	0.0	513.3
S2	752.3	70.3	9.4	0.0	672.6
S3	1200.9	55.0	31.6	0.0	1114.4
S4	375.7	0.0	12.7	0.0	363.0
S5	994.1	40.4	60.5	14.3	878.8
S6	751.8	144.5	4.4	21.9	581.0
S7	663.5	82.3	62.8	0.0	518.4
S8	783.5	406.3	20.5	0.0	356.7
S9	310.1	121.5	8.4	0.0	180.2
Total	6471.9	1047.0	210.3	36.2	5178.3

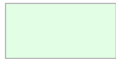
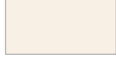

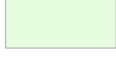





Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



FIGURE 11

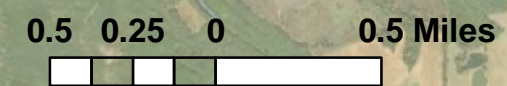
**SOUTH SERVICE AREA
DEVELOPABLE LAND MAP**

MAP LEGEND

-  Sub-Basin 1
-  Sub-Basin 2
-  Sub-Basin 3
-  Sub-Basin 4
-  Sub-Basin 5
-  Sub-Basin 6
-  Sub-Basin 7
-  Sub-Basin 8
-  Sub-Basin 9

Sub-Basin Delineations (Acres)						
Sub-Basin	Total	Wetlands	R/W	I-75 R/W	Developed	Developable
S1	640.0	126.7	0.0	0.0	62.6	450.7
S2	752.3	70.3	9.4	0.0	50.2	622.4
S3	1200.9	55.0	31.6	0.0	37.9	1076.5
S4	375.7	0.0	12.7	0.0	0.0	363.0
S5	994.1	40.4	60.5	14.3	205.3	673.5
S6	751.8	144.5	4.4	21.9	51.8	529.2
S7	663.5	82.3	62.8	0.0	0.0	518.4
S8	783.5	406.3	20.5	0.0	43.3	313.4
S9	310.1	121.5	8.4	0.0	30.6	149.6
Total	6471.9	1047.0	210.3	36.2	481.6	4696.7

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Utilizing the R-1 zoning density of 2.4 lots/ac, the population impact of the South Service Area build-out is estimated in Table 3 below.

Table 3: South Service Area - Population Growth Estimate at Build-Out						
Developable Area (acres)	Density (lots/acre)	Total Units	% Residential	Total Residential Units	Household Size	Population Growth
4,700	2.4	11,280	56.5	6,373	2.52	16,060

Table 4 below shows population estimates for the South Service Area over the assumed 30-year build-out period. The projections assume a constant rate of increase to reach 100% build-out for the South Service Area by 2051. The 2021 population in the South Service Area is estimated based on the number of existing houses in the service area and an assumed household size of 2.52 people.

Table 4: South Service Area - Potential Population Growth to Full Build-Out	
Year	Population
2021	592
2026	1,154
2031	2,012
2036	3,509
2041	6,120
2046	10,672
2051	16,652

Figure 12 represents potential population growth rates to full build-out in the South Service Area. The growth rates are projected for 10-year, 20-year, and 30-year build-outs. As stated previously, a 30-year build-out is utilized in the preparation of this Master Plan. Alternate build-out periods are shown for comparison purposes only.

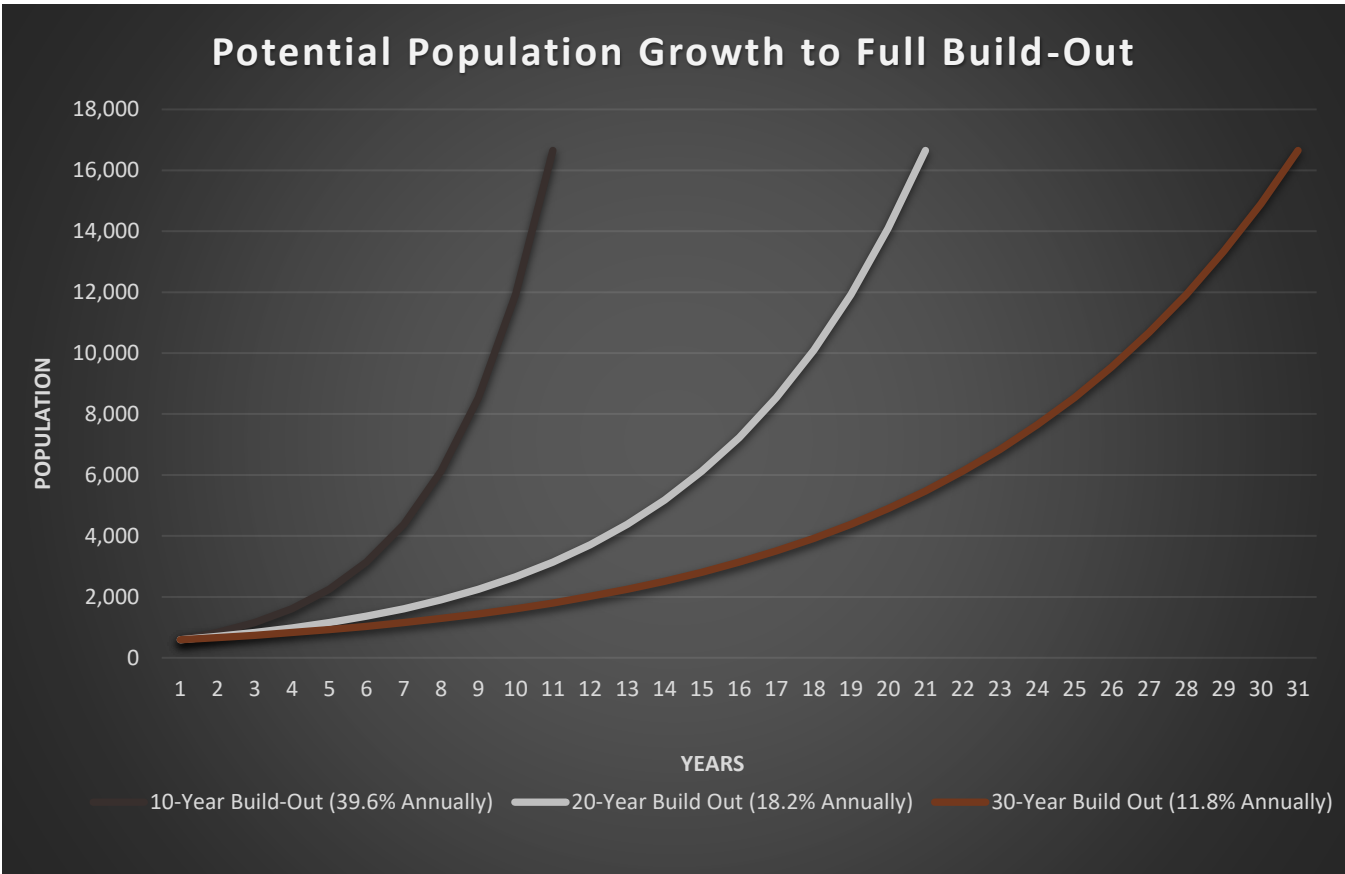


Figure 12: Potential Population Growth to Full Build-Out in South Service Area

B. POTENTIAL SERVICE DEMAND

The estimated service demand within the South Service Area is based on the entire serviceable area. Table 5 details the estimated sewer demand in the South Service Area at 100% build-out. Table 6 estimates the average daily flow rates from the South Service Area assuming development is constant over the 30-year build-out period.

Table 5: South Service Area - Flow Estimates by Sub-Basin									
Sub-Basin	Total Area	Serviceable	Housing Units*	Average Daily Flow**			Peak Flow***		
	Acres	Acres		GPD	MGD	GPM	GPD	MGD	GPM
S1	640	513	1,232	369,605	0.4	257	924,012	0.9	642
S2	752	673	1,614	484,268	0.5	336	1,210,669	1.2	841
S3	1201	1114	2,675	802,352	0.8	557	2,005,879	2.0	1,393
S4	376	363	871	261,357	0.3	181	653,392	0.7	454
S5	994	879	2,109	632,756	0.6	439	1,581,890	1.6	1,099
S6	752	581	1,394	418,299	0.4	290	1,045,747	1.0	726
S7	664	518	1,244	373,231	0.4	259	933,077	0.9	648
S8	783	357	856	256,796	0.3	178	641,989	0.6	446
S9	310	180	432	129,723	0.1	90	324,309	0.3	225
Total	6,472	5,178	12,428	3,728,385	3.7	2,589	9,320,964	9.3	6,473

Notes: * R1 zoning assumes an average of 2.4 housing units may be constructed on a single acre.
 ** 300 GPD per housing unit sewer usage rate is assumed.
 *** 2.5 peaking factor is applied to the ADF.

Table 6: South Service Area - Potential Sewer Flow to Full Build-Out		
Year	South Service Area Units Added	South Service Area Flow (GPD)
2022	414	124,275
2023	829	248,550
2024	1,243	372,825
2025	1,657	497,100
2026	2,071	621,375
2027	2,486	745,650
2028	2,900	869,925
2029	3,314	994,200
2030	3,728	1,118,475
2031	4,143	1,242,750
2032	4,557	1,367,025
2033	4,971	1,491,300
2034	5,385	1,615,575
2035	5,800	1,739,850
2036	6,214	1,864,125
2037	6,628	1,988,400
2038	7,042	2,112,675
2039	7,457	2,236,950
2040	7,871	2,361,225
2041	8,285	2,485,500
2042	8,699	2,609,775
2043	9,114	2,734,050
2044	9,528	2,858,325
2045	9,942	2,982,600
2046	10,356	3,106,875
2047	10,771	3,231,150
2048	11,185	3,355,425
2049	11,599	3,479,700
2050	12,013	3,603,975
2051	12,428	3,728,250

C. SEWER INFRASTRUCTURE

The proposed infrastructure alignment is based on the topography and sub-basin flow paths depicted in Figure 13. With alignment established, the minimum pipe sizes are calculated based on the contributing drainage basin for each pipeline. Figures 14 and 15 depict the proposed infrastructure to serve the South Service Area. Pipe capacities at minimum slope are listed by size in Table 7. Trunk main cumulative flows are calculated and required pipe sizes are determined accordingly. The trunk main cumulative flows and pipe sizes for each sub-basin are summarized in Table 8.

Table 7: Pipe Capacity at Minimum Slope (Assuming Capacity at 2/3 Full)					
Pipe Nominal Diameter (Inches)	Minimum Slope (ft/100)	Capacity at Minimum Slope			Velocity (ft/s)
		CFS	GPM	MGD	
8	0.40	1.0	443	0.6	3.5
10	0.28	1.5	672	1.0	3.4
12	0.22	2.1	948	1.4	3.4
15	0.17	3.0	1,342	1.9	3.2
18	0.12	4.6	2,049	3.0	3.3
21	0.11	6.5	2,901	4.2	3.4
24	0.08	7.9	3,552	5.1	3.3
30	0.058	12.7	5,720	8.2	3.3
36	0.046	19.3	8,655	12.5	3.3
42	0.037	25.6	11,482	16.5	3.3
48	0.031	33.3	14,960	21.5	3.3

Table 8: South Service Area - Trunk Main Cumulative Flows and Pipe Sizing					
Sub-Basin	ADF		PF		Min. Pipe Diameter (Inches)
	GPD	GPM	GPD	GPM	
S1	370,000	257	925,000	642	12
S2	850,000	593	2,125,000	1,476	30
S3	1,650,000	1,150	4,125,000	2,865	
S4	1,910,000	1,332	4,775,000	3,316	
S5	2,540,000	1,771	6,350,000	4,410	30
S6	2,960,000	2,062	7,400,000	5,139	36
S7	3,330,000	2,321	8,325,000	5,781	36
S8	3,590,000	2,499	8,975,000	6,233	36
S9	3,720,000	2,589	9,300,000	6,458	
Total	3,740,000	2,607	9,350,000	6,493	12-36


FIGURE 13

SOUTH SERVICE AREA SUB-BASIN FLOW MAP

MAP LEGEND

 South Service Area

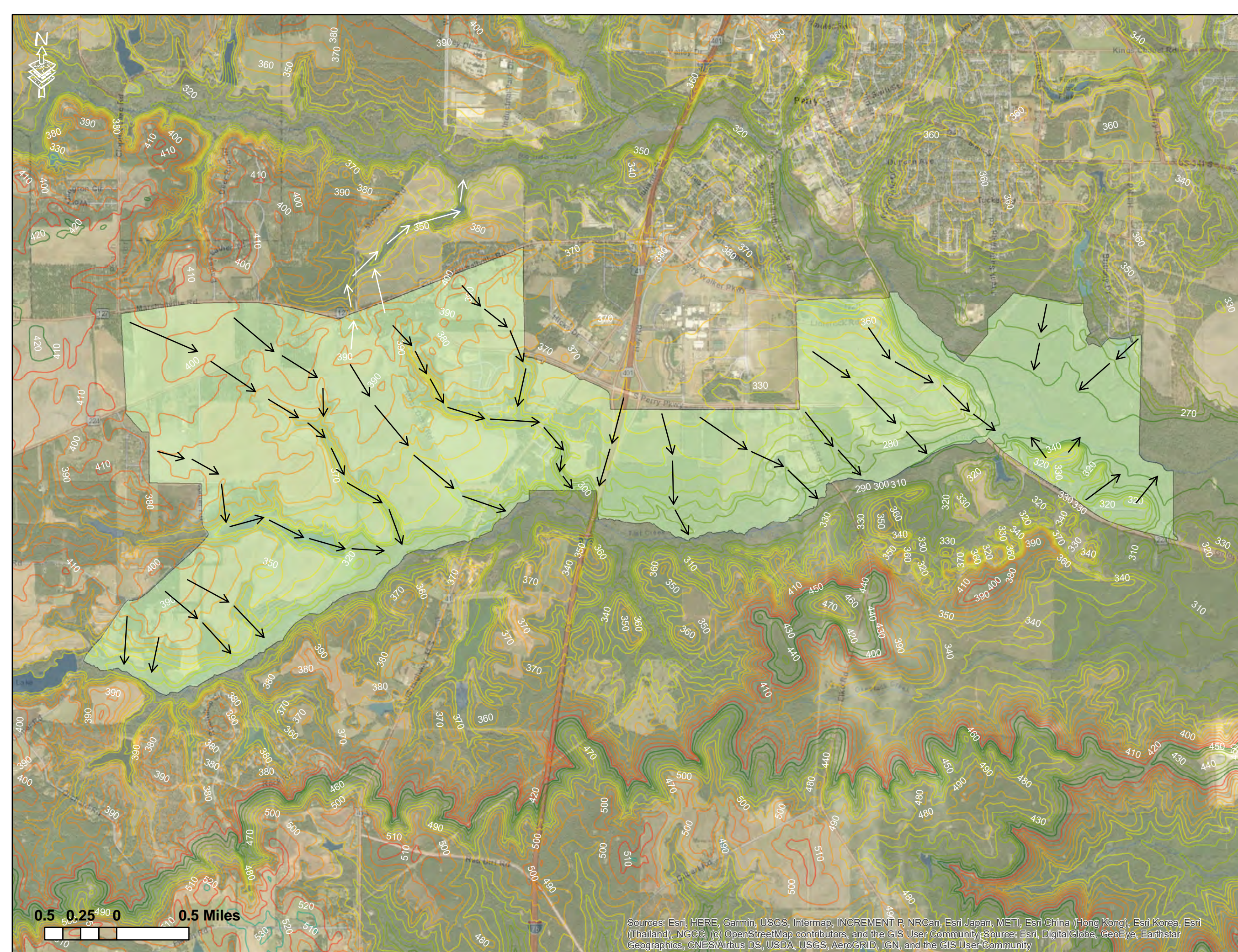
Contour Elevation

 500 ft
375 ft
250 ft

 Gravity Flow Direction



GWES, LLC



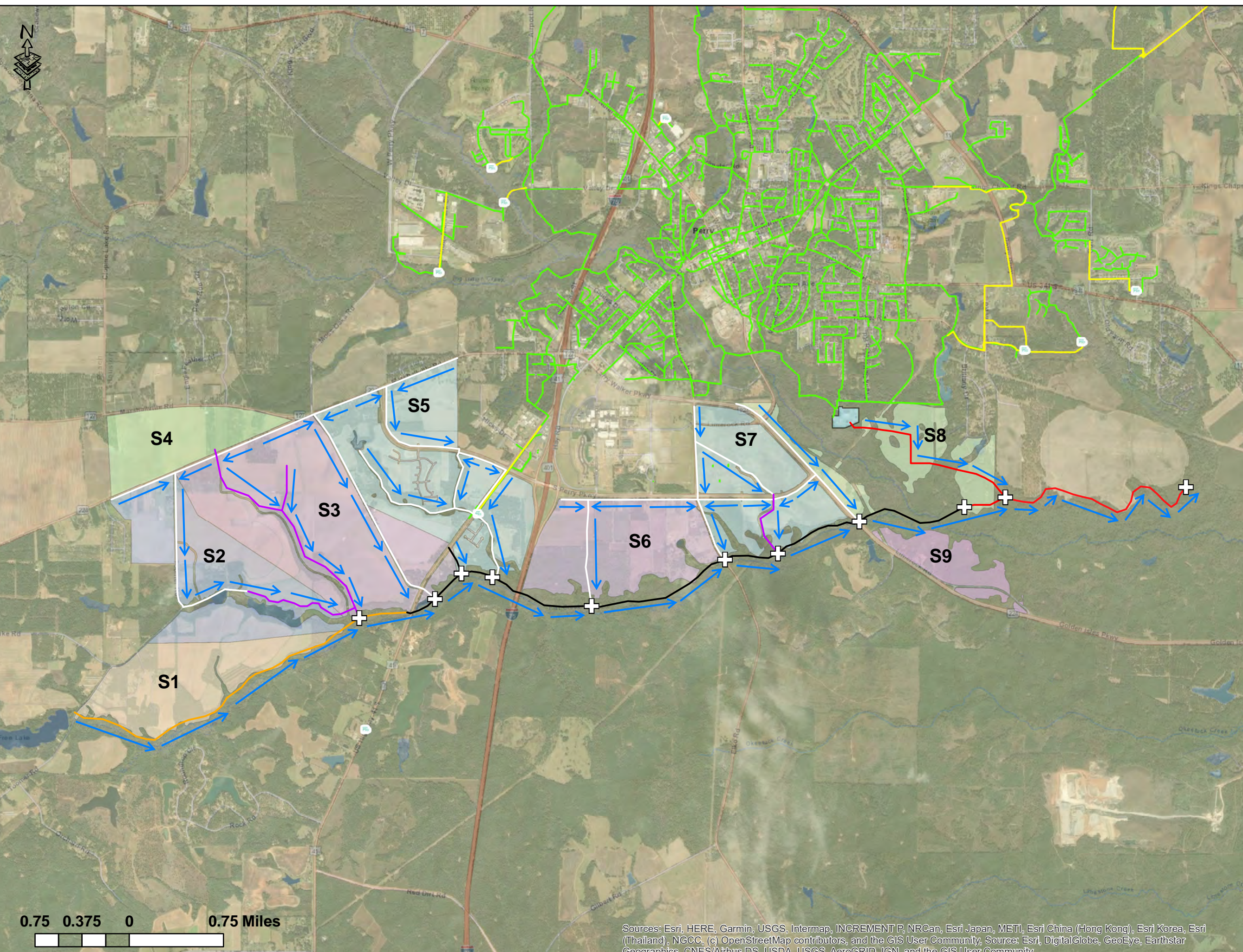
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community. Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

FIGURE 14

**SOUTH SERVICE AREA
CONCEPTUAL SEWER MAP**

MAP LEGEND

- Potential Gravity Flow
- Force Main Flow
- Phase I - Trunk Main
- Phase II - Gravity Mains
- Phase III - Trunk Main
- Phase IV - Collector Mains
- Potential Gravity Lines
- Potential Connection Points
- Sub-Basin S1
- Sub-Basin S2
- Sub-Basin S3
- Sub-Basin S4
- Sub-Basin S5
- Sub-Basin S6
- Sub-Basin S7
- Sub-Basin S8
- Sub-Basin S9
- Existing Pump Station
- Existing Force Main
- Existing Gravity Sewer
- Satterfield WPCP








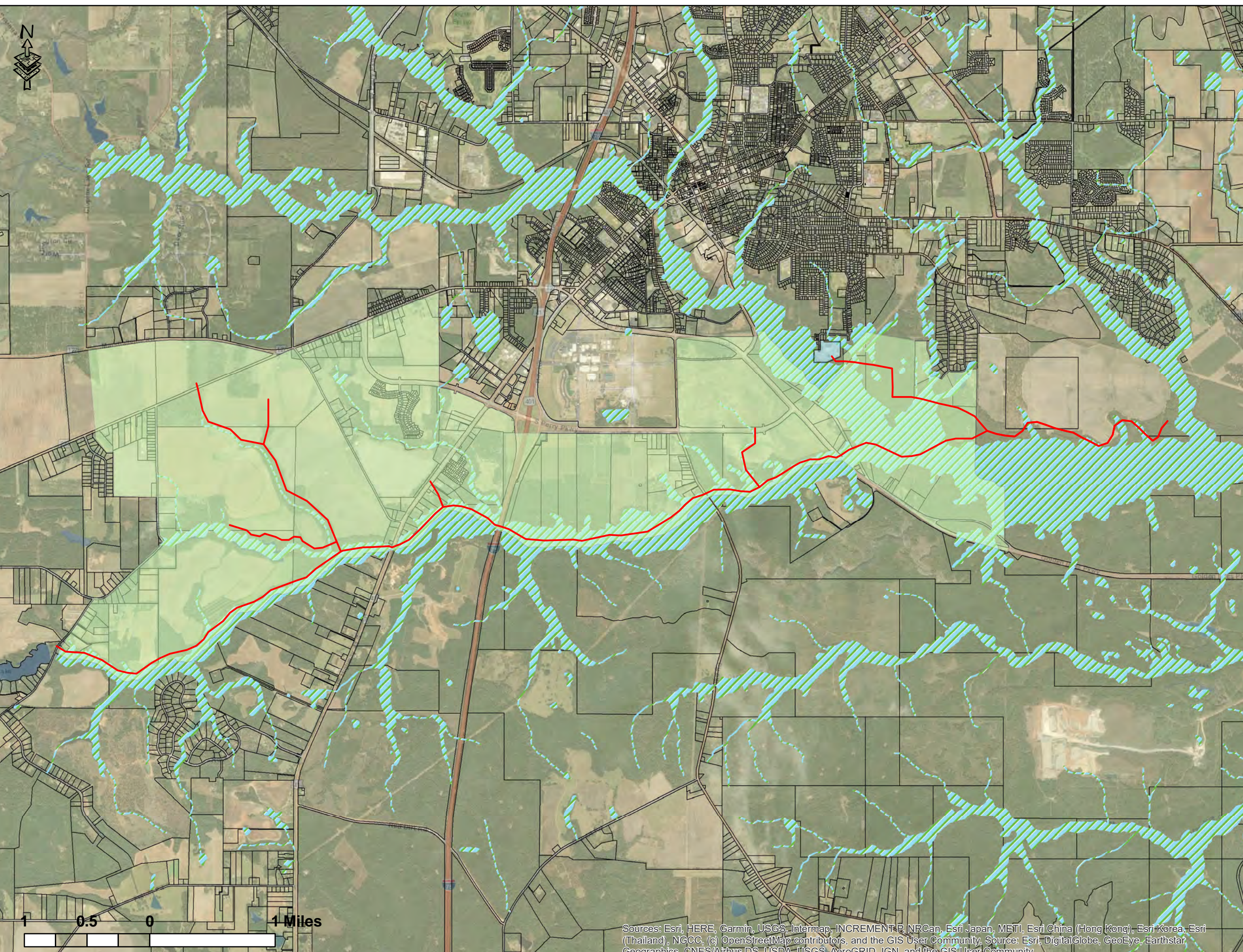
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

FIGURE 15

SOUTH SERVICE AREA CONCEPTUAL MAP

MAP LEGEND

-  Proposed Gravity Sewer
-  South Service Area
-  Satterfield WPCP
-  Perry Wetlands (25' Buffer)
-  Existing Parcels (2020)



Providing sewer service to the entire South Service Area will be costly. The sewer infrastructure that currently serves a small portion of the South Service Area is undersized for the potential future development. The downstream infrastructure is also undersized, and the Satterfield WPCP lacks adequate capacity to treat the potential future flow rates.

The Satterfield WPCP is currently near capacity and undergoing a 1.4 MGD expansion that would increase the permitted capacity from 3.0 MGD to 4.4 MGD. Design, bidding, and construction is expected to last 24 months with completion expected by the end of 2023. Assuming a constant development rate in the South Service Area over the 30-year build-out period, the Satterfield WPCP may reach its 4.4 MGD capacity by the year 2033. Estimated flow rates generated from the South Service Area are summarized in Table 6.

Flow to Satterfield WPCP will also increase from other areas of the City as growth occurs. The City must be vigilant in the monitoring of influent flow rates at the Satterfield WPCP and the permitting of development within the contributing basins. The burden on the Satterfield WPCP resulting from development in the South Service Area should be re-evaluated periodically to allow adequate planning time for necessary improvements.

Figure 16 depicts estimated flow rates to Satterfield WPCP from the development in the South and East Service Areas over the 30-year build-out period in relation to the available capacity at Satterfield WPCP. Flow from the South Service Area must be redirected to the East Perry WWTF as the Satterfield WPCP approaches capacity.

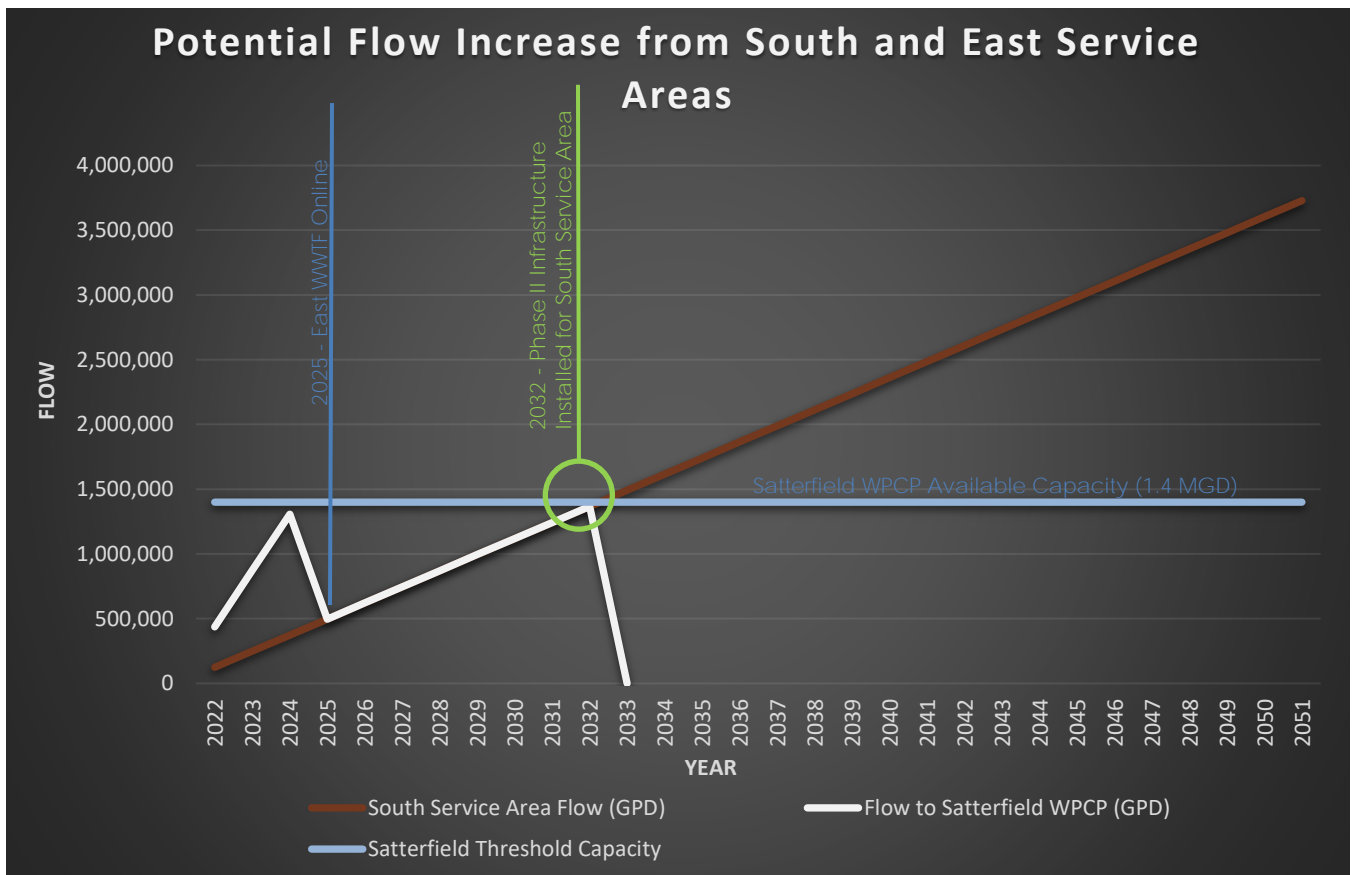


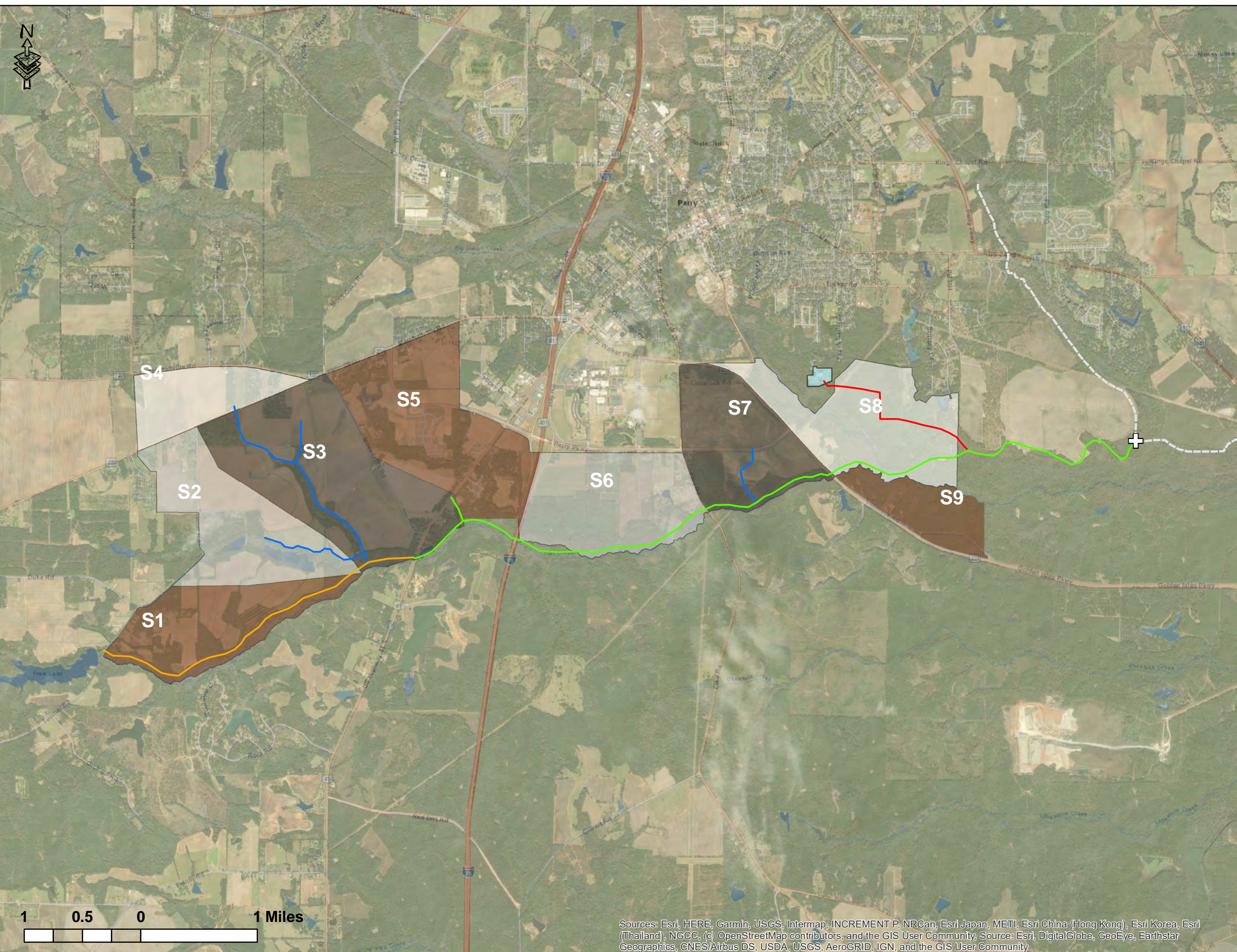
Figure 16: Potential Flow Increases at Satterfield WPCP from South and East Service Areas

To mitigate the financial burden and capacity concerns for the South Service Area, a phased approach is recommended. Phasing is set based on areas where development is imminent, projected development rates, and available capacity at the Satterfield WPCP. The potential phasing for the South Service Area is outlined on Figure 17, and each phase is discussed in further detail in the narrative that follows. Phasing is offered for consideration, but actual phasing is expected to vary based on available financing and development types and locations.

FIGURE 17

**SOUTH SERVICE AREA
PHASING MAP**

- MAP LEGEND**
- Phase I - SS1 Dining
 - Phase II - SS2 Piping
 - Phase III - SS3 Piping
 - Phase IV - SS4 Piping
 - Sub-Basin S1
 - Sub-Basin S2
 - Sub-Basin S3
 - Sub-Basin S4
 - Sub-Basin S5
 - Sub-Basin S6
 - Sub-Basin S7
 - Sub-Basin S8
 - Sub-Basin S9
 - Satterfield WPCP
 - Connect to East Sewer Main
 - East Sewer Main



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Phase I Infrastructure

Phase I infrastructure will serve the anticipated development near the South Perry Parkway and US Highway 41 intersection. The Highway 41 South Pump Station currently serves this area; however, the pump station, along with downstream infrastructure, is undersized for the sewer flows anticipated from this development. To relieve the burden on the downstream infrastructure, the South Service Area Phase I infrastructure improvements are recommended.

Phase I includes construction of 38,400 LF of sewer main. The sewer begins on US Highway 41 near Flat Creek and follows the creek east to the confluence at Big Indian Creek then follows Big Indian Creek to a connection point with the East Service Area Phase II sewer main. This phase will also include abandonment of the Highway 41 South pump station, as the installation of the Phase I infrastructure will eliminate the need for this station.

In addition to serving the potential development on South Perry Parkway at US Hwy 41 (sub-basin S5), Phase I infrastructure will provide service to all of South Perry Parkway between Interstate-75 and Larry Walker Parkway (sub-basins S6 and S7) and east of Larry Walker Parkway (sub-basins S8 and S9). Phase I infrastructure is shown in Figure 18 and summarized in Table 9.

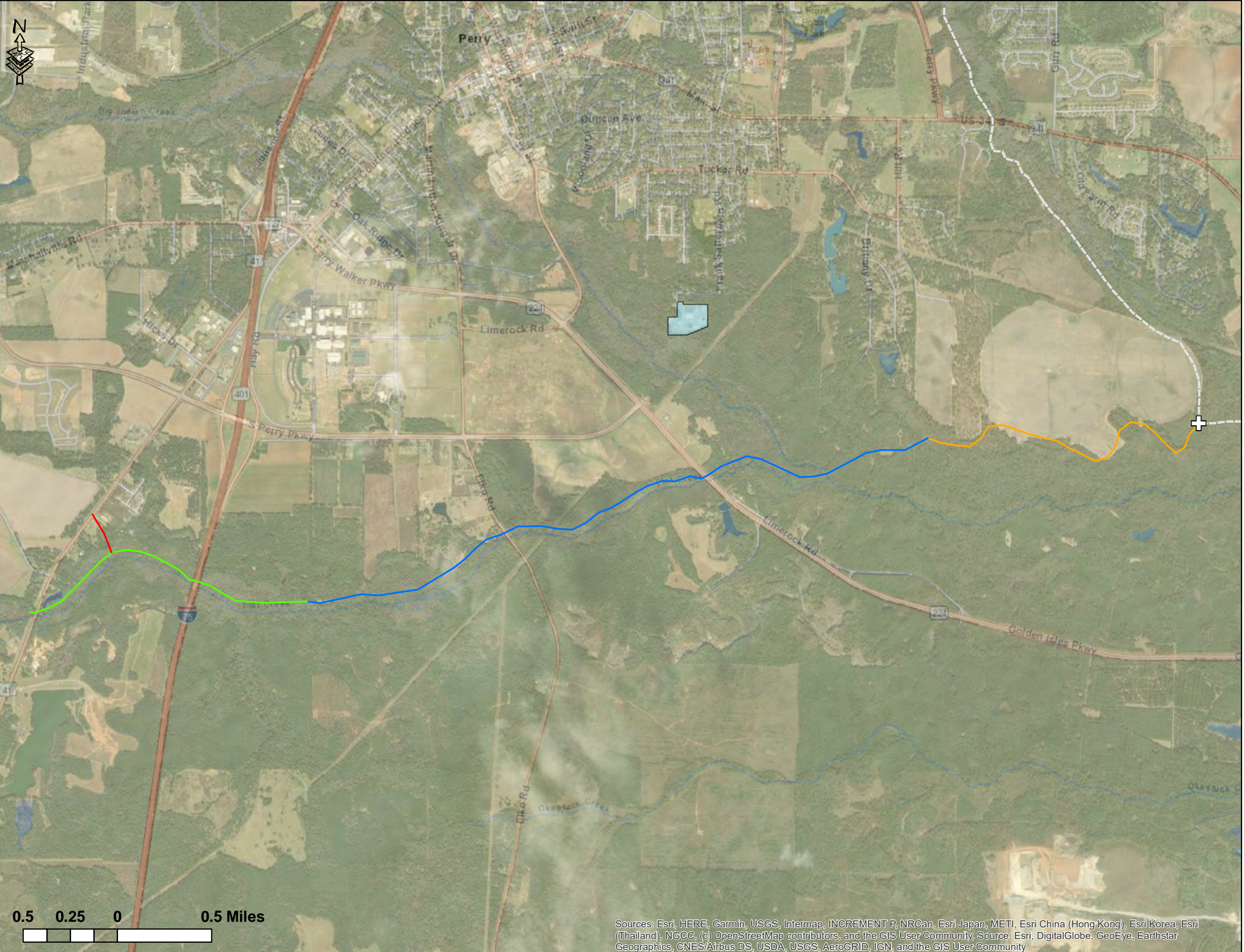
Table 9: South Service Area – Phase I Infrastructure Summary		
Description of Infrastructure	Qty.	Unit
42-inch Gravity Sewer Main	9,500	L.F.
36-inch Gravity Sewer Main	18,900	L.F.
30-inch Gravity Sewer Main	8,800	L.F.
15-inch Gravity Sewer Main	1,200	L.F.
5-foot Diameter Manhole	97	EA

FIGURE 18

SOUTH SERVICE AREA PHASE I

MAP LEGEND

- Proposed Infrastructure**
- 15-inch Gravity Sewer
 - 30-inch Gravity Sewer
 - 36-inch Gravity Sewer
 - 42-inch Gravity Sewer
 - Satterfield WPCP
 - + Connect to East Sewer Main
 - East Sewer Main



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Phase II Infrastructure

Phase II of the sewer infrastructure for the South Service Area includes completion of the trunk sewer main from Toomer Road to Highway 41 where it will connect to the sewer main installed in Phase I. Phase II can be completed all at once or subdivided to meet the City's needs within their budget. The need for completion of this gravity main is entirely dependent on the rate of development in the area. The City may choose to install the Phase II infrastructure prior to development of the area or allow future development to drive the schedule for completion of this Phase.

The Phase II gravity sewer main sizes are determined based on the cumulative flows outlined in Table 7. Proposed sewer infrastructure for Phase II is shown on Figure 19 and summarized in Table 10.

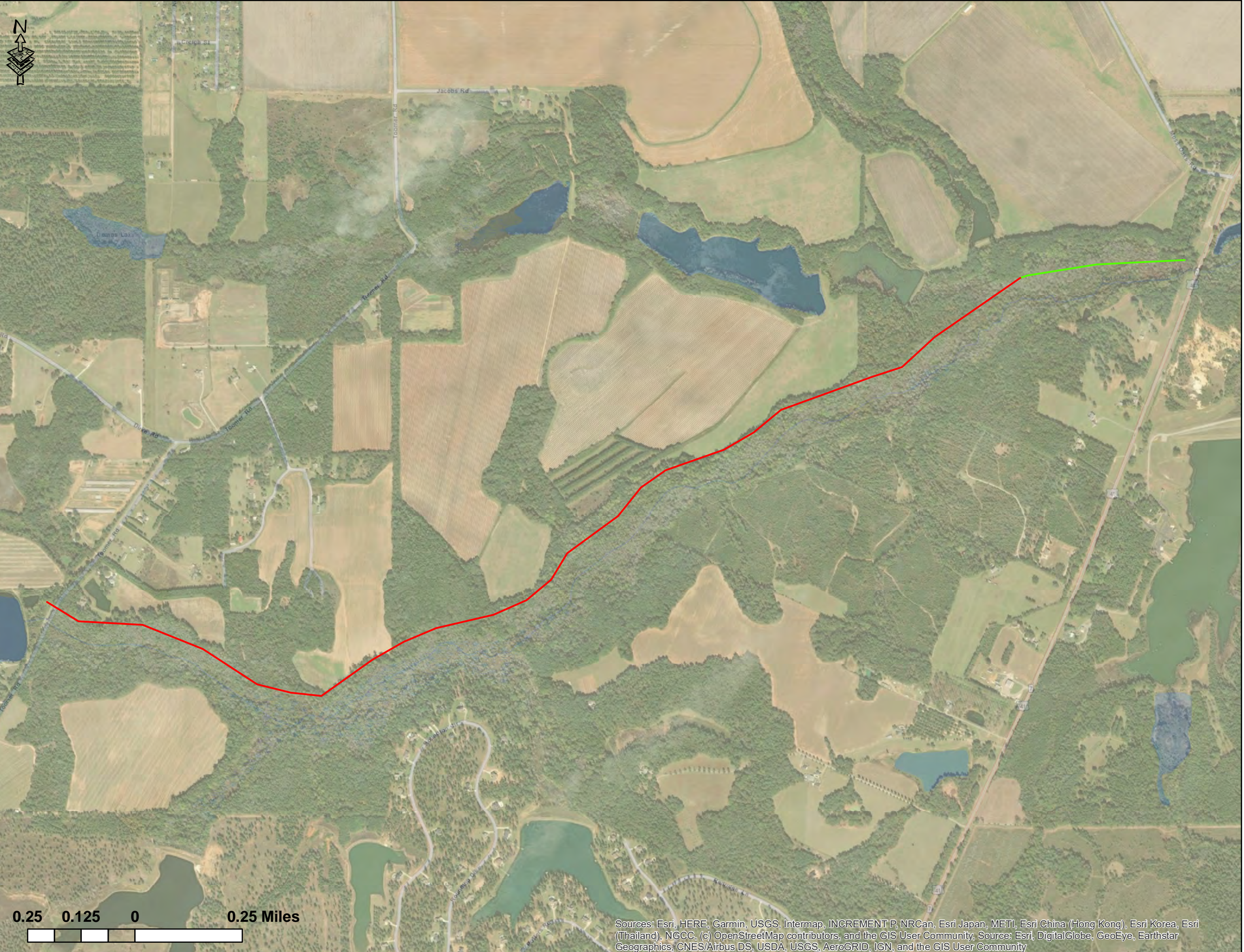
Table 10: South Service Area – Phase II Infrastructure Summary		
Description of Infrastructure	Qty.	Unit
30-inch Gravity Sewer Main	2,050	L.F.
12-inch Gravity Sewer Main	13,900	L.F.
5-foot Diameter Manhole	5	EA
4-foot Diameter Manhole	35	EA

FIGURE 19

SOUTH SERVICE AREA PHASE II

MAP LEGEND

- Proposed Infrastructure
- 12-inch Gravity Sewer
- 30-inch Gravity Sewer



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Phase III Infrastructure

Phase III of the South Service Area infrastructure includes installation of sewer mains into the various sub-basins to provide connection points for future development. As with Phase II, Phase III can be completed all at once or subdivided to meet the City's needs within their budget. The schedule for completion of the Phase III infrastructure can be entirely based upon development plans and needs. The intent of the Phase III infrastructure is to facilitate easily accessible connection points for future development.

The Phase III gravity sewer main sizes are determined based the contributing drainage basin areas. Proposed sewer infrastructure for Phase III is shown on Figure 20 and summarized in Table 11.

Table 11: South Service Area – Phase III Infrastructure Summary		
Description of Infrastructure	Qty.	Unit
24-inch Gravity Sewer Main	500	L.F.
18-inch Gravity Sewer Main	5,400	L.F.
12-inch Gravity Sewer Main	10,600	L.F.
10-inch Gravity Sewer Main	1,700	L.F.
8-inch Gravity Sewer Main	1,900	L.F.
5-foot Diameter Manhole	15	EA
4-foot Diameter Manhole	36	EA

FIGURE 20

SOUTH SERVICE AREA PHASE III

MAP LEGEND

- Proposed Infrastructure**
- 8-inch Gravity Sewer
 - 10-inch Gravity Sewer
 - 12-inch Gravity Sewer
 - 18-inch Gravity Sewer
 - 24-inch Gravity Sewer



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Phase IV Infrastructure

Phase IV of the South Service Area infrastructure includes installation of a gravity sewer main to provide a 2 MGD capacity for routing additional flow from the Satterfield WPCP to the East Perry WWTF. This excess capacity will provide the City ultimate flexibility for how wastewater from future development is treated. Table 12 summarizes the flows and pipe sizing for the Phase IV gravity sewer main. No peaking factor is applied to this 2 MGD capacity from the Satterfield WPCP as 2 MGD is the maximum anticipated diverted flow; however the required pipeline sizing does provide capacity in excess of 2 MGD.

Table 12: South Service Area – Phase IV Sewer Main Sizing					
Sub-Basin	ADF		PF		Min. Pipe Size (inches)
	GPD	GPM	GPD	GPM	
S9	3,720,000	2,589	9,300,000	6,458	36
Satterfield WPCP	2,000,000	1,389	2,000,000	1,389	18
Total	5,720,000	3,978	11,300,000	7,847	42

Phase IV infrastructure should be implemented when the influent flow at the Satterfield WPCP approaches the capacity of the plant. Proposed sewer infrastructure for Phase IV is shown on Figure 21 and summarized in Table 13.

Table 13: South Service Area – Phase IV Infrastructure Summary		
Description of Infrastructure	Qty.	Unit
18-inch Gravity Sewer Main	8,300	L.F.
5-foot Diameter Manhole	20	EA



FIGURE 21

SOUTH SERVICE AREA PHASE IV

MAP LEGEND

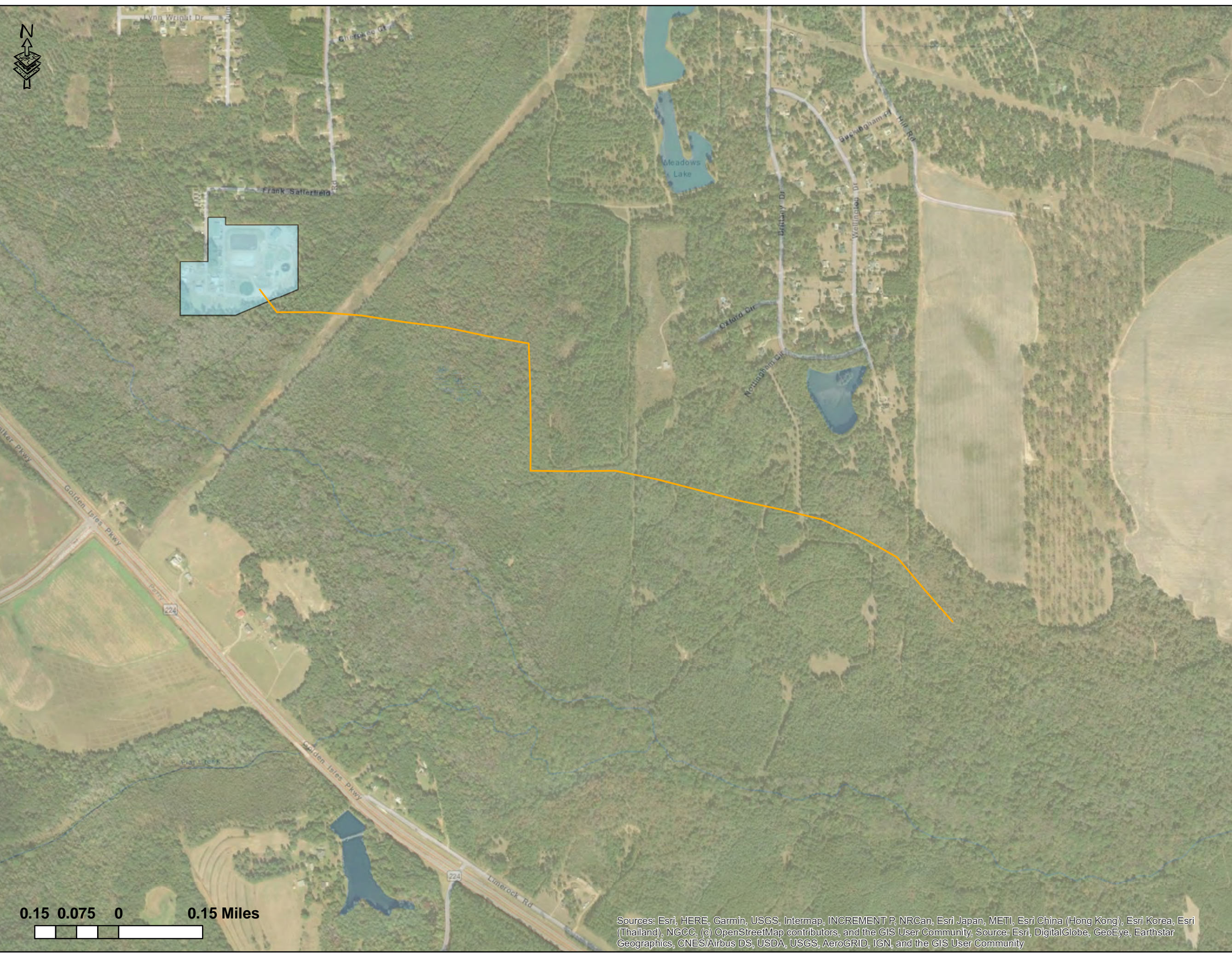
Proposed Infrastructure

 18-inch Gravity Sewer

 Satterfield WPCP



GWES, LLC



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

D. PROPERTY ACQUISITION

One of the greatest challenges for implementation of a sewer collection system of this magnitude is land acquisition. With regard to sewer installation, the City's policy for acquisition has been the purchase of a 30-foot-wide right-of-way from landowners. In the process, affected landowners are identified and the property acquisition is assessed. To estimate potential land acquisition costs to the City, GWES has referenced property values as shown on the most recent tax reports. Potential acquisition costs were assumed proportionate to the amount of estimated land to be acquired on a per-acre value. These values serve as rough approximations for planning purposes. Estimates were rounded to the nearest \$100. Values less than \$100 were rounded up to \$100. Actual property prices must be negotiated during acquisitions and may vary. Actual property prices must be negotiated during acquisitions and may vary.

Potential property acquisition estimates are outlined in Table 14. Figure 22 shows a map outlining properties that could be impacted. Additional property information for the South Area is included in Appendix C.

Table 14: South Service Area – Potential Land Acquisition				
Parcel No.	Owner	Area (Acres)	Value (\$)	
000060 008000	TOOMER DAVE ESTATE IN REM	1.62	\$3,500.00	
000070 004000	RIGDON TODD SMISSON	1.59	\$5,500.00	
000180 022000	ROBERT FRANKLIN BLEDSOE	1.93	\$5,900.00	
000190 005000	SMITH EDGAR S	0.06	\$600.00	
000200 001000	TAYLOR CAROL G	0.18	\$2,000.0	
000200 002000	WRIGHT ELAINE S	0.03	\$200.00	
000200 013000	WRIGHT STEVEN CRAIG	0.075	\$500.00	
000200 015000	BLEDSOE FRANKLIN	2.94	\$9,000.00	
000200 015000	FRANKLIN BLEDSOE	3.58	\$11,000.00	
000200 018000	FRANKLIN AND JANE BLEDSOE	3.73	\$9,500.00	
000200 021000	CHAMPION WILLIAM T	0.075	\$400.00	
000200 023000	BLEDSOE FRANKLIN	4.59	\$6,800.00	
000210 009000	STATE OF GA DEPT NATURAL RESOURCES	3.24	\$8,100.00	
000340 026000	BECKHAM FAMILY LIMITED PARTNERSHIP	0.015	\$100.00	
000340 033000	BECKHAM FAMILY LIMITED PARTNERSHIP	0.285	\$1,600.00	
000340 034000	BECKHAM FAMILY LIMITED PARTNERSHIP	0.975	\$3,800.00	
000340 035000	SEVEN BRANNEN FARMS LLC	1.095	\$4,200.00	
000340 036000	AYER LEWIS M JR	1.515	\$4,900.00	
000340 040000	BECKHAM FAMILY LIMITED PARTNERSHIP	0.465	\$2,200.00	
000340 052000	ASKEW JAMES	0.24	\$3,800.00	
000340 057000	AYER LEWIS M JR	0.27	\$1,600.00	

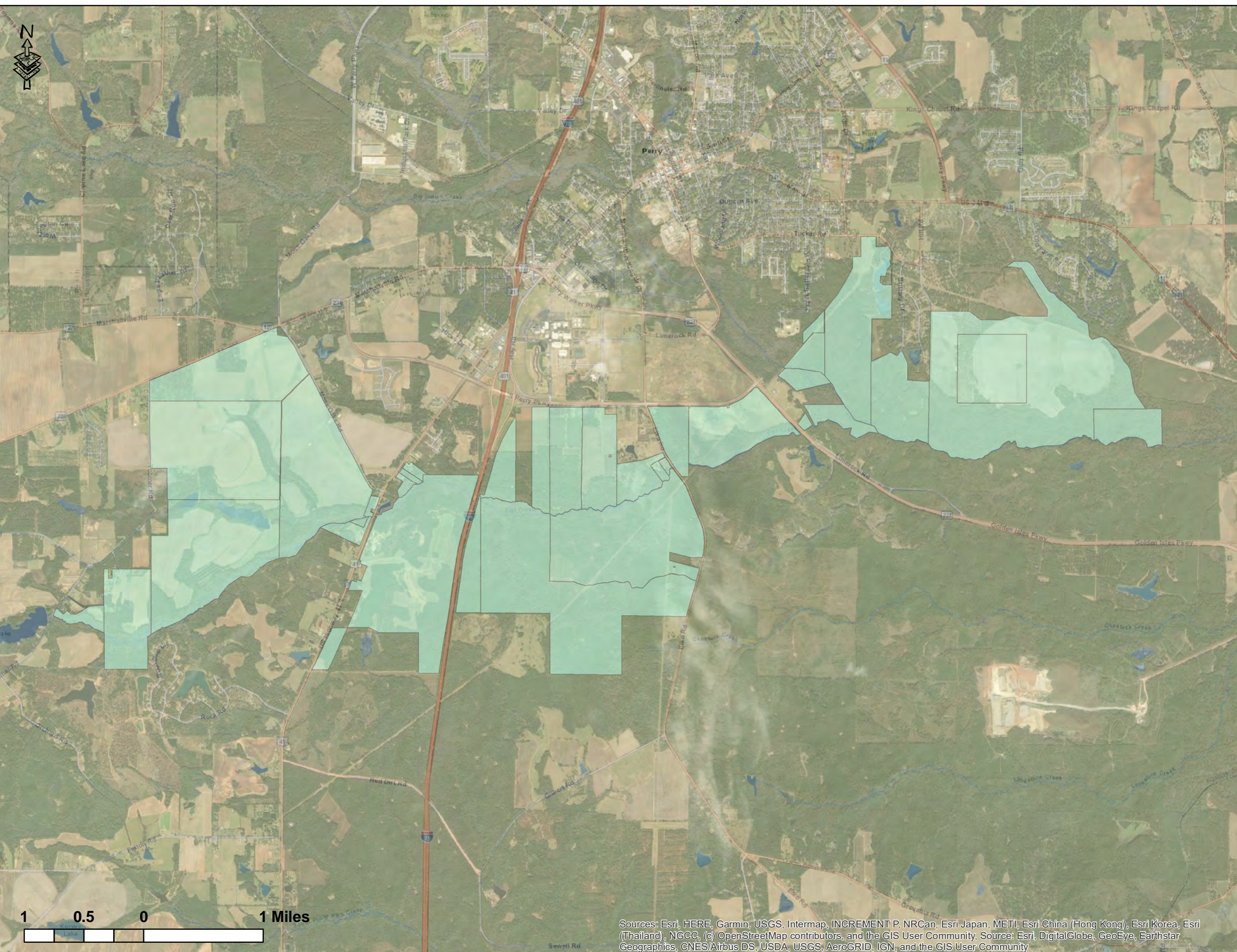
000350	001000	AYERS FARMS INC	1.905	\$2,800.00
000350	002000	AYERS FARMS INC	0.015	\$100.00
000350	003000	AYERS FARMS INC	0.06	\$100.00
000580	007000	TUCKER TURF LLC	5.88	\$10,600.00
000580	013000	LINGER LONGER PROPERTIES LLC	4.04	\$16,200.00
000580	039000	TUCKER TURF LLC	1.23	\$2,200.00
000590	002000	EDEN ERNEST M	1.195	\$3,500.00
000590	010000	WICKER JAMES L	4.44	\$6,300.00
000590	018000	GENTRY PHILIP C SR	0.6	\$3,900.00
000590	020000	WOOD JAMES M SR	2.31	\$6,200.00
001090	011000	TOLLESON TIMBERLANDS INC	0.33	\$1,000.00
OP0330	015000	STATE OF GEORGIA	5.65	\$141,400.00
OP0340	047000	SLADE BRYSON SAPP LLC	0.045	\$900.00
Totals		33 Properties	56.2	\$280,400.00

FIGURE 22

SOUTH SERVICE AREA POTENTIAL PROPERTY ACQUISITION

MAP LEGEND

 Property Acquisition Parcels



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

A. POTENTIAL DEVELOPMENT

The East Service Area includes approximately 17,500-acres and encompasses the area between Houston Lake Road, U.S. Highway 127, and U.S. Highway 341, and Perry Parkway. Figure 23 depicts the extent of the East Service Area and Figure 24 shows the East Service Area in relation to the City's sewer service area. The East Service Area is located within the City's service area, but currently has very little sanitary sewer infrastructure in the area. As with the South Service Area, the topography, zoning, wetlands, buffers, and flood plains within the East Service area were evaluated to determine the development potential.

A topographic map of the East Service Area is provided in Figure 25. Current zoning for the East Service Area is shown in Figure 26, and zoning ratios are listed in Table 15 below. Approximately 70% of the East Service Area is currently zoned Residential Agricultural (RAG).

Table 15: East Service Area – Zoning Summary		
Type	Acres	% of Total Acres
C1 – Highway Commercial	2	0.01%
C2 – General Commercial	229	1.38%
GU – Government Use	76	0.46%
M1 – Wholesale & Light Industrial	71	0.43%
M1 RAG – Wholesale & Light Industrial/Residential Ag	1,524	9.18%
M2 – General Industrial	701	4.22%
PUD – Planned Unit Development	595	3.59%
R1 – Single Family Residential	752	4.53%
R2 – Two Family Residential	628	3.78%
R3 – Multi-Family Residential	196	1.18%
RAG – Residential Agricultural	11,606	69.95%
RAG M1 – Residential Ag/Wholesale & Light Industrial	199	1.20%
RAG PUD – Residential Ag/Planned Unit Development	2	0.01%
RMH – Residential Manufactured Home	10	0.06%
Grand Total	16,590	100.0%

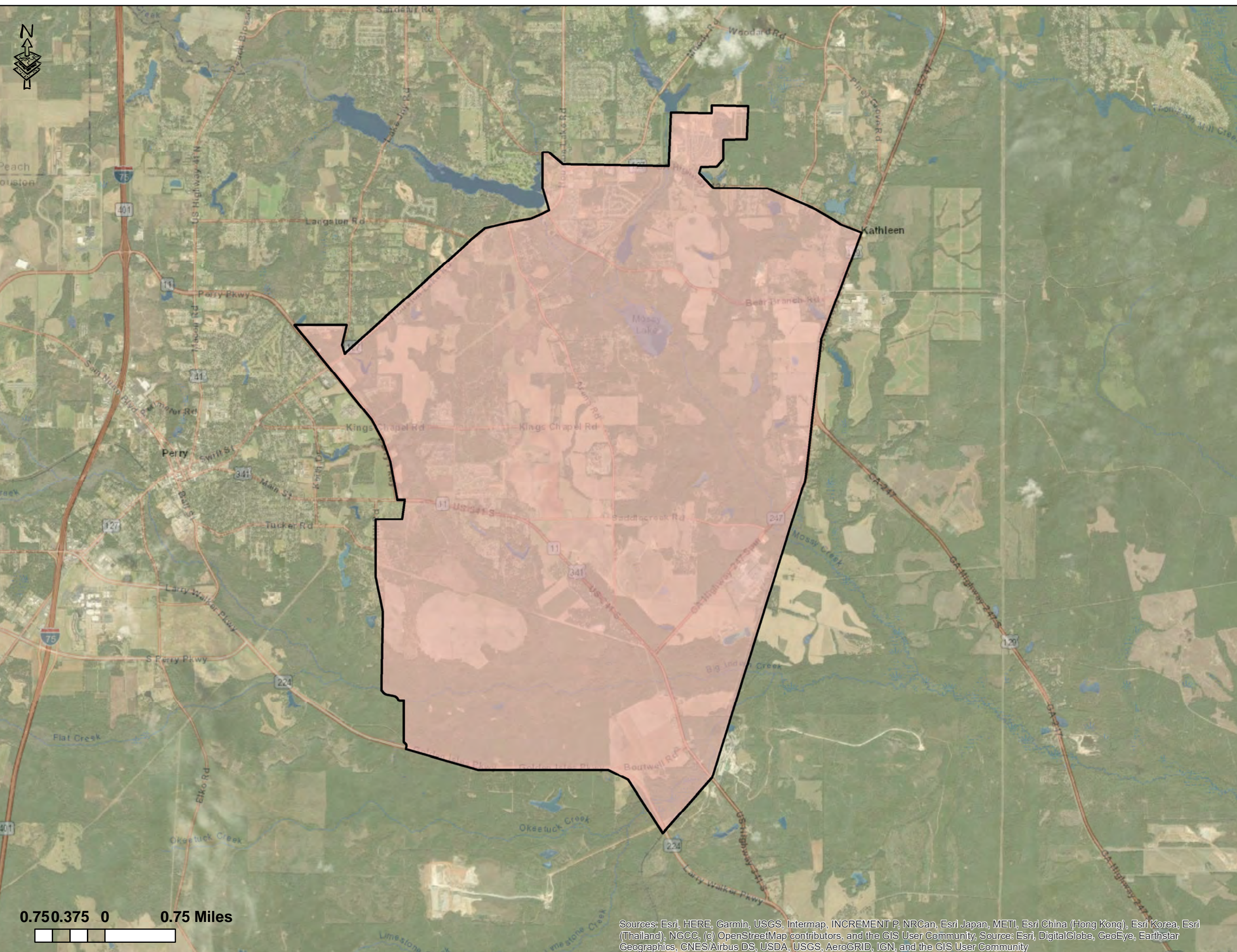
FIGURE 23

EAST SERVICE AREA MAP

MAP LEGEND

 East Service Area

Approximately 17,500 acres





0.750.375 0 0.75 Miles

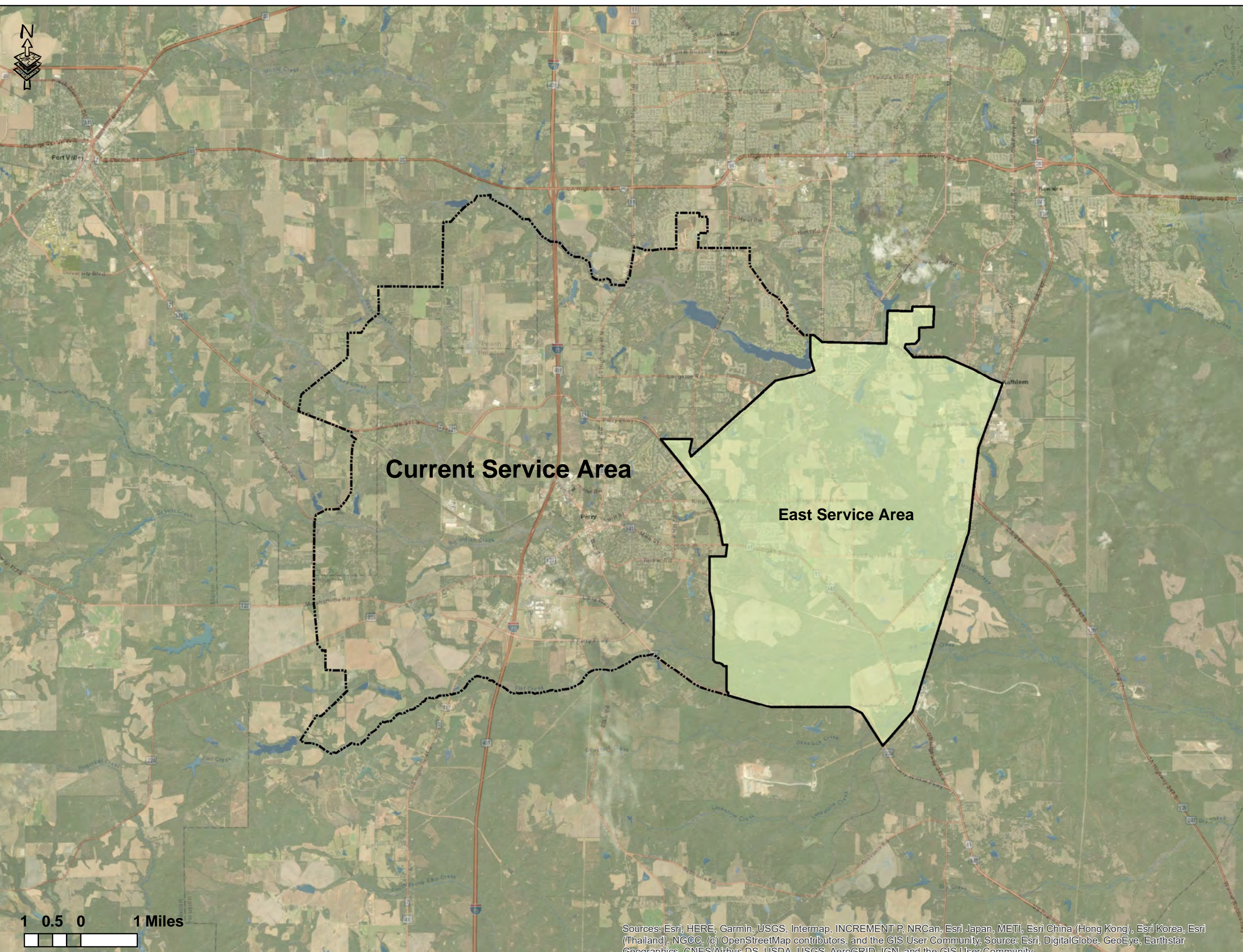
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

FIGURE 24

SANITARY SEWER EAST SERVICE AREA MAP

MAP LEGEND

-  East Service Area
-  Current Service Area



1 0.5 0 1 Miles

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community




Where Georgia comes together.




FIGURE 25

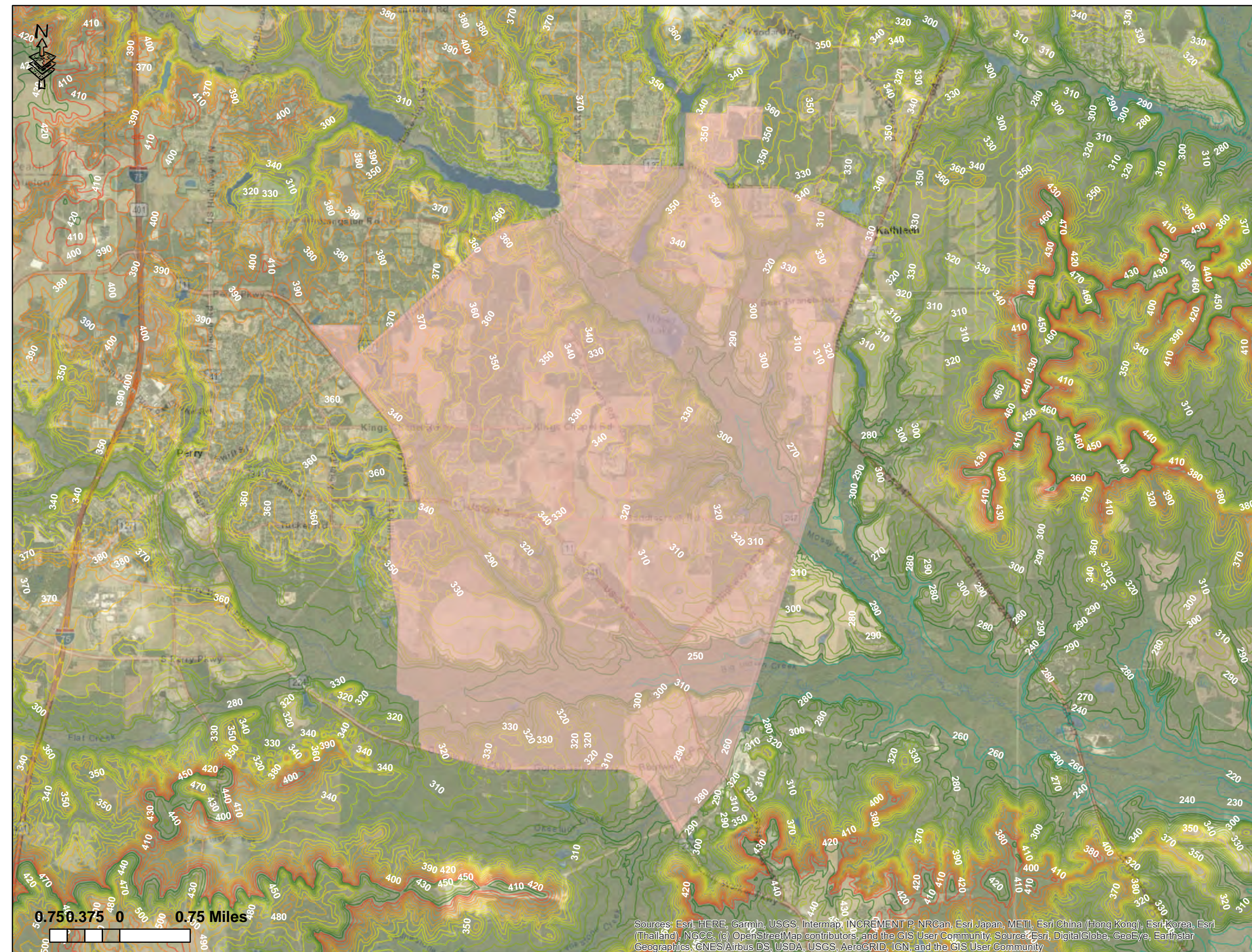
EAST SERVICE AREA CONTOUR MAP

MAP LEGEND

 East Service Area

Contour Elevation

	500 ft
	375 ft
	250 ft



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community




















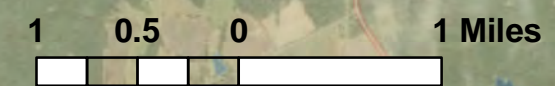
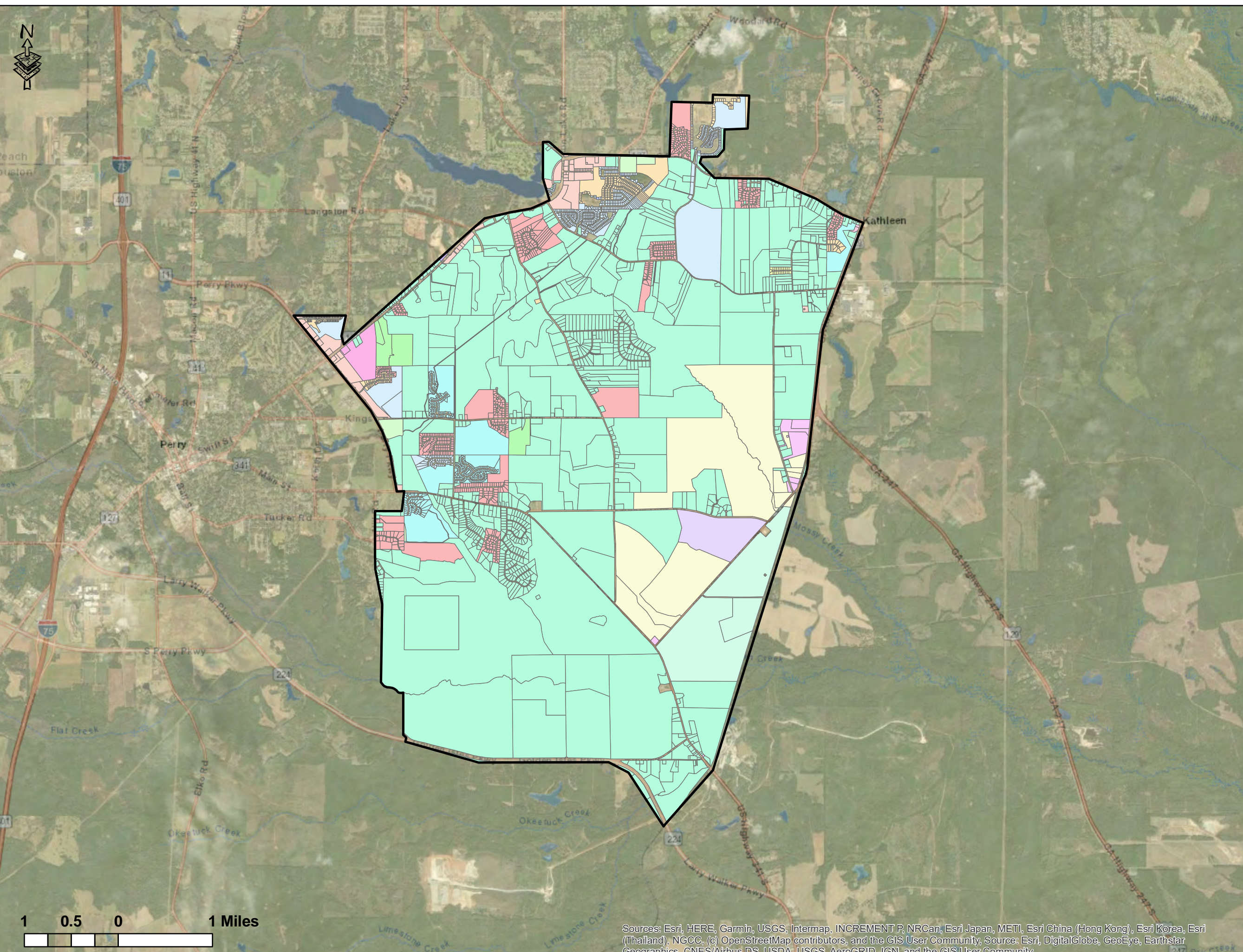
GWES, LLC

FIGURE 26

**EAST SERVICE AREA
ZONING MAP**

MAP LEGEND

-  C1 - Highway Commercial
-  C2 - General Commercial
-  GU - Government Use
-  M1 - Wholesale & Light Industrial
-  M1 RAG - WL Industrial/Res'd Ag
-  M2 - General Industrial
-  PUD - Planned Unit Development
-  R-3 - Multi-Family Residential
-  R-AG - Residential Agricultural
-  R1 - Single Family Residential
-  R2 - Two Family Residential
-  R2A - Single Family Residential
-  R3 - Multi-Family Residential
-  RAG - Residential Agricultural
-  RAG M1 - Res'd Ag/WL Industrial
-  RAG PUD - Res'd Ag/Planned Dev
-  RMH - Residential Manufactured Home



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Wetland, buffer, and flood plain data for the East Service Area is shown collectively in Figure 27. For the evaluation of sewer main sizing, the East Service Area was divided into thirteen (13) sub-basins, which are outlined in Figure 28. Of the 17,500-acres that make up the East Service Area, 13,000-acres are considered serviceable (outside of wetlands/flood plain/right-of-way). The serviceable areas are summarized in Figure 29. Within the 13,000-acres of serviceable area, 2,000-acres are already developed, leaving 11,000-acres of total developable land in the East Service Area. Figure 30 depicts the developable land in the East Service Area.

Utilizing the R-1 zoning density of 2.4 lots/ac, the population impact of the East Service Area build-out is estimated in Table 16 below.

Table 16: East Service Area – Population Growth Estimate at Build-out						
Developable Area (acres)	Density (lots/acre)	Total Units	% Residential	Total Residential Units	Household Size	Population Growth
11,000	2.4	26,400	56.5	14,916	2.52	37,588



Table 17 shows total population estimates for the East Service Area assuming a 30-year build-out period. The projections assume a constant rate of increase to reach 100% build-out for the East Service Area by 2051. The 2021 population in the East Service Area is estimated assuming a 2.4 lot/ac density for the areas already developed and a 2.52 household size.

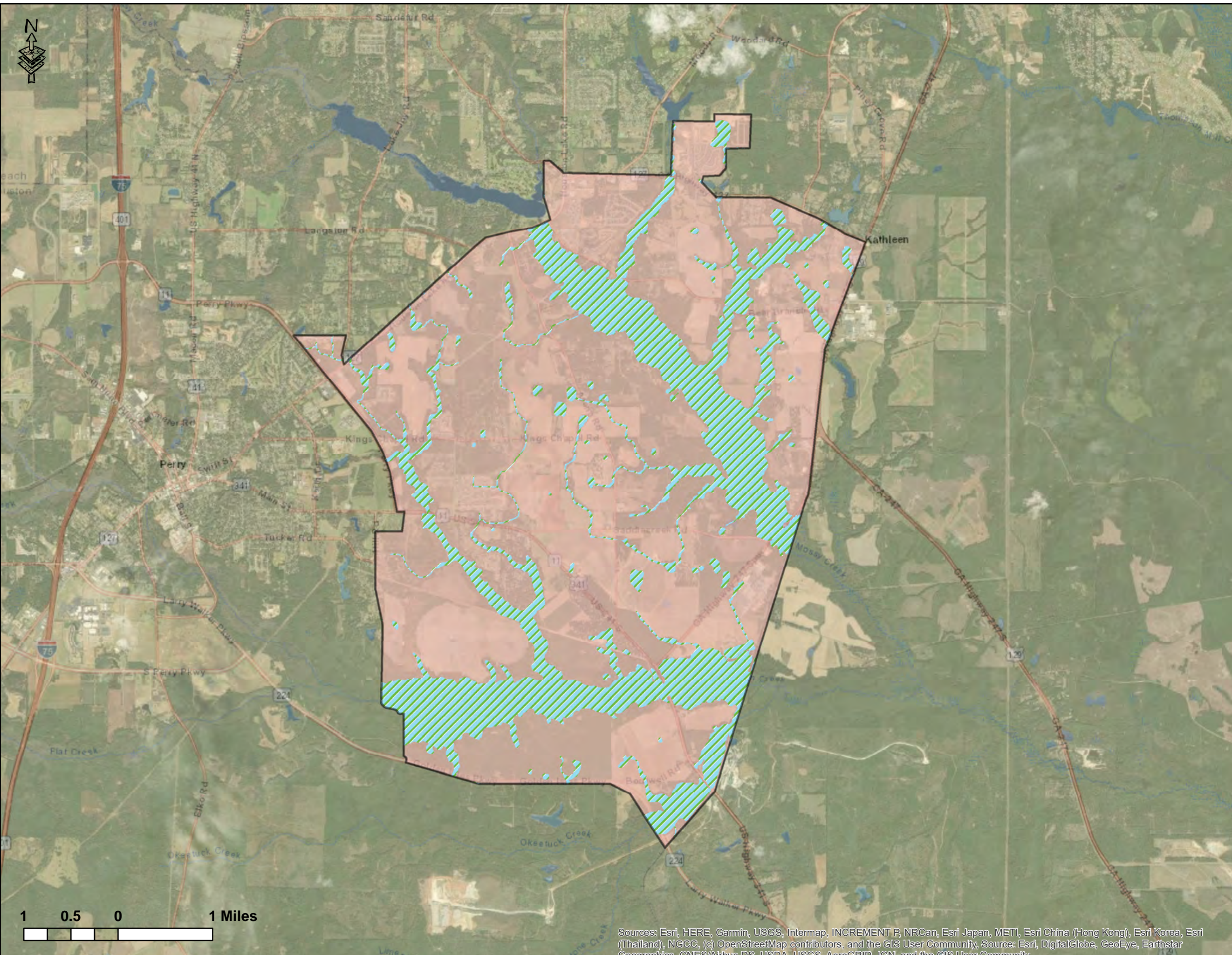
Table 17: East Service Area – Potential Population Growth to Build-Out	
Year	Population
2021	12,096
2026	15,307
2031	19,372
2036	24,515
2041	31,023
2046	39,260
2051	49,684

Figure 31 represents potential population growth rates to full build-out in the East Service Area. The growth rates are projected for 10-year, 20-year, and 30-year build-outs. A 30-year build-out is assumed in the preparation of this Master Plan. Alternate build-out periods are shown for comparison purposes only.

EAST SERVICE AREA WETLAND/FLOODPLAIN MAP

MAP LEGEND

-  East Service Area
-  Wetlands and Floodplain







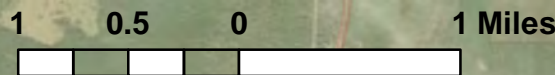
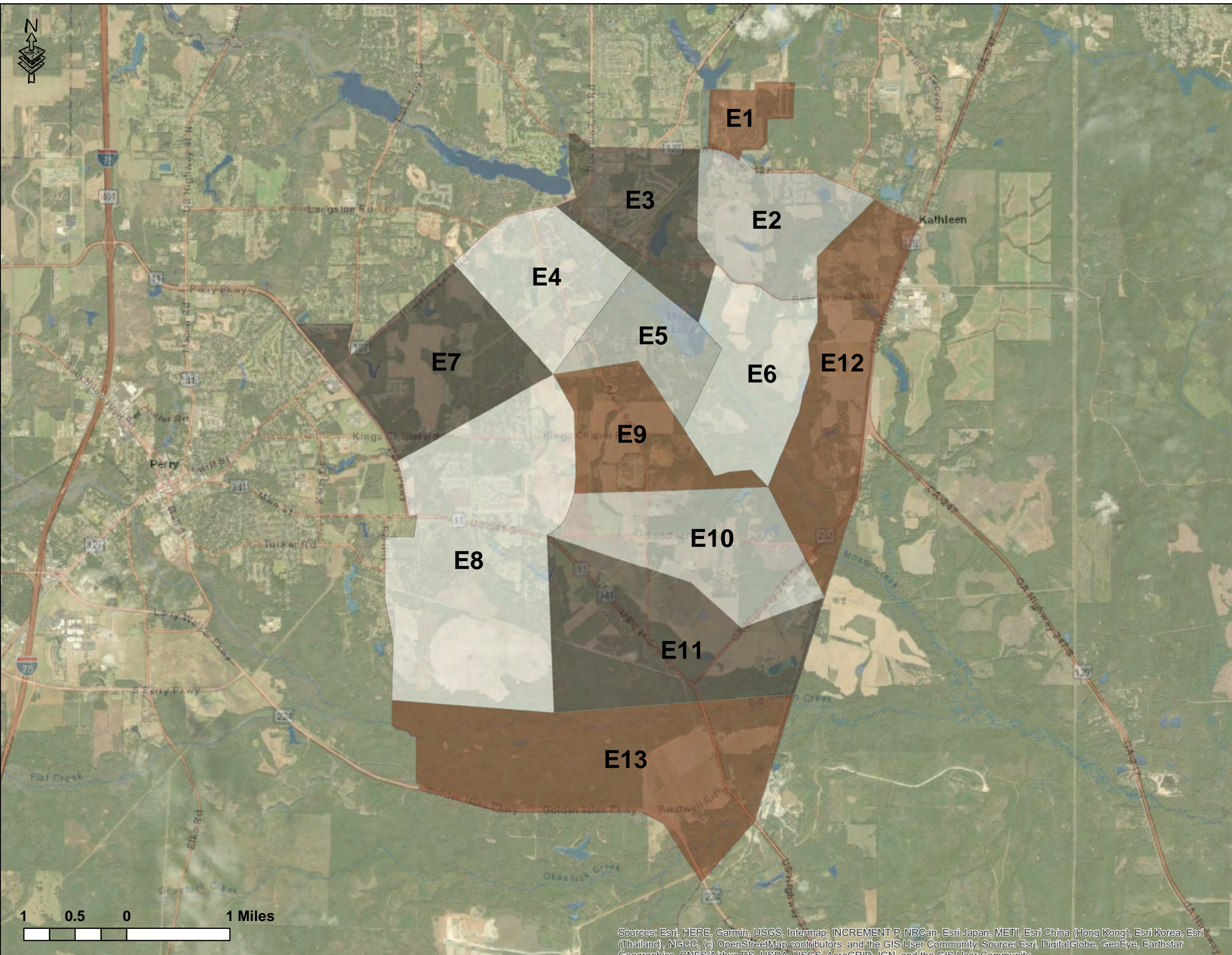
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

FIGURE 28

EAST SERVICE AREA SUB-BASIN MAP

MAP LEGEND

-  Sub-Basin E1,9,12,13
-  Sub-Basin E2,5,10
-  Sub-Basin E3,7,11
-  Sub-Basin E4,6,8



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

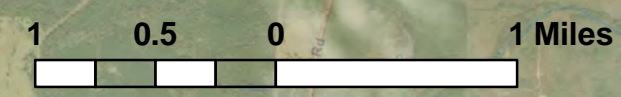
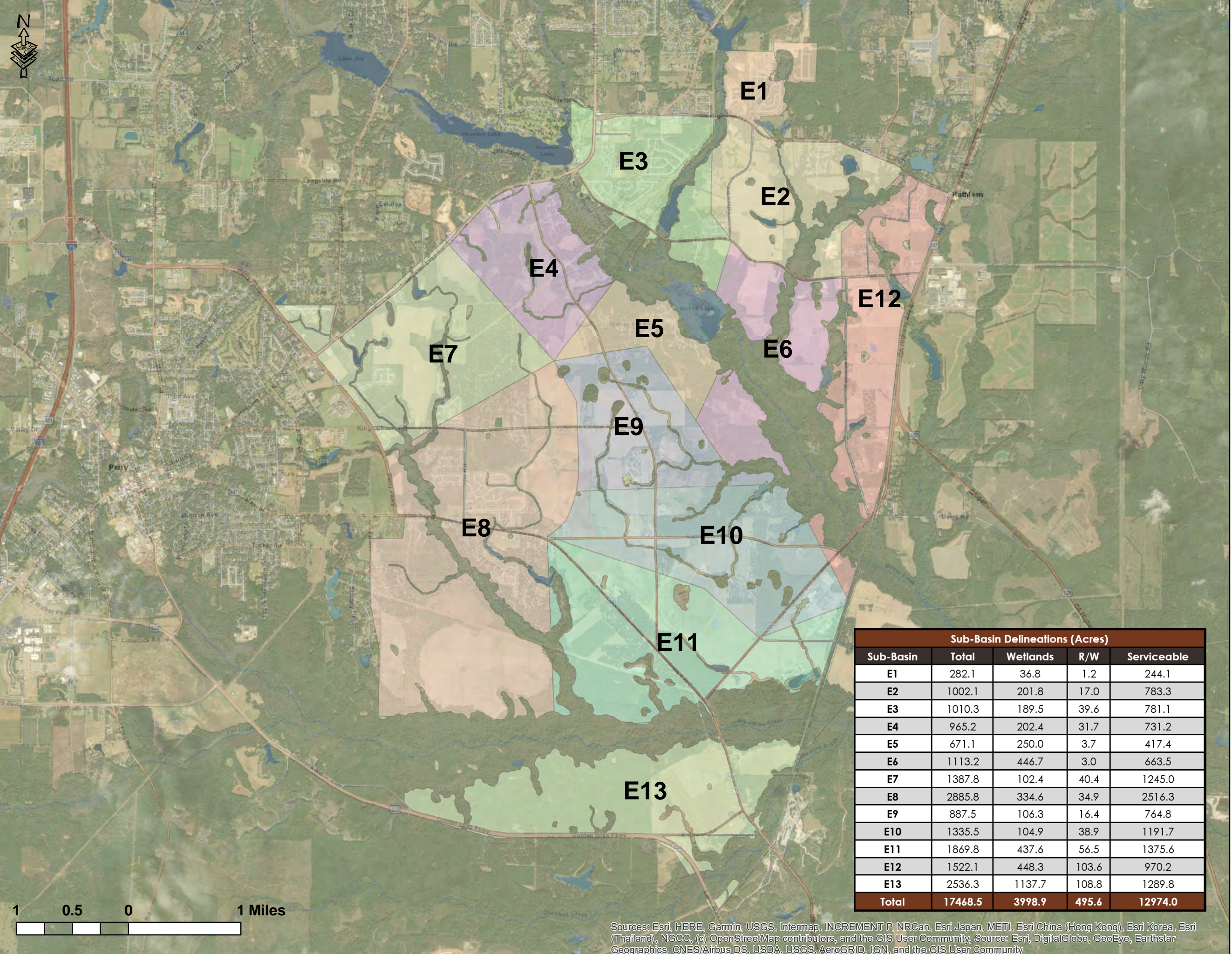
FIGURE 29

**EAST SERVICE AREA
SERVICEABLE LAND MAP**

MAP LEGEND

- Sub-Basin E1
- Sub-Basin E2
- Sub-Basin E3
- Sub-Basin E4
- Sub-Basin E5
- Sub-Basin E6
- Sub-Basin E7
- Sub-Basin E8
- Sub-Basin E9
- Sub-Basin E10
- Sub-Basin E11
- Sub-Basin E12
- Sub-Basin E13

Sub-Basin Delineations (Acres)				
Sub-Basin	Total	Wetlands	R/W	Serviceable
E1	282.1	36.8	1.2	244.1
E2	1002.1	201.8	17.0	783.3
E3	1010.3	189.5	39.6	781.1
E4	965.2	202.4	31.7	731.2
E5	671.1	250.0	3.7	417.4
E6	1113.2	446.7	3.0	663.5
E7	1387.8	102.4	40.4	1245.0
E8	2885.8	334.6	34.9	2516.3
E9	887.5	106.3	16.4	764.8
E10	1335.5	104.9	38.9	1191.7
E11	1869.8	437.6	56.5	1375.6
E12	1522.1	448.3	103.6	970.2
E13	2536.3	1137.7	108.8	1289.8
Total	17468.5	3998.9	495.6	12974.0
















Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

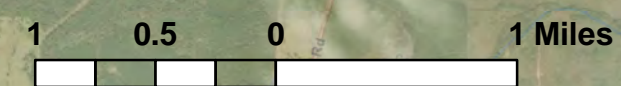
FIGURE 30

**EAST SERVICE AREA
DEVELOPABLE LAND MAP**

MAP LEGEND

-  Sub-Basin E1
-  Sub-Basin E2
-  Sub-Basin E3
-  Sub-Basin E4
-  Sub-Basin E5
-  Sub-Basin E6
-  Sub-Basin E7
-  Sub-Basin E8
-  Sub-Basin E9
-  Sub-Basin E10
-  Sub-Basin E11
-  Sub-Basin E12
-  Sub-Basin E13

Sub-Basin Delineations (Acres)						
Sub-Basin	Total	Wetlands	R/W	Total Check	Developed	Developable
E1	282.1	36.8	1.2	282.1	166.7	77.3
E2	1002.1	201.8	17.0	1002.1	89.0	694.3
E3	1010.3	189.5	39.6	1010.3	343.7	437.4
E4	965.2	202.4	31.7	965.2	55.3	675.8
E5	671.1	250.0	3.7	671.1	187.1	230.3
E6	1113.2	446.7	3.0	1113.2	5.1	658.4
E7	1387.8	102.4	40.4	1387.8	127.2	1117.8
E8	2885.8	334.6	34.9	2885.8	633.5	1882.8
E9	887.5	106.3	16.4	887.5	22.6	742.3
E10	1335.5	104.9	38.9	1335.5	94.8	1096.9
E11	1869.8	437.6	56.5	1869.8	109.0	1266.7
E12	1522.1	448.3	103.6	1522.1	122.2	848.1
E13	2536.3	1137.7	108.8	2536.3	60.3	1229.5
Total	17468.5	3998.9	495.6	17468.5	2016.5	10957.5



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

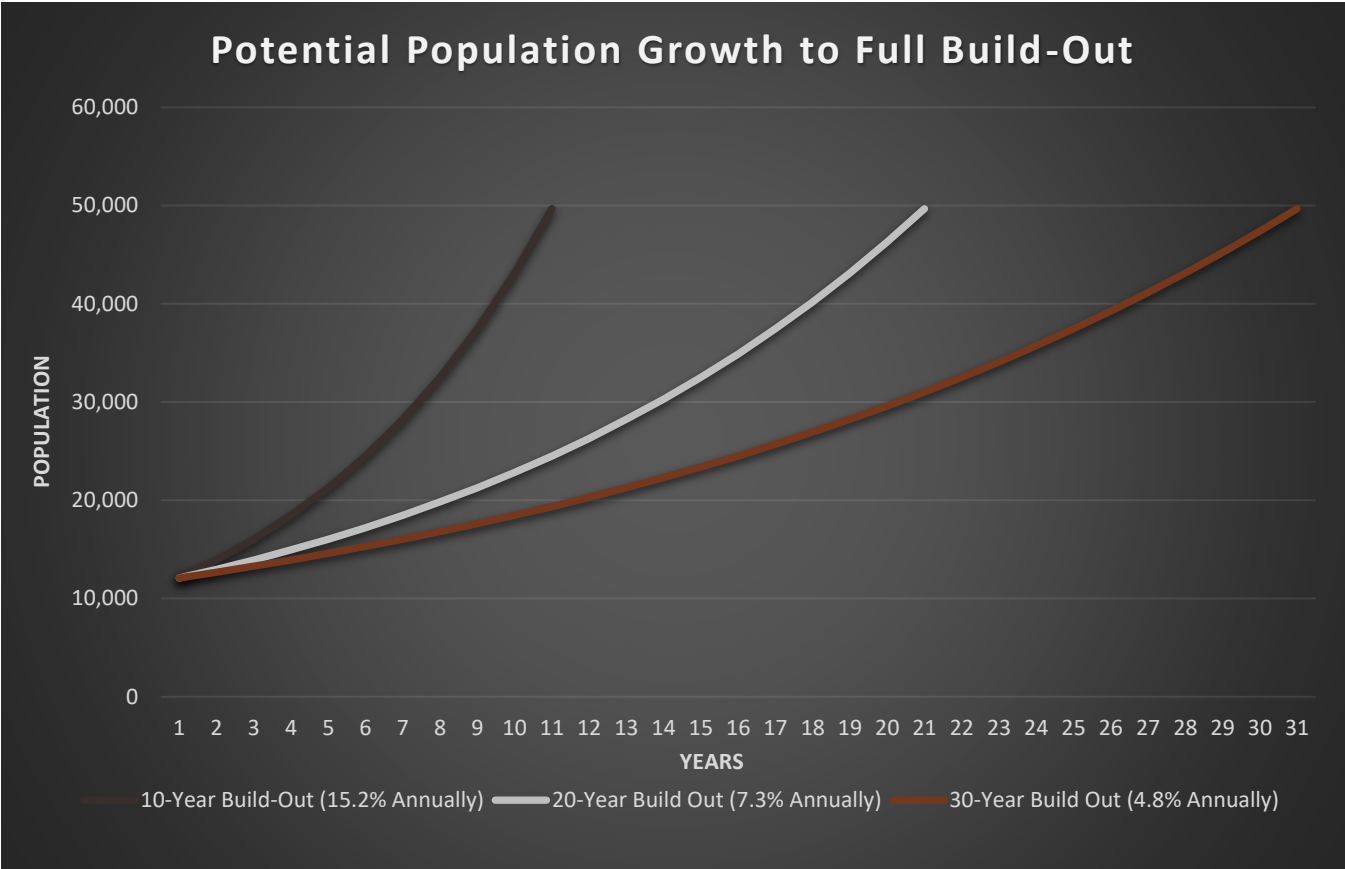


Figure 31 – Potential Population Growth to Full Build-Out in East Service Area

B. POTENTIAL SERVICE DEMAND

The estimated service demand in the East Service Area is based on the entire serviceable area. Table 18 details the estimated sewer demand in the South Service Area at 100% build-out. Table 19 estimates the average daily flow rates from the East Service Area assuming development is constant over the 30-year build-out period.

Table 18: East Service Area – Flow Estimates by Sub-Basin									
Sub-Basin	Total Area	Serviceable	Housing Units*	Average Daily Flow**			Peak Flow***		
	Acres	Acres		GPD	MGD	GPM	GPD	MGD	GPM
E1	282	244	586	175,716	0.2	122	439,290	0.4	305
E2	1002	783	1,880	563,990	0.6	392	1,409,976	1.4	979
E3	1010	781	1,875	562,392	0.6	391	1,405,980	1.4	976
E4	965	731	1,755	526,435	0.5	366	1,316,088	1.3	914
E5	671	417	1,002	300,506	0.3	209	751,266	0.8	522
E6	1113	664	1,592	477,742	0.5	332	1,194,354	1.2	829
E7	1388	1245	2,988	896,393	0.9	622	2,240,982	2.2	1,556
E8	2886	2516	6,039	1,811,736	1.8	1258	4,529,340	4.5	3,145
E9	887	765	1,836	550,685	0.6	382	1,376,712	1.4	956
E10	1335	1192	2,860	858,038	0.9	596	2,145,096	2.1	1,490
E11	1870	1376	3,302	990,461	1.0	688	2,476,152	2.5	1,720
E12	1522	970	2,329	698,558	0.7	485	1,746,396	1.7	1,213
E13	2536	1290	3,095	928,634	0.9	645	2,321,586	2.3	1,612
Total	17,469	12,974	31,138	9,341,287	9.3	6,487	23,353,218	23.4	16,218

Notes: * R1 zoning assumes an average of 2.4 housing units may be constructed on a single acre.
 ** 300 GPD per housing unit sewer usage rate is assumed.
 *** 2.5 peaking factor is applied to the ADF.

Table 19: East Service Area – Potential Sewer Flow to Full Build-Out		
Year	East Service Area Units Added	East Service Area Flow (GPD)
2022	1038	311,400
2023	2,076	622,800
2024	3,114	934,200
2025	4,152	1,245,600
2026	5,190	1,557,000
2027	6,228	1,868,400
2028	7,266	2,179,800
2029	8,304	2,491,200
2030	9,342	2,802,600
2031	10,380	3,114,000
2032	11,418	3,425,400
2033	12,456	3,736,800
2034	13,494	4,048,200
2035	14,532	4,359,600
2036	15,570	4,671,000
2037	16,608	4,982,400
2038	17,646	5,293,800
2039	18,684	5,605,200
2040	19,722	5,916,600
2041	20,760	6,228,000
2042	21,798	6,539,400
2043	22,836	6,850,800
2044	23,874	7,162,200
2045	24,912	7,473,600
2046	25,950	7,785,000
2047	26,988	8,096,400
2048	28,026	8,407,800
2049	29,064	8,719,200
2050	30,102	9,030,600
2051	31,140	9,342,000

C. SEWER INFRASTRUCTURE

The sewer flows calculated for the sub-basins are referenced to establish minimum sewer mains sizes. Due to the topography of the East Service Area and the location for the East Perry WWTF, very little if any pumping is necessary to provide sewer service. In fact, the installation of the East Service Area infrastructure will allow the abandonment of up to four (4) pump stations, reducing the City's operational costs and maintenance concerns. The topography and sub-basin flow patterns are shown in Figure 32.

As with the South Service Area, a phased approach is recommended for the East Service Area. Phasing is based on the Engineer's judgement and should be adjusted as development plans are finalized. Priorities for the phasing were determined based on development potential, capacity constraints at the Satterfield WPCP, and potential for abandoning pump stations. Conceptual Sewer Infrastructure for the East Service Area is shown in Figures 33 and 34. The potential phasing for the East Service Area infrastructure is delineated in Figure 35. Lines ES1-ES6 corresponds to Phases I – VI respectively.

Subsequent sections discuss the details for each phase of sewer infrastructure in the East Service Area.

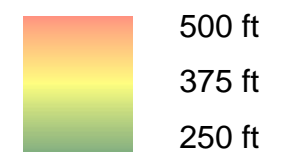
FIGURE 32

EAST SERVICE AREA SUB-BASIN FLOW MAP

MAP LEGEND

East Service Area

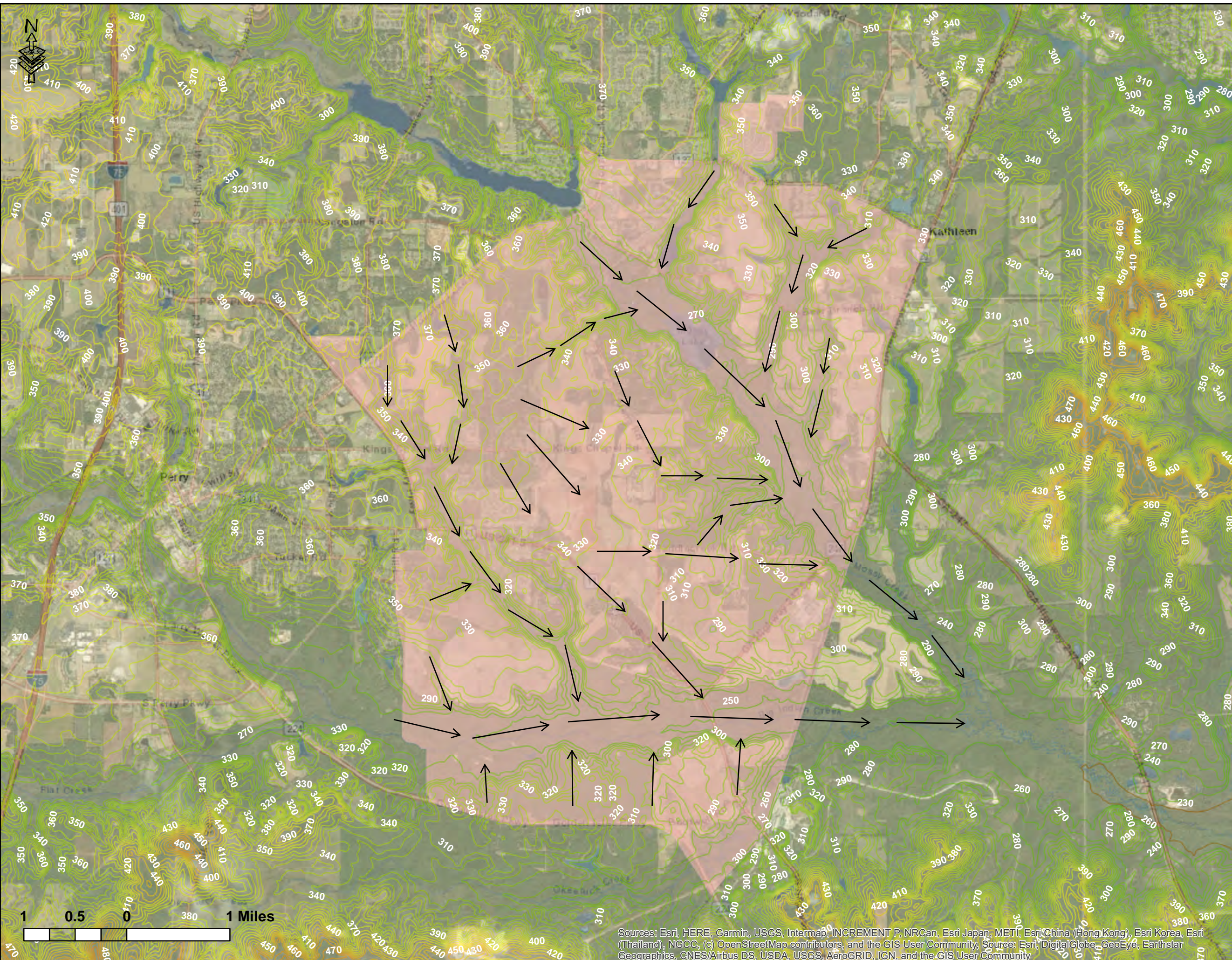
Contour Elevation



Gravity Flow Direction



GWES, LLC

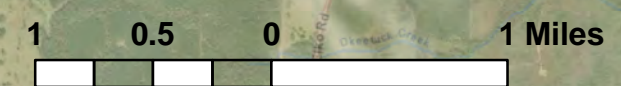
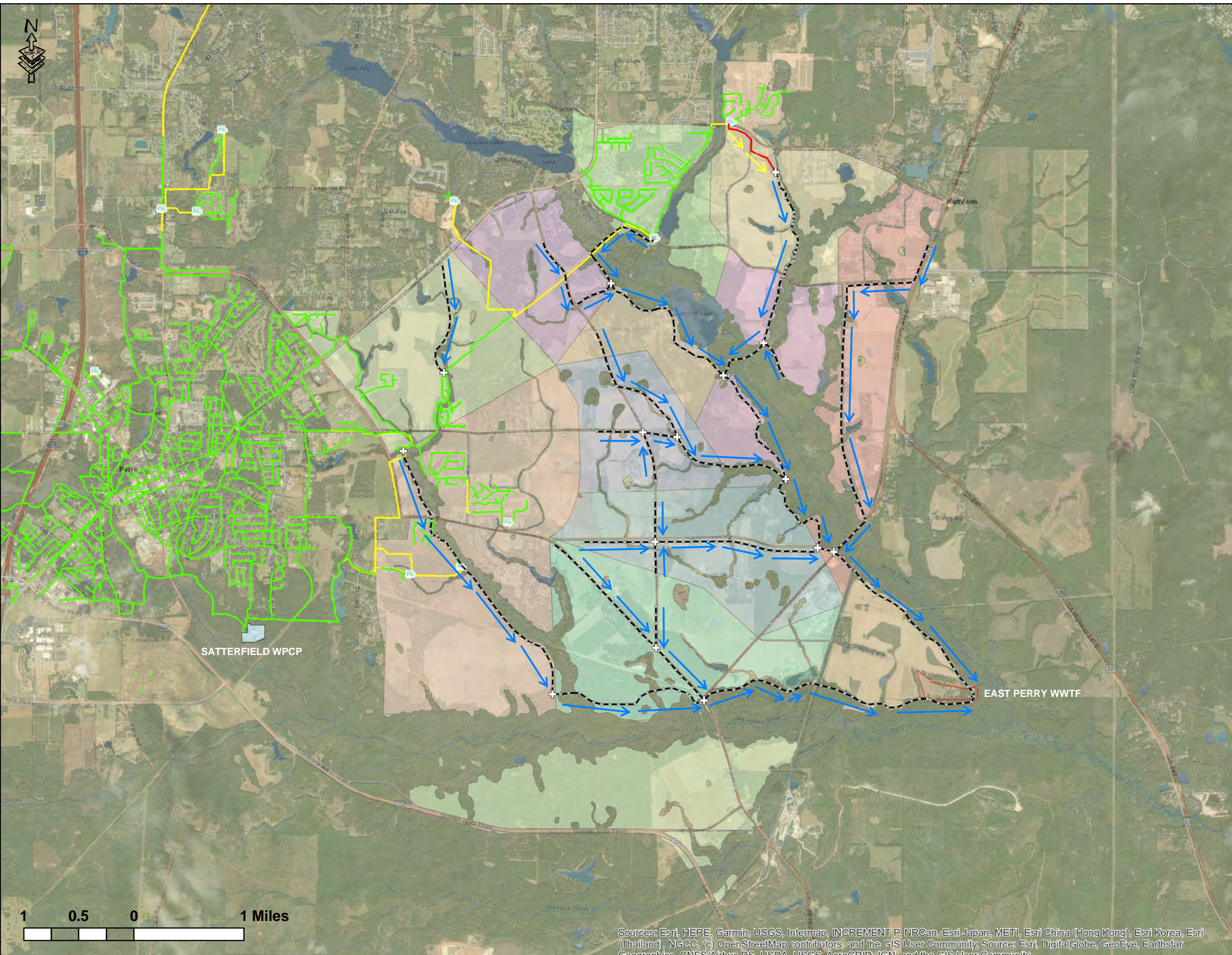


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

EAST SERVICE AREA CONCEPTUAL SEWER MAP

MAP LEGEND




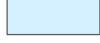


- Potential Gravity Flow
- Force Main Flow
- Sub-Basin E1
- Sub-Basin E2
- Sub-Basin E3
- Sub-Basin E4
- Sub-Basin E5
- Sub-Basin E6
- Sub-Basin E7
- Sub-Basin E8
- Sub-Basin E9
- Sub-Basin E10
- Sub-Basin E11
- Sub-Basin E12
- Sub-Basin E13
- Potential Force Main
- Potential Manholes
- Potential Gravity Lines
- Potential Connection Points
- Proposed WWTF Location
- Satterfield WPCP
- Existing Pump Station
- Existing Gravity Sewer
- Existing Force Main

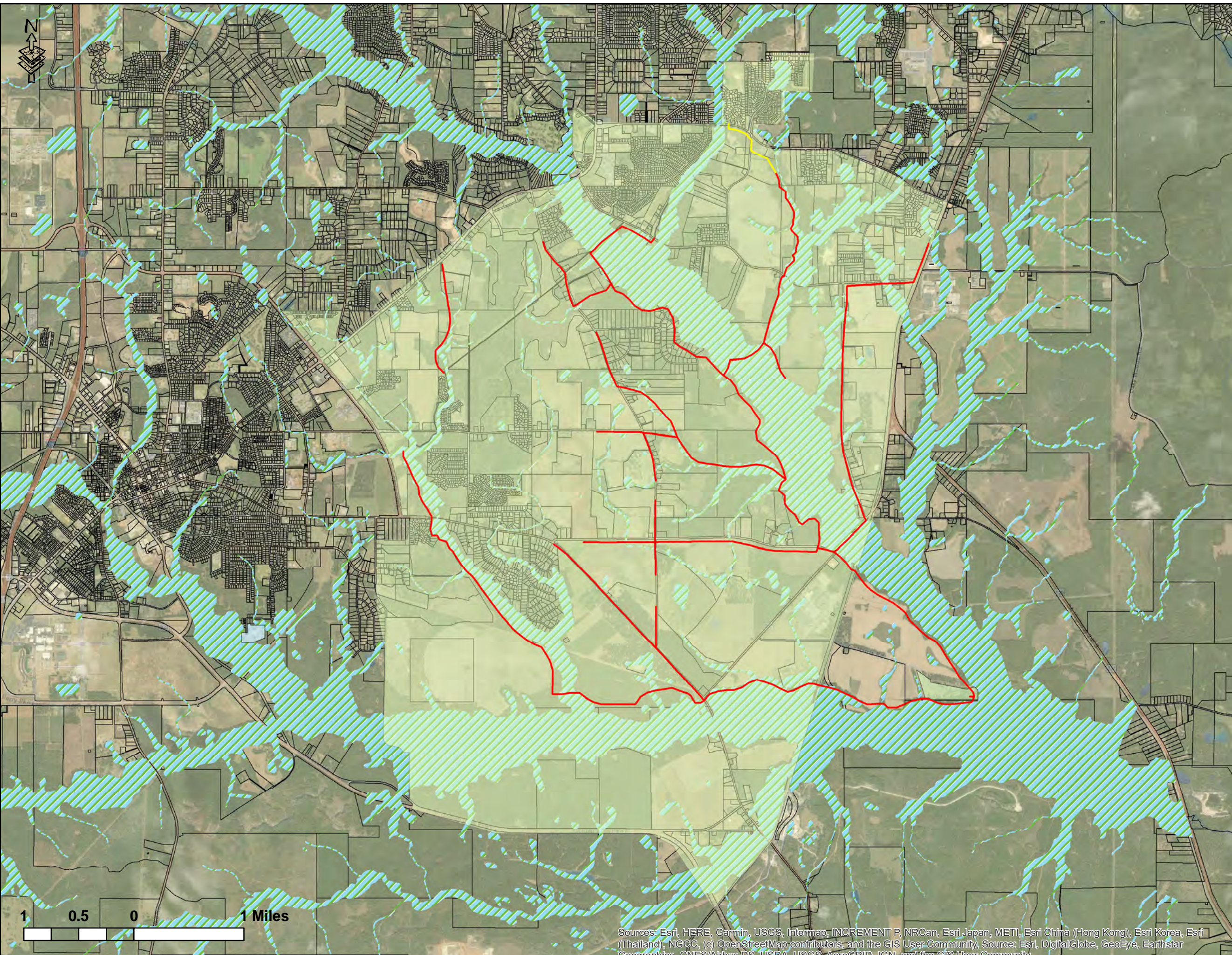


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

EAST SERVICE AREA CONCEPTUAL MAP

MAP LEGEND

-  Potential Gravity Lines
-  Potential Force Main
-  Proposed WWTF Location
-  Satterfield WPCP
-  Perry Wetlands (25' Buffer)
-  Existing Parcels (2020)

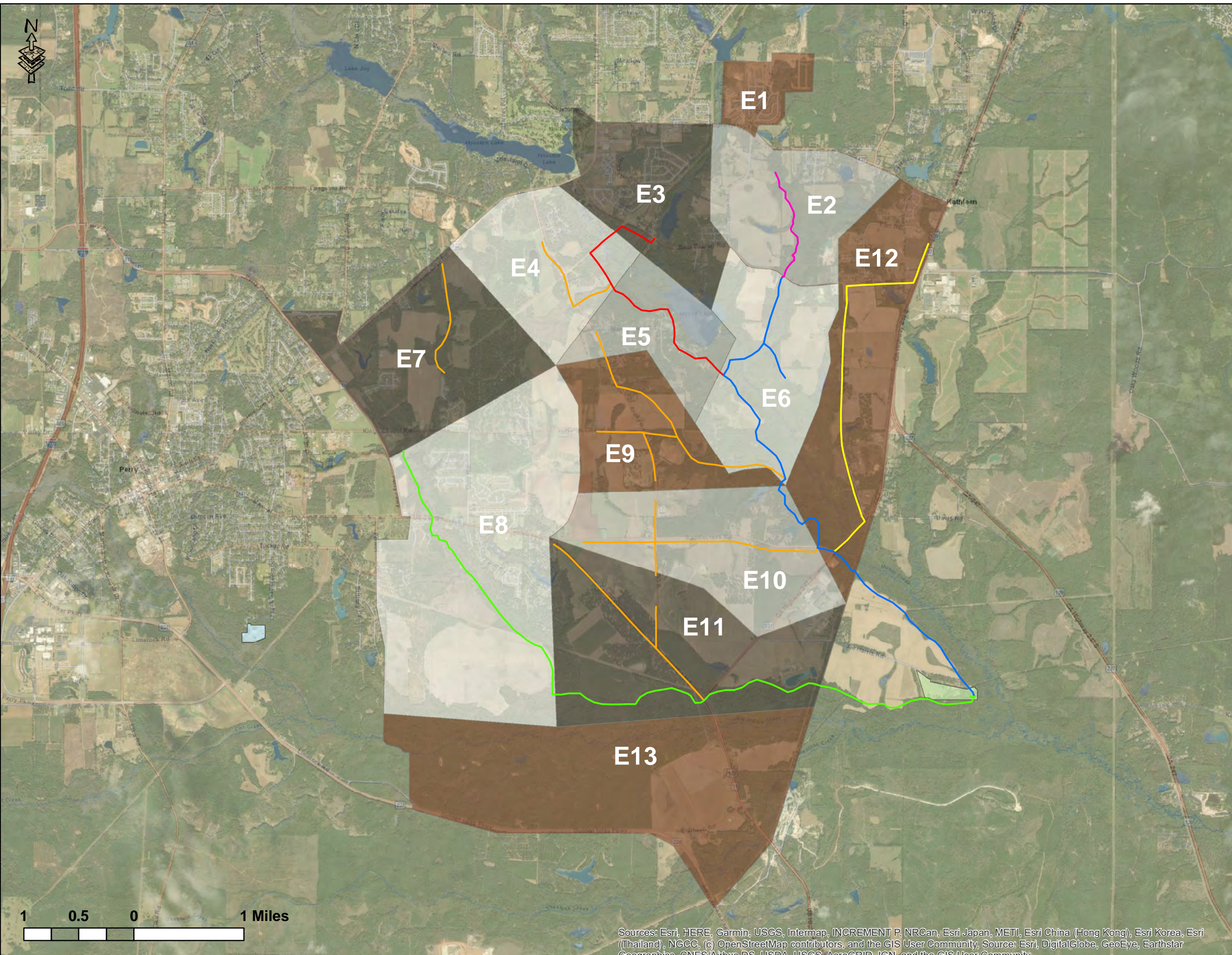


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

EAST SERVICE AREA PHASING MAP

MAP LEGEND

- Phase I - ES1 Piping
- Phase II - ES2 Piping
- Phase III - ES3 Piping
- Phase IV - ES4 Piping
- Phase V - ES5 Piping
- Phase VI - ES6 Piping
- Sub-Basin E1,9,12,13
- Sub-Basin E2,5,10
- Sub-Basin E3,7,11
- Sub-Basin E4,6,8
- Proposed WWTF Location
- Satterfield WPCP



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Phase I Infrastructure

Phase I infrastructure is currently under construction. This infrastructure will serve a large, new residential development (508 lots) and future elementary school in the Talton Road/Bear Branch Road area. This development was in the final design stages during completion of the 2020 East Perry Sewer Feasibility Study. After the Feasibility Study was finalized, the City worked with GWES to creatively engineer a sewer service solution for this development until the East Perry WWTF is complete. Due to the developer's plans to build homes in 2021, the City proceeded with the design and bidding for the Phase I infrastructure. Construction completion for Phase I is anticipated in spring of 2022.

Phase I infrastructure includes a 15-inch gravity sewer main beginning on the future elementary school property and proceeding south to Bear Branch Road. At Bear Branch Road, a temporary pump station will be installed, and sewage will be pumped through a force main to the Wind River pump station. Wind River conveys flow through a series of other pump stations to the Satterfield WPCP. The temporary pump station will remain in place until the East Perry WWTF is online and connecting infrastructure is in place. Upon abandonment of the temporary pump station, flow through the force main will be reversed, allowing the Wind River pump station to send flow to East Perry WWTF.

Phase I infrastructure is shown in Figure 36 and summarized in Table 20. The construction cost for Phase I infrastructure is \$1.55 million.

Table 20: East Service Area – Phase I Infrastructure Summary		
Description of Infrastructure	Qty.	Unit
15-inch Gravity Sewer Main	5,800	L.F.
5-foot Diameter Manhole	26	EA
Pump Station Complete	1	EA
6-inch Force Main	4,000	L.F.
4-inch Force Main	5,800	L.F.

FIGURE 36

EAST SERVICE AREA PHASE I

MAP LEGEND

Proposed Infrastructure

— 15-inch Gravity Sewer



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Phase II Infrastructure

Phase II infrastructure includes the gravity sewer main from the Parkway Pump Station to the proposed East Perry WWTF. This phase is a high priority for several reasons. First, this phase will remove the Parkway pump station, which is a significant, regional station. Eliminating this flow from the Satterfield WPCP provides capacity for additional development in other areas of the City. Second, connecting this pump station to the East Perry WWTF will provide adequate flow from the first day that the plant comes online, eliminating concerns of a WWTF that receives inadequate flows. Finally, this phase will allow the City to convert a significant pump station to gravity flow, removing a maintenance concern and providing an economic benefit to the City.

Phase II infrastructure should be completed by 2025 when the East Perry WWTF is projected to come online. While the phase could be completed by 2025, this phase may be divided into smaller sub-phases for construction through 2025. If the construction is completed in sub-phases, the City must connect this gravity sewer to another pump station or install a temporary pump station until the entire sewer main is complete.

Phase II infrastructure is shown in Figure 37 and summarized in Table 21.





Table 21: East Service Area – Phase II Infrastructure Summary		
Description of Infrastructure	Qty.	Unit
48-inch Gravity Sewer Main	22,200	L.F.
30-inch Gravity Sewer Main	8,000	L.F.
24-inch Gravity Sewer Main	6,600	L.F.
5-foot Diameter Manhole	92	EA

FIGURE 37

EAST SERVICE AREA PHASE II

MAP LEGEND

Proposed Infrastructure

-  24-inch Gravity Sewer
-  30-inch Gravity Sewer
-  48-inch Gravity Sewer
-  Proposed WWTF Location



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Phase III Infrastructure

Phase III infrastructure includes connection to the Phase I gravity sewer at Bear Branch Road and completion of the gravity sewer to the East Perry WWTF. This phase will allow abandonment of the temporary pump station that was installed in Phase I. As previously discussed, Phase III infrastructure will allow the sewage from Wind River pump station to be reversed through the force main that was installed in Phase I. Completion of the Phase III improvements will provide capacity relief to the existing sewer infrastructure downstream from Wind River.

Phase III infrastructure is shown in Figure 38 and summarized in Table 22.

Table 22: East Service Area – Phase III Infrastructure Summary		
Description of Infrastructure	Qty.	Unit
42-inch Gravity Sewer Main	9,900	L.F.
36-inch Gravity Sewer Main	11,900	L.F.
18-inch Gravity Sewer Main	6,000	L.F.
8-inch Gravity Sewer Main	2,000	L.F.
5-foot Diameter Manhole	70	EA
4-foot Diameter Manhole	95	EA

Phase IV Infrastructure

Phase IV infrastructure includes a sewer connection to the gravity sewer main installed in Phase III and a connection to the Bear Branch pump station on Bear Branch Road. The Phase IV infrastructure is a high priority because it will allow the City to abandon another pump station. With the abandonment of the pump station, sewage may flow by gravity to the East Perry WWTF. Changing from a pumping to a gravity conveyance scenario will eliminate flow capacity issues downstream.

Phase IV infrastructure is shown in Figure 39 and summarized in Table 23.

Table 23: East Service Area – Phase IV Infrastructure Summary		
Description of Infrastructure	Qty.	Unit
20-inch Gravity Sewer Main	7,900	L.F.
15-inch Gravity Sewer Main	5,600	L.F.
5-foot Diameter Manhole	34	EA

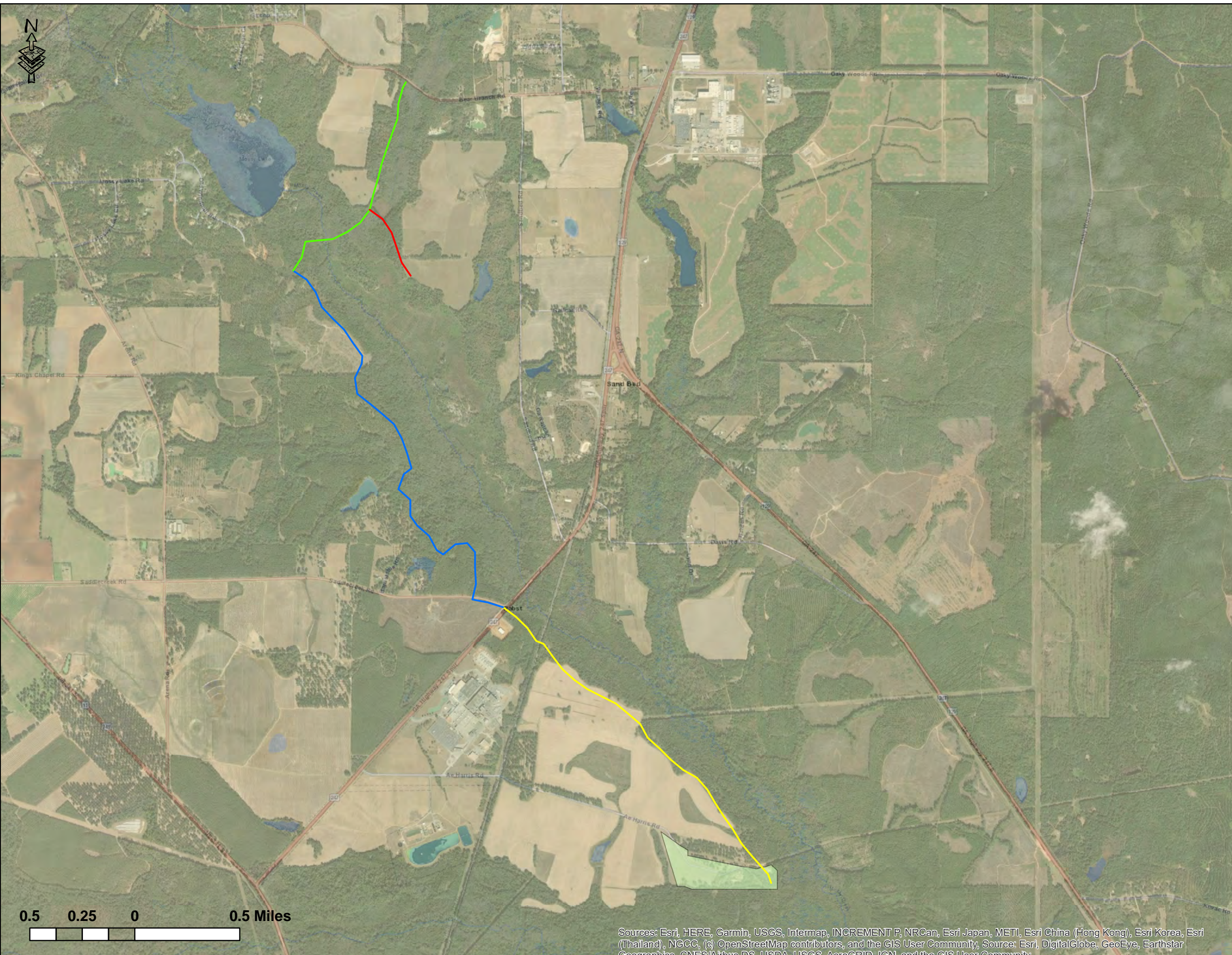
FIGURE 38

EAST SERVICE AREA PHASE III

MAP LEGEND

Proposed Infrastructure

- 8-inch Gravity Sewer
- 18-inch Gravity Sewer
- 36-inch Gravity Sewer
- 42-inch Gravity Sewer
- Proposed WWTF Location



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

FIGURE 39

EAST SERVICE AREA PHASE IV

MAP LEGEND

Proposed Infrastructure

- 15-inch Gravity Sewer
- 20-inch Gravity Sewer



0.15 0.075 0 0.15 Miles

Phase V Infrastructure

Phase V infrastructure includes gravity sewer mains for connecting sub-basins to trunk mains installed in previous phases of work. While Phases I-IV provide the trunk sewer mains that connect the overall service areas to the new East Perry WWTF, Phase V provides sewer stub-outs in the sub-basins to encourage development. Short extensions may be necessary to connect future developments; however, installing more infrastructure than that included in Phase V is not advisable until more information is available on future development. Phase V infrastructure is heavily dependent on which areas are first to develop. Phase V may be broken down into smaller subsets and constructed as the needs arise.

Phase V infrastructure is shown in Figure 40 and summarized in Table 24.

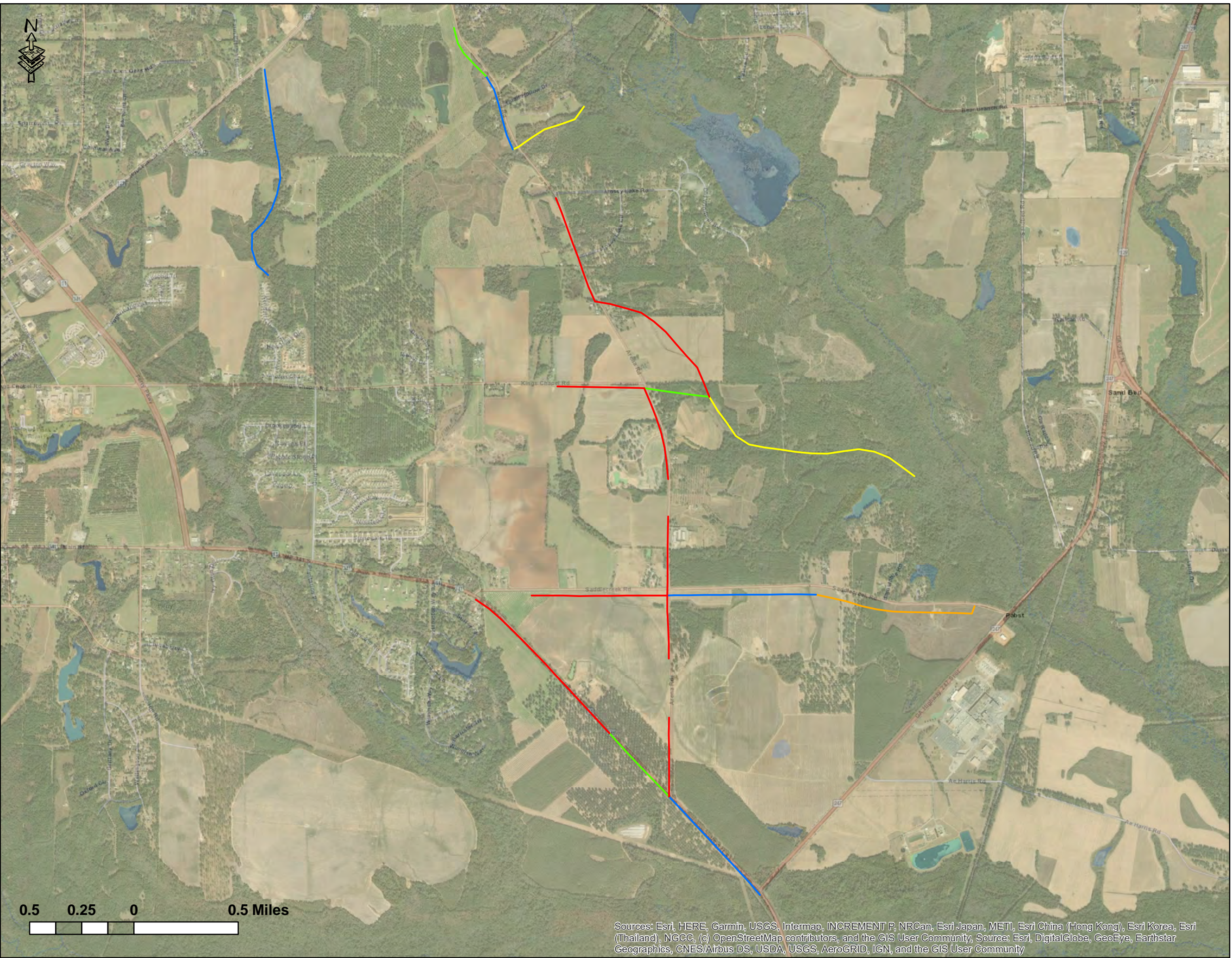
Table 24: East Service Area – Phase V Infrastructure Summary		
Description of Infrastructure	Qty.	Unit
18-inch Gravity Sewer Main	4,200	L.F.
15-inch Gravity Sewer Main	8,200	L.F.
12-inch Gravity Sewer Main	14,700	L.F.
10-inch Gravity Sewer Main	5,400	L.F.
8-inch Gravity Sewer Main	25,300	L.F.
5-foot Diameter Manhole	31	EA
4-foot Diameter Manhole	114	EA

FIGURE 40

EAST SERVICE AREA PHASE V

MAP LEGEND

- Proposed Infrastructure**
- 8-inch Gravity Sewer
 - 10-inch Gravity Sewer
 - 12-inch Gravity Sewer
 - 15-inch Gravity Sewer
 - 18-inch Gravity Sewer



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Phase VI Infrastructure

Phase VI includes the gravity sewer infrastructure to serve the west side of Highway 247 between Highway 127 and Mossy Creek. Due to its proximity to Highway 247 and other industrial/commercial developments, this area has a high likelihood to develop as industrial/commercial. The priority of this phase could increase significantly if the City is approached by a potential industrial or commercial developer.

Since various funding grants are available for infrastructure to serve commercial and industrial developments, the City may benefit by waiting until a developer shows interest in the parcels in this area.

Phase VI infrastructure is shown in Figure 41 and summarized in Table 25.

Table 25: East Service Area – Phase VI Infrastructure Summary		
Description of Infrastructure	Qty.	Unit
18-inch Gravity Sewer Main	5,500	L.F.
15-inch Gravity Sewer Main	2,800	L.F.
12-inch Gravity Sewer Main	5,200	L.F.
10-inch Gravity Sewer Main	3,200	L.F.
8-inch Gravity Sewer Main	2,000	L.F.
5-foot Diameter Manhole	21	EA
4-foot Diameter Manhole	26	EA

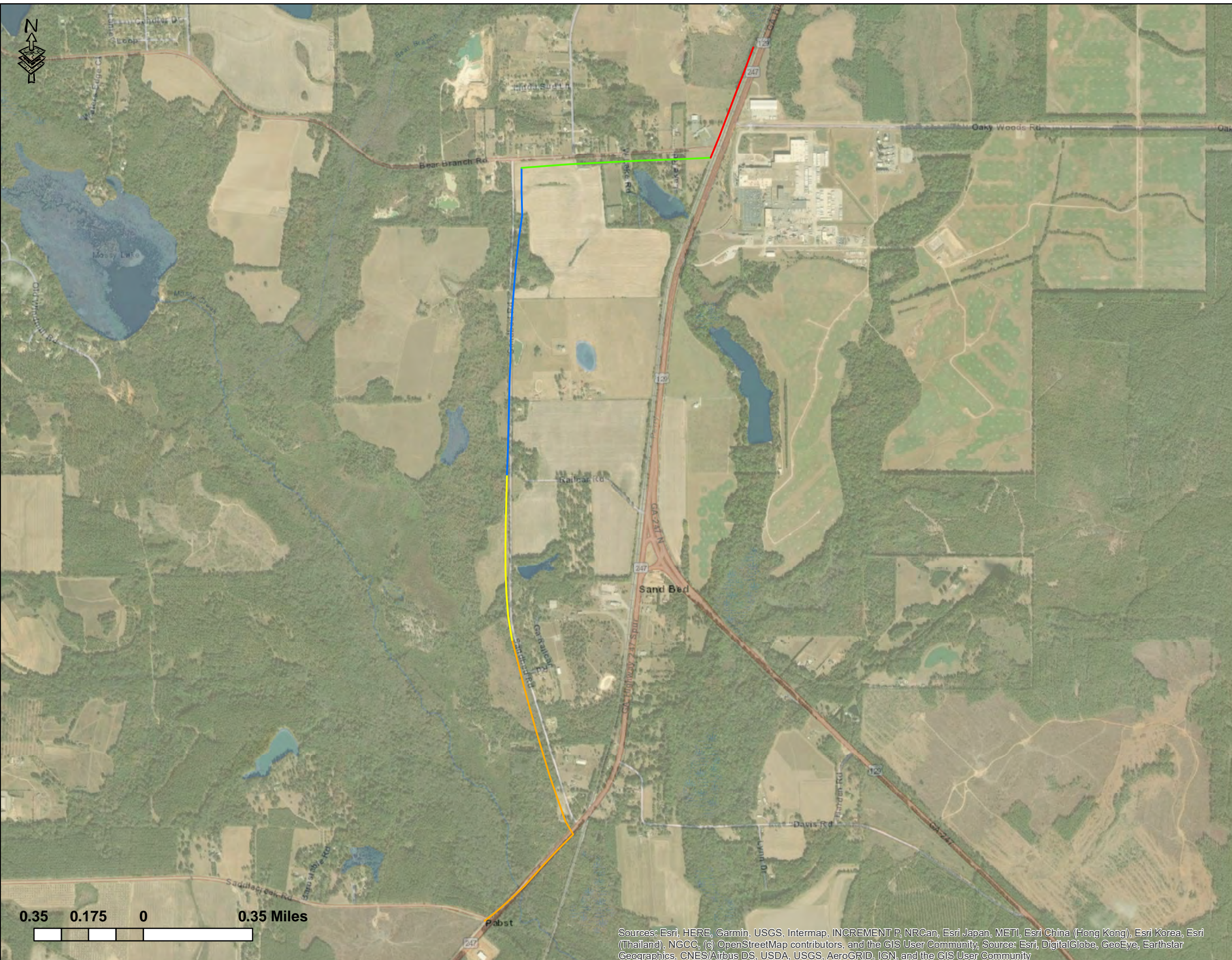
FIGURE 41

EAST SERVICE AREA PHASE VI

MAP LEGEND

Proposed Infrastructure

- 8-inch Gravity Sewer
- 10-inch Gravity Sewer
- 12-inch Gravity Sewer
- 15-inch Gravity Sewer
- 18-inch Gravity Sewer



D. PROPERTY ACQUISITION

With regard to sewer installation, the City's policy for acquisition has been the purchase of a 30-foot-wide right-of-way from landowners. In the process, affected landowners are identified and the property acquisition is assessed. To estimate potential land acquisition costs to the City, GWES has referenced property values as shown on the most recent tax reports. Potential acquisition costs were assumed proportionate to the amount of estimated land to be acquired on a per-acre value. These values serve as rough approximations for planning purposes. Estimates were rounded to the nearest \$100. Values less than \$100 were rounded up to \$100. Actual property prices must be negotiated during acquisitions and may vary.

Potential property acquisition estimates are outlined in Table 26. Figure 42 shows a map outlining properties that could be impacted. Additional property information for the East Service Area is included in Appendix D.

Table 26: East Service Area – Potential Land Acquisition				
Parcel No.	Owner	Area (Acres)	Approximate Cost (\$)	
000560 045000	DESMOND AND CYNTHIA RITCHIE	0.74	\$3,300.00	
000570 016000	PARKWAY FARMS LLC	0.52	\$5,100.00	
000580 007000	TUCKER TURF LLC	5.92	\$10,700.00	
000810 034000	HARVEY AND RANDY MEADOWS	0.11	\$1,900.00	
000810 035000	RICHARD BRAMBLETT	0.27	\$1,900.00	
000810 048000	FORREST LANDRUM	1.45	\$15,100.00	
000820 015000	WADE WILLIAMS	1.55	\$13,500.00	
000820 023000	WILLIAM BREWER JR.	0.77	\$7,800.00	
000820 058000	CONNIE POTTER	0.59	\$4,000.00	
000820 016000	MARIE ELIZABETH FUGGER	0.05	\$300.00	
000820 020000	HICKORY HILLS FARMS LLC	1.19	\$7,600.00	
000820 024000	TIM AND SUSAN GREER	0.28	\$3,600.00	
000820 025000	HICKORY HILLS FARMS LLC	0.45	\$4,700.00	
000820 026000	WILLIAM BREWER JR.	0.14	\$100.00	
000820 027000	WILLIAM BREWER JR.	0.15	\$100.00	
000820 028000	TIM AND SUSAN GREER	0.20	\$100.00	
000820 029000	HICKORY HILLS FARMS LLC	0.14	\$100.00	
000820 030000	WILLIAM BREWER JR.	1.68	\$8,400.00	
00082C 005000	JIMMY AND BRIDGETTE OGLESBY	0.17	\$8,000.00	
000830 005000	SAM NUNN FARM LLLP	0.15	\$800.00	
000830 004000	DORIS ADAMS AND PAMELA RUMPH	0.70	\$9,300.00	
000830 009000	DONALD AND GWEN FREE	0.64	\$5,900.00	

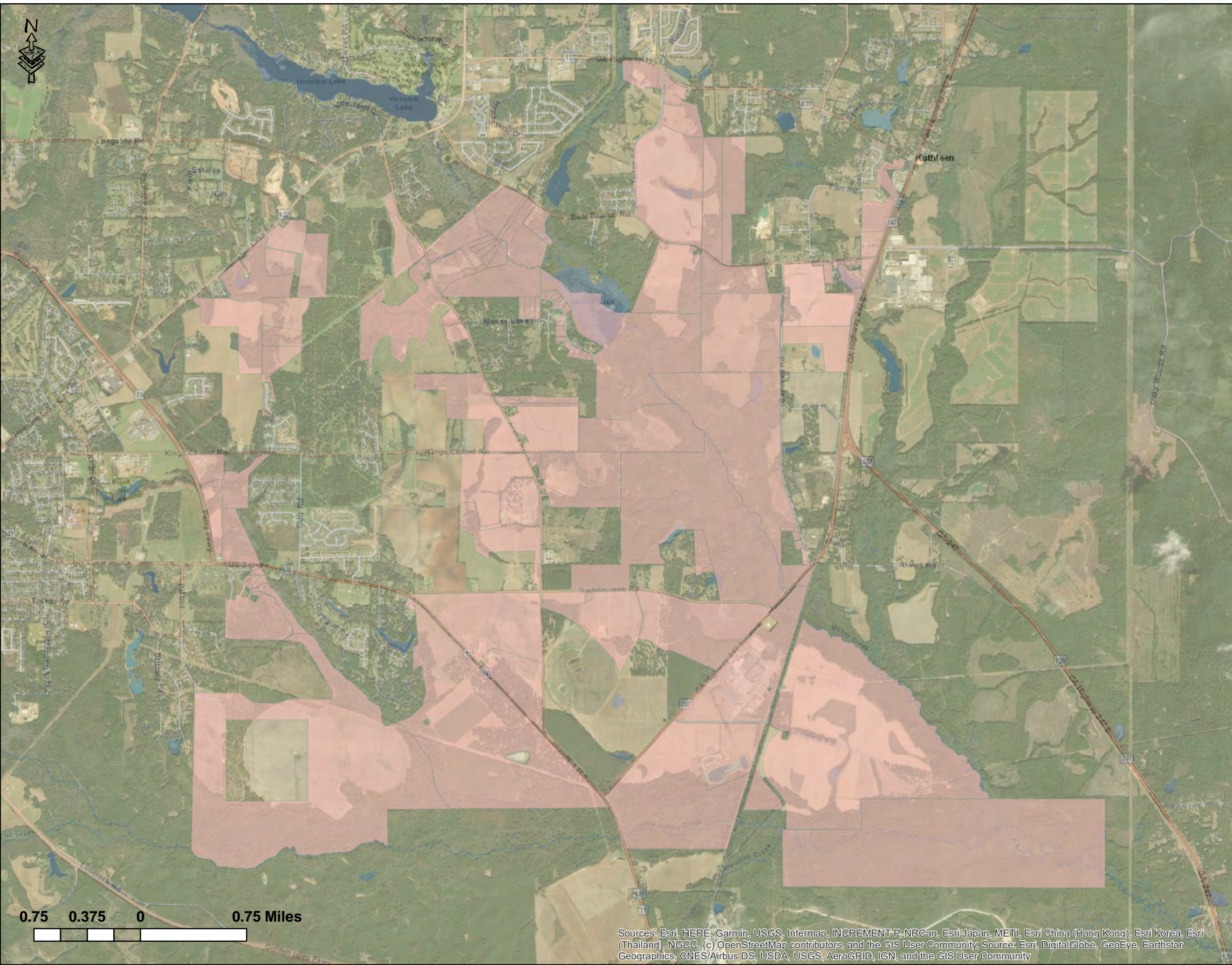
000830	021000	MARIE ELIZABETH FUGGER	0.75	\$5,500.00
000830	070000	ALAN AND MEGAN HAPPEL	0.12	\$1,700.00
000830	023000	GARY GRISENTHWAITE	0.30	\$1,500.00
000830	043000	ANTHONY M DELOACH SR	1.58	\$13,200.00
000840	034000	SAM NUNN FARM LLLP	4.75	\$20,000.00
001060	001000	KEVIN AND ELIZABETH BASS	0.24	\$2,100.00
001060	003000	JERRY AND MARILYN JOHNSON	1.44	\$10,600.00
001060	005000	CEMEX SOUTHEAST LLC	0.17	\$1,600.00
001060	033000	BEVERLY AND PETER HUNT	5.44	\$15,900.00
001070	002000	KINGS CHAPEL CME CHURCH	0.37	\$5,800.00
001070	002000	ALAN AND MEGAN HAPPEL	0.75	\$10,300.00
001070	004000	NORWOOD ESTATE	2.69	\$13,200.00
001070	023000	GLORIA AND DROUHARD DIVINE	0.37	\$700.00
001070	054000	SAM NUNN FARM LLLP	1.49	\$4,200.00
001070	055000	SAM NUNN FARM LLLP	4.85	\$13,400.00
001070	073000	SAM NUNN FARM LLLP	2.87	\$6,500.00
001080	002000	DEVELOPMENT AUTHORITY OF HOUSTON CO	0.81	\$6,000.00
001080	019000	PURDUE FOODS LLC	3.99	\$30,000.00
001330	005000	HOUSTON CO BOARD OF COMMISSIONERS	8.72	\$37,600.00
001330	006000	DEVELOPMENT AUTHORITY OF HOUSTON CO	2.48	\$7,800.00
001330	01B000	NORFOLK TIMBER INVESTMENTS	0.15	\$300.00
OP0650	116000	AVINGTON GLENN MAINTENANCE	0.18	\$100.00
Totals		43 Properties	62.39	\$320,300.00

FIGURE 42

EAST SERVICE AREA POTENTIAL PROPERTY ACQUISITION

MAP LEGEND

 Property Acquisition Parcels



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

The design criteria used for estimating sewer demand in Sections V and VI were guided primarily by City direction on development pace and density. Specifically, it was requested that an R-1 zoning density be assumed for all serviceable areas to generate conservative population and sewer demand estimates. While the City provided specific preferences for estimating future wastewater flow were used in this study, it is always prudent to compare the results of local preferences to those generated using an industry standard approach. With that in mind, GWES has calculated values that could reasonably be expected to be the minimum, maximum, and likely average daily flows for five-year intervals. The alternate approach was implemented as follows:

Population

The approach used starts with a review of historical population and calculation of growth rates for 10-, 20-, and 30- year periods. In the case of Perry, the average growth rate over the past 30 years was 2.6%, the growth rate over the past 20 years was 3.6%, and the growth rate over the last 10 years was 4.1%. Annual growth numbers are often skewed somewhat, because population increases can be caused by annexation of existing areas as well as by traditional, organic growth. However, when averaged over longer periods, growth due to annexation is a valid part of flow projections.

Table 27: City of Perry Annual and Average Growth				
Year	Population	Annual Growth %	10 Year Average Growth	30 Year Growth Average
1990	9,439			
2000	10,244	0.82%	0.82%	
2001	10,591	3.39%		
2002	10,681	0.85%		
2003	10,798	1.10%		
2004	10,911	1.05%		
2005	11,003	0.84%		
2006	11,387	3.49%		
2007	12,558	10.28%		
2008	12,981	3.37%		
2009	13,480	3.84%		
2010	13,839	2.66%	3.05%	
2011	14,394	4.01%		
2012	14,730	2.33%		
2013	14,926	1.33%		
2014	15,144	1.46%		
2015	15,457	2.07%		
2016	16,200	4.81%		
2017	16,684	2.99%		
2018	17,377	4.15%		
2019	17,894	2.98%		
2020	20,624	15.26%	4.07%	2.61%

The growth rate of 4.1% in the most recent decade is quite high and is very unlikely to continue unabated for the next 25 years, but it is used in the calculation of maximum reasonable average daily flow to provide an upper limit to a projected range of flows.

Conversely, the 30-year average annual growth rate of 2.6% is likely slightly low based on Perry's available developable land, the proximity to I-75, and the continued migration of northern retirees to southern states. Because this growth rate is possible, but likely low, it is used in the calculation of minimum average daily flow to provide a lower limit to a projected range of flows.

The most likely long-term average growth rate seems to be something similar to what has been experienced in Perry in the last 20 years. This value, approximately 3.6%, has been used to develop flow projections that account for rapid growth with periodic economic slumps, labor shortages, material shortages, and other events that slow growth for short intervals.

Average Daily Per Capita Flow

The next step in this flow projection approach is to estimate the average daily water use per resident, typically referred to as "gallons per capita day" or GPCD. For purposes of these calculations, the current water use in the City is approximately 140 GPCD. However, it must be noted that this is a number that includes commercial, school, and light industrial water use. And in the case of cities with older collection systems, this value also includes infiltration and inflow. While it is not an exact number, if infill development in the City and new development in the south and east have roughly the same mix of land uses, it is generally accurate for planning purposes. One thing that must be considered in areas of new growth is that the system will be new, typically constructed of steel or plastic, and will be relatively water-tight for years to come. As a result, using the existing GPCD value for areas of new development results in conservative flow projections.

In the development of a maximum reasonable average daily flow value, the City's current average per capita flow of 140 gallons was used. Based on increased water and wastewater utility bills, water-saving appliances, and infiltration-inflow reduction projects that are all likely in the coming years, it seems unlikely that this value will be exceeded on a City-wide basis.

As growth in the City includes an increasing percentage of customers living in newer homes and connected to newer collection systems, the average daily per capita water use will decrease. The industry standard range of value for newer areas is generally 80-100 GPCD. For purposes of calculating a minimum average daily flow to provide a lower limit of projected flow, we have assumed a rate of 120 GPCD.

To conservatively calculate the most likely average daily flow, the average of these two values was used. Using a value of 130 GPCD should provide a realistic projection over the period considered.

Central Sewer vs Septic

It is not uncommon for those moving to rural and suburban areas to prefer homes on larger lots, so population growth rarely results in connection of 100% of the new homes to a city-owned sewer system. For the purposes of this report, and in the absence of any reliable data on what percentage of new homes may utilize septic tanks, we have assumed that all new growth will connect to a central sewer system that will flow to a City-owned wastewater treatment facility.

Population And Flow Projections

The tables below show the projected maximum, minimum, and likely population and average daily flow for milestone years from 2020 to 2050. The range in projected population for 2050 is 43,800 to 68,800, with a likely value of 50,900. The associated range in projected City-wide flow for 2050 is 5.25 MGD to 8.95 MGD, with a likely value of 6.37 MGD.

It should be noted that these estimates do not include unusual growth due to new industries or extended periods of slow growth due to recession. As a result, when this approach is used, population and flow projections should be revisited annually to assess their validity and to fine-tune the assumptions used.

Table 28: Projected City-Wide Average Daily Flow - Maximum					
Annual Population Growth		Growth Rate	Gallons per Capita Day		Average Daily Flow
Year	Population	4.1%	On City Sewer	GPCD	MGD
2020	20,624	4.1%	100%	130	2.68
2021	21,470	4.1%	100%	130	2.79
2022	22,350	4.1%	100%	130	2.91
2023	23,266	4.1%	100%	130	3.02
2024	24,220	4.1%	100%	130	3.15
2025	25,213	4.1%	100%	130	3.15
2030	30,814	4.1%	100%	130	4.01
2035	37,671	4.1%	100%	130	4.90
2040	46,053	4.1%	100%	130	5.99
2045	56,301	4.1%	100%	130	7.32
2050	68,829	4.1%	100%	130	8.95

Table 29: Projected City-Wide Average Daily Flow - Minimum					
Annual Population Growth		Growth Rate	Gallons per Capita Day		Average Daily Flow
Year	Population		On City Sewer	GPCD	MGD
2020	20,624	2.6%	100%	120	2.47
2021	21,160	2.6%	100%	120	2.54
2022	21,710	2.6%	100%	120	2.61
2023	22,275	2.6%	100%	120	2.67
2024	22,854	2.6%	100%	120	2.74
2025	22,448	2.6%	100%	120	2.69
2030	26,186	2.6%	100%	120	3.14
2035	29,772	2.6%	100%	120	3.57
2040	33,849	2.6%	100%	120	4.06
2045	38,484	2.6%	100%	120	4.62
2050	43,754	2.6%	100%	120	5.25

Table 30: Projected City-Wide Average Daily Flow – Most Likely					
Annual Population Growth		Growth Rate	Gallons per Capita Day		Average Daily Flow
Year	Population		On City Sewer	GPCD	MGD
2020	20,624	3.1%	100%	125	2.58
2021	21,263	3.1%	100%	125	2.66
2022	21,923	3.1%	100%	125	2.74
2023	22,602	3.1%	100%	125	2.83
2024	23,303	3.1%	100%	125	2.91
2025	23,025	3.1%	100%	125	2.88
2030	27,654	3.1%	100%	125	3.46
2035	32,214	3.1%	100%	125	4.03
2040	37,527	3.1%	100%	125	4.69
2045	43,715	3.1%	100%	125	5.46
2050	50,925	3.1%	100%	125	6.37

Collectively, the development within the South and East Service Areas will determine the required capacity needs for the proposed East Perry WWTF. Current plans for the East Perry WWTF include initial construction of a 2.5 MGD activated sludge plant that is scheduled to be operational by 2025. The design of this WWTF will include provisions to facilitate future expansion as development progresses. The planned build-out capacity for this facility is 24 MGD.

The wasteload allocation request is currently under review by the Environmental Protection Division (EPD) of the Georgia Department of Natural Resources. The wasteload allocation includes the request for limits at 2 MGD, 5 MGD, 8 MGD, 10 MGD, 12 MGD, 15MGD, 18MGD, 21 MGD, and 24 MGD.

This section includes estimated future flow rates to the East Perry WWTF based on the development projections laid out previously for the South and East Service Areas. As stated for all other aspects of this Master Plan, the treatment facility projections should be re-evaluated and updated periodically to reflect the actual development rates (and resultant flow rates) from the contributing areas.

As discussed in previous sections of this report, the sewage from the South and East Service Areas will initially be routed to the Satterfield WPCP. In 2025, when the East Perry WWTF comes online, all flow from the East Service Area will be rerouted to the East Perry WWTF. It is estimated that the South Service Area will be rerouted to the East Perry WWTF by the year 2033 when the Satterfield WPCP approaches capacity. Figure 43 shows a graphical representation of the projected flow rates from the South and East Service Areas along with their contributing volumes to the Satterfield WPCP and East WWTF. The flow projections for the East Perry WWTF are outlined in Table 31.

The flows presented in Figure 43 and Table 31 do not include potential industrial flows from the County or additional flow from the Satterfield WPCP. Flow from either of these sources will accelerate the expansion schedule for the East Perry WWTF. A possible expansion schedule for the East Perry WWTF based solely on the analysis of the projected flows in the South and East Service Areas is presented in Table 32.

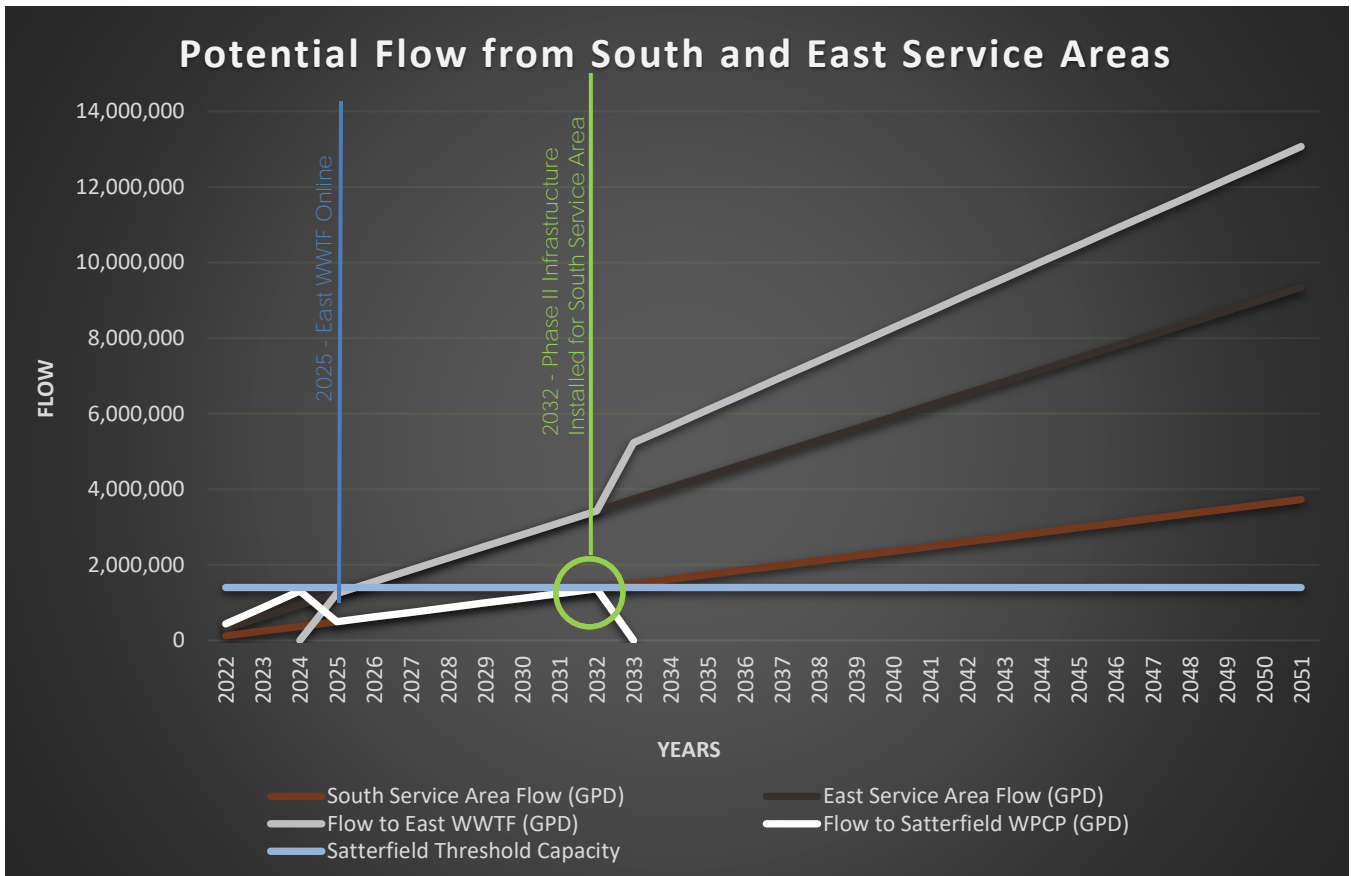


Figure 43 – Projected Satterfield WPCP and East Perry WWTF Flow from South and East Service Areas

Table 31: East Perry WWTF - Projected Sewer Flow			
Year	South Service Area Flow (GPD)	East Service Area Flow (GPD)	East Perry WWTF Flow (GPD)
2025	497,100	1,245,600	1,245,600
2026	621,375	1,557,000	1,557,000
2027	745,650	1,868,400	1,868,400
2028	869,925	2,179,800	2,179,800
2029	994,200	2,491,200	2,491,200
2030	1,118,475	2,802,600	2,802,600
2031	1,242,750	3,114,000	3,114,000
2032	1,367,025	3,425,400	3,425,400
2033	1,491,300	3,736,800	5,228,100
2034	1,615,575	4,048,200	5,663,775
2035	1,739,850	4,359,600	6,099,450
2036	1,864,125	4,671,000	6,535,125
2037	1,988,400	4,982,400	6,970,800
2038	2,112,675	5,293,800	7,406,475
2039	2,236,950	5,605,200	7,842,150
2040	2,361,225	5,916,600	8,277,825
2041	2,485,500	6,228,000	8,713,500
2042	2,609,775	6,539,400	9,149,175
2043	2,734,050	6,850,800	9,584,850
2044	2,858,325	7,162,200	10,020,525
2045	2,982,600	7,473,600	10,456,200
2046	3,106,875	7,785,000	10,891,875
2047	3,231,150	8,096,400	11,327,550
2048	3,355,425	8,407,800	11,763,225
2049	3,479,700	8,719,200	12,198,900
2050	3,603,975	9,030,600	12,634,575
2051	3,728,250	9,342,000	13,070,250

Upgrade to 5 MGD

Upgrade to 8 MGD

Upgrade to 10 MGD

Upgrade to 12 MGD

Upgrade to 15 MGD

Table 32: East Perry WWTF - Potential Expansion Schedule		
Expansion Description	Begin Planning and Design	Construction Complete
Upgrade to 5 MGD	2025	2027
Upgrade to 8 MGD	2030	2032
Upgrade to 10 MGD	2037	2039
Upgrade to 12 MGD	2041	2043
Upgrade to 15 MGD	2046	2048

Based on the conceptual designs outlined in this Master Plan, Table 33 displays the Opinion of Probable Costs (OPC) for the South and East Service Area Infrastructure Improvements. A full breakdown of each OPC is included in Appendix B.

Table 33: South and East Service Areas - Preliminary OPCs	
Phase	Cost
South Service Area Phase I	\$15,830,000
South Service Area Phase II	\$3,400,000
South Service Area Phase III	\$4,160,000
South Service Area Phase IV	\$2,510,000
Total for South Service Area	\$25,900,000
East Service Area Phase II	\$14,760,000
East Service Area Phase III	\$11,160,000
East Service Area Phase IV	\$4,410,000
East Service Area Phase V	\$9,870,000
East Service Area Phase VI	\$3,990,000
Total for East Service Area	\$44,190,000
Total For South and East Service Areas	\$70,090,000

Based on the potential East Perry WWTF expansion discussed in Section VII, the OPC for the East Perry WWTF is outlined in Table 34.

Table 34: East Perry WWTF - Preliminary OPCs	
Phase	Cost
Phase I – 2.5 MGD Capacity	\$50,000,000
Phase II - Upgrade to 5 MGD	\$30,000,000
Phase III - Upgrade to 8 MGD	\$36,000,000
Phase IV - Upgrade to 10 MGD	\$24,000,000
Phase V - Upgrade to 12 MGD	\$24,000,000
Phase VI - Upgrade to 15 MGD	\$36,000,000
Total For South and East Service Areas	\$200,000,000

Along with construction costs, OPCs are inclusive of all engineering and permitting costs required for completion of each phase. Each OPC includes a 30% contingency, to account for unknowns at this early stage of planning. An engineering fee, to include permitting services, of 12% is included for each phase. OPCs are based on best available information on market conditions and recent bid tabulations.

The implementation of the infrastructure improvements outlined in this Master Plan may be sequenced into multiple phases to alleviate the financial burden on the City. A timeline for some phases is critical while others can be staged as needed. The most critical phases of this plan are necessary to avoid capacity constraints at Satterfield WPCP and to provide adequate flow to the East Perry WWTF when construction is complete.

The most critical infrastructure phases included in this report are Phase II of the East Service Area and Phases I and II of the South Service Area. Phase II of the East Area should be completed by 2025 to provide flow for treatment at the East Perry WWTF. Phase I of the South Area should be completed as soon as possible to provide service for the large-scale residential development planned on South Perry Parkway near US Highway 41. Phase II of the South Area should be completed by 2033 to alleviate the capacity burden of the South Service Area on the Satterfield WPCP.

Beyond the critical phases discussed above, the schedules for subsequent phases are highly variable and are only suggestions that should be adjusted according to development needs. The City can sequence future phases as development dictates or as funding is available. A summary of the potential sequencing is outlined in Table 35 below.

Table 35: Possible Construction Sequencing			
Time Period	Phase	Unit Cost	Total Cost
2022-2025	East Service Area - Phase II	\$14,760,000	\$64,760,000
	East Perry WWTF - Phase I	\$50,000,000	
2025-2032	South Service Area - Phase I	\$15,830,000	\$45,830,000
	East Perry WWTF - Phase II	\$30,000,000	
2033-2035	South Service Area - Phase II	\$3,400,000	\$50,560,000
	East Service Area - Phase III	\$11,160,000	
	East Perry WWTF - Phase III	\$36,000,000	
2036-2040	South Service Area - Phase III	\$4,160,000	\$32,570,000
	East Service Area - Phase IV	\$4,410,000	
	East Perry WWTF - Phase IV	\$24,000,000	
2041-2045	South Service Area - Phase IV	\$2,510,000	\$36,380,000
	East Service Area - Phase V	\$9,870,000	
	East Perry WWTF - Phase V	\$24,000,000	
2046-2050	East Service Area - Phase VI	\$3,990,000	\$39,990,000
	East Perry WWTF - Phase VI	\$36,000,000	

Land Acquisition

One of the greatest challenges for implementation of this Master Plan will be land acquisition. A review of the proposed infrastructure alignments indicates that land must be acquired from at least 76 property owners.

Permitting

Environmental permitting required for installing sewer infrastructure may include, but is not limited to, USACE permitting for impact to US waters, EPD permitting for impacts to state water buffer areas, and local permitting for land disturbing activities. Initial investigations of potential regulatory challenges indicate no significant issues.

Additional permitting will be required for crossings of roads and railroads. Coordination with the Georgia GDOT and the railroad companies will be required for obtaining these permits. Local permitting may also be required for crossings of City and county roads.

Utility Conflicts

Identifying and navigating potential conflicts with other utilities will be accomplished when design of the sewer infrastructure begins. No specific conflicts have been identified at this time, but cost estimates include contingencies to account for conflicts encountered during design and construction.

Unknown Industrial Development

The Master Plan assumes the future zoning of the South and East Service Areas will be the same as that of the City's Current Service Area. Sewer demand is estimated based on average residential sewer usage and lot size and applied to all areas. The City anticipates heavy residential development in the South and East Service Areas; however, if future development consists of heavy industrial development, sewer demands may be higher than estimated in this Master Plan. While this scenario is not expected, the City should consider this concern as design continues.

Funding assistance may be available in the form of loans and grants. A table is provided in Appendix E outlining several potential funding mechanisms. GEFA offers low-interest loans to municipalities for wastewater infrastructure development through programs such as the Georgia Fund and CWSRF. The Georgia Fund finances projects to collect, treat, and dispose of sewage and has a typical amortization period of 20 years. The CWSRF finances projects to construct municipal wastewater facilities and has a maximum amortization period of 30 years.

The EPD facilitates the distribution of grants such as the 319 Grant and the Regional Water Plan Seed Grant, both of which may aid the City in developing new sewer infrastructure. The 319 Grant funds projects that will lead to reductions in pollutant loads, such as the abandonment of old septic systems and installation of gravity sewer. The Regional Water Plan Seed Grants fund projects that address the objectives of the local regional water plan. The Middle Ocmulgee Regional Water Plan specifically identifies a "need for additional wastewater planning and treatment capacity, especially in fast growing areas such as Newton and Houston Counties".

The City may also wish to pursue municipal bonds as a funding source. Many options are available, and the City should review all available options for financial assistance. Securing multiple forms of assistance, such as the examples described above, will be critical in achieving the most timely and cost-effective means of implementing sewer service in the City's South and East Service Areas.

This Master Plan provides estimated sewer flow rates and describes infrastructure needs based on full development of the South and East Perry Service Areas. Applying R-1 residential zoning criteria and assuming full build-out of the service areas, wastewater flow projections are 3.7 MGD ADF for the South Service Area and 9.4 MGD ADF for the East Service Area, for a total flow projection of 13.1 MGD ADF. This future wastewater flow will eventually exceed the Satterfield WPCP treatment capacity. This analysis concludes that all flow from the South and East Perry Service Areas be treated at a future East Perry WWTF site by 2033.

The sewer infrastructure recommended in this Master Plan provides for the collection of wastewater within the South and East Perry Service Areas and the conveyance of all wastewater to the future East Perry WWTF for treatment. Construction of infrastructure is divided into designated phases and general timelines for construction are provided based on known and perceived development needs, projected flow rates, and capacity constraints. As mentioned throughout the plan, this document should be updated periodically as population growth, projected development, and potential sewage flows may vary depending on the types and speed of development.

Estimates and projections in the Master Plan use R-1 zoning criteria. Assuming R-1 zoning, the current zoning breakdown, and full development of the South and East Perry Service Areas, estimated population increases were generated. Estimated population increases for the South and East Perry Service Areas were approximately 16,600 and 37,600 respectively or 54,200 total. These projections would increase the City's population to nearly 75,000.

These growth rate estimates reiterate the need to actively monitor and evaluate actual development in the South and East Perry Service Areas and adjust projected sewer flow rates accordingly. This Master Plan assumes a 30-year build-out period. Estimates, however, may be too aggressive since they are highly dependent upon the future area economy, availability of resources, and infrastructure needs to serve development of this magnitude.

The City's ability to offset the costs of expanding sewer service into the South and East Perry Service Areas will rely heavily on its ability to generate revenue from utility usage and impact fees. Development potential must be monitored closely, as the City should consider available loan and grant opportunities to ensure the most economic execution of area development and expansion.

APPENDIX A
COUNCIL MEETING MINUTES

MINUTES
WORK SESSION MEETING
OF THE PERRY CITY COUNCIL
September 20, 2021
5:00 P.M.

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the work session meeting held September 20, 2021 at 5:00 p.m.

2. Roll:

Elected Officials Present: Mayor Randall Walker; Mayor Pro Tempore Robert Jones, Council Members Phyllis Bynum-Grace, Willie King, *Darryl Albritton, and Joy Peterson.

* Council Member Albritton arrived at 5:21 p.m.

Elected Officials Absent: Council Member Hunt

Staff: City Manager Lee Gilmour, City Attorney Brooke Newby, Assistant City Manager Robert Smith, and Recording Clerk Annie Warren

City Departmental Staffing: Chief Steve Lynn – Perry Police Department, Chief Lee Parker - Perry Fire and Emergency Services Department, Brenda King – Director of Administration, Mitchell Worthington – Finance Director, Bryan Wood – Director of Community Development, Sedrick Swan – Director of Leisure Services, Ansley Fitzner – Public Works Superintendent, Ashley Hardin – Economic Development Administrator, Anya Turpin – Special Events Manager, Chad McMurrian – Engineering Services Manager, Holly Wharton – Community Planner, Matt White – Senior Personnel Technician, Karen Bycenski – Personnel Manager, Jazmin Thomas – Downtown Manager, and Tabitha Clark – Communications Administrator.

Guest(s)/Speaker(s): Burke Murph – GWES, LLC, Trish Cossart, Bill Loudermilk, Andrew Presswood, and Jim Lay – Perry Main Street Advisory Board, Sergeant Ike Wilcox, Captain Heath Dykes, and Sergeant Brian Mixon.

Media: Ashton Akins – Houston Home Journal

3. Items of Review/Discussion: Mayor Randall Walker

3a. Employee Hearing:

1. Input from city employees relative to proposed paid time off policy – Mayor R. Walker.

Mr. White reviewed the PTO Proposal and answered questions from members of Council.

Mayor Walker asked if there were any employees present who wanted to address Mayor and Council relative to the PTO Proposal.

Sergeant Ike Wilcox stated he not opposed to the PTO Proposal but did have some concerns relative to restrictions of the leave. Sergeant Wilcox asked for additional clarification of catastrophic sick leave.

Captain Heath Dykes stated he is not against the PTO Proposal but is against some of the proposed restrictions. Captain Dykes asked Council to raise the cap for sick leave and discussed using the remaining money and the City match at 4% to be placed in a 401k.

Sergeant Brian Mixon stated the greatest asset the city has is its staff and stated the city's current leave program is good but with change comes apprehension of the unknown. Sergeant Mixon suggested coming up with creative ways for those who have 1000 hours of sick leave and using catastrophic sick leave for COVID-19 required leave instead of personal leave.

3b. Strategic Planning Session presentation.

1. Special Events.

Ms. Turpin presented to Mayor and Council the strategic plan for the Special Events Department. Ms. Turpin outlined the mission of the Special Events Department and discussed quality vs. quantity, timelines vs. deadlines and diversity and inclusion. Ms. Turpin discussed future areas of growth, adapting events to function, planning to reduce time, workforce energy and expenses and venue requests.

3c. Office of the City Manager

1. Consider proposal from Perry Fire and Emergency Services Department for shift from part-time to full-time positions. Administration stated this is a request from the Perry Fire and Emergency Services Department. Administration recommended Council concur to make this change. Council concurred with Administration's recommendation to hire three additional full-time firefighters and close out the eighteen part-time positions.

2. Main Street Advisory Board request for additional monies for the Façade Grant. Ms. Cossart presented a PowerPoint of the Façade Grant program and requested an additional \$10,000 in funding for the Façade Grant program. Mr. Loudermilk strongly asked Council to consider this request for funding.

3d. Department of Economic Development

1. Electric vehicle charging station. Ms. Hardin presented the Electric Vehicle Make Ready Infrastructure Program to Mayor and Council. Council concurred to revisit this item in six months.

3e. Department of Community Development

1. Consider proposal for sewer main concept. Mr. Murph reviewed the engineering and planning concept for the new wastewater treatment in the eastern portion of the city. Council concurred to move forward with the study (2021 Perry Sewer Master Plan) and bring back before Council.
2. Modify the Perry Service Area. Ms. Wharton presented the proposed boundary adjustment to the southern service area. The current boundary ends at Fire Tower Road, the proposed boundary would end at Flat Creek and follow Larry Walker Parkway to US 341. The goals of the proposed changes will control future growth to the South and align with Perry water and sewer planning initiative. Council concurred with the proposed boundary adjustment to the southern service area.

4. Council Member Items.

Mayor Pro Tempore Jones and Council Members Bynum-Grace, Albritton, and Peterson had no reports.

Council Member King reported the manhole cover needs to be replaced on Gordon Street.

Mr. Gilmour reported on the lighting for Hendrix Bridge. The City has been advised that GDOT does not like the city lighting option. Administration recommended Council back out of the agreement with GDOT. Council concurred with Administration's recommendation.

Mr. Gilmour advised Council that he was contacted by an individual about the cost for an irrigation meter. Mr. Gilmour stated all charges for water connections are based on three factors, 1) cost of the meter, 2) prorated amount of EGS crew, and 3) proration out of Debt Service cost for the new water treatment plant.

Mr. Smith and Ms. Newby had no reports.

5. Department Head/Staff Items:

Mr. Wood reported the Carl Vinson Institute will be on site to October 12 to host Planning and Zoning Training 101.

Chief Parker thanked Mayor and Council for adding the three positions

Ms. Hardin reminded everyone of the Restaurant Career Fair on September 22.

Mayor Walker entertained a motion to enter executive session for real estate acquisition.

6. Executive Session entered at 7:05 p.m.: Council Member Albritton moved to adjourn the work session and enter into executive session for the purpose of real estate acquisition. Council Member King seconded the motion and it carried unanimously.
7. Executive Session adjourned at 7:47 p.m.; Council work session reconvened. Council adjourned the executive session held September 20, 2021 and reconvened into the council work session.
8. Adopted Resolution No. 2021-43 stating the purpose of the executive session held on August 16, 2021, was to discuss real estate acquisition. Council Member Peterson moved to adopt a resolution stating the purpose of the executive session held on September 20, 2021, was to discuss real estate acquisition; Mayor Pro Tempore Jones seconded the motion and it carried unanimously. No action was taken. (*Resolution No. 2021-43 has been entered in the City's official book of record*).
9. Adjournment: There being no further business to come before Council in the work session held September 20, 2021, Council Member Bynum-Grace motioned to adjourn the meeting at 7:48 p.m. Council Member Albritton seconded the motion and it carried unanimously.

APPENDIX B
OPINIONS OF PROBABLE CONSTRUCTION COST



GWES, LLC

OPINION OF PROBABLE COST

Project: 2021 Sewer Master Plan
 Client: City of Perry
 Project No.: 033.59.1.21
 Location: Sewer from Highway 41 to East Area Phase II Sewer
 Concept: Phase I - South Service Area Infrastructure Imp.

Designer: Claire Swaim
 Reviewer: Burke Murph, PE
 Date: 3/30/2022
 Submittal: 10%

Item No.	Description	Quantity	Unit	Price	Total
1	Mobilization				
	Mobilization/Demobilization	1	L.S.	\$30,000	\$30,000
	Clearing and Grubbing	29.4	AC	\$10,000	\$294,000
	Traffic Control	1.0	LS	\$30,000	\$30,000
2	Erosion & Sedimentation Control	1	L.S.	\$300,000	\$300,000
3	Jack and Bore 54" Steel Casing	220	L.F.	\$950	\$209,000
	Jack and Bore 48" Steel Casing	500	L.F.	\$900	\$450,000
4	Installation-Gravity Sewer				
	42-inch Gravity Sewer Pipe	9,500	L.F.	\$240	\$2,280,000
	36-inch Gravity Sewer Pipe	18,900	L.F.	\$220	\$4,158,000
	30-inch Gravity Sewer Pipe	8,800	L.F.	\$210	\$1,848,000
	15-inch Gravity Sewer Pipe	1,200	L.F.	\$125	\$150,000
	5-foot Diameter Precast Concrete Manhole	97	EA	\$8,000	\$776,000
	Special Bedding	5200	L.F.	\$12	\$62,400
	Connect to Existing Sewer Main	2	EA	\$3,500	\$7,000
5	Abandon Existing Pump Station	1	EA	\$10,000	\$10,000
6	Miscellaneous	1	L.S.	\$265,000	\$265,000
CONSTRUCTION SUBTOTAL					\$10,870,000
CONTINGENCIES (30%)					\$3,260,000
ENGINEERING AND PERMMITTING (12%)					\$1,700,000
TOTAL PROJECT ESTIMATE					\$15,830,000



GWES, LLC

OPINION OF PROBABLE COST

Project: 2021 Sewer Master Plan
 Client: City of Perry
 Project No.: 033.59.1.21
 Location: Sewer from Toomer Road to Highway 41
 Concept: Phase II - South Service Area Infrastructure Imp.

Designer: Claire Swaim
 Reviewer: Burke Murph, PE
 Date: 3/30/2022
 Submittal: 10%

Item No.	Description	Quantity	Unit	Price	Total
1	Mobilization				
	Mobilization/Demobilization	1	L.S.	\$30,000	\$30,000
	Clearing and Grubbing	11.0	AC	\$10,000	\$110,000
2	Erosion & Sedimentation Control	1	L.S.	\$110,000	\$110,000
3	Installation-Gravity Sewer				
	30-inch Gravity Sewer Pipe	2,050	L.F.	\$210	\$430,500
	12-inch Gravity Sewer Pipe	13,900	L.F.	\$95	\$1,320,500
	5-foot Diameter Precast Concrete Manhole	5	EA	\$8,000	\$40,000
	4-foot Diameter Precast Concrete Manhole	35	EA	\$6,000	\$210,000
	Special Bedding	2400	L.F.	\$12	\$28,800
	Connect to Existing Sewer Main	1	EA	\$3,500	\$3,500
4	Miscellaneous	1	L.S.	\$60,000	\$60,000
CONSTRUCTION SUBTOTAL					\$2,340,000
CONTINGENCIES (30%)					\$700,000
ENGINEERING AND PERMMITTING (12%)					\$360,000
TOTAL PROJECT ESTIMATE					\$3,400,000



GWES, LLC

OPINION OF PROBABLE COST

Project: 2021 Sewer Master Plan
 Client: City of Perry
 Project No.: 033.59.1.21
 Location: Sewer to Various Sub-basins
 Concept Phase III - South Service Area Infrastructure Imp.

Designer: Claire Swaim
 Reviewer: Burke Murph, PE
 Date: 3/30/2022
 Submittal: 10%

Item No.	Description	Quantity	Unit	Price	Total
1	Mobilization				
	Mobilization/Demobilization	1	L.S.	\$30,000	\$30,000
	Clearing and Grubbing	2.0	AC	\$10,000	\$20,000
2	Erosion & Sedimentation Control	1	L.S.	\$140,000	\$140,000
3	Installation-Gravity Sewer				
	24-inch Gravity Sewer Pipe	500	L.F.	\$175	\$87,500
	18-inch Gravity Sewer Pipe	5,400	L.F.	\$160	\$864,000
	12-inch Gravity Sewer Pipe	10,600	L.F.	\$95	\$1,007,000
	10-inch Gravity Sewer Pipe	1,700	L.F.	\$80	\$136,000
	8-inch Gravity Sewer Pipe	1,900	L.F.	\$60	\$114,000
	5-foot Diameter Precast Concrete Manhole	15	EA	\$8,000	\$120,000
	4-foot Diameter Precast Concrete Manhole	36	EA	\$6,000	\$216,000
	Special Bedding	3000	L.F.	\$12	\$36,000
	Connect to Existing Sewer Main	2	EA	\$3,500	\$7,000
4	Miscellaneous	1	L.S.	\$75,000	\$75,000
				CONSTRUCTION SUBTOTAL	\$2,850,000
				CONTINGENCIES (30%)	\$860,000
				ENGINEERING AND PERMMITTING (12%)	\$450,000
				TOTAL PROJECT ESTIMATE	\$4,160,000



GWES, LLC

OPINION OF PROBABLE COST

Project: 2021 Sewer Master Plan
 Client: City of Perry
 Project No.: 033.59.1.21
 Location: Sewer from Satterfield WPCP South Area Phase I Sewer
 Concept: Phase IV - South Service Area Infrastructure Imp.

Designer: Claire Swaim
 Reviewer: Burke Murph, PE
 Date: 3/30/2022
 Submittal: 10%

Item No.	Description	Quantity	Unit	Price	Total
1	Mobilization				
	Mobilization/Demobilization	1	L.S.	\$30,000	\$30,000
	Clearing and Grubbing	4.7	AC	\$10,000	\$47,000
2	Erosion & Sedimentation Control	1	L.S.	\$85,000	\$85,000
3	Installation-Gravity Sewer				
	18-inch Gravity Sewer Pipe	8,300	L.F.	\$160	\$1,328,000
	5-foot Diameter Precast Concrete Manhole	20	EA	\$8,000	\$160,000
	Special Bedding	850	L.F.	\$12	\$10,200
	Connect to Existing Sewer Main	2	EA	\$3,500	\$7,000
4	Miscellaneous	1	L.S.	\$50,000	\$50,000
				CONSTRUCTION SUBTOTAL	\$1,720,000
				CONTINGENCIES (30%)	\$520,000
				ENGINEERING AND PERMITTING (12%)	\$270,000
				TOTAL PROJECT ESTIMATE	\$2,510,000



GWES, LLC

OPINION OF PROBABLE COST

Project: 2021 Sewer Master Plan
 Client: City of Perry
 Project No.: 033.59.1.21
 Location: Parkway Pump Station to East Perry WWTF
 Concept: Phase II - East Service Area Infrastructure Imp.

Designer: Claire Swaim
 Reviewer: Burke Murph, PE
 Date: 3/30/2022
 Submittal: 10%

Item No.	Description	Quantity	Unit	Price	Total
1	Mobilization				
	Mobilization/Demobilization	1	L.S.	\$30,000	\$30,000
	Clearing and Grubbing	17.0	AC	\$10,000	\$170,000
	Traffic Control	1.0	LS	\$5,000	\$5,000
2	Erosion & Sedimentation Control	1	L.S.	\$250,000	\$250,000
3	Jack and Bore 60" Steel Casing	160	L.F.	\$1,000	\$160,000
	Jack and Bore 42" Steel Casing	80	L.F.	\$800	\$64,000
4	Installation-Gravity Sewer				
	48-inch Gravity Sewer Pipe	22,200	L.F.	\$250	\$5,550,000
	30-inch Gravity Sewer Pipe	8,000	L.F.	\$210	\$1,680,000
	24-inch Gravity Sewer Pipe	6,600	L.F.	\$175	\$1,155,000
	5-foot Diameter Precast Concrete Manhole	92	EA	\$8,000	\$736,000
	Special Bedding	5500	L.F.	\$12	\$66,000
	Connect to Existing Sewer Main	2	EA	\$3,500	\$7,000
5	Abandon Existing Pump Station	2	EA	\$10,000	\$20,000
6	Miscellaneous	1	L.S.	\$250,000	\$250,000
CONSTRUCTION SUBTOTAL					\$10,140,000
CONTINGENCIES (30%)					\$3,040,000
ENGINEERING AND PERMMITTING (12%)					\$1,580,000
TOTAL PROJECT ESTIMATE					\$14,760,000



GWES, LLC

OPINION OF PROBABLE COST

Project: 2021 Sewer Master Plan
 Client: City of Perry
 Project No.: 033.59.1.21
 Location: Sewer from Bear Branch Road to East Perry WWTF
 Concept Phase III - East Service Area Infrastructure Imp.

Designer: Claire Swaim
 Reviewer: Burke Murph, PE
 Date: 3/30/2022
 Submittal: 10%

Item No.	Description	Quantity	Unit	Price	Total
1	Mobilization				
	Mobilization/Demobilization	1	L.S.	\$30,000	\$30,000
	Clearing and Grubbing	15.2	AC	\$10,000	\$152,000
	Traffic Control	1.0	LS	\$5,000	\$5,000
2	Erosion & Sedimentation Control	1	L.S.	\$200,000	\$200,000
3	Jack and Bore 54" Steel Casing	260	L.F.	\$950	\$247,000
	Jack and Bore 48" Steel Casing	80	L.F.	\$900	\$72,000
	Jack and Bore 30" Steel Casing	80	L.F.	\$450	\$36,000
4	Installation-Gravity Sewer				
	42-inch Gravity Sewer Pipe	9,900	L.F.	\$240	\$2,376,000
	36-inch Gravity Sewer Pipe	11,900	L.F.	\$220	\$2,618,000
	18-inch Gravity Sewer Pipe	6,000	L.F.	\$160	\$960,000
	8-inch Gravity Sewer Pipe	2,000	L.F.	\$60	\$120,000
	5-foot Diameter Precast Concrete Manhole	70	EA	\$8,000	\$560,000
	4-foot Diameter Precast Concrete Manhole	5	EA	\$6,000	\$30,000
	Special Bedding	4500	L.F.	\$12	\$54,000
	Connect to Existing Sewer Main	1	EA	\$3,500	\$3,500
5	Abandon Existing Pump Station	1	EA	\$10,000	\$10,000
6	Miscellaneous	1	L.S.	\$190,000	\$190,000
	CONSTRUCTION SUBTOTAL				\$7,660,000
	CONTINGENCIES (30%)				\$2,300,000
	ENGINEERING AND PERMMITTING (12%)				\$1,200,000
	TOTAL PROJECT ESTIMATE				\$11,160,000



GWES, LLC

OPINION OF PROBABLE COST

Project: 2021 Sewer Master Plan
 Client: City of Perry
 Project No.: 033.59.1.21
 Location: Sewer to Bear Branch Pump Station
 Concept: Phase IV - East Service Area Infrastructure Imp.

Designer: Claire Swaim
 Reviewer: Burke Murph, PE
 Date: 3/30/2022
 Submittal: 10%

Item No.	Description	Quantity	Unit	Price	Total
1	Mobilization				
	Mobilization/Demobilization	1	L.S.	\$30,000	\$30,000
	Clearing and Grubbing	6.7	AC	\$10,000	\$67,000
	Traffic Control	1.0	LS	\$5,000	\$5,000
2	Erosion & Sedimentation Control	1	L.S.	\$100,000	\$100,000
3	Jack and Bore 30" Steel Casing	80	L.F.	\$450	\$36,000
	Concrete Patch	3000	SY	\$100	\$300,000
	Asphalt Overlay	530	TN	\$110	\$58,300
4	Installation-Gravity Sewer				
	20-inch Gravity Sewer Pipe	7,900	L.F.	\$170	\$1,343,000
	15-inch Gravity Sewer Pipe	5,600	L.F.	\$125	\$700,000
	5-foot Diameter Precast Concrete Manhole	34	EA	\$8,000	\$272,000
	Special Bedding	2000	L.F.	\$12	\$24,000
	Connect to Existing Sewer Main	2	EA	\$3,500	\$7,000
5	Abandon Existing Pump Station	1	EA	\$10,000	\$10,000
6	Miscellaneous	1	L.S.	\$75,000	\$75,000
CONSTRUCTION SUBTOTAL					\$3,030,000
CONTINGENCIES (30%)					\$910,000
ENGINEERING AND PERMMITTING (12%)					\$470,000
TOTAL PROJECT ESTIMATE					\$4,410,000



GWES, LLC

OPINION OF PROBABLE COST

Project: 2021 Sewer Master Plan
 Client: City of Perry
 Project No.: 033.59.1.21
 Location: Sewer to Various Sub-basins
 Concept Phase V - East Service Area Infrastructure Imp.

Designer: Claire Swaim
 Reviewer: Burke Murph, PE
 Date: 3/30/2022
 Submittal: 10%

Item No.	Description	Quantity	Unit	Price	Total
1	Mobilization				
	Mobilization/Demobilization	1	L.S.	\$30,000	\$30,000
	Clearing and Grubbing	7.9	AC	\$10,000	\$79,000
	Traffic Control	1.0	LS	\$30,000	\$30,000
2	Erosion & Sedimentation Control	1	L.S.	\$250,000	\$250,000
3	Jack and Bore 30" Steel Casing	80	L.F.	\$450	\$36,000
	Jack and Bore 18" Steel Casing	160	L.F.	\$350	\$56,000
	Jack and Bore 16" Steel Casing	160	L.F.	\$300	\$48,000
	Driveway Crossings	20	EA	\$1,500	\$30,000
4	Installation-Gravity Sewer				
	18-inch Gravity Sewer Pipe	4,200	L.F.	\$160	\$672,000
	15-inch Gravity Sewer Pipe	8,200	L.F.	\$125	\$1,025,000
	12-inch Gravity Sewer Pipe	14,700	L.F.	\$95	\$1,396,500
	10-inch Gravity Sewer Pipe	5,400	L.F.	\$80	\$432,000
	8-inch Gravity Sewer Pipe	25,300	L.F.	\$60	\$1,518,000
	5-foot Diameter Precast Concrete Manhole	31	EA	\$8,000	\$248,000
	4-foot Diameter Precast Concrete Manhole	114	EA	\$6,000	\$684,000
	Special Bedding	5800	L.F.	\$12	\$69,600
	Connect to Existing Sewer Main	5	EA	\$3,500	\$17,500
5	Miscellaneous	1	L.S.	\$160,000	\$160,000
				CONSTRUCTION SUBTOTAL	\$6,780,000
				CONTINGENCIES (30%)	\$2,030,000
				ENGINEERING AND PERMMITTING (12%)	\$1,060,000
				TOTAL PROJECT ESTIMATE	\$9,870,000



GWES, LLC

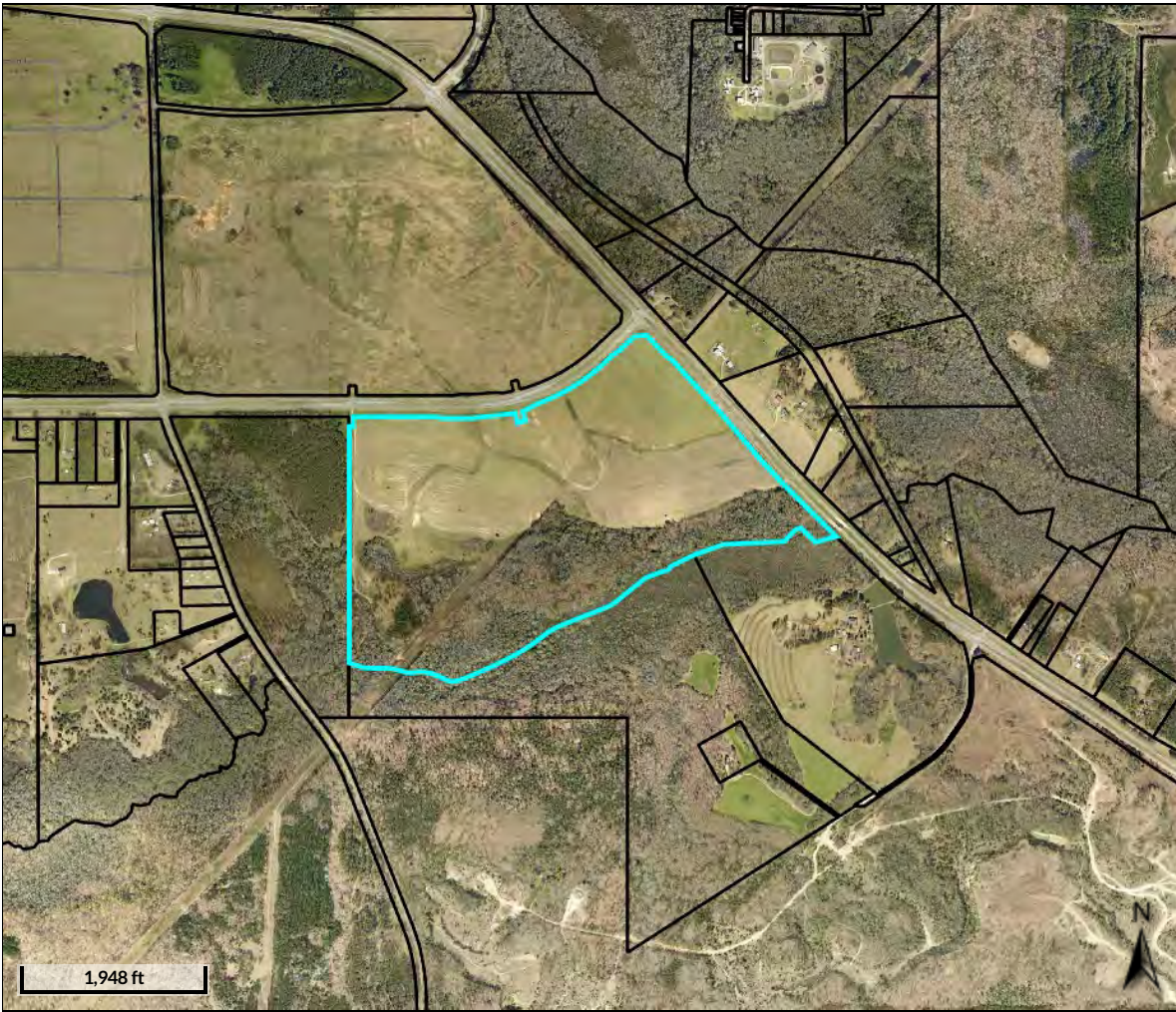
OPINION OF PROBABLE COST

Project: 2021 Sewer Master Plan
 Client: City of Perry
 Project No.: 033.59.1.21
 Location: Sewer to Highway 127/Highway 247
 Concept: Phase VI - East Service Area Infrastructure Imp.

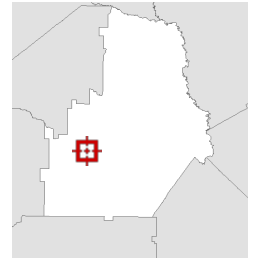
Designer: Claire Swaim
 Reviewer: Burke Murph, PE
 Date: 3/30/2022
 Submittal: 10%

Item No.	Description	Quantity	Unit	Price	Total
1	Mobilization				
	Mobilization/Demobilization	1	L.S.	\$30,000	\$30,000
	Clearing and Grubbing	0.5	AC	\$10,000	\$5,000
	Traffic Control	1.0	LS	\$30,000	\$30,000
2	Erosion & Sedimentation Control	1	L.S.	\$100,000	\$100,000
3	Jack and Bore 16" Steel Casing	80	L.F.	\$300	\$24,000
	Driveway Crossings	10	EA	\$1,500	\$15,000
4	Installation-Gravity Sewer				
	18-inch Gravity Sewer Pipe	5,500	L.F.	\$160	\$880,000
	15-inch Gravity Sewer Pipe	2,800	L.F.	\$125	\$350,000
	12-inch Gravity Sewer Pipe	5,200	L.F.	\$95	\$494,000
	10-inch Gravity Sewer Pipe	3,200	L.F.	\$80	\$256,000
	8-inch Gravity Sewer Pipe	2,000	L.F.	\$60	\$120,000
	5-foot Diameter Precast Concrete Manhole	21	EA	\$8,000	\$168,000
	4-foot Diameter Precast Concrete Manhole	26	EA	\$6,000	\$156,000
	Special Bedding	2800	L.F.	\$12	\$33,600
	Connect to Existing Sewer Main	1	EA	\$3,500	\$3,500
5	Miscellaneous	1	L.S.	\$75,000	\$75,000
CONSTRUCTION SUBTOTAL					\$2,740,000
CONTINGENCIES (30%)					\$820,000
ENGINEERING AND PERMMITTING (12%)					\$430,000
TOTAL PROJECT ESTIMATE					\$3,990,000

APPENDIX C
SOUTH SERVICE AREA PROPERTY INFORMATION



Overview



Legend

- Parcels
- Roads

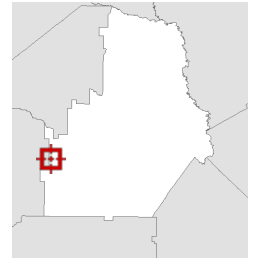
Parcel ID	OP0330 015000	Owner	STATE OF GEORGIA	Last 2 Sales			
Class Code	Exempt		DEPARTMENT OF NATURAL	Date	Price	Reason	Qual
Taxing District	Perry		RESOURCES	3/15/2000		01	U
Acres	226.03		7 MLK JR DR SW STE 146				
		Physical Address	ATLANTA, GA 30334				
		Assessed Value	PERRY PKWY				
		Land Value	Value \$5650700				
		Improvement Value	Value \$5.6507e+006				
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 10/28/2021
 Last Data Uploaded: 10/28/2021 6:02:24 AM



Overview



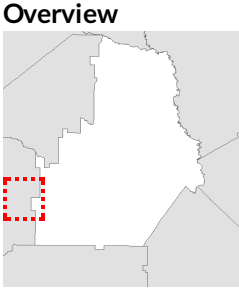
Legend

- Parcels
- Roads

Parcel ID	OP0340 047000	Owner	SLADE BRYSON SAPP LLC	Last 2 Sales			
Class Code	Commercial		C/O BEN SLADE	Date	Price	Reason	Qual
Taxing District	Perry		109 HAWKINS ISLAND CIR	5/10/2007		30	U
Acres	7.75		SAINT SIMONS ISLAND, GA 31522				
		Physical Address	S HWY 41				
		Assessed Value	Value \$145300				
		Land Value	Value \$145300				
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

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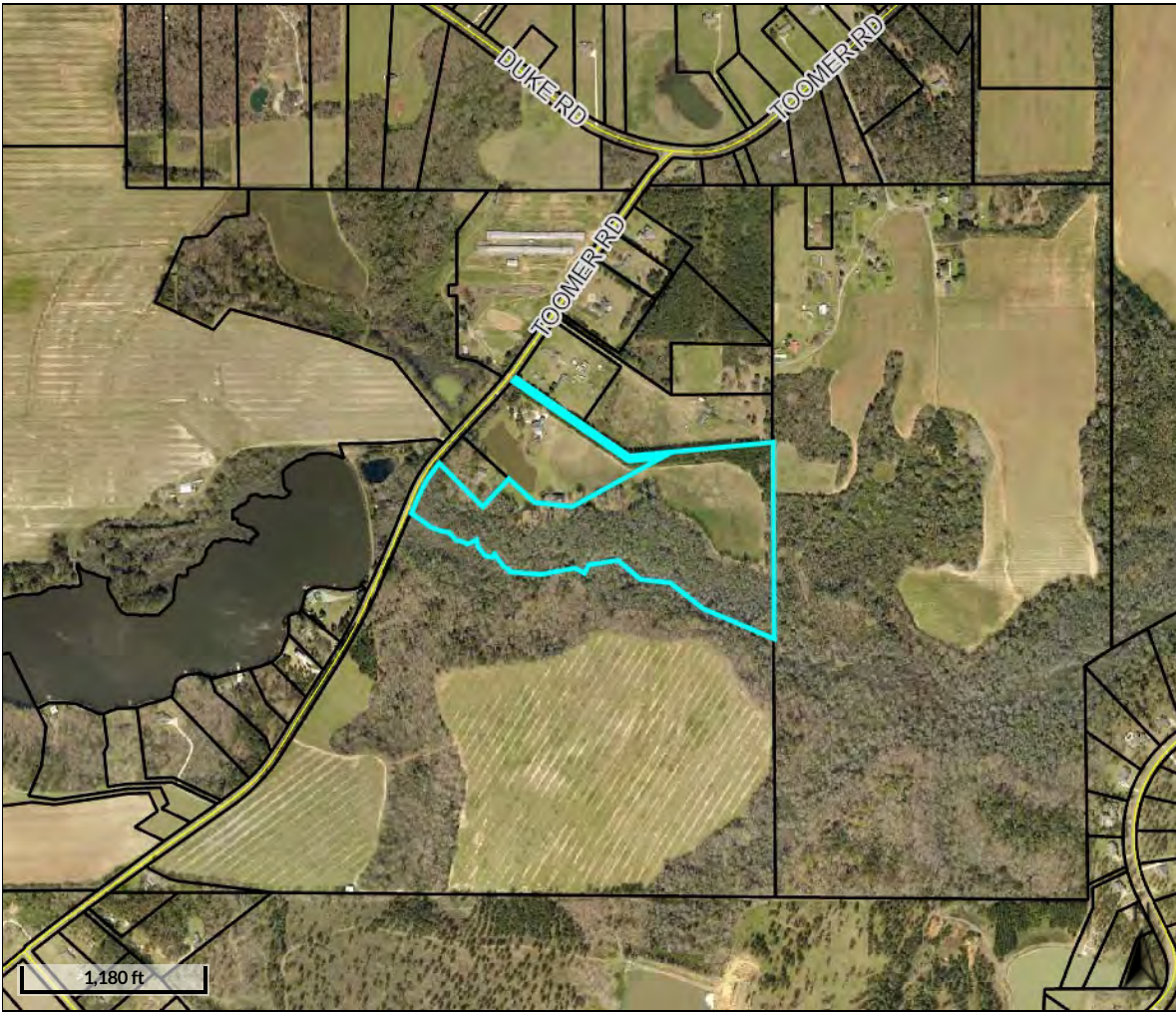


Legend
 Parcels
 Roads

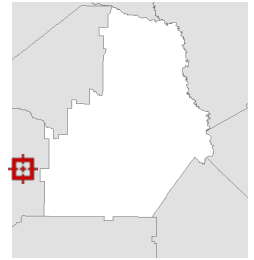
Parcel ID	000060 008000	Owner	TOOMER DAVE ESTATE IN REM	Last 2 Sales		
Class Code	Agricultural		C/O RUTH GETTER & JUSTINE	Date	Price	Reason
Taxing District	County		WHITFIELD	5/27/2011		07
Acres	198.55		274 TOOMER RD	10/29/2010		35
			PERRY, GA 31069			U
		Physical Address	262 TOOMER RD			U
		Assessed Value	Value \$493600			
		Land Value	Value \$429900			
		Improvement Value	Value \$47200			
		Accessory Value	Value \$16500			

(Note: Not to be used on legal documents)

Date created: 10/28/2021
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Overview



Legend

- Parcels
- Roads

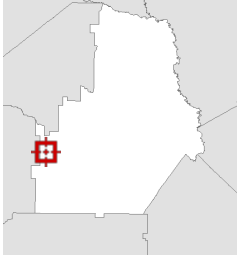
Parcel ID	000070 004000	Owner	RIGDON TODD SMISSON	Last 2 Sales			
Class Code	Residential		RIGDON KRISTINA D	Date	Price	Reason	Qual
Taxing District	County		398 TOOMER RD	9/1/2015	\$291000	FM	Q
Acres	36.57		PERRY, GA 31069	12/22/2014		26	U
		Physical Address	398 TOOMER RD				
		Assessed Value	Value \$126400				
		Land Value	Value \$126400				
		Improvement Value					
		Accessory Value					

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Overview



Legend

- Parcels
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Parcel ID 000190 005000
Class Code Residential
Taxing District County
Acres 8.38

Owner SMITH EDGAR S
 SMITH EARNEST H
 2206 HWY 41 S
 PERRY, GA 31069
Physical Address 2206 S HWY 41
Assessed Value Value \$182200
Land Value Value \$79300
Improvement Value Value \$80700
Accessory Value Value \$22200

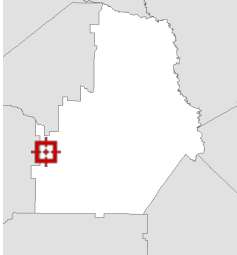
Last 2 Sales			
Date	Price	Reason	Qual
12/5/1977		36	U
8/17/1973		36	U

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Overview



Legend

- Parcels
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Parcel ID 000200 001000
Class Code Residential
Taxing District County
Acres 4

Owner TAYLOR CAROL G
 2212 HWY 41 S
 PERRY, GA 31069
Physical Address 2212 S HWY 41
Assessed Value Value \$101100
Land Value Value \$42900
Improvement Value Value \$50800
Accessory Value Value \$7400

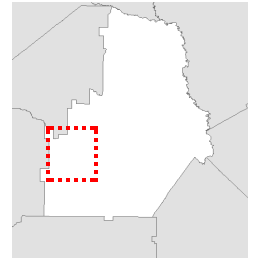
Last 2 Sales
Date 5/3/1976
Price 36
Reason U
Qual

(Note: Not to be used on legal documents)


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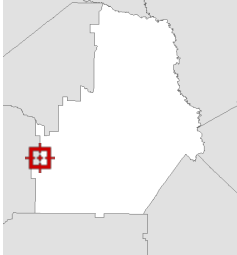
-  Parcels
-  Roads

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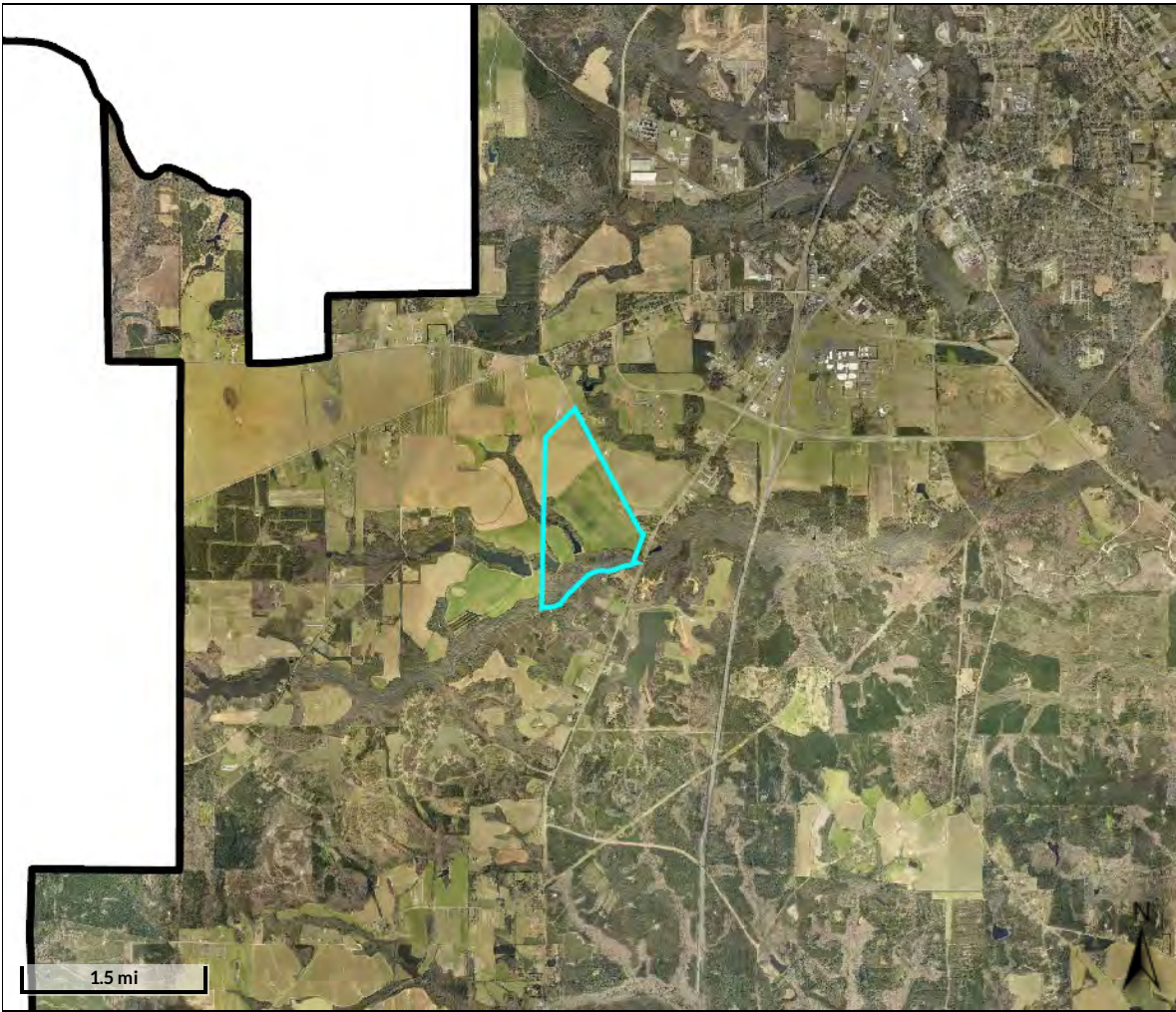
- Parcels
- Roads

Parcel ID	000200 013000	Owner	WRIGHT STEVEN CRAIG	Last 2 Sales			
Class Code	Consv Use		1220 DEER RUN TRL	Date	Price	Reason	Qual
Taxing District	County	Physical Address	PERRY, GA 31069	10/15/2013		04	U
Acres	24.44	Assessed Value	Value \$247600	11/13/2003		07	U
		Land Value	Value \$141900				
		Improvement Value	Value \$95800				
		Accessory Value	Value \$9900				

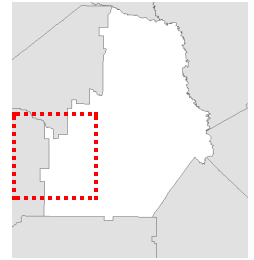
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Overview



Legend

Parcels

Parcel ID	000200 015000	Owner	BLEDSON FRANKLIN	Last 2 Sales			
Class Code	Agricultural		2432 MARSHALLVILLE RD	Date	Price	Reason	Qual
Taxing District	County	Physical Address	PERRY, GA 31069	12/4/2001	36	U	
Acres	445.65	Assessed Value	MOSS OAKS RD	9/2/1999	36	U	
		Land Value					
		Improvement Value					
		Accessory Value	Value \$2000				

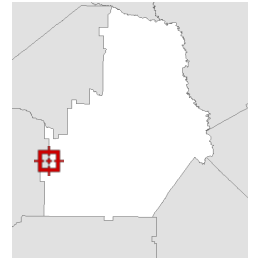
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Overview



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- Parcels
- Roads

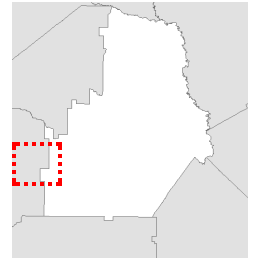
Parcel ID	000200 021000	Owner	CHAMPION WILLIAM T	Last 2 Sales			
Class Code	Residential		CHAMPION CARROLL L	Date	Price	Reason	Qual
Taxing District	County		2317 HWY 41 S	5/6/1992		36	U
Acres	2.56		PERRY, GA 31069	5/6/1992	\$69500	36	U
		Physical Address	2317 S HWY 41				
		Assessed Value	Value \$90000				
		Land Value	Value \$14200				
		Improvement Value	Value \$72800				
		Accessory Value	Value \$3000				

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Overview



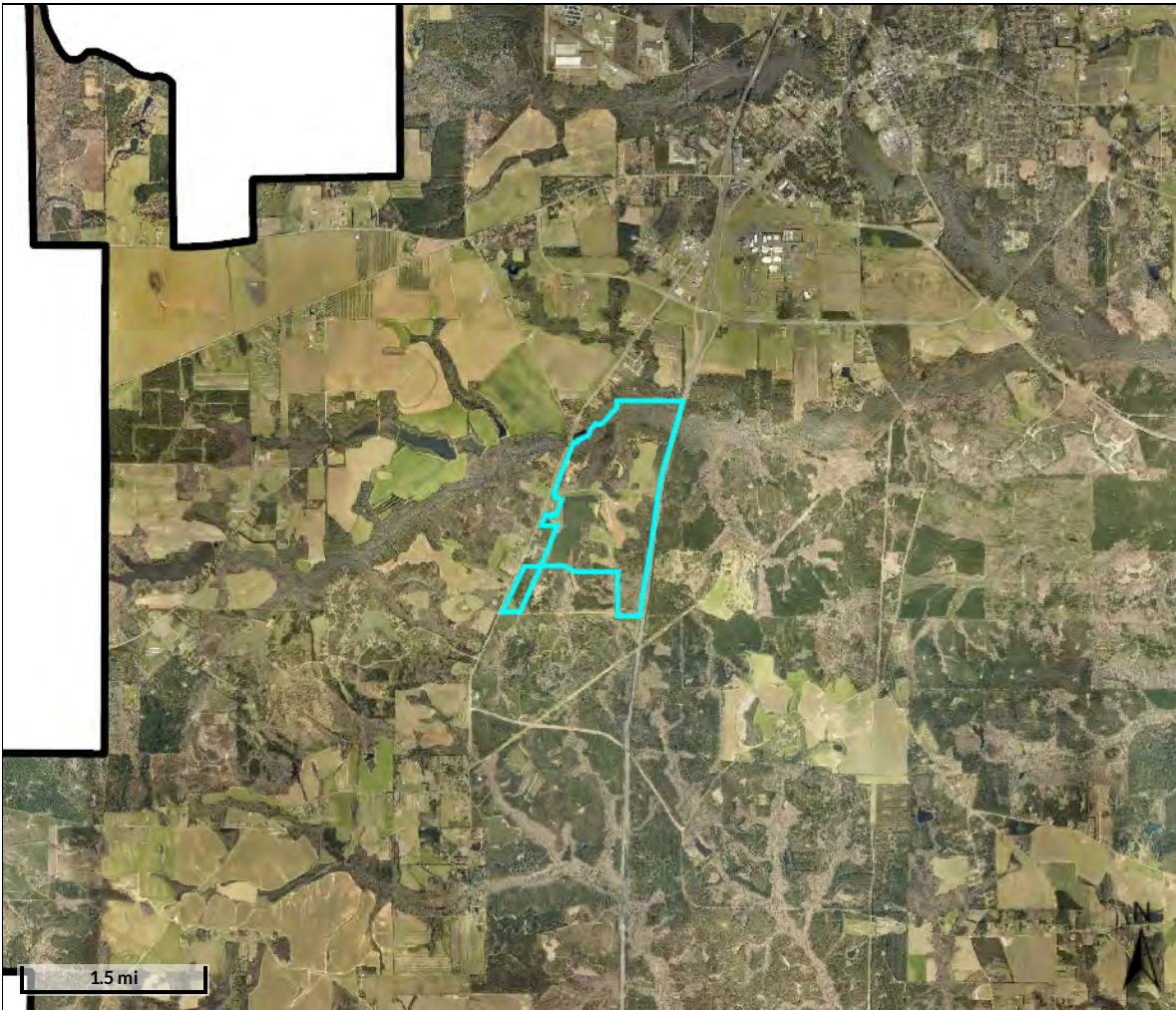
Legend

- Parcels
- Roads

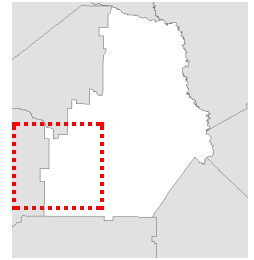
Parcel ID	000200 023000	Owner	BLEDSOE FRANKLIN	Last 2 Sales			
Class Code	Agricultural		BLEDSOE JANE ESTATE	Date	Price	Reason	Qual
Taxing District	County		2432 MARSHALLVILLE RD	8/13/1993		19	U
Acres	515.5		PERRY, GA 31069	3/30/1988		36	U
		Physical Address	TOOMER RD				
		Assessed Value	Value \$765300				
		Land Value	Value \$765300				
		Improvement Value					
		Accessory Value					

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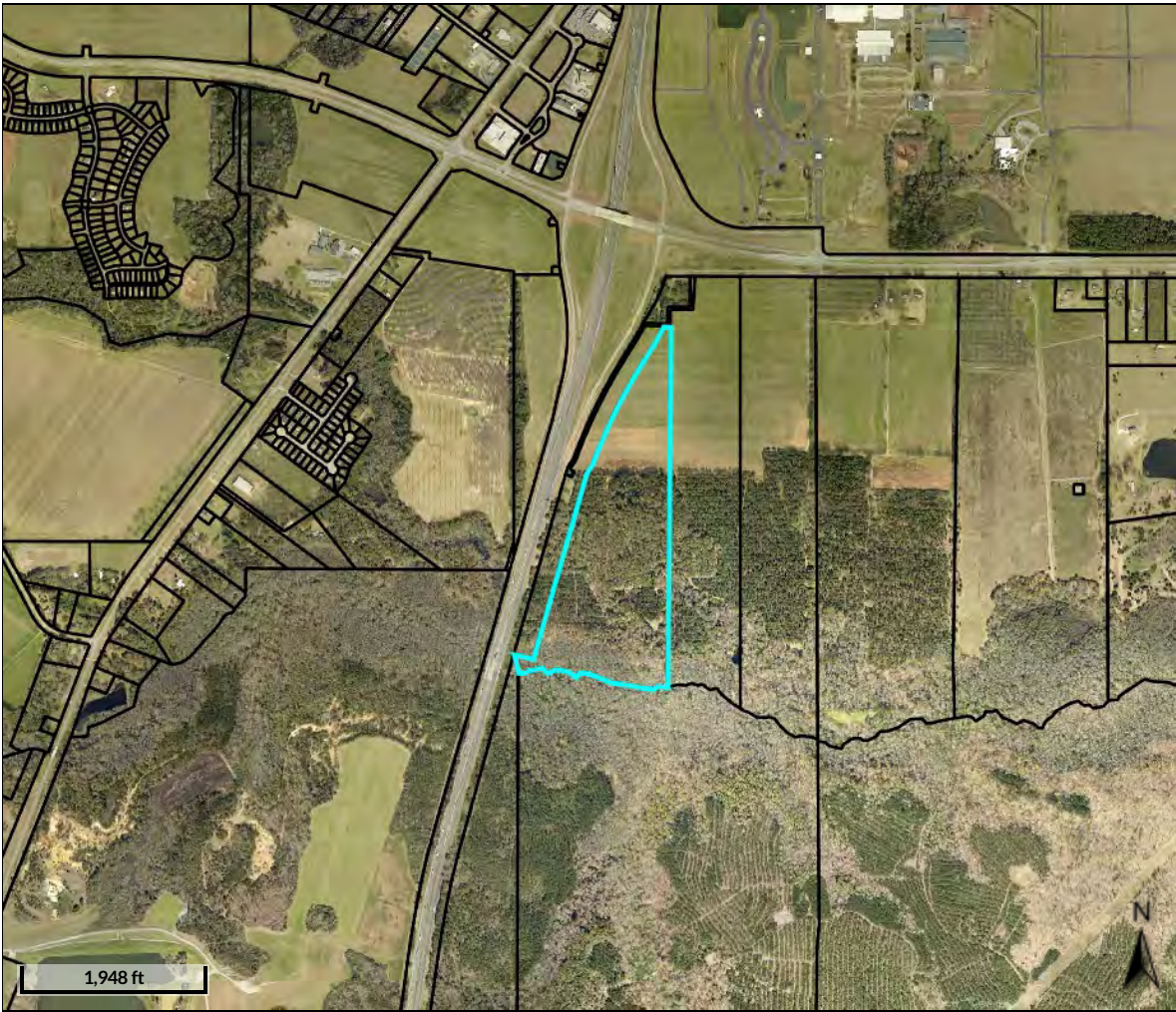
Legend

Parcels

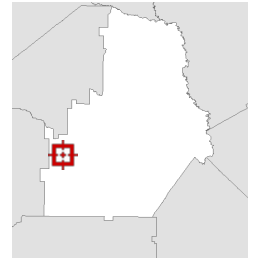
Parcel ID	000210 009000	Owner	STATE OF GA DEPT NATURAL	Last 2 Sales			
Class Code	Exempt		RESOURCES	Date	Price	Reason	Qual
Taxing District	County		7 MARTIN LUTHER KING JR DR	4/16/2003		01	U
Acres	689.95		ATLANTA, GA 30334	9/13/2000		36	U
		Physical Address	S HWY 41				
		Assessed Value	Value \$1734200				
		Land Value	Value \$1.7342e+006				
		Improvement Value					
		Accessory Value					

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Legend

- Parcels
- Roads

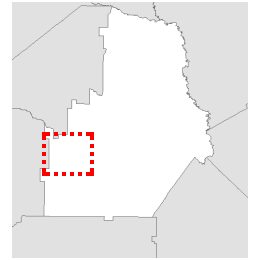
Parcel ID	000340 026000	Owner	BECKHAM FAMILY LIMITED	Last 2 Sales			
Class Code	Consv Use		PARTNERSHIP	Date	Price	Reason	Qual
Taxing District	County		PO BOX 1010	12/22/1997	30	U	
Acres	74.16		PERRY, GA 31069	10/22/1997	30	U	
		Physical Address	HAY RD				
		Assessed Value	Value \$419200				
		Land Value	Value \$419200				
		Improvement Value					
		Accessory Value					

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Overview



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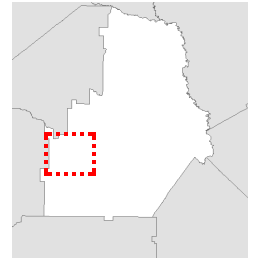
Parcel ID	000340 033000	Owner	BECKHAM FAMILY LIMITED	Last 2 Sales			
Class Code	Consv Use		PARTNERSHIP	Date	Price	Reason	Qual
Taxing District	County		PO BOX 1010	12/20/1996	04	U	
Acres	75.4		PERRY, GA 31069	10/6/1975	19	U	
		Physical Address	HAY RD				
		Assessed Value	Value \$420300				
		Land Value	Value \$420300				
		Improvement Value					
		Accessory Value					

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Overview



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-  Parcels
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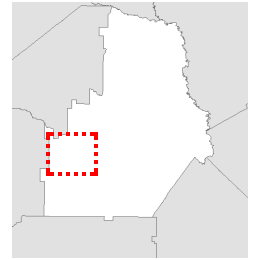
Parcel ID	000340 034000	Owner	BECKHAM FAMILY LIMITED	Last 2 Sales		
Class Code	Consv Use		PARTNERSHIP	Date	Price	Reason Qual
Taxing District	County		PO BOX 1010	12/20/1996	04	U
Acres	156.49		PERRY, GA 31069	10/26/1975	07	U
		Physical Address	138 HAY RD			
		Assessed Value	Value \$661500			
		Land Value	Value \$608200			
		Improvement Value	Value \$20900			
		Accessory Value	Value \$32400			

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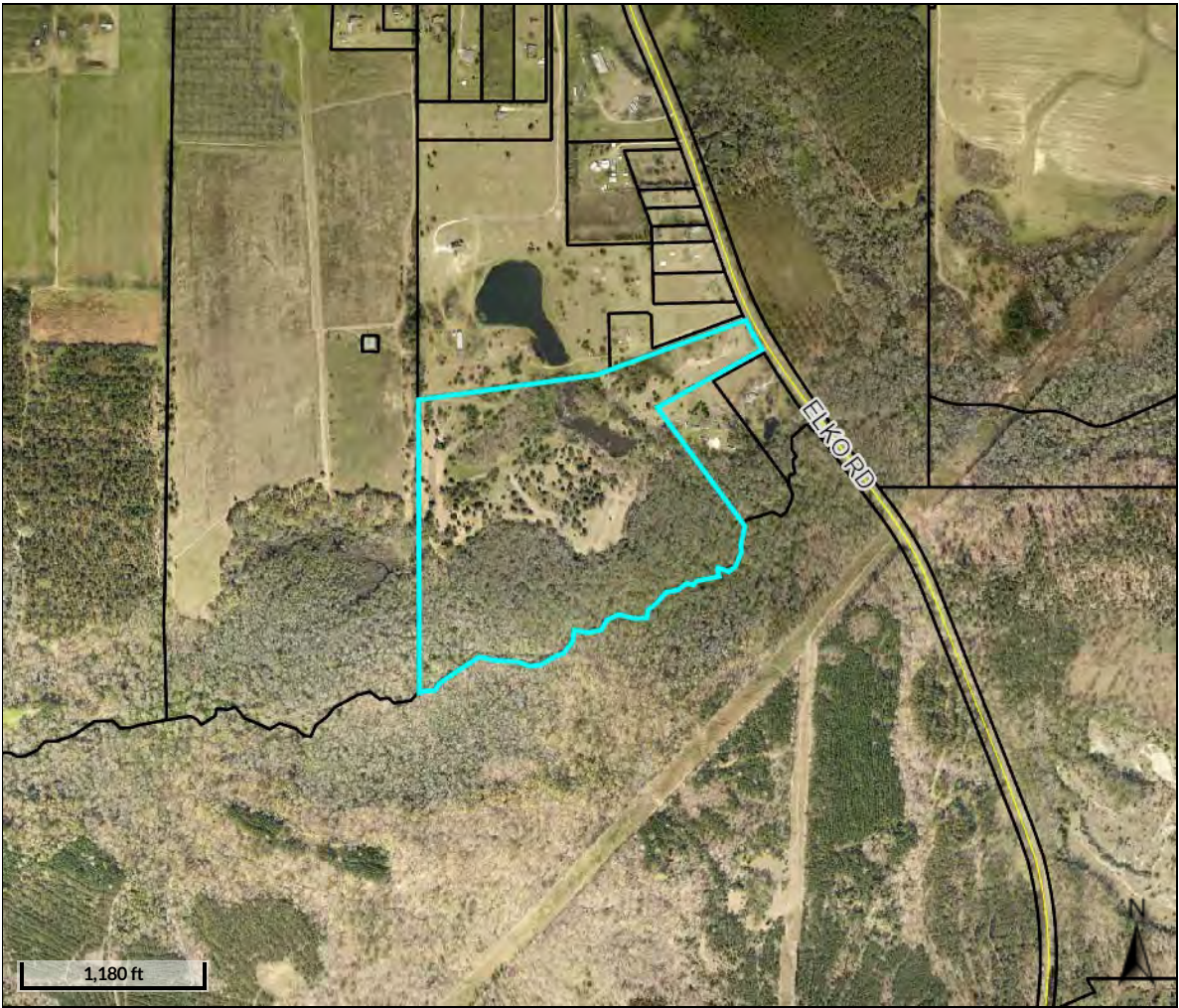
Legend

- Parcels
- Roads

Parcel ID	000340 035000	Owner	SEVEN BRANNEN FARMS LLC	Last 2 Sales			
Class Code	Consv Use		309 EAST PACES FERRY RD NE	Date	Price	Reason	Qual
Taxing District	County		STE 1200	9/17/2015	\$691335	FM	Q
Acres	153.63		ATLANTA, GA 30305	1/14/2011		07	U
		Physical Address	116 HAY RD				
		Assessed Value	Value \$663600				
		Land Value	Value \$598000				
		Improvement Value	Value \$59600				
		Accessory Value	Value \$6000				

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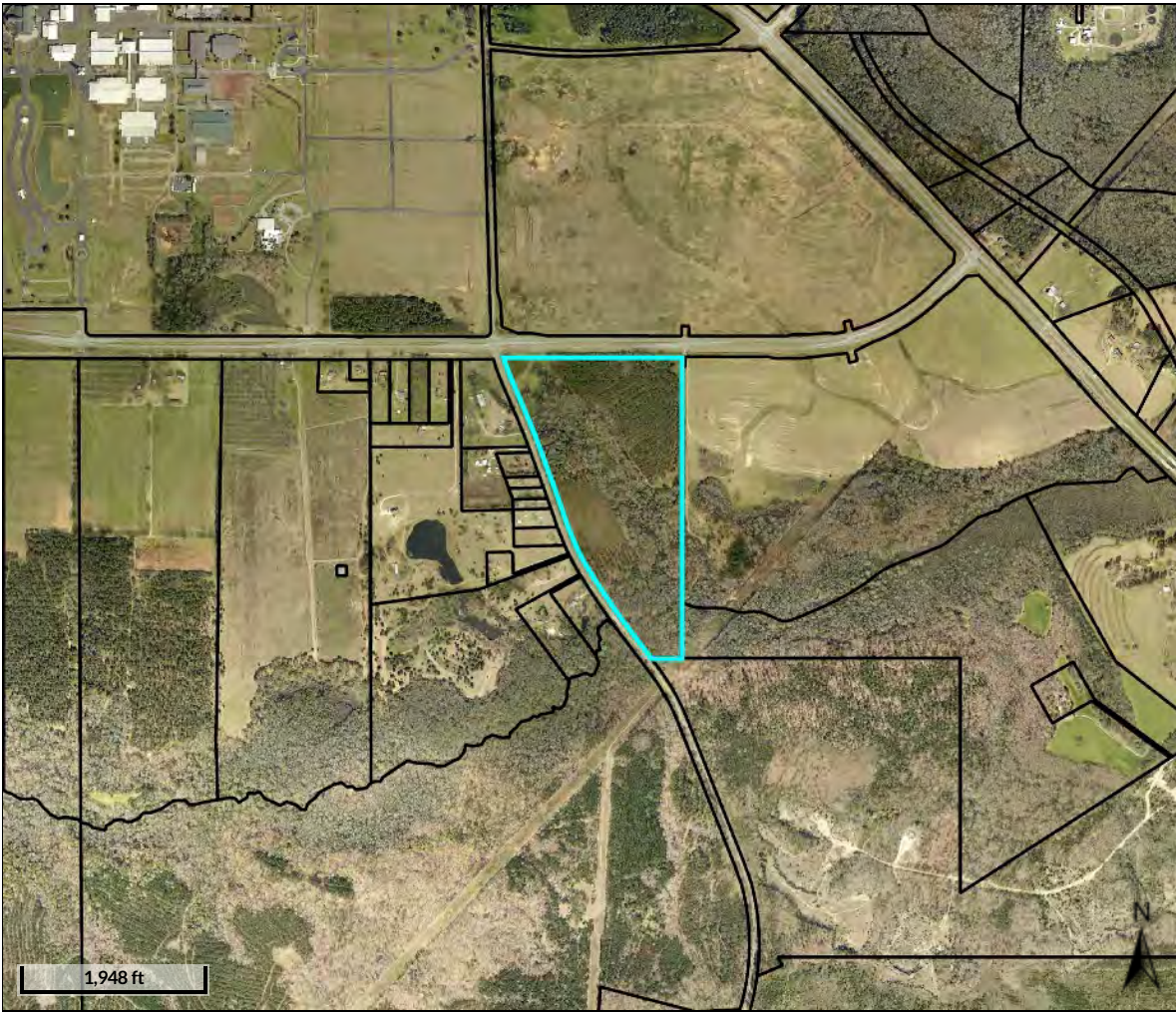
Legend
 □ Parcels
 — Roads

Parcel ID	000340 036000	Owner	AYER LEWIS M JR	Last 2 Sales			
Class Code	Consv Use		PO BOX 631	Date	Price	Reason	Qual
Taxing District	County		PERRY, GA 31069	10/31/1995	\$61100	36	U
Acres	85.41	Physical Address	2001 ELKO RD	8/17/1995		26	U
		Assessed Value	Value \$275000				
		Land Value	Value \$275000				
		Improvement Value					
		Accessory Value					

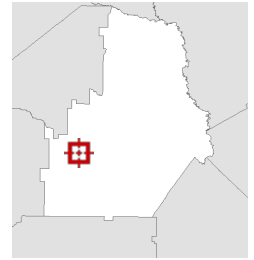
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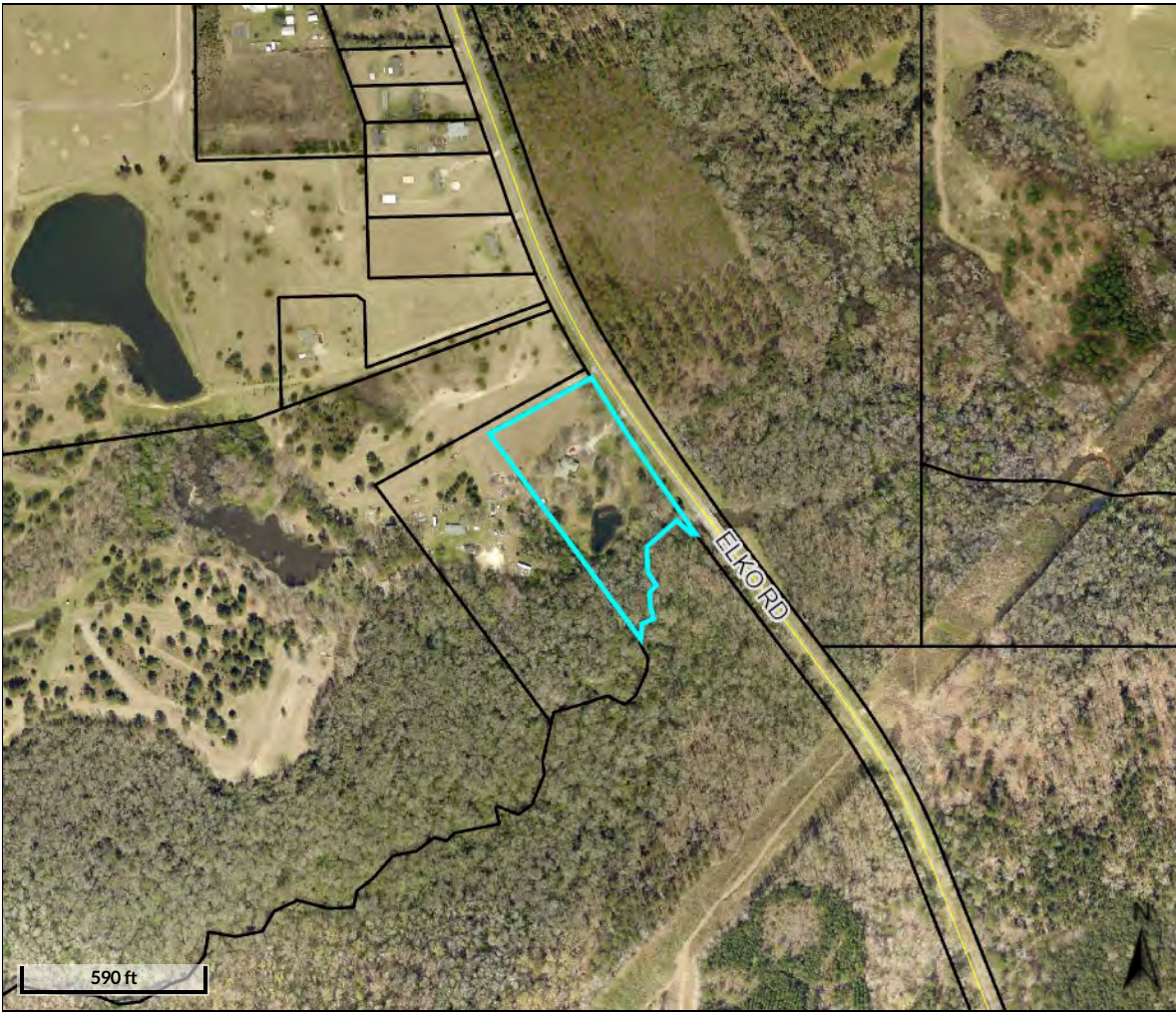
Legend

- Parcels
- Roads

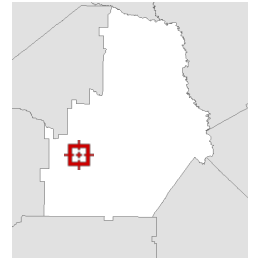
Parcel ID	000340 040000	Owner	BECKHAM FAMILY LIMITED	Last 2 Sales		
Class Code	Consv Use		PARTNERSHIP	Date	Price	Reason Qual
Taxing District	County		PO BOX 1010	12/20/1996	04	U
Acres	86		PERRY, GA 31069	10/26/1975	07	U
		Physical Address	ELKO RD			
		Assessed Value	Value \$394700			
		Land Value	Value \$394700			
		Improvement Value				
		Accessory Value				

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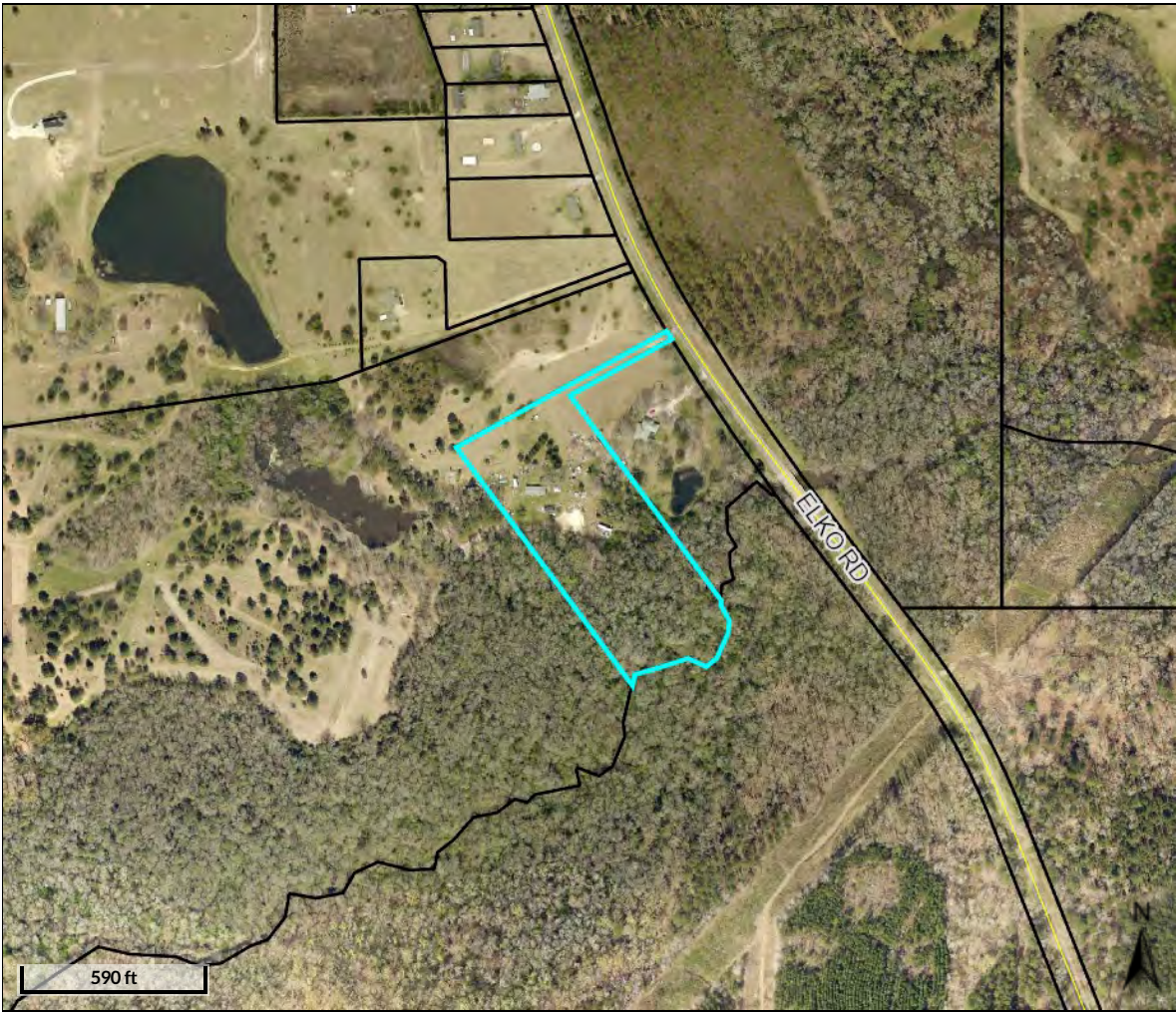
- Parcels
- Roads

Parcel ID	000340 052000	Owner	ASKEW JAMES	Last 2 Sales			
Class Code	Residential		2039 ELKO RD	Date	Price	Reason	Qual
Taxing District	County		PERRY, GA 31069	5/4/2004	\$183000	FM	Q
Acres	5	Physical Address	2039 ELKO RD	12/13/2000	\$169060	FM	Q
		Assessed Value	Value \$230300				
		Land Value	Value \$80500				
		Improvement Value	Value \$146800				
		Accessory Value	Value \$3000				

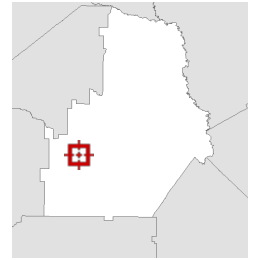
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- Parcels
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Parcel ID 000340 057000
Class Code Residential
Taxing District County
Acres 8.21

Owner AYER LEWIS M JR
 PO BOX 631
 PERRY, GA 31069

Physical Address 2035 ELKO RD
Assessed Value Value \$52100
Land Value Value \$50100
Improvement Value
Accessory Value Value \$2000

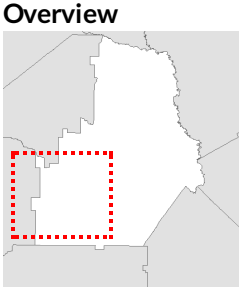
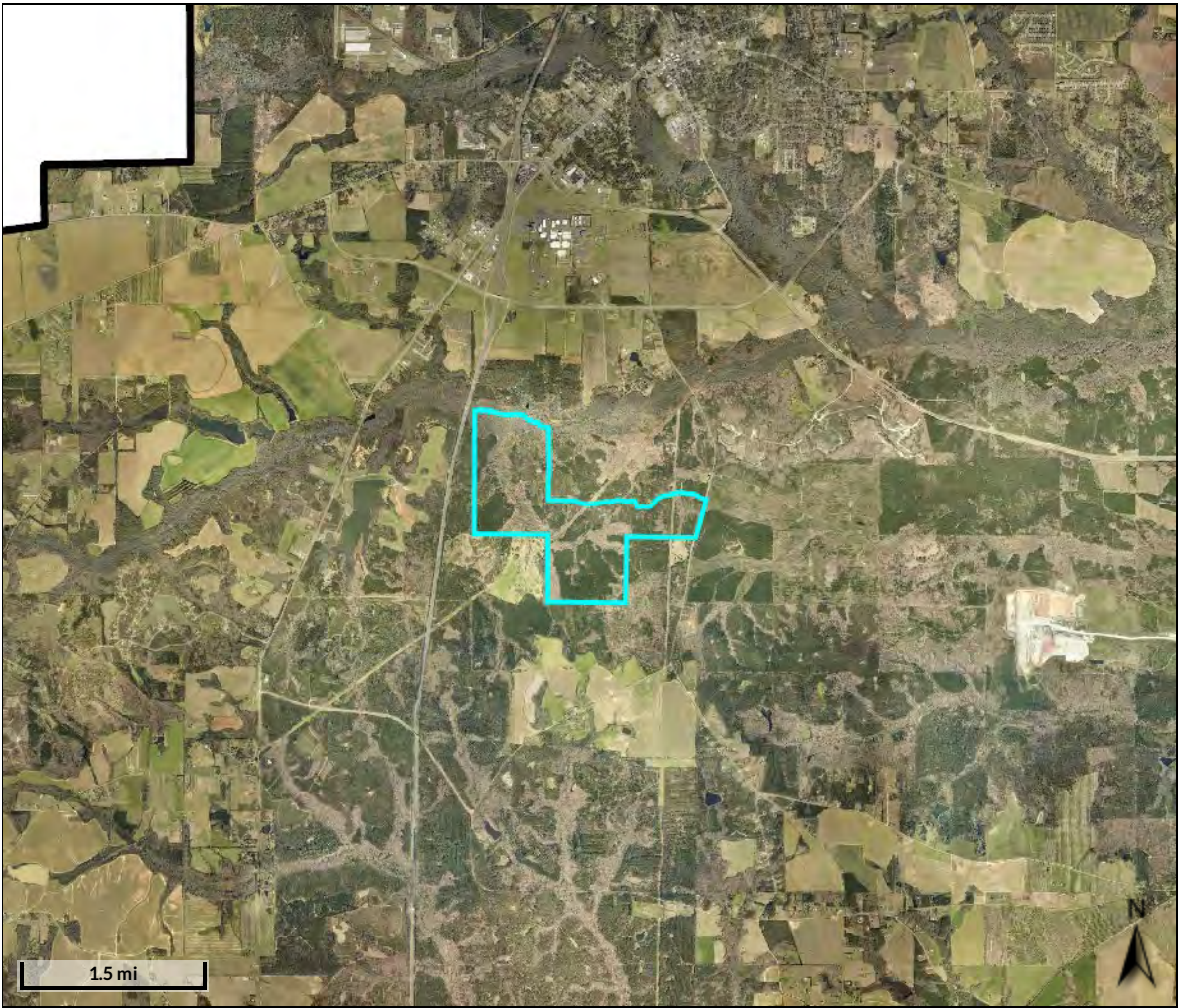
Last 2 Sales

Date	Price	Reason	Qual
11/9/1994	\$16422	36	U

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Legend
 Parcels

Parcel ID	000350 001000	Owner	AYERS FARMS INC	Last 2 Sales			
Class Code	Agricultural		1444 SAM NUNN BLVD	Date	Price	Reason	Qual
Taxing District	County		PERRY, GA 31069	3/31/2021	\$1578876	21	Q
Acres	761.17	Physical Address	ELKO RD	11/8/2017		04	U
		Assessed Value	Value \$1141755				
		Land Value	Value \$1.14176e+006				
		Improvement Value					
		Accessory Value					

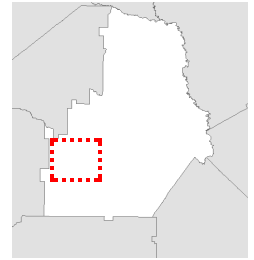
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- Parcels
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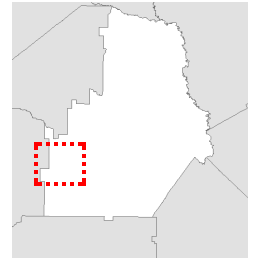
Parcel ID	000350 002000	Owner	AYERS FARMS INC	Last 2 Sales			
Class Code	Agricultural		1444 SAM NUNN BLVD	Date	Price	Reason	Qual
Taxing District	County		PERRY, GA 31069	3/31/2021	\$1071124	LM	Q
Acres	534.67	Physical Address	ELKO RD	11/8/2017		04	U
		Assessed Value	Value \$802005				
		Land Value	Value \$802005				
		Improvement Value					
		Accessory Value					

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Parcel ID 000350 003000
Class Code Consv Use
Taxing District County
Acres 77

Owner AYERS FARMS INC
 1444 SAM NUNN BLVD
 PERRY, GA 31069

Physical Address GILBERT RD
Assessed Value Value \$162100
Land Value Value \$162100
Improvement Value
Accessory Value

Last 2 Sales			
Date	Price	Reason	Qual
10/2/2020		29	U
9/29/2020		29	U

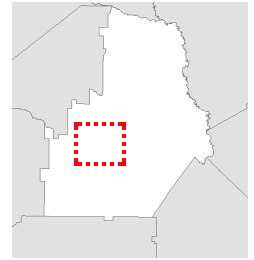
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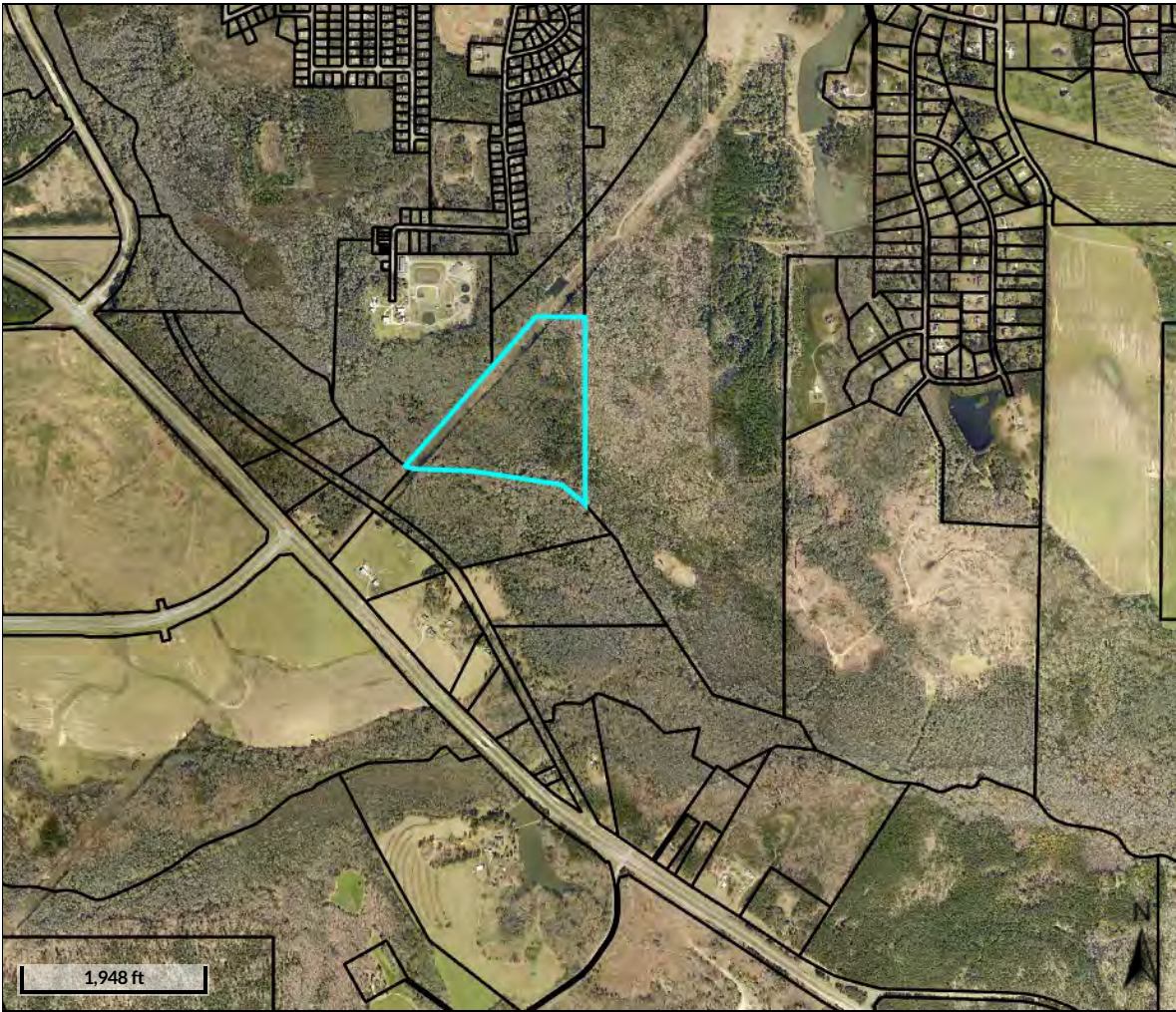
- Parcels
- Roads

Parcel ID	000580 013000	Owner	LINGER LONGER PROPERTIES LLC	Last 2 Sales			
Class Code	Consv Use		130 VAN DR	Date	1/30/2019	Price	\$1000
Taxing District	County		KATHLEEN, GA 31047			Reason	23
Acres	343.63	Physical Address	1906 TUCKER RD		12/28/2017		04
		Assessed Value	Value \$1371900			Qual	U
		Land Value	Value \$1.3719e+006				
		Improvement Value					
		Accessory Value					

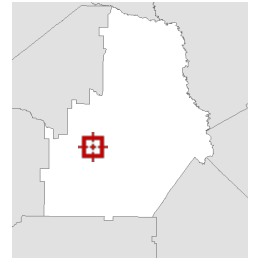
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-  Parcels
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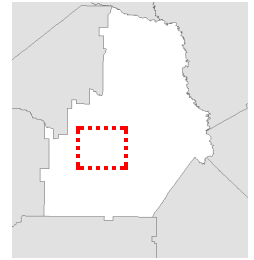
Parcel ID	000590 002000	Owner	EDEN ERNEST M	Last 2 Sales			
Class Code	Agricultural		PERRY BENEVOLENT TRUST	Date	Price	Reason	Qual
Taxing District	County		C/O A C CHURCH	12/6/2016		04	U
Acres	49.44		4856 FIRST COAST HWY SUITE 1	2/19/2005		23	U
			FERNANDINA BEACH, FL 32034				
		Physical Address	LIMEROCK RD				
		Assessed Value	Value \$144900				
		Land Value	Value \$144900				
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

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- Parcels
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Parcel ID	000590 010000	Owner	WICKER JAMES L	Last 2 Sales			
Class Code	Consv Use		2420 HWY 341 N	Date	Price	Reason	Qual
Taxing District	County		PERRY, GA 31069	12/11/1998	\$165000	36	U
Acres	188.15	Physical Address	106 NOTTINGHAM DR	9/8/1998	\$169331	36	U
		Assessed Value	Value \$263400				
		Land Value	Value \$263400				
		Improvement Value					
		Accessory Value					

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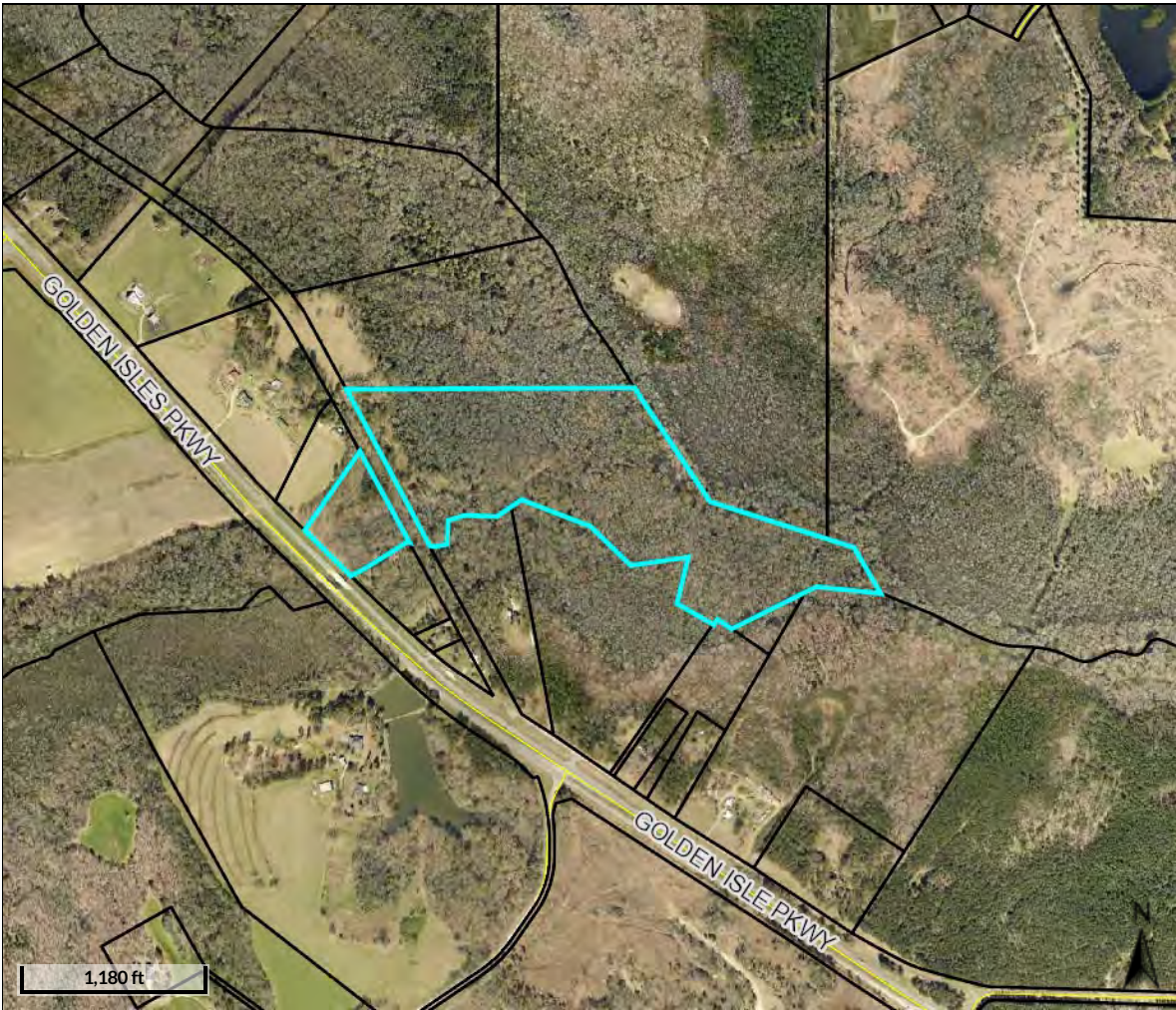
- Parcels
- Roads

Parcel ID	000590 018000	Owner	GENTRY PHILIP C SR	Last 2 Sales			
Class Code	Consv Use		GENTRY BENDAR	Date	Price	Reason	Qual
Taxing District	County		1205 GOLDEN ISLES PKWY	5/28/1999	\$50000	36	U
Acres	50		PERRY, GA 31069				
		Physical Address	1205 GOLDEN ISLES PKWY				
		Assessed Value	Value \$562600				
		Land Value	Value \$324800				
		Improvement Value	Value \$213100				
		Accessory Value	Value \$24700				

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- Parcels
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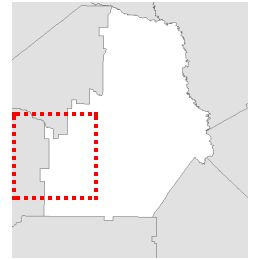
Parcel ID	000590 020000	Owner	WOOD JAMES M SR	Last 2 Sales			
Class Code	Consv Use		WOOD REBECCA T	Date	Price	Reason	Qual
Taxing District	County		1215 GOLDEN ISLES PKWY	5/28/1999	\$50000	LM	Q
Acres	57.51		PERRY, GA 31069				
		Physical Address	GOLDEN ISLES PKWY				
		Assessed Value	Value \$153800				
		Land Value	Value \$153800				
		Improvement Value					
		Accessory Value					

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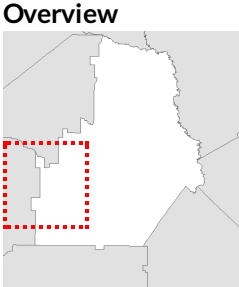
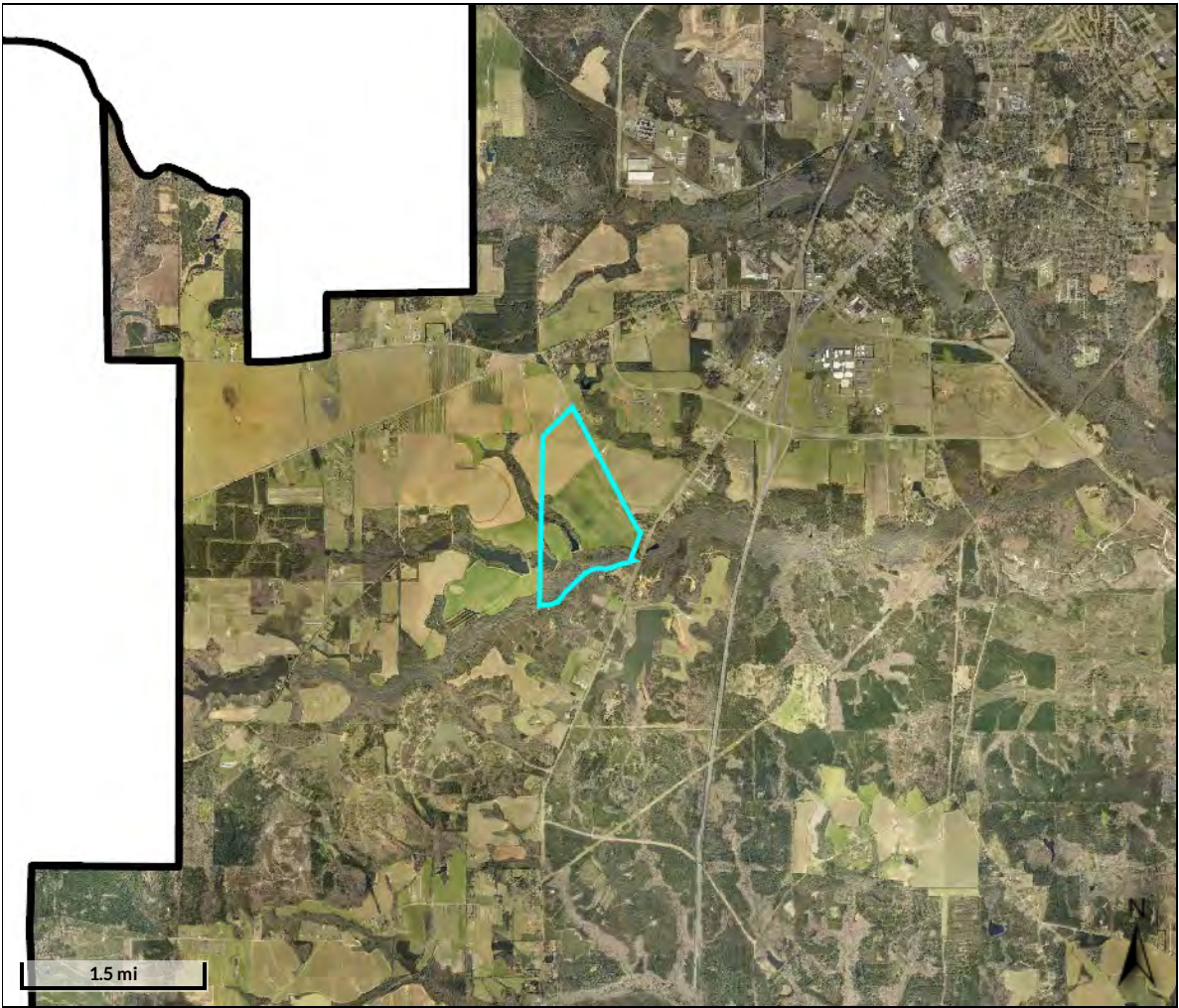
Parcels

Parcel ID	000200 018000	Owner	BLEDSOE FRANKLIN	Last 2 Sales			
Class Code	Agricultural		BLEDSOE JANE ESTATE	Date	Price	Reason	Qual
Taxing District	County		2432 MARSHALLVILLE RD	8/13/1993		19	U
Acres	585		PERRY, GA 31069	3/27/1991		36	U
		Physical Address	TOOMER RD				
		Assessed Value	Value \$1585300				
		Land Value	Value \$1.4839e+006				
		Improvement Value	Value \$83800				
		Accessory Value	Value \$17600				

(Note: Not to be used on legal documents)

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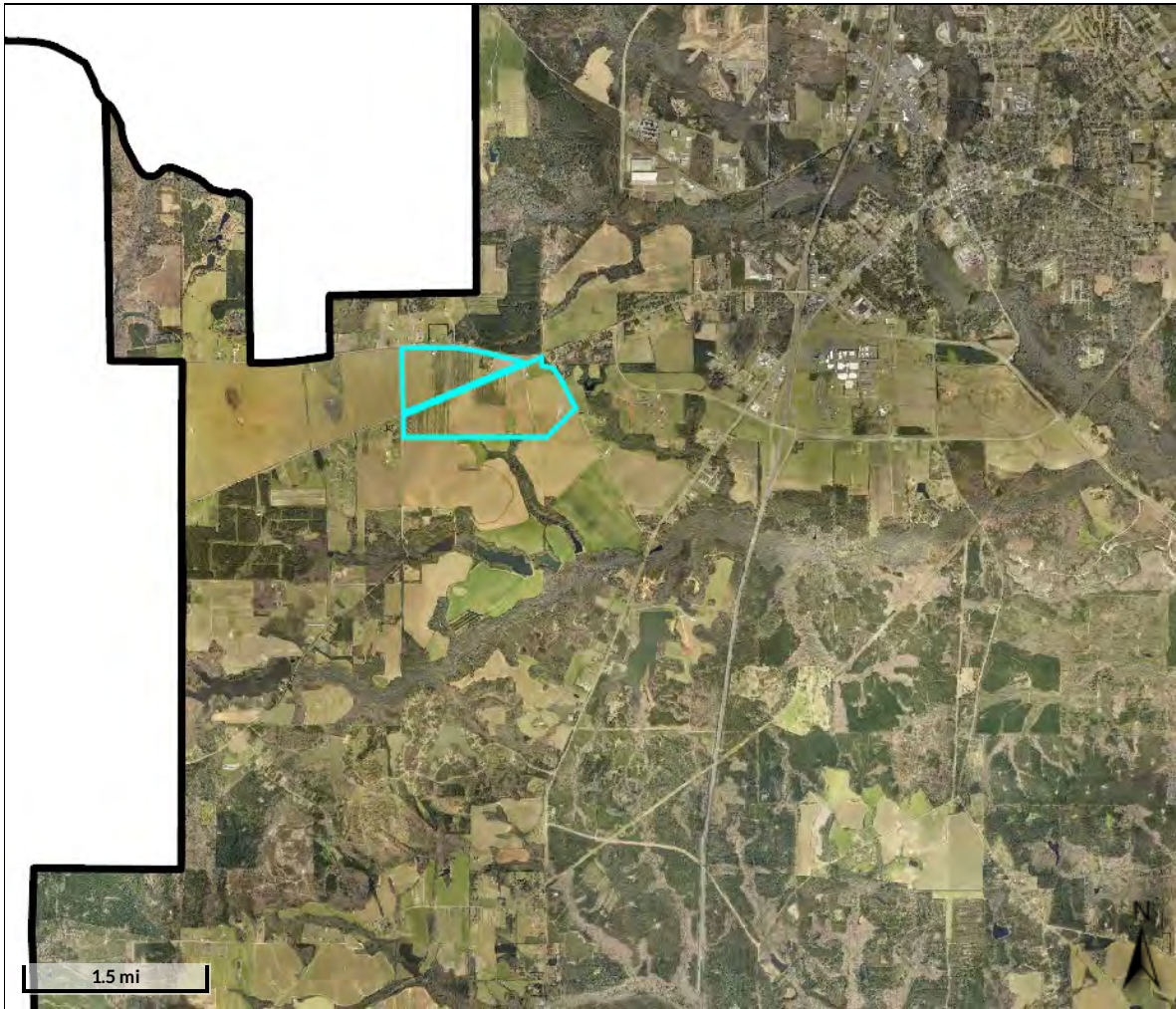
Legend
 Parcels

Parcel ID	000200 015000	Owner	BLEDSOE FRANKLIN	Last 2 Sales			
Class Code	Agricultural		2432 MARSHALLVILLE RD	Date	Price	Reason	Qual
Taxing District	County	Physical Address	PERRY, GA 31069	12/4/2001		36	U
Acres	445.65	Assessed Value	MOSS OAKS RD	9/2/1999		36	U
		Land Value					
		Improvement Value					
		Accessory Value					

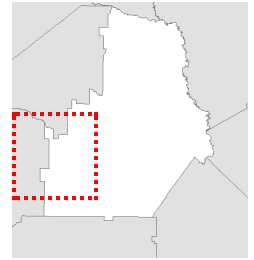
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Overview



Legend

Parcels

Parcel ID	000180 022000	Owner	BLEDSON ROBERT FRANKLIN	Last 2 Sales			
Class Code	Agricultural		2432 MARSHALLVILLE RD	Date	Price	Reason	Qual
Taxing District	County		PERRY, GA 31069	12/28/1972		04	U
Acres	518.14	Physical Address	2432 MARSHALLVILLE RD				
		Assessed Value	Value \$1860400				
		Land Value	Value \$1.579e+006				
		Improvement Value	Value \$262300				
		Accessory Value	Value \$19100				

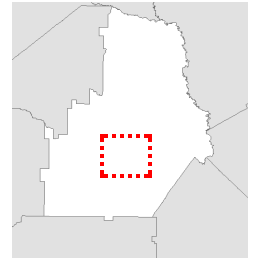
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Overview



Legend

- Parcels
- Roads

Parcel ID	001090 011000	Owner	TOLLESON TIMBERLANDS INC	Last 2 Sales			
Class Code	Agricultural		1000 OSPREY COVE	Date	Price	Reason	Qual
Taxing District	County		GREENSBORO, GA 30642	5/13/2005		35	U
Acres	310.15	Physical Address	GOLDEN ISLES PKWY	5/31/2003		04	U
		Assessed Value	Value \$950000				
		Land Value	Value \$950000				
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

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Summary

Parcel Number 0P0330 015000
 Location Address PERRY PKWY
 Legal Description PARCEL B-2 226.039 ACRES LL 228&235 13TH
 (Note: Not to be used on legal documents)
 Class E1-Exempt
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning GU
 Tax District Perry (District 2)
 Millage Rate 37.34
 Acres 226.03
 Homestead Exemption No (S0)
 Landlot/District 235 / 13

[View Map](#)

Owner

[STATE OF GEORGIA](#)
 DEPARTMENT OF NATURAL RESOURCES
 7 MLK JR DR SW STE 146
 ATLANTA, GA 30334

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Exempt	PERRY PK 25,000	Acres	9,845,867	0	0	226.03	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/15/2000	1517 334	55 128	\$0	Court, government, or public utility	COCHRAN HILDA P	STATE OF GEORGIA DEPT OF NATURAL RES

Valuation

	2021	2020	2019	2018
Previous Value	\$5,650,700	\$5,650,700	\$5,650,700	\$5,650,700
Land Value	\$5,650,700	\$5,650,700	\$5,650,700	\$5,650,700
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$5,650,700	\$5,650,700	\$5,650,700	\$5,650,700

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

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Summary

Parcel Number 0P0340 047000
Location Address S HWY 41
Legal Description TRACT A 7.75 ACRES LL 80 14TH LD
Class C4-Commercial
Zoning PUD
Tax District Perry (District 2)
Millage Rate 37.34
Acres 7.75
Homestead Exemption No (S0)
Landlot/District 80 / 14

View Map

Owner

SLADE BRYSON SAPP LLC
C/O BEN SLADE
109 HAWKINS ISLAND CIR
SAINT SIMONS ISLAND, GA 31522

Land

Table with 8 columns: Type, Description, Calculation Method, Square Footage, Frontage, Depth, Acres, Lots. Row 1: Commercial, HWY 41 (P) 25,000, Acres, 337,590, 0, 0, 7.75, 0

Sales

Table with 7 columns: Sale Date, Deed Book / Page, Plat Book / Page, Sale Price, Reason, Grantor, Grantee. Row 1: 5/10/2007, 4296 75, 68 110, \$0, Right of way, SLADE BRYSON SAPP LLC

Valuation

Table with 5 columns: Category, 2021, 2020, 2019, 2018. Rows include Previous Value, Land Value, Improvement Value, Accessory Value, and Current Value.

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Summary

Parcel Number 000060 008000
 Location Address 262 TOOMER RD
 Legal Description 198.55 ACRES LL 85 & 108 14TH
 (Note: Not to be used on legal documents)
 Class A5-Agricultural
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 198.55
 Homestead Exemption Yes (S1)
 Landlot/District 85 / 14

[View Map](#)



Owner

TOOMER DAVE ESTATE IN REM
 C/O RUTH GETTER & JUSTINE WHITFIELD
 274 TOOMER RD
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodland	Rural	5	8.82
RUR	Woodland	Rural	7	80.61
RUR	Agriland	Rural	2	22.35
RUR	Agriland	Rural	4	36.15
RUR	Agriland	Rural	5	16.65
RUR	Agriland	Rural	6	14.38
RUR	Agriland	Rural	8	0.18
RUR	Woodland	Rural	2	0.56
RUR	Woodland	Rural	3	3.79
RUR	Woodland	Rural	4	15.06

Residential Improvement Information

Style One Family
 Heated Square Feet 1233
 Interior Walls Pine
 Exterior Walls Composition Bd
 Foundation Piers
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1890
 Roof Type Roll Roof
 Flooring Type Pine
 Heating Type No Heat
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 1
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 0
 Value \$12,000
 Condition Fair
 Fireplaces\Appliances Const 1 sty 1 Box 2

Style One Family
 Heated Square Feet 1024
 Interior Walls Pine
 Exterior Walls Composition Bd
 Foundation Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1940
 Roof Type Asphalt Shingles
 Flooring Type Pine
 Heating Type No Heat
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 1

Number Of Half Bathrooms	0
Number Of Plumbing Extras	0
Value	\$25,900
Condition	Average
Fireplaces\Appliances	Const 1 sty 1 Box 2
Style	One Family
Heated Square Feet	500
Interior Walls	Sheetrock
Exterior Walls	Other
Foundation	Piers
Attic Square Feet	0
Basement Square Feet	0
Year Built	0
Roof Type	Asphalt Shingles
Flooring Type	Pine
Heating Type	No Heat
Number Of Rooms	0
Number Of Bedrooms	0
Number Of Full Bathrooms	1
Number Of Half Bathrooms	0
Number Of Plumbing Extras	0
Value	\$9,300
Condition	Average

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Trailer Spaces	2000	5x0 / 8	0	\$12,000
Home Site	0000	5x0 / 3	1	\$4,500

Permits

Permit Date	Permit Number	Type
04/21/2003	2003 00399	MOBILE HOME

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/27/2011	5546 340		\$0	Settling an estate or to satisfy debt or wishes	REFERENCE ONLY	TOOMER DAVE ESTATE
10/29/2010	5373 340		\$0	Affidavits of prescriptive title or possession	TOOMER DOLLY MAE ESTATE AFFIDAVIT	TOOMER DAVE ESTATE
11/26/2008	4802 227		\$0	Affidavits of prescriptive title or possession	ENGRAM HENRY ESTATE AFFIDAVIT	TOOMER DAVE ESTATE
6/7/1976	477 288		\$0	Corrective Deed	ESTATE AFFIDAVIT/CORRECTION	TOOMER DAVE ESTATE
5/24/1976	476 336		\$0	Affidavits of prescriptive title or possession	ESTATE AFFIDAVIT	TOOMER DAVE ESTATE
5/2/1911	15 304		\$0	History of sales not validated		TOOMER DAVE
11/26/1900	1 342		\$0	History of sales not validated		TOOMER DAVE

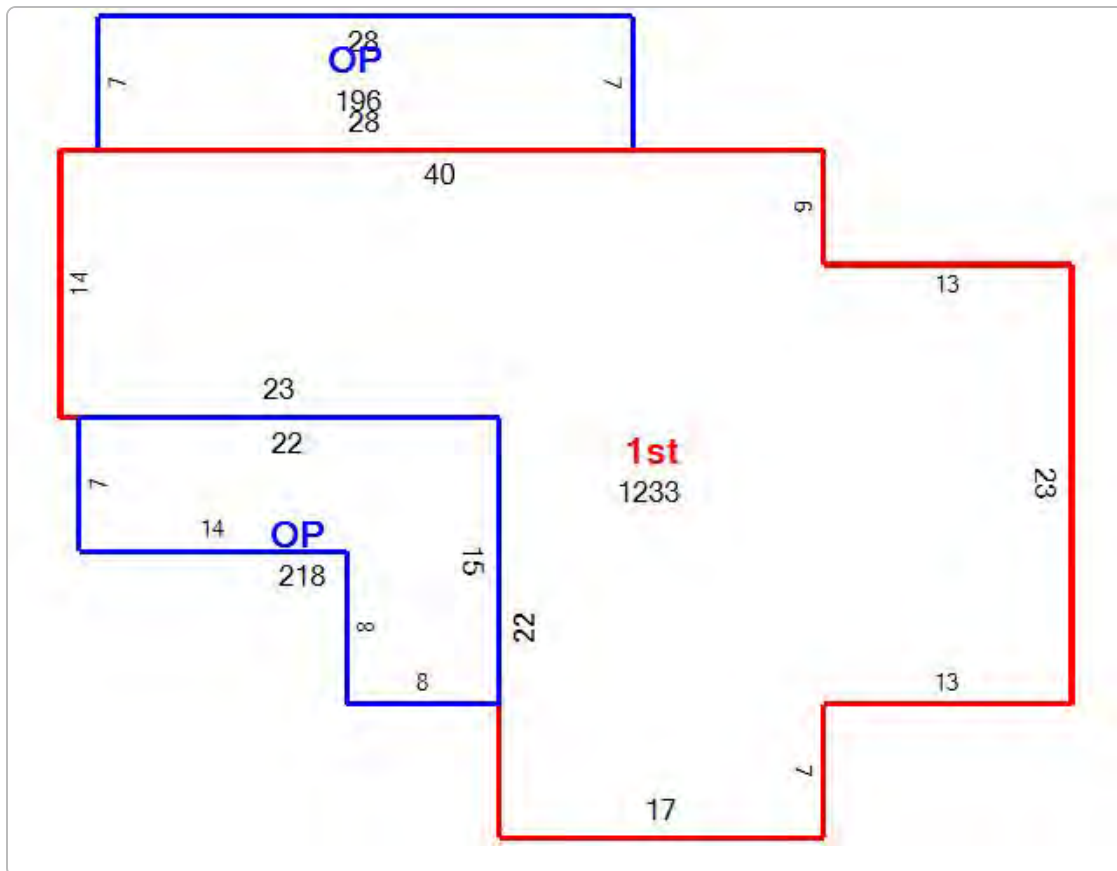
Valuation

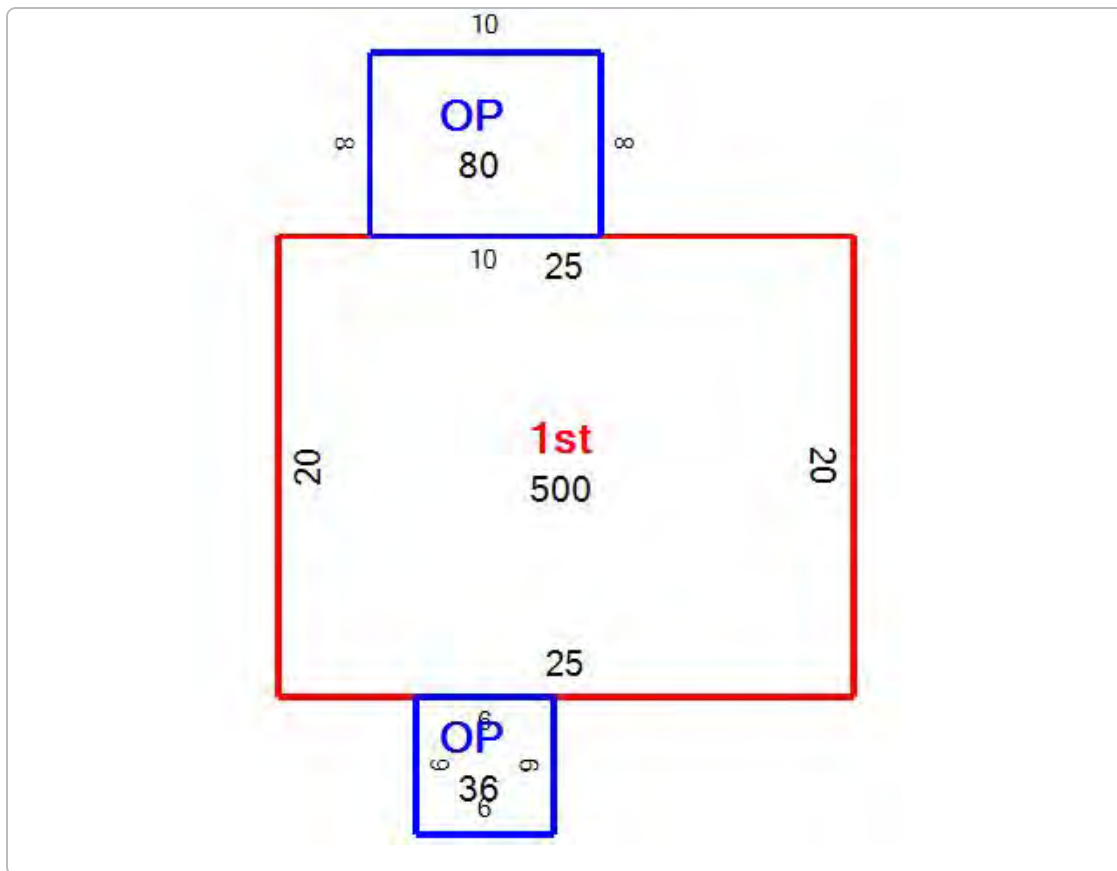
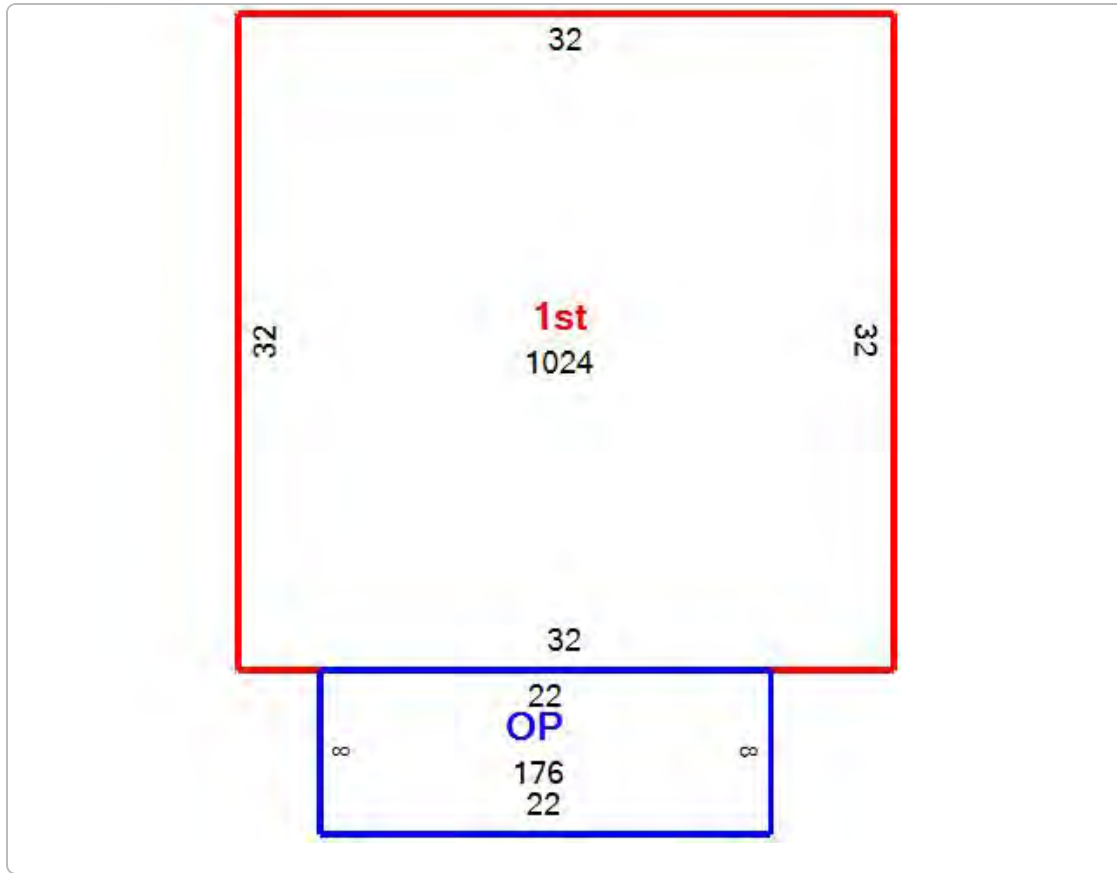
	2021	2020	2019	2018
Previous Value	\$383,800	\$383,800	\$383,800	\$383,800
Land Value	\$429,900	\$320,100	\$320,100	\$320,100
+ Improvement Value	\$47,200	\$47,200	\$47,200	\$47,200
+ Accessory Value	\$16,500	\$16,500	\$16,500	\$16,500
= Current Value	\$493,600	\$383,800	\$383,800	\$383,800

Photos



Sketches





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Summary

Parcel Number 000070 004000
 Location Address 398 TOOMER RD
 Legal Description PARCEL C 36.57 ACRES LL107 108 14TH
 (Note: Not to be used on legal documents)
 Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 36.57
 Homestead Exemption No (S0)
 Landlot/District 107 / 14

[View Map](#)

Owner

[RIGDON TODD SMISSON](#)
 RIGDON KRISTINA D
 398 TOOMER RD
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Agriland	Rural	3	0.76
RUR	Agriland	Rural	4	3.35
RUR	Agriland	Rural	6	4.03
RUR	Woodland	Rural	1	0.17
RUR	Woodland	Rural	4	0.48
RUR	Woodland	Rural	7	27.78

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/1/2015	6949 123	77 5	\$291,000	Fair market value improved sale	CREATH JOHN WINSTON JR & DARLEEN	RIGDON TODD SMISSON & KRISTINA D*
12/22/2014	6734 217	42 198	\$0	Remainder to survivor / joint tenancy deed	CREATH DARLEEN	CREATH JOHN WINSTON JR & DARLEEN*
6/29/2006	3904 89	67 63	\$0	Quit claim deed or divorce settlement	CREATH JOHN W JR & DARLEEN *	CREATH DARLEEN
8/28/2002	2210 62	42 198	\$0	Remainder to survivor / joint tenancy deed	CREATH DARLEEN	CREATH JOHN W JR & DARLEEN *
2/24/1997	1265 518	42 198	\$0	Quit claim deed or divorce settlement	CREATH JOHN W JR & DARLEEN	CREATH DARLEEN
7/30/1993	1039 150		\$95,000	Fair market value improved sale		CREATH JOHN W JR & DARLEEN
4/27/1993	1021 203		\$0	Related or corporate affiliate		CREATH JOHN W JR & DARLEEN
12/15/1992	1000 61	42 198	\$16,000	Land market sale		CREATH JOHN W JR & DARLEEN

Valuation

	2021	2020	2019	2018
Previous Value	\$91,500	\$91,500	\$232,700	\$232,700
Land Value	\$126,400	\$91,500	\$91,500	\$96,500
+ Improvement Value	\$0	\$0	\$0	\$133,200
+ Accessory Value	\$0	\$0	\$0	\$3,000
= Current Value	\$126,400	\$91,500	\$91,500	\$232,700

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Summary

Parcel Number 000190 005000
 Location Address 2206 S HWY 41
 Legal Description LOT 3 & PT 4 CHAPMAN S/D LL 319 13TH
 (Note: Not to be used on legal documents)
 Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 8.38
 Homestead Exemption Yes (S1)
 Landlot/District 319 / 13

[View Map](#)



Owner

[SMITH EDGAR S](#)
 SMITH EARNEST H
 2206 HWY 41 S
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	8.38

Residential Improvement Information

Style One Family
 Heated Square Feet 2099
 Interior Walls Sheetrock
 Exterior Walls Masonry (brick)
 Foundation Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1964
 Roof Type Asphalt Shingles
 Flooring Type Hardwood
 Heating Type Central Heat/AC
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 1
 Number Of Plumbing Extras 5
 Value \$80,700
 Condition Good
 Fireplaces\Appliances Const 1 sty 1 Box 1
 House Address 2206 HWY 41

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Home Site	0000	3x0 / 1	1	\$3,000
Garage		32x40 / 0	1	\$19,200

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/5/1977	514 520	5 209	\$0	History of sales not validated	INGRAM BOBBY C & VIOLA	SMITH EDGAR S & SMITH ERNEST H
8/17/1973	421 283	5 209	\$0	History of sales not validated	MCMICHEN JOHN E	INGRAM BOBBY C & VIOLA
4/23/1971	368 190	5 209	\$0	History of sales not validated	JAYNES R M	MCMICHEN JOHN E
4/2/1964	217 262	5 209	\$0	History of sales not validated		JAYNES R M

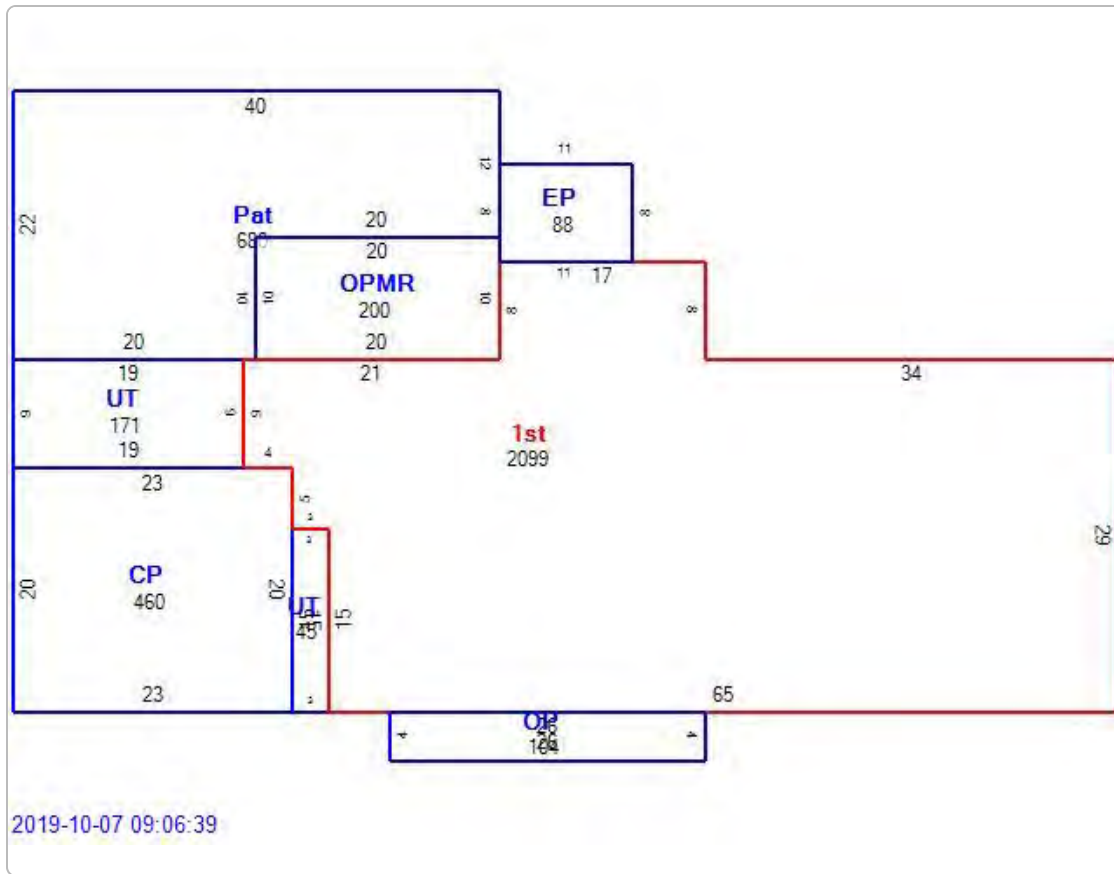
Valuation

	2021	2020	2019	2018
Previous Value	\$142,100	\$142,100	\$142,100	\$142,100
Land Value	\$79,300	\$55,700	\$55,700	\$55,700
+ Improvement Value	\$80,700	\$78,600	\$78,600	\$78,600
+ Accessory Value	\$22,200	\$7,800	\$7,800	\$7,800
= Current Value	\$182,200	\$142,100	\$142,100	\$142,100

Photos



Sketches



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Version 2.3.156

Summary

Parcel Number 000200 001000
 Location Address 2212 S HWY 41
 Legal Description LOT 2 CHAPMAN S/D 4.00 ACRES LL 80 14TH
 (Note: Not to be used on legal documents)
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 4
 Homestead Exemption Yes (S4)
 Landlot/District 80 / 14

[View Map](#)



Owner

TAYLOR CAROL G
 2212 HWY 41 S
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	4

Residential Improvement Information

Style One Family
 Heated Square Feet 1339
 Interior Walls Sheetrock
 Exterior Walls Masonry (brick)
 Foundation Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1965
 Roof Type Asphalt Shingles
 Flooring Type Hardwood
 Heating Type Central Heat/AC
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 3
 Value \$50,800
 Condition Good
 House Address 2212 HWY 41

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Garage	1982	24x30 / 0	1	\$5,400
Home Site	0000	4x0 / 1	1	\$2,000

Permits

Permit Date	Permit Number	Type
11/16/2018	2018-00161	ELECTRIC

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/3/1976	475 212		\$0	History of sales not validated	MCEWEN ALBERT L	TAYLOR MITCHELL W & CAROL G*

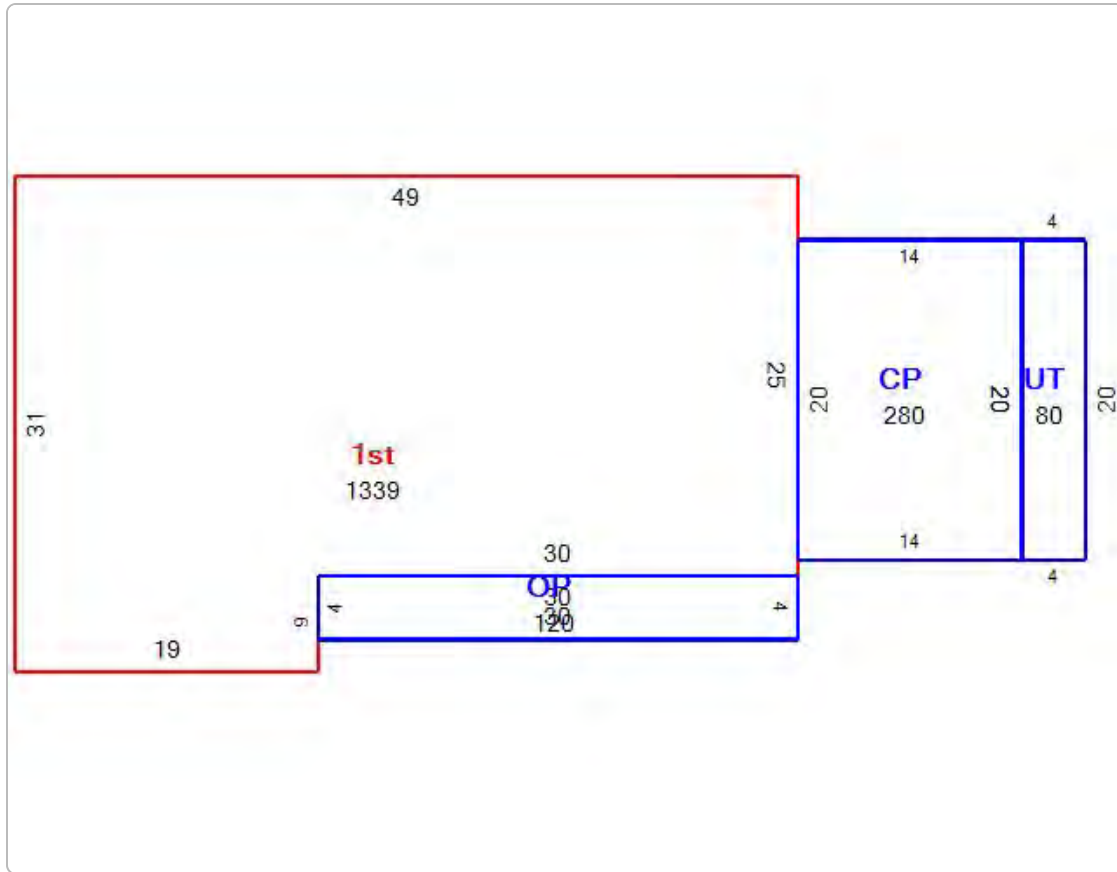
Valuation

	2021	2020	2019	2018
Previous Value	\$92,000	\$92,000	\$92,000	\$92,000
Land Value	\$42,900	\$35,100	\$35,100	\$35,100
+ Improvement Value	\$50,800	\$49,500	\$49,500	\$49,500
+ Accessory Value	\$7,400	\$7,400	\$7,400	\$7,400
= Current Value	\$101,100	\$92,000	\$92,000	\$92,000

Photos



Sketches



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Summary

Parcel Number 000200 002000
 Location Address 2216 S HWY 41
 Legal Description 9.49 ACRES PB 5/209 LL 80 14TH
 (Note: Not to be used on legal documents)
 Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 9.49
 Homestead Exemption Yes (S4)
 Landlot/District 80 / 14

[View Map](#)



Owner

[WRIGHT ELAINES](#)
 2216 HWY 41 S
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	9.49

Residential Improvement Information

Style One Family
 Heated Square Feet 2284
 Interior Walls Panel
 Exterior Walls Masonry (brick)
 Foundation Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1968
 Roof Type Metal
 Flooring Type Carpet
 Heating Type Central Heat/AC
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 1
 Number Of Plumbing Extras 5
 Value \$83,700
 Condition Good
 Fireplaces\Appliances Const 1 sty 1 Box 1
 House Address 2216 HWY 41

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Home Site	0000	3x0 / 1	1	\$3,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/28/2012			\$0	Settling an estate or to satisfy debt or wishes	WRIGHT ELMO C ESTATE	WRIGHT ELAINE S
6/27/1963	204 333	5 209	\$0	History of sales not validated	CHAPMAN TOM	WRIGHT ELMO C & ELAINE S*

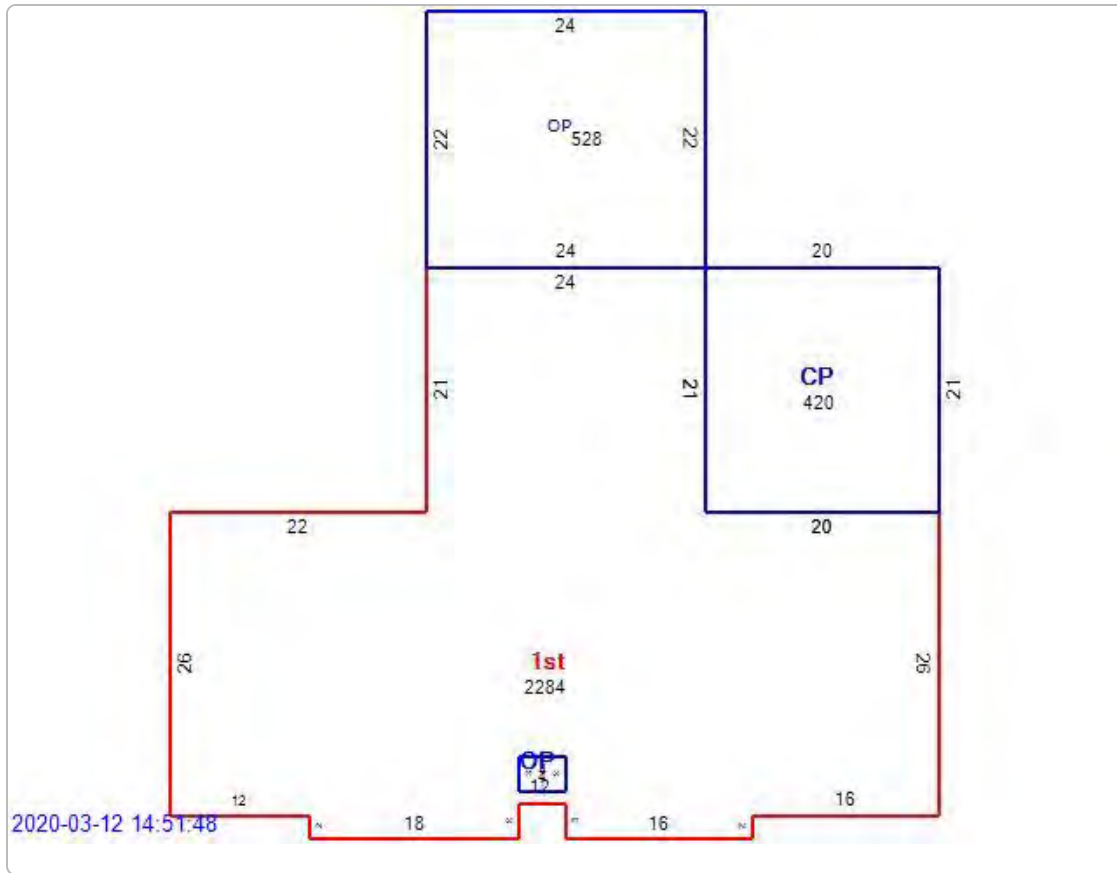
Valuation

	2021	2020	2019	2018
Previous Value	\$130,200	\$122,000	\$122,000	\$122,000
Land Value	\$69,400	\$47,100	\$47,100	\$47,100
+ Improvement Value	\$83,700	\$80,100	\$71,900	\$71,900
+ Accessory Value	\$3,000	\$3,000	\$3,000	\$3,000
= Current Value	\$156,100	\$130,200	\$122,000	\$122,000

Photos



Sketches



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Summary

Parcel Number 000200 013000
 Location Address 2315 S HWY 41
 Legal Description TRACTS 1 & 2 24.44 ACRES LL 79 & 80 14TH
 (Note: Not to be used on legal documents)
 Class V4-Conv Use
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 24.44
 Homestead Exemption No (S0)
 Landlot/District 79 / 14

[View Map](#)



Owner

WRIGHT STEVEN CRAIG
 1220 DEER RUN TRL
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	1
RUR	Small Parcels	Rural	1	23.44

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland	5	4.01
CUV	Agland	6	4.37
CUV	Agland	7	1.41
CUV	Agland	8	1.89
CUV	Woodland	4	2.69
CUV	Woodland	5	0.98
CUV	Woodland	7	2.25
CUV	Woodland	9	5.84

Residential Improvement Information

Style One Family
 Heated Square Feet 1804
 Interior Walls Sheetrock
 Exterior Walls Masonry (brick)
 Foundation Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1978
 Roof Type Asphalt Shingles
 Flooring Type Carpet
 Heating Type Central Heat/AC
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 3
 Value \$95,800
 Condition Good
 Fireplaces\Appliances Const 1 sty 1 Box 1
 House Address 2315 HWY 41

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Lt Utility Commercial Bldg	1980	30x40 / 0	1	\$6,900
Home Site	0000	3x0 / 1	1	\$3,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/15/2013	6401 85	42 52	\$0	Related or corporate affiliate	WRIGHT EUGENE	WRIGHT STEVEN CRAIG
11/13/2003			\$0	Settling an estate or to satisfy debt or wishes	WRIGHT ETHEL L ESTATE	WRIGHT EUGENE
3/22/2002	2051 285	27 232	\$0	Remainder to survivor / joint tenancy deed	WRIGHT EUGENE	WRIGHT EUGENE & ETHEL L *
8/28/1975	461 713		\$0	History of sales not validated	BELLFLOWERS E F	WRIGHT EUGENE
4/11/1950	70 488		\$0	History of sales not validated		BELLFLOWERS E F

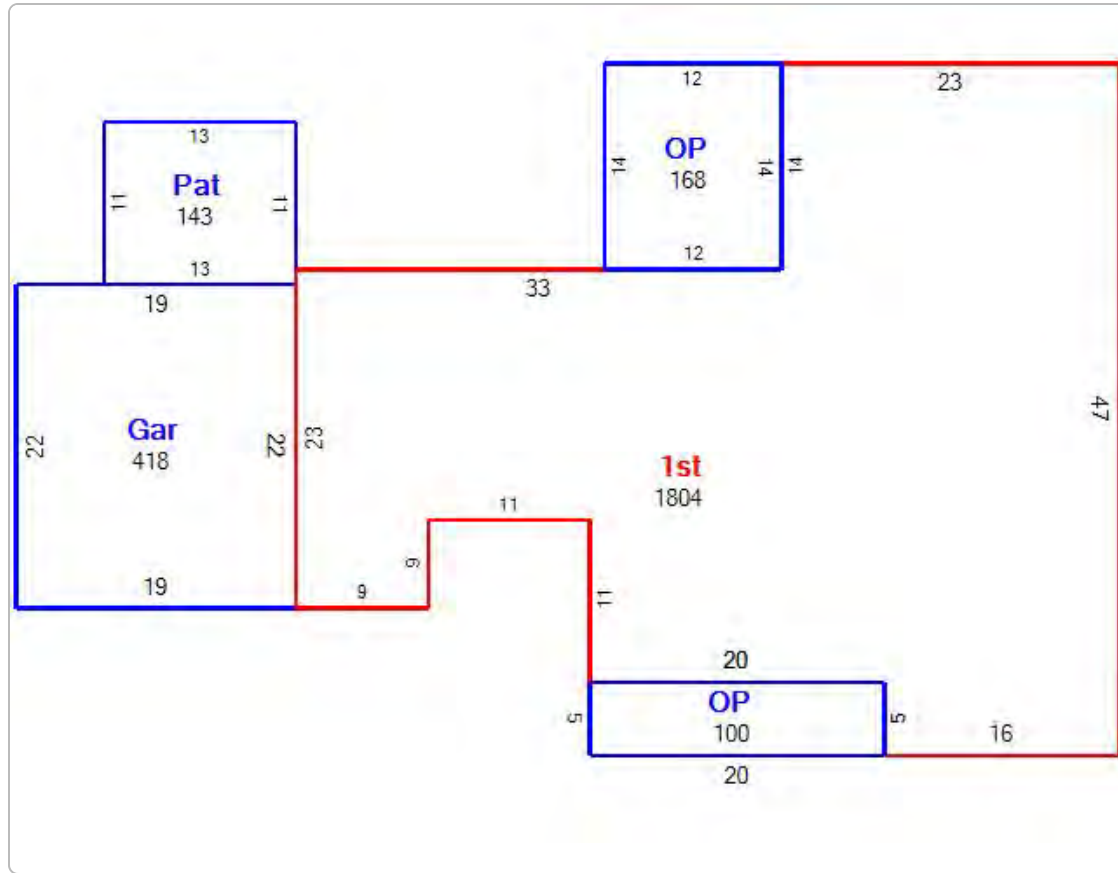
Valuation

	2021	2020	2019	2018
Previous Value	\$210,200	\$210,200	\$210,200	\$210,200
Land Value	\$141,900	\$116,800	\$116,800	\$116,800
+ Improvement Value	\$95,800	\$79,400	\$79,400	\$79,400
+ Accessory Value	\$9,900	\$14,000	\$14,000	\$14,000
= Current Value	\$247,600	\$210,200	\$210,200	\$210,200
10 Year Land Covenant (Agreement Year / Value)	2014 / \$10,402	2014 / \$10,114	2014 / \$9,833	2014 / \$9,559

Photos



Sketches



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Summary

Parcel Number 000200 015000
 Location Address MOSS OAKS RD
 Legal Description PARCEL 4 TRACTS 1 & 2 445.64 ACRES ON HWY 4
 (Note: Not to be used on legal documents)
 Class A5-Agricultural
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 445.65
 Homestead Exemption No (S0)
 Landlot/District 47 / 14

[View Map](#)

Owner

[BLEDSOE FRANKLIN](#)
 2432 MARSHALLVILLE RD
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Agriland	Rural	2	108.41
RUR	Agriland	Rural	3	78
RUR	Agriland	Rural	4	8.91
RUR	Agriland	Rural	5	112.36
RUR	Agriland	Rural	6	7.81
RUR	Agriland	Rural	7	3.29
RUR	Agriland	Rural	8	2.57
RUR	Woodland	Rural	2	1.55
RUR	Woodland	Rural	4	0.08
RUR	Woodland	Rural	7	108.91
RUR	Woodland	Rural	9	13.76

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Home Site		4x0 / 1	1	\$2,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/4/2001	1945 90		\$0	History of sales not validated	BLEDSOE SIDNEY S SR & ELEANOR	BLEDSOE FRANKLIN
9/2/1999	1492 891		\$0	History of sales not validated		BLEDSOE SIDNEY S SR & ELEANOR
9/2/1999	1492 889		\$0	History of sales not validated		BLEDSOE SIDNEY S SR & ELEANOR TRUST
8/29/1981	599 113		\$0	History of sales not validated		BLEDSOE SIDNEY S SR & ELEANOR

Valuation

	2021	2020	2019	2018
Previous Value	\$1,139,200	\$1,139,200	\$1,139,200	\$1,139,200
Land Value	\$1,362,900	\$1,137,200	\$1,137,200	\$1,137,200
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$2,000	\$2,000	\$2,000	\$2,000
= Current Value	\$1,364,900	\$1,139,200	\$1,139,200	\$1,139,200

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Summary

Parcel Number 000200 021000
 Location Address 2317 S HWY 41
 Legal Description PARCEL A & B 2.56 ACRES LL 80 14TH
 (Note: Not to be used on legal documents)
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 2.56
 Homestead Exemption Yes (S1)
 Landlot/District 80 / 14

[View Map](#)



Owner

[CHAMPION WILLIAM T](#)
 CHAMPION CARROLL L
 2317 HWY 41 S
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	2.56

Residential Improvement Information

Style One Family
 Heated Square Feet 1459
 Interior Walls Sheetrock
 Exterior Walls Wood
 Foundation Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1985
 Roof Type Asphalt Shingles
 Flooring Type Carpet/Tile
 Heating Type Central Heat/AC
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 3
 Value \$72,800
 Condition Good
 Fireplaces\Appliances Const 1 sty 1 Box 1
 House Address 2317 HWY 41

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Home Site	0000	3x0 / 1	1	\$3,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/6/1992	964 292	42 52	\$69,500	History of sales not validated		CHAMPION WILLIAM T & CARROLL L
5/6/1992	964 291	42 52	\$0	History of sales not validated	WRIGHT STEVEN CRAIG & ROMUBIO	CHAMPION WILLIAM T & CARROLL L
3/22/1985	679 469	27 232	\$0	History of sales not validated	WRIGHT STEVEN CRAIG	WRIGHT STEVEN CRAIG & ROMUBIO DETRES
2/28/1985	677 468	27 232	\$0	History of sales not validated		WRIGHT STEVEN CRAIG

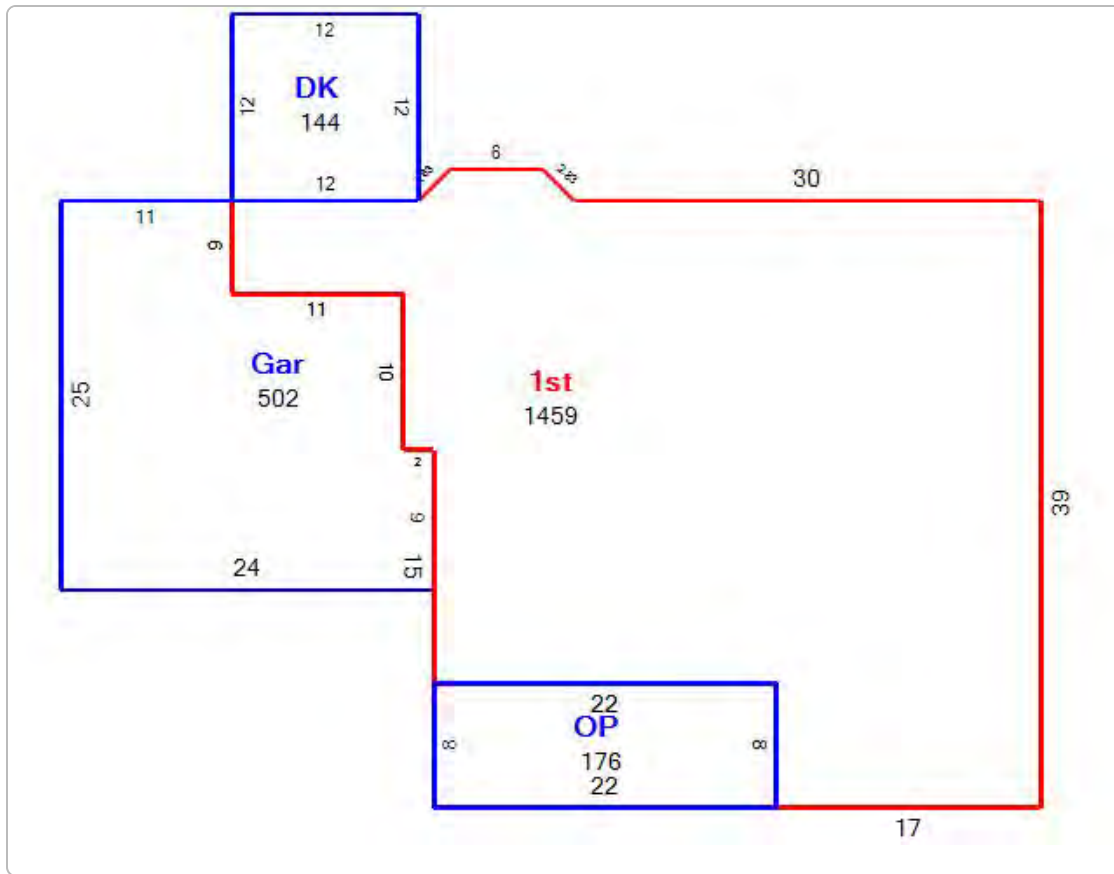
Valuation

	2021	2020	2019	2018
Previous Value	\$80,500	\$80,500	\$80,500	\$80,500
Land Value	\$14,200	\$12,700	\$12,700	\$12,700
+ Improvement Value	\$72,800	\$64,800	\$64,800	\$64,800
+ Accessory Value	\$3,000	\$3,000	\$3,000	\$3,000
= Current Value	\$90,000	\$80,500	\$80,500	\$80,500

Photos



Sketches



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Summary

Parcel Number 000200 023000
 Location Address TOOMER RD
 Legal Description 515.5 ACRES LL 84 77 78 83 & 109 14TH
 (Note: Not to be used on legal documents)
 Class A5-Agricultural
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 515.5
 Homestead Exemption No (S0)
 Landlot/District N/A / 14

[View Map](#)

Owner

[BLEDSOE FRANKLIN](#)
 BLEDSOE JANE ESTATE
 2432 MARSHALLVILLE RD
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Agriland	Rural	2	100.67
RUR	Agriland	Rural	4	91.78
RUR	Agriland	Rural	5	104.01
RUR	Agriland	Rural	6	12.12
RUR	Woodland	Rural	1	0.77
RUR	Woodland	Rural	2	2.68
RUR	Woodland	Rural	3	0.03
RUR	Woodland	Rural	4	9.32
RUR	Pond-7.00-10.99	Rural	3	8
RUR	Pond-2.00-3.99	Rural	3	2
RUR	Agriland	Rural	7	161.68
RUR	Woodland	Rural	9	0.17
RUR	Woodland	Rural	8	16.63
RUR	Woodland	Rural	7	5.64

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
8/13/1993	1041 82		\$0	Multiple parcels part of sales price	JACOBS LEWIS H ETAL	BLEDSOE FRANKLIN & JANE
3/30/1988	891 662		\$0	History of sales not validated		JACOBS LEWIS H ETAL

Valuation

	2021	2020	2019	2018
Previous Value	\$657,200	\$657,200	\$657,200	\$657,200
Land Value	\$765,300	\$657,200	\$657,200	\$657,200
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$765,300	\$657,200	\$657,200	\$657,200

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Summary

Parcel Number 000210 009000
 Location Address SHWY 41
 Legal Description 689.954 ACRES LL 80,81,112,310,320,& 321
 (Note: Not to be used on legal documents)
 Class E1-Exempt
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 689.95
 Homestead Exemption No (S0)
 Landlot/District 80 / 13

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Owner

[STATE OF GA DEPT NATURAL RESOURCES](#)
 7 MARTIN LUTHER KING JR DR
 ATLANTA, GA 30334

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Agriland	Rural	2	10.29
RUR	Agriland	Rural	4	119.79
RUR	Agriland	Rural	5	5.48
RUR	Agriland	Rural	6	20.02
RUR	Agriland	Rural	7	26.11
RUR	Agriland	Rural	8	18.53
RUR	Agriland	Rural	9	1.09
RUR	Woodland	Rural	1	7.36
RUR	Woodland	Rural	3	76.62
RUR	Woodland	Rural	5	131.05
RUR	Woodland	Rural	4	71.33
RUR	Woodland	Rural	6	10.95
RUR	Woodland	Rural	7	110.06
RUR	Woodland	Rural	9	81.27

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/16/2003	2488 69	60 96	\$0	Court, government, or public utility	ANDEL HENRY G & ANNIE C	STATE OF GA DEPT NATURAL RESOURCES
9/13/2000	1590 311	17 14	\$0	History of sales not validated	ANDEL ADAM R & HENRY G	ANDEL HENRY G & ANNIE C
2/18/1998	1338 59	17 14	\$0	History of sales not validated	ANDEL FARMS	ANDEL ADAM R & HENRY G
3/6/1961	164 85	17 14	\$0	History of sales not validated	ANDEL ADAM R, HENRY G & CALVIN	ANDEL FARMS
12/21/1956	110 57	17 14	\$0	History of sales not validated		ANDEL ADAM R, HENRY G & CALVIN C

Valuation

	2021	2020	2019	2018
Previous Value	\$1,519,400	\$1,519,400	\$1,519,400	\$1,519,400
Land Value	\$1,734,200	\$1,519,400	\$1,519,400	\$1,519,400
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$1,734,200	\$1,519,400	\$1,519,400	\$1,519,400

Photos



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Summary

Parcel Number 000340 026000
 Location Address HAY RD
 Legal Description 74.16 AC LL 312 LD 13
 (Note: Not to be used on legal documents)
 Class V5-Consrv Use
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 74.16
 Homestead Exemption No (S0)
 Landlot/District 312 / 13

[View Map](#)

Owner

[BECKHAM FAMILY LIMITED PARTNERSHIP](#)
 PO BOX 1010
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	74.16

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland	2	6.79
CUV	Agland	6	9.86
CUV	Woodland	7	42.72
CUV	Woodland	9	14.79

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/22/1997	1333 500		\$0	Right of way		BECKHAM FAMILY LIMITED PARTNERSHIP
10/22/1997	1315 1		\$0	Right of way		BECKHAM FAMILY LIMITED PARTNERSHIP
8/21/1997	1304 75		\$0	Right of way		BECKHAM FAMILY LIMITED PARTNERSHIP
12/20/1996	1256 110	3 159	\$0	Related or corporate af liate	BECKHAM W E JR & EDWARD M II	BECKHAM FAMILY LIMITED PARTNERSHIP
10/6/1975	464 62	3 159	\$0	Multiple parcels part of sales price	HAY FRANKLIN M JR	BECKHAM W E JR & EDWARD M II
8/10/1973	421 776	3 159	\$0	Multiple parcels part of sales price	HAY STELLA N & JEWELL L	HAY FRANKLIN M JR

Valuation

	2021	2020	2019	2018
Previous Value	\$306,700	\$306,700	\$306,700	\$306,700
Land Value	\$419,200	\$306,700	\$306,700	\$306,700
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$419,200	\$306,700	\$306,700	\$306,700
10 Year Land Covenant (Agreement Year / Value)	2012 / \$32,600	2012 / \$31,698	2012 / \$30,797	2012 / \$29,944

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Summary

Parcel Number 000340 033000
 Location Address HAY RD
 Legal Description PARCEL D 75.40 AC LL 312 LD 13
 (Note: Not to be used on legal documents)
 Class V5-Consrv Use
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 75.4
 Homestead Exemption No (S0)
 Landlot/District 312 / 13

[View Map](#)

Owner

[BECKHAM FAMILY LIMITED PARTNERSHIP](#)
 PO BOX 1010
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	75.4

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland	2	19.78
CUV	Agland	4	9.86
CUV	Agland	5	0.86
CUV	Woodland	4	4.79
CUV	Woodland	7	30.39
CUV	Woodland	9	9.72

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/20/1996	1256 110	16 210	\$0	Related or corporate affiliate	BECKHAM W E JR & EDWARD M II	BECKHAM FAMILY LIMITED PARTNERSHIP
10/6/1975	464 64	16 210	\$0	Multiple parcels part of sales price	SMITH TRACY E	BECKHAM W E JR & EDWARD M II
8/10/1973	421 772	16 210	\$0	History of sales not validated	SMITH HAZEL	SMITH TRACY E

Valuation

	2021	2020	2019	2018
Previous Value	\$311,300	\$311,300	\$311,300	\$311,300
Land Value	\$420,300	\$311,300	\$311,300	\$311,300
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$420,300	\$311,300	\$311,300	\$311,300
10 Year Land Covenant (Agreement Year / Value)	2012 / \$40,308	2012 / \$39,176	2012 / \$38,058	2012 / \$36,992

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Summary

Parcel Number 000340 034000
 Location Address 138 HAY RD
 Legal Description 156.49 AC LL 277 & 278 LD 13
 (Note: Not to be used on legal documents)
 Class V5-Consv Use
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 156.49
 Homestead Exemption No (S0)
 Landlot/District 277 / 13

[View Map](#)



Owner

[BECKHAM FAMILY LIMITED PARTNERSHIP](#)
 PO BOX 1010
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	156.49

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland	2	40.76
CUV	Agland	4	17.44
CUV	Agland	5	6.83
CUV	Woodland	4	4.71
CUV	Woodland	7	84.78
CUV	Woodland	9	1.97

Residential Improvement Information

Style One Family
 Heated Square Feet 1176
 Interior Walls Sheetrock
 Exterior Walls Wood
 Foundation Piers
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1954
 Roof Type Asphalt Shingles
 Flooring Type Pine
 Heating Type No Heat
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 1
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 0
 Value \$20,900
 Condition Average
 House Address 138 HAY

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Barn with Loft	1998	26x37 / 0	1	\$6,400
Implement shed	1980	28x56 / 0	1	\$1,900
Utility	1980	20x30 / 0	1	\$3,000
Implement shed	1980	28x115 / 0	0	\$4,000
Home Site	0000	3x0 / 3	1	\$9,000
Implement shed		32x88 / 0	0	\$7,000
Utility		14x8 / 0	0	\$1,100

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/20/1996	1256 110	2 4	\$0	Related or corporate affiliate	BECKHAM WILLIAM E JR & EDWARD	BECKHAM FAMILY LIMITED PARTNERSHIP
10/26/1975			\$0	Settling an estate or to satisfy debt or wishes	BECKHAM FANITA C	BECKHAM WILLIAM E JR & EDWARD M II
10/5/1964			\$0	Settling an estate or to satisfy debt or wishes	BECKHAM W E SR	BECKHAM FANITA C, W E JR & EDWARD II
11/1/1954	87 189		\$0	History of sales not validated		BECKHAM W E SR

Valuation

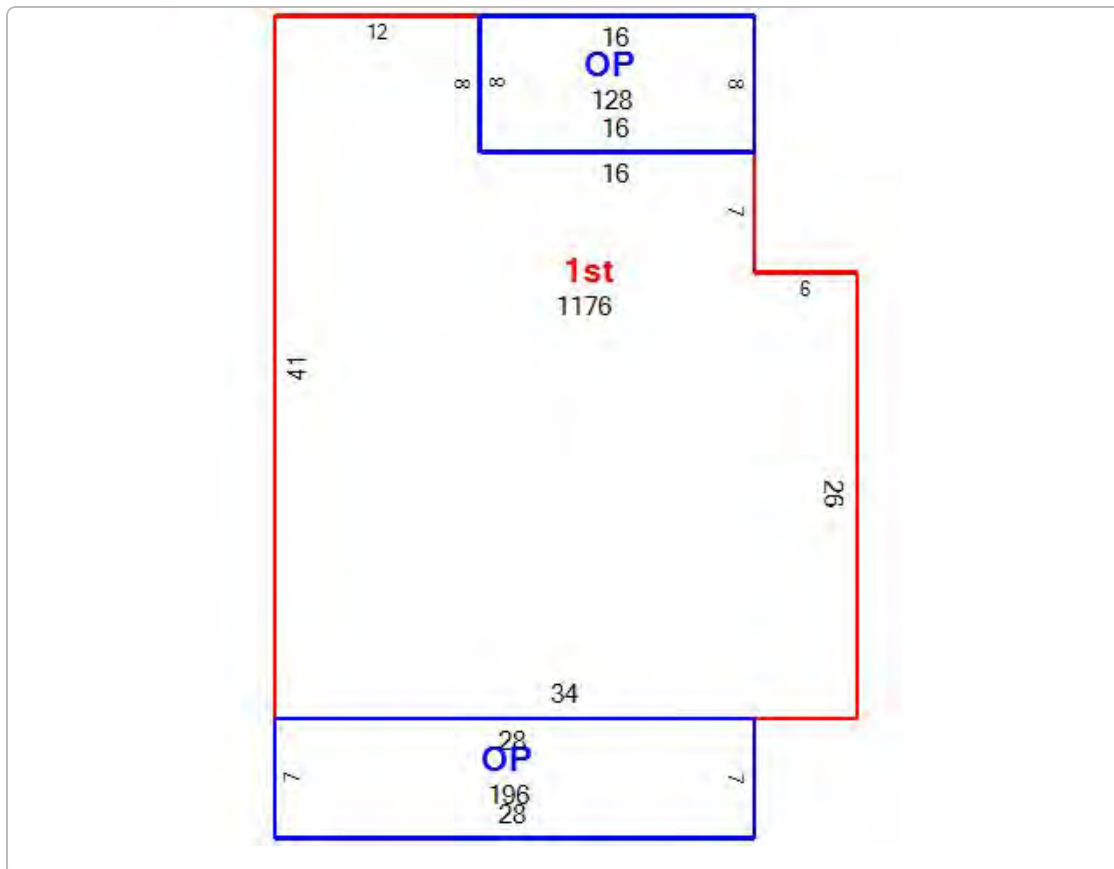
	2021	2020	2019	2018
Previous Value	\$649,440	\$649,440	\$649,440	\$649,440
Land Value	\$608,200	\$608,200	\$608,200	\$608,200
+ Improvement Value	\$20,900	\$11,600	\$11,600	\$11,600
+ Accessory Value	\$32,400	\$29,640	\$29,640	\$29,640
= Current Value	\$661,500	\$649,440	\$649,440	\$649,440
10 Year Land Covenant (Agreement Year / Value)	2012 / \$84,925	2012 / \$82,532	2012 / \$80,165	2012 / \$77,928

Photos





Sketches



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Summary

Parcel Number 000340 035000
 Location Address 116 HAY RD
 Legal Description TRACT A 153.63 ACRES LL 277 & 278 13TH LD
 (Note: Not to be used on legal documents)
 Class V5-Consrv Use
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 153.63
 Homestead Exemption No (S0)
 Landlot/District 277 / 13

[View Map](#)



Owner

SEVEN BRANNEN FARMS LLC
 309 EAST PACES FERRY RD NE
 STE 1200
 ATLANTA, GA 30305

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	153.63

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland	5	9.77
CUV	Woodland	4	37.39
CUV	Woodland	7	104.81
CUV	Woodland	1	1.66

Residential Improvement Information

Style One Family
 Heated Square Feet 1144
 Interior Walls Sheetrock
 Exterior Walls Composition Bd
 Foundation Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1950
 Roof Type Metal
 Flooring Type Pine
 Heating Type Central Heat/AC
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 1
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 0
 Value \$59,600
 Condition Good
 House Address 116 HAY

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Home Site	0000	3x0 / 1	2	\$6,000

Permits

Permit Date	Permit Number	Type
04/01/2014	00160	CELL TOWERS

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/17/2015	6963 1	77 104	\$691,335	Fair market value improved sale	HAMMOCK RONALD ETAL	SEVEN BRANNEN FARMS LLC
1/14/2011			\$0	Settling an estate or to satisfy debt or wishes	HAMMOCK GEORGEA & THERESA ESTATES	HAMMOCK RONALD ETAL
2/28/2001	1693 292		\$0	Life estate	HAMMOCK GEORGE A & THERESA	HAMMOCK GEORGEA & THERESA LIFE EST ETAL
7/28/1950	70 205		\$0	History of sales not validated		HAMMOCK GEORGE A & THERESA

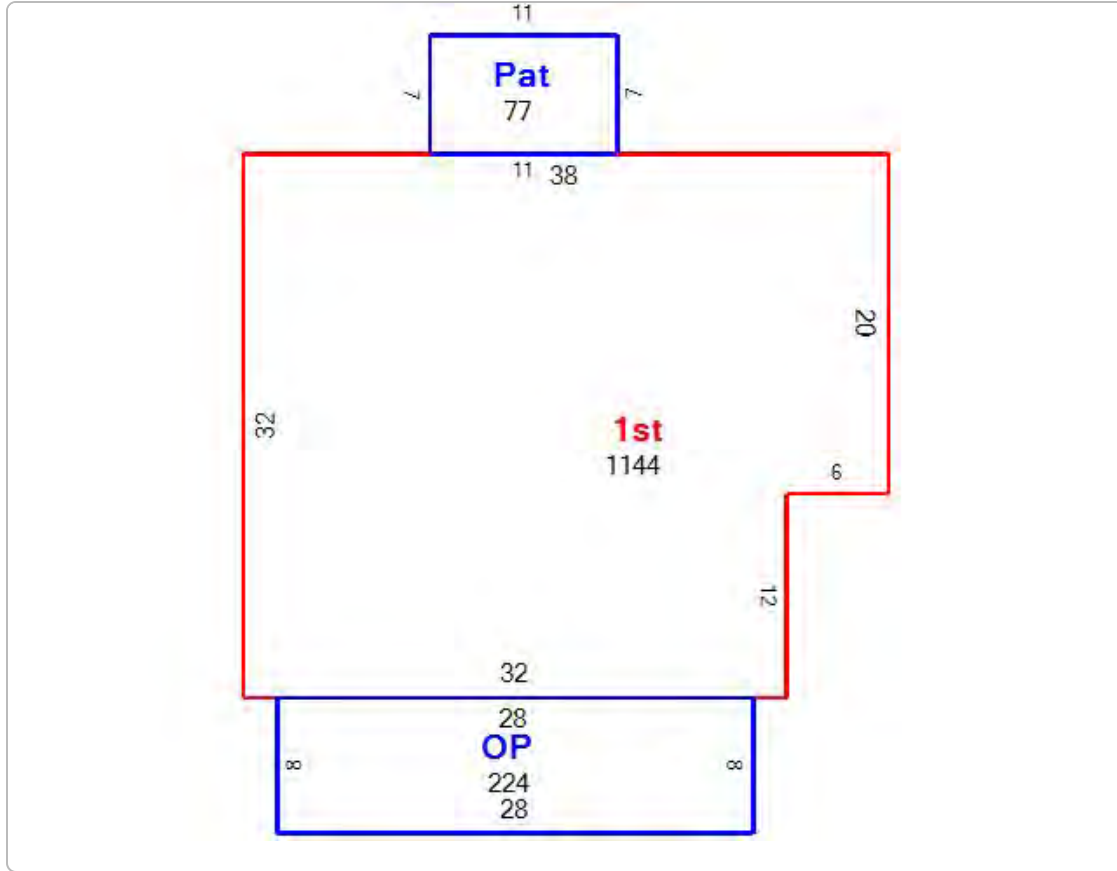
Valuation

	2021	2020	2019	2018
Previous Value	\$659,100	\$659,100	\$659,100	\$659,100
Land Value	\$598,000	\$598,000	\$598,000	\$598,000
+ Improvement Value	\$59,600	\$55,100	\$55,100	\$55,100
+ Accessory Value	\$6,000	\$6,000	\$6,000	\$6,000
= Current Value	\$663,600	\$659,100	\$659,100	\$659,100
10 Year Land Covenant (Agreement Year / Value)	2012 / \$74,161	2012 / \$72,075	2012 / \$70,000	2012 / \$68,067

Photos



Sketches



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Version 2.3.156



Summary

Parcel Number 000340 036000
 Location Address 2001 ELKO RD
 Legal Description PT PAR D2 85.414 AC LL 269 & 270 LD 13
 (Note: Not to be used on legal documents)
 Class V5-Consrv Use
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 85.41
 Homestead Exemption No (S0)
 Landlot/District 269 / 13

[View Map](#)

Owner

[AYER LEWIS M JR](#)
 PO BOX 631
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	46.74
RUR	Alluvial Land	Rural	1	38.02
RUR	Pond-.01-1.99	Rural	3	0.65

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland	3	0.19
CUV	Agland	6	17.78
CUV	Agland	9	9.4
CUV	Woodland	1	2.18
CUV	Woodland	7	9.19
CUV	Woodland	8	46.67

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/31/1995	1177 481	46 77	\$61,100	History of sales not validated	TUCKER CATHERINE B & JEFFERY S	AYER LEWIS M JR
8/17/1995	1163 153	46 77	\$0	Remainder to survivor / joint tenancy deed	TUCKER CATHERINE B	TUCKER CATHERINE B & JEFFERY S *
10/12/1994	1120 402	46 77	\$0	History of sales not validated	TUCKER JEFFERY S	TUCKER CATHERINE B
9/14/1994	1116 414		\$210,000	History of sales not validated	NAGEL PETER	TUCKER JEFFERY S
10/19/1987	796 15		\$0	History of sales not validated	JUSTA INC	NAGEL PETER
4/1/1984	653 543		\$0	History of sales not validated	CORIM AGRI INC	JUSTA INC
4/1/1983	626 147		\$0	History of sales not validated	ROZAR J FRANK EST & EXIE G	CORIM AGRI INC
4/7/1961	165 375		\$0	History of sales not validated		ROZAR J FRANK

Valuation

	2021	2020	2019	2018
Previous Value	\$233,800	\$233,800	\$233,800	\$233,800
Land Value	\$275,000	\$233,800	\$233,800	\$233,800
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$275,000	\$233,800	\$233,800	\$233,800
10 Year Land Covenant (Agreement Year / Value)	2017 / \$33,658	2017 / \$32,742	2017 / \$31,829	2017 / \$30,924

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Summary

Parcel Number 000340 040000
 Location Address ELKO RD
 Legal Description 86 AC LL 270 LD 13
 (Note: Not to be used on legal documents)
 Class V5-Consrv Use
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 86
 Homestead Exemption No (S0)
 Landlot/District 270 / 13

[View Map](#)

Owner

[BECKHAM FAMILY LIMITED PARTNERSHIP](#)
 PO BOX 1010
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	86

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland	3	0.7
CUV	Agland	5	1.21
CUV	Agland	6	2.22
CUV	Woodland	1	6.95
CUV	Woodland	4	10.06
CUV	Woodland	6	0.25
CUV	Woodland	7	64.61

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/20/1996	1256 110		\$0	Related or corporate affiliate	BECKHAM WILLIAM E JR & EDWARD M II	BECKHAM FAMILY LIMITED PARTNERSHIP
10/26/1975			\$0	Settling an estate or to satisfy debt or wishes	BECKHAM FANITA C ESTATE	BECKHAM WILLIAM E JR & EDWARD M II
7/23/1966	264 197		\$0	History of sales not validated		BECKHAM FANITA C ETAL

Valuation

	2021	2020	2019	2018
Previous Value	\$328,400	\$328,400	\$328,400	\$328,400
Land Value	\$394,700	\$328,400	\$328,400	\$328,400
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$394,700	\$328,400	\$328,400	\$328,400
10 Year Land Covenant (Agreement Year / Value)	2012 / \$41,432	2012 / \$40,269	2012 / \$39,114	2012 / \$38,033

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Summary

Parcel Number 000340 052000
Location Address 2039 ELKO RD
Legal Description PARCEL D3 5.00 AC LL 269&270 13TH
 (Note: Not to be used on legal documents)
Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning RAG
Tax District County (District 1)
Millage Rate 24.47
Acres 5
Homestead Exemption Yes (S1)
Landlot/District 269 / 13

[View Map](#)

Owner

[ASKEW JAMES](#)
 2039 ELKO RD
 PERRY, GA 31069

Rural Land

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

Residential Improvement Information

Style One Family
Heated Square Feet 1824
Interior Walls Sheetrock
Exterior Walls Masonry (brick)
Foundation Masonry
Attic Square Feet 0
Basement Square Feet 0
Year Built 1999
Roof Type Asphalt Shingles
Flooring Type Carpet/Tile
Heating Type Central Heat/AC
Number Of Rooms 0
Number Of Bedrooms 3
Number Of Full Bathrooms 3
Number Of Half Bathrooms 0
Number Of Plumbing Extras 6
Value \$146,800
Condition Good
Fireplaces\Appliances Pre-fab 1 sty 1 Box 1
House Address 2039 ELKO

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Home Site	1998	3x0 / 1	1	\$3,000

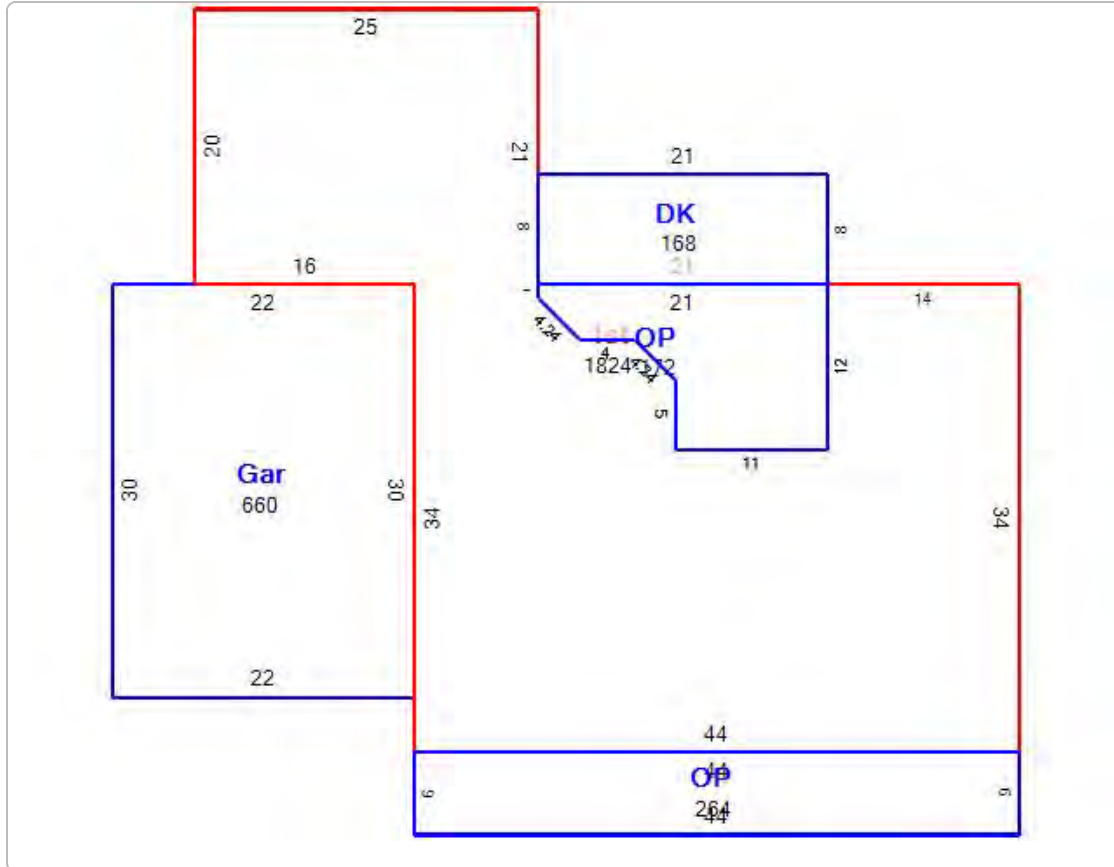
Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/4/2004	2997 67	46 77	\$183,000	Fair market value improved sale	WILSON JAMES M & J ROBYN *	ASKEW JAMES
12/13/2000	1647 330	46 77	\$169,060	Fair market value improved sale	DEPUY EDWARD DUANE JR & BARBAR	WILSON JAMES M & J ROBYN *
2/5/1999	1427 886	46 77	\$28,000	Land market sale	DEAN CHARLES W	DEPUY EDWARD DUANE JR & BARBARA D
4/21/1995	1144 212	46 77	\$20,000	Land market sale	SMITH MARY ANNE	DEAN CHARLES W
11/10/1994	1124 190	46 77	\$14,000	Land market sale	TUCKER JEFFERY S	SMITH MARY ANNE

Valuation

	2021	2020	2019	2018
Previous Value	\$195,700	\$195,700	\$195,700	\$195,700
Land Value	\$80,500	\$57,500	\$57,500	\$57,500
+ Improvement Value	\$146,800	\$135,200	\$135,200	\$135,200
+ Accessory Value	\$3,000	\$3,000	\$3,000	\$3,000
= Current Value	\$230,300	\$195,700	\$195,700	\$195,700

Sketches



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 Schneider
 GEOSPATIAL

Version 2.3.156

Summary

Parcel Number 000340 057000
 Location Address 2035 ELKO RD
 Legal Description PAR D2-1 8.211 AC LL 269& 270 13TH
 (Note: Not to be used on legal documents)
 Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 8.21
 Homestead Exemption No (S0)
 Landlot/District 269 / 13

[View Map](#)



Owner

[AYER LEWIS M JR](#)
 PO BOX 631
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	4.61
RUR	Small Parcels	Rural	1	3.6

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Home Site		4x0 / 1	1	\$2,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/9/1994	1123 692	46 94	\$16,422	History of sales not validated		AYER LEWIS M JR

Valuation

	2021	2020	2019	2018
Previous Value	\$37,100	\$37,100	\$37,100	\$37,100
Land Value	\$50,100	\$35,100	\$35,100	\$35,100
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$2,000	\$2,000	\$2,000	\$2,000
= Current Value	\$52,100	\$37,100	\$37,100	\$37,100

Photos



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Summary

Parcel Number 000350 001000
Location Address ELKO RD
Legal Description 761.17 ACRES LL 310 13TH LD
Class A5-Agricultural
Zoning RAG
Tax District County (District 1)
Millage Rate 24.47
Acres 761.17
Homestead Exemption No (S0)
Landlot/District 310 / 13

View Map

Owner

AYERS FARMS INC
1444 SAM NUNN BLVD
PERRY, GA 31069

Rural Land

Table with 5 columns: Type, Description, Calculation Method, Soil Productivity, Acres. Lists various rural land parcels with their respective details.

Sales

Table with 7 columns: Sale Date, Deed Book / Page, Plat Book / Page, Sale Price, Reason, Grantor, Grantee. Lists historical sales transactions.

Valuation

Table with 5 columns: Category, 2021, 2020, 2019, 2018. Shows valuation data for Previous Value, Land Value, Improvement Value, Accessory Value, and Current Value.

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Summary

Parcel Number 000350 002000
 Location Address ELKO RD
 Legal Description 534.67 AC LL268,269,278,279,280,310,311 13TH
 (Note: Not to be used on legal documents)
 Class A5-Agricultural
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 534.67
 Homestead Exemption No (S0)
 Landlot/District 268 / 13

[View Map](#)

Owner

[AYERS FARMS INC](#)
 1444 SAM NUNN BLVD
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Agriland	Rural	4	4.17
RUR	Agriland	Rural	7	4.14
RUR	Agriland	Rural	9	23.24
RUR	Woodland	Rural	3	88.63
RUR	Woodland	Rural	4	53.39
RUR	Woodland	Rural	6	255.57
RUR	Woodland	Rural	8	58.38
RUR	Woodland	Rural	9	47.15

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/31/2021	9090 219		\$1,071,124	Land market sale	FLAT CREEK RESOURCES LLC	AYERS FARMS INC
11/8/2017	7683 89		\$0	Related or corporate affiliate	KEEN CREEK LLC	FLAT CREEK RESOURCES LLC
10/20/2016	7318 262	67 104	\$3,300,000	Multiple parcels part of sales price	TOLLESON TIMBERLANDS INC	KEEN CREEK LLC
5/13/2005	3418 64		\$0	Convenience or to correct title	AFFIDAVIT - 2590/1	TOLLESON TIMBERLANDS INC
5/31/2003	2590 1		\$0	Related or corporate affiliate	TOLLESON LUMBER CO INC	TOLLESON TIMBERLANDS INC
12/8/2000	1642 158		\$2,162,242	History of sales not validated	FLINT FORESTS INC	TOLLESON LUMBER CO INC
12/15/1970	358 459		\$0	History of sales not validated	GROVANIA GROVES INC	FLINT FORESTS INC
12/28/1948	67 104		\$0	History of sales not validated	GROVANIA GROVES INC	GROVANIA GROVES INC

Valuation

	2021	2020	2019	2018
Previous Value	\$1,045,600	\$1,045,600	\$1,045,600	\$2,048,400
Land Value	\$802,005	\$802,005	\$1,045,600	\$1,045,600
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$802,005	\$802,005	\$1,045,600	\$1,045,600

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Summary

Parcel Number 000350 003000
 Location Address GILBERT RD
 Legal Description 77 ACRES LL 320 & 321 LD 13
 (Note: Not to be used on legal documents)
 Class V5-Consrv Use
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 77
 Homestead Exemption No (S0)
 Landlot/District 320 / 13

[View Map](#)

Owner

[AYERS FARMS INC](#)
 1444 SAM NUNN BLVD
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodland	Rural	1	2
RUR	Woodland	Rural	3	8
RUR	Woodland	Rural	4	11
RUR	Woodland	Rural	5	40
RUR	Woodland	Rural	6	6
RUR	Woodland	Rural	7	8
RUR	Woodland	Rural	9	2

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Woodland	1	2
CUV	Woodland	3	8
CUV	Woodland	4	11
CUV	Woodland	5	40
CUV	Woodland	6	6
CUV	Woodland	7	8
CUV	Woodland	9	2

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/2/2020	8841 11		\$0	Corrective Deed	CORRECTS 8338-322 & 8338-325	AYERS FARMS INC
9/29/2020	8841 13		\$0	Corrective Deed	CORRECTS 2938-348	AYERS FARMS INC
10/1/2019	8338 325		\$5,500,000	Multiple parcels part of sales price	DOUGLAS BETTY JO BODREY CAWTHON ET AL	AYER'S FARMS INC
10/1/2019	8338 322		\$0	Settling an estate or to satisfy debt or wishes	DOUGLAS ROBERT BRUCE ESTATE	DOUGLAS BETTY JO BODREY CAWTHON ET AL
3/16/2004	2938 348		\$0	Settling an estate or to satisfy debt or wishes	DOUGLAS D SCOTT ETAL	DOUGLAS ROBERT BRUCE
4/30/1996	1215 45		\$0	History of sales not validated	ANDEL ADAM R, HENRY G & CALVIN C	DOUGLAS D SCOTT ETAL

Valuation

	2021	2020	2019	2018
Previous Value	\$147,100	\$147,100	\$147,100	\$147,100
Land Value	\$162,100	\$147,100	\$147,100	\$147,100
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$162,100	\$147,100	\$147,100	\$147,100
10 Year Land Covenant (Agreement Year / Value)	2020 / \$42,124	2020 / \$40,945	2010 / \$39,782	2010 / \$38,678

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Summary

Parcel Number 000580 013000
 Location Address 1906 TUCKER RD
 Legal Description 343.62 ACRES LL 190 & 191 13TH LD
 (Note: Not to be used on legal documents)
 Class V5-Consv Use
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 343.63
 Homestead Exemption No (S0)
 Landlot/District 190 / 13

[View Map](#)

Owner

[LINGER LONGER PROPERTIES LLC](#)
 130 VAN DR
 KATHLEEN, GA 31047

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	249.29
RUR	Pond-7.00-10.99	Rural	1	9.33
RUR	Pond-4.00-6.99	Rural	1	5.37
RUR	Power Ease/RW	Rural	1	31.43
RUR	Alluvial Land	Rural	1	48.21

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland	2	4.56
CUV	Agland	3	25.25
CUV	Agland	4	1.98
CUV	Agland	5	6.29
CUV	Agland	6	2.12
CUV	Agland	9	27.59
CUV	Woodland	1	5.98
CUV	Woodland	2	8.67
CUV	Woodland	3	0.3
CUV	Woodland	4	115.18
CUV	Woodland	7	40.51
CUV	Woodland	8	105.14
CUV	Woodland	9	0.06

Permits

Permit Date	Permit Number	Type
02/26/2018	2018 00120	NEW CONSTRUCT

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/30/2019	8080 347	79 347	\$1,000	Quit claim deed or divorce settlement	ASHLEY SHAWN & JOY	LINGER LONGER PROPERTIES LLC
12/28/2017	7725 345		\$0	Related or corporate af liate	MASON DEBORAH C	LINGER LONGER PROPERTIES LLC
12/12/2017	7709 255	17 204	\$1,221,316	Multiple parcels part of sales price	MEADOWS FAMILY PARTNERSHIP LP	MASON DEBORAH C
12/1/1998	1359 136	24 131	\$0	History of sales not validated	MEADOWS JAMES C E & MARIE J*	MEADOWS FAMILY PARTNERSHIP LP
11/17/1992	995 248	24 131	\$0	History of sales not validated	MEADOWS JAMES C E & MARIE J*	MEADOWS JAMES C E & MARIE J*
11/17/1992	995 247	24 131	\$0	History of sales not validated	MEADOWS JAMES C E & MARIE J*	MEADOWS JAMES C E & MARIE J*
8/1/1980	577 548	24 131	\$0	History of sales not validated	CALOSHELL CORP	MEADOWS JAMES C E & MARIE J*

4/8/1980	571 24	24 131	\$0	History of sales not validated	MEADOWS JAMES C E & MARIE J*	MEADOWS JAMES C E & MARIE J*
11/1/1976	486 36	24 131	\$0	History of sales not validated	BARRETT R M	CALOSHELL CORP
7/11/1975	459 216	24 131	\$0	History of sales not validated	HICKMAN JAMES F JR ETAL	BARRETT R M
6/21/1974	438 397	22 381	\$0	History of sales not validated	DAVIS JOE C	HICKMAN JAMES F JR ETAL
1/15/1958	119 520	17 204	\$0	History of sales not validated		DAVIS JOE C

Valuation

	2021	2020	2019	2018
Previous Value	\$1,332,100	\$1,331,600	\$952,626	\$1,357,800
Land Value	\$1,371,900	\$1,332,100	\$1,331,600	\$951,223
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$1,403
= Current Value	\$1,371,900	\$1,332,100	\$1,331,600	\$952,626
10 Year Land Covenant (Agreement Year / Value)	2019 / \$169,539	2019 / \$164,803	2019 / \$160,013	2009 / \$159,767

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Version 2.3.161



Summary

Parcel Number 000590 002000
 Location Address LIMEROCK RD
 Legal Description 49.44 ACRES LL 229 & 230 13TH LD
 (Note: Not to be used on legal documents)
 Class A5-Agricultural
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 49.44
 Homestead Exemption No (S0)
 Landlot/District 229 / 13

[View Map](#)

Owner

EDEN ERNEST M
 PERRY BENEVOLENT TRUST
 C/O A C CHURCH
 4856 FIRST COAST HWY SUITE 1
 FERNANDINA BEACH, FL 32034

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	49.44

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/6/2016	7364 235	15 210	\$0	Related or corporate af liate	EDEN ERNEST M & PERRY BENEVOLENT TRUST	EDEN ERNEST M & PERRY BENEVOLENT TRUST
2/19/2005	3339 320	15 210	\$0	Quit claim deed or divorce settlement	GLAWSON DOCK P	EDEN ERNEST M & PERRY BENEVOLENT TRUST
1/30/1998	1382 344	15 210	\$0	Partial interest or land contract	CALDWELL HAROLD G	EDEN ERNEST M & PERRY BENEVOLENT TRUST
5/29/1997	1283 724	15 210	\$13,000	History of sales not validated	WRIGHT TIMBERLANDS INC	EDEN ERNEST M & CALDWELL HAROLD G
5/29/1997	1283 723	15 210	\$0	Quit claim deed or divorce settlement	GLAWSON DOCK P	WRIGHT TIMBERLANDS INC
1/21/1997	1259 649	15 210	\$0	Multiple parcels part of sales price	PERRY PROPERTIES INC	GLAWSON DOCK P
11/29/1977	513 760	15 210	\$0	Multiple parcels part of sales price	INTERNATIONAL REALTY SALES & E	PERRY PROPERTIES INC
8/1/1977	513 20	15 210	\$0	Multiple parcels part of sales price	AGREE-HOUSTON COUNTY #1 LTD	INTERNATIONAL REALTY SALES & EXCHANGES
3/14/1973	428 29	15 210	\$0	Multiple parcels part of sales price	CALDWELL HAROLD G & BOZEMAN W W	AGREE-HOUSTON COUNTY #1 LTD
3/14/1973	411 416	15 210	\$0	Multiple parcels part of sales price	COMMUNITY REALTY INC	CALDWELL HAROLD G & BOZEMAN WALLACE
2/1/1972	388 315		\$0	History of sales not validated	MODULAR SALES & DEV CORP	COMMUNITY REALTY INC
11/24/1970	357 304		\$0	Multiple parcels part of sales price	COMMUNITY REALTY INC	MODULAR SALES & DEV CORP
8/10/1963	206 350		\$0	History of sales not validated		COMMUNITY REALTY INC

Valuation

	2021	2020	2019	2018
Previous Value	\$88,500	\$88,500	\$88,500	\$88,500
Land Value	\$144,900	\$88,500	\$88,500	\$88,500
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$144,900	\$88,500	\$88,500	\$88,500

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Summary

Parcel Number 000590 010000
Location Address 106 NOTTINGHAM DR
Legal Description 188.146 ACRES LL 186, 187, 192, & 193 13TH
 (Note: Not to be used on legal documents)
Class V5-Consrv Use
 (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning RAG
Tax District County (District 1)
Millage Rate 24.47
Acres 188.15
Homestead Exemption No (S0)
Landlot/District 186 / 13

[View Map](#)

Owner

[WICKER JAMES L](#)
 2420 HWY 341 N
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Agriland	Rural	4	0.55
RUR	Agriland	Rural	6	0.05
RUR	Agriland	Rural	7	108.28
RUR	Woodland	Rural	8	2.03
RUR	Agriland	Rural	7	77.24

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland	5	0.38
CUV	Agland	9	4.35
CUV	Agland	7	94.49
CUV	Woodland	4	2.89
CUV	Woodland	8	86.04

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/11/1998	1413 577	45 94	\$165,000	History of sales not validated	REAGAN NEAL S	WICKER JAMES L
9/8/1998	1388 707	45 94	\$169,331	History of sales not validated	SHAW LOYD L ETAL	REAGAN NEAL S
1/6/1997	1257 800	45 94	\$93,950	History of sales not validated	SMITH GEORGE T	SHAW LOYD L ETAL
4/7/1995	1144 241	45 94	\$0	Quit claim deed or divorce settlement	FLINT RIVER WOOD INC	SMITH GEORGE T
4/7/1995	1144 240	45 94	\$0	Quit claim deed or divorce settlement	WEYERHAEUSER COMPANY	SMITH GEORGE T
2/25/1994	1082 47	45 94	\$325,000	History of sales not validated	SMITH EARL D ETAL	SMITH GEORGE T
10/16/1985	699 256	45 94	\$0	Multiple parcels part of sales price	MIGUEL FRANK J	AMOS JAMES M
2/2/1984	647 34	45 94	\$0	Multiple parcels part of sales price	FREE DONALD	BICKLEY JANE W & SMITH BARNEY A SR
4/6/1978	523 515	45 94	\$0	History of sales not validated	KAMAY CORPORATION	SMITH BARNEY A & FREE DONALD
4/6/1978	523 513	45 94	\$0	History of sales not validated	KAMAY CORP	SMITH EARL D ETAL
12/27/1972	407 536	13 83	\$0	History of sales not validated	HILL HUGH R	KAMAY CORP
12/21/1972	407 535	13 83	\$0	History of sales not validated	HILL ROBERT A	HILL HUGH R
12/10/1959	146 401	13 83	\$0	History of sales not validated		HILL ROBERT A & HUGH R

Valuation

	2021	2020	2019	2018
Previous Value	\$263,400	\$263,400	\$263,400	\$263,400
Land Value	\$263,400	\$263,400	\$263,400	\$263,400
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$263,400	\$263,400	\$263,400	\$263,400
10 Year Land Covenant (Agreement Year / Value)	2019 / \$71,907	2019 / \$69,925	2019 / \$32,859	2009 / \$68,004

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

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Summary

Parcel Number	000590 018000
Location Address	1205 GOLDEN ISLES PKWY
Legal Description	PARCEL A 50.00 ACRES LL 192,193,228,229 (Note: Not to be used on legal documents)
Class	V5-Consrv Use (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning	RAG
Tax District	County (District 1)
Millage Rate	24.47
Acres	50
Homestead Exemption	Yes (S1)
Landlot/District	192 / 13

[View Map](#)

Owner

[GENTRY PHILIP C SR](#)
GENTRY BRENDA R
1205 GOLDEN ISLES PKWY
PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Agriland	Rural	2	1.56
RUR	Agriland	Rural	4	2.01
RUR	Agriland	Rural	2	1
RUR	Woodland	Rural	7	7.72
RUR	Woodland	Rural	8	7.71
RUR	Agriland	Rural	7	30

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland	2	1.56
CUV	Agland	4	2.01
CUV	Agland	7	30
CUV	Woodland	7	7.72
CUV	Woodland	8	7.71

Residential Improvement Information

Style	One Family
Heated Square Feet	2676
Interior Walls	Sheetrock
Exterior Walls	Vinyl Siding
Foundation	Piers
Attic Square Feet	0
Basement Square Feet	0
Year Built	2000
Roof Type	Metal
Flooring Type	Carpet/Hardwood
Heating Type	Central Heat/AC
Number Of Rooms	0
Number Of Bedrooms	0
Number Of Full Bathrooms	3
Number Of Half Bathrooms	1
Number Of Plumbing Extras	8
Value	\$213,100
Condition	Good
Fireplaces\Appliances	Pre-fab 1 sty 1 Box 1
House Address	1205 GOLDEN ISLES

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Home Site	2019	3x0 / 1	0	\$3,000
Implement shed	2006	20x27 / 0	0	\$1,300
Pool : Vinyl	2004	16x32 / 0	1	\$10,000
Home Site	2000	3x0 / 1	1	\$3,000
Barn	1999	48x35 / 1680	0	\$7,400



Summary

Parcel Number 000590 020000
 Location Address GOLDEN ISLES PKWY
 Legal Description PARCEL C 57.51 ACRES LL 192,193,228,229
 (Note: Not to be used on legal documents)
 Class V5-Consrv Use
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 57.51
 Homestead Exemption No (S0)
 Landlot/District 229 / 13

[View Map](#)

Owner

[WOOD JAMES M SR](#)
 WOOD REBECCA T
 1215 GOLDEN ISLES PKWY
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodland	Rural	7	57.51

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Woodland	7	57.51

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/28/1999	1456 4	54 89	\$50,000	Land market sale	COCHRAN HILDA P	WOOD JAMES M SR & REBECCA T*

Valuation

	2021	2020	2019	2018
Previous Value	\$97,800	\$97,800	\$97,800	\$97,800
Land Value	\$153,800	\$97,800	\$97,800	\$97,800
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$153,800	\$97,800	\$97,800	\$97,800
10 Year Land Covenant (Agreement Year / Value)	2015 / \$24,614	2015 / \$23,924	2015 / \$23,234	2015 / \$22,601

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Summary

Parcel Number 000180 022000
 Location Address 2432 MARSHALLVILLE RD
 Legal Description 518.14 ACRES LL 19 20 45 46 & 47 14TH
 (Note: Not to be used on legal documents)
 Class A5-Agricultural
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 518.14
 Homestead Exemption Yes (S1)
 Landlot/District 19 / 14

[View Map](#)



Owner

BLED SOE ROBERT FRANKLIN
 2432 MARSHALLVILLE RD
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Agriland	Rural	2	19.65
RUR	Agriland	Rural	3	188.63
RUR	Agriland	Rural	4	73.58
RUR	Agriland	Rural	5	15.47
RUR	Agriland	Rural	8	5.71
RUR	Woodland	Rural	2	28.61
RUR	Woodland	Rural	3	162.55
RUR	Woodland	Rural	4	10.35
RUR	Woodland	Rural	5	1.98
RUR	Woodland	Rural	7	2.27
RUR	Woodland	Rural	9	9.34

Residential Improvement Information

Style One Family
 Heated Square Feet 4747
 Interior Walls Sheetrock
 Exterior Walls Masonry/Wood
 Foundation Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1935
 Roof Type Asphalt Shingles
 Flooring Type Carpet
 Heating Type Central Heat/AC
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 3
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 6
 Value \$175,800
 Condition Good
 Fireplaces\Appliances Const 1 sty 1 Box 2

Style One Family
 Heated Square Feet 2704
 Interior Walls Sheetrock
 Exterior Walls Wood
 Foundation Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1930
 Roof Type Asphalt Shingles
 Flooring Type Carpet/Tile
 Heating Type Central Heat/AC
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 2

Number Of Half Bathrooms 0
 Number Of Plumbing Extras 3
 Value \$86,500
 Condition Good
 Fireplaces\Appliances Const 1 sty 1 Box 2

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Barn with Loft	1966	48x95 / 0	1	\$8,800
Utility	1966	32x32 / 0	1	\$2,500
Implement shed	1966	48x95 / 0	1	\$2,800
Home Site	0000	3x0 / 1	1	\$3,000
Home Site		4x0 / 1	1	\$2,000

Permits

Permit Date	Permit Number	Type
05/29/2015	2015 00274	ELECTRIC

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/28/1972	407 545		\$0	Related or corporate af liate	BLEDSON SIDNEY S JR	BLEDSON ROBERT FRANKLIN

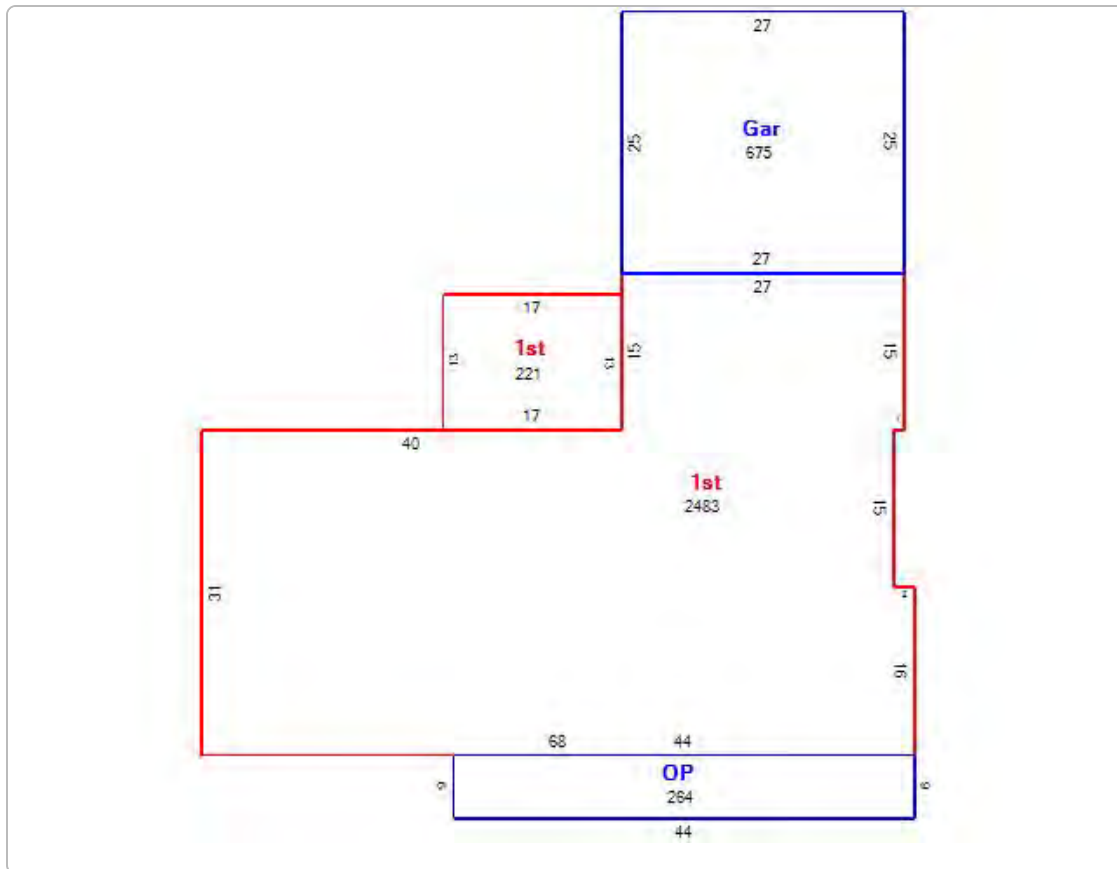
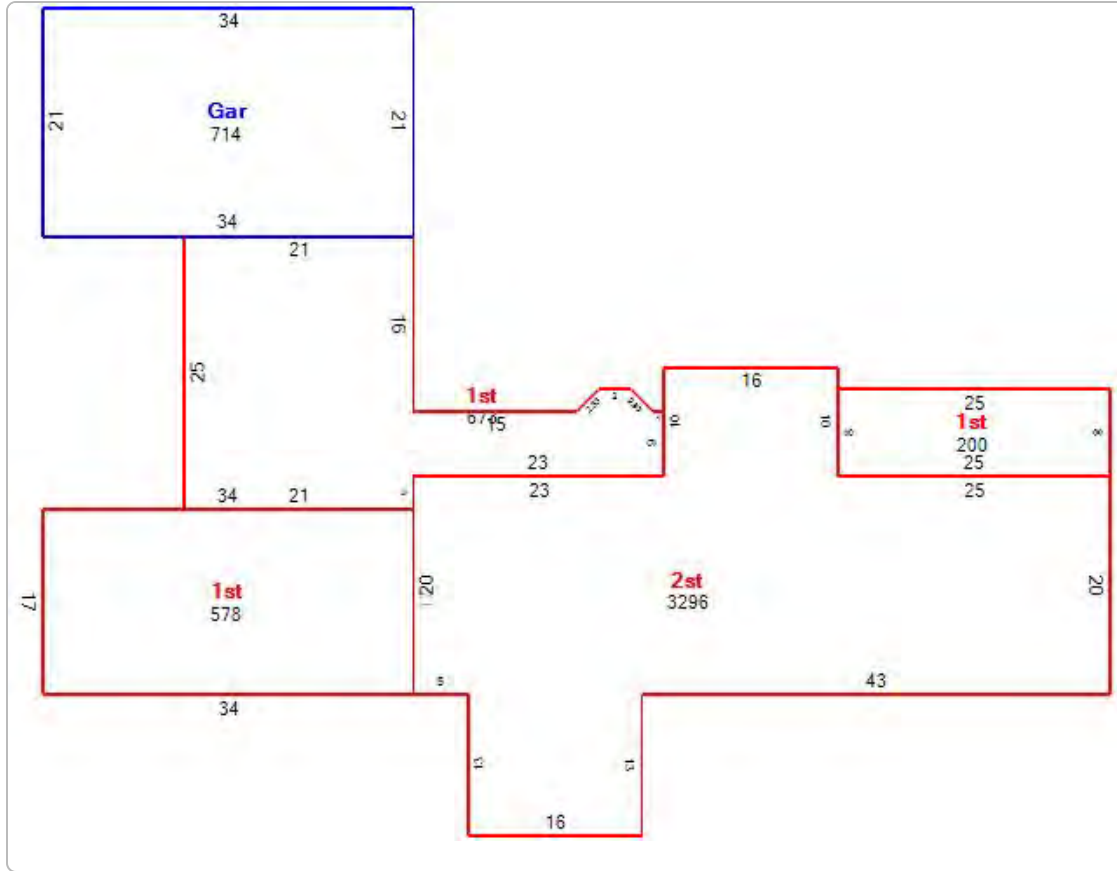
Valuation

	2021	2020	2019	2018
Previous Value	\$1,636,000	\$1,636,000	\$1,636,000	\$1,636,000
Land Value	\$1,579,000	\$1,356,200	\$1,356,200	\$1,356,200
+ Improvement Value	\$262,300	\$261,400	\$261,400	\$261,400
+ Accessory Value	\$19,100	\$18,400	\$18,400	\$18,400
= Current Value	\$1,860,400	\$1,636,000	\$1,636,000	\$1,636,000

Photos



Sketches



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Summary

Parcel Number 000200 015000
 Location Address MOSS OAKS RD
 Legal Description PARCEL 4 TRACTS 1 & 2 445.64 ACRES ON HWY 4
 (Note: Not to be used on legal documents)
 Class A5-Agricultural
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 445.65
 Homestead Exemption No (S0)
 Landlot/District 47 / 14

[View Map](#)

Owner

[BLEDSOE FRANKLIN](#)
 2432 MARSHALLVILLE RD
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Agriland	Rural	2	108.41
RUR	Agriland	Rural	3	78
RUR	Agriland	Rural	4	8.91
RUR	Agriland	Rural	5	112.36
RUR	Agriland	Rural	6	7.81
RUR	Agriland	Rural	7	3.29
RUR	Agriland	Rural	8	2.57
RUR	Woodland	Rural	2	1.55
RUR	Woodland	Rural	4	0.08
RUR	Woodland	Rural	7	108.91
RUR	Woodland	Rural	9	13.76

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Home Site		4x0 / 1	1	\$2,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/4/2001	1945 90		\$0	History of sales not validated	BLEDSOE SIDNEY S SR & ELEANOR	BLEDSOE FRANKLIN
9/2/1999	1492 891		\$0	History of sales not validated		BLEDSOE SIDNEY S SR & ELEANOR
9/2/1999	1492 889		\$0	History of sales not validated		BLEDSOE SIDNEY S SR & ELEANOR TRUST
8/29/1981	599 113		\$0	History of sales not validated		BLEDSOE SIDNEY S SR & ELEANOR

Valuation

	2021	2020	2019	2018
Previous Value	\$1,139,200	\$1,139,200	\$1,139,200	\$1,139,200
Land Value	\$1,362,900	\$1,137,200	\$1,137,200	\$1,137,200
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$2,000	\$2,000	\$2,000	\$2,000
= Current Value	\$1,364,900	\$1,139,200	\$1,139,200	\$1,139,200

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Summary

Parcel Number 000200 018000
 Location Address TOOMER RD
 Legal Description 585.00 ACRES PB 62/133 LL 80 14TH
 (Note: Not to be used on legal documents)
 Class A5-Agricultural
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 585
 Homestead Exemption No (S0)
 Landlot/District 80 / 14

[View Map](#)



Owner

[BLEDSOE FRANKLIN](#)
 BLEDSOE JANE ESTATE
 2432 MARSHALLVILLE RD
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Agriland	Rural	2	168.8
RUR	Agriland	Rural	3	112.99
RUR	Agriland	Rural	4	104.97
RUR	Agriland	Rural	5	85.37
RUR	Agriland	Rural	6	1.95
RUR	Agriland	Rural	7	4.95
RUR	Agriland	Rural	8	4.78
RUR	Woodland	Rural	1	5.26
RUR	Woodland	Rural	2	1.68
RUR	Woodland	Rural	3	1.31
RUR	Woodland	Rural	4	31.43
RUR	Woodland	Rural	5	2.77
RUR	Woodland	Rural	7	40.36
RUR	Pond-2.00-3.99	Rural	3	3
RUR	Pond-4.00-6.99	Rural	3	4
RUR	Agriland	Rural	3	11.38

Residential Improvement Information

Style One Family
 Heated Square Feet 1760
 Interior Walls Sheetrock
 Exterior Walls Masonry (brick)
 Foundation Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1969
 Roof Type Asphalt Shingles
 Flooring Type Carpet/Tile
 Heating Type Central Heat/AC
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 3
 Value \$83,800
 Condition Good
 Fireplaces\Appliances Const 1 sty 1 Box 1
 House Address 0 TOOMER

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Barn with Loft	1966	40x98 / 0	1	\$7,600
Barn with Loft	1966	40x60 / 0	1	\$7,000
Home Site	0000	3x0 / 1	1	\$3,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
8/13/1993	1041 82		\$0	Multiple parcels part of sales price	JACOBS J O & SALLYE ENDOWMENT	BLEDSE FRANKLIN & JANE
3/27/1991	913 608		\$0	History of sales not validated		JACOBS J O & SALLYE ENDOWMENT FUND
1/1/1990			\$0	Settling an estate or to satisfy debt or wishes	JACOBS SALLYE F	JACOBS J O & SALLYE ENDOWMENT FUND
10/4/1988	821 51		\$0	Settling an estate or to satisfy debt or wishes	JACOBS J O	JACOBS SALLYE F
10/19/1953	81 91		\$0	History of sales not validated		JACOBS J O

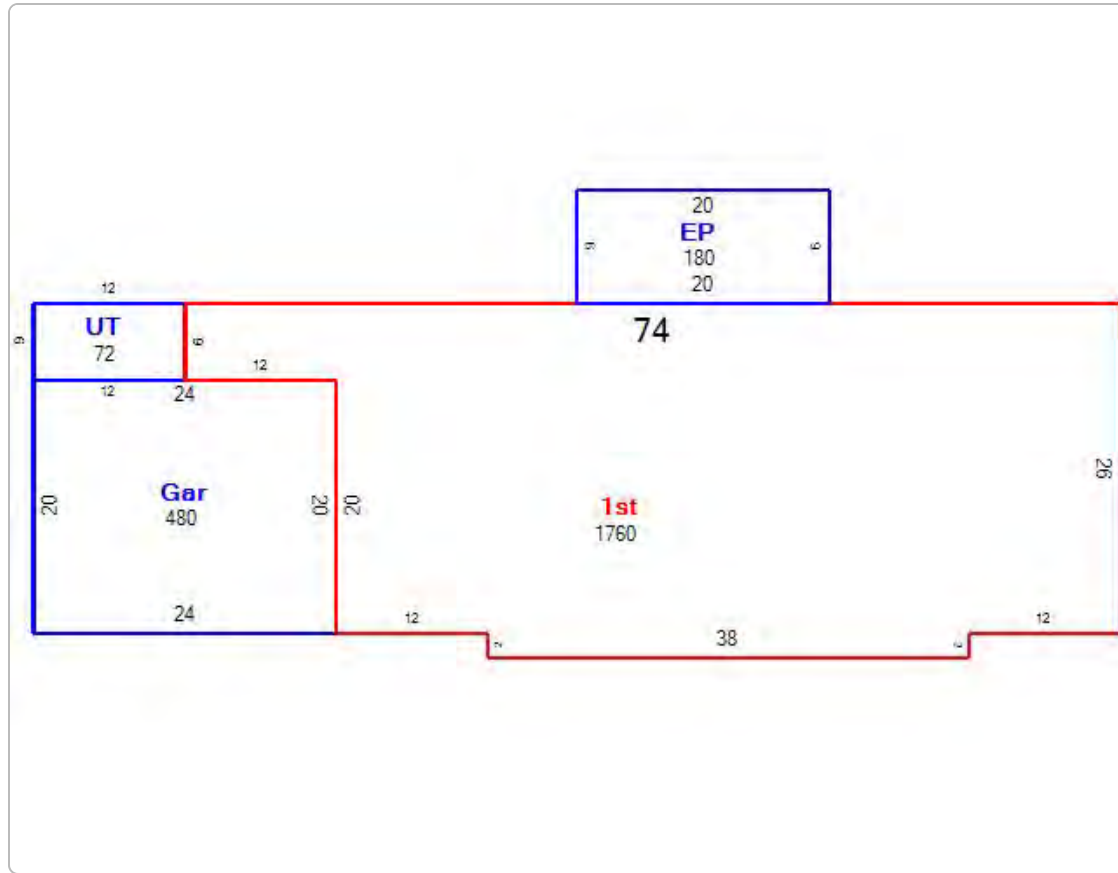
Valuation

	2021	2020	2019	2018
Previous Value	\$1,381,900	\$1,381,900	\$1,381,900	\$1,381,900
Land Value	\$1,483,900	\$1,284,400	\$1,284,400	\$1,284,400
+ Improvement Value	\$83,800	\$76,100	\$76,100	\$76,100
+ Accessory Value	\$17,600	\$21,400	\$21,400	\$21,400
= Current Value	\$1,585,300	\$1,381,900	\$1,381,900	\$1,381,900

Photos



Sketches



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Summary

Parcel Number 001090 011000
 Location Address GOLDEN ISLES PKWY
 Legal Description PT PARCEL A-1 301.148 ACRES LL 101-102 & 109
 (Note: Not to be used on legal documents)
 Class A5-Agricultural
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 310.15
 Homestead Exemption No (S0)
 Landlot/District 101 / 13

[View Map](#)

Owner

[TOLLESON TIMBERLANDS INC](#)
 1000 OSPREY COVE
 GREENSBORO, GA 30642

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Agriland	Rural	2	43.23
RUR	Agriland	Rural	3	13.79
RUR	Agriland	Rural	4	48.63
RUR	Agriland	Rural	6	0.7
RUR	Agriland	Rural	7	37.43
RUR	Agriland	Rural	8	19.39
RUR	Woodland	Rural	2	1.49
RUR	Woodland	Rural	3	2.63
RUR	Woodland	Rural	4	5.02
RUR	Woodland	Rural	5	17.37
RUR	Woodland	Rural	6	15.24
RUR	Woodland	Rural	7	105.23

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/13/2005	3418 64		\$0	Affidavits of prescriptive title or possession	AFFIDAVIT OF POSSESSION	TOLLESON TIMBERLANDS INC
5/31/2003	2590 1	53 84	\$0	Related or corporate affidavit	TOLLESON LUMBER COMPANY INC	TOLLESON TIMBERLANDS INC
12/31/1998	1418 685	53 84	\$425,000	Land market sale	THOMPSON ROBERT L & MARY C*	TOLLESON LUMBER COMPANY INC

Valuation

	2021	2020	2019	2018
Previous Value	\$745,400	\$745,400	\$745,400	\$745,400
Land Value	\$950,000	\$745,400	\$745,400	\$745,400
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$950,000	\$745,400	\$745,400	\$745,400

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

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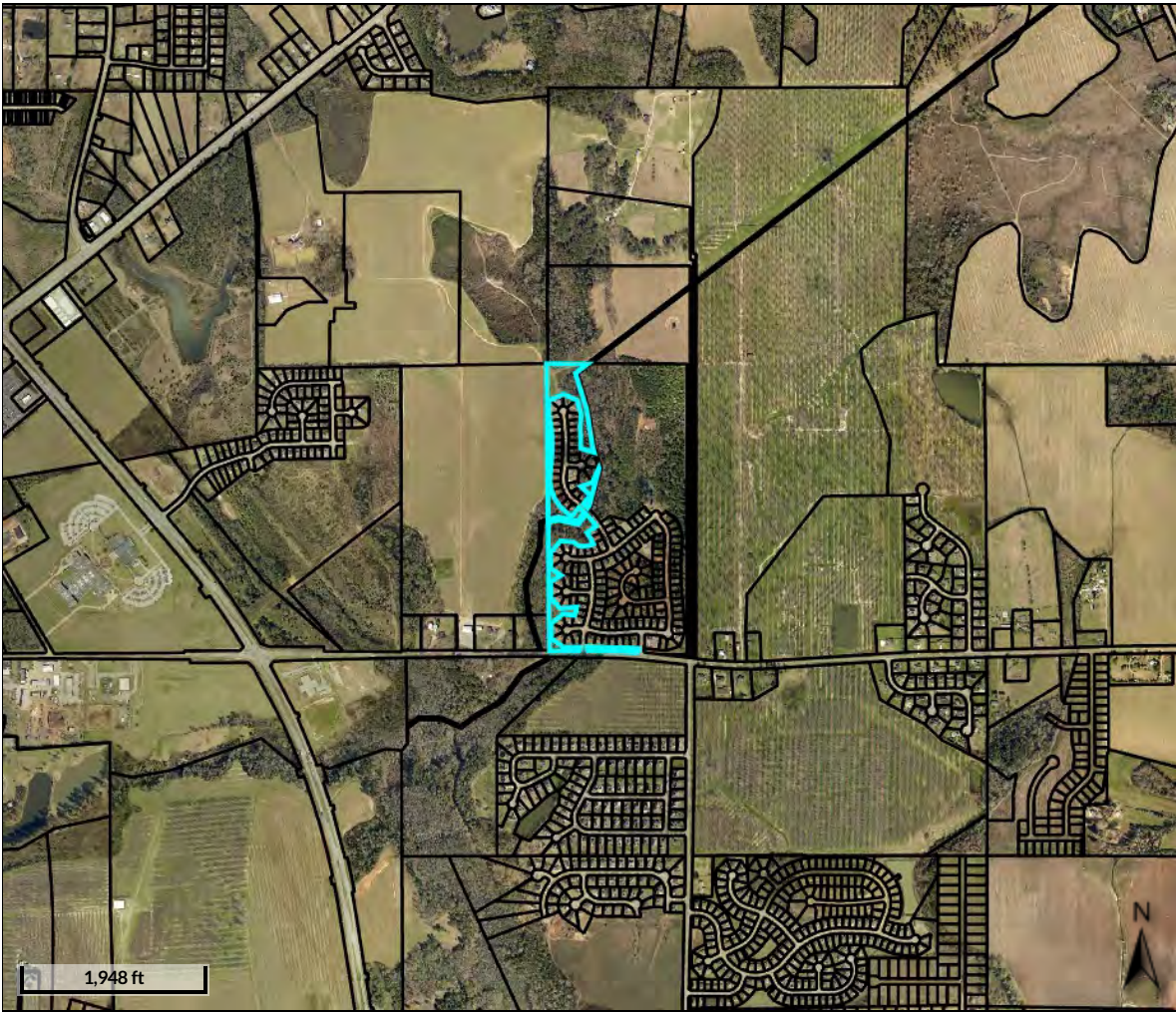
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APPENDIX D
EAST SERVICE AREA PROPERTY INFORMATION



Overview



Legend

- Parcels
- Roads

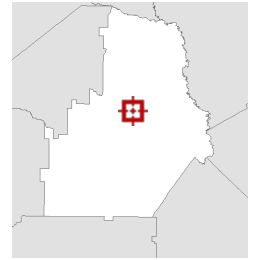
Parcel ID	OP0650 116000	Owner	AVINGTON GLENN MAINTENANCE IMPROVEMENT ASSOCIATION INC	Last 2 Sales			
Class Code	Residential		402 HWY 247	Date	3/19/2019	Price	Reason Qual
Taxing District	Perry		STE 2200		4/7/2017	\$459000	04 U
Acres	10.55		BONAIRE, GA 31005				03 U
		Physical Address	KENDALL CT				
		Assessed Value	Value \$1				
		Land Value	Value \$1				
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

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Overview



Legend

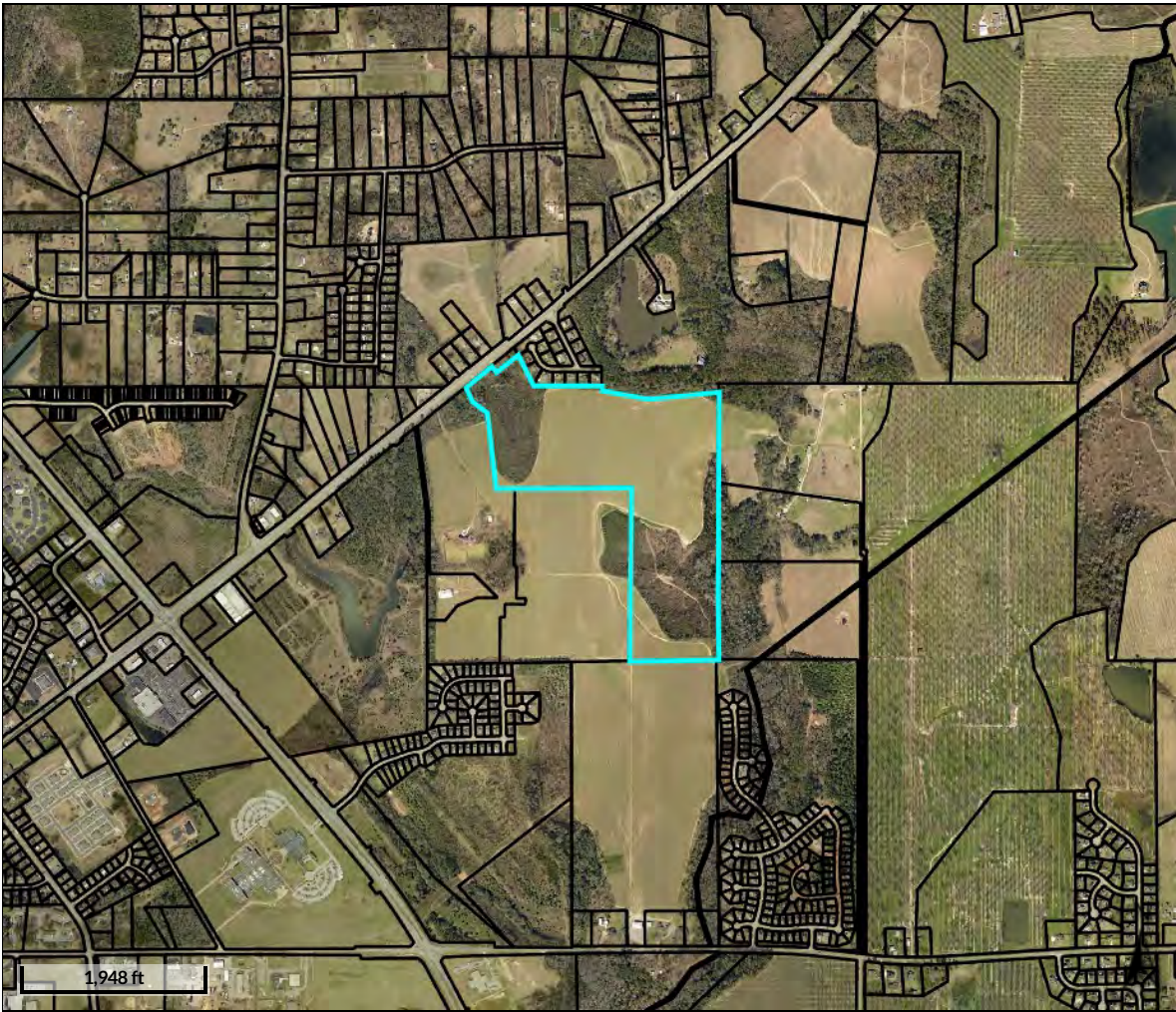
- Parcels
- Roads

Parcel ID	00082C 005000	Owner	OGLESBY JIMMY	Last 2 Sales			
Class Code	Residential		OGLESBY BRIDGETTE L	Date	Price	Reason	Qual
Taxing District	County		405 BIG OAKS RD	3/23/2018		35	U
Acres	1.62		PERRY, GA 31069	9/26/2005	\$65000	LM	Q
		Physical Address	405 BIG OAKS RD				
		Assessed Value	Value \$288600				
		Land Value	Value \$78000				
		Improvement Value	Value \$205600				
		Accessory Value	Value \$5000				

(Note: Not to be used on legal documents)

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Overview



Legend

-  Parcels
-  Roads

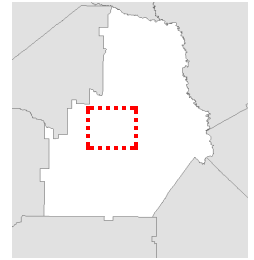
Parcel ID	000560 045000	Owner	RITCHIE DESMONDS	Last 2 Sales			
Class Code	Consv Use		RITCHIE CYNTHIAL	Date	Price	Reason	Qual
Taxing District	County		2000 HWY 127	3/19/2019	\$858654	19	U
Acres	94.05		PERRY, GA 31069	9/8/2004		30	U
		Physical Address	2000 HWY 127				
		Assessed Value	Value \$412000				
		Land Value	Value \$412000				
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 12/23/2021
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Overview



Legend

-  Parcels
-  Roads

Parcel ID 000570 016000
Class Code Consv Use
Taxing District County
Acres 32.89

Owner PARKWAY FARMS LLC
 1444 SAM NUNN BLVD
 PERRY, GA 31069

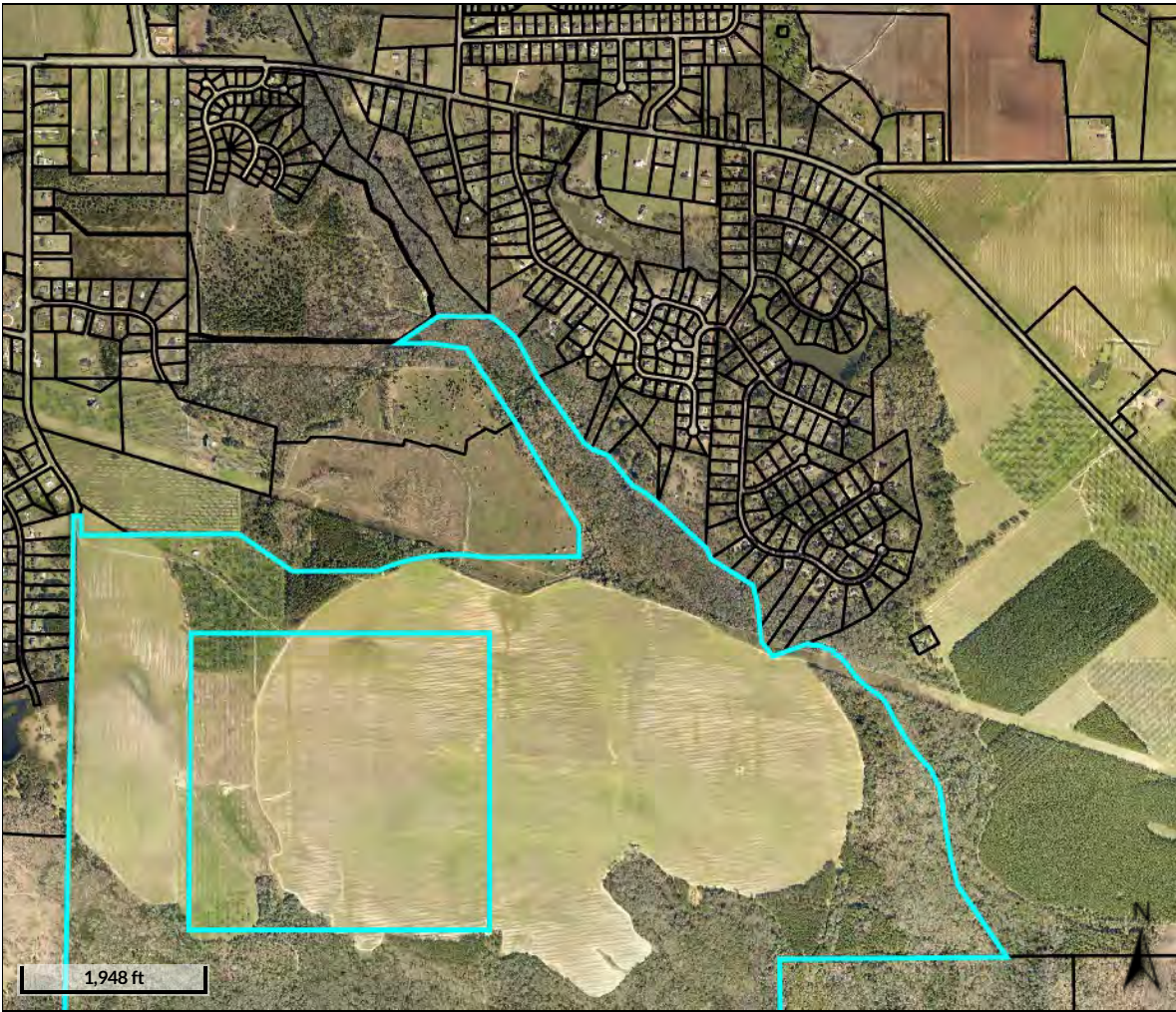
Last 2 Sales
 Date Price Reason Qual

Physical Address PERRY PKWY
Assessed Value Value \$318500
Land Value Value \$318500
Improvement Value
Accessory Value

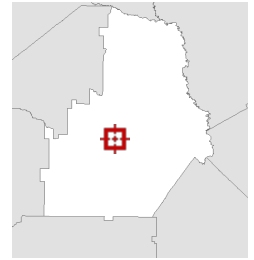
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Overview



Legend

-  Parcels
-  Roads

Parcel ID	000580 007000	Owner	TUCKER TURF LLC	Last 2 Sales			
Class Code	Forest Land Protection Act		C/O LEE HARRIS	Date	Price	Reason	Qual
Taxing District	County		505 WEST UNION ST	12/30/2010	\$2626000	04	U
Acres	909.81		VIENNA, GA 31092	8/19/2008		23	U
		Physical Address	615 HILL RD				
		Assessed Value	Value \$1648318				
		Land Value	Value \$1.63766e+006				
		Improvement Value					
		Accessory Value	Value \$10660				

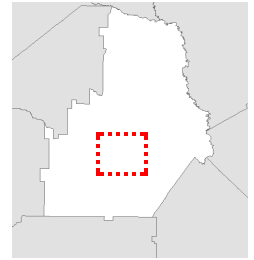
(Note: Not to be used on legal documents)

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Overview



Legend

- Parcels
- Roads

Parcel ID 000580 039000
Class Code Consv Use
Taxing District County
Acres 202.5

Owner TUCKER TURF LLC
 C/O LEE HARRIS
 505 WEST UNION ST
 VIENNA, GA 31092

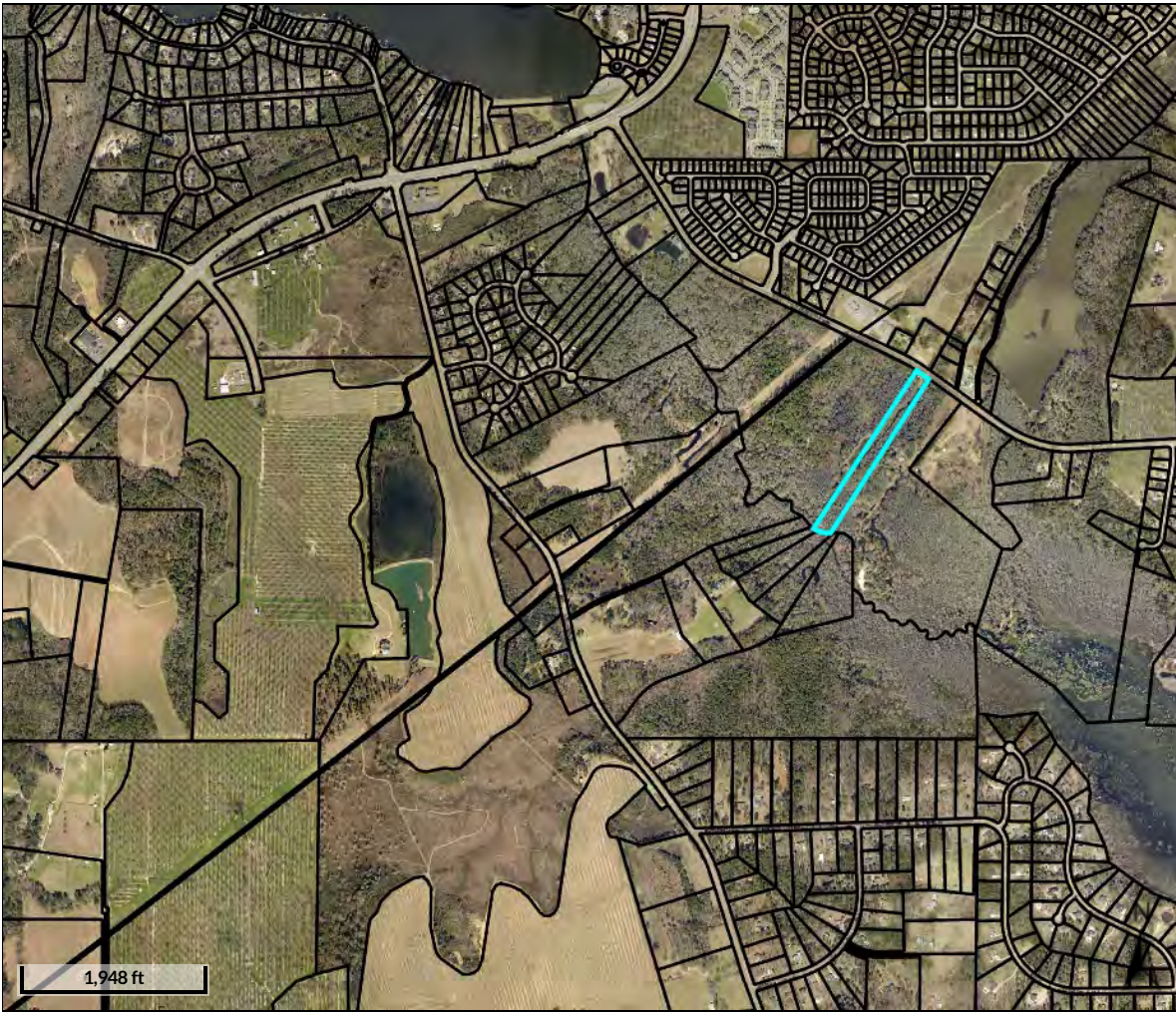
Last 2 Sales
 Date Price Reason Qual

Physical Address HILL Rd
Assessed Value Value \$364500
Land Value Value \$364500
Improvement Value
Accessory Value

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Overview



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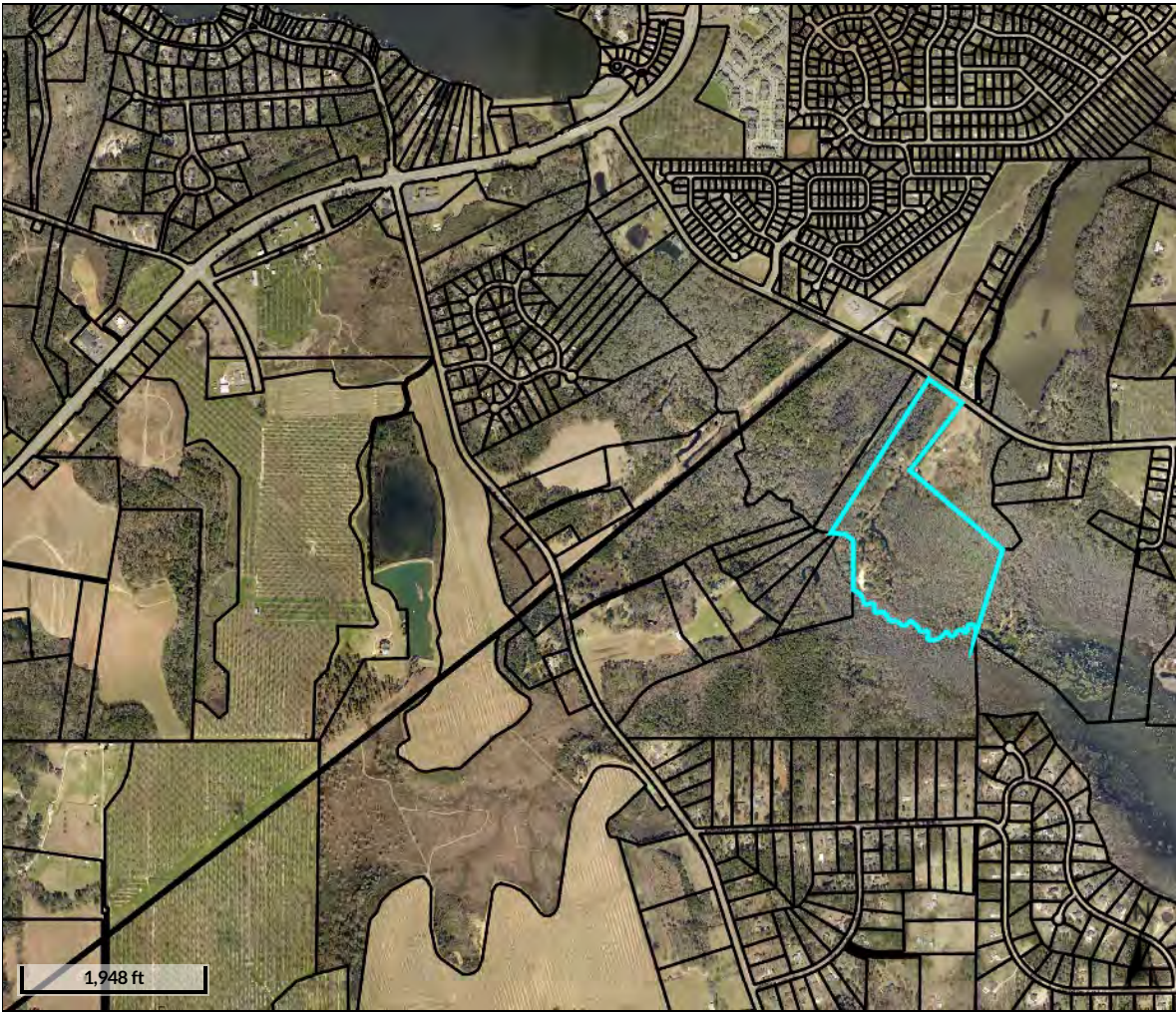
- Parcels
- Roads

Parcel ID	000810 034000	Owner	MEADOWS HARVEY MILTON	Last 2 Sales			
Class Code	Residential		MEADOWS RANDY M	Date	Price	Reason	Qual
Taxing District	County		400 STONEWALL DRIVE	8/30/2013		04	U
Acres	6.39		MACON, GA 31211	8/30/2013		35	U
		Physical Address	428 BEAR BRANCH RD				
		Assessed Value	Value \$112700				
		Land Value	Value \$108400				
		Improvement Value	Value \$1300				
		Accessory Value	Value \$3000				

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Overview



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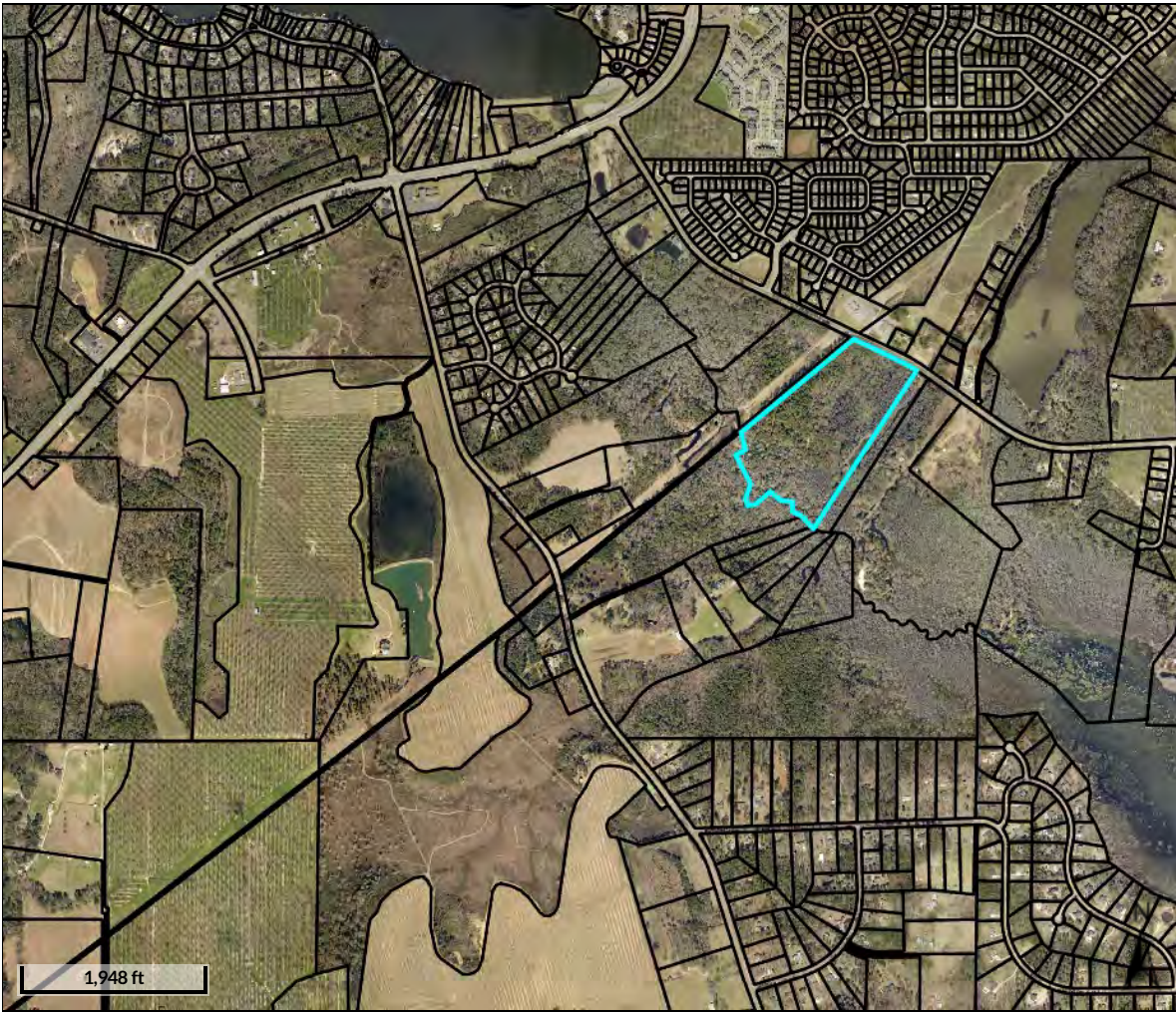
- Parcels
- Roads

Parcel ID	000810 035000	Owner	BRAMBLETT RICHARD F	Last 2 Sales			
Class Code	Consv Use		102 GALE VISTA DR	Date	Price	Reason	Qual
Taxing District	County		BONAIRE, GA 31005	12/31/1986		36	U
Acres	55.76	Physical Address	426 BEAR BRANCH RD	7/28/1977		36	U
		Assessed Value	Value \$388900				
		Land Value	Value \$381900				
		Improvement Value					
		Accessory Value	Value \$7000				

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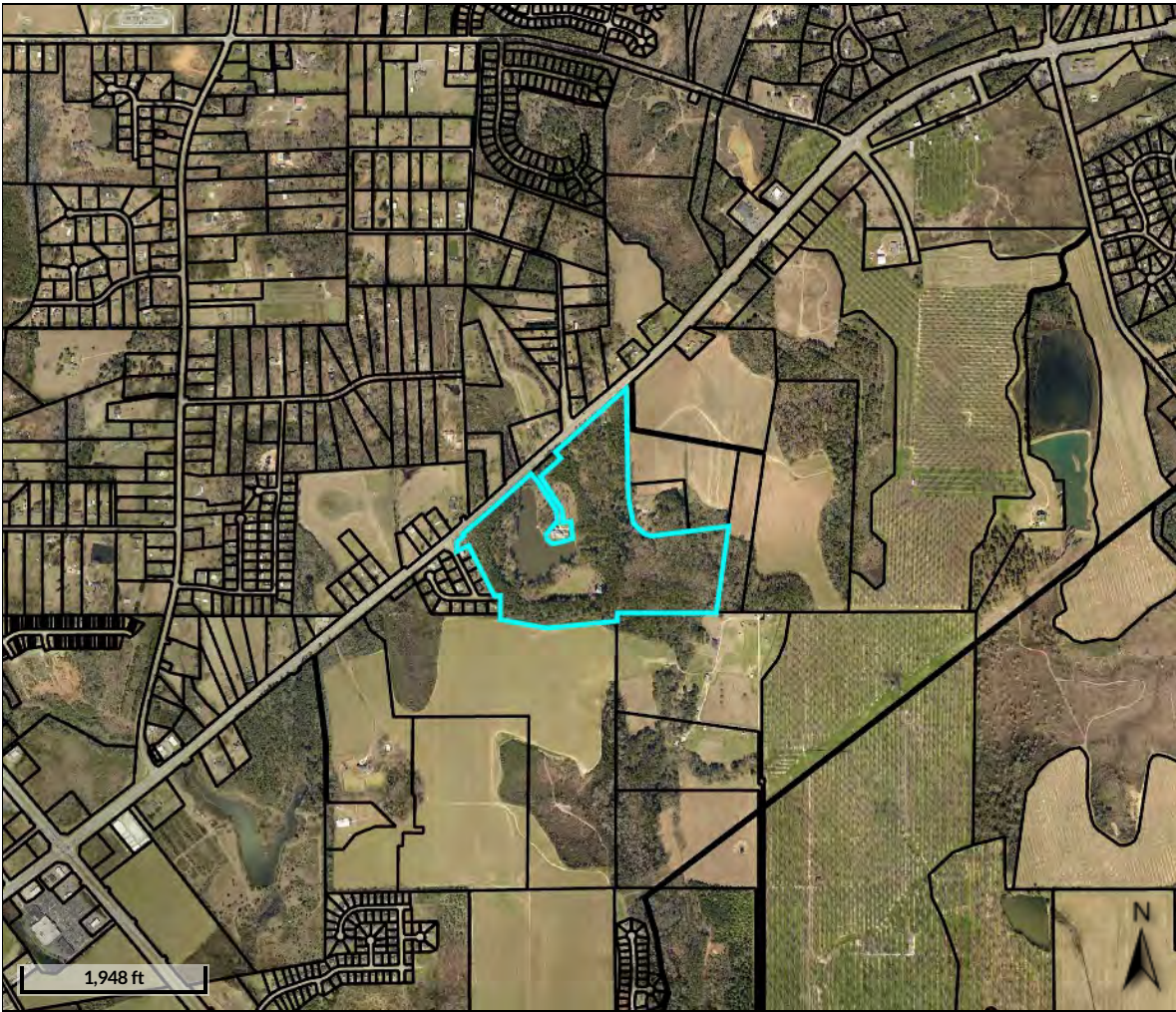
- Parcels
- Roads

Parcel ID	000810 048000	Owner	LANDRUM FORREST J	Last 2 Sales			
Class Code	Residential		228 MELLOW RIDGE RD	Date	Price	Reason	Qual
Taxing District	County		DORCHESTER, SC 29437	5/1/2013		07	U
Acres	39.69	Physical Address	440 BEAR BRANCH RD	2/21/1989		36	U
		Assessed Value	Value \$413800				
		Land Value	Value \$361900				
		Improvement Value	Value \$40800				
		Accessory Value	Value \$11100				

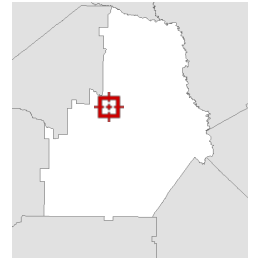
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Overview



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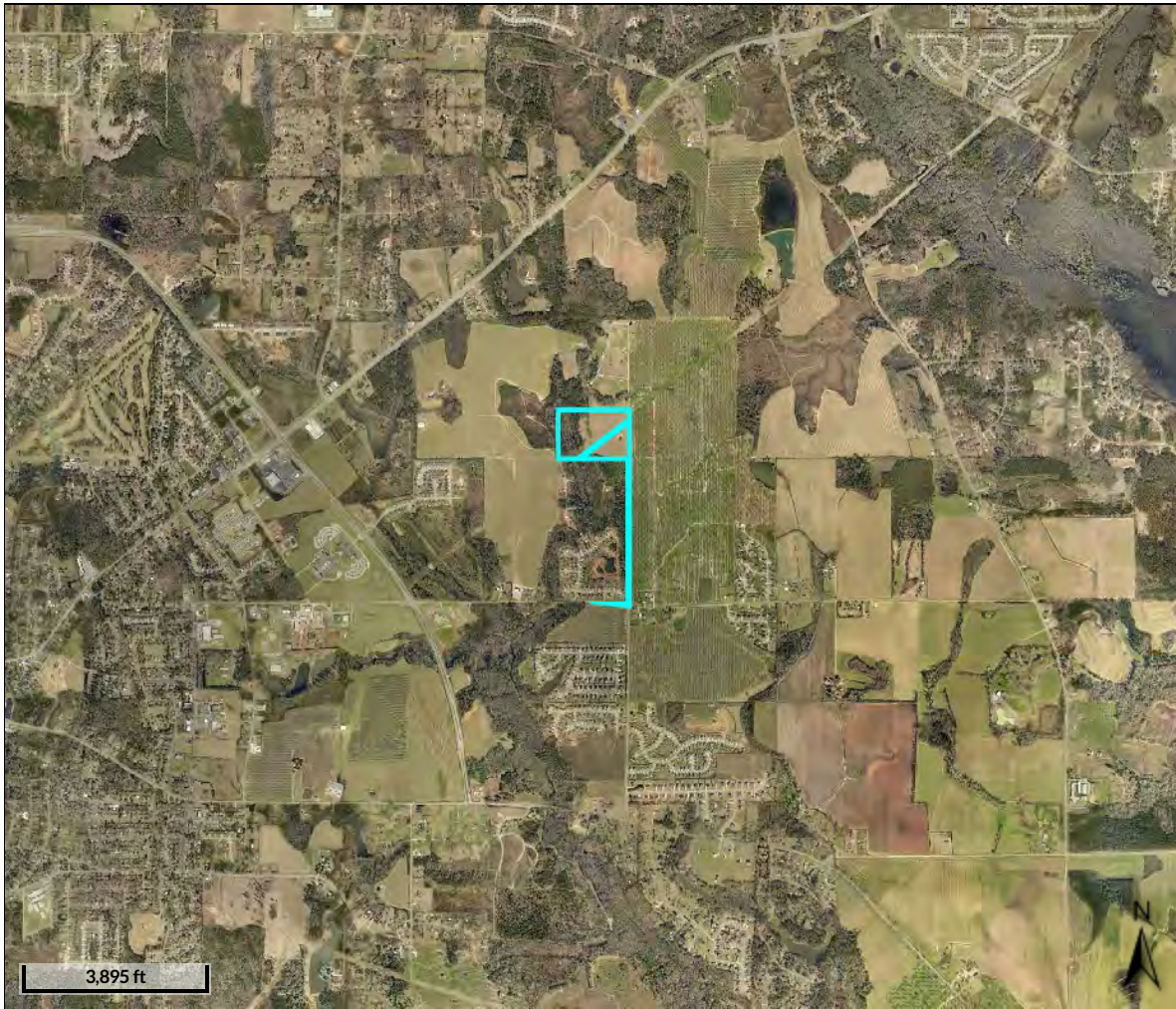
- Parcels
- Roads

Parcel ID	000820 015000	Owner	WILLIAMS WADE	Last 2 Sales			
Class Code	Consv Use		2100 HOUSTON LAKE RD	Date	Price	Reason	Qual
Taxing District	County		PERRY, GA 31069	2/14/2013	\$113088	20	U
Acres	75.53	Physical Address	2100 HWY 127	7/11/2008		23	U
		Assessed Value	Value \$853740				
		Land Value	Value \$656700				
		Improvement Value	Value \$155200				
		Accessory Value	Value \$41840				

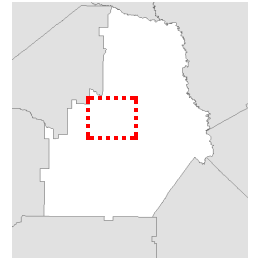
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Overview



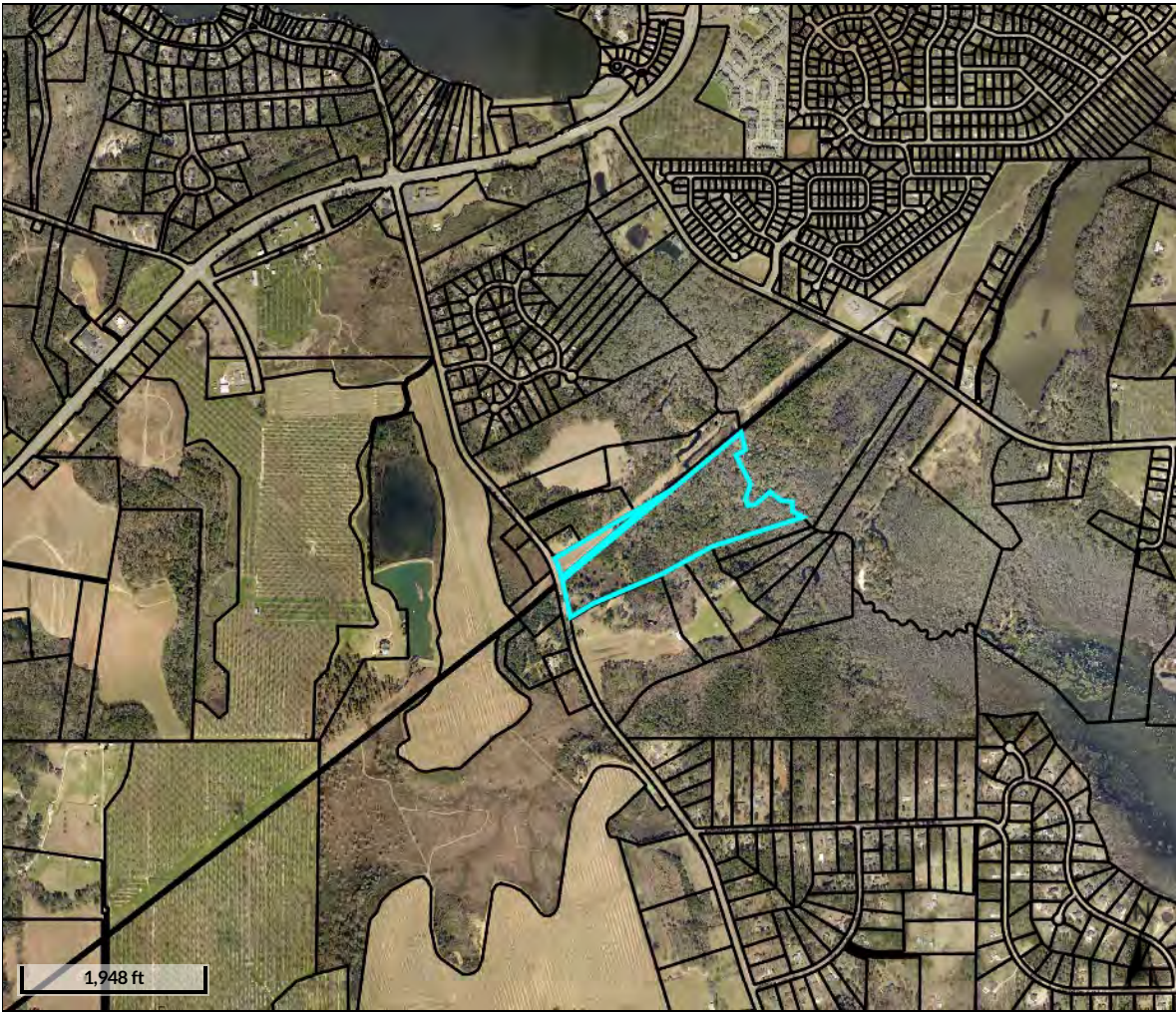
Legend

- Parcels
- Roads

Parcel ID	000820 016000	Owner	FUGGER MARIA ELISABETH THUN-	Last 2 Sales			
Class Code	Agricultural		GRAEFIN	Date	Price	Reason	Qual
Taxing District	County		P O BOX 1382	6/17/2014	\$124565	05	U
Acres	35.59		PERRY, GA 31069	12/26/2013	\$1925000	19	U
		Physical Address	KINGS CHAPEL RD				
		Assessed Value	Value \$204400				
		Land Value	Value \$204400				
		Improvement Value					
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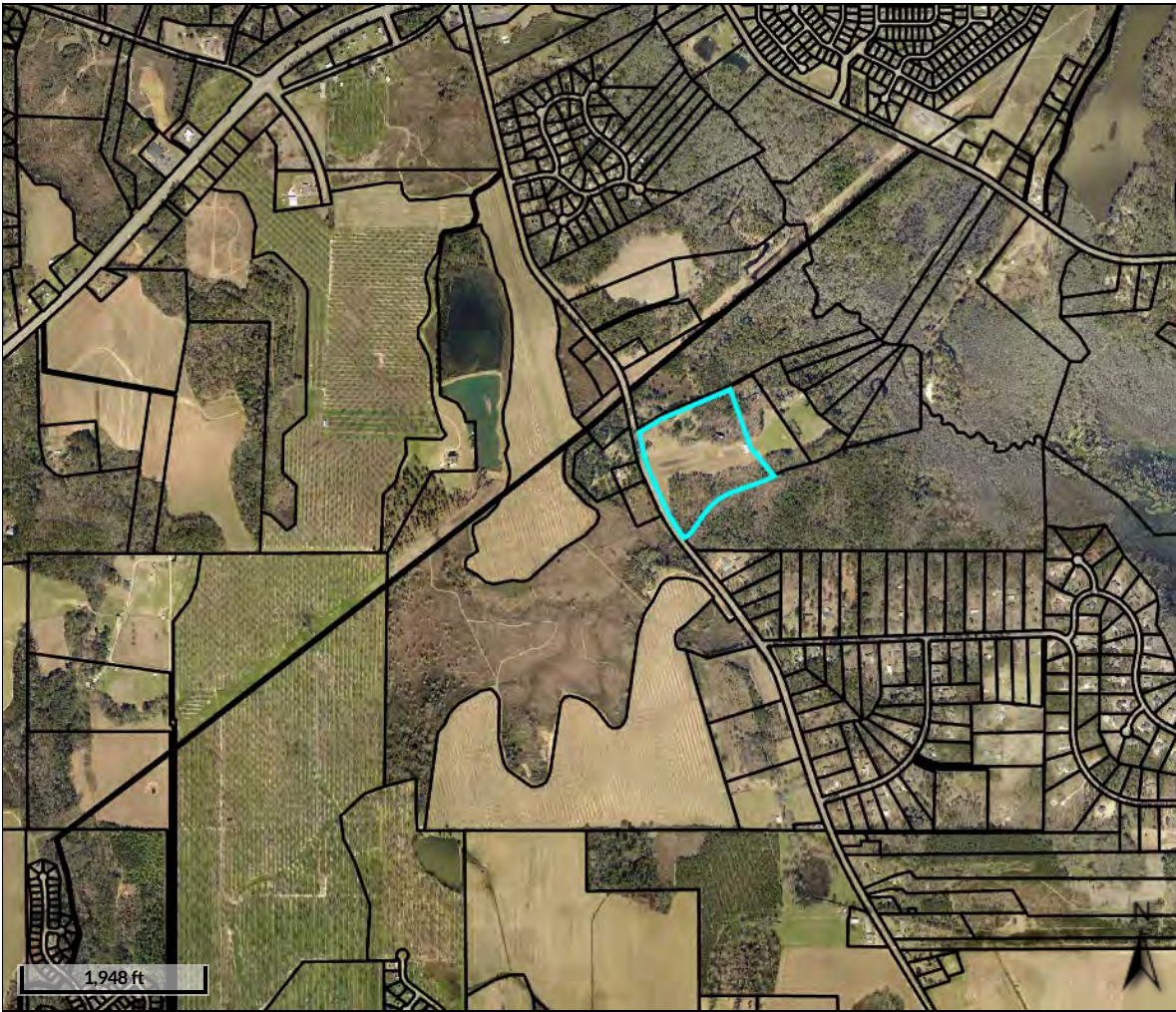
Legend

- Parcels
- Roads

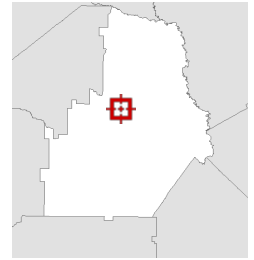
Parcel ID	000820 020000	Owner	HICKORY HILLS FARM LLC	Last 2 Sales			
Class Code	Consv Use		202 ARENA RD	Date	Price	Reason	Qual
Taxing District	County		PERRY, GA 31069	4/8/2020	\$451000	19	U
Acres	36.88	Physical Address	ARENA RD	10/2/2019		07	U
		Assessed Value	Value \$236606				
		Land Value	Value \$236606				
		Improvement Value					
		Accessory Value					

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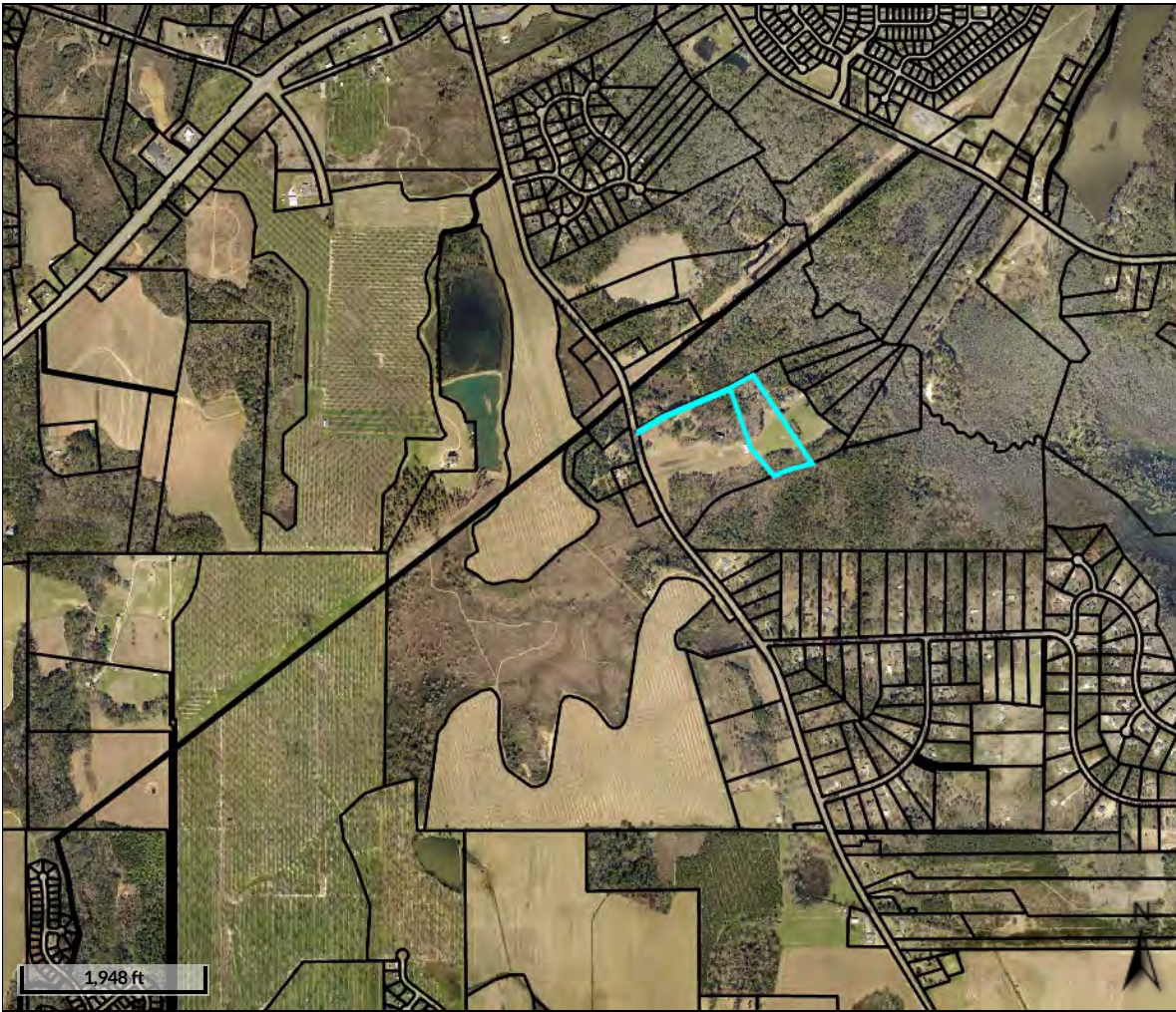
-  Parcels
-  Roads

Parcel ID	000820 023000	Owner	BREWER WILLIAM BILLY C JR	Last 2 Sales			
Class Code	Consv Use		200 ARENA RD	Date	Price	Reason	Qual
Taxing District	County		PERRY, GA 31069	12/21/2019		29	U
Acres	24.49	Physical Address	200 ARENA RD	12/21/2019		07	U
		Assessed Value	Value \$559300				
		Land Value	Value \$246900				
		Improvement Value	Value \$275800				
		Accessory Value	Value \$36600				

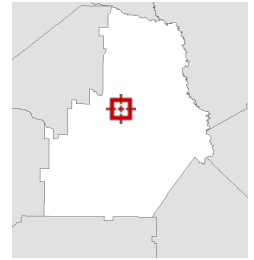
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Overview



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- Parcels
- Roads

Parcel ID 000820 024000
Class Code Residential
Taxing District County
Acres 9.57

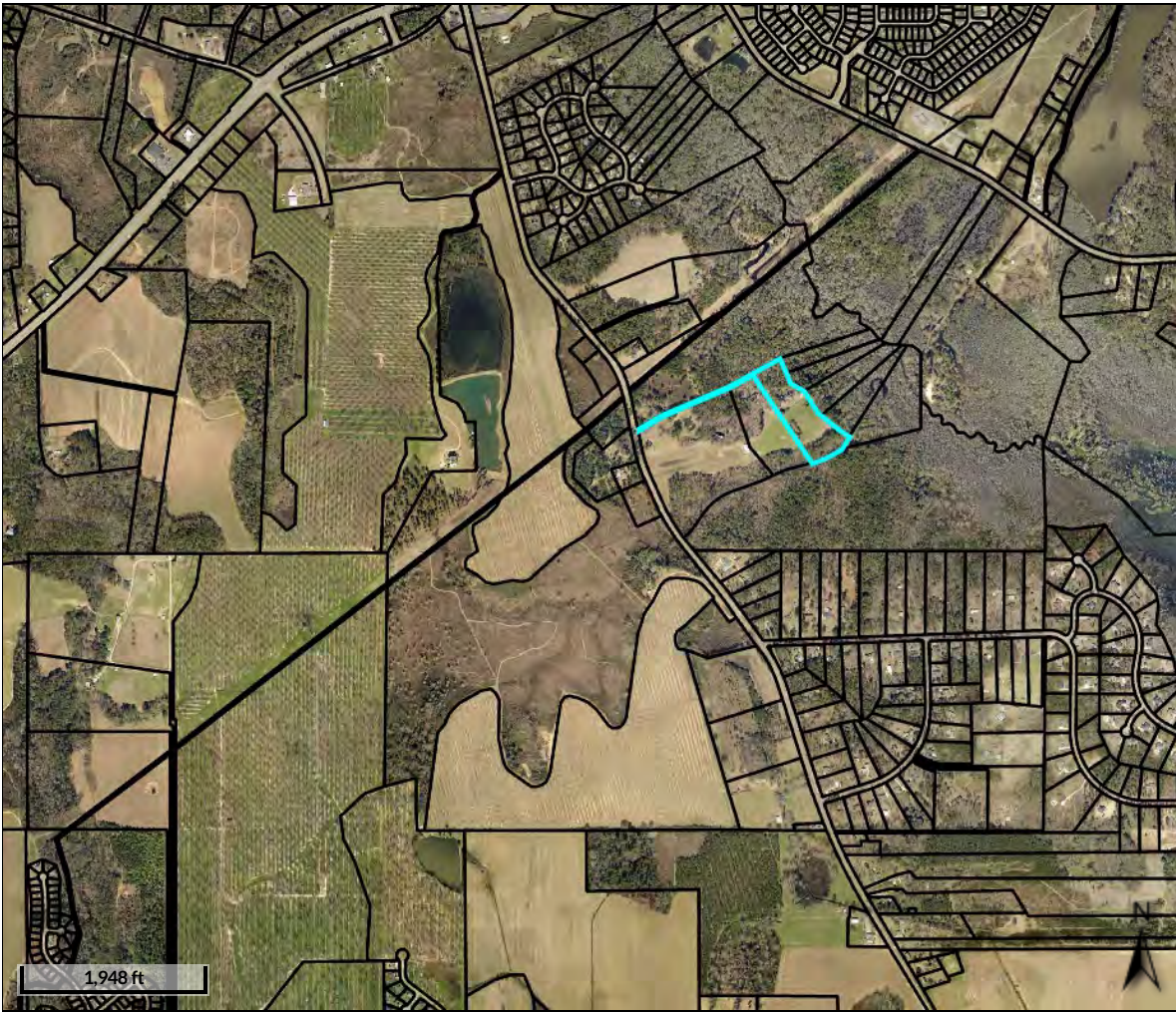
Owner GREER TIM L
 GREER SUSAN C
 204 ARENA ROAD
 PERRY, GA 31069

Last 2 Sales		Reason	Qual
Date	Price		
1/29/1998	\$233800	FM	Q
2/20/1996		36	U

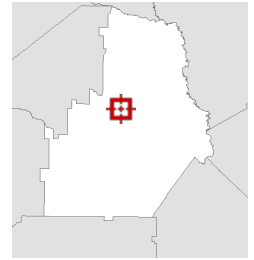
Physical Address 204 ARENA RD
Assessed Value Value \$295300
Land Value Value \$121700
Improvement Value Value \$161200
Accessory Value Value \$12400

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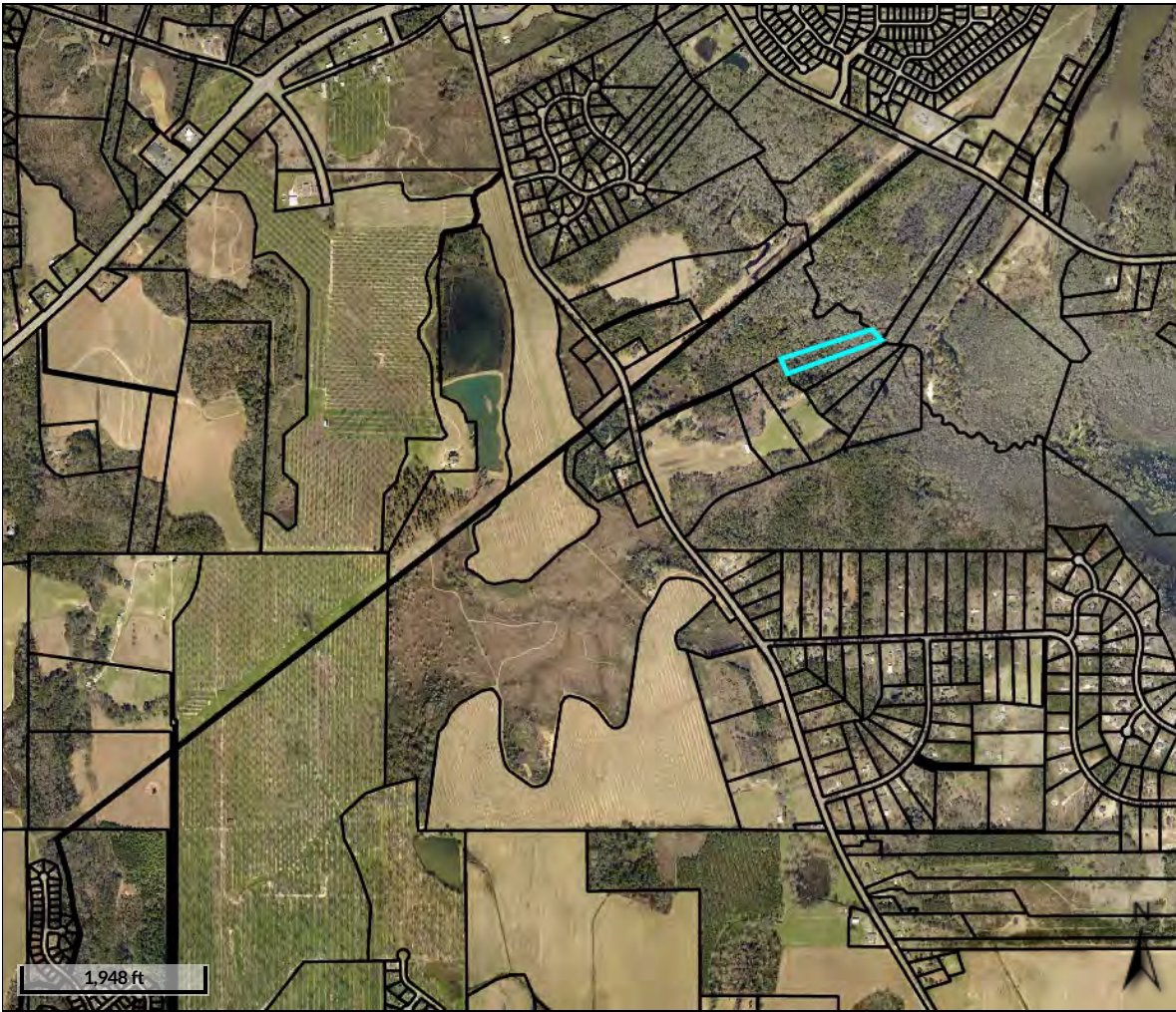
Legend

-  Parcels
-  Roads

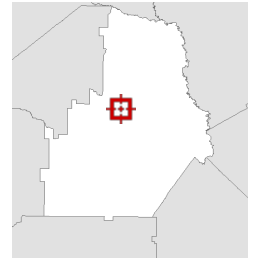
Parcel ID	000820 025000	Owner	HICKORY HILLS FARM LLC	Last 2 Sales			
Class Code	Consv Use		202 ARENA RD	Date	Price	Reason	Qual
Taxing District	County		PERRY, GA 31069	4/8/2020	\$451000	19	U
Acres	9.48	Physical Address	202 ARENA RD	10/2/2019		07	U
		Assessed Value	Value \$209169				
		Land Value	Value \$98046				
		Improvement Value	Value \$108686				
		Accessory Value	Value \$2437				

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Overview



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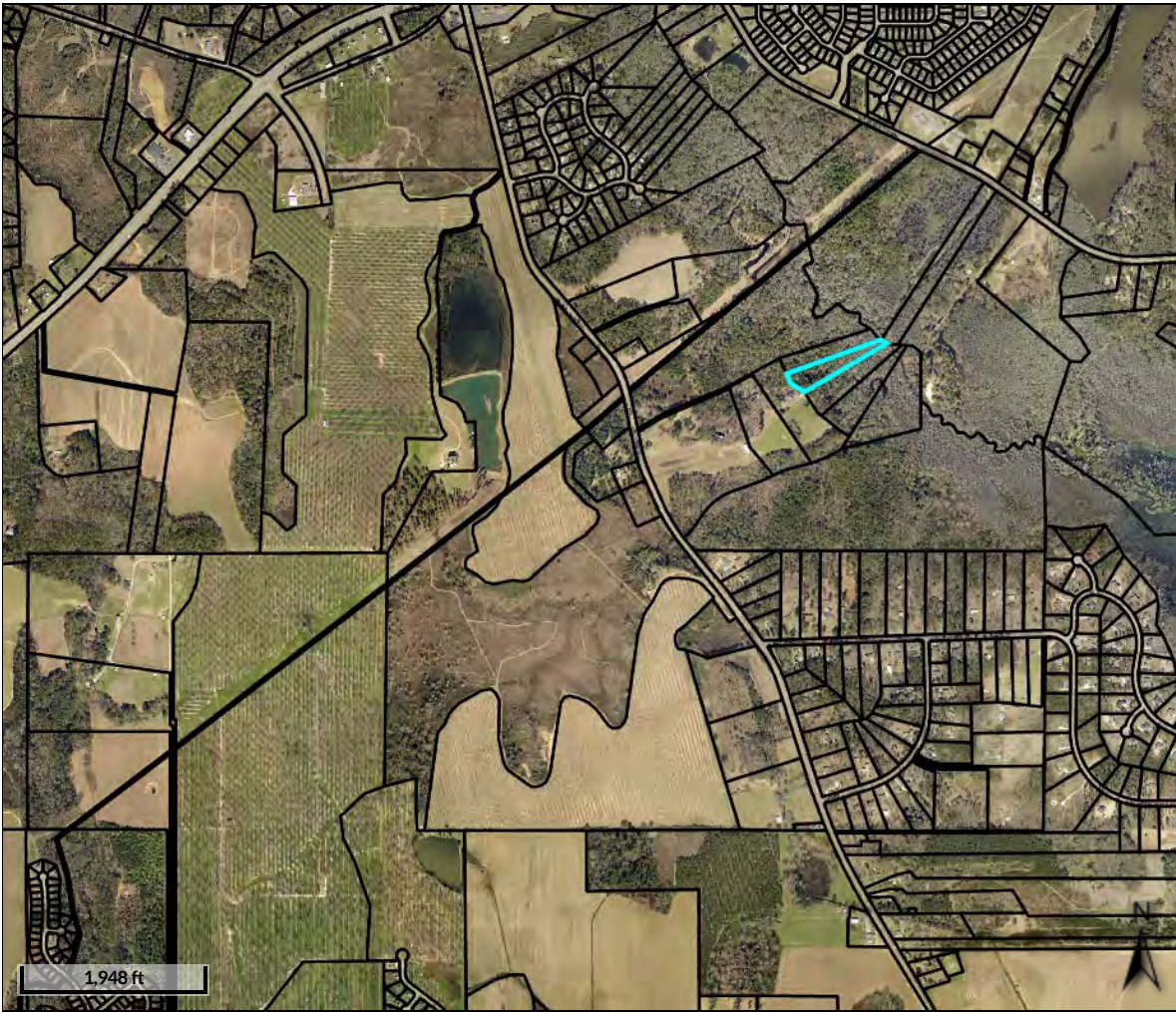
- Parcels
- Roads

Parcel ID	000820 026000	Owner	BREWER WILLIAM BILLY C JR	Last 2 Sales			
Class Code	Residential		200 ARENA RD	Date	Price	Reason	Qual
Taxing District	County		PERRY, GA 31069	12/21/2019		01	U
Acres	4.12	Physical Address	ARENA RD	12/21/2019		07	U
		Assessed Value	Value \$1400				
		Land Value	Value \$1400				
		Improvement Value					
		Accessory Value					

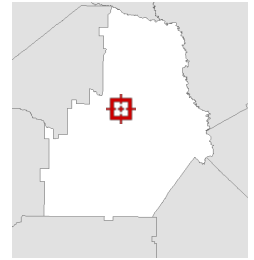
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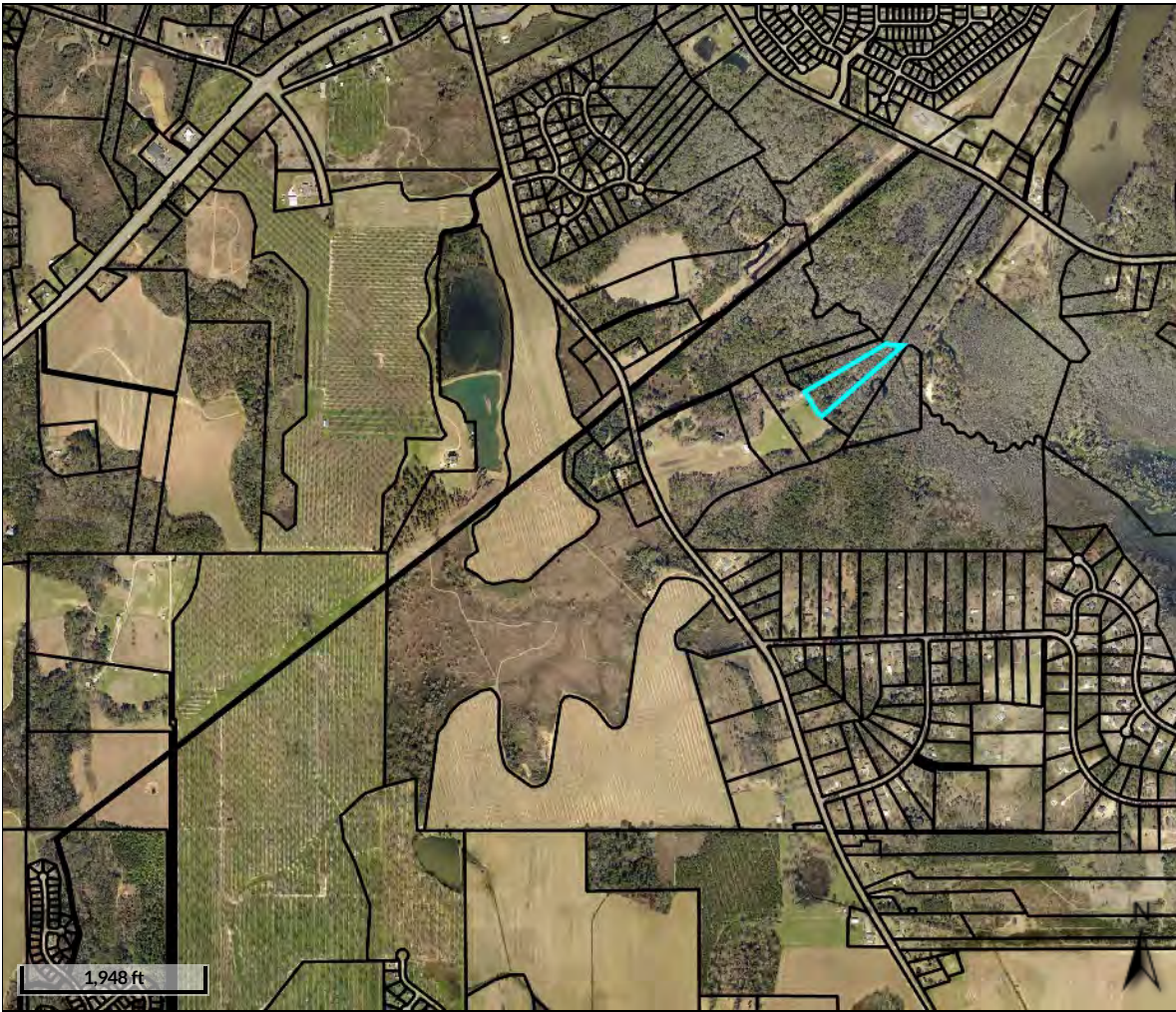
- Parcels
- Roads

Parcel ID	000820 027000	Owner	BREWER WILLIAM BILLY C JR	Last 2 Sales			
Class Code	Residential		200 ARENA RD	Date	Price	Reason	Qual
Taxing District	County		PERRY, GA 31069	12/21/2019		01	U
Acres	4.11	Physical Address	200 ARENA RD	12/21/2019		07	U
		Assessed Value	Value \$1400				
		Land Value	Value \$1400				
		Improvement Value					
		Accessory Value					

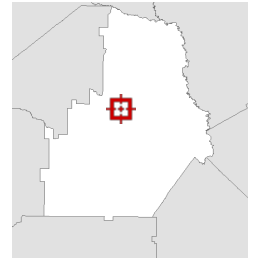
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Overview



Legend

- Parcels
- Roads

Parcel ID 000820 028000
Class Code Residential
Taxing District County
Acres 4.12

Owner GREER TIM L
 GREER SUSAN C
 204 ARENA ROAD
 PERRY, GA 31069

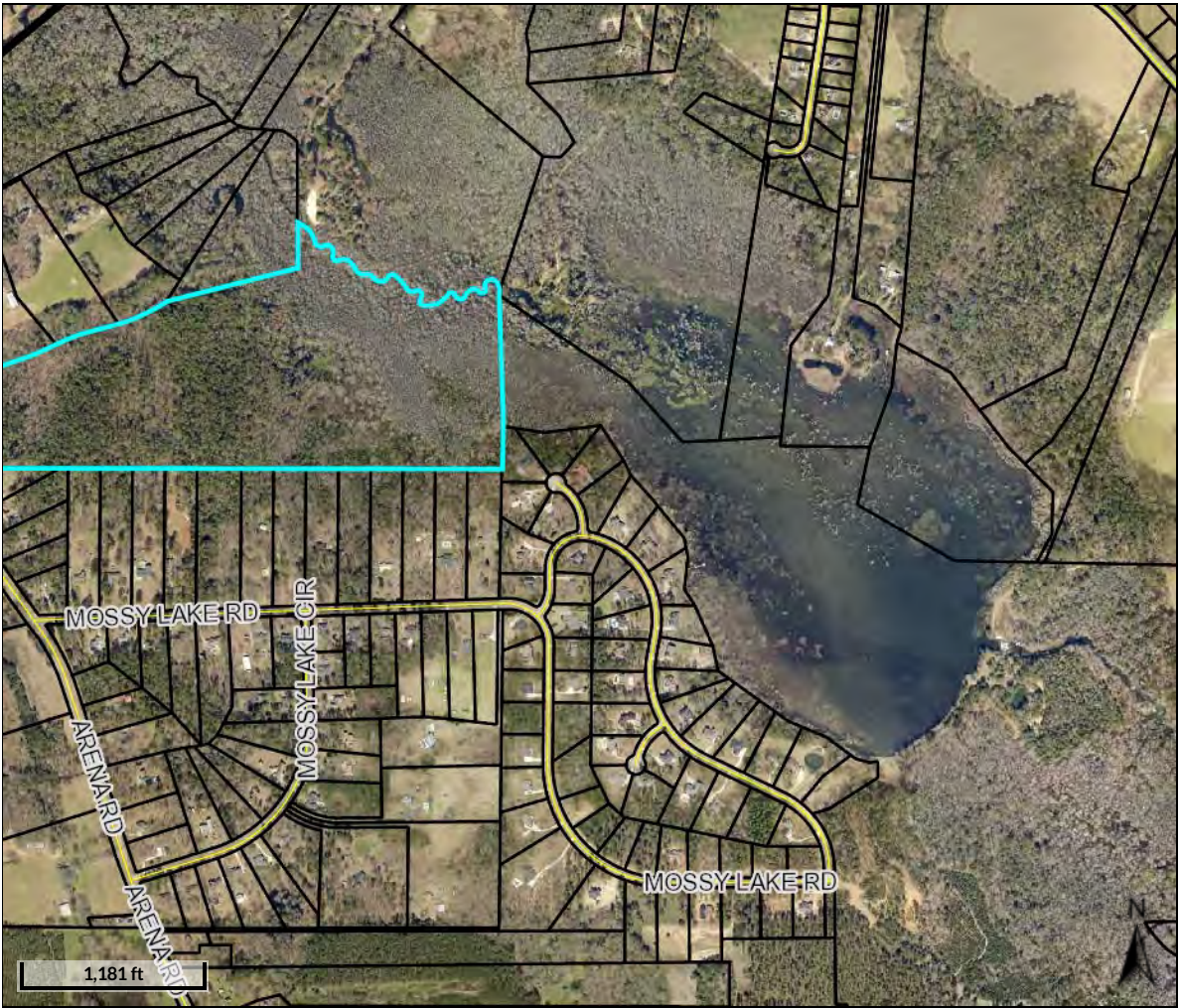
Last 2 Sales			
Date	Price	Reason	Qual
1/29/1998	\$1200	LM	Q
2/20/1996		36	U

Physical Address 204 ARENA RD
Assessed Value Value \$1400
Land Value Value \$1400
Improvement Value
Accessory Value

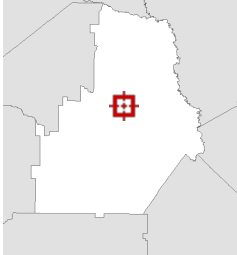
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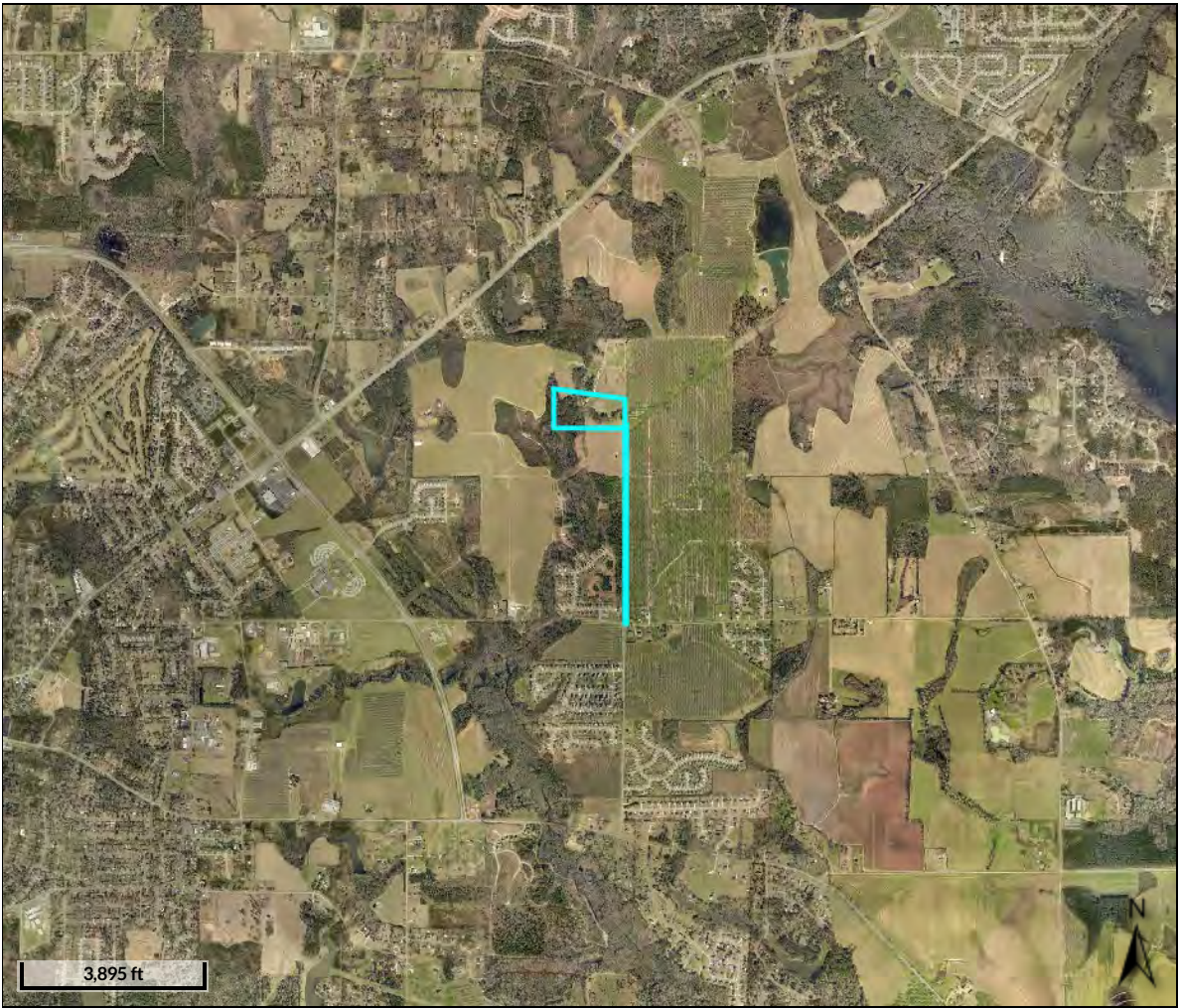
Legend

- Parcels
- Roads

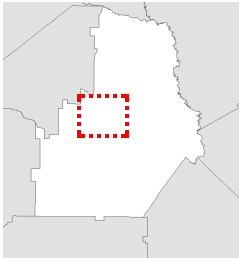
Parcel ID	000820 030000	Owner	BREWER WILLIAM BILLY C JR	Last 2 Sales			
Class Code	Consv Use		200 ARENA RD	Date	Price	Reason	Qual
Taxing District	County		PERRY, GA 31069	12/21/2019		29	U
Acres	60	Physical Address	ARENA RD	12/21/2019		07	U
		Assessed Value	Value \$301000				
		Land Value	Value \$301000				
		Improvement Value					
		Accessory Value					

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Overview



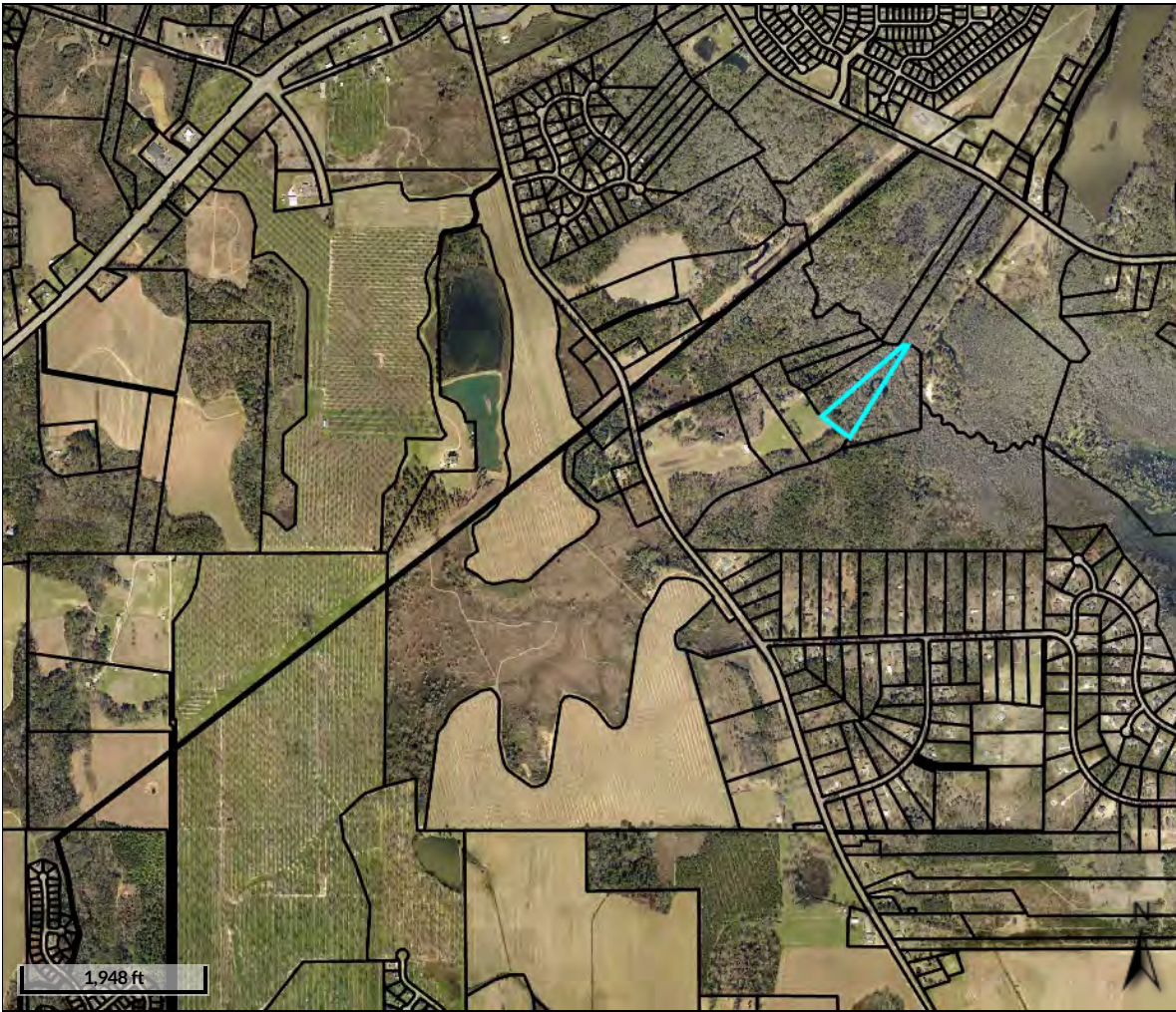
Legend

- Parcels
- Roads

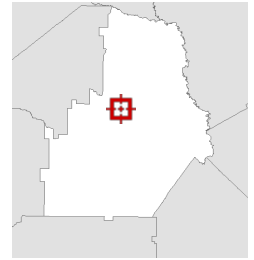
Parcel ID	000820 058000	Owner	POTTER CONNIE T	Last 2 Sales			
Class Code	Consv Use		P O BOX 1395	Date	Price	Reason	Qual
Taxing District	County		PERRY, GA 31069	8/20/2014		07	U
Acres	25.82	Physical Address	2099 KINGS CHAPEL RD	12/26/2013		23	U
		Assessed Value	Value \$355600				
		Land Value	Value \$174900				
		Improvement Value	Value \$164900				
		Accessory Value	Value \$15800				

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Legend

- Parcels
- Roads

Parcel ID	000820 029000	Owner	HICKORY HILLS FARM LLC	Last 2 Sales			
Class Code	Residential		250 EDGEWOOD DR	Date	Price	Reason	Qual
Taxing District	County		AMERICUS, GA 31709	4/8/2020	\$451000	19	U
Acres	4.11	Physical Address	ARENA RD	10/2/2019		07	U
		Assessed Value	Value \$1400				
		Land Value	Value \$1400				
		Improvement Value					
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Overview



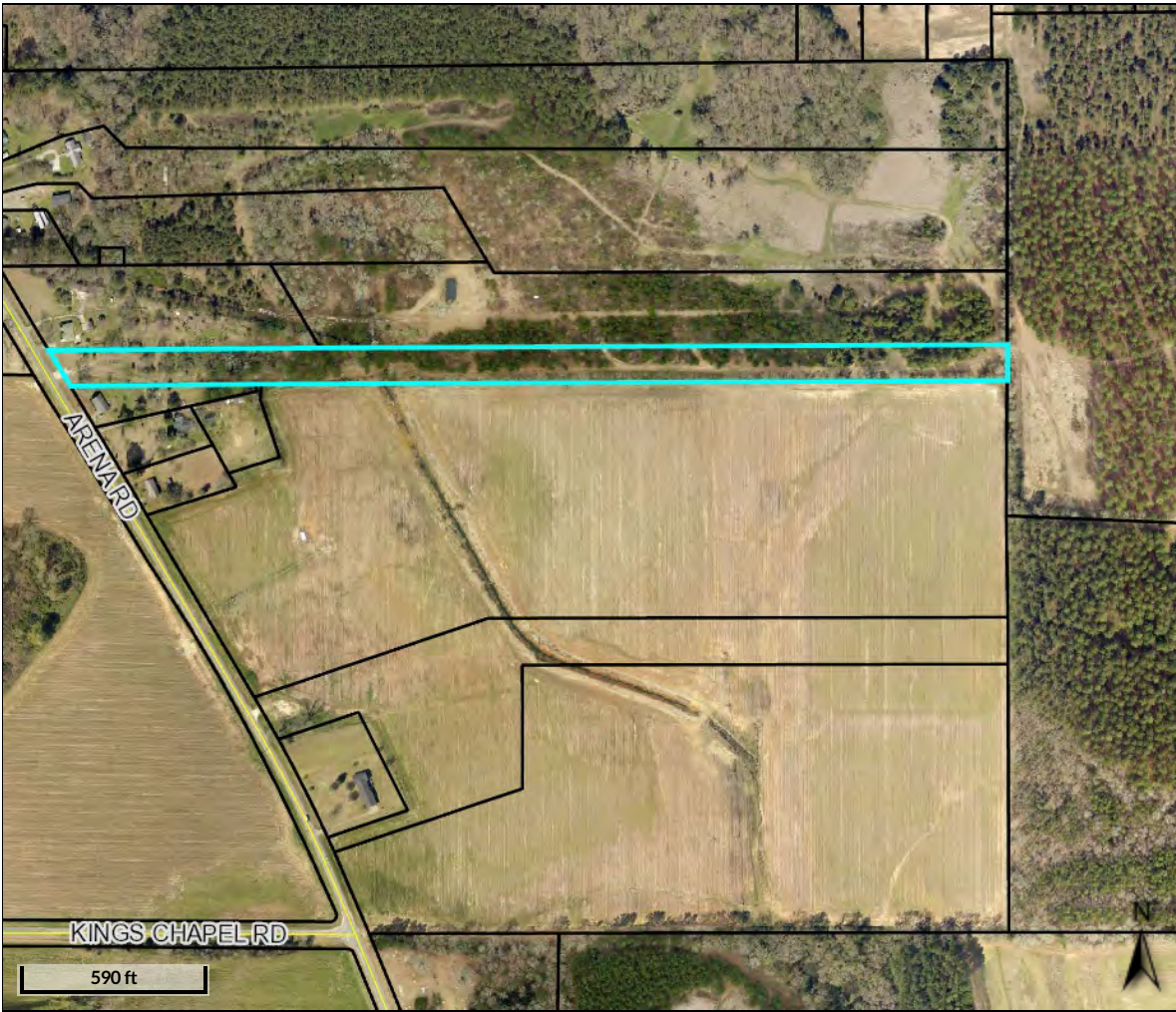
Legend

- Parcels
- Roads

Parcel ID	000830 004000	Owner	ADAMS DORIS S	Last 2 Sales			
Class Code	Residential		RUMPH PAMELA L	Date	Price	Reason	Qual
Taxing District	County		350 ARENA RD	7/7/2021		26	U
Acres	5		PERRY, GA 31069	4/24/2013		07	U
		Physical Address	350 ARENA RD				
		Assessed Value	Value \$151700				
		Land Value	Value \$66500				
		Improvement Value	Value \$80700				
		Accessory Value	Value \$4500				

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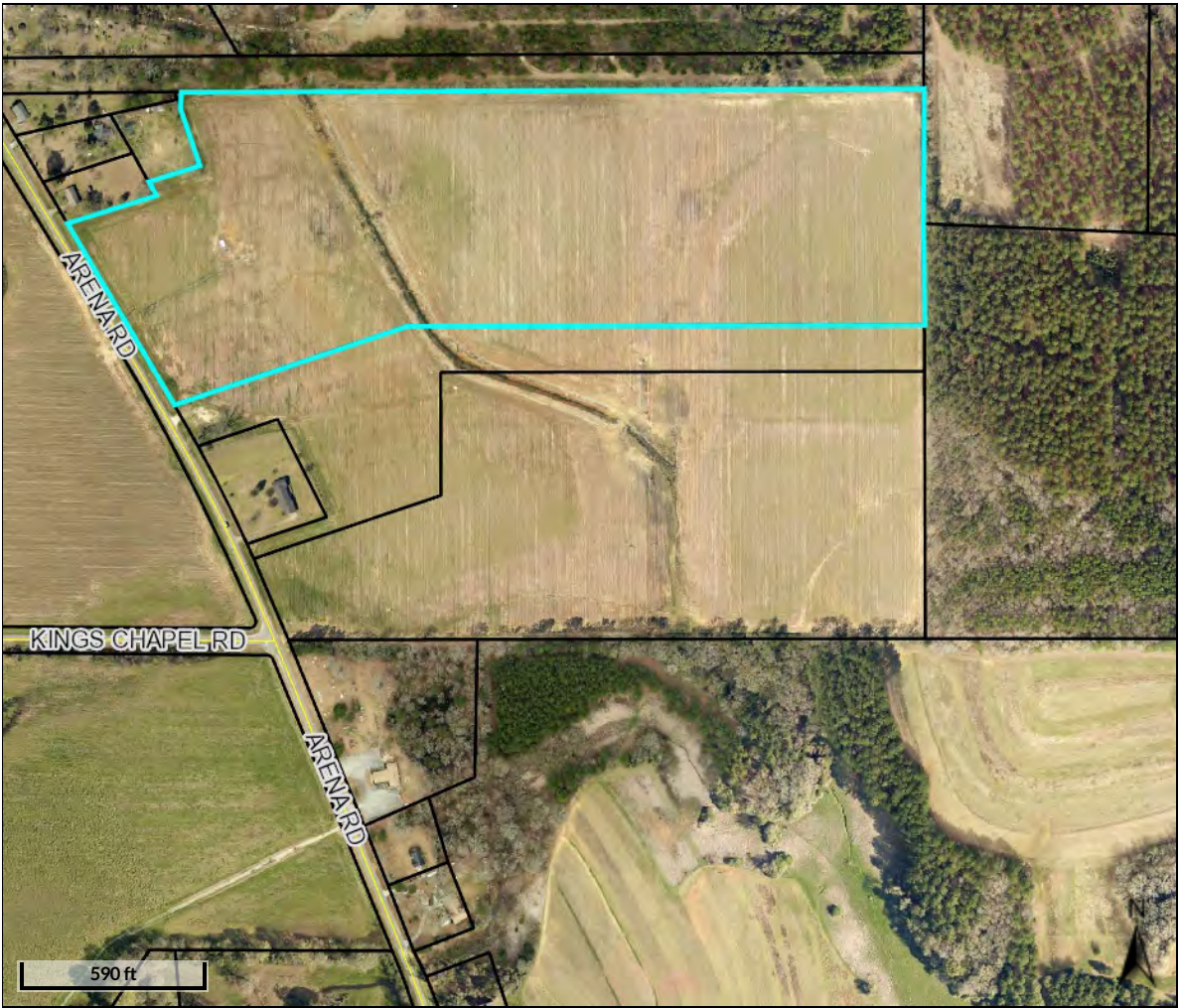
- Parcels
- Roads

Parcel ID	000830 005000	Owner	SAM NUNN FARM LLLP	Last 2 Sales			
Class Code	Residential		2352 HWY 341 S	Date	Price	Reason	Qual
Taxing District	County	Physical Address	PERRY, GA 31069	6/30/2016		10	U
Acres	7.3	Assessed Value	ARENA RD	12/31/2015		23	U
		Land Value					
		Improvement Value					
		Accessory Value					

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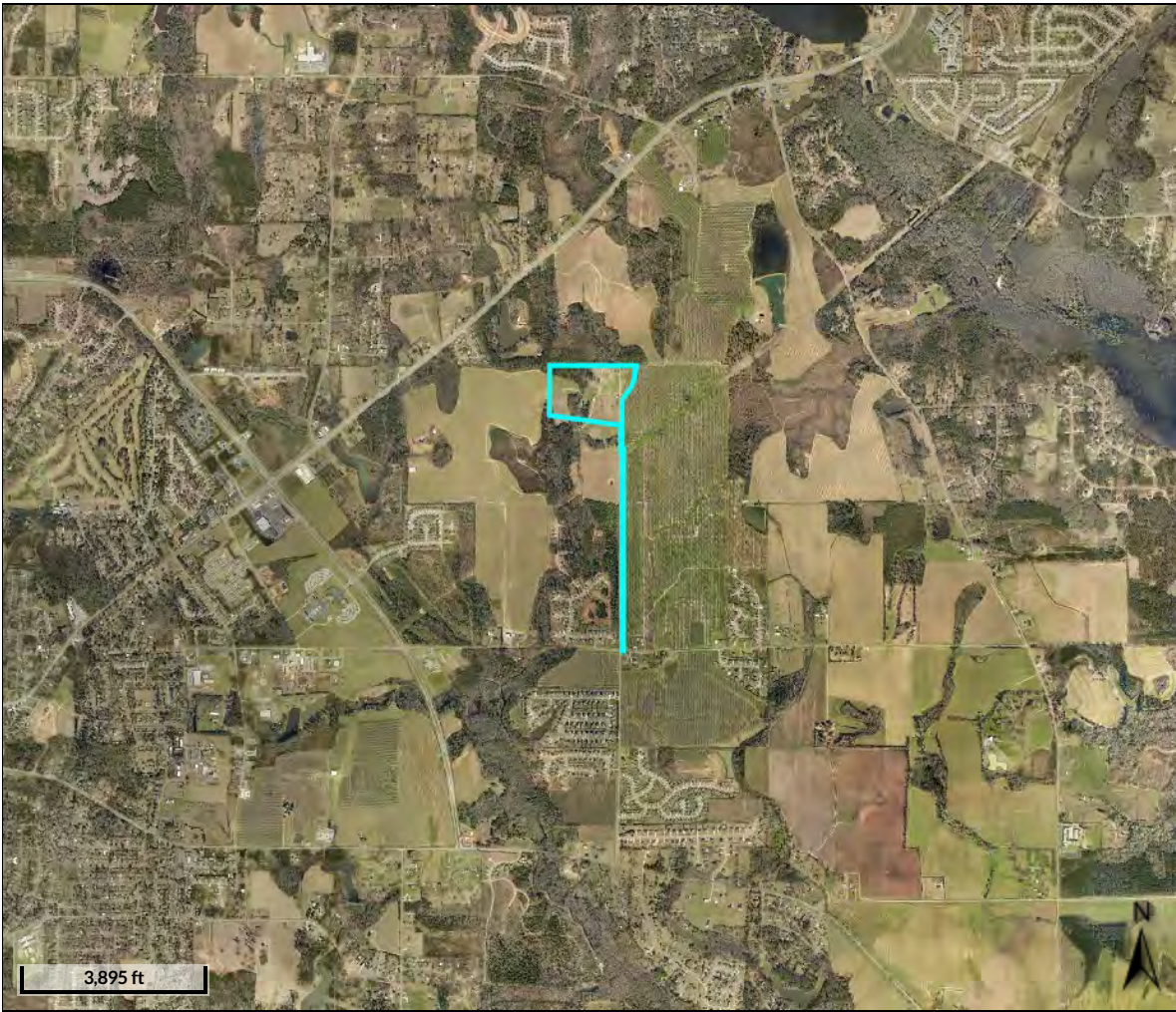
Legend

- Parcels
- Roads

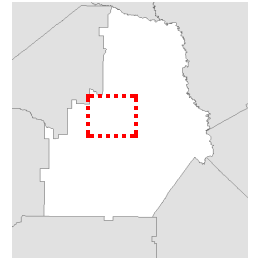
Parcel ID	000830 009000	Owner	FREE DONALD E JR	Last 2 Sales			
Class Code	Consv Use		FREE GWEN	Date	Price	Reason	Qual
Taxing District	County		275 SEWELL RD	4/25/2013	\$275000	03	U
Acres	43.48		ELKO, GA 31025	12/27/2012		14	U
		Physical Address	370 ARENA RD				
		Assessed Value	Value \$402600				
		Land Value	Value \$402600				
		Improvement Value					
		Accessory Value					

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Overview



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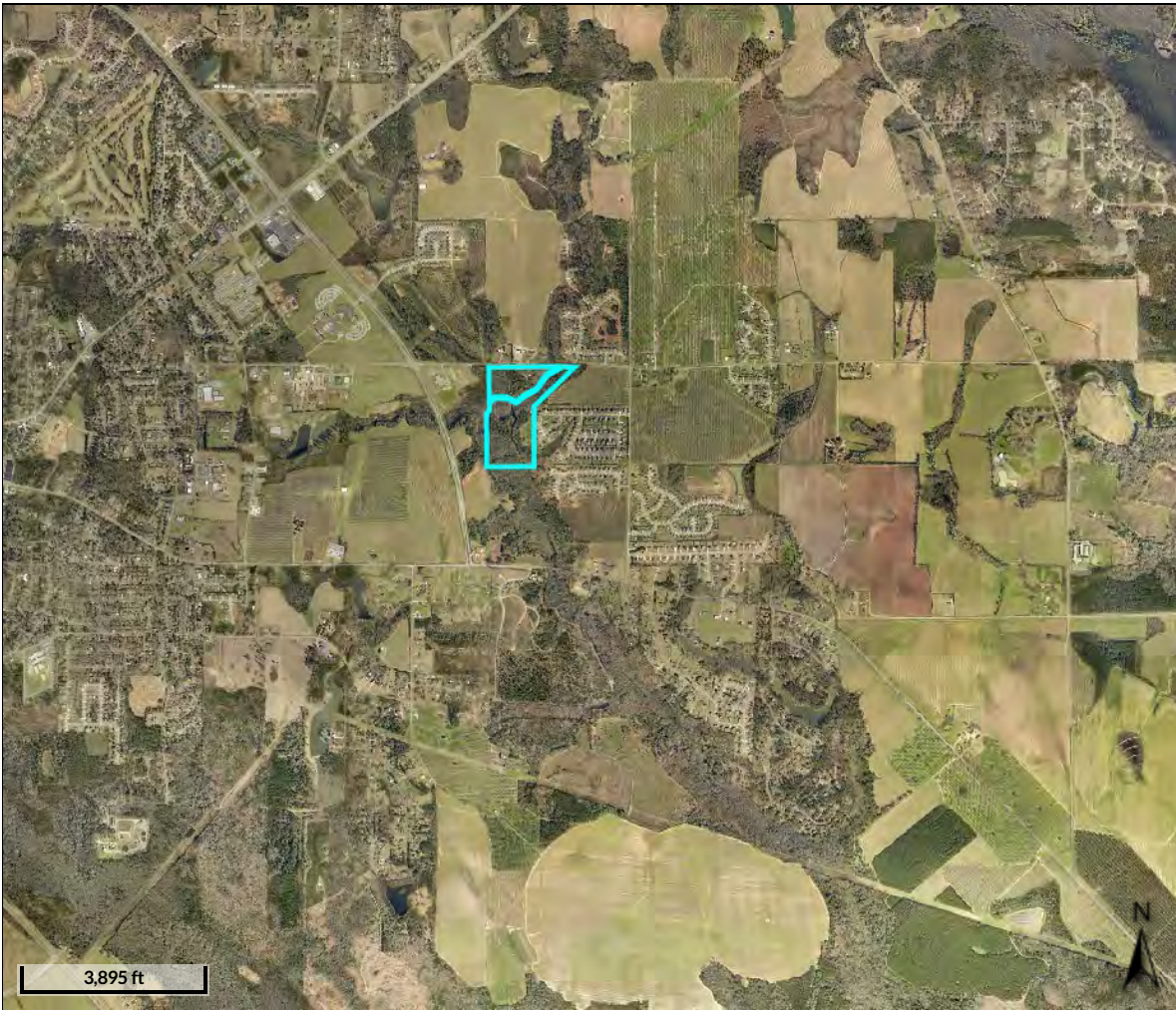
- Parcels
- Roads

Parcel ID	000830 021000	Owner	FUGGER MARIA ELIZABETH	Last 2 Sales			
Class Code	Agricultural		P O BOX 1382	Date	Price	Reason	Qual
Taxing District	County		PERRY, GA 31069	6/24/1980	36	U	
Acres	44.49	Physical Address	2107 KINGS CHAPEL RD	1/30/1973	04	U	
		Assessed Value	Value \$626800				
		Land Value	Value \$328100				
		Improvement Value	Value \$261700				
		Accessory Value	Value \$37000				

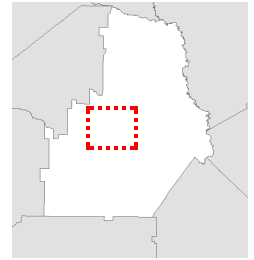
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- Parcels
- Roads

Parcel ID	000830 023000	Owner	GRISENTHWAITE GARY R	Last 2 Sales			
Class Code	Consv Use		1406 KENWOOD DR	Date	Price	Reason	Qual
Taxing District	County		PERRY, GA 31069	2/23/2021		26	U
Acres	50.69	Physical Address	2056 KINGS CHAPEL RD	5/31/2016		26	U
		Assessed Value	Value \$253500				
		Land Value	Value \$249300				
		Improvement Value					
		Accessory Value	Value \$4200				

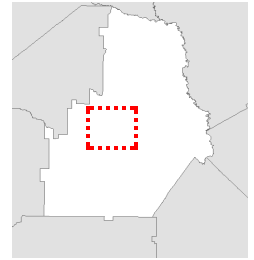
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Overview



Legend

- Parcels
- Roads

Parcel ID	000830 043000	Owner	DELOACH ANTHONY M SR	Last 2 Sales			
Class Code	Residential		PO BOX 1290	Date	Price	Reason	Qual
Taxing District	County	Physical Address	PERRY, GA 31069	2/13/2017	\$20000	10	U
Acres	42.89	Assessed Value	SHWY 341	7/25/1994		04	U
		Land Value	Value \$358300				
		Improvement Value	Value \$358300				
		Accessory Value					

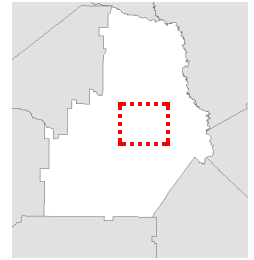
(Note: Not to be used on legal documents)

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Overview



Legend

-  Parcels
-  Roads

Parcel ID 000830 068000
Class Code Consv Use
Taxing District County
Acres 33

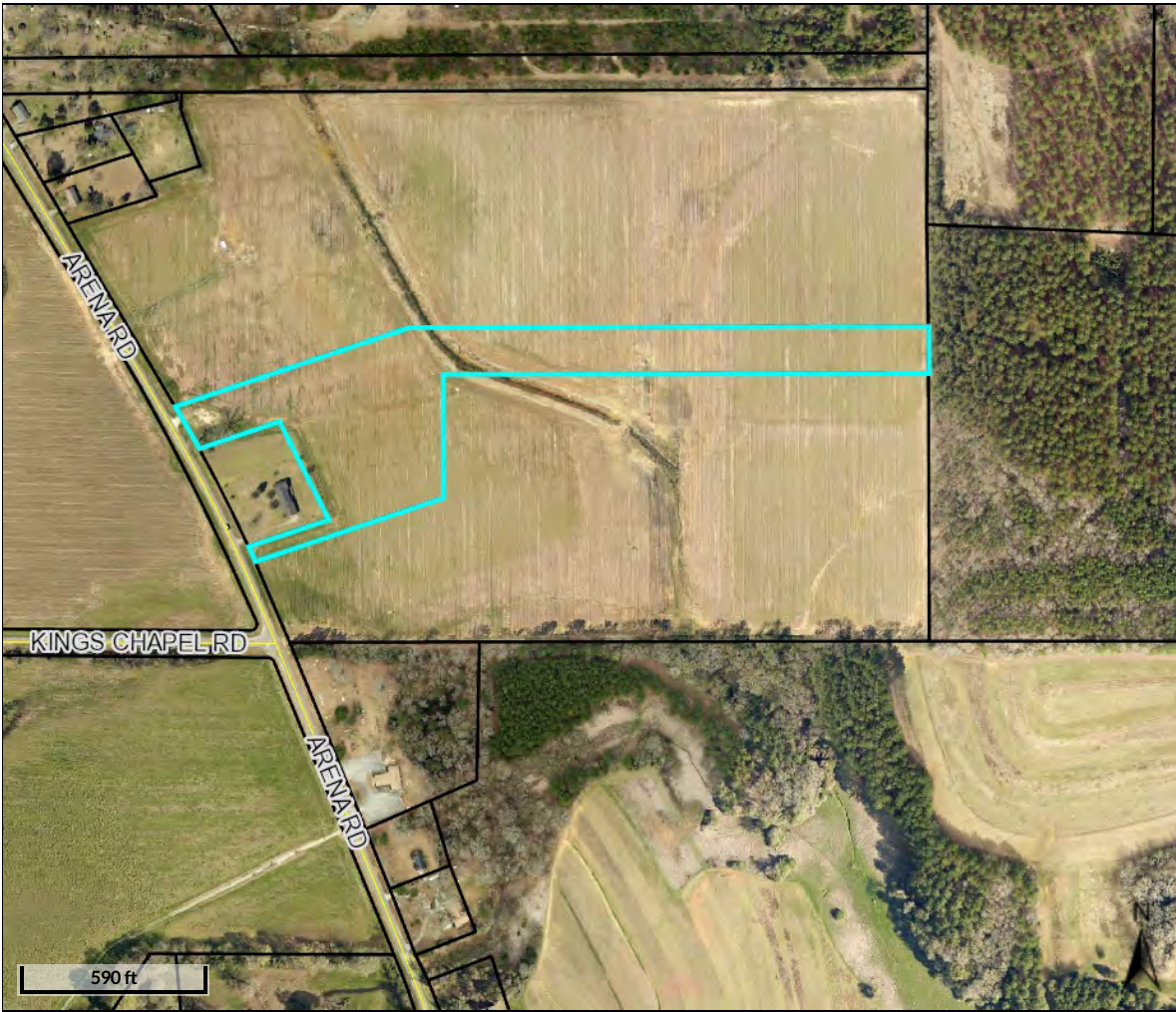
Owner HAPPEL ALAN A
 HAPPEL MEGAN L
 386 ARENA RD
 PERRY, GA 31069

Last 2 Sales		Reason	Qual
Date	Price		
2/14/2019		29	U
2/14/2019	\$540000	LM	Q

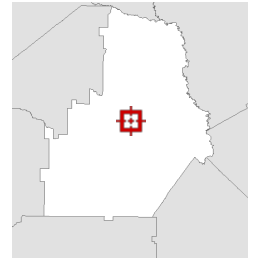
Physical Address 386 ARENA RD
Assessed Value Value \$455400
Land Value Value \$455400
Improvement Value
Accessory Value

(Note: Not to be used on legal documents)

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Overview



Legend

- Parcels
- Roads

Parcel ID 000830 070000
 Class Code Consv Use
 Taxing District County
 Acres 12

Owner HAPPEL ALAN A
 HAPPEL MEGAN L
 386 ARENARD
 PERRY, GA 31069
 Physical Address ARENARD

Last 2 Sales
 Date Price Reason Qual

Assessed Value
 Land Value
 Improvement Value
 Accessory Value

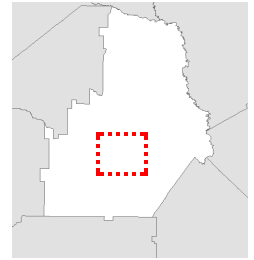
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Overview



Legend

- Parcels
- Roads

Parcel ID 000840 034000
Class Code Consv Use
Taxing District County
Acres 655.46

Owner SAM NUNN FARM LLLP
 2352 HWY 341 S
 PERRY, GA 31069

Physical Address S HWY 341
Assessed Value Value \$2753000
Land Value Value \$2.753e+006
Improvement Value
Accessory Value

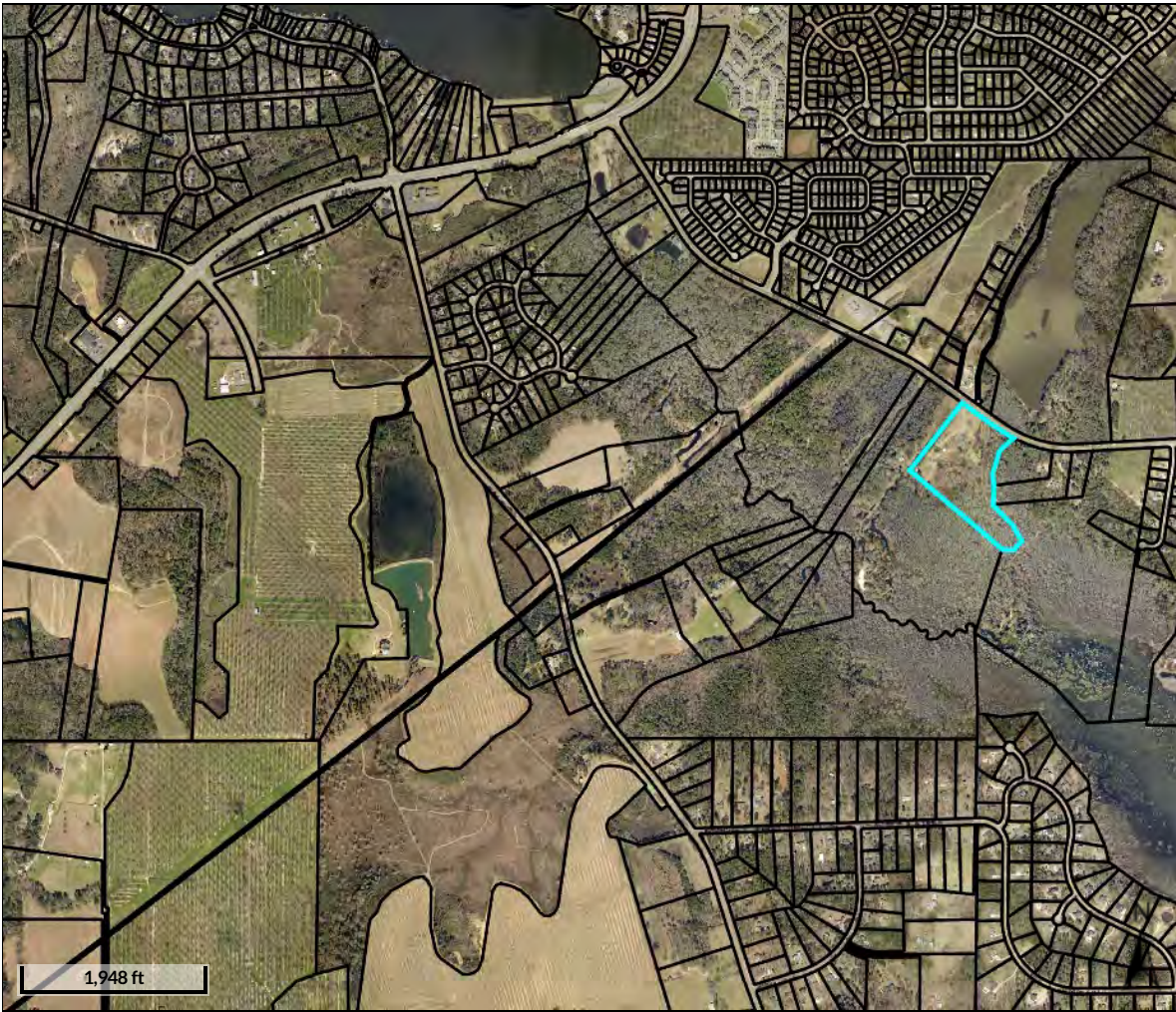
Last 2 Sales

Date	Price	Reason	Qual
6/30/2018		04	U
9/29/2011		04	U

(Note: Not to be used on legal documents)

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Overview



Legend

-  Parcels
-  Roads

Parcel ID 001060 001000
 Class Code Agricultural
 Taxing District County
 Acres 19.07

Owner BASS KEVIN R
 BASS ELIZABETH H
 404 BEAR BRANCH ROAD
 KATHLEEN, GA 31047

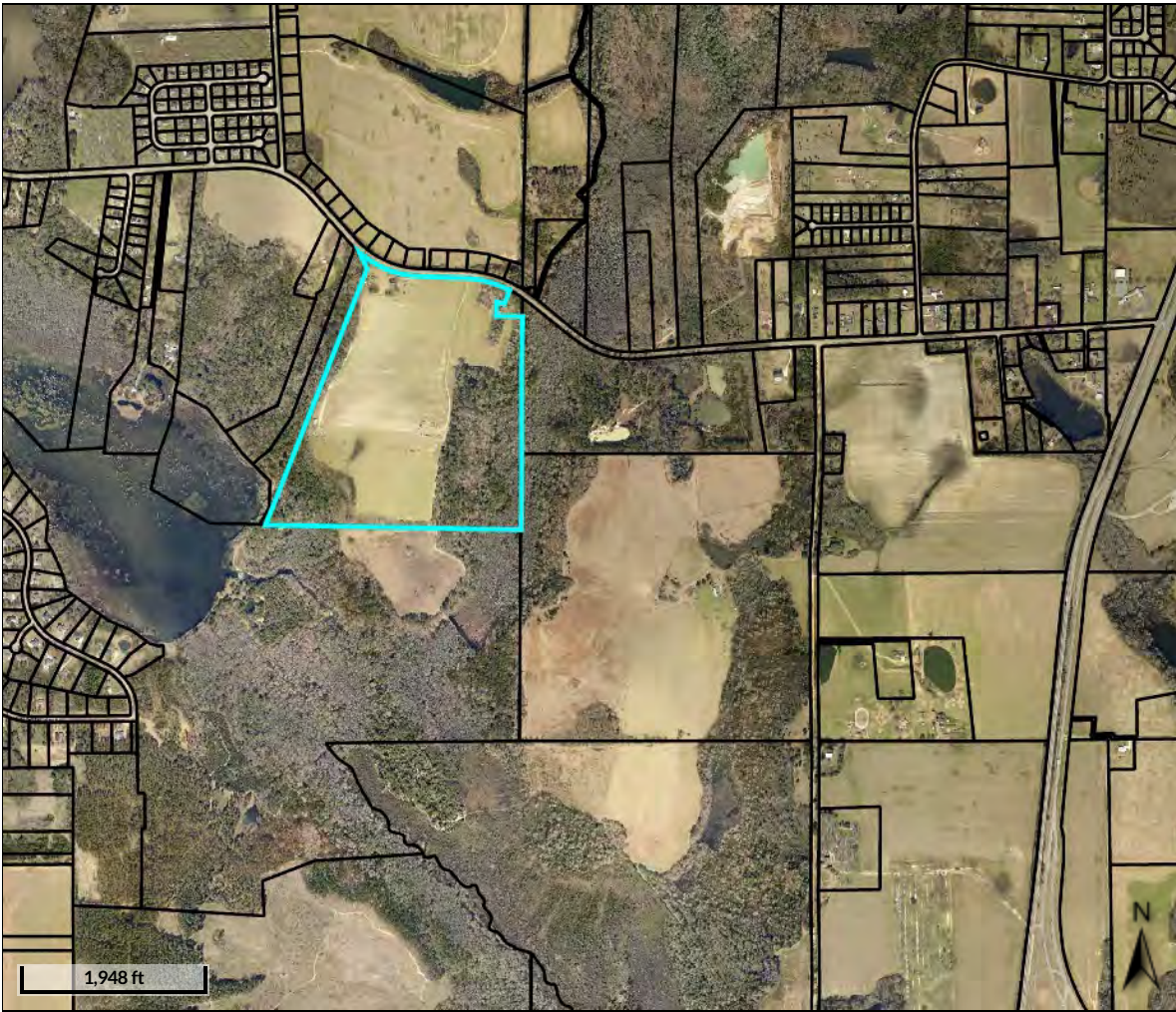
Last 2 Sales			
Date	Price	Reason	Qual
5/8/2019		26	U
3/7/2014	\$79900	03	U

Physical Address 404 BEAR BRANCH RD
 Assessed Value Value \$243750
 Land Value Value \$169300
 Improvement Value Value \$56300
 Accessory Value Value \$18150

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Overview



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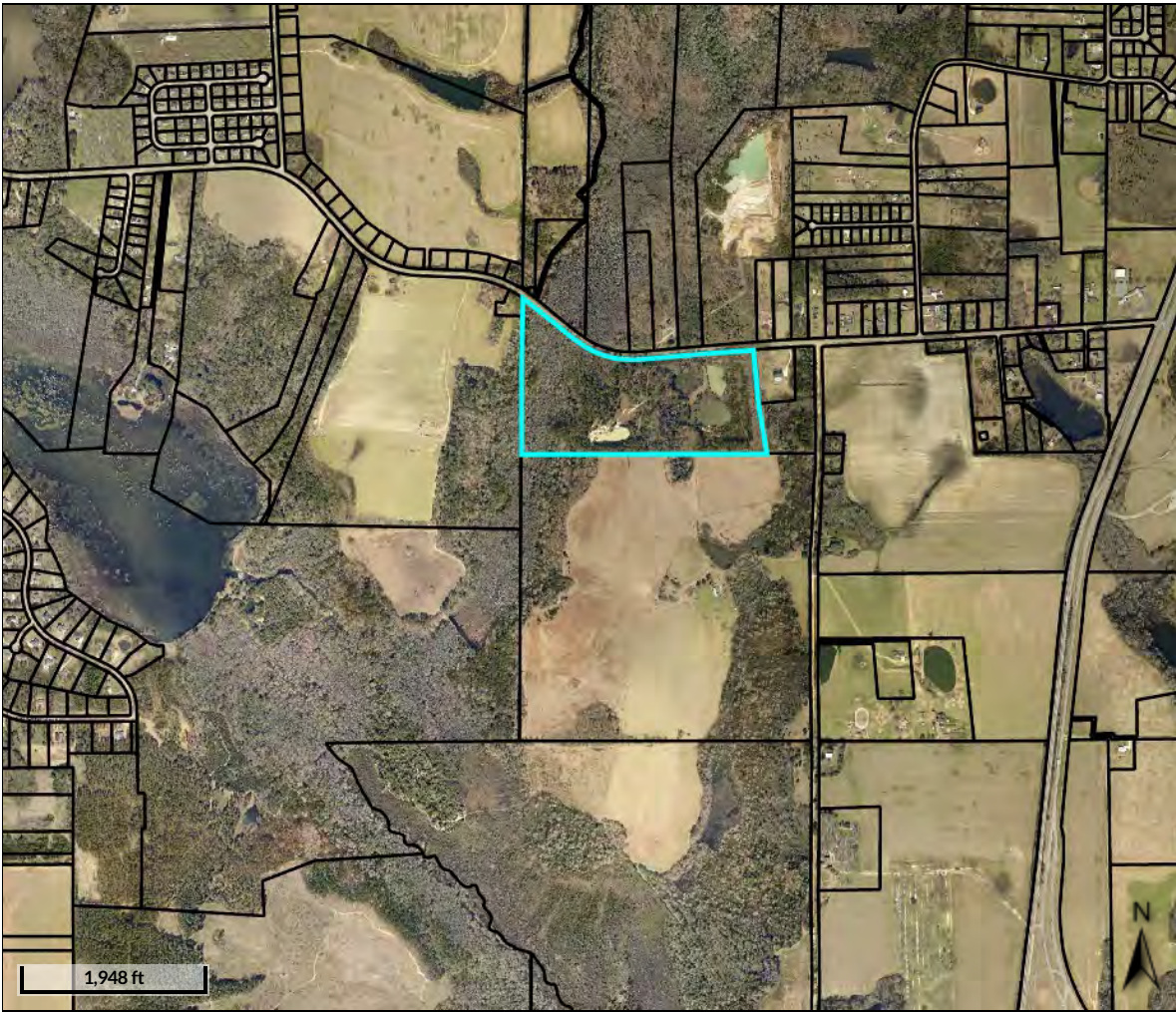
-  Parcels
-  Roads

Parcel ID	001060 003000	Owner	JOHNSON JERRY WAYNE	Last 2 Sales			
Class Code	Consv Use		JOHNSON MARILYN D	Date	Price	Reason	Qual
Taxing District	County		333 COUNTY LINE RD	10/15/2014	26	U	
Acres	125.93		GRIFFIN, GA 30224	11/21/1983	10	U	
		Physical Address	280 BEAR BRANCH RD				
		Assessed Value	Value \$930521				
		Land Value	Value \$923900				
		Improvement Value	Value \$1				
		Accessory Value	Value \$6620				

(Note: Not to be used on legal documents)

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Overview



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- Parcels
- Roads

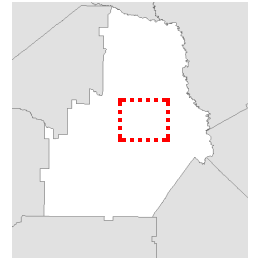
Parcel ID	001060 005000	Owner	CEMEX SOUTHEAST LLC	Last 2 Sales			
Class Code	Agricultural		C/O CEMEX TAX DEPARTMENT	Date	Price	Reason	Qual
Taxing District	County		1501 BELVEDERE RD	7/1/2005		19	U
Acres	62.14		WEST PALM BEACH, FL 33406	6/29/2005		28	U
		Physical Address	BEAR BRANCH RD				
		Assessed Value	Value \$579800				
		Land Value	Value \$579800				
		Improvement Value					
		Accessory Value					

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Overview



Legend

- Parcels
- Roads

Parcel ID	001060 033000	Owner	HUNT WILLIS BEVERLY JR	Last 2 Sales			
Class Code	Consv Use		HUNT PETER GREGORY ET AL	Date	Price	Reason	Qual
Taxing District	County		PO BOX 1387	11/26/2018		29	U
Acres	316.04		PERRY, GA 31069	11/26/2018		23	U
		Physical Address	399 MOSSY LAKE RD				
		Assessed Value	Value \$922000				
		Land Value	Value \$756600				
		Improvement Value	Value \$162400				
		Accessory Value	Value \$3000				

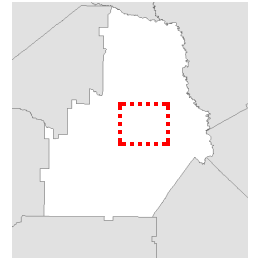
(Note: Not to be used on legal documents)

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Overview



Legend

- Parcels
- Roads

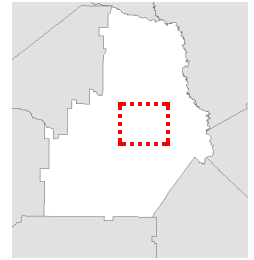
Parcel ID	001070 002000	Owner	KINGS CHAPEL C M E CHURCH	Last 2 Sales			
Class Code	Exempt		C/O JOHN BANNISTER TRUSTEE ET AL	Date	Price	Reason	Qual
Taxing District	County		402 ARENA RD	5/26/1976	07	U	
Acres	5.54		PERRY, GA 31069	5/1/1904	02	U	
		Physical Address	402 ARENA RD				
		Assessed Value	Value \$388900				
		Land Value	Value \$88200				
		Improvement Value	Value \$275000				
		Accessory Value	Value \$25700				

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Overview



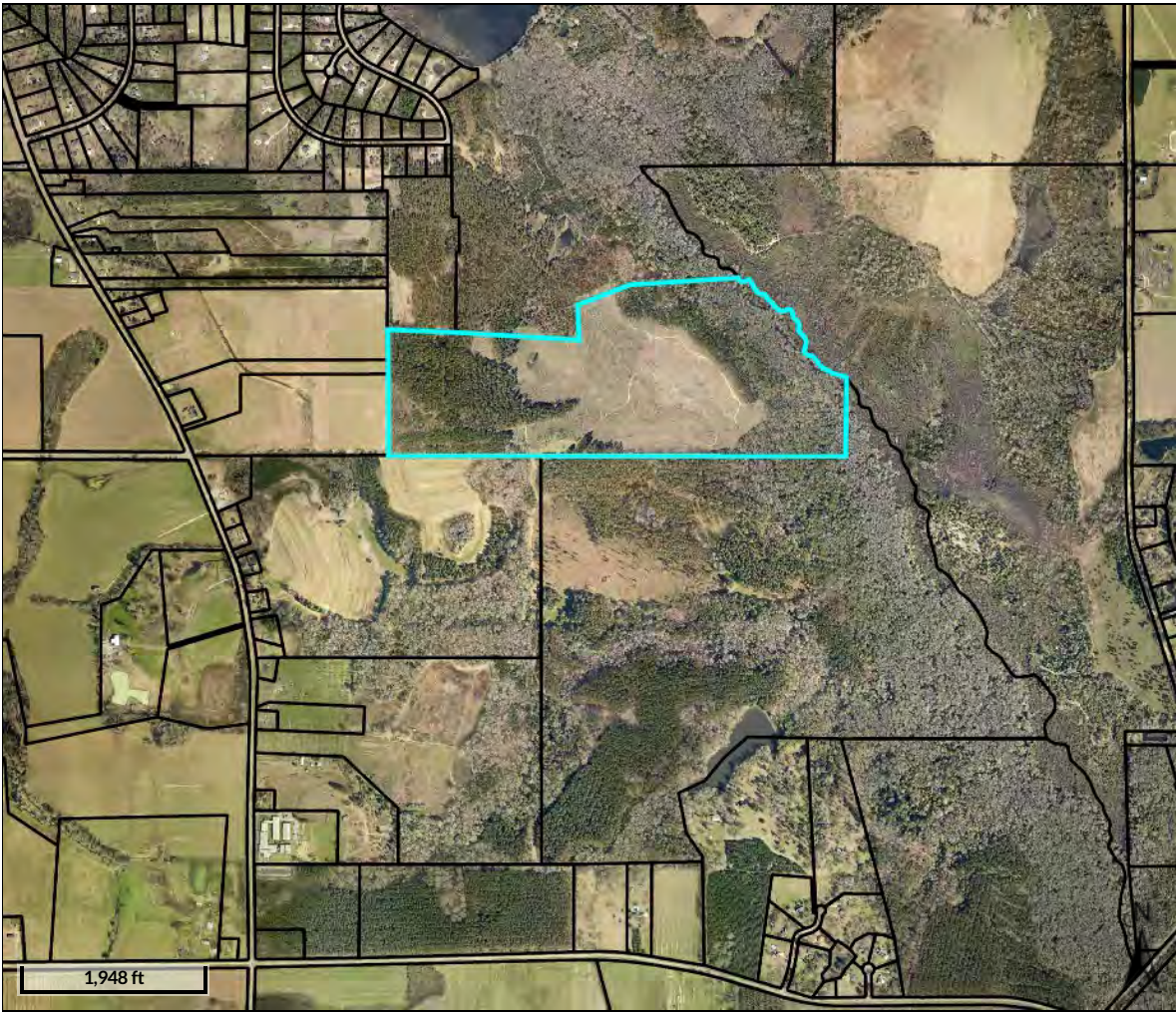
Legend

- Parcels
- Roads

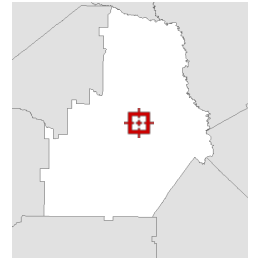
Parcel ID	001070 004000	Owner	NORWOOD ESTATE IN REM	Last 2 Sales			
Class Code	Consv Use		C/O VIVIAN NORWOOD CAINION	Date	Price	Reason	Qual
Taxing District	County		430 ARENA RD	4/21/2014	35	U	
Acres	133.23		PERRY, GA 31069	4/21/2014	35	U	
		Physical Address	414 ARENA RD				
		Assessed Value	Value \$655000				
		Land Value	Value \$655000				
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

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Overview



Legend

-  Parcels
-  Roads

Parcel ID	001070 054000	Owner	SAM NUNN FARM LLLP	Last 2 Sales			
Class Code	Consv Use		2352 HWY 341 S	Date	Price	Reason	Qual
Taxing District	County	Physical Address	PERRY, GA 310699688	8/3/2016		23	U
Acres	152.48	Assessed Value	ARENA RD	12/31/2015		23	U
		Land Value					
		Improvement Value					
		Accessory Value					

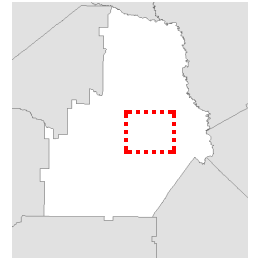
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Overview



Legend

- Parcels
- Roads

Parcel ID	001070 055000	Owner	SAM NUNN FARM LLLP	Last 2 Sales			
Class Code	Consv Use		2352 HWY 341 S	Date	12/21/2019	Price	20
Taxing District	County	Physical Address	PERRY, GA 31069		6/30/2018		04
Acres	317.85	Assessed Value	SADDLE CREEK RD				U
		Land Value					U
		Improvement Value					
		Accessory Value					

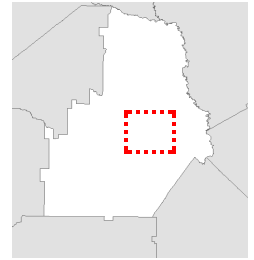
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Overview



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- Parcels
- Roads

Parcel ID	001070 073000	Owner	SAM NUNN FARM LLLP	Last 2 Sales			
Class Code	Agricultural		2352 HWY 341 S	Date	12/21/2019	Price	23
Taxing District	County		PERRY, GA 31069			Reason	U
Acres	148.5	Physical Address	SADDLE CREEK RD				
		Assessed Value	Value \$336600				
		Land Value	Value \$336600				
		Improvement Value					
		Accessory Value					

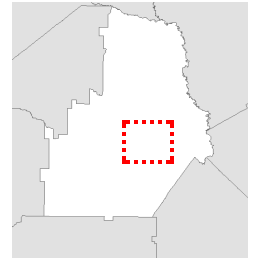
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Overview



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- Parcels
- Roads

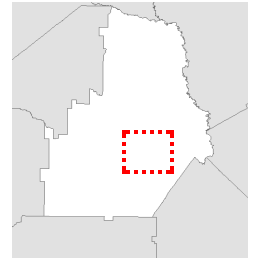
Parcel ID	001080 002000	Owner	DEVELOPMENT AUTHORITY OF HOUSTON COUNTY	Last 2 Sales			
Class Code	Industrial	Physical Address	C/O PERDUE FOODS LLC 31149 OLD OCEAN CITY RD SALISBURY, MD 21804 250 HWY 247 SPUR	Date	12/26/2018	Price	Reason
Taxing District	County	Assessed Value	Value \$27974000				01
Acres	223.74	Land Value	Value \$1.678e+006				23
		Improvement Value	Value \$2.58763e+007				U
		Accessory Value	Value \$419700				U

(Note: Not to be used on legal documents)

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Overview



Legend

- Parcels
- Roads

Parcel ID 001080 019000
Class Code Industrial
Taxing District County
Acres 382.75

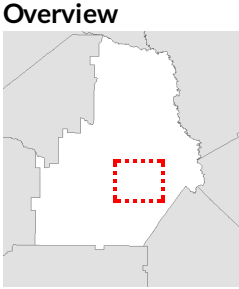
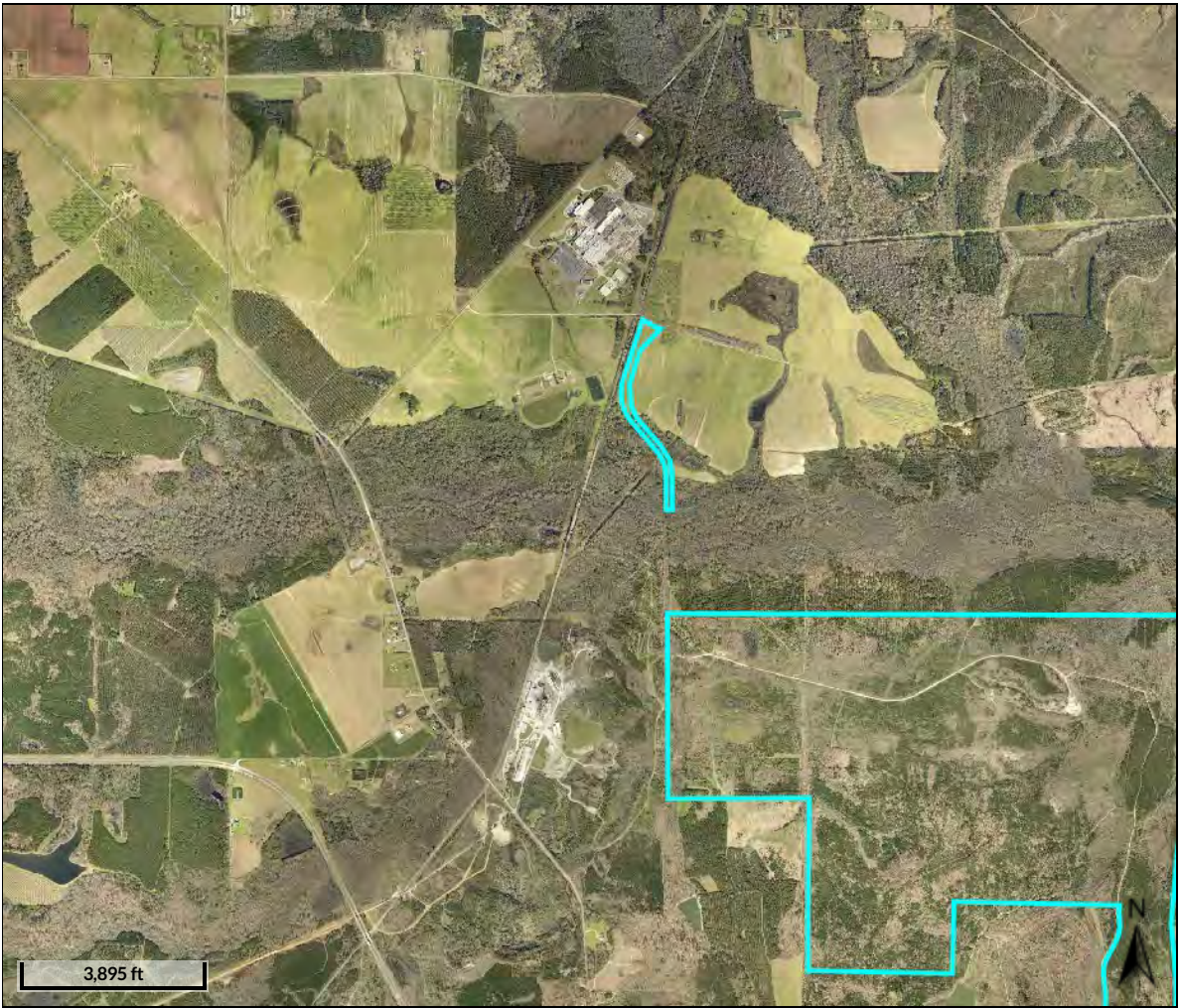
Owner PERDUE FOODS LLC
 31149 OLD OCEAN CITY RD
 SALISBURY, MD 21804
Physical Address HWY 247 SPUR
Assessed Value Value \$2870600
Land Value Value \$2.8706e+006
Improvement Value
Accessory Value

Last 2 Sales
Date Price Reason Qual

(Note: Not to be used on legal documents)

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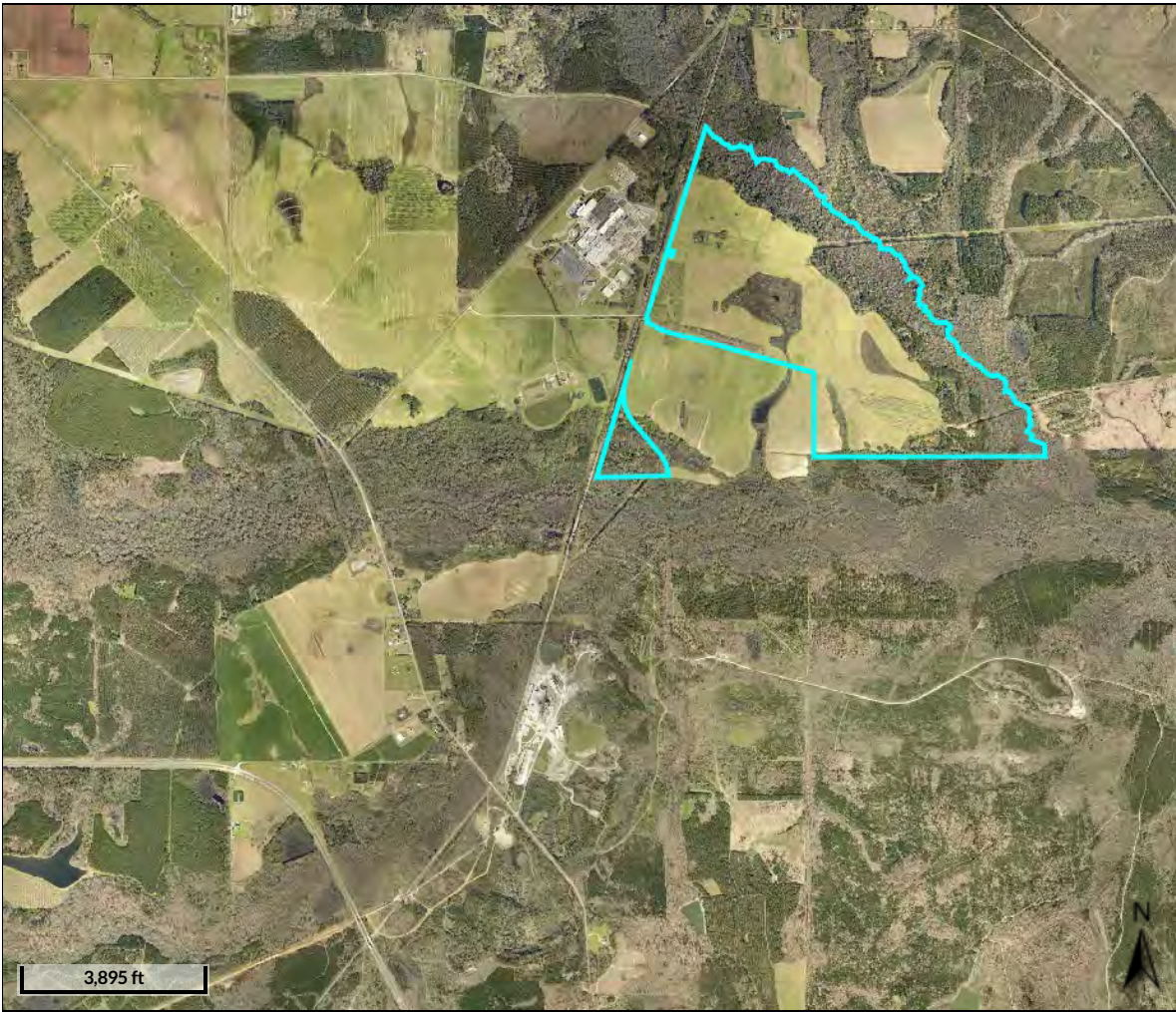


Legend
 □ Parcels
 — Roads

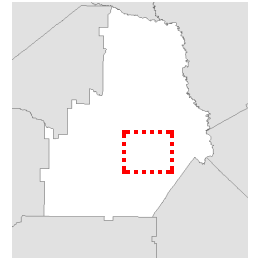
Parcel ID	001330 01B000	Owner	NORFOLK TIMBER INVESTMENTS	Last 2 Sales			
Class Code	Agricultural		LLC	Date	Price	Reason	Qual
Taxing District	County		3520 HWY 41 N	9/10/2008	\$147190	20	U
Acres	1539.65		STE 1011	5/29/2008	\$80800	20	U
			BYRON, GA 31008				
		Physical Address	WIMBERLY RD				
		Assessed Value	Value \$2889700				
		Land Value	Value \$2.8897e+006				
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 12/23/2021
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Overview



Legend

- Parcels
- Roads

Parcel ID	001330 005000	Owner	BOARD OF COMMISSIONERS	Last 2 Sales			
Class Code	Exempt		200 CARL VINSON PKWY	Date	Price	Reason	Qual
Taxing District	County		WARNER ROBINS, GA 31088	11/29/2012		29	U
Acres	630.96	Physical Address	A E HARRIS RD	6/15/2012	\$6140330	01	U
		Assessed Value	Value \$2719100				
		Land Value	Value \$2.7191e+006				
		Improvement Value					
		Accessory Value					

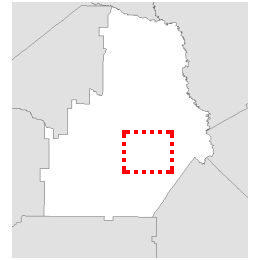
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Overview



Legend

- Parcels
- Roads

Parcel ID	001330 006000	Owner	DEVELOPMENT AUTHORITY OF HOUSTON COUNTY	Last 2 Sales			
Class Code	Exempt		200 CARL VINSON PKWY	Date	2/19/2019	Price	23
Taxing District	County		WARNER ROBINS, GA 31088			Reason	U
Acres	246.23		A E HARRIS RD			Qual	
		Physical Address					
		Assessed Value	Value \$1018000				
		Land Value	Value \$1.018e+006				
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 12/23/2021
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Summary

Parcel Number 0P0650 116000
 Location Address KENDALL CT
 Legal Description GREENSPACE AVINGTON GLENN PH 1 143/10TH
 (Note: Not to be used on legal documents)
 Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning R2
 Tax District Perry (District 2)
 Millage Rate 37.34
 Acres 10.55
 Homestead Exemption No (S0)
 Landlot/District 143 / 10

[View Map](#)

Owner

[AVINGTON GLENN MAINTENANCE IMPROVEMENT ASSOCIATION INC](#)
 402 HWY 247
 STE 2200
 BONAIRE, GA 31005

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	GREEN SPACE	Lot	0	0	0	10.55	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/19/2019	8121 195	69 74	\$0	Related or corporate affiliate	MASTERPIECE CONSTRUCTION INC	AVINGTON GLENN MAINTENANCE ET AL
4/7/2017	7474 1	69 74	\$459,000	Bank sales and nancial institution	COLONY BANK	MASTERPIECE CONSTRUCTION INC
11/9/2009	5090 180	69 74	\$1,000	Foreclosures and judgments	AL-SHARIF KHALID K	COLONY BANK

Valuation

	2021	2020	2019	2018
Previous Value	\$1	\$1	\$1	\$1
Land Value	\$1	\$1	\$1	\$1
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$1	\$1	\$1	\$1

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

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Version 2.3.168

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Summary

Parcel Number 00082C 005000
 Location Address 405 BIG OAKS RD
 Legal Description LOT 5 BLK A WINDMILL @ MOSSY LAKE 1.62 AC
 (Note: Not to be used on legal documents)
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 1.62
 Homestead Exemption Yes (S1)
 Landlot/District 206 / 10

[View Map](#)



Owner

OGLESBY JIMMY
 OGLESBY BRIDGETTE L
 405 BIG OAKS RD
 PERRY, GA 31069

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	WINDMILL@MOSSYLAKE	Acres	70,567	0	0	1.62	1

Residential Improvement Information

Style One Family
 Heated Square Feet 2958
 Interior Walls Sheetrock
 Exterior Walls Masonry (brick)
 Foundation Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 2008
 Roof Type Asphalt Shingles
 Flooring Type Hardwood/Tile/Carpet
 Heating Type Central Heat/AC
 Number Of Rooms 0
 Number Of Bedrooms 4
 Number Of Full Bathrooms 3
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 9
 Value \$205,600
 Condition Good
 Fireplaces\Appliances Pre-fab 1 sty 1 Box 1
 House Address 405 BIG OAKS

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Home Site	2008	1x0 / 1	1	\$5,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/23/2018	7800 3	72 130	\$0	Affidavits of prescriptive title or possession	AFFIDAVIT	OGLESBY JIMMY & BRIDGETTE L*
9/26/2005	3578 114	64 138	\$65,000	Land market sale	MOSSY LAKE DEVELOPERS LLC	OGLESBY JIMMY & BRIDGETTE L*

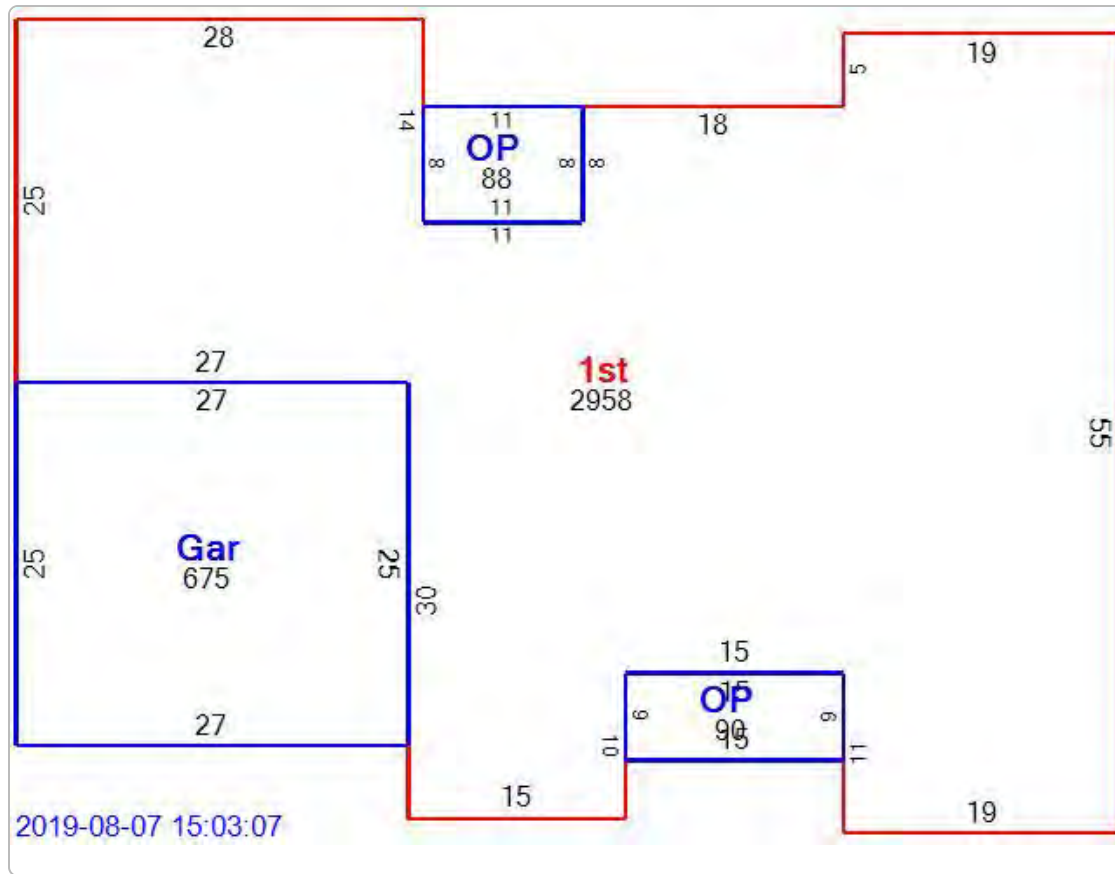
Valuation

	2021	2020	2019	2018
Previous Value	\$269,900	\$269,900	\$269,900	\$269,900
Land Value	\$78,000	\$54,600	\$54,600	\$54,600
+ Improvement Value	\$205,600	\$210,300	\$210,300	\$210,300
+ Accessory Value	\$5,000	\$5,000	\$5,000	\$5,000
= Current Value	\$288,600	\$269,900	\$269,900	\$269,900

Photos



Sketches



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

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Version 2.3.168



Summary

Parcel Number	000560 045000
Location Address	2000 HWY 127
Legal Description	94.049 ACRES TR 2 & PT 4, B LL 115, 116 & 14 (Note: Not to be used on legal documents)
Class	V5-Consrv Use (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning	RAG
Tax District	County (District 1)
Millage Rate	24.47
Acres	94.05
Homestead Exemption	No (S0)
Landlot/District	142 / 10

[View Map](#)

Owner

[RITCHIE DESMOND S](#)
RITCHIE CYNTHIA L
2000 HWY 127
PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	94.05

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland	2	3.59
CUV	Agland	3	0.73
CUV	Agland	4	50.11
CUV	Agland	5	2.33
CUV	Woodland	1	1.01
CUV	Woodland	3	25.21
CUV	Woodland	7	0.69
CUV	Woodland	9	10.38

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/19/2019	8124 59	69 92	\$858,654	Multiple parcels part of sales price	STUBBS JUNE FLOYD	RITCHIE DESMOND S & CYNTHIA L*
9/8/2004	3145 334		\$0	Right of way	STUBBS JUNE F	STUBBS JUNE F
10/1/1997	1308 515	16 28	\$0	Settling an estate or to satisfy debt or wishes	STUBBS WILLIAM G JR	STUBBS JUNE F
8/22/1975	466 116	16 28	\$0	Related or corporate af liate	STUBBS JANIE INGRAM	STUBBS WILLIAM G JR
1/20/1973	409 170		\$0	Related or corporate af liate	STUBBS MRS W G ETAL	STUBBS JANIE INGRAM
1/10/1958	119 394		\$0	Related or corporate af liate	STUBBS MRS ELIZABETH B	STUBBS MRS W G ETAL

Valuation

	2021	2020	2019	2018
Previous Value	\$379,100	\$371,000	\$371,000	\$371,000
Land Value	\$412,000	\$379,100	\$371,000	\$371,000
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$412,000	\$379,100	\$371,000	\$371,000
10 Year Land Covenant (Agreement Year / Value)	2021 / \$57,011	2011 / \$53,807	2011 / \$52,240	2011 / \$50,748

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

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Summary

Parcel Number 000570 016000
 Location Address PERRY PKWY
 Legal Description TRACT 2 32.89 ACRES LL 113 10 LD
 (Note: Not to be used on legal documents)
 Class V4-Consrv Use
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 32.89
 Homestead Exemption No (S0)
 Landlot/District 113 / 10

[View Map](#)

Owner

[PARKWAY FARMS LLC](#)
 1444 SAM NUNN BLVD
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	32.89

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland	2	0.24
CUV	Agland	3	10.27
CUV	Agland	4	0.22
CUV	Agland	5	1.84
CUV	Agland	6	1.39
CUV	Agland	8	4.68
CUV	Woodland	4	5.6
CUV	Woodland	6	2.19
CUV	Woodland	7	6.46

Valuation

	2021	2020	2019	2018
Previous Value	\$192,100	\$192,100	\$192,100	\$192,100
Land Value	\$318,500	\$192,100	\$192,100	\$192,100
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$318,500	\$192,100	\$192,100	\$192,100
10 Year Land Covenant (Agreement Year / Value)	2016 / \$17,787	2016 / \$17,278	2016 / \$16,790	2016 / \$16,315

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Summary

Parcel Number 000580 007000
 Location Address 615 HILL RD
 Legal Description 909.81 AC LL 107, 108, 144-149, 151 & 186-188
 (Note: Not to be used on legal documents)
 Class J5
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 909.81
 Homestead Exemption No (S0)
 Landlot/District 148 / 13

[View Map](#)



Owner

[TUCKER TURF LLC](#)
 C/O LEE HARRIS
 505 WEST UNION ST
 VIENNA, GA 31092

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Agriland	Rural	2	127.4
RUR	Agriland	Rural	3	1.53
RUR	Agriland	Rural	4	30.37
RUR	Agriland	Rural	5	213.95
RUR	Agriland	Rural	6	51.76
RUR	Agriland	Rural	8	11.57
RUR	Woodland	Rural	3	1.46
RUR	Woodland	Rural	4	20.69
RUR	Woodland	Rural	7	451.08

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Utility	2011	12x16 / 0	0	\$960
Lt Utility Commercial Bldg	2000	24x58 / 432	0	\$6,700
Home Site	1997	3x0 / 1	1	\$3,000

Permits

Permit Date	Permit Number	Type
02/16/2005	2005 00133	MOBILE HOME

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/30/2010	5421 46	56 201	\$2,626,000	Related or corporate af liate	BARFIELD W E JR ETAL	TUCKER TURF LLC
8/19/2008	4758 247	56 201	\$0	Quit claim deed or divorce settlement	SEE NOTES	BARFIELD W E JR ETAL
8/19/2008	4758 245	56 201	\$0	Quit claim deed or divorce settlement	SEE NOTES	BARFIELD W E JR ETAL
8/5/2008	4758 249	56 201	\$4,421,350	Foreclosures and judgments	GEORGIA SOD LLC	BARFIELD W E JR ETAL
12/22/2004	3269 298	56 201	\$5,250,000	Personal property part of sales price	SPARROW WILLIAM A ETAL	GEORGIA SOD LLC
12/20/2004	3254 59	56 201	\$0	Related or corporate af liate	TUCKER TURF LLC	SPARROW WILLIAM A ETAL
6/30/2003	2600 1	56 201	\$2,700,000	Timber is part of sales price	PRIME TURF INC	TUCKER TURF LLC
4/7/2003	2479 350	56 201	\$0	Corrective Deed	CORRECTS 2102/21	PRIME TURF LLC
4/7/2003	2478 279	56 201	\$0	Corrective Deed	CORRECTS 2102/21	PRIME TURF INC
5/14/2002	2102 21	37 103	\$0	Related or corporate af liate	DCD DEVELOPMENT LLC	PRIME TURF INC
4/23/1998	1351 381	37 103	\$1,794,860	Land market sale	SPARROW WILLIAM A ETAL	PRIME TURF INC
10/17/1996	1244 197	37 103	\$1,080,000	Land market sale	SELMAN DON	SPARROW WILLIAM A ETAL
4/10/1970	342 280		\$0	History of sales not validated	ANDERSON JOE H	SELMAN DON
4/9/1970	342 275		\$0	History of sales not validated	DAVIDSON JAMES E & H E	ANDERSON JOE H
1/30/1963	197 275		\$0	History of sales not validated		DAVIDSON JAMES E & H E

Valuation

	2021	2020	2019	2018
Previous Value	\$1,648,318	\$1,648,318	\$1,648,318	\$1,648,318
Land Value	\$1,637,658	\$1,637,658	\$1,637,658	\$1,637,658
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$10,660	\$10,660	\$10,660	\$10,660
= Current Value	\$1,648,318	\$1,648,318	\$1,648,318	\$1,648,318
Forest Land Protection Act (Agreement Year / Value)	2012 / \$384,240	2012 / \$384,240	2012 / \$384,240	2012 / \$384,240

Photos



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Summary

Parcel Number 000580 013000
 Location Address 1906 TUCKER RD
 Legal Description 343.62 ACRES LL 190 & 191 13TH LD
 (Note: Not to be used on legal documents)
 Class V5-Consv Use
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 343.63
 Homestead Exemption No (S0)
 Landlot/District 190 / 13

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Owner

[LINGER LONGER PROPERTIES LLC](#)
 130 VAN DR
 KATHLEEN, GA 31047

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	249.29
RUR	Pond-7.00-10.99	Rural	1	9.33
RUR	Pond-4.00-6.99	Rural	1	5.37
RUR	Power Ease/RW	Rural	1	31.43
RUR	Alluvial Land	Rural	1	48.21

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland	2	4.56
CUV	Agland	3	25.25
CUV	Agland	4	1.98
CUV	Agland	5	6.29
CUV	Agland	6	2.12
CUV	Agland	9	27.59
CUV	Woodland	1	5.98
CUV	Woodland	2	8.67
CUV	Woodland	3	0.3
CUV	Woodland	4	115.18
CUV	Woodland	7	40.51
CUV	Woodland	8	105.14
CUV	Woodland	9	0.06

Permits

Permit Date	Permit Number	Type
02/26/2018	2018 00120	NEW CONSTRUCT

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/30/2019	8080 347	79 347	\$1,000	Quit claim deed or divorce settlement	ASHLEY SHAWN & JOY	LINGER LONGER PROPERTIES LLC
12/28/2017	7725 345		\$0	Related or corporate affiliate	MASON DEBORAH C	LINGER LONGER PROPERTIES LLC
12/12/2017	7709 255	17 204	\$1,221,316	Multiple parcels part of sales price	MEADOWS FAMILY PARTNERSHIP LP	MASON DEBORAH C
12/1/1998	1359 136	24 131	\$0	History of sales not validated	MEADOWS JAMES C E & MARIE J*	MEADOWS FAMILY PARTNERSHIP LP
11/17/1992	995 248	24 131	\$0	History of sales not validated	MEADOWS JAMES C E & MARIE J*	MEADOWS JAMES C E & MARIE J*
11/17/1992	995 247	24 131	\$0	History of sales not validated	MEADOWS JAMES C E & MARIE J*	MEADOWS JAMES C E & MARIE J*
8/1/1980	577 548	24 131	\$0	History of sales not validated	CALOSHELL CORP	MEADOWS JAMES C E & MARIE J*

4/8/1980	571 24	24 131	\$0	History of sales not validated	MEADOWS JAMES C E & MARIE J*	MEADOWS JAMES C E & MARIE J*
11/1/1976	486 36	24 131	\$0	History of sales not validated	BARRETT R M	CALOSHELL CORP
7/11/1975	459 216	24 131	\$0	History of sales not validated	HICKMAN JAMES F JR ETAL	BARRETT R M
6/21/1974	438 397	22 381	\$0	History of sales not validated	DAVIS JOE C	HICKMAN JAMES F JR ETAL
1/15/1958	119 520	17 204	\$0	History of sales not validated		DAVIS JOE C

Valuation

	2021	2020	2019	2018
Previous Value	\$1,332,100	\$1,331,600	\$952,626	\$1,357,800
Land Value	\$1,371,900	\$1,332,100	\$1,331,600	\$951,223
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$1,403
= Current Value	\$1,371,900	\$1,332,100	\$1,331,600	\$952,626
10 Year Land Covenant (Agreement Year / Value)	2019 / \$169,539	2019 / \$164,803	2019 / \$160,013	2009 / \$159,767

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Summary

Parcel Number 000580 039000
 Location Address HILL Rd
 Legal Description 202.5 ACRES LL 150 13TH LD
 (Note: Not to be used on legal documents)
 Class V5-Consrv Use
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 202.5
 Homestead Exemption No (S0)
 Landlot/District 150 / 13

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Owner

[TUCKER TURF LLC](#)
 C/O LEE HARRIS
 505 WEST UNION ST
 VIENNA, GA 31092

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	202.5

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland	2	41.28
CUV	Agland	3	2.75
CUV	Agland	4	5.22
CUV	Agland	5	103.99
CUV	Agland	6	41.99
CUV	Agland	8	2.84
CUV	Woodland	7	4.43

Valuation

	2021	2020	2019	2018
Previous Value	\$364,500	\$364,500	\$364,500	\$364,500
Land Value	\$364,500	\$364,500	\$364,500	\$364,500
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$364,500	\$364,500	\$364,500	\$364,500
10 Year Land Covenant (Agreement Year / Value)	2013 / \$117,453	2013 / \$114,150	2013 / \$110,961	2013 / \$107,818

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Summary

Parcel Number 000590 002000
 Location Address LIMEROCK RD
 Legal Description 49.44 ACRES LL 229 & 230 13TH LD
 (Note: Not to be used on legal documents)
 Class A5-Agricultural
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 49.44
 Homestead Exemption No (S0)
 Landlot/District 229 / 13

[View Map](#)

Owner

EDEN ERNEST M
 PERRY BENEVOLENT TRUST
 C/O A C CHURCH
 4856 FIRST COAST HWY SUITE 1
 FERNANDINA BEACH, FL 32034

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	49.44

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/6/2016	7364 235	15 210	\$0	Related or corporate affiliate	EDEN ERNEST M & PERRY BENEVOLENT TRUST	EDEN ERNEST M & PERRY BENEVOLENT TRUST
2/19/2005	3339 320	15 210	\$0	Quit claim deed or divorce settlement	GLAWSON DOCK P	EDEN ERNEST M & PERRY BENEVOLENT TRUST
1/30/1998	1382 344	15 210	\$0	Partial interest or land contract	CALDWELL HAROLD G	EDEN ERNEST M & PERRY BENEVOLENT TRUST
5/29/1997	1283 724	15 210	\$13,000	History of sales not validated	WRIGHT TIMBERLANDS INC	EDEN ERNEST M & CALDWELL HAROLD G
5/29/1997	1283 723	15 210	\$0	Quit claim deed or divorce settlement	GLAWSON DOCK P	WRIGHT TIMBERLANDS INC
1/21/1997	1259 649	15 210	\$0	Multiple parcels part of sales price	PERRY PROPERTIES INC	GLAWSON DOCK P
11/29/1977	513 760	15 210	\$0	Multiple parcels part of sales price	INTERNATIONAL REALTY SALES & E	PERRY PROPERTIES INC
8/1/1977	513 20	15 210	\$0	Multiple parcels part of sales price	AGREE-HOUSTON COUNTY #1 LTD	INTERNATIONAL REALTY SALES & EXCHANGES
3/14/1973	428 29	15 210	\$0	Multiple parcels part of sales price	CALDWELL HAROLD G & BOZEMAN W W	AGREE-HOUSTON COUNTY #1 LTD
3/14/1973	411 416	15 210	\$0	Multiple parcels part of sales price	COMMUNITY REALTY INC	CALDWELL HAROLD G & BOZEMAN WALLACE
2/1/1972	388 315		\$0	History of sales not validated	MODULAR SALES & DEV CORP	COMMUNITY REALTY INC
11/24/1970	357 304		\$0	Multiple parcels part of sales price	COMMUNITY REALTY INC	MODULAR SALES & DEV CORP
8/10/1963	206 350		\$0	History of sales not validated		COMMUNITY REALTY INC

Valuation

	2021	2020	2019	2018
Previous Value	\$88,500	\$88,500	\$88,500	\$88,500
Land Value	\$144,900	\$88,500	\$88,500	\$88,500
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$144,900	\$88,500	\$88,500	\$88,500

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Summary

Parcel Number 000590 010000
 Location Address 106 NOTTINGHAM DR
 Legal Description 188.146 ACRES LL 186, 187, 192, & 193 13TH
 (Note: Not to be used on legal documents)
 Class V5-Consv Use
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 188.15
 Homestead Exemption No (S0)
 Landlot/District 186 / 13

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Owner

[WICKER JAMES L](#)
 2420 HWY 341 N
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Agriland	Rural	4	0.55
RUR	Agriland	Rural	6	0.05
RUR	Agriland	Rural	7	108.28
RUR	Woodland	Rural	8	2.03
RUR	Agriland	Rural	7	77.24

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland	5	0.38
CUV	Agland	9	4.35
CUV	Agland	7	94.49
CUV	Woodland	4	2.89
CUV	Woodland	8	86.04

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/11/1998	1413 577	45 94	\$165,000	History of sales not validated	REAGAN NEAL S	WICKER JAMES L
9/8/1998	1388 707	45 94	\$169,331	History of sales not validated	SHAW LOYD L ETAL	REAGAN NEAL S
1/6/1997	1257 800	45 94	\$93,950	History of sales not validated	SMITH GEORGE T	SHAW LOYD L ETAL
4/7/1995	1144 241	45 94	\$0	Quit claim deed or divorce settlement	FLINT RIVER WOOD INC	SMITH GEORGE T
4/7/1995	1144 240	45 94	\$0	Quit claim deed or divorce settlement	WEYERHAEUSER COMPANY	SMITH GEORGE T
2/25/1994	1082 47	45 94	\$325,000	History of sales not validated	SMITH EARL D ETAL	SMITH GEORGE T
10/16/1985	699 256	45 94	\$0	Multiple parcels part of sales price	MIGUEL FRANK J	AMOS JAMES M
2/2/1984	647 34	45 94	\$0	Multiple parcels part of sales price	FREE DONALD	BICKLEY JANE W & SMITH BARNEY A SR
4/6/1978	523 515	45 94	\$0	History of sales not validated	KAMAY CORPORATION	SMITH BARNEY A & FREE DONALD
4/6/1978	523 513	45 94	\$0	History of sales not validated	KAMAY CORP	SMITH EARL D ETAL
12/27/1972	407 536	13 83	\$0	History of sales not validated	HILL HUGH R	KAMAY CORP
12/21/1972	407 535	13 83	\$0	History of sales not validated	HILL ROBERT A	HILL HUGH R
12/10/1959	146 401	13 83	\$0	History of sales not validated		HILL ROBERT A & HUGH R

Valuation

	2021	2020	2019	2018
Previous Value	\$263,400	\$263,400	\$263,400	\$263,400
Land Value	\$263,400	\$263,400	\$263,400	\$263,400
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$263,400	\$263,400	\$263,400	\$263,400
10 Year Land Covenant (Agreement Year / Value)	2019 / \$71,907	2019 / \$69,925	2019 / \$32,859	2009 / \$68,004

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Summary

Parcel Number 000810 034000
 Location Address 428 BEAR BRANCH RD
 Legal Description 6.39 ACRES LL 180 & 181 10TH LD
 (Note: Not to be used on legal documents)
 Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 6.39
 Homestead Exemption No (S0)
 Landlot/District 181 / 10

[View Map](#)

Owner

[MEADOWS HARVEY MILTON](#)
 MEADOWS RANDY M
 400 STONEWALL DRIVE
 MACON, GA 31211

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	6.39

Mobile Homes

Style	Manufacturer	Model	Year Built	Width Length	Serial Number	Condition	Value
Mobile Homes	FLEETWOOD	COTTONWOOD	1971	12 x 64		Low Cost	\$1,300

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Home Site		3x0 / 1	1	\$3,000

Permits

Permit Date	Permit Number	Type
03/18/2014	2014 00122	ELECTRIC
01/27/2009	2009 00044	ELECTRIC

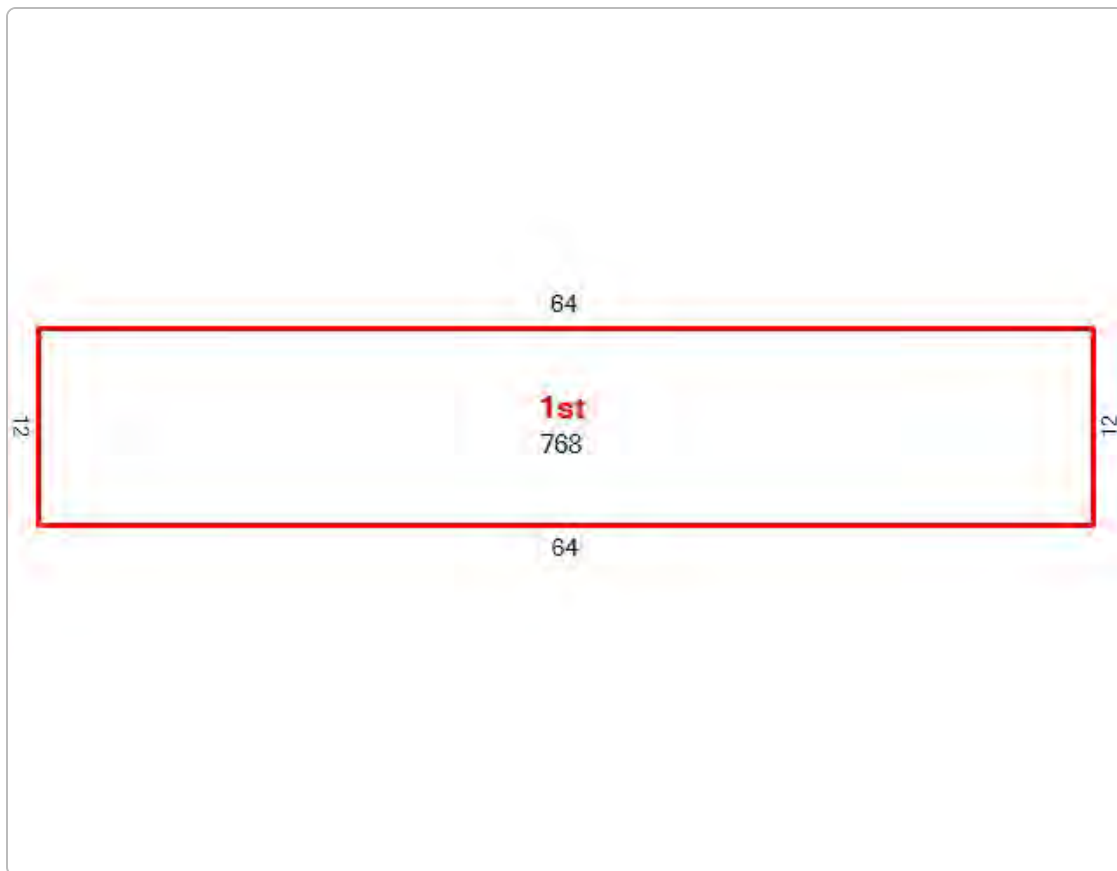
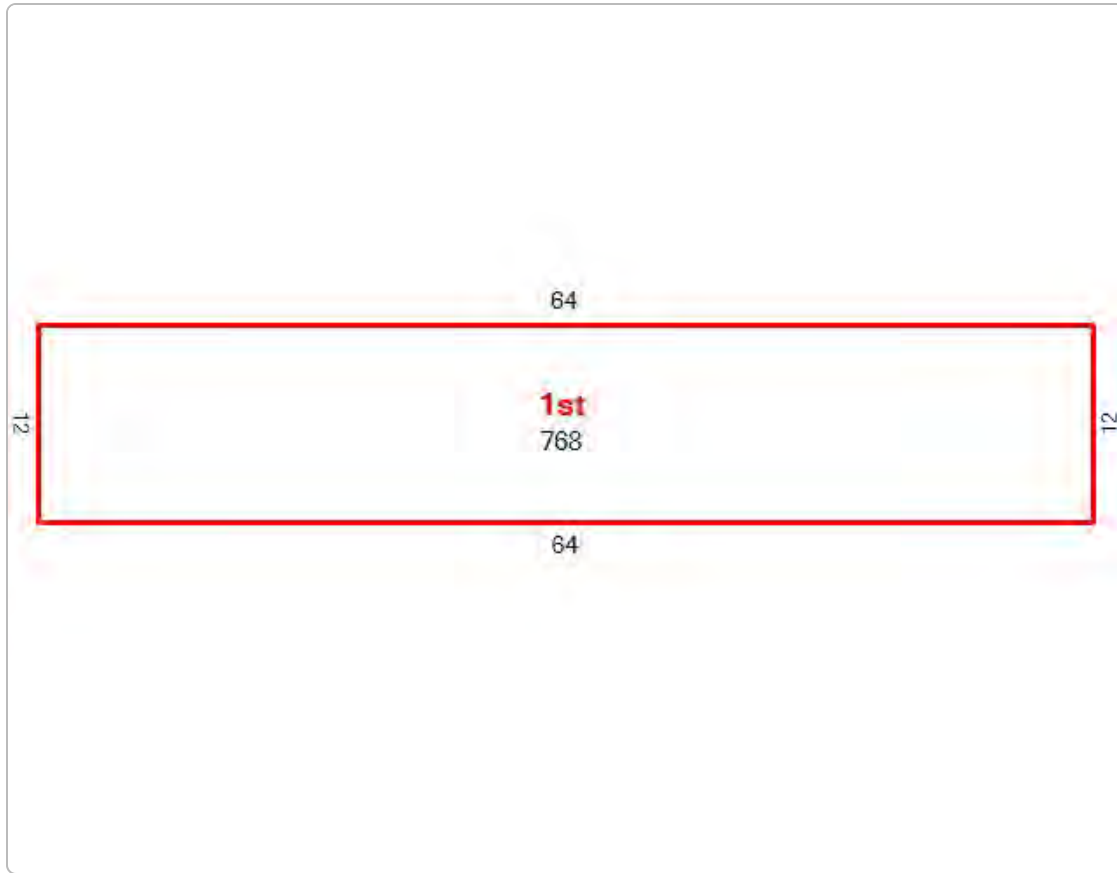
Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
8/30/2013	6363 81	18 146	\$0	Related or corporate affiliate	DESKINS JEAN B	MEADOWS HARVEY MILTON & RANDY M*
8/30/2013	6363 79	18 146	\$0	Affidavits of prescriptive title or possession	DESKINS JEAN B	AFFIDAVIT OF POSSESSION
8/30/2013	6363 77	18 146	\$0	Corrective Deed	DESKINS JEAN B	CORRECTS 5362/112
10/20/2010	5362 112		\$0	Settling an estate or to satisfy debt or wishes	DESKIN PAUL A	DESKINS JEAN B
7/13/1981	596 22	18 146	\$0	Foreclosures and judgments	TOMLINSON WILLIAM	DESKIN PAULA

Valuation

	2021	2020	2019	2018
Previous Value	\$71,600	\$71,600	\$71,600	\$71,600
Land Value	\$108,400	\$67,300	\$67,300	\$67,300
+ Improvement Value	\$1,300	\$1,300	\$1,300	\$1,300
+ Accessory Value	\$3,000	\$3,000	\$3,000	\$3,000
= Current Value	\$112,700	\$71,600	\$71,600	\$71,600

Sketches



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Summary

Parcel Number 000810 035000
 Location Address 426 BEAR BRANCH RD
 Legal Description 55.77 ACRES LL 180, 181 & 205 10TH LD
 (Note: Not to be used on legal documents)
 Class V5-Convsv Use
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 55.76
 Homestead Exemption No (S0)
 Landlot/District 180 / 10

[View Map](#)



Owner

[BRAMBLETT RICHARD F](#)
 102 GALE VISTA DR
 BONAIRE, GA 31005

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Agriland	Rural	4	0.05
RUR	Woodland	Rural	3	7.81
RUR	Woodland	Rural	7	46.9
RUR	Agriland	Rural	4	1

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland	4	0.05
CUV	Woodland	3	7.81
CUV	Woodland	7	46.9

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Home Site	2017	3x0 / 1	0	\$3,000
Implement shed	1988	40x45 / 0	0	\$4,000

Prebill Mobile Homes

Account Number	Owner	Lot Number	Year Built	Manufacturer	Model	Width x Length
876	BRAMBLETT RICHARD FOSTER		1995	GENERAL MFG HMS INC	GENERAL	14x72

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/31/1986	749 187		\$0	History of sales not validated	VANN JAMES H	BRAMBLETT PAUL B & RICHARD F*
7/28/1977	504 447		\$0	History of sales not validated	MAXWELL LOUISE V F/K/A SARTAIN LOUISE V	VANN JAMES H
8/3/1976	481 500		\$0	History of sales not validated	TOMLINSON WILLIAM	MAXWELL LOUISE V F/K/A SARTAIN LOUISE V
11/7/1974	445 594		\$0	Settling an estate or to satisfy debt or wishes	SARTAIN HORACE Y ESTATE	TOMLINSON WILLIAM
			\$0	Remainder to survivor / joint tenancy deed	BRAMBLETT PAUL B ESTATE	BRAMBLETT RICHARD F

Valuation

	2021	2020	2019	2018
Previous Value	\$173,100	\$173,100	\$173,100	\$170,100
Land Value	\$381,900	\$166,100	\$166,100	\$166,100
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$7,000	\$7,000	\$7,000	\$7,000
= Current Value	\$388,900	\$173,100	\$173,100	\$173,100
10 Year Land Covenant (Agreement Year / Value)	2018 / \$25,244	2018 / \$24,532	2018 / \$23,828	2018 / \$23,170

Photos



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

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Summary

Parcel Number 000810 048000
 Location Address 440 BEAR BRANCH RD
 Legal Description 39.692 ACRES LL 180 & 181 10TH LD
 (Note: Not to be used on legal documents)
 Class R5-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 39.69
 Homestead Exemption No (S0)
 Landlot/District 180 / 10

[View Map](#)

Owner

[LANDRUM FORREST J](#)
 228 MELLOW RIDGE RD
 DORCHESTER, SC 29437

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Agriland	Rural	5	0.97
RUR	Agriland	Rural	6	0.22
RUR	Agriland	Rural	8	1.13
RUR	Woodland	Rural	3	0.61
RUR	Woodland	Rural	7	35.18
RUR	Agriland	Rural	4	1.58

Residential Improvement Information

Style One Family
 Heated Square Feet 2168
 Interior Walls Sheetrock
 Exterior Walls Vinyl Siding
 Foundation Masonry
 Attic Square Feet 0
 Basement Square Feet 1353 - 20% Finished
 Year Built 1993
 Roof Type Asphalt Shingles
 Flooring Type Carpet/Tile
 Heating Type Central Heat/AC
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 3
 Value \$40,800
 Condition Poor
 Fireplaces\Appliances Pre-fab 1 sty 1 Box 1
 House Address 440 BEAR BRANCH

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Garage	1992	20x20 / 0	0	\$8,100
Home Site	0000	3x0 / 1	1	\$3,000

Permits

Permit Date	Permit Number	Type
07/12/1990	1990 8231	NEW CONSTRUCT
07/12/1990	1990 8232	STORAGE SHED

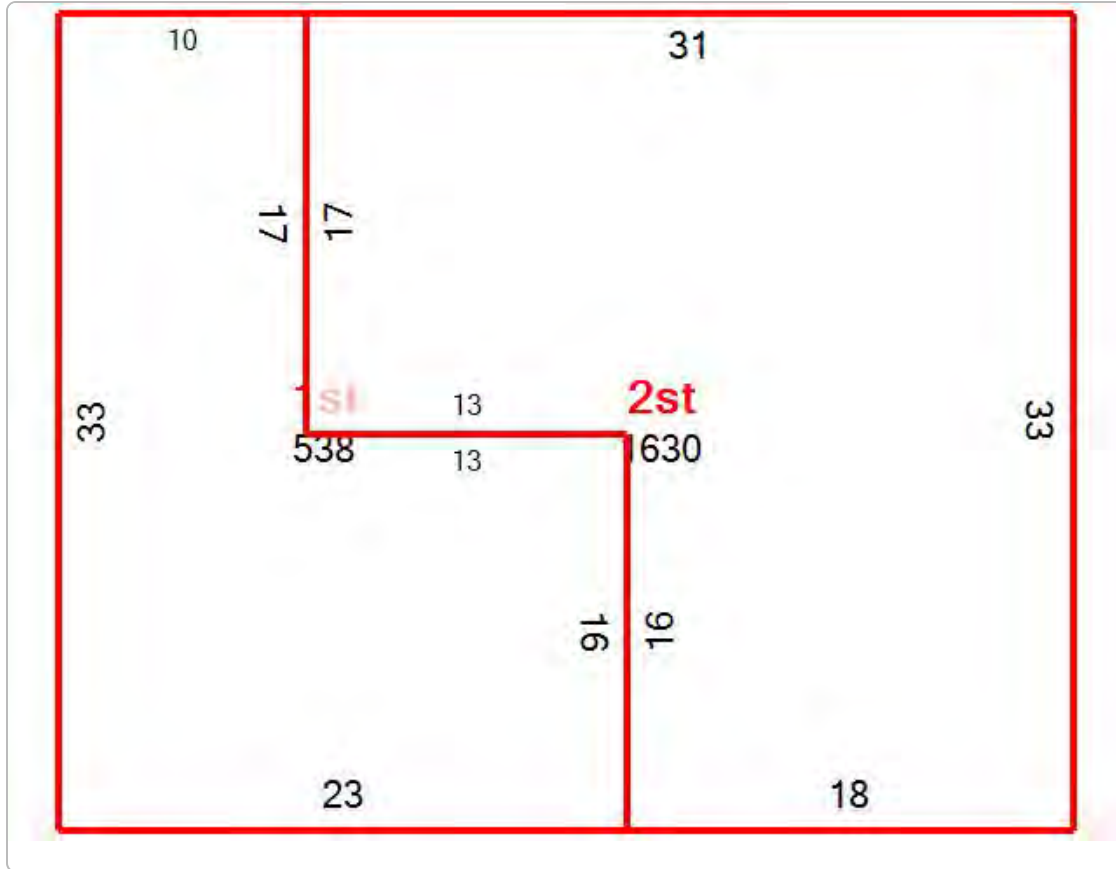
Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/1/2013	6288 40	36 137	\$0	Settling an estate or to satisfy debt or wishes	LANDRUM CLYTA A	LANDRUM FORREST J
2/21/1989	834 687	36 137	\$0	History of sales not validated		LANDRUM FORREST J & CLYTA A

Valuation

	2021	2020	2019	2018
Previous Value	\$197,300	\$197,300	\$197,300	\$197,300
Land Value	\$361,900	\$155,400	\$155,400	\$155,400
+ Improvement Value	\$40,800	\$36,900	\$36,900	\$36,900
+ Accessory Value	\$11,100	\$5,000	\$5,000	\$5,000
= Current Value	\$413,800	\$197,300	\$197,300	\$197,300

Sketches



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Summary

Parcel Number 000820 015000
 Location Address 2100 HWY 127
 Legal Description PAR B,C,D 1, 75.53 ACRES LL 116,141,142 10TH
 (Note: Not to be used on legal documents)
 Class V5-Consv Use
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 75.53
 Homestead Exemption No (S0)
 Landlot/District 116 / 10

[View Map](#)



Owner

[WILLIAMS WADE](#)
 2100 HOUSTON LAKE RD
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	73.53
RUR	Small Parcels	Rural	1	1
RUR	Small Parcels	Rural	1	1

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland	2	6.52
CUV	Agland	3	0.26
CUV	Agland	4	17.72
CUV	Agland	5	6.88
CUV	Agland	8	0.2
CUV	Woodland	1	0.72
CUV	Woodland	3	31.33
CUV	Woodland	6	3.28
CUV	Woodland	7	4.99
CUV	Woodland	5	1.63

Residential Improvement Information

Style One Family
 Heated Square Feet 2291
 Interior Walls Sheetrock
 Exterior Walls Masonry (brick)
 Foundation Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1977
 Roof Type Asphalt Shingles
 Flooring Type Carpet/Tile
 Heating Type Central Heat/AC
 Number Of Rooms 0
 Number Of Bedrooms 4
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 3
 Value \$99,300
 Condition Good
 Fireplaces\Appliances Const 1 sty 1 Box 1

Style One Family
 Heated Square Feet 1012
 Interior Walls Sheetrock
 Exterior Walls Wood
 Foundation Masonry
 Attic Square Feet 0

Basement Square Feet 0
 Year Built 1940
 Roof Type Asphalt Shingles
 Flooring Type Pine
 Heating Type Central Heat/AC
 Number Of Rooms 0
 Number Of Bedrooms 2
 Number Of Full Bathrooms 1
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 0
 Value \$27,800
 Condition Good

Style One Family
 Heated Square Feet 288
 Interior Walls Un finished
 Exterior Walls Wood
 Foundation Slab
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 2007
 Roof Type Metal
 Flooring Type Hardwood
 Heating Type Central Heat/AC
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 1
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 0
 Value \$28,100
 Condition Good

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Implement shed	2017	20x30 / 0	0	\$1,400
Implement shed	2007	24x72 / 0	0	\$6,300
Pool : Vinyl	1998	18x36 / 648	0	\$11,100
Garage	1992	28x20 / 560	0	\$12,500
Home Site	0000	3x0 / 1	1	\$3,000
Home Site	0000	1x0 / 1	1	\$5,000
Utility		12x18 / 0	0	\$1,600
Implement shed		18x28 / 504	0	\$940

Permits

Permit Date	Permit Number	Type
05/11/2006	2006 00415	NEW CONSTRUCT

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/14/2013	6168 58	75 16	\$113,088	Parcel split or combined after sale	MIDDLEBROOKS LAVONA S	WILLIAMS WADE
7/11/2008	4708 133		\$0	Quit claim deed or divorce settlement	REF ONLY RIGHT OF WAY	WILLIAMS WADE
12/20/2007	4514 255	69 211	\$94,850	Parcel split or combined after sale	STUBBS JUNE F	WILLIAMS WADE
10/5/2007	4473 200		\$0	Right of way	RIGHT OF WAY	WILLIAMS WADE
7/1/1997	1289 372	51 62	\$159,000	History of sales not validated	TIDWELL MALCOLM	WILLIAMS WADE
4/25/1986	717 666	30 59	\$0	Related or corporate af liate	TIDWELL HUBERT	TIDWELL MALCOLM
2/10/1984	722 523	20 28	\$0	Corrective Deed	TIDWELL H	TIDWELL HUBERT & MALCOLM*
2/10/1984	647 503		\$0	Remainder to survivor / joint tenancy deed	TIDWELL H	TIDWELL HUBERT & MALCOLM*
2/24/1947	62 508		\$0	History of sales not validated	CAUSEY E H	TIDWELL HUBERT

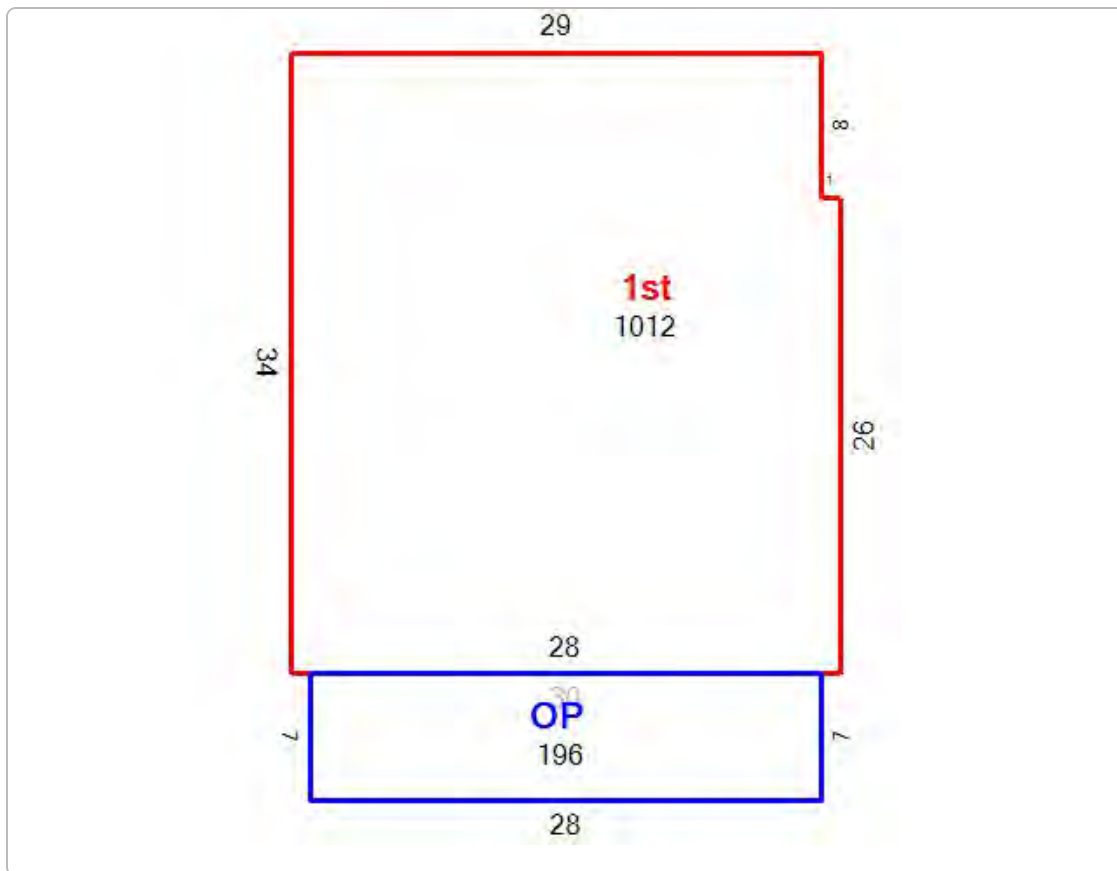
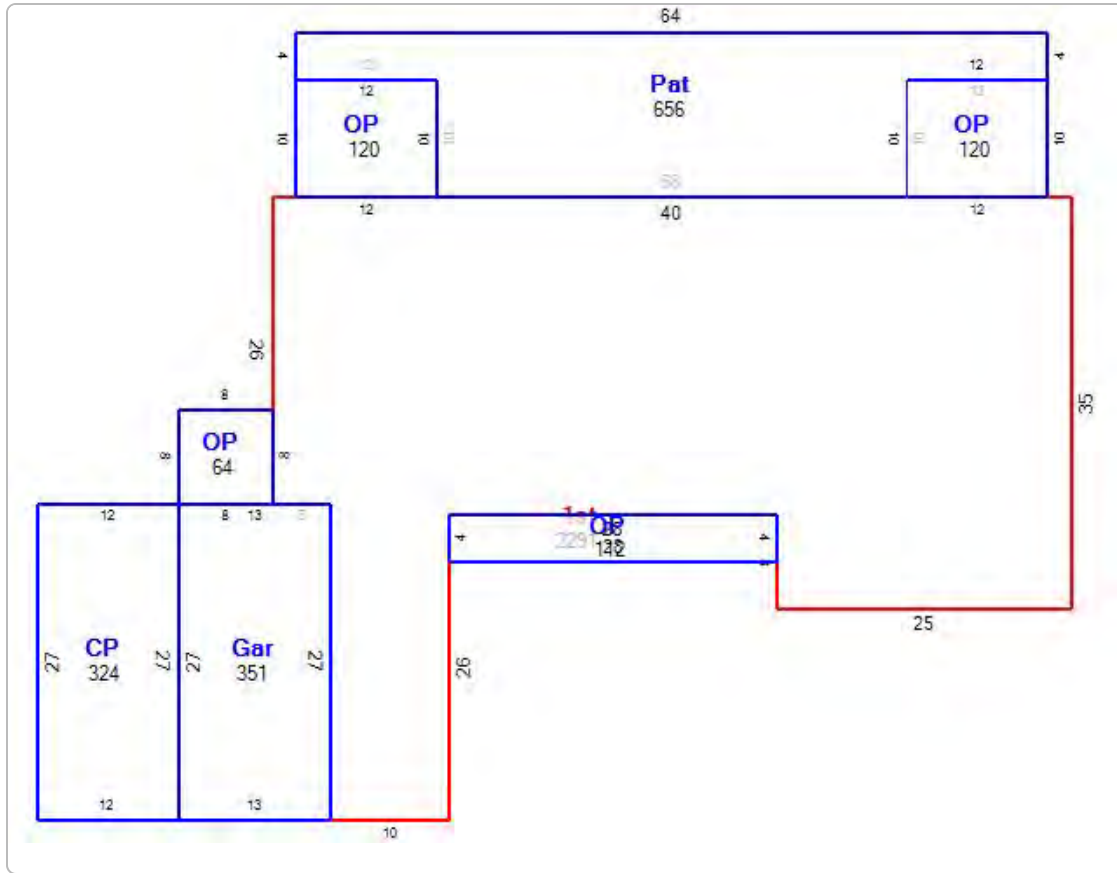
Valuation

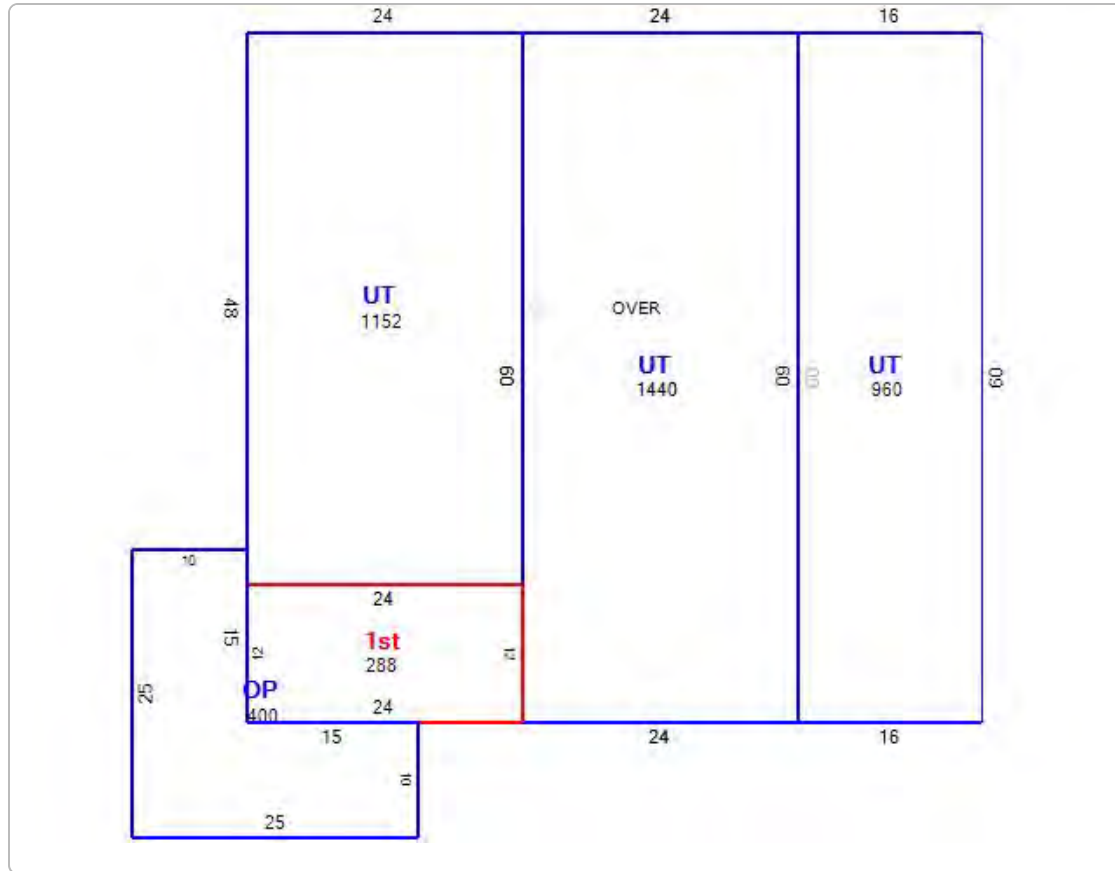
	2021	2020	2019	2018
Previous Value	\$668,440	\$668,440	\$668,440	\$664,840
Land Value	\$656,700	\$487,200	\$487,200	\$487,200
+ Improvement Value	\$155,200	\$149,500	\$149,500	\$149,500
+ Accessory Value	\$41,840	\$31,740	\$31,740	\$31,740
= Current Value	\$853,740	\$668,440	\$668,440	\$668,440
10 Year Land Covenant (Agreement Year / Value)	2018 / \$45,969	2018 / \$44,655	2018 / \$43,401	2018 / \$42,160

Photos



Sketches





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Summary

Parcel Number 000820 016000
 Location Address KINGS CHAPEL RD
 Legal Description 35.5896 AC LL 142 10TH LD
 (Note: Not to be used on legal documents)
 Class A5-Agricultural
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 35.59
 Homestead Exemption No (S0)
 Landlot/District 142 / 10

[View Map](#)

Owner

FUGGER MARIA ELISABETH THUN-GRAEFIN
 P O BOX 1382
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	35.59

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/17/2014	6585 101	75 194	\$124,565	Adjacent property owners	PARKWAY FARMS LLC	FUGGER MARIA ELISABETH THUN-GRAEFIN
12/26/2013	6463 258	75 194	\$1,925,000	Multiple parcels part of sales price	CHAPMAN MAE D ESTATE	PARKWAY FARMS LLC
12/26/2013	6463 256	75 194	\$0	Quit claim deed or divorce settlement	BOARD OF COMMISSIONERS	CHAPMAN MAE D ESTATE
12/25/2013	6470 84	75 194	\$0	Quit claim deed or divorce settlement	POTTER CONNIE T	CHAPMAN MAE D ESTATE
7/29/2004	3216 218		\$0	Settling an estate or to satisfy debt or wishes	CHAPMAN TOM	CHAPMAN MAE D
12/12/1973	427 154		\$0	Related or corporate af liate	BANNISTER GUS	CHAPMAN TOM
7/5/1940	50 100		\$0	Related or corporate af liate	BANNISTER GUS	BANNISTER GUS

Valuation

	2021	2020	2019	2018
Previous Value	\$123,600	\$123,600	\$123,600	\$123,600
Land Value	\$204,400	\$123,600	\$123,600	\$123,600
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$204,400	\$123,600	\$123,600	\$123,600

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

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Houston County, GA

Summary

Parcel Number	000820 020000
Location Address	ARENA RD
Legal Description	36.88 AC LL 173 180 & 181 10TH LD (Note: Not to be used on legal documents)
Class	V5-Consrv Use (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning	RAG
Tax District	County (District 1)
Millage Rate	24.47
Acres	36.88
Homestead Exemption	No (S0)
Landlot/District	173 / 10

[View Map](#)

Owner

[HICKORY HILLS FARM LLC](#)
202 ARENA RD
PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	36.88

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland	4	5.52
CUV	Agland	9	0.8
CUV	Woodland	3	1.85
CUV	Woodland	7	18.54
CUV	Woodland	8	10.17

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/8/2020	8551 25	22 95	\$451,000	Multiple parcels part of sales price	HOHENSTERN KRISTINE MCQUAIG	HICKORY HILLS FARM LLC
10/2/2019	8341 189	22 95	\$0	Settling an estate or to satisfy debt or wishes	MCQUAIG RANDY L ESTATE	HOHENSTERN KRISTINE MCQUAIG
10/3/1994	1117 731	22 95	\$61,120	History of sales not validated	JOHNSON ANNETTE & MCQUAIG RAND	MCQUAIG RANDY L
1/1/1985		22 95	\$0	Name Change	BREWER ANNETTE & MCQUAIG RANDY	JOHNSON ANNETTE & MCQUAIG RANDY
3/7/1984	654 39	22 95	\$0	Quit claim deed or divorce settlement	BREWER WILLIAM C & MCQUAIG RAN	BREWER ANNETTE & MCQUAIG RANDY
8/7/1979	553 444	22 95	\$0	History of sales not validated	BREWER WILLIAM C	BREWER WILLIAM & MCQUAIG RANDY
5/8/1979	550 336	22 95	\$45,900	Land market sale	CHAPMAN TOM	BREWER WILLIAM C

Valuation

	2021	2020	2019	2018
Previous Value	\$233,700	\$164,300	\$164,300	\$164,300
Land Value	\$236,606	\$233,700	\$164,300	\$164,300
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$236,606	\$233,700	\$164,300	\$164,300
10 Year Land Covenant (Agreement Year / Value)	2021 / \$16,585			

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Summary

Parcel Number 000820 023000
 Location Address 200 ARENA RD
 Legal Description 24.49 AC LL 180 10TH LD
 (Note: Not to be used on legal documents)
 Class V4-Conv Use
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 24.49
 Homestead Exemption Yes (S1)
 Landlot/District 180 / 10

[View Map](#)



Owner

[BREWER WILLIAM BILLY C JR](#)
 200 ARENA RD
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	1
RUR	Small Parcels	Rural	1	23.49

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland	2	3.18
CUV	Agland	4	7.99
CUV	Agland	8	3.31
CUV	Woodland	3	6.61
CUV	Woodland	7	2.4

Residential Improvement Information

Style One Family
 Heated Square Feet 5040
 Interior Walls Sheetrock
 Exterior Walls Wood
 Foundation Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1978
 Roof Type Wood Shingle
 Flooring Type Carpet
 Heating Type Central Heat/AC
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 4
 Number Of Half Bathrooms 1
 Number Of Plumbing Extras 10
 Value \$275,800
 Condition Good
 Fireplaces\Appliances Const 2 sty 2 Box 1
 House Address 200 ARENA

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Home Site	0000	1x0 / 1	1	\$5,000
Implement shed		40x100 / 0	0	\$10,000
Garage		24x30 / 0	0	\$21,600

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/21/2019	8858 29	19 30	\$0	Corrective Deed	CORRECTS 8435/3-4	BREWER WILLIAM BILLY C JR
12/21/2019	8435 3	19 30	\$0	Settling an estate or to satisfy debt or wishes	JOHNSON ANNETTE B ESTATE	BREWER WILLIAM C
1/1/1985		19 30	\$0	Name Change	BREWER ANNETTE B	JOHNSON ANNETTE B
3/7/1984	654 41	19 30	\$0	Quit claim deed or divorce settlement	BREWER WILLIAM C	BREWER ANNETTE B
3/26/1976	472 600	19 30	\$0	Related or corporate affiliate	WELLS HERBERT L	BREWER WILLIAM C
2/27/1976	471 286	19 30	\$60,000	Land market sale	CHAPMAN TOM	WELLS HERBERT L ETAL

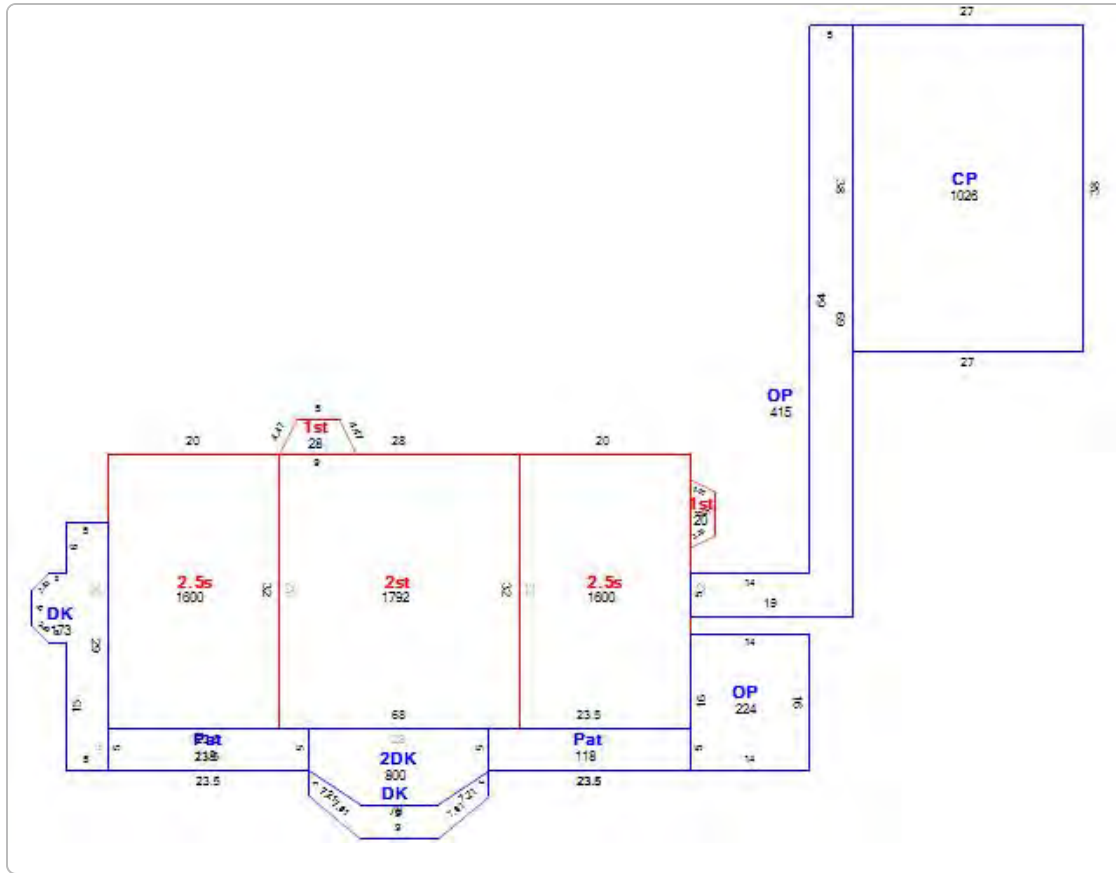
Valuation

	2021	2020	2019	2018
Previous Value	\$437,300	\$437,300	\$437,300	\$437,300
Land Value	\$246,900	\$148,900	\$148,900	\$148,900
+ Improvement Value	\$275,800	\$264,700	\$264,700	\$264,700
+ Accessory Value	\$36,600	\$23,700	\$23,700	\$23,700
= Current Value	\$559,300	\$437,300	\$437,300	\$437,300
10 Year Land Covenant (Agreement Year / Value)	2016 / \$13,818	2016 / \$13,423	2016 / \$13,047	2016 / \$12,675

Photos



Sketches



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Summary

Parcel Number 000820 024000
 Location Address 204 ARENA RD
 Legal Description PARCEL 6 9.57AC LL180 10TH LD
 (Note: Not to be used on legal documents)
 Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 9.57
 Homestead Exemption Yes (S1)
 Landlot/District 180 / 10

[View Map](#)

Owner

[GREER TIM L](#)
 GREER SUSAN C
 204 ARENA ROAD
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	9.57

Residential Improvement Information

Style One Family
 Heated Square Feet 2874
 Interior Walls Sheetrock
 Exterior Walls Composition Bd
 Foundation Masonry
 Attic Square Feet 0
 Basement Square Feet 1032 - 99% Finished
 Year Built 1986
 Roof Type Asphalt Shingles
 Flooring Type Carpet/Tile
 Heating Type Central Heat/AC
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 3
 Number Of Half Bathrooms 1
 Number Of Plumbing Extras 7
 Value \$161,200
 Condition Average
 Fireplaces\Appliances Const 1 sty 1 Box 1
 Const 2 sty 1 Box 1
 House Address 204 ARENA

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Utility	2018	22x34 / 0	0	\$9,400
Home Site	0000	3x0 / 1	1	\$3,000

Permits

Permit Date	Permit Number	Type
02/28/2018	2018 00133	CARPORT

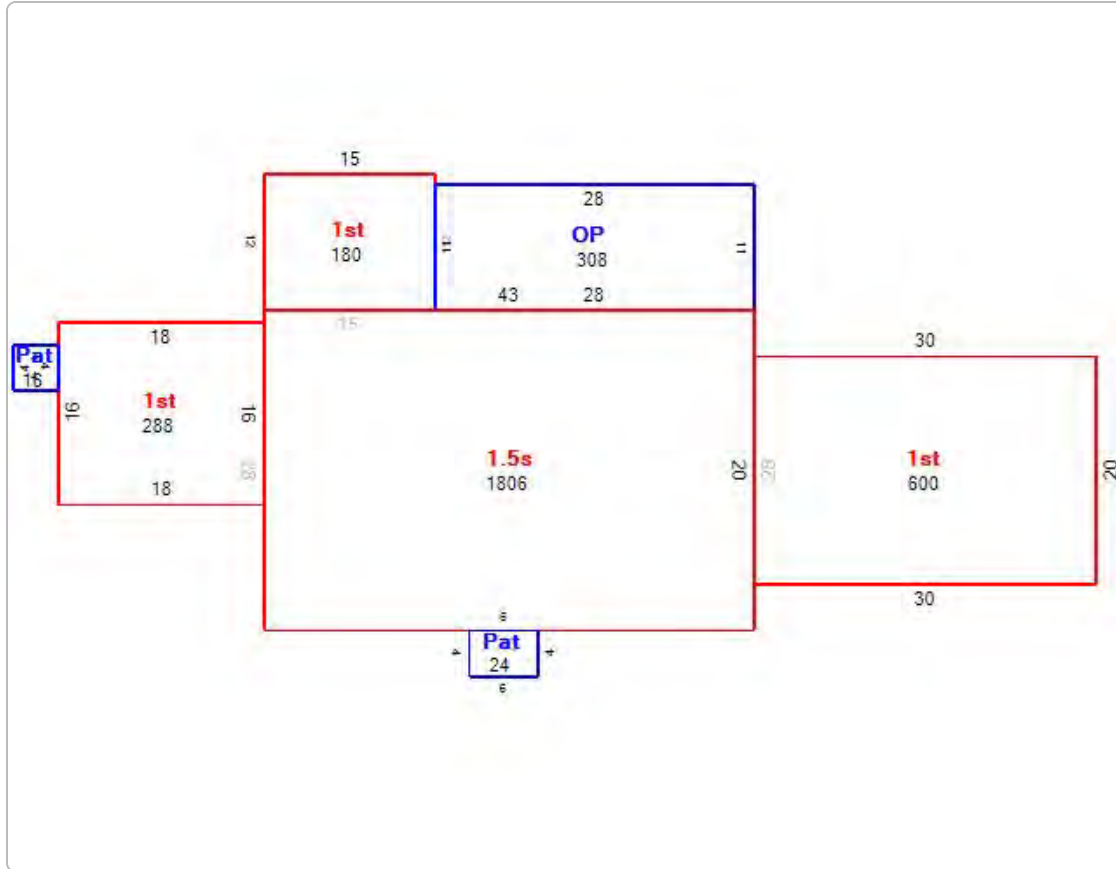
Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/29/1998	1331 234	19 30	\$233,800	Fair market value improved sale	ASBURY BRENDA G	GREER TIM L & SUSAN C*
2/20/1996	1194 796	19 30	\$0	History of sales not validated	WELLS HERBERT L	ASBURY BRENDA G
2/20/1996	1194 795	19 30	\$0	Quit claim deed or divorce settlement	WELLS HERBERT L	WELLS HERBERT L
3/26/1976	472 604	19 30	\$0	History of sales not validated		WELLS HERBERT L

Valuation

	2021	2020	2019	2018
Previous Value	\$254,000	\$254,000	\$244,600	\$244,600
Land Value	\$121,700	\$82,500	\$82,500	\$82,500
+ Improvement Value	\$161,200	\$159,100	\$159,100	\$159,100
+ Accessory Value	\$12,400	\$12,400	\$12,400	\$3,000
= Current Value	\$295,300	\$254,000	\$254,000	\$244,600

Sketches



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Summary

Parcel Number 000820 025000
 Location Address 202 ARENA RD
 Legal Description PARCEL 5 9.48 AC LL 173 & 180 10TH LD
 (Note: Not to be used on legal documents)
 Class V4-Consrv Use
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 9.48
 Homestead Exemption No (S0)
 Landlot/District 180 / 10

[View Map](#)



Owner

[HICKORY HILLS FARM LLC](#)
 202 ARENA RD
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	1
RUR	Small Parcels	Rural	1	8.48

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland	4	0.2
CUV	Agland	2	1.68
CUV	Agland	9	2.23
CUV	Woodland	3	1.48
CUV	Woodland	7	2.89

Residential Improvement Information

Style One Family
 Heated Square Feet 2602
 Interior Walls Sheetrock
 Exterior Walls Wood
 Foundation Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1977
 Roof Type Asphalt Shingles
 Flooring Type Carpet
 Heating Type Central Heat/AC
 Number Of Rooms 0
 Number Of Bedrooms 4
 Number Of Full Bathrooms 3
 Number Of Half Bathrooms 1
 Number Of Plumbing Extras 8
 Value \$108,686
 Condition Good
 Fireplaces\Appliances Const 1 sty 1 Box 1
 House Address 202 ARENA

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Home Site	0000	3x0 / 1	1	\$2,437

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/8/2020	8551 25	19 30	\$451,000	Multiple parcels part of sales price	HOHENSTERN KRISTINE MCQUAIG	HICKORY HILLS FARM LLC
10/2/2019	8341 189	19 30	\$0	Settling an estate or to satisfy debt or wishes	MCQUAIG RANDY L ESTATE	HOHENSTERN KRISTINE MCQUAIG
5/18/2010	5226 132	19 30	\$0	Settling an estate or to satisfy debt or wishes	MCQUAIG SARA H ESTATE	MCQUAIG RANDY L
11/30/1998	1409 501	19 30	\$0	Life estate	MCQUAIG RANDY L	MCQUAIG SARA H ***
3/27/1976	472 602	19 30	\$0	Partial interest or land contract	WELLS HERBERT L	MCQUAIG RANDY L
3/26/1976	472 601	19 30	\$0	Partial interest or land contract	BREWER WILLIAM C	MCQUAIG RANDY L & WELLS HERBERT L

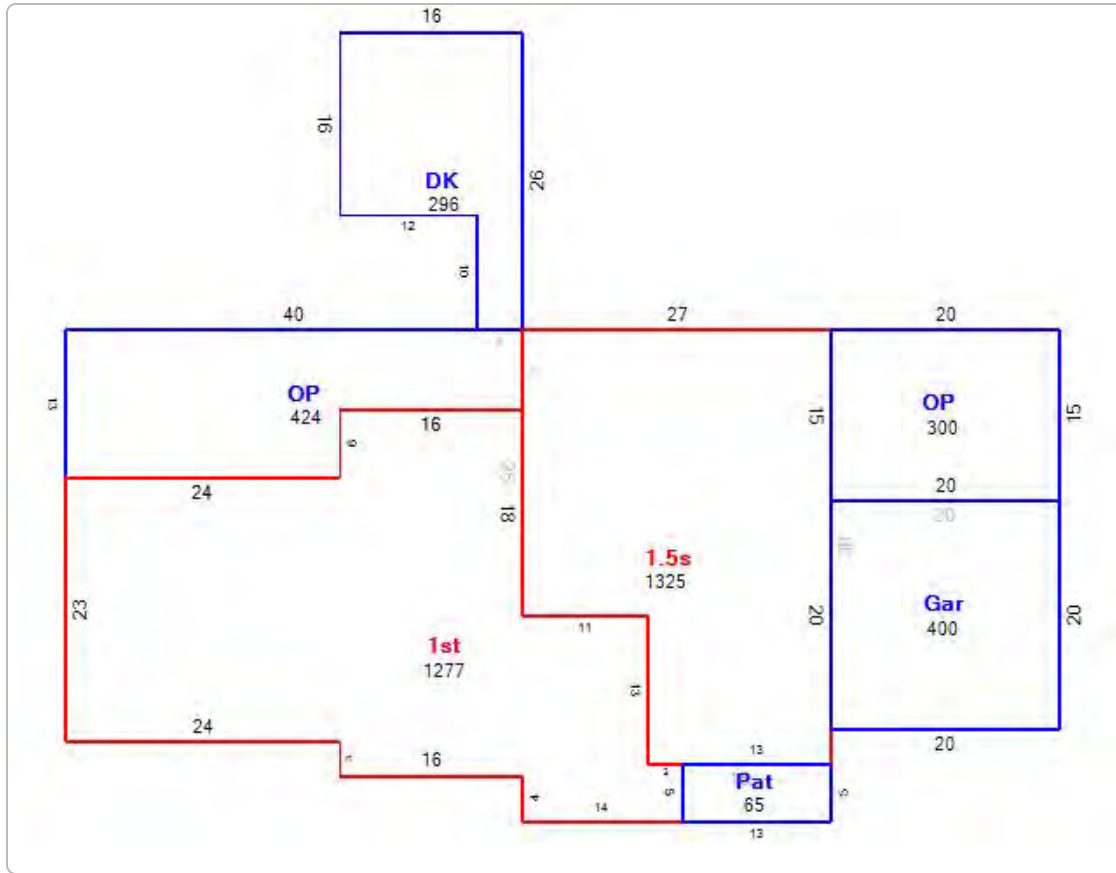
Valuation

	2021	2020	2019	2018
Previous Value	\$206,600	\$206,600	\$206,600	\$206,600
Land Value	\$98,046	\$82,000	\$82,000	\$82,000
+ Improvement Value	\$108,686	\$121,600	\$121,600	\$121,600
+ Accessory Value	\$2,437	\$3,000	\$3,000	\$3,000
= Current Value	\$209,169	\$206,600	\$206,600	\$206,600
10 Year Land Covenant (Agreement Year / Value)	2021 / \$4,091			

Photos



Sketches



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

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Summary

Parcel Number 000820 026000
 Location Address ARENA RD
 Legal Description PAR 1 4.12 AC LL 180 10TH LD
 (Note: Not to be used on legal documents)
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 4.12
 Homestead Exemption No (S0)
 Landlot/District 180 / 10

[View Map](#)

Owner

[BREWER WILLIAM BILLY C JR](#)
 200 ARENA RD
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	4.12

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/21/2019	8858 29	19 30	\$0	Court, government, or public utility	CORRECTS 8435/3-4	BREWER WILLIAM BILLY C JR
12/21/2019	8435 3	19 30	\$0	Settling an estate or to satisfy debt or wishes	JOHNSON ANNETTE B ESTATE	BREWER WILLIAM C
1/1/1985			\$0	Name Change	BREWER ANNETTE B	JOHNSON ANNETTE B
3/7/1984	654 38		\$0	Quit claim deed or divorce settlement	BREWER WILLIAM C	BREWER ANNETTE B
3/26/1976	472 600		\$0	Related or corporate affiliate	WELLS HERBERT L	BREWER WILLIAM C
2/27/1976	471 286		\$0	History of sales not validated	CHAPMAN TOM	WELLS HERBERT L

Valuation

	2021	2020	2019	2018
Previous Value	\$1,400	\$1,400	\$1,400	\$1,400
Land Value	\$1,400	\$1,400	\$1,400	\$1,400
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$1,400	\$1,400	\$1,400	\$1,400

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

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Summary

Parcel Number 000820 027000
 Location Address 200 ARENA RD
 Legal Description PAR 2 4.11 AC LL 180 10TH LD
 (Note: Not to be used on legal documents)
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 4.11
 Homestead Exemption No (S0)
 Landlot/District 180 / 10

[View Map](#)

Owner

[BREWER WILLIAM BILLY C JR](#)
 200 ARENA RD
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	4.11

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/21/2019	8858 29	19 30	\$0	Court, government, or public utility	CORRECTS 8435/3-4	BREWER WILLIAM BILLY C JR
12/21/2019	8435 3	19 30	\$0	Settling an estate or to satisfy debt or wishes	JOHNSON ANNETTE B ESTATE	BREWER WILLIAM C
1/1/1985		19 30	\$0	Name Change	BREWER ANNETTE B	JOHNSON ANNETTE B
3/7/1984	654 38	19 30	\$0	Quit claim deed or divorce settlement	BREWER WILLIAM C	BREWER ANNETTE B
3/26/1976	472 600	19 30	\$0	Related or corporate affiliate	WELLS HERBERT ETAL	BREWER WILLIAM C
2/27/1976	471 286	19 30	\$0	History of sales not validated	CHAPMAN TOM	WELLS HERBERT ETAL

Valuation

	2021	2020	2019	2018
Previous Value	\$1,400	\$1,400	\$1,400	\$1,400
Land Value	\$1,400	\$1,400	\$1,400	\$1,400
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$1,400	\$1,400	\$1,400	\$1,400

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

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Summary

Parcel Number 000820 028000
 Location Address 204 ARENA RD
 Legal Description PARCEL 3 4.12 AC LL 180 10TH LD
 (Note: Not to be used on legal documents)
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 4.12
 Homestead Exemption No (S0)
 Landlot/District 180 / 10

[View Map](#)

Owner

[GREER TIM L](#)
 GREER SUSAN C
 204 ARENA ROAD
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	4.12

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/29/1998	1331 192	19 30	\$1,200	Land market sale	ASBURY BRENDA G	GREER TIM L & SUSAN C*
2/20/1996	1194 796	19 30	\$0	History of sales not validated	WELLS HERBERT L ETAL	ASBURY BRENDA G
2/20/1996	1194 795	19 30	\$0	Quit claim deed or divorce settlement	WELLS HERBERT L ETAL	WELLS HERBERT L ETAL

Valuation

	2021	2020	2019	2018
Previous Value	\$1,400	\$1,400	\$1,400	\$1,400
Land Value	\$1,400	\$1,400	\$1,400	\$1,400
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$1,400	\$1,400	\$1,400	\$1,400

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

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Summary

Parcel Number 000820 030000
 Location Address ARENA RD
 Legal Description TRACT A-1 60.0 AC LL 180 & 173 10TH LD
 (Note: Not to be used on legal documents)
 Class V5-Consrv Use
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 60
 Homestead Exemption No (S0)
 Landlot/District 180 / 10

[View Map](#)

Owner

[BREWER WILLIAM BILLY C JR](#)
 200 ARENA RD
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	47.42
RUR	Small Parcels	Rural	1	12.58

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Woodland	1	2.22
CUV	Woodland	3	16.21
CUV	Woodland	4	20.68
CUV	Woodland	6	1.73
CUV	Woodland	7	19.16

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/21/2019	8858 29	22 374	\$0	Corrective Deed	CORRECTS 8435/3-4	BREWER WILLIAM BILLY C JR
12/21/2019	8435 3	22 374	\$0	Settling an estate or to satisfy debt or wishes	JOHNSON ANNETTE B ESTATE	BREWER WILLIAM C
1/1/1985		22 374	\$0	Name Change	BREWER ANNETTE B	JOHNSON ANNETTE B
3/7/1984	654 40	22 374	\$0	Quit claim deed or divorce settlement	BREWER WILLIAM C	BREWER ANNETTE B
3/24/1980	570 236	22 374	\$0	Related or corporate affiliate	WELLS HERBERT ETAL	BREWER WILLIAM C
2/27/1976	471 286	22 374	\$0	History of sales not validated	CHAPMAN TOM	WELLS HERBERT ETAL

Valuation

	2021	2020	2019	2018
Previous Value	\$197,600	\$197,600	\$197,600	\$197,600
Land Value	\$301,000	\$197,600	\$197,600	\$197,600
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$301,000	\$197,600	\$197,600	\$197,600
10 Year Land Covenant (Agreement Year / Value)	2016 / \$33,877	2016 / \$32,916	2016 / \$31,973	2016 / \$31,071

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Summary

Parcel Number 000820 058000
 Location Address 2099 KINGS CHAPEL RD
 Legal Description PARCELS A, B & C 25.824 AC
 (Note: Not to be used on legal documents)
 Class V4-Consrv Use
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 25.82
 Homestead Exemption Yes (S1)
 Landlot/District 142 / 10

[View Map](#)



Owner

POTTER CONNIE T
 P O BOX 1395
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	1
RUR	Small Parcels	Rural	1	24.82

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland	5	2.86
CUV	Agland	8	0.26
CUV	Agland	2	5.31
CUV	Agland	3	1.13
CUV	Agland	4	4.3
CUV	Woodland	1	1.32
CUV	Woodland	3	4.78
CUV	Woodland	6	0.39
CUV	Woodland	7	4.47

Residential Improvement Information

Style One Family
 Heated Square Feet 2872
 Interior Walls Sheetrock
 Exterior Walls Stucco
 Foundation Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 2003
 Roof Type Asphalt Shingles
 Flooring Type Carpet/Tile
 Heating Type Central Heat/AC
 Number Of Rooms 0
 Number Of Bedrooms 3
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 5
 Value \$164,900
 Condition Good
 Fireplaces\Appliances Gas Ventless 1
 House Address 2099 KINGS CHAPEL

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Utility	2015	16x20 / 0	0	\$2,800
Pool : Vinyl	2004	16x32 / 0	1	\$10,000
Home Site	1998	3x0 / 1	1	\$3,000

Permits

Permit Date	Permit Number	Type
07/01/2004	2004 00606	POOL
12/11/2002	01391	NEW CONSTRUCT

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
8/20/2014			\$0	Settling an estate or to satisfy debt or wishes	POTTER GEORGE A ESTATE	POTTER CONNIE T
12/26/2013	6470 82	60 151	\$0	Quit claim deed or divorce settlement	CHAPMAN MAE D ESTATE	POTTER CONNIE T & GEORGE A*
2/8/2006	3734 14	60 151	\$7,625	Parcel split or combined after sale	FUGGER MARIA ELISABETH THUN-GRAEFIN	POTTER CONNIE T & GEORGE A*
7/2/2003	2609 61	53 61	\$0	Remainder to survivor / joint tenancy deed	POTTER CONNIE T	POTTER CONNIE T & GEORGE A*
3/16/1999	1437 231	53 61	\$0	History of sales not validated	SEE COMMENTS	POTTER CONNIE T
9/4/1998	1387 588	53 61	\$50,000	History of sales not validated	FUGGER MARIA ELISABETH THUN-GRAEFIN	POTTER CONNIE T

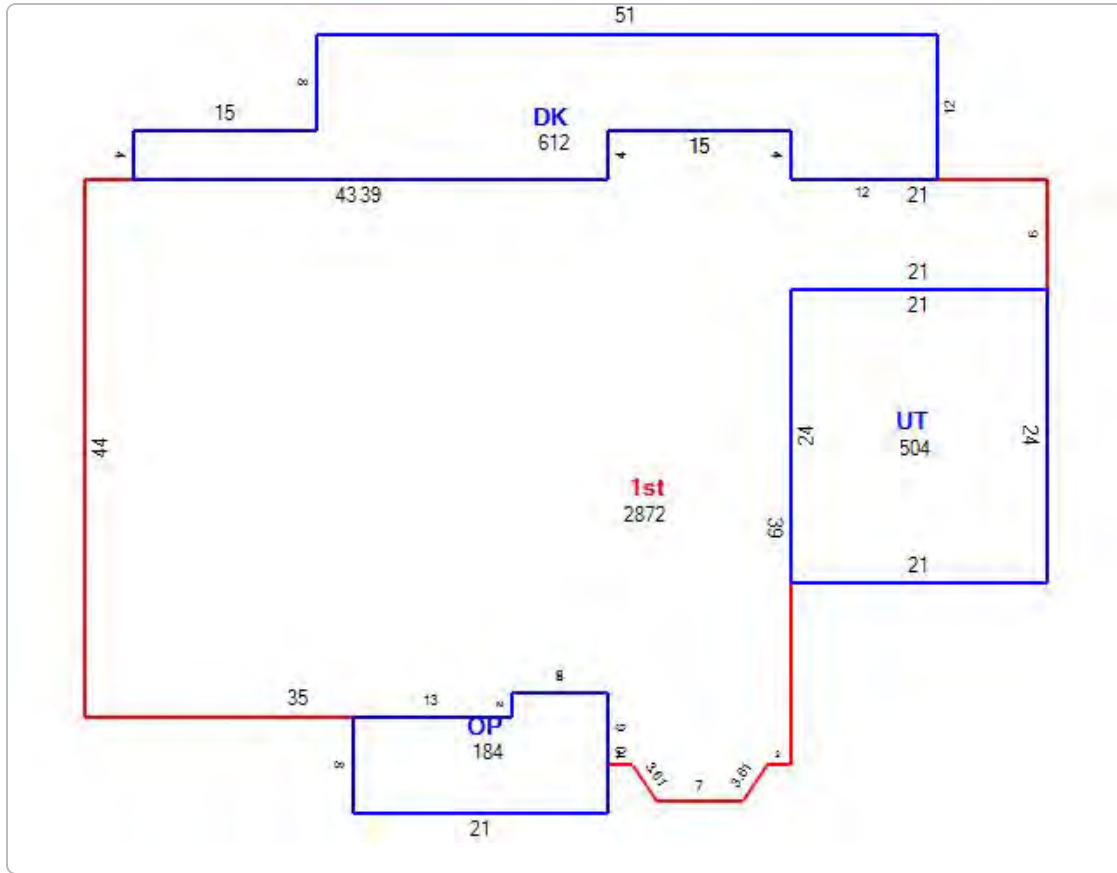
Valuation

	2021	2020	2019	2018
Previous Value	\$264,300	\$264,300	\$264,300	\$264,300
Land Value	\$174,900	\$104,900	\$104,900	\$104,900
+ Improvement Value	\$164,900	\$147,600	\$147,600	\$147,600
+ Accessory Value	\$15,800	\$11,800	\$11,800	\$11,800
= Current Value	\$355,600	\$264,300	\$264,300	\$264,300
10 Year Land Covenant (Agreement Year / Value)	2016 / \$15,414	2016 / \$14,973	2016 / \$15,253	2016 / \$14,818

Photos



Sketches



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Summary

Parcel Number 000820 029000
Location Address ARENA RD
Legal Description PARCEL 4 4.11 AC LL180 10TH LD
(Note: Not to be used on legal documents)
Class R3-Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning RAG
Tax District County (District 1)
Millage Rate 24.47
Acres 4.11
Homestead Exemption No (S0)
Landlot/District 180 / 10

[View Map](#)

Owner

[HICKORY HILLS FARM LLC](#)
 250 EDGEWOOD DR
 AMERICUS, GA 31709

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	4.11

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/8/2020	8551 25	19 30	\$451,000	Multiple parcels part of sales price	HOHENSTERN KRISTINE MCQUAIG	HICKORY HILLS FARM LLC
10/2/2019	8341 189	19 30	\$0	Settling an estate or to satisfy debt or wishes	MCQUAIG RANDY L ESTATE	HOHENSTERN KRISTINE MCQUAIG
5/18/2010	5226 132	19 30	\$0	Settling an estate or to satisfy debt or wishes	MCQUAIG SARA H ESTATE	MCQUAIG RANDY L
11/30/1998	1409 501	19 30	\$0	Life estate	MCQUAIG RANDY L	MCQUAIG SARA H ***
3/27/1976	472 602	19 30	\$0	Partial interest or land contract	WELLS HERBERT L	MCQUAIG RANDY L
3/26/1976	472 601	19 30	\$0	Partial interest or land contract	BREWER WILLIAM C	MCQUAIG RANDY L & WELLS HERBERT L

Valuation

	2021	2020	2019	2018
Previous Value	\$1,400	\$1,400	\$1,400	\$1,400
Land Value	\$1,400	\$1,400	\$1,400	\$1,400
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$1,400	\$1,400	\$1,400	\$1,400

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

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Summary

Parcel Number 000830 004000
 Location Address 350 ARENA RD
 Legal Description 5 ACRES PB 8/92 178/10TH
 (Note: Not to be used on legal documents)
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 5
 Homestead Exemption Yes (S4)
 Landlot/District 178 / 10

[View Map](#)



Owner

[ADAMS DORIS S](#)
 RUMPH PAMELA L
 350 ARENA RD
 PERRY, GA 31069

Rural Land

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

Residential Improvement Information

Style One Family
 Heated Square Feet 1204
 Interior Walls Sheetrock
 Exterior Walls Masonry (brick)
 Foundation Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1963
 Roof Type Asphalt Shingles
 Flooring Type Pine
 Heating Type Window Units
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 1
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 0
 Value \$46,400
 Condition Good
 Fireplaces/Appliances Const 1 sty 1 Box 1

Style One Family
 Heated Square Feet 1350
 Interior Walls Sheetrock
 Exterior Walls Vinyl Siding
 Foundation Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1943
 Roof Type Asphalt Shingles
 Flooring Type Carpet/Tile
 Heating Type Central Heat/AC
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 3
 Value \$34,300
 Condition Good

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Home Site	2008	5x0 / 1	0	\$1,500
Home Site	0000	3x0 / 1	1	\$3,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/7/2021	9248 303	8 92	\$0	Remainder to survivor / joint tenancy deed	ADAMS DORIS S	ADAMS DORIS S & RUMPH PAMELA L*
4/24/2013	6210 125	8 92	\$0	Settling an estate or to satisfy debt or wishes	ADAMS JESSE M ESTATE	ADAMS DORIS S
1/19/1963	198 40	8 92	\$0	History of sales not validated	JOLLEY JESSIE BELL ETAL	ADAMS JESSE M

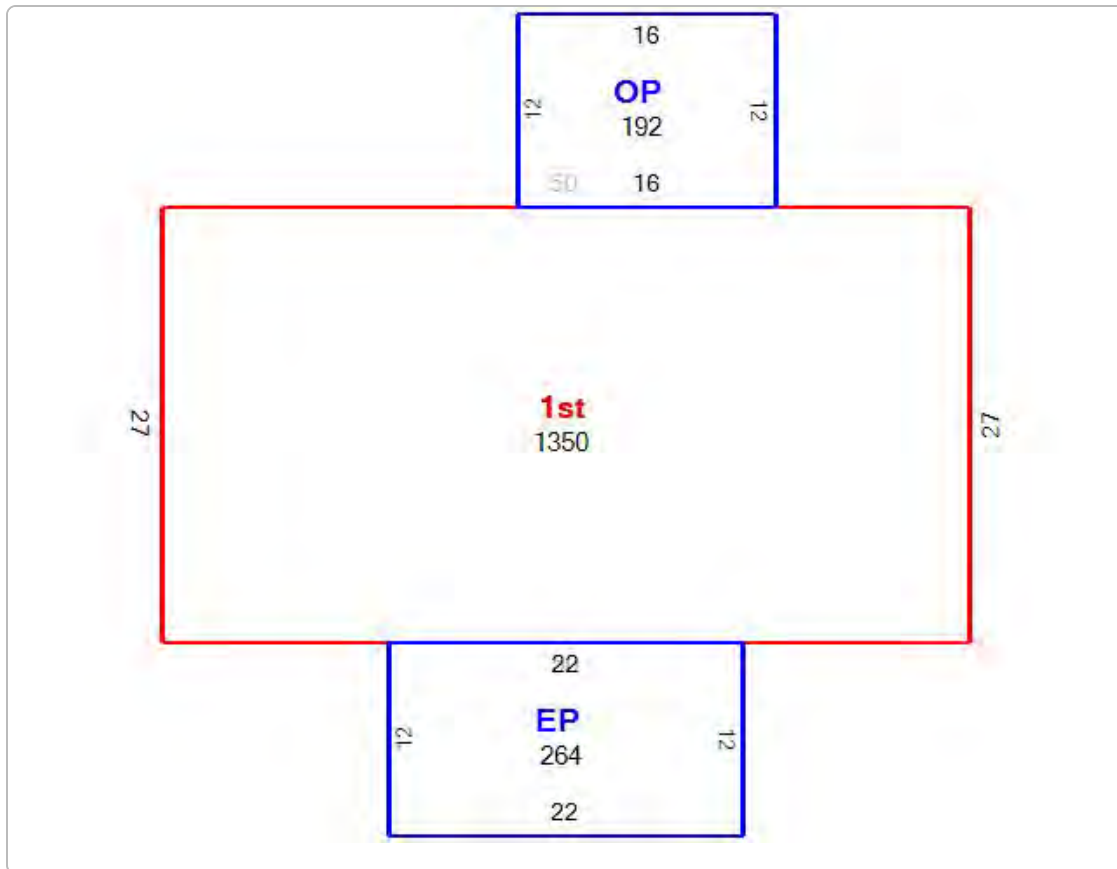
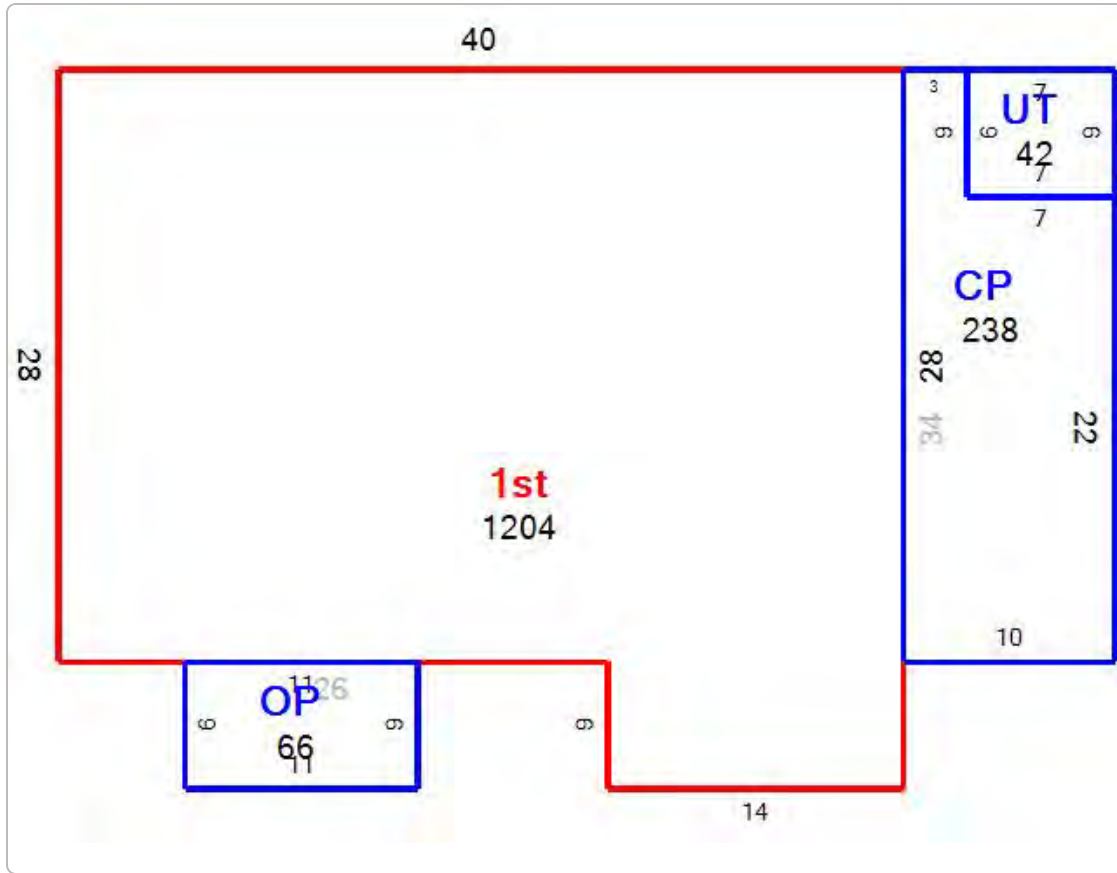
Valuation

	2021	2020	2019	2018
Previous Value	\$129,000	\$129,000	\$129,000	\$129,000
Land Value	\$66,500	\$47,500	\$47,500	\$47,500
+ Improvement Value	\$80,700	\$77,000	\$77,000	\$77,000
+ Accessory Value	\$4,500	\$4,500	\$4,500	\$4,500
= Current Value	\$151,700	\$129,000	\$129,000	\$129,000

Photos



Sketches



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Summary

Parcel Number 000830 005000
 Location Address ARENA RD
 Legal Description 7.30 ACRES PB 9/245 LL 178 & 207 10TH
 (Note: Not to be used on legal documents)
 Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 7.3
 Homestead Exemption No (S0)
 Landlot/District 178 / 10

[View Map](#)

Owner

[SAM NUNN FARM LLLP](#)
 2352 HWY 341 S
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	7.3

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/30/2016	7205 232	9 245	\$0	Partial interest or land contract	HUNT WILLIS B JR	SAM NUNN FARM LLLP
12/31/2015	7090 204	9 245	\$0	Quit claim deed or divorce settlement	NUNN SAM A	SAM NUNN FARM L L L P
3/17/2000	1519 483		\$8,500	History of sales not validated	HUNT WILLIS B JR	NUNN SAM A
12/15/1994	1128 741		\$16,750	Land market sale	RIDLEY LOUIS	HUNT WILLIS B JR
10/28/1994	1128 740		\$0	Related or corporate af liate	RIDLEY JESSIE & LOUIS	RIDLEY LOUIS
11/4/1993	1058 427		\$0	Related or corporate af liate	RIDLEY ANDY & LOVELY M	RIDLEY JESSIE & LOUIS
6/21/1978	529 440		\$0	History of sales not validated	RIDLEY ANDY	RIDLEY ANDY & LOVELY M
3/4/1965	232 484		\$0	History of sales not validated		RIDLEY ANDY

Valuation

	2021	2020	2019	2018
Previous Value	\$27,100	\$27,100	\$27,100	\$27,100
Land Value	\$39,000	\$27,100	\$27,100	\$27,100
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$39,000	\$27,100	\$27,100	\$27,100

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

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Summary

Parcel Number 000830 009000
 Location Address 370 ARENA RD
 Legal Description PARCEL 1, 43.48 ACRES LL 178 & 207 10TH LD
 (Note: Not to be used on legal documents)
 Class V5-Consrv Use
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning R1
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 43.48
 Homestead Exemption No (S0)
 Landlot/District 178 / 10

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Owner

[FREE DONALD E JR](#)
 FREE GWEN
 275 SEWELL RD
 ELKO, GA 31025

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	43.48

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland	1	2.96
CUV	Agland	3	1.62
CUV	Agland	4	5.89
CUV	Agland	5	5.07
CUV	Agland	8	0.86
CUV	Woodland	1	4.24
CUV	Woodland	2	12.55
CUV	Woodland	4	1.61
CUV	Woodland	5	6.53
CUV	Woodland	9	2.15

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/25/2013	6237 1	M&B	\$275,000	Bank sales and nancial institution	CBNA-GA II LLC	FREE DONALD E JR & GWEN
12/27/2012	6236 343		\$0	Foreclosures and judgments	ARENA ROAD/CAINION PLACE LLC	CBNA-GA II LLC
8/30/2005	3547 173		\$1,089,588	Land market sale	CAINION DURAND C ETAL	ARENA ROAD/CAINION PLACE LLC
1/13/2004	2874 126		\$0	Related or corporate af liate	CAINION DURAND C ETAL	CAINION DURAND C ETAL
1/9/2004	2871 4		\$400,000	Fair market value improved sale	CAIN SUSIE R	CAINION DURAND C ETAL
3/11/1985	678 653		\$0	History of sales not validated	ROUNTREE SAMUEL B	CAIN SUSIE R

Valuation

	2021	2020	2019	2018
Previous Value	\$244,800	\$455,600	\$455,600	\$455,600
Land Value	\$402,600	\$244,800	\$455,600	\$455,600
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$402,600	\$244,800	\$455,600	\$455,600
10 Year Land Covenant (Agreement Year / Value)	2014 / \$27,939	2014 / \$27,154	2014 / \$63,871	2014 / \$62,057

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

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Summary

Parcel Number 000830 021000
 Location Address 2107 KINGS CHAPEL RD
 Legal Description PT TRACT B 44.49 AC LL 145,146&147 10TH LD
 (Note: Not to be used on legal documents)
 Class A5-Agricultural
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 44.49
 Homestead Exemption No (S0)
 Landlot/District 145 / 11

[View Map](#)



Owner

FUGGER MARIA ELIZABETH
 P O BOX 1382
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	44.49

Residential Improvement Information

Style One Family
 Heated Square Feet 2442
 Interior Walls Sheetrock
 Exterior Walls Vinyl Siding
 Foundation Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 2004
 Roof Type Asphalt Shingles
 Flooring Type Carpet/Tile
 Heating Type Central Heat/AC
 Number Of Rooms 0
 Number Of Bedrooms 3
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 2
 Number Of Plumbing Extras 9
 Value \$147,500
 Condition Excellent
 Fireplaces\Appliances Pre-fab 1 sty 1 Box 1

Style One Family
 Heated Square Feet 1296
 Interior Walls Sheetrock
 Exterior Walls Wood
 Foundation Slab
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 2011
 Roof Type Asphalt Shingles
 Flooring Type Hardwood
 Heating Type Flr/Wall f w/c AC
 Number Of Rooms 0
 Number Of Bedrooms 1
 Number Of Full Bathrooms 1
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 0
 Value \$114,200
 Condition Excellent

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Lt Utility Commercial Bldg	2006	40x75 / 0	0	\$31,000
Home Site	2005	3x0 / 2	0	\$6,000

Permits

Permit Date	Permit Number	Type
05/18/2011	00229	OUTBUILDING
08/19/2005	2005 00748	NEW CONSTRUCT
10/04/2004	2004/00863	NEW CONSTRUCT

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/24/1980	575 249		\$0	History of sales not validated	CHAPMAN TOM	FUGGER MARIA ELIZABETH
1/30/1973	409 512		\$0	Related or corporate affiliate	CHAPMAN TOM	CHAPMAN TOM
10/27/1967	292 293		\$0	History of sales not validated	STROTHER D C & M R MURRAY	CHAPMAN TOM
10/23/1947	64 175		\$0	History of sales not validated	STROTHER D C	MURRAY M R & STROTHER D C

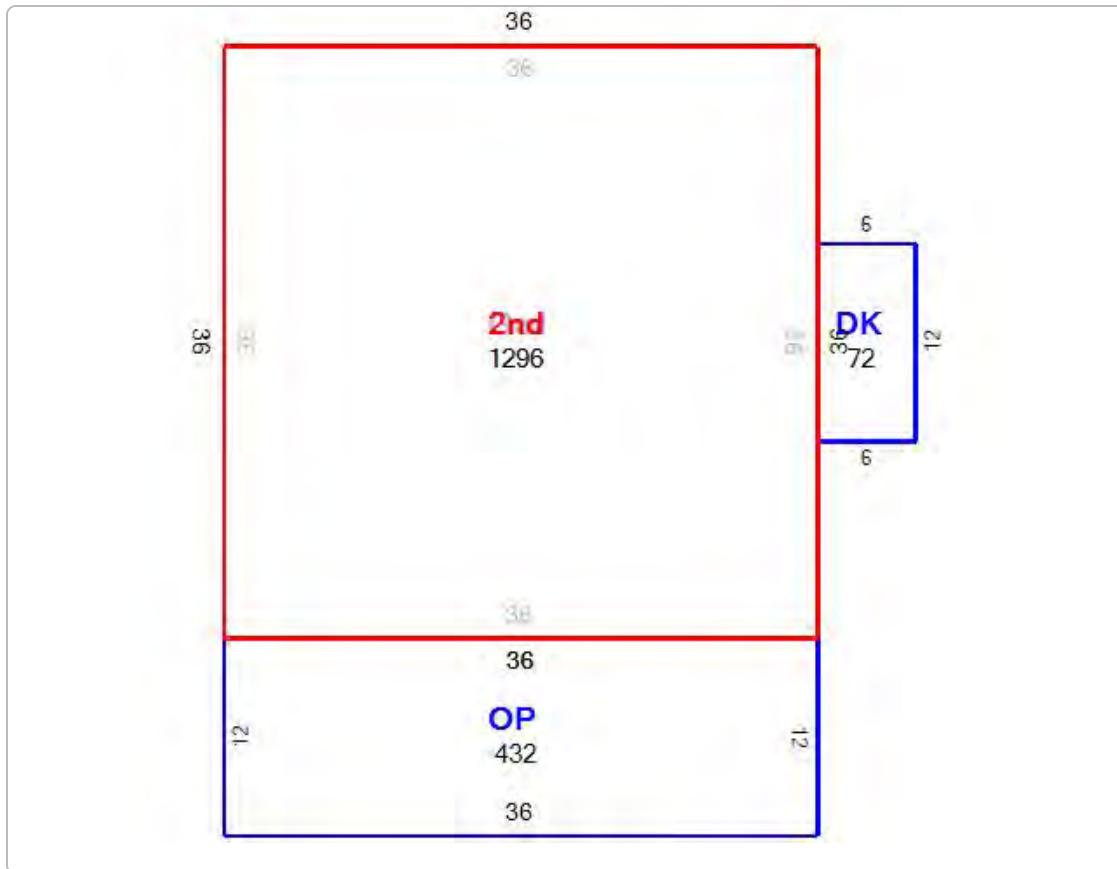
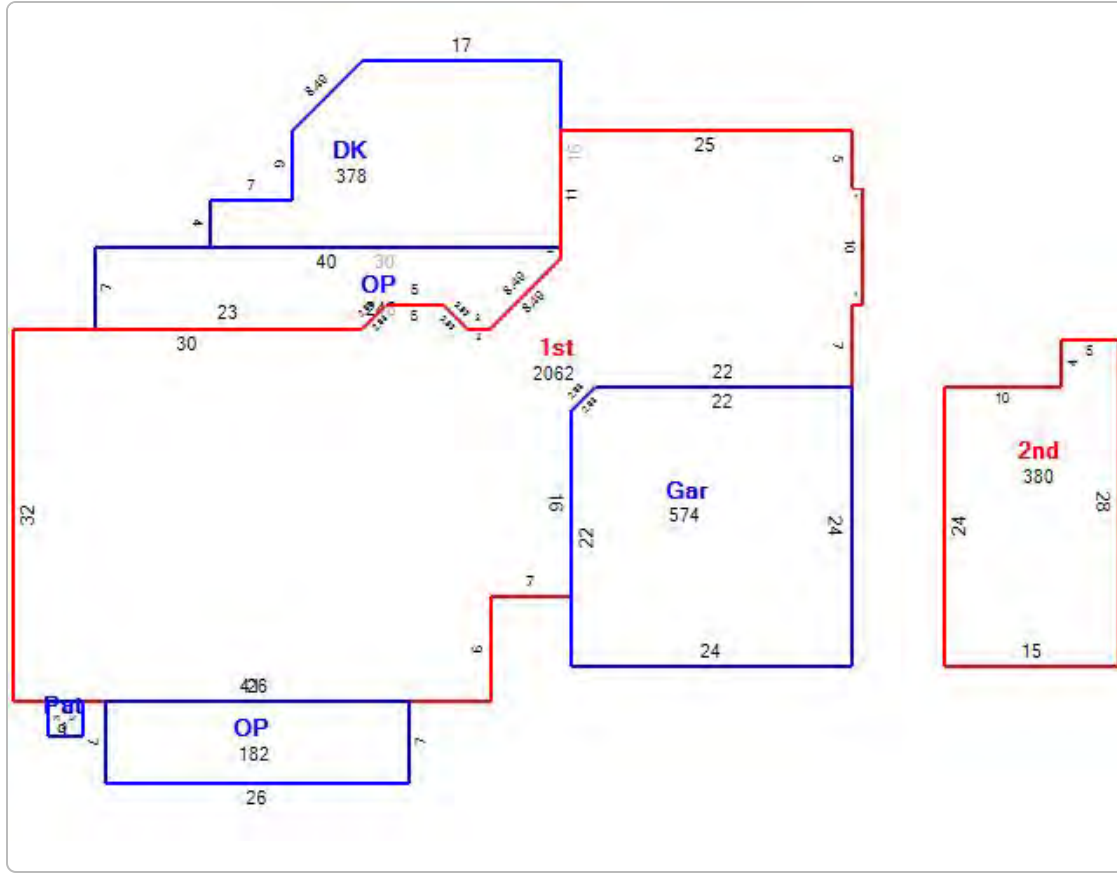
Valuation

	2021	2020	2019	2018
Previous Value	\$490,700	\$490,700	\$490,700	\$488,000
Land Value	\$328,100	\$199,600	\$199,600	\$199,600
+ Improvement Value	\$261,700	\$254,100	\$254,100	\$254,100
+ Accessory Value	\$37,000	\$37,000	\$37,000	\$37,000
= Current Value	\$626,800	\$490,700	\$490,700	\$490,700

Photos



Sketches



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

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Houston County, GA

Summary

Parcel Number 000830 023000
Location Address 2056 KINGS CHAPEL RD
Legal Description 50.69 ACRES 144/10TH
(Note: Not to be used on legal documents)
Class V5-Consrv Use
(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning RAG
Tax District County (District 1)
Millage Rate 24.47
Acres 50.69
Homestead Exemption No (S0)
Landlot/District 144 / 10

[View Map](#)



Owner

[GRISENTHWAITE GARY R](#)
 1406 KENWOOD DR
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	50.69

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland	2	1.09
CUV	Agland	4	0.61
CUV	Agland	8	1.22
CUV	Woodland	3	1.83
CUV	Woodland	4	3.56
CUV	Woodland	6	0.19
CUV	Woodland	7	42.19

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Utility	2021	12x32 / 0	0	\$0
Home Site	2019	3x0 / 1	0	\$3,000
Implement shed	2017	24x24 / 0	0	\$1,200

Permits

Permit Date	Permit Number	Type
05/14/2019	2019-452	MOBILE HOME
03/16/2017	00170	IMPL SHED

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/23/2021			\$0	Remainder to survivor / joint tenancy deed	GRISENTHWAITE LOUISE FAY ESTATE IN REM	GRISENTHWAITE GARY R
5/31/2016	7170 113	75 198	\$0	Remainder to survivor / joint tenancy deed	GRISENTHWAITE GARY R	GRISENTHWAITE GARY R & LOUISE FAY*
5/27/2016	7170 111	PB75 198	\$126,725	Land market sale	PARKWAY FARMS LLC	GRISENTHWAITE GARY R
12/26/2013	6463 258		\$1,925,000	Multiple parcels part of sales price	CHAPMAN MAE D ESTATE	PARKWAY FARMS LLC
7/29/2004	3216 218		\$0	Settling an estate or to satisfy debt or wishes	CHAPMAN TOM	CHAPMAN MAE D
12/22/1977	515 737		\$0	Related or corporate affiliate	CHESTER E BEVERLY	CHAPMAN TOM
11/15/1976	487 433		\$0	Related or corporate affiliate	BLOODWORTH H B	CHESTER E BEVERLY
5/23/1975	456 518		\$0	Related or corporate affiliate	BLOODWORTH GRACE H ETAL	BLOODWORTH H B
1/30/1973	409 512		\$0	Related or corporate affiliate	BLOODWORTH GRACE H ETAL	BLOODWORTH GRACE H ETAL
9/26/1963	209 328		\$0	Related or corporate affiliate	BLOODWORTH GRACE H ETAL	ALLFARM SALES INC

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
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Valuation

	2021	2020	2019	2018
Previous Value	\$157,100	\$154,100	\$154,100	\$126,725
Land Value	\$249,300	\$152,900	\$152,900	\$152,900
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$4,200	\$4,200	\$1,200	\$1,200
= Current Value	\$253,500	\$157,100	\$154,100	\$154,100
10 Year Land Covenant (Agreement Year / Value)	2016 / \$23,072	2016 / \$22,423	2016 / \$21,777	2016 / \$21,179

Photos



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Summary

Parcel Number 000830 043000
 Location Address SHWY 341
 Legal Description PARCEL A 42.89 ACRES 144/10TH
 (Note: Not to be used on legal documents)
 Class R5-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 42.89
 Homestead Exemption No (S0)
 Landlot/District 144 / 10

[View Map](#)

Owner

[DELOACH ANTHONY M SR](#)
 PO BOX 1290
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	42.89

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/13/2017	7422 24	34 102	\$20,000	Partial interest or land contract	DELOACH A M SR & FORMAN JOHNNIE J	DELOACH ANTHONY M SR
7/25/1994	1110 27	34 102	\$0	Related or corporate affiliate	DELOACH A M SR & CHRISTIE D B	DELOACH A M SR & FOREMAN JOHNNIE J
8/29/1991	920 417	34 102	\$0	Right of way	DELOACH A M SR & CHRISTIE D B	DELOACH A M SR & CHRISTIE D B JR
11/23/1989	862 109	34 102	\$0	Right of way	DELOACH A M SR & CHRISTIE D	DELOACH A M SR & CHRISTIE D B JR
2/20/1988	797 157	34 102	\$109,000	Land market sale	THE NEW HOUSTON COMPANY INC	DELOACH A M SR & CHRISTIE D B JR
2/20/1988	797 154	34 102	\$0	History of sales not validated	GREEN R W ETAL	THE NEW HOUSTON COMPANY INC

Valuation

	2021	2020	2019	2018
Previous Value	\$217,700	\$217,700	\$217,700	\$217,700
Land Value	\$358,300	\$217,700	\$217,700	\$217,700
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$358,300	\$217,700	\$217,700	\$217,700

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

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Summary

Parcel Number 000830 068000
 Location Address 386 ARENA RD
 Legal Description 33.00 ACRES PARCEL 2.1,2.4 LL 178 207 10 LD
 (Note: Not to be used on legal documents)
 Class V5-Consv Use
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning R1
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 33
 Homestead Exemption No (S0)
 Landlot/District 178 / 10

[View Map](#)

Owner

[HAPPEL ALAN A](#)
 HAPPEL MEGAN L
 386 ARENA RD
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	33

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland	1	33

Residential Improvement Information

Style One Family
 Heated Square Feet 4695
 Interior Walls Sheetrock
 Exterior Walls Masonry (brick)
 Foundation Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 2021
 Roof Type Asphalt Shingles
 Flooring Type Hardwood/Tile/Carpet
 Heating Type Central Heat/AC
 Number Of Rooms 0
 Number Of Bedrooms 5
 Number Of Full Bathrooms 4
 Number Of Half Bathrooms 1
 Number Of Plumbing Extras 12
 Value
 Condition Excellent
 Fireplaces\Appliances Pre-fab 1 sty 1 Box 1
 House Address 386 ARENA

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Shop Or Machinery Bldg	2021	50x125 / 0	0	\$0
Home Site	2021	1x0 / 1	0	\$0

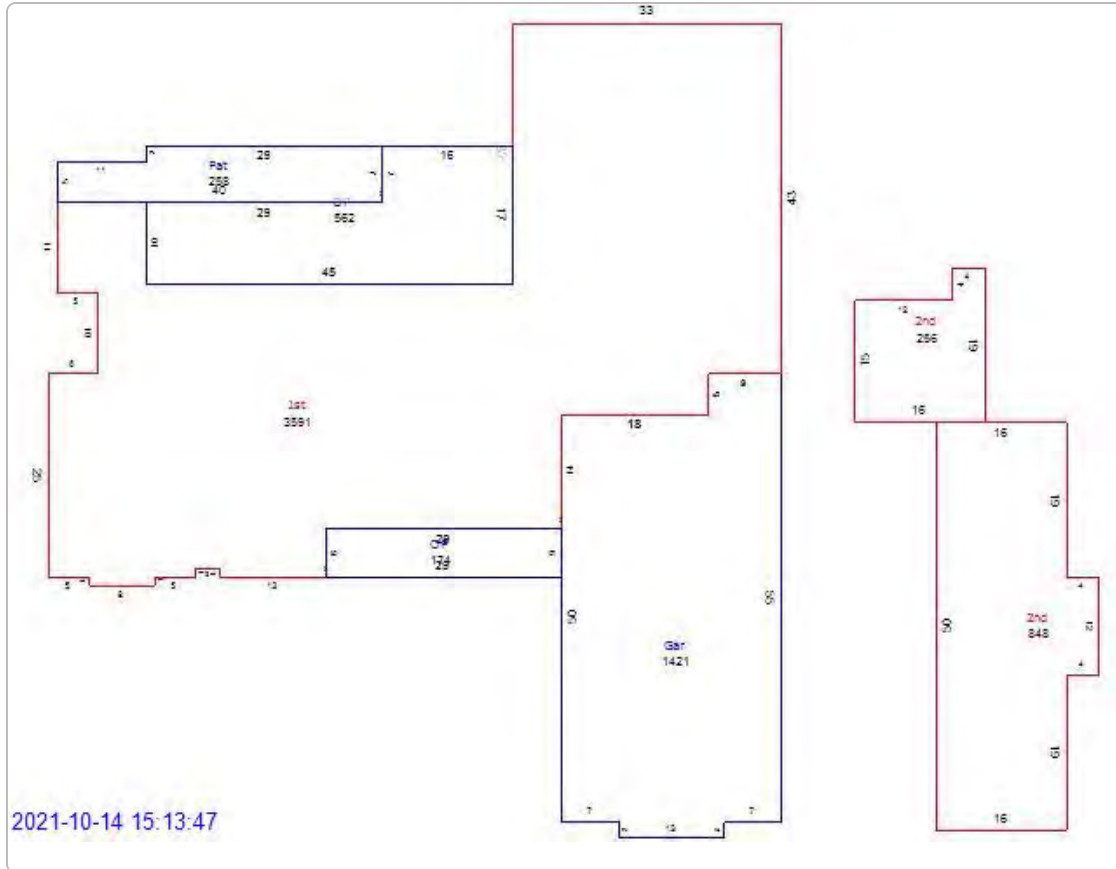
Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/14/2019	8291 146	80 248	\$0	Corrective Deed	CORRECTS 8094/226	HAPPEL ALAN A & MEGAN L*
2/14/2019	8094 226	80 248	\$540,000	Land market sale	FREE DONALD E JR & GWEN	HAPPEL ALAN A & MEGAN L*

Valuation

	2021	2020
Previous Value	\$252,000	\$0
Land Value	\$455,400	\$252,000
+ Improvement Value	\$0	\$0
+ Accessory Value	\$0	\$0
= Current Value	\$455,400	\$252,000
10 Year Land Covenant (Agreement Year / Value)	2014 / \$37,370	2014 / \$36,282

Sketches



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

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Summary

Parcel Number 000830 070000
Location Address ARENA RD
Legal Description 12.00 ACRES PARCEL 2.2 ,2.21 LL 178 207 10 LD
 (Note: Not to be used on legal documents)
Class V4-Consrv Use
 (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning R1
Tax District County (District 1)
Millage Rate 24.47
Acres 12
Homestead Exemption No (S0)
Landlot/District 178 / 10

[View Map](#)

Owner

[HAPPEL ALAN A](#)
 HAPPEL MEGAN L
 386 ARENA RD
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	12

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland	1	12

No data available for the following modules: Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Sales, Valuation, Photos, Sketches.

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Summary

Parcel Number 000840 034000
 Location Address S HWY 341
 Legal Description 655.46 ACRES LL 66,103,104,106,107,108
 (Note: Not to be used on legal documents)
 Class V5-Consrv Use
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 655.46
 Homestead Exemption No (S0)
 Landlot/District 106 / 13

[View Map](#)

Owner

[SAM NUNN FARM LLLP](#)
 2352 HWY 341 S
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	655.46

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland	2	139.84
CUV	Agland	3	3.16
CUV	Agland	4	70.64
CUV	Agland	5	48.66
CUV	Agland	6	12
CUV	Agland	8	19.46
CUV	Woodland	1	2.12
CUV	Woodland	2	20.13
CUV	Woodland	3	20.13
CUV	Woodland	4	27.13
CUV	Woodland	6	3.05
CUV	Woodland	7	289.14

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/30/2018	7897 1	3 7	\$0	Related or corporate af liate	SAM NUNN FARM L P	SAM NUNN FARM LLLP
9/29/2011	5672 98	M&B	\$0	Related or corporate af liate	BIG INDIAN-CREEKS #1 LLC	SAM NUNN FARM L P
12/26/2006	4125 67	M&B	\$0	Related or corporate af liate	SAM NUNN FARM L P	BIG INDIAN-CREEKS #1 LLC
12/5/2002	2330 331	M&B	\$0	Partial interest or land contract	BETTY NUNN MORI FARM L P	SAM NUNN FARM L P
12/27/1994	1140 755	M&B	\$0	Quit claim deed or divorce settlement	SAM NUNN FARM L P	SAM NUNN FARM L P & BETTY NUNN MORI FARM
12/27/1994	1140 750	M&B	\$0	Quit claim deed or divorce settlement	NUNN SAM A JR & MORI ELIZABETH	SAM NUNN FARM L P

Valuation

	2021	2020	2019	2018
Previous Value	\$2,753,000	\$2,753,000	\$2,753,000	\$2,753,000
Land Value	\$2,753,000	\$2,753,000	\$2,753,000	\$2,753,000
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$2,753,000	\$2,753,000	\$2,753,000	\$2,753,000
10 Year Land Covenant (Agreement Year / Value)	2015 / \$360,970	2015 / \$350,783	2015 / \$340,309	2015 / \$330,777

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Summary

Parcel Number 001060 001000
 Location Address 404 BEAR BRANCH RD
 Legal Description 19.07 ACRES LL 180, 181, 204 & 205 10TH LD
 (Note: Not to be used on legal documents)
 Class A4-Agricultural
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 19.07
 Homestead Exemption No (S0)
 Landlot/District 204 / 10

[View Map](#)



Owner

[BASS KEVIN R](#)
 BASS ELIZABETH H
 404 BEAR BRANCH ROAD
 KATHLEEN, GA 31047

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Alluvial Land	Rural	1	7.49
RUR	Small Parcels	Rural	1	11.58

Residential Improvement Information

Style One Family
 Heated Square Feet 1612
 Interior Walls Sheetrock
 Exterior Walls Masonry (brick)
 Foundation Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1965
 Roof Type Asphalt Shingles
 Flooring Type Carpet
 Heating Type Central Heat/AC
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 3
 Value \$56,300
 Condition Good
 Fireplaces\Appliances Pre-fab 1 sty 1 Box 1
 House Address 404 BEAR BRANCH

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Barn	2002	36x40 / 0	0	\$7,000
Home Site	2002	4x0 / 1	1	\$2,000
Utility Building (Mtl)	1970	10x40 / 0	0	\$750
Garage	1965	18x20 / 0	1	\$5,400
Home Site	0000	3x0 / 1	1	\$3,000

Permits

Permit Date	Permit Number	Type
01/17/2007	2007 00026	STORAGE SHED

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
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5/8/2019	8183 72	17 172	\$0	Remainder to survivor / joint tenancy deed	BASS KEVIN R	BASS KEVIN R & ELIZABETH H*
3/7/2014	6507 339	17 172	\$79,900	Bank sales and nancial institution	FEDERAL HOME LOAN MORTGAGE COR	BASS KEVIN R
12/3/2013	6475 212	17 172	\$81,000	Court, government, or public utility	NATIONSTAR MORTGAGE LLC	FEDERAL HOME LOAN MORTGAGE CORP
12/3/2013	6475 209	17 172	\$81,000	Foreclosures and judgments	SMITH EMILIE Y	NATIONSTAR MORTGAGE LLC
7/19/2001	1816 349	17 172	\$0	Quit claim deed or divorce settlement	SMITH CARL C JR ESTATE	SMITH EMILIE Y
10/3/2000	1611 47	17 172	\$0	Quit claim deed or divorce settlement	O'NEAL CARLA G SMITH & CARL S	SMITH EMILIE Y
10/3/1997			\$0	Settling an estate or to satisfy debt or wishes	SMITH CARL C JR ESTATE	SMITH EMILIE Y
9/9/1997	1306 293	17 172	\$0	Quit claim deed or divorce settlement	SMITH LARRY W	SMITH EMILIE Y
6/13/1974	438 80	17 172	\$0	Settling an estate or to satisfy debt or wishes	SARTAIN HORACE Y ESTATE	SMITH CARL C JR & EMILIE Y

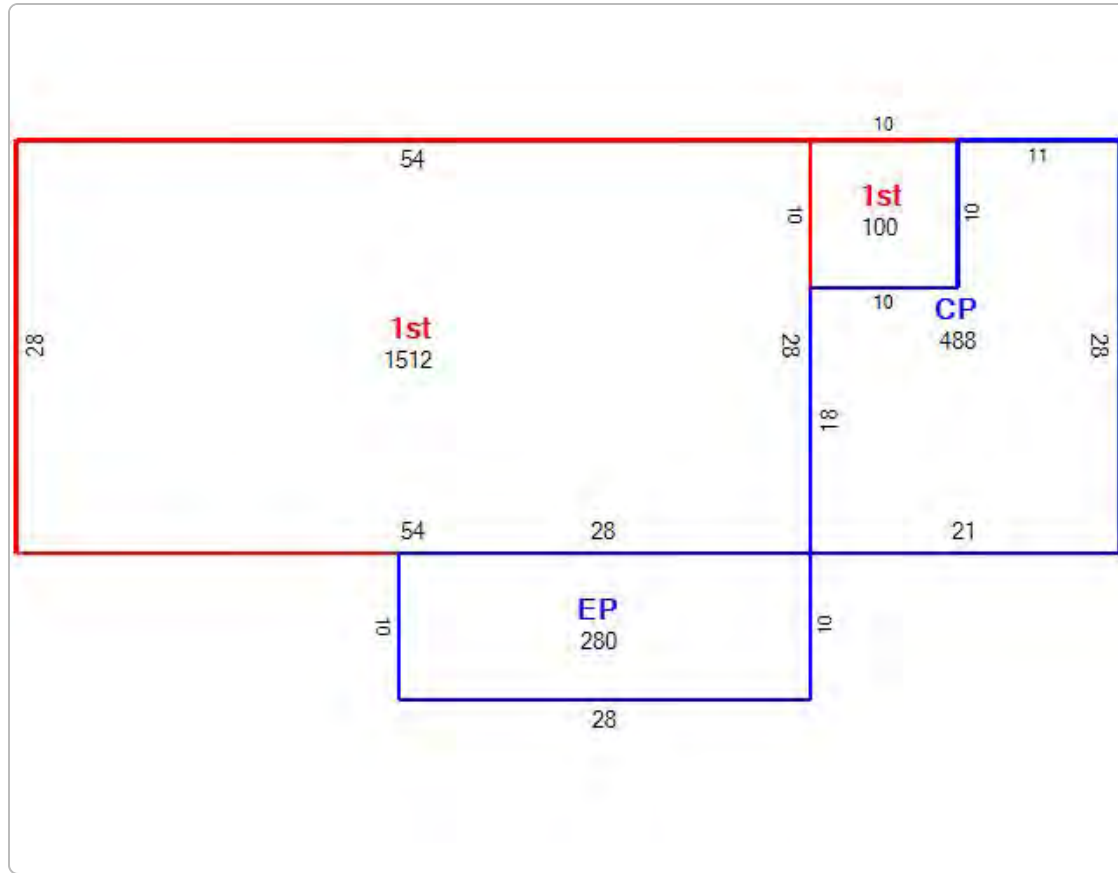
Valuation

	2021	2020	2019	2018
Previous Value	\$162,550	\$162,550	\$162,550	\$162,550
Land Value	\$169,300	\$88,400	\$88,400	\$88,400
+ Improvement Value	\$56,300	\$57,200	\$57,200	\$57,200
+ Accessory Value	\$18,150	\$16,950	\$16,950	\$16,950
= Current Value	\$243,750	\$162,550	\$162,550	\$162,550

Photos



Sketches



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Summary

Parcel Number 001060 003000
 Location Address 280 BEAR BRANCH RD
 Legal Description 125.93 ACRES LL 212 10TH LD
 (Note: Not to be used on legal documents)
 Class V5-Consrv Use
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 125.93
 Homestead Exemption No (S0)
 Landlot/District 212 / 10

[View Map](#)



Owner

JOHNSON JERRY WAYNE
 JOHNSON MARILYN D
 333 COUNTY LINE RD
 GRIFFIN, GA 30224

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	123.93
RUR	Small Parcels	Rural	1	1
RUR	Small Parcels	Rural	1	1

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland	2	30.12
CUV	Agland	5	39.07
CUV	Agland	6	3.49
CUV	Woodland	2	2.1
CUV	Woodland	4	18.19
CUV	Woodland	7	19.22
CUV	Woodland	8	11.74

Residential Improvement Information

Style One Family
 Heated Square Feet 1424
 Interior Walls Sheetrock
 Exterior Walls Wood
 Foundation Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1945
 Roof Type Roll Roof
 Flooring Type Pine
 Heating Type No Heat
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 1
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 0
 Value \$1
 Condition Fair
 House Address 280 BEAR BRANCH

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Home Site	1945	3x0 / 1	0	\$3,000
Home Site	0000	3x0 / 1	1	\$3,000
Implement shed		20x50 / 0	0	\$620

Prebill Mobile Homes

Account Number	Owner	Lot Number	Year Built	Manufacturer	Model	Width x Length
607	FOUNTAIN ANDREW FRED		1997	HORTON HOMES INC	HORTON	16x76

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/15/2014	6681 49	5 154	\$0	Remainder to survivor / joint tenancy deed	JOHNSON JERRY WAYNE & MARILYN B DEVINE	JOHNSON JERRY WAYNE & MARILYN D*
11/21/1983	641 777	5 154	\$0	Partial interest or land contract	JOHNSON JERRY WAYNE	JOHNSON JERRY WAYNE & MARILYN B DEVINE
1/1/1980	572 415	5 154	\$0	Quit claim deed or divorce settlement	TALTON RICHARD C	JOHNSON JERRY WAYNE
8/1/1978	532 232	5 154	\$0	Related or corporate affiliate	JOHNSON MORRIS	JOHNSON JERRY WAYNE
11/30/1945	60 528	5 154	\$0	History of sales not validated		JOHNSON MORRIS

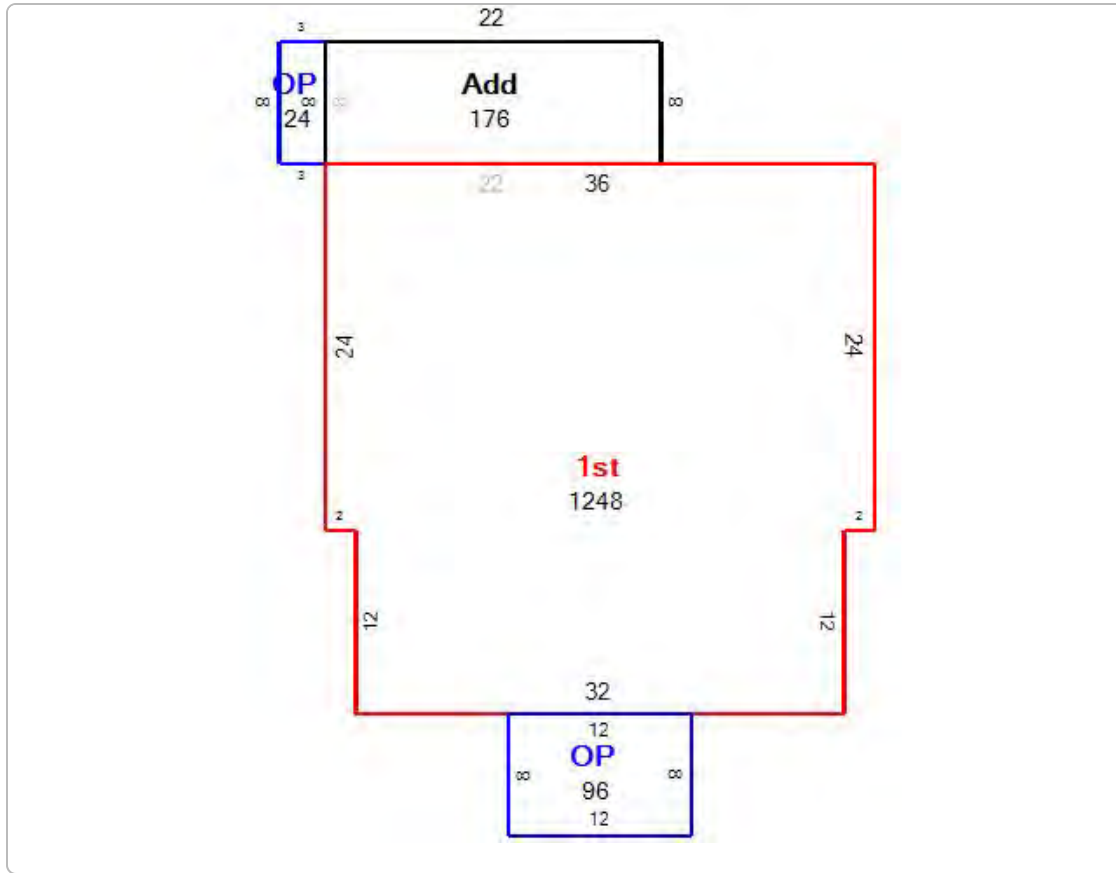
Valuation

	2021	2020	2019	2018
Previous Value	\$643,720	\$592,100	\$592,100	\$592,100
Land Value	\$923,900	\$621,400	\$573,400	\$573,400
+ Improvement Value	\$1	\$12,700	\$12,700	\$12,700
+ Accessory Value	\$6,620	\$9,620	\$6,000	\$6,000
= Current Value	\$930,521	\$643,720	\$592,100	\$592,100
10 Year Land Covenant (Agreement Year / Value)	2020 / \$71,140	2020 / \$69,138	2010 / \$66,374	2010 / \$64,513

Photos



Sketches



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

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Summary

Parcel Number 001060 005000
Location Address BEAR BRANCH RD
Legal Description 62.14 ACRES LL 237 10TH LD
(Note: Not to be used on legal documents)
Class A5-Agricultural
(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning RAG
Tax District County (District 1)
Millage Rate 24.47
Acres 62.14
Homestead Exemption No (S0)
Landlot/District 237 / 10

[View Map](#)

Owner

[CEMEX SOUTHEAST LLC](#)
 C/O CEMEX TAX DEPARTMENT
 1501 BELVEDERE RD
 WEST PALM BEACH, FL 33406

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	62.14

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/1/2005	3529 103		\$0	Multiple parcels part of sales price	CEMEX INC	CEMEX SOUTHEAST LLC
6/29/2005	3529 120		\$0	Name Change	SOUTHDOWN INC	CEMEX INC
6/28/2005	3529 115		\$0	Name Change	MEDUSA PORTLAND CEMENT CO	SOUTHDOWN INC
12/18/1971	385 610		\$0	History of sales not validated	PENN-DIXIE CEMENT CO	MEDUSA PORTLAND CEMENT CO
1/1/1961	169 67		\$0	History of sales not validated		PENN-DIXIE CEMENT CO

Valuation

	2021	2020	2019	2018
Previous Value	\$263,700	\$263,700	\$263,700	\$263,700
Land Value	\$579,800	\$263,700	\$263,700	\$263,700
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$579,800	\$263,700	\$263,700	\$263,700

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

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Summary

Parcel Number 001060 033000
 Location Address 399 MOSSY LAKE RD
 Legal Description 316.04 ACRES LL 179, 206, 207, 210 & 211/10TH
 (Note: Not to be used on legal documents)
 Class V5-Consrv Use
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 316.04
 Homestead Exemption No (S0)
 Landlot/District 179 / 10

[View Map](#)



Owner

HUNT WILLIS BEVERLY JR
 HUNT PETER GREGORY ET AL
 PO BOX 1387
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Agriland	Rural	3	0.35
RUR	Agriland	Rural	4	3.76
RUR	Agriland	Rural	5	0.09
RUR	Agriland	Rural	6	28.36
RUR	Agriland	Rural	9	70.95
RUR	Woodland	Rural	1	6.44
RUR	Woodland	Rural	2	0.49
RUR	Woodland	Rural	4	32.24
RUR	Woodland	Rural	5	38.65
RUR	Woodland	Rural	7	45.23
RUR	Woodland	Rural	8	87.73
RUR	Woodland	Rural	9	0.75
RUR	Agriland	Rural	3	1

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland	3	0.35
CUV	Agland	4	3.76
CUV	Agland	5	0.09
CUV	Agland	6	28.36
CUV	Agland	9	70.95
CUV	Woodland	1	6.44
CUV	Woodland	2	0.49
CUV	Woodland	4	32.24
CUV	Woodland	5	38.65
CUV	Woodland	7	45.23
CUV	Woodland	8	87.73
CUV	Woodland	9	0.75

Residential Improvement Information

Style One Family
 Heated Square Feet 1549
 Interior Walls Sheetrock
 Exterior Walls Hardie Board
 Foundation Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 2019
 Roof Type Asphalt Shingles
 Flooring Type Hardwood/Tile

Heating Type Central Heat/AC
Number Of Rooms 0
Number Of Bedrooms 3
Number Of Full Bathrooms 2
Number Of Half Bathrooms 1
Number Of Plumbing Extras 7
Value \$162,400
Condition Excellent
Fireplaces\Appliances Pre-fab 1 sty 1 Box 1
House Address 399 MOSSY LAKE

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Home Site	2020	3x0 / 1	0	\$3,000

Permits

Permit Date	Permit Number	Type
08/05/2019	00560	HOUSE

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/26/2018	8052 237	74 35	\$0	Corrective Deed	CORRECTS 8042/180	HUNT WILLIS BEVERLY JR ET AL
11/26/2018	8042 180		\$0	Quit claim deed or divorce settlement	HUNT CHRISTIAN HUDDLESTON	HUNT WILLIS BEVERLY JR ET AL
9/4/2018	7960 260	74 35	\$0	Right of way	RIGHT OF WAY	HUNT WILLIS BEVERLY JR ET AL
5/26/2015	6861 48		\$0	Partial interest or land contract	HUNT WILLIS B JR & URSULA S	HUNT WILLIS BEVERLY JR
12/31/1985	709 472		\$0	Related or corporate af liate	HUNT WILLIS B SR & JOSEPHINE M*	HUNT WILLIS BEVERLY JR ETAL
12/26/1985	706 554		\$0	Related or corporate af liate	NUNN SAM A JR	HUNT WILLIS B JR ETAL
12/26/1985	706 552		\$0	Related or corporate af liate	NUNN SAM A JR	HUNT WILLIS B JR ETAL
4/1/1985	682 289		\$0	Related or corporate af liate	HUNT WILLIS B SR	NUNN SAM A JR & HUNT WILLIS B JR ETAL
6/30/1981	600 129		\$0	Related or corporate af liate	GEIGER JAMES N	NUNN SAM A JR & HUNT WILLIS B JR ETAL
6/21/1971	373 239	4 242	\$0	Related or corporate af liate	MCCOWEN MRS MARGARET W	NUNN SAM A JR & HUNT WILLIS B JR ETAL
5/20/1968	304 37	4 242	\$0	Related or corporate af liate	NUNN SAM A JR	NUNN SAM A JR & HUNT WILLIS B JR ETAL
5/20/1968	304 33	4 242	\$0	Settling an estate or to satisfy debt or wishes	MCCOWEN D W ESTATE	NUNN SAM A JR
12/15/1953	78 266		\$0	History of sales not validated	DURHAM NORMAN L	MCCOWEN D W

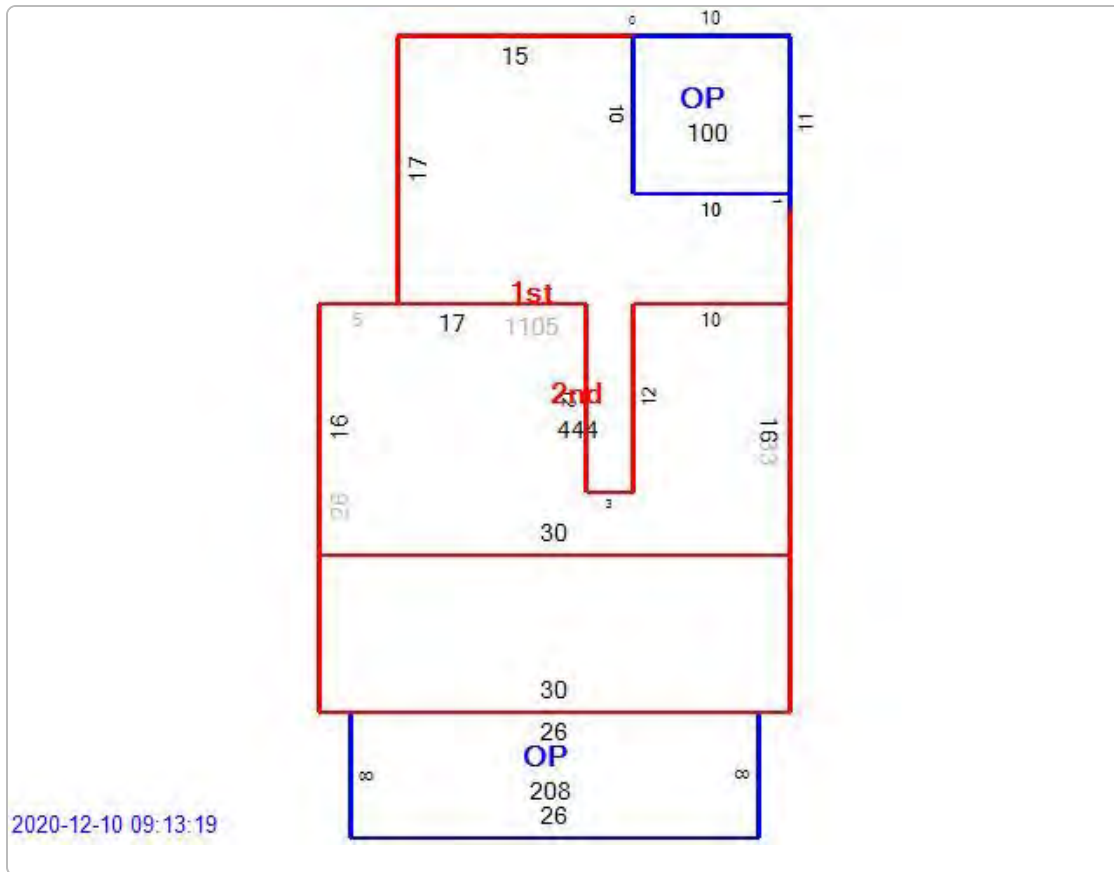
Valuation

	2021	2020	2019	2018
Previous Value	\$790,000	\$829,000	\$829,000	\$829,000
Land Value	\$756,600	\$756,600	\$829,000	\$829,000
+ Improvement Value	\$162,400	\$33,400	\$0	\$0
+ Accessory Value	\$3,000	\$0	\$0	\$0
= Current Value	\$922,000	\$790,000	\$829,000	\$829,000
10 Year Land Covenant (Agreement Year / Value)	2020 / \$130,060	2020 / \$126,485	2010 / \$151,470	2010 / \$147,059

Photos



Sketches



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Summary

Parcel Number 000830 068000
 Location Address 386 ARENA RD
 Legal Description 33.00 ACRES PARCEL 2.1,2.4 LL 178 207 10 LD
 (Note: Not to be used on legal documents)
 Class V5-Consrv Use
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning R1
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 33
 Homestead Exemption No (S0)
 Landlot/District 178 / 10

[View Map](#)

Owner

[HAPPEL ALAN A](#)
 HAPPEL MEGAN L
 386 ARENA RD
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	33

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland	1	33

Residential Improvement Information

Style One Family
 Heated Square Feet 4695
 Interior Walls Sheetrock
 Exterior Walls Masonry (brick)
 Foundation Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 2021
 Roof Type Asphalt Shingles
 Flooring Type Hardwood/Tile/Carpet
 Heating Type Central Heat/AC
 Number Of Rooms 0
 Number Of Bedrooms 5
 Number Of Full Bathrooms 4
 Number Of Half Bathrooms 1
 Number Of Plumbing Extras 12
 Value
 Condition Excellent
 Fireplaces\Appliances Pre-fab 1 sty 1 Box 1
 House Address 386 ARENA

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Shop Or Machinery Bldg	2021	50x125 / 0	0	\$0
Home Site	2021	1x0 / 1	0	\$0

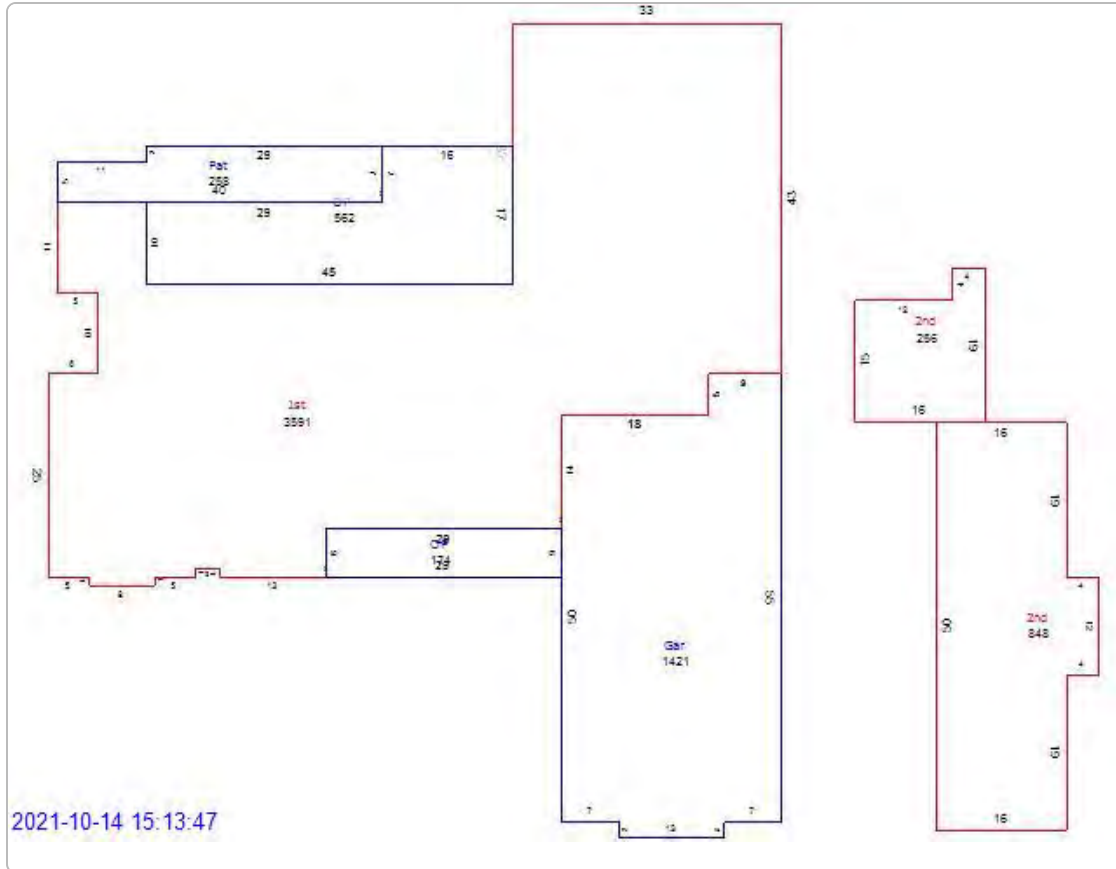
Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/14/2019	8291 146	80 248	\$0	Corrective Deed	CORRECTS 8094/226	HAPPEL ALAN A & MEGAN L*
2/14/2019	8094 226	80 248	\$540,000	Land market sale	FREE DONALD E JR & GWEN	HAPPEL ALAN A & MEGAN L*

Valuation

	2021	2020
Previous Value	\$252,000	\$0
Land Value	\$455,400	\$252,000
+ Improvement Value	\$0	\$0
+ Accessory Value	\$0	\$0
= Current Value	\$455,400	\$252,000
10 Year Land Covenant (Agreement Year / Value)	2014 / \$37,370	2014 / \$36,282

Sketches



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Summary

Parcel Number 001070 002000
 Location Address 402 ARENA RD
 Legal Description 5.54 ACRES LL 177 10TH
 (Note: Not to be used on legal documents)
 Class E2-Exempt
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 5.54
 Homestead Exemption No (S0)
 Landlot/District 177 / 10

[View Map](#)



Owner

KINGS CHAPEL C M E CHURCH
 C/O JOHN BANNISTER TRUSTEE ET AL
 402 ARENA RD
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	5.54

Commercial Improvement Information

Description 16Churches-C
 Value \$275,000
 Actual Year Built 1975
 Effective Year Built 1995
 Square Feet 3450
 Wall Height 20
 Wall Frames
 Exterior Wall
 Roof Cover
 Interior Walls
 Floor Construction
 Floor Finish
 Ceiling Finish
 Lighting
 Heating
 Number of Buildings 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Paving - Asphalt	1975	130x220 / 0	0	\$25,700

Permits

Permit Date	Permit Number	Type
04/05/2021	00743	ELECTRIC

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/26/1976	476 526	19 87	\$0	Settling an estate or to satisfy debt or wishes	NUNN S A ESTATE	KINGS CHAPEL C M E CHURCH***
5/1/1904	17 343	1 296	\$0	Charitable, religious, or educational institution		CHURCH & CEMETARY

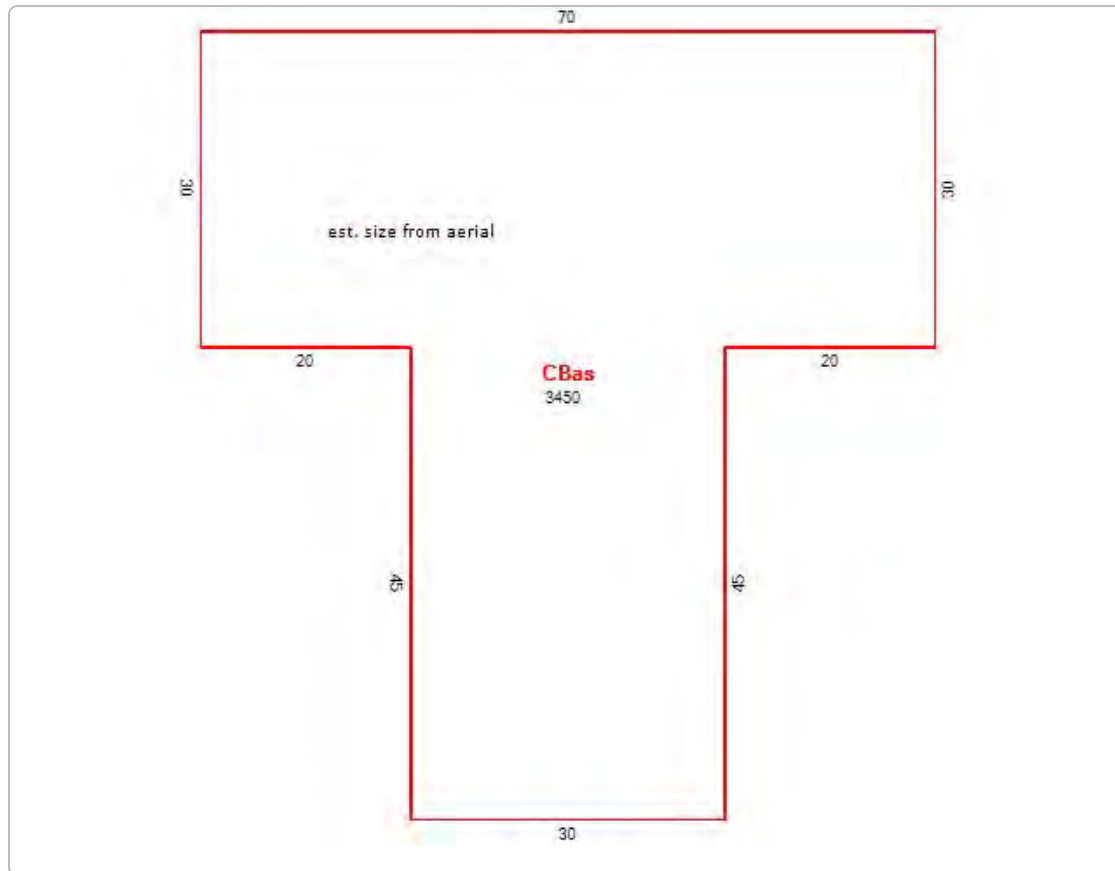
Valuation

	2021	2020	2019	2018
Previous Value	\$363,300	\$363,300	\$363,300	\$363,300
Land Value	\$88,200	\$62,600	\$62,600	\$62,600
+ Improvement Value	\$275,000	\$275,000	\$275,000	\$275,000
+ Accessory Value	\$25,700	\$25,700	\$25,700	\$25,700
= Current Value	\$388,900	\$363,300	\$363,300	\$363,300

Photos



Sketches



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Summary

Parcel Number 001070 004000
 Location Address 414 ARENA RD
 Legal Description 133.226 ACRES LL 208 10TH
 (Note: Not to be used on legal documents)
 Class V5-Consrv Use
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 133.23
 Homestead Exemption No (S0)
 Landlot/District 208 / 10

[View Map](#)

Owner

NORWOOD ESTATE IN REM
 C/O VIVIAN NORWOOD CAINION
 430 ARENA RD
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	133.23

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland	2	27.44
CUV	Agland	4	29
CUV	Agland	5	11.41
CUV	Agland	8	3.59
CUV	Woodland	3	32.82
CUV	Woodland	4	20.43
CUV	Woodland	7	7.51
CUV	Woodland	9	1.03

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/21/2014	6572 143		\$0	Af davits of prescriptive title or possession	REFILED 6541/116	NORWOOD JUSTINE ETAL
4/21/2014	6541 116		\$0	Af davits of prescriptive title or possession	NORWOOD JAMES LEWIS ESTATE	NORWOOD JUSTINE ETAL
4/15/2014	6551 136		\$0	Partial interest or land contract	NORWOOD JALISE J	NORWOOD JUSTINE ETAL
7/16/2013	6372 82	1 342	\$0	Settling an estate or to satisfy debt or wishes	NORWOOD WILLIE ALVIN ESTATE	NORWOOD JUSTINE ET AL
6/24/2011	5560 271	68 190	\$0	Corrective Deed	CORRECTS 5497/109	NORWOOD ESTATE
4/6/2011	5497 109	1 342	\$0	Settling an estate or to satisfy debt or wishes	SEXTON THELMA NORWOOD ESTATE	NORWOOD ESTATE
4/29/2005	3401 242	1 342	\$0	Quit claim deed or divorce settlement	NORWOOD SAMUEL L ETAL	NORWOOD JUSTINE ETAL
12/9/2004	3243 91	1 342	\$0	Quit claim deed or divorce settlement	JONES MILDRED NORWOOD ETAL	NORWOOD SAMUEL L ETAL
9/28/2004	3163 130	1 342	\$0	Settling an estate or to satisfy debt or wishes	NORWOOD ANNIE ESTATE	JONES MILDRED NORWOOD ETAL
12/30/2002	2357 32	1 342	\$0	Quit claim deed or divorce settlement	PIERSON VALERIA	NORWOOD BILLY ETAL
12/25/2002	2365 277	1 342	\$0	Quit claim deed or divorce settlement	NORWOOD GLEN	NORWOOD BILLY ETAL
8/18/1982	613 743	1 342	\$0	Settling an estate or to satisfy debt or wishes	LITTLE VOLA NORWOOD A/K/A VIOLA	NORWOOD BILLY L ETAL
1/1/1975		1 342	\$0	Settling an estate or to satisfy debt or wishes	NORWOOD EARNEST ESTATE	NORWOOD ANNIE
4/4/1939	48 512	1 342	\$0	History of sales not validated		NORWOOD EARNEST

Valuation

	2021	2020	2019	2018
Previous Value	\$655,000	\$655,000	\$655,000	\$655,000
Land Value	\$655,000	\$655,000	\$655,000	\$655,000
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$655,000	\$655,000	\$655,000	\$655,000
10 Year Land Covenant (Agreement Year / Value)	2018 / \$83,716	2018 / \$81,335	2018 / \$79,029	2018 / \$76,776

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Summary

Parcel Number 001070 023000
Location Address SANDBED RD
Legal Description 412.00 ACRES LL 210 & 239 & 240 & 241/10TH
 (Note: Not to be used on legal documents)
Class V5-Consrv Use
 (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning M1 RAG
Tax District County (District 1)
Millage Rate 24.47
Acres 412
Homestead Exemption No (S0)
Landlot/District 210 / 10

[View Map](#)

Owner

[DIVINE GLORIA JILL E](#)
 DROUHARD EDWARD
 102 WHITNEY COURT
 WARNER ROBINS, GA 31088

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Agriland	Rural	1	27.54
RUR	Agriland	Rural	2	13.99
RUR	Agriland	Rural	3	44.75
RUR	Agriland	Rural	4	0.56
RUR	Woodland	Rural	1	9.9
RUR	Woodland	Rural	2	8.07
RUR	Woodland	Rural	4	54.55
RUR	Woodland	Rural	5	252.64

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland	2	31.21
CUV	Agland	3	8.88
CUV	Agland	4	2.51
CUV	Agland	5	42.73
CUV	Agland	6	0.44
CUV	Agland	9	5.72
CUV	Woodland	1	3.92
CUV	Woodland	2	11.11
CUV	Woodland	4	80.18
CUV	Woodland	7	44.81
CUV	Woodland	8	180.49

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/16/2015	6991 330	3 92	\$0	Settling an estate or to satisfy debt or wishes	ETHRIDGE GLORIA A ESTATE	DIVINE GLORIA JILL E& DROUHARD EDWARD
12/5/1996	1252 606		\$0	Settling an estate or to satisfy debt or wishes	ETHRIDGE JAMES ROY ESTATE	ETHRIDGE GLORIA A
8/1/1966	265 272		\$0	History of sales not validated	TALTON R C	ETHRIDGE J ROY
1/1/1953	81 210		\$0	History of sales not validated	TALTON R C	TALTON R C

Valuation

	2021	2020	2019	2018
Previous Value	\$583,000	\$583,000	\$583,000	\$583,000
Land Value	\$757,200	\$583,000	\$583,000	\$583,000
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$757,200	\$583,000	\$583,000	\$583,000
10 Year Land Covenant (Agreement Year / Value)	2017 / \$201,768	2017 / \$196,151	2017 / \$190,593	2017 / \$185,203

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Summary

Parcel Number 001070 054000
 Location Address ARENA RD
 Legal Description 152.48 ACRES LL 207 & 210 10TH
 (Note: Not to be used on legal documents)
 Class V5-Consrv Use
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 152.48
 Homestead Exemption No (S0)
 Landlot/District 207 / 10

[View Map](#)

Owner

[SAM NUNN FARM LLLP](#)
 2352 HWY 341 S
 PERRY, GA 31069-9688

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	96.48
RUR	Small Parcels	Rural	1	56

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland	2	0.69
CUV	Agland	3	0.01
CUV	Agland	4	1.03
CUV	Woodland	1	1.7
CUV	Woodland	2	12.47
CUV	Woodland	3	26.32
CUV	Woodland	4	55.92
CUV	Woodland	5	9.56
CUV	Woodland	8	44.78

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
8/3/2016	7246 90	29 106	\$0	Quit claim deed or divorce settlement	NUNN SAM A	SAM NUNN FARM LLLP
12/31/2015	7090 204	29 106	\$0	Quit claim deed or divorce settlement	NUNN SAM A JR	SAM NUNN FARM L L L P
12/26/1985	706 551	29 106	\$86,000	Land market sale	HUNT WILLIS B SR ETAL	NUNN SAM A JR

Valuation

	2021	2020	2019	2018
Previous Value	\$431,700	\$431,700	\$431,700	\$431,700
Land Value	\$431,700	\$431,700	\$431,700	\$431,700
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$431,700	\$431,700	\$431,700	\$431,700
10 Year Land Covenant (Agreement Year / Value)	2019 / \$84,157	2019 / \$81,794	2019 / \$79,462	2009 / \$75,440

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Summary

Parcel Number 001070 055000
 Location Address SADDLE CREEK RD
 Legal Description 317.846 ACRES LL 209 239 240 10 21 22 LD
 (Note: Not to be used on legal documents)
 Class V5-Consrv Use
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 317.85
 Homestead Exemption No (S0)
 Landlot/District 209 / 10

[View Map](#)

Owner

[SAM NUNN FARM LLLP](#)
 2352 HWY 341 S
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	217.85
RUR	Alluvial Land	Rural	1	100

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland	2	0.04
CUV	Agland	4	3.27
CUV	Agland	5	1.07
CUV	Agland	9	2.67
CUV	Woodland	1	3.46
CUV	Woodland	3	79.21
CUV	Woodland	4	65.6
CUV	Woodland	6	36.03
CUV	Woodland	7	0.98
CUV	Woodland	8	125.52

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/21/2019	8427 256	70 59	\$0	Parcel split or combined after sale	SAM NUNN FARM LLLP	SAM NUNN FARM LLLP
6/30/2018	7897 1	70 59	\$0	Related or corporate af liate	SAM NUNN FARM L P	SAM NUNN FARM LLLP
9/29/2011	5672 104	M&B	\$0	Related or corporate af liate	BIG INDIAN-CREEKS #3 LLC	SAM NUNN FARM L P
12/26/2006	4125 71		\$0	Related or corporate af liate	SAM NUNN FARM LP	BIG INDIAN-CREEKS #3 LLC
7/12/2006	3935 318		\$0	Quit claim deed or divorce settlement		SAM NUNN FARM LP
12/5/2002	2330 331		\$0	History of sales not validated	BETTY NUNN MORI FARM LP	SAM NUNN FARM LP
12/27/1994	1140 755		\$0	Related or corporate af liate	NUNN SAM FARM LP	NUNN SAM FARM LP & BETTY NUNN MORI FARM
12/27/1994	1140 750		\$0	Related or corporate af liate	NUNN SAM A JR & MORI ELIZABETH	NUNN SAM FARM LP

Valuation

	2021	2020	2019	2018
Previous Value	\$876,400	\$1,185,700	\$1,185,700	\$1,185,700
Land Value	\$876,400	\$876,400	\$1,185,700	\$1,185,700
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$876,400	\$876,400	\$1,185,700	\$1,185,700
10 Year Land Covenant (Agreement Year / Value)	2020 / \$162,069	2020 / \$157,508		2009 / \$246,391

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

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Summary

Parcel Number 001070 073000
Location Address SADDLE CREEK RD
Legal Description 148.50 ACRES LL 22 240 LD 13 10
 (Note: Not to be used on legal documents)
Class A5-Agricultural
 (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning RAG M1
Tax District County (District 1)
Millage Rate 24.47
Acres 148.5
Homestead Exemption No (S0)
Landlot/District 22 / 13

[View Map](#)

Owner

[SAM NUNN FARM LLLP](#)
 2352 HWY 341 S
 PERRY, GA 31069

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	48.5
RUR	Agriland	Rural	1	100

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/21/2019	8427 256		\$0	Quit claim deed or divorce settlement	SAM NUNN FARM LLLP	SAM NUNN FARM LLLP

Valuation

	2021	2020
Previous Value	\$336,600	\$0
Land Value	\$336,600	\$336,600
+ Improvement Value	\$0	\$0
+ Accessory Value	\$0	\$0
= Current Value	\$336,600	\$336,600

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

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Version 2.3.168

Summary

Parcel Number 001080 002000
 Location Address 250 HWY 247 SPUR
 Legal Description 223.74 ACRES LL 20-23, 62 /13TH
 (Note: Not to be used on legal documents)
 Class I5-Industrial
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning M2
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 223.74
 Homestead Exemption No (S0)
 Landlot/District 20 / 13

[View Map](#)



Owner

[DEVELOPMENT AUTHORITY OF HOUSTON COUNTY](#)
 C/O PERDUE FOODS LLC
 31149 OLD OCEAN CITY RD
 SALISBURY, MD 21804

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Industrial	COUNTY COMM (7,500)	Acres	9,746,114	0	0	223.74	0

Commercial Improvement Information

Description 14Cold Storage Facilities-D
 Value \$2,891,800
 Actual Year Built 1970
 Effective Year Built 1995
 Square Feet 72000
 Wall Height 30
 Wall Frames
 Exterior Wall
 Roof Cover
 Interior Walls
 Floor Construction
 Floor Finish
 Ceiling Finish
 Lighting
 Heating
 Number of Buildings 1

Description 15Office Buildings-D
 Value \$2,077,900
 Actual Year Built 1970
 Effective Year Built 1998
 Square Feet 31748
 Wall Height 23
 Wall Frames
 Exterior Wall
 Roof Cover
 Interior Walls
 Floor Construction
 Floor Finish
 Ceiling Finish
 Lighting
 Heating
 Number of Buildings 1

Description 14Inds Light Manufacturing-D
 Value \$876,500
 Actual Year Built 1970
 Effective Year Built 1995
 Square Feet 25848

Wall Height 39
 Wall Frames
 Exterior Wall
 Roof Cover
 Interior Walls
 Floor Construction
 Floor Finish
 Ceiling Finish
 Lighting
 Heating
 Number of Buildings 1

Description 14Inds Light Manufacturing-D
 Value \$793,600
 Actual Year Built 1970
 Effective Year Built 1990
 Square Feet 20909
 Wall Height 40
 Wall Frames
 Exterior Wall
 Roof Cover
 Interior Walls
 Floor Construction
 Floor Finish
 Ceiling Finish
 Lighting
 Heating
 Number of Buildings 1

Description 14Inds Light Manufacturing-D
 Value \$196,200
 Actual Year Built 1970
 Effective Year Built 1990
 Square Feet 6767
 Wall Height 20
 Wall Frames
 Exterior Wall
 Roof Cover
 Interior Walls
 Floor Construction
 Floor Finish
 Ceiling Finish
 Lighting
 Heating
 Number of Buildings 1

Description 14Storage Warehouse-S
 Value \$259,200
 Actual Year Built 1998
 Effective Year Built
 Square Feet 9200
 Wall Height 30
 Wall Frames
 Exterior Wall
 Roof Cover
 Interior Walls
 Floor Construction
 Floor Finish
 Ceiling Finish
 Lighting
 Heating
 Number of Buildings 1

Description 14Inds Light Manufacturing-D
 Value \$1,899,100
 Actual Year Built 1970
 Effective Year Built 1990
 Square Feet 56048
 Wall Height 40
 Wall Frames
 Exterior Wall
 Roof Cover
 Interior Walls
 Floor Construction
 Floor Finish

Ceiling Finish
 Lighting
 Heating
 Number of Buildings 1

Description 14Cold Storage Facilities-D
 Value \$2,635,000
 Actual Year Built 1970
 Effective Year Built 1995
 Square Feet 61800
 Wall Height 30
 Wall Frames
 Exterior Wall
 Roof Cover
 Interior Walls
 Floor Construction
 Floor Finish
 Ceiling Finish
 Lighting
 Heating
 Number of Buildings 1

Description 15Office Buildings-S
 Value \$385,000
 Actual Year Built 2008
 Effective Year Built
 Square Feet 8000
 Wall Height 10
 Wall Frames
 Exterior Wall
 Roof Cover
 Interior Walls
 Floor Construction
 Floor Finish
 Ceiling Finish
 Lighting
 Heating
 Number of Buildings 1

Description 14Mechanical Buildings-CDS
 Value \$317,100
 Actual Year Built 2008
 Effective Year Built
 Square Feet 6400
 Wall Height 30
 Wall Frames
 Exterior Wall
 Roof Cover
 Interior Walls
 Floor Construction
 Floor Finish
 Ceiling Finish
 Lighting
 Heating
 Number of Buildings 1

Description 14Storage Warehouse-D
 Value \$326,300
 Actual Year Built 1970
 Effective Year Built
 Square Feet 147840
 Wall Height 34
 Wall Frames
 Exterior Wall
 Roof Cover
 Interior Walls
 Floor Construction
 Floor Finish
 Ceiling Finish
 Lighting
 Heating
 Number of Buildings 1

Description 14Storage Warehouse-D
 Value \$184,800
 Actual Year Built 1970
 Effective Year Built
 Square Feet 80000
 Wall Height 34
 Wall Frames
 Exterior Wall
 Roof Cover
 Interior Walls
 Floor Construction
 Floor Finish
 Ceiling Finish
 Lighting
 Heating
 Number of Buildings 1

Description 15Of ce Buildings-D
 Value \$308,500
 Actual Year Built 1995
 Effective Year Built
 Square Feet 5400
 Wall Height 12
 Wall Frames
 Exterior Wall
 Roof Cover
 Interior Walls
 Floor Construction
 Floor Finish
 Ceiling Finish
 Lighting
 Heating
 Number of Buildings 1

Description 64Guard House/Toll Booths
 Value \$31,600
 Actual Year Built 1995
 Effective Year Built
 Square Feet 400
 Wall Height 12
 Wall Frames
 Exterior Wall
 Roof Cover
 Interior Walls
 Floor Construction
 Floor Finish
 Ceiling Finish
 Lighting
 Heating
 Number of Buildings 1

Description 64Guard House/Toll Booths
 Value \$22,600
 Actual Year Built 1995
 Effective Year Built
 Square Feet 288
 Wall Height 12
 Wall Frames
 Exterior Wall
 Roof Cover
 Interior Walls
 Floor Construction
 Floor Finish
 Ceiling Finish
 Lighting
 Heating
 Number of Buildings 2

Description 14Inds Light Manufacturing-D
 Value \$9,334,200
 Actual Year Built 1970
 Effective Year Built 1995
 Square Feet 289946
 Wall Height 32
 Wall Frames 1% Bearing Wall

Exterior Wall 1%
 Roof Cover 1%
 Interior Walls 1%
 Floor Construction 1% Reinforced Concrete
 Floor Finish 1%
 Ceiling Finish 1%
 Lighting 1% Mercury Vapor
 Heating 1%
 Number of Buildings 1

Description 14Storage Warehouse-S
 Value \$692,100
 Actual Year Built 1970
 Effective Year Built 1990
 Square Feet 31200
 Wall Height 20
 Wall Frames 1% Steel
 Exterior Wall 1%
 Roof Cover 1%
 Interior Walls 1% Un nished
 Floor Construction 1% Reinforced Concrete
 Floor Finish 1% Asphalt
 Ceiling Finish 1%
 Lighting 1% Recessed F.F.
 Heating 1%
 Number of Buildings 1

Description 14Storage Warehouse-S
 Value \$763,600
 Actual Year Built 1970
 Effective Year Built 1990
 Square Feet 32320
 Wall Height 23
 Wall Frames 1% Steel
 Exterior Wall 1%
 Roof Cover 1%
 Interior Walls 1% Un nished
 Floor Construction 1% Reinforced Concrete
 Floor Finish 1%
 Ceiling Finish 1% No Ceiling
 Lighting 1% Recessed F.F.
 Heating 1%
 Number of Buildings 1

Description 14Inds Light Manufacturing-D
 Value \$1,566,000
 Actual Year Built 1970
 Effective Year Built 1995
 Square Feet 20083
 Wall Height 34
 Wall Frames
 Exterior Wall
 Roof Cover
 Interior Walls
 Floor Construction
 Floor Finish
 Ceiling Finish
 Lighting
 Heating
 Number of Buildings 1

Description 15Of ce Buildings-D
 Value \$315,200
 Actual Year Built 1970
 Effective Year Built
 Square Feet 23080
 Wall Height 18
 Wall Frames
 Exterior Wall
 Roof Cover
 Interior Walls
 Floor Construction

Floor Finish
 Ceiling Finish
 Lighting
 Heating
 Number of Buildings 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Implement shed	1998	65x227 / 0	0	\$29,500
Paving - Asphalt	1995	746x480 / 0	0	\$286,400
Paving - Asphalt	1995	249x242 / 0	0	\$48,200
Paving - Asphalt	1995	324x149 / 0	0	\$38,600
Paving - Asphalt	1995	170x125 / 0	0	\$17,000

Permits

Permit Date	Permit Number	Type
03/02/2018	2018 00138	COMMERCIAL

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/26/2018	8055 4		\$0	Court, government, or public utility	PERDUE FOODS LLC	DEVELOPMENT AUTHORITY HOUSTON COUNTY
10/20/2016	7327 68		\$0	Quit claim deed or divorce settlement	HOUSTON COUNTY DEV AUTHORITY	PERDUE FOODS LLC
9/1/1999	1492 383		\$0	Court, government, or public utility	CAGLE'S INC	HOUSTON COUNTY DEV AUTHORITY
12/4/1998	1412 673	M&B	\$3,400,000	Fair market value improved sale	THE STROH BREWING CO	CAGLE'S INC
12/4/1998	1412 669		\$0	Quit claim deed or divorce settlement	THE STROH BREWING CO	CAGLE'S INC
7/5/1996	1223 642		\$0	History of sales not validated	G HEILEMAN BREWING CO INC	THE STROH BREWING CO
3/19/1983	625 113		\$0	History of sales not validated	PABST BREWING CO	G HEILEMAN BREWING CO INC
12/29/1967	296 496		\$0	History of sales not validated		PABST BREWING CO

Valuation

	2021	2020	2019	2018
Previous Value	\$27,974,000	\$29,166,600	\$30,844,600	\$30,844,600
Land Value	\$1,678,000	\$1,678,000	\$2,870,600	\$4,548,600
+ Improvement Value	\$25,876,300	\$25,876,300	\$25,876,300	\$25,876,300
+ Accessory Value	\$419,700	\$419,700	\$419,700	\$419,700
= Current Value	\$27,974,000	\$27,974,000	\$29,166,600	\$30,844,600

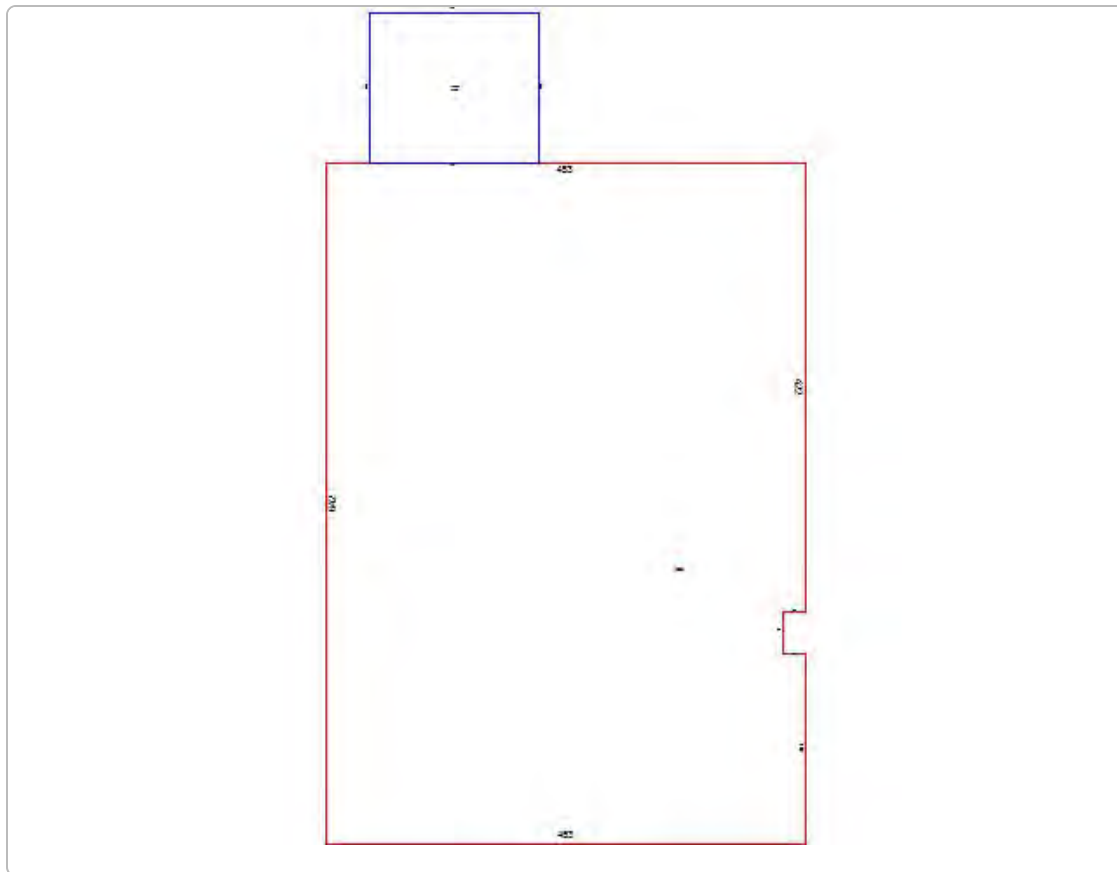
Photos

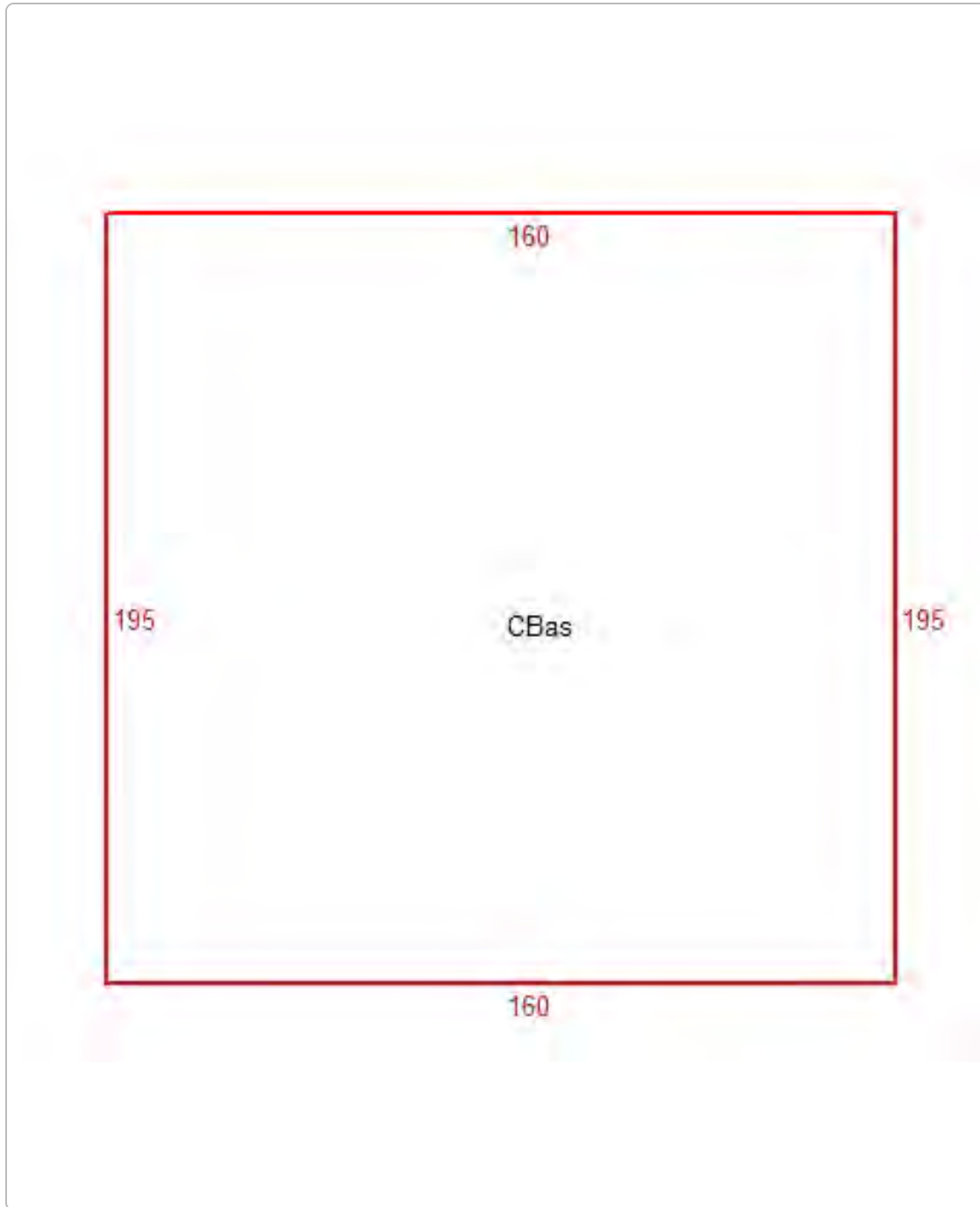


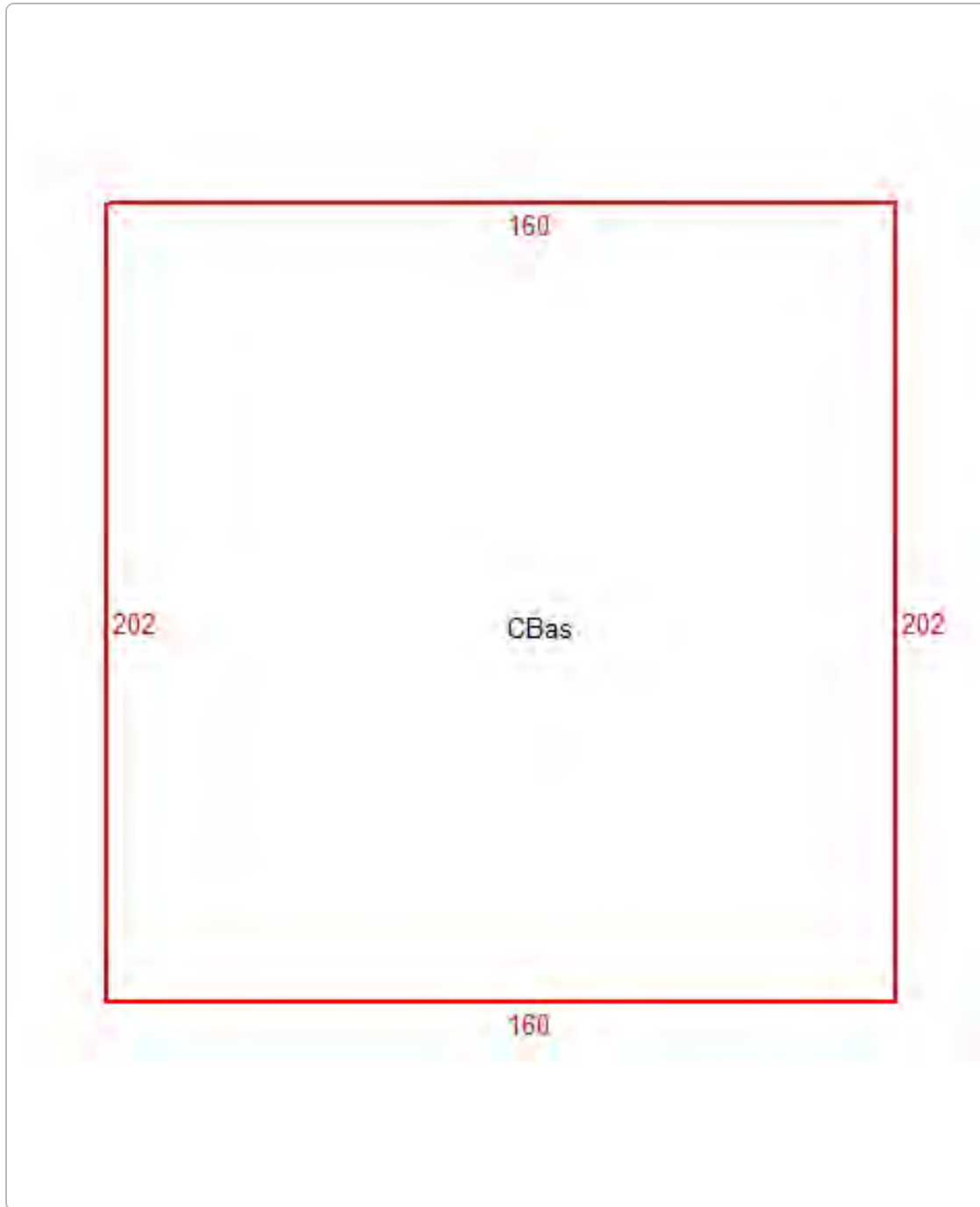


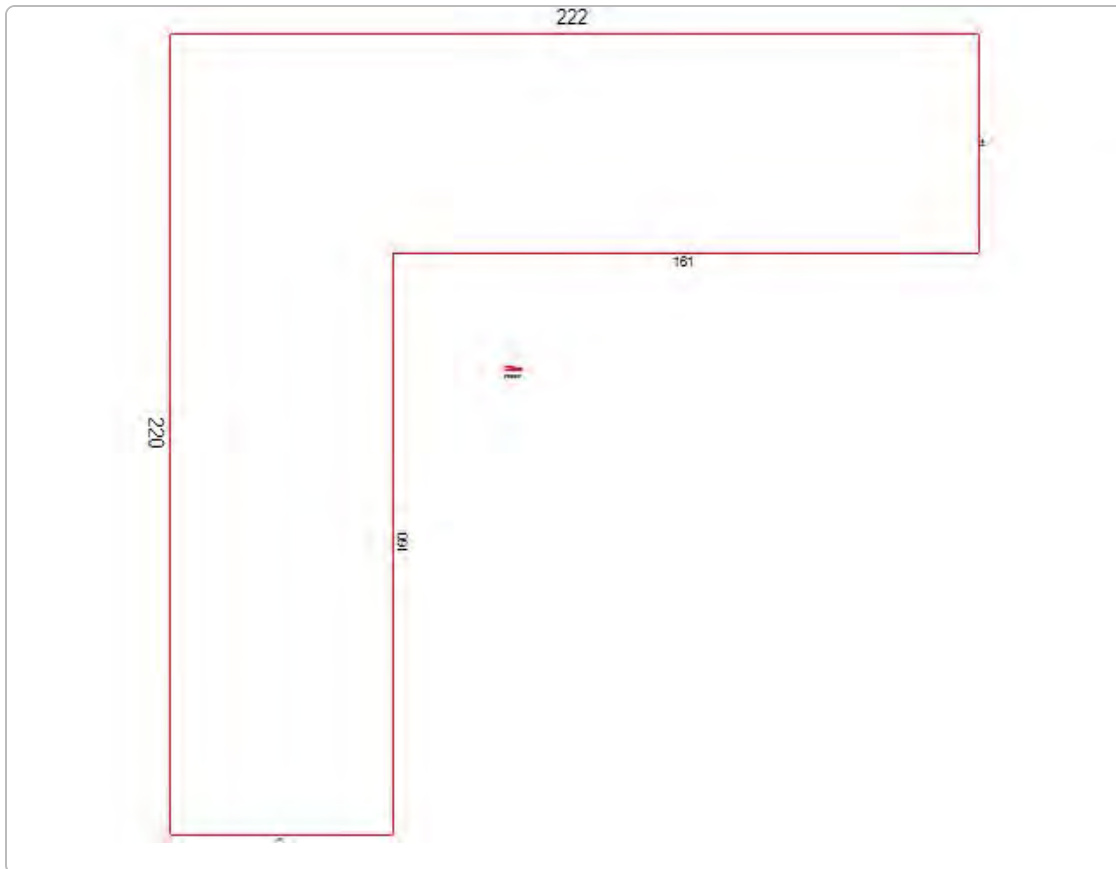
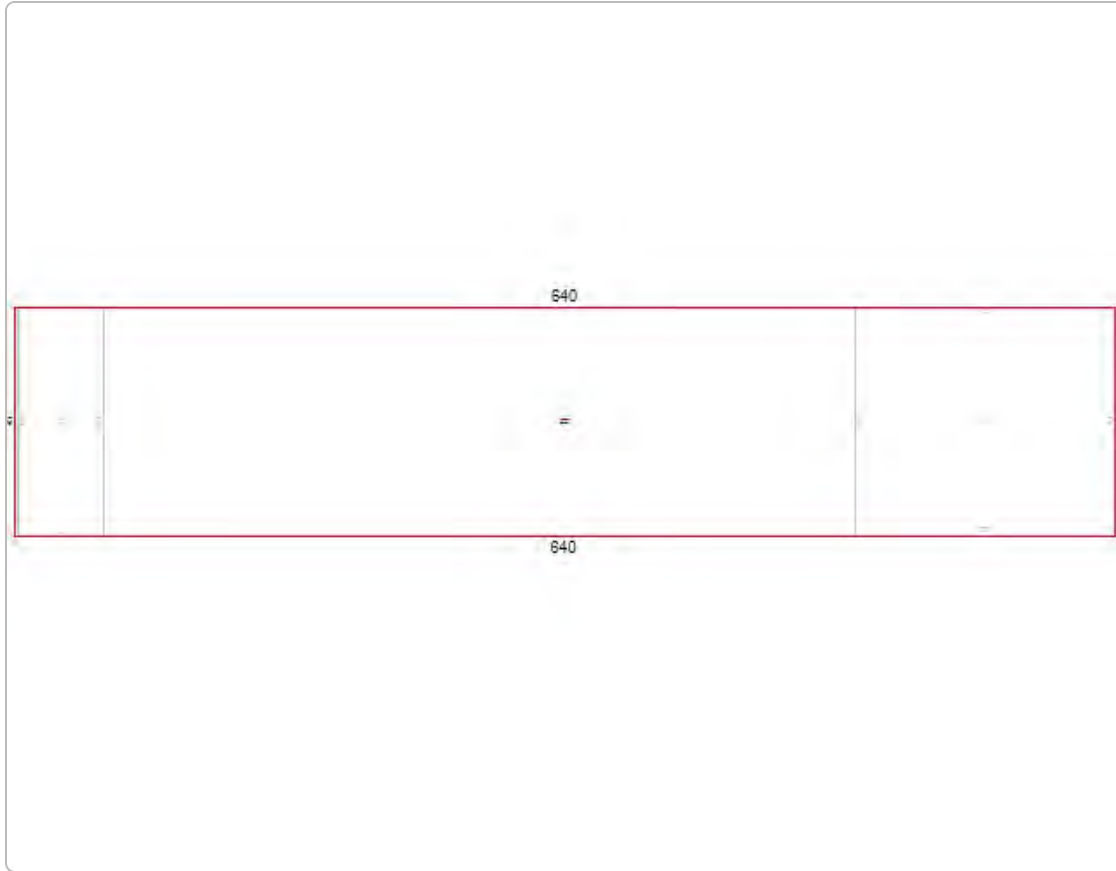


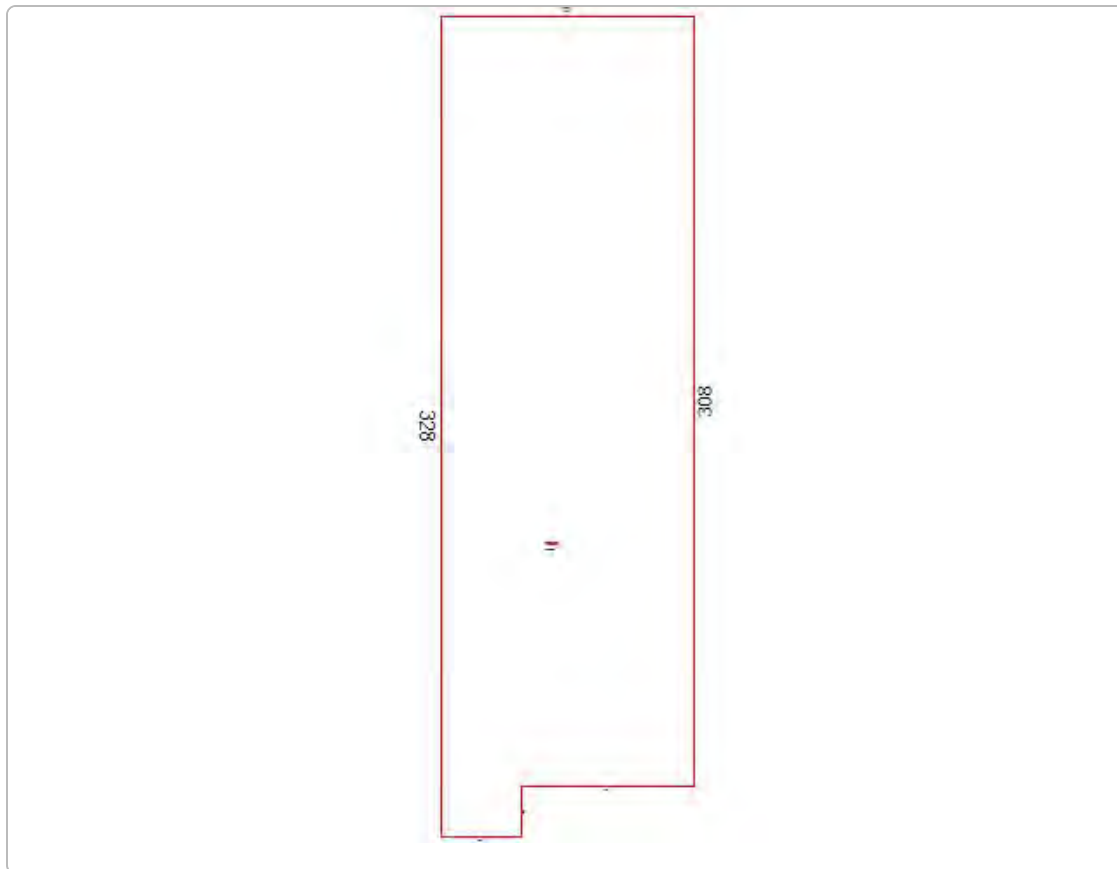
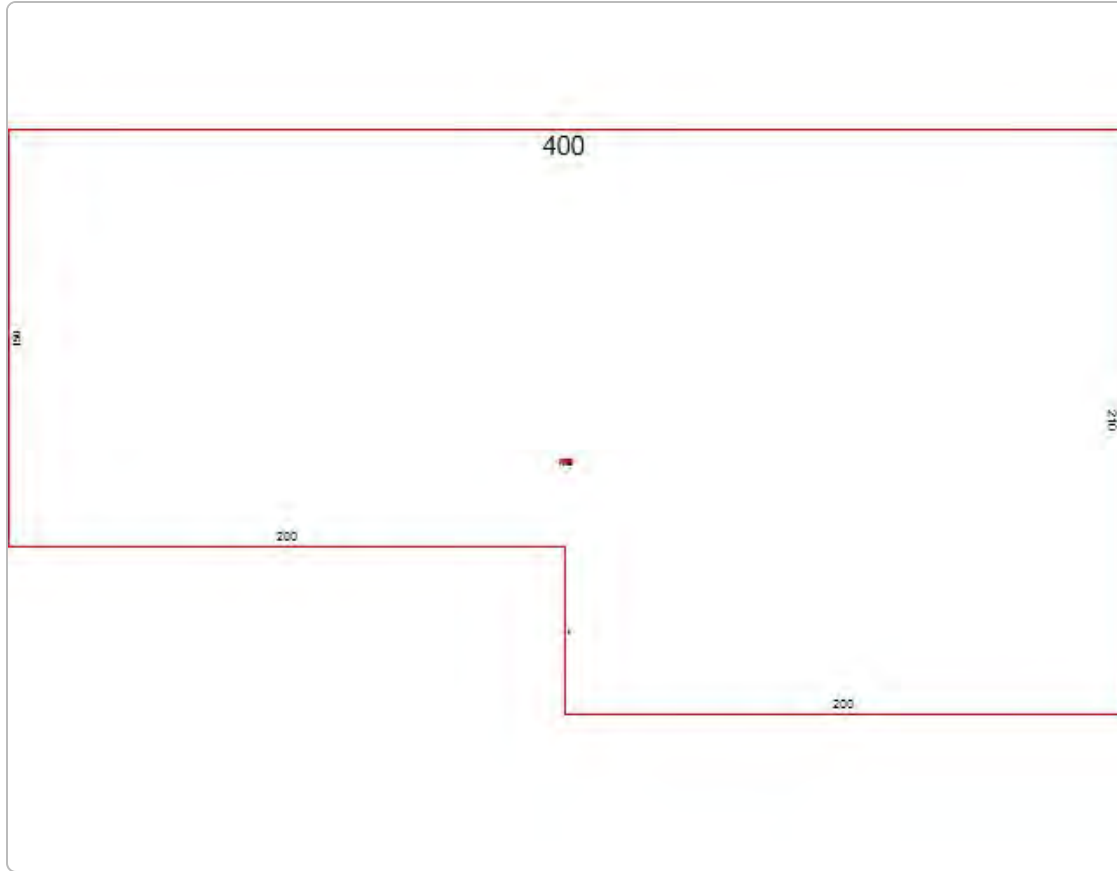
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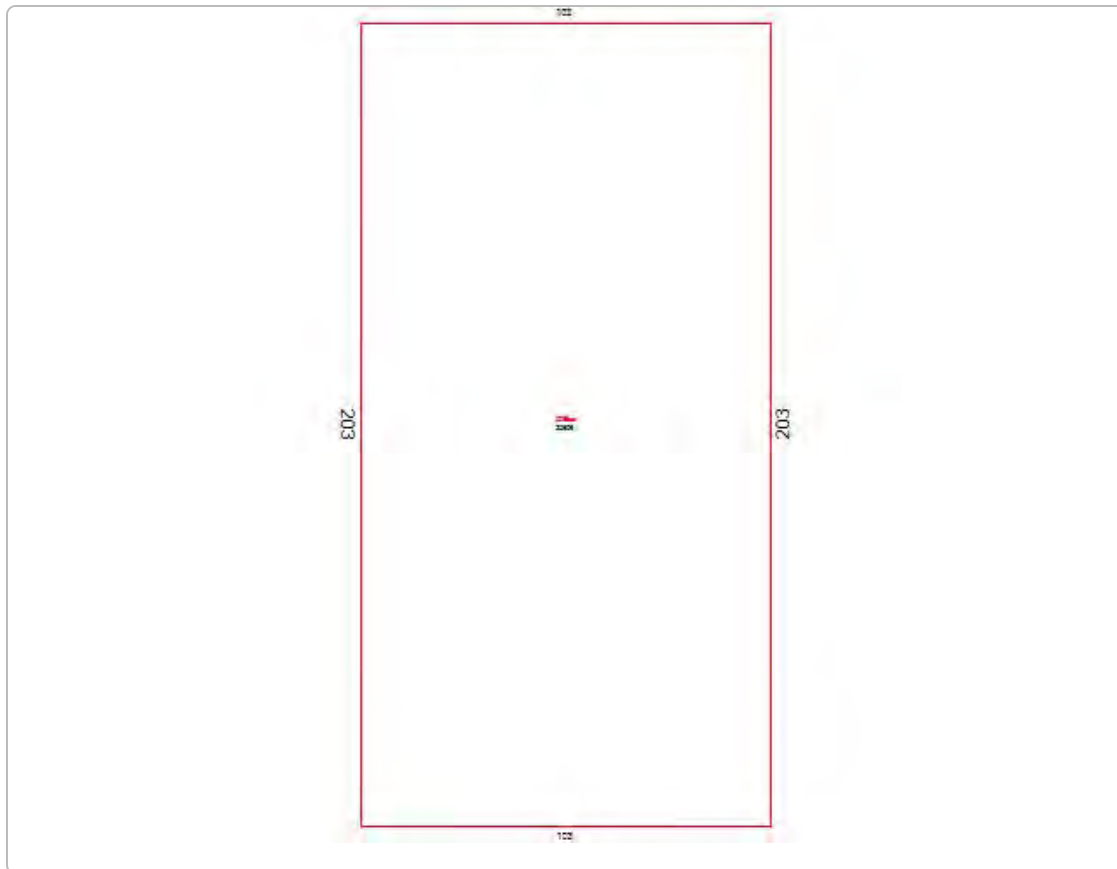
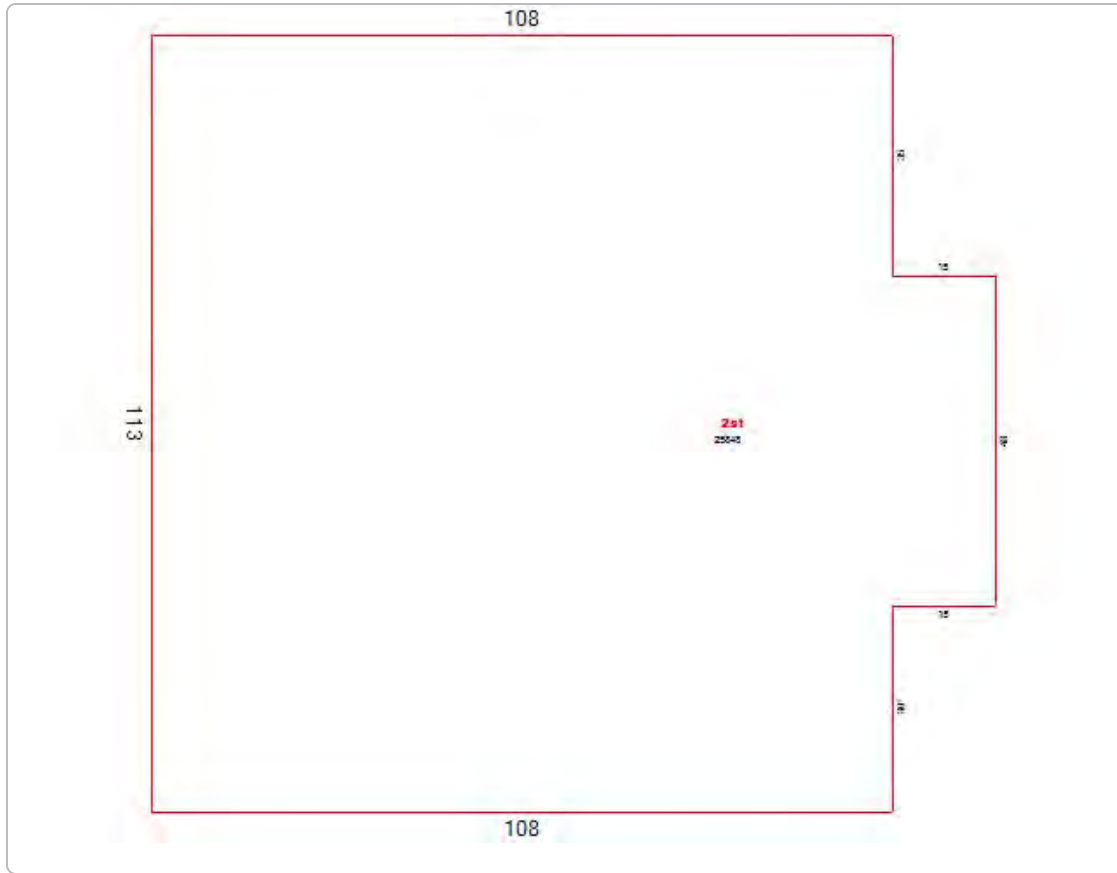


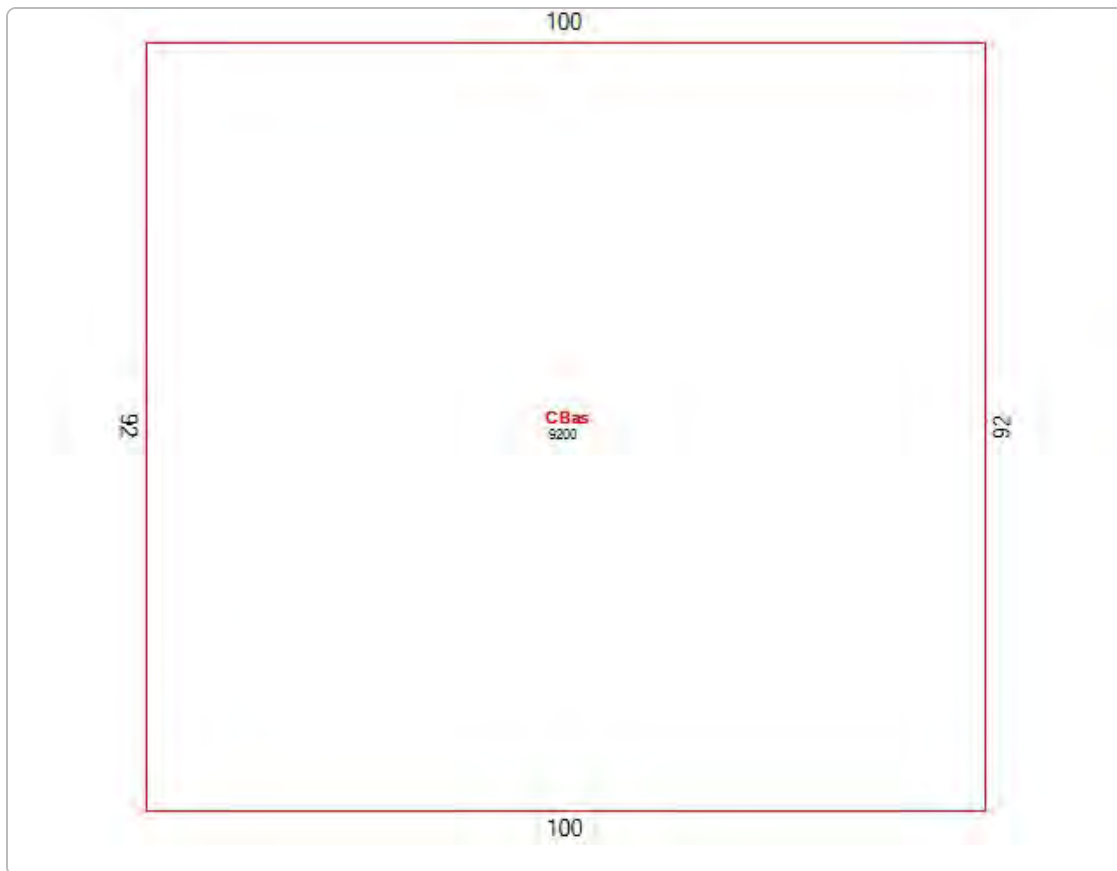
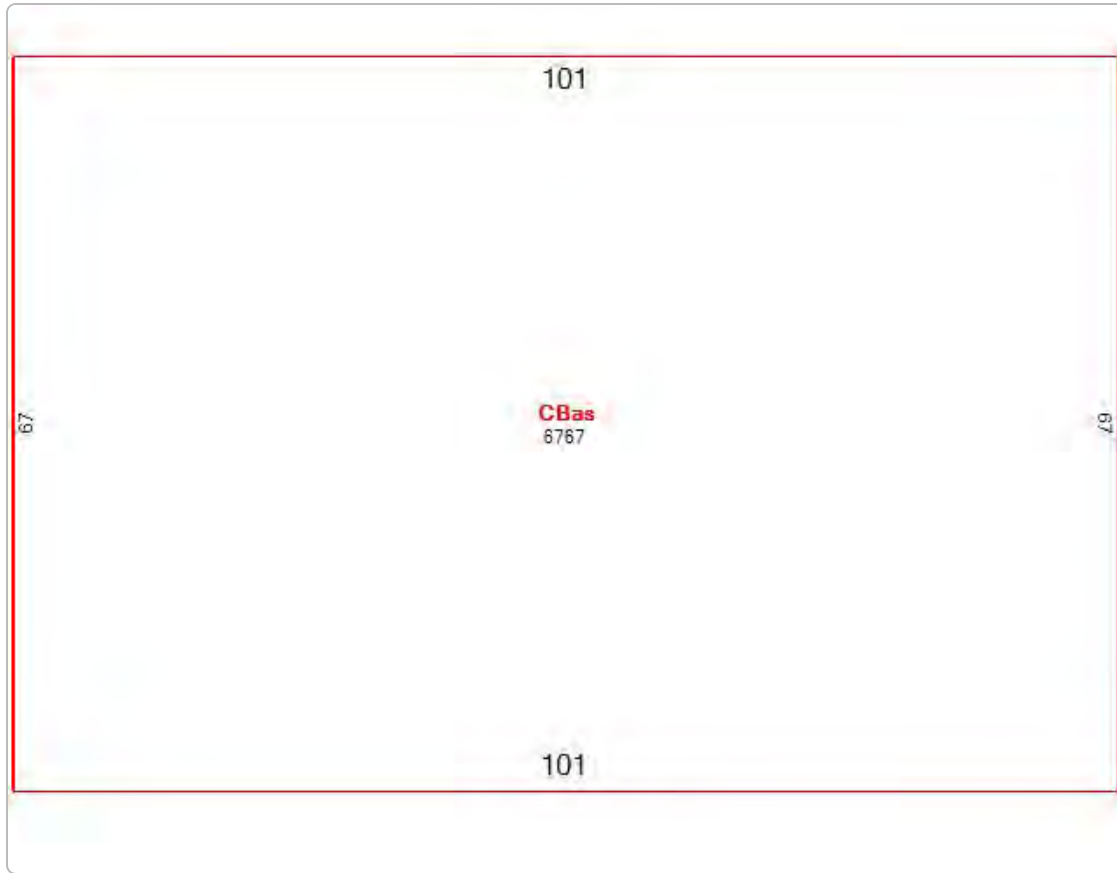


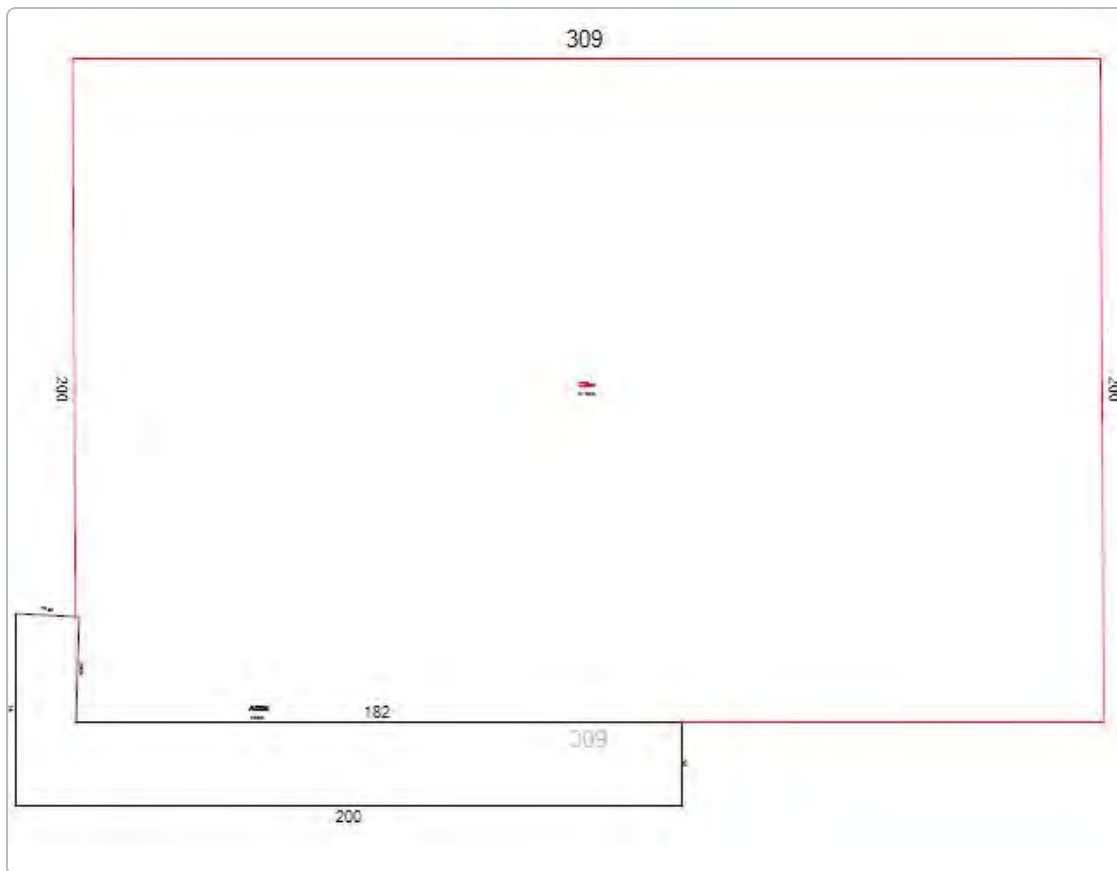
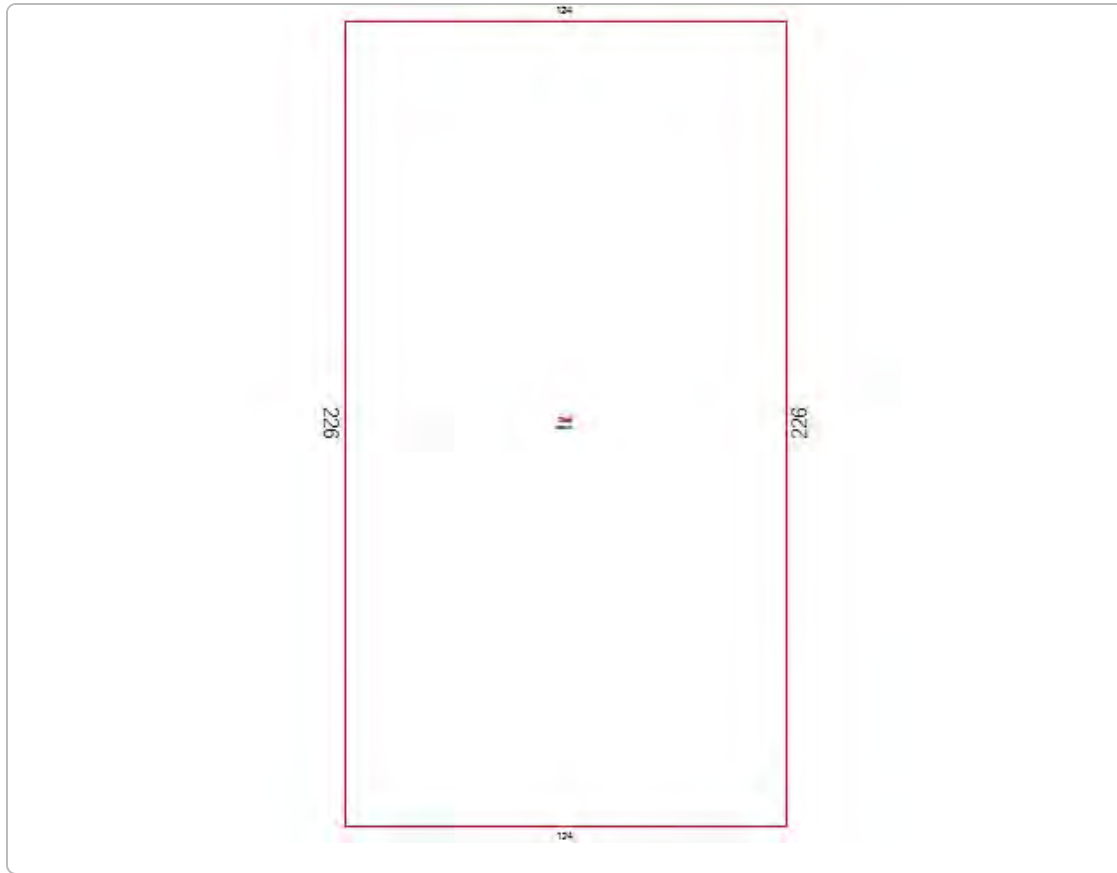


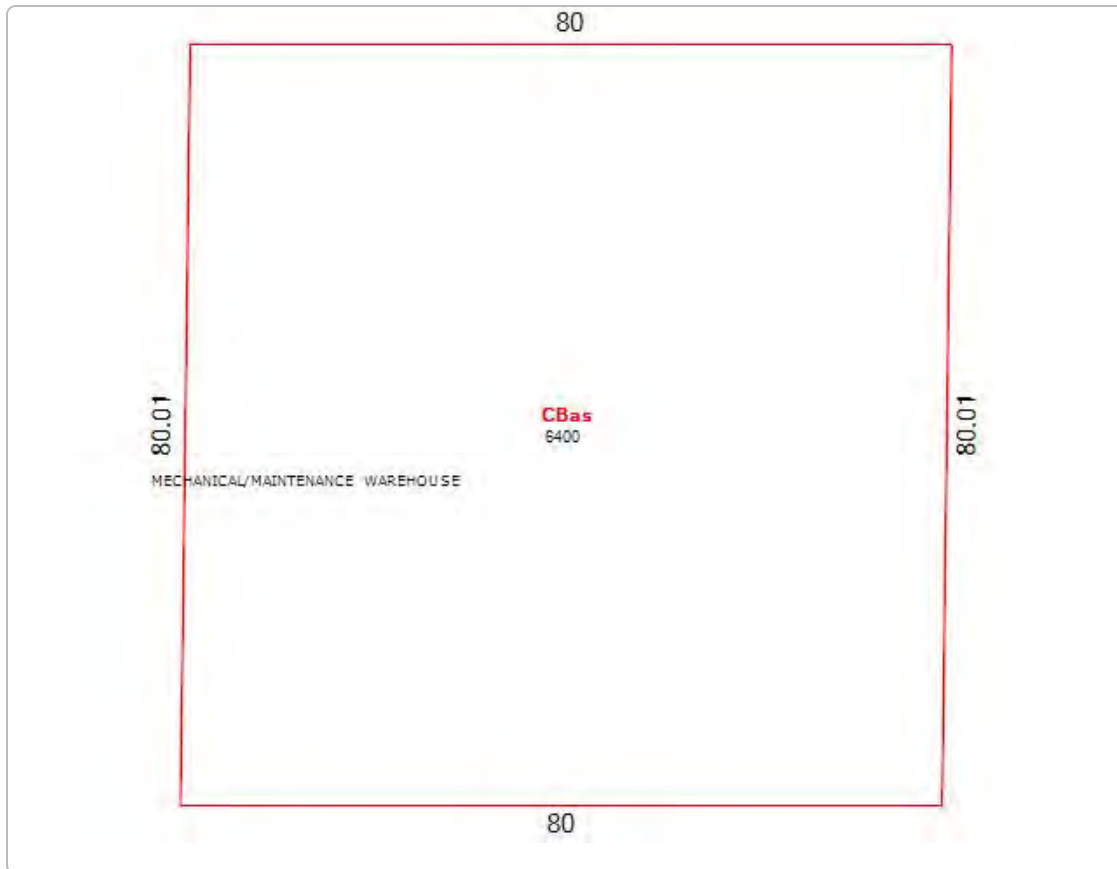
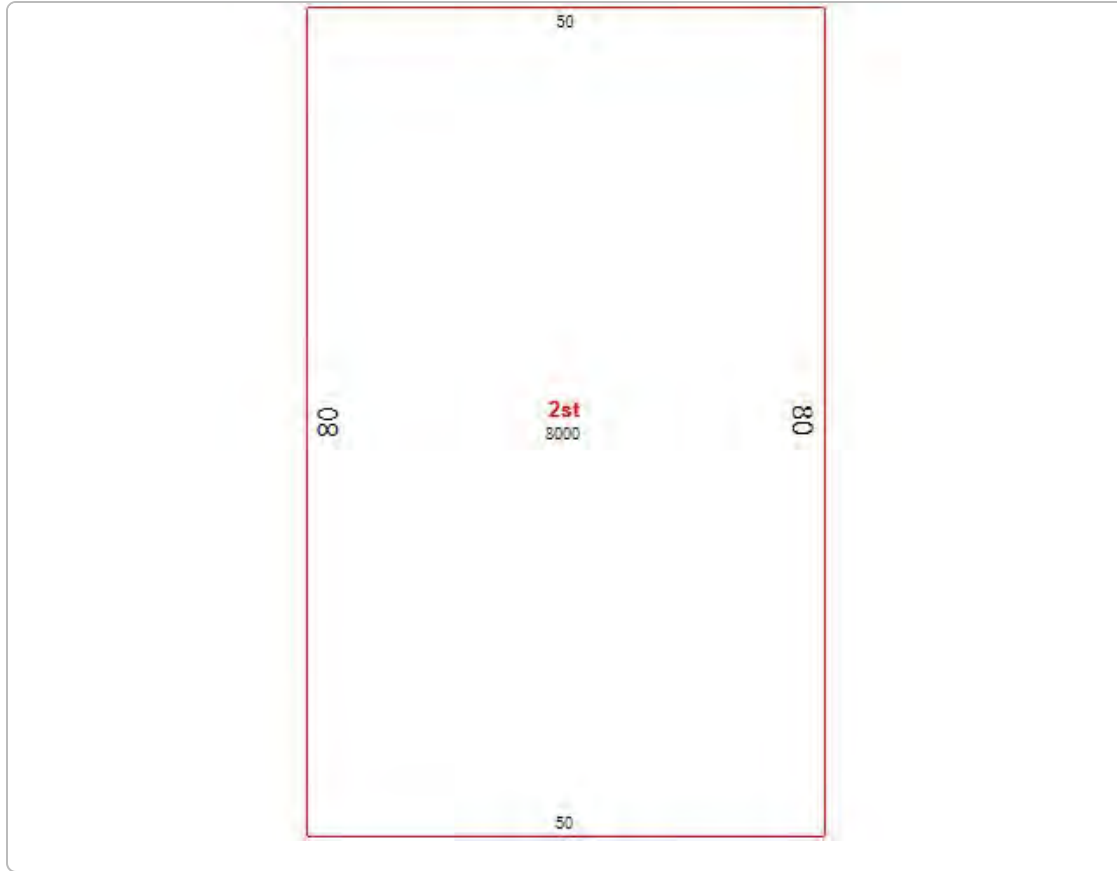


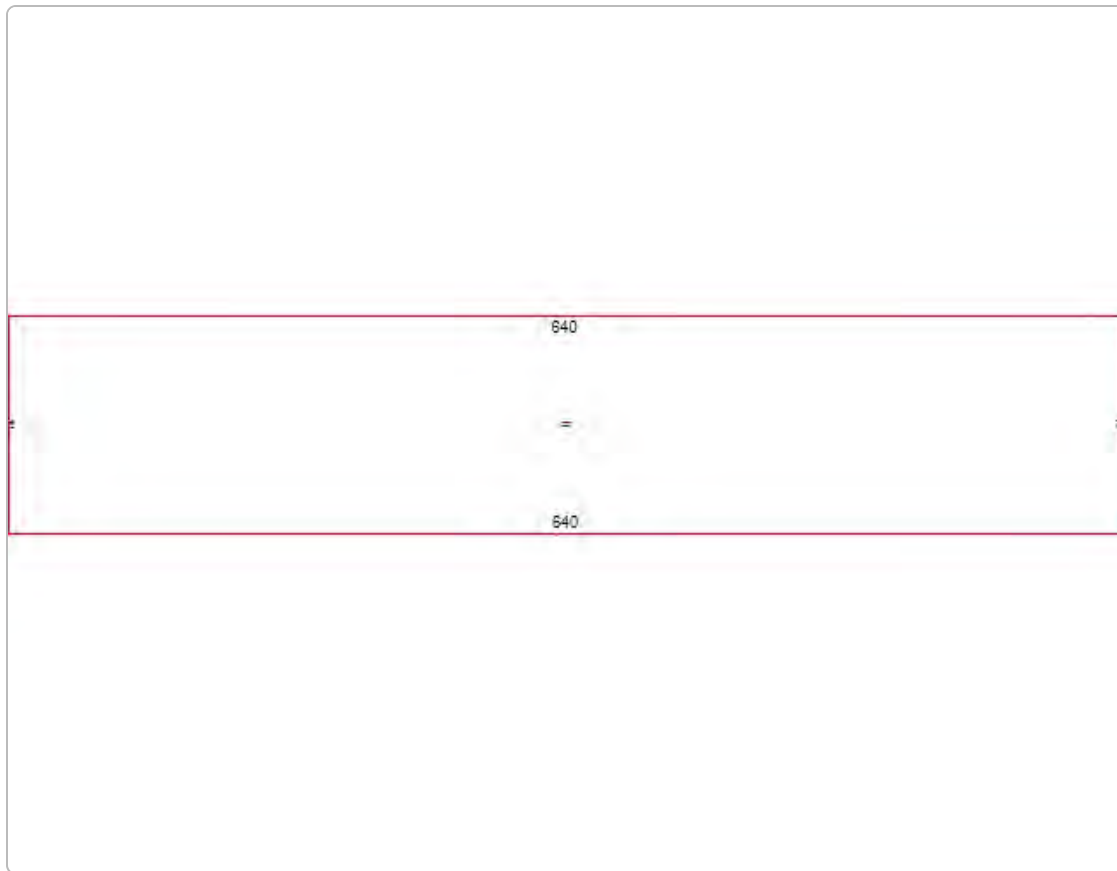
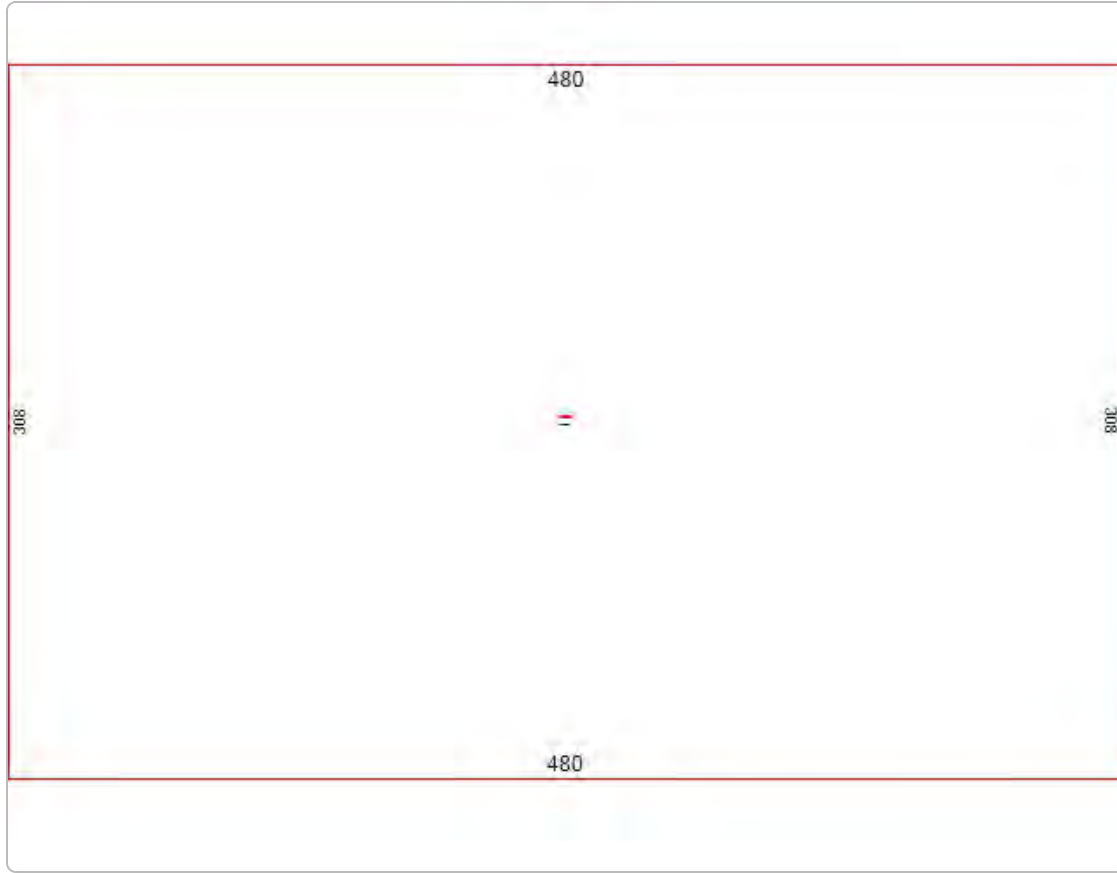


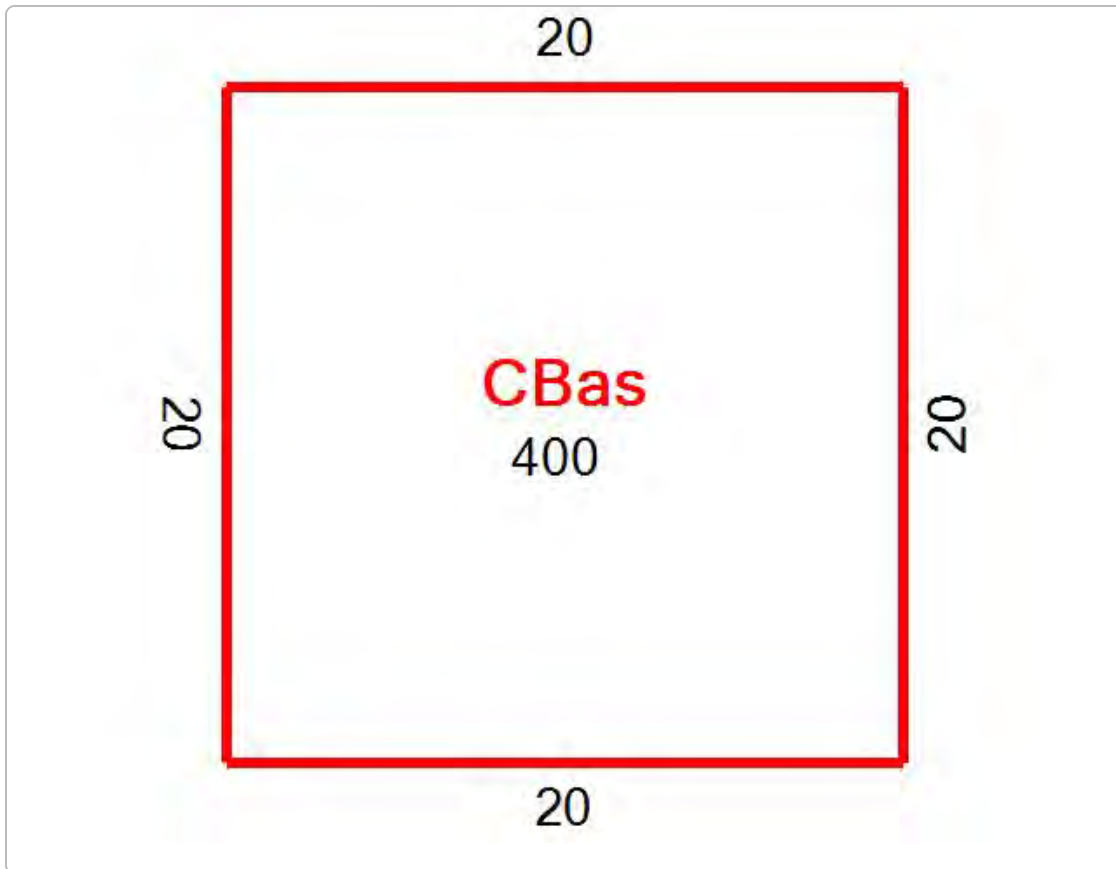
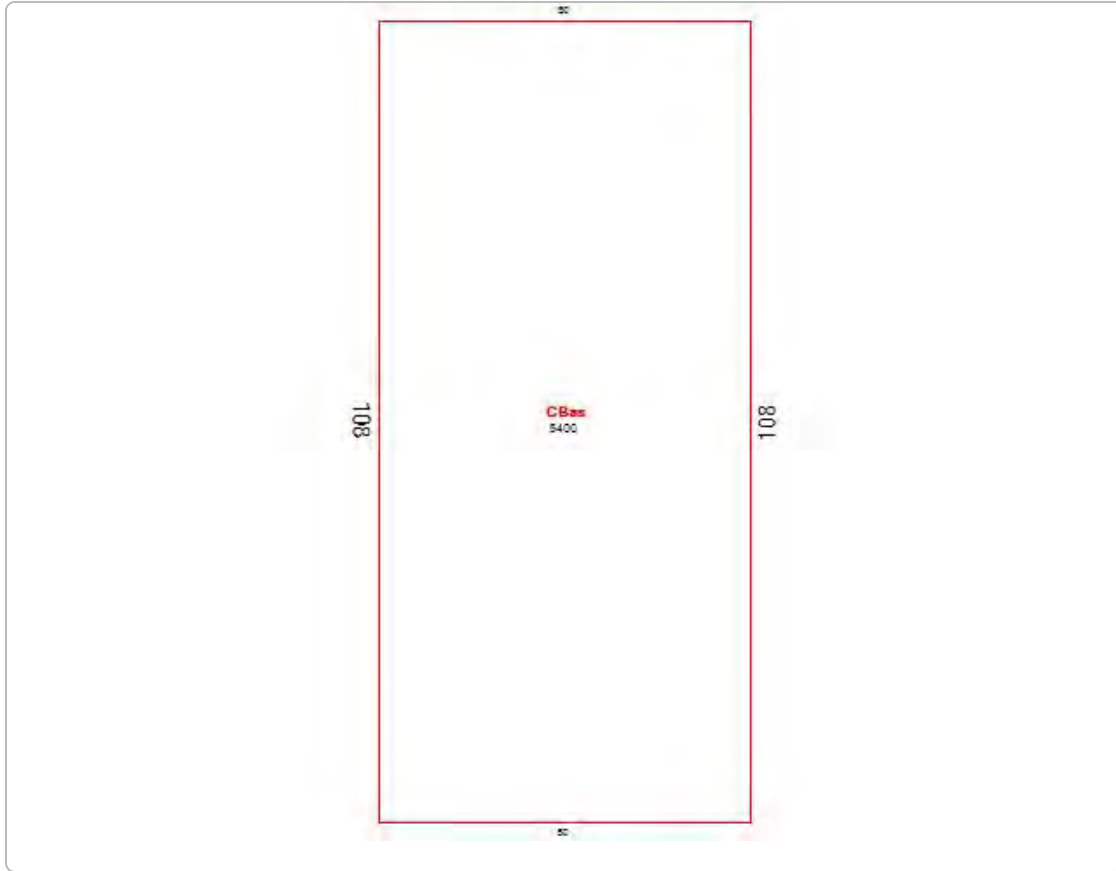


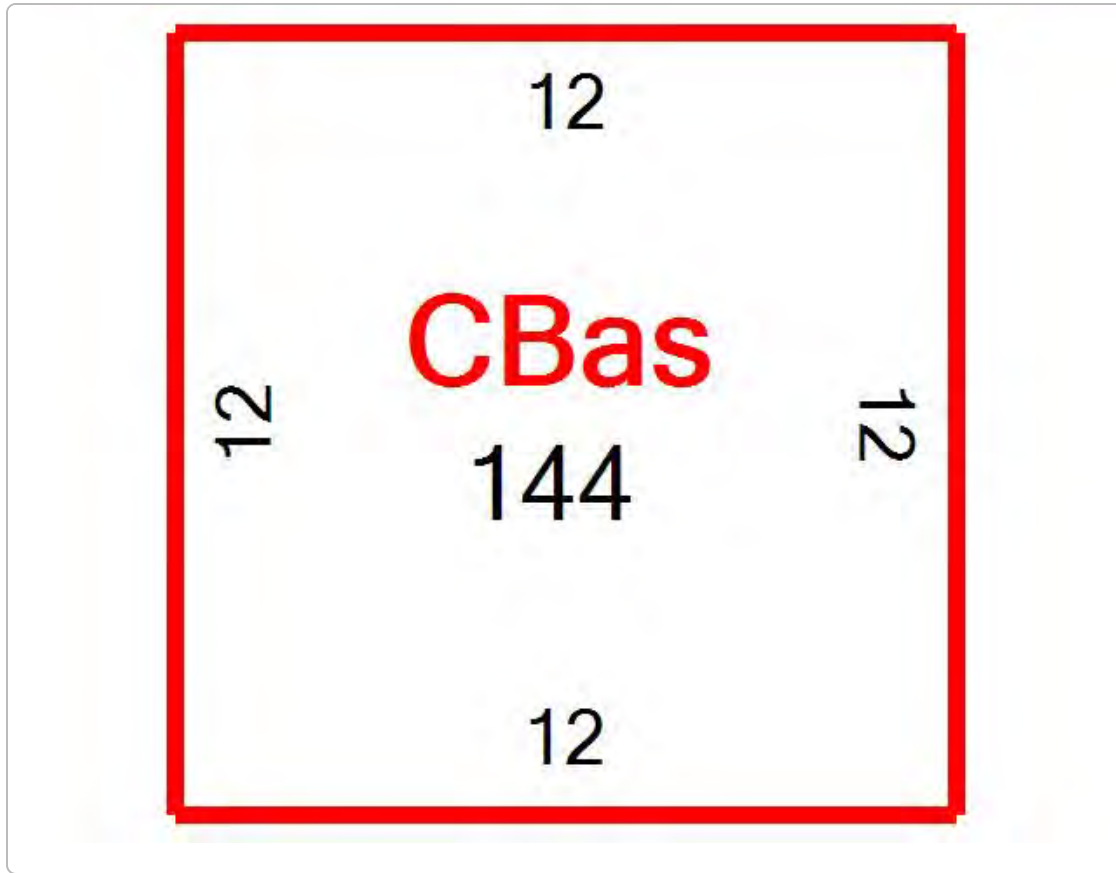












No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Mobile Homes, Prebill Mobile Homes.

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Summary

Parcel Number 001080 019000
Location Address HWY 247 SPUR
Legal Description 382.747 ACRES LL 24, 25, 60, 61, 66, 67 13TH
 (Note: Not to be used on legal documents)
Class I5-Industrial
 (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning M2
Tax District County (District 1)
Millage Rate 24.47
Acres 382.75
Homestead Exemption No (S0)
Landlot/District 20 / 13

[View Map](#)

Owner

[PERDUE FOODS LLC](#)
 31149 OLD OCEAN CITY RD
 SALISBURY, MD 21804

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Industrial	HWY 247 7,500	Acres	9,746,114	0	0	382.75	0

Valuation

	2021	2020	2019
Previous Value	\$2,870,600	\$1,678,000	\$0
Land Value	\$2,870,600	\$2,870,600	\$1,678,000
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$2,870,600	\$2,870,600	\$1,678,000

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

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Summary

Parcel Number 001090 011000
 Location Address GOLDEN ISLES PKWY
 Legal Description PT PARCEL A-1 301.148 ACRES LL 101-102 & 109
 (Note: Not to be used on legal documents)
 Class A5-Agricultural
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning RAG
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 310.15
 Homestead Exemption No (S0)
 Landlot/District 101 / 13

[View Map](#)

Owner

[TOLLESON TIMBERLANDS INC](#)
 1000 OSPREY COVE
 GREENSBORO, GA 30642

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Agriland	Rural	2	43.23
RUR	Agriland	Rural	3	13.79
RUR	Agriland	Rural	4	48.63
RUR	Agriland	Rural	6	0.7
RUR	Agriland	Rural	7	37.43
RUR	Agriland	Rural	8	19.39
RUR	Woodland	Rural	2	1.49
RUR	Woodland	Rural	3	2.63
RUR	Woodland	Rural	4	5.02
RUR	Woodland	Rural	5	17.37
RUR	Woodland	Rural	6	15.24
RUR	Woodland	Rural	7	105.23

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/13/2005	3418 64		\$0	Affidavits of prescriptive title or possession	AFFIDAVIT OF POSSESSION	TOLLESON TIMBERLANDS INC
5/31/2003	2590 1	53 84	\$0	Related or corporate affidavit	TOLLESON LUMBER COMPANY INC	TOLLESON TIMBERLANDS INC
12/31/1998	1418 685	53 84	\$425,000	Land market sale	THOMPSON ROBERT L & MARY C*	TOLLESON LUMBER COMPANY INC

Valuation

	2021	2020	2019	2018
Previous Value	\$745,400	\$745,400	\$745,400	\$745,400
Land Value	\$950,000	\$745,400	\$745,400	\$745,400
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$950,000	\$745,400	\$745,400	\$745,400

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

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Summary

Parcel Number 001330 01B000
 Location Address WIMBERLY RD
 Legal Description TRACT B,PARCEL B 1539.65 ACRES
 (Note: Not to be used on legal documents)
 Class A5-Agricultural
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning M2
 Tax District County (District 1)
 Millage Rate 24.47
 Acres 1539.65
 Homestead Exemption No (S0)
 Landlot/District 16 / 13

[View Map](#)

Owner

[NORFOLK TIMBER INVESTMENTS LLC](#)
 3520 HWY 41 N
 STE 1011
 BYRON, GA 31008

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Agriland	Rural	2	1.68
RUR	Agriland	Rural	4	47.68
RUR	Agriland	Rural	5	12.59
RUR	Agriland	Rural	6	0.91
RUR	Agriland	Rural	7	21.69
RUR	Agriland	Rural	8	52.97
RUR	Woodland	Rural	1	0.49
RUR	Woodland	Rural	2	24.77
RUR	Woodland	Rural	3	170.08
RUR	Woodland	Rural	4	94.33
RUR	Woodland	Rural	5	249.44
RUR	Woodland	Rural	6	536.5
RUR	Woodland	Rural	7	262.38
RUR	Woodland	Rural	8	9.56
RUR	Woodland	Rural	9	27.88
RUR	Agriland	Rural	9	26.7

Permits

Permit Date	Permit Number	Type
05/12/2009	00227	CELL TOWERS

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/10/2008	4752 124	71 11	\$147,190	Parcel split or combined after sale	CCS INDUSTIRAL LLC	NORFOLK TIMBER INVESTMENTS LLC
5/29/2008	4664 25	69 11	\$80,800	Parcel split or combined after sale	AYER CHARLES (PARCEL A)	NORFOLK TIMBER INVESTMENTS LLC
8/31/2007	4411 295	69 11	\$0	Af davits of prescriptive title or possession	AYER CHARLES	NORFOLK TIMBER INVESTMENTS LLC
5/12/2006	3852 78	61 10	\$2,402,130	Partial interest or land contract	HOUSTON-PLAINS DEVELOPMENT LLC	NORFOLK TIMBER INVESTMENTS LLC
4/24/2006	3814 1	61 10	\$5,338,074	Timber is part of sales price	BLS DEVELOPMENT INC	NORFOLK TIMBER INVESTMENTS LLC ETAL
1/17/2005	3281 254	61 10	\$3,507,877	Timber is part of sales price	PINE TIMBER WOOD PRODUCTION ET	BLS DEVELOPMENT INC
1/14/2005	3290 322	61 10	\$0	Timber is part of sales price	WEYERHAEUSER COMPANY	PINE TIMBER WOOD PRODUCTION ETAL
8/27/2004	3167 30	61 10	\$0	Corrective Deed	WEYERHAEUSER COMPANY	PINE TIMBER WOOD PRODUCTION & BARROW
8/27/2004	3142 256	61 10	\$2,955,097	Multiple parcels part of sales price	WEYERHAEUSER COMPANY	PINE TIMBER WOOD PRODUCTION INC ETAL
6/27/2003	2608 255	61 10	\$0	Quit claim deed or divorce settlement	RII TIMBERLAND PARTNERS I LP	WEYERHAEUSER COMPANY
6/27/2003	2608 241	61 10	\$1,991,174	Multiple parcels part of sales price	RII TIMBERLAND PARTNERS	WEYERHAEUSER COMPANY

Valuation

	2021	2020	2019	2018
Previous Value	\$2,603,100	\$2,603,100	\$2,612,700	\$2,612,700
Land Value	\$2,889,700	\$2,603,100	\$2,603,100	\$2,612,700
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$2,889,700	\$2,603,100	\$2,603,100	\$2,612,700

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

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Developed by
 Schneider
 GEOSPATIAL

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Summary

Parcel Number 001330 005000
Location Address A E HARRIS RD
Legal Description 630.96 AC LL2,3,40 12TH & 18-21,23,24 13TH
(Note: Not to be used on legal documents)
Class E1-Exempt
(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning M2
Tax District County (District 1)
Millage Rate 24.47
Acres 630.96
Homestead Exemption No (S0)
Landlot/District 2 / 12

[View Map](#)

Owner

[BOARD OF COMMISSIONERS](#)
 200 CARL VINSON PKWY
 WARNER ROBINS, GA 31088

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	630.96

Permits

Permit Date	Permit Number	Type
05/07/2009	00215	CELL TOWERS

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/29/2012	6075 209	71 11	\$0	Corrective Deed	CORRECTS 5882/2	BOARD OF COMMISSIONERS
6/15/2012	5882 2	71 11	\$6,140,330	Court, government, or public utility	CCS INDUSTRIAL LLC	BOARD OF COMMISSIONERS
8/11/2006			\$0	Settling an estate or to satisfy debt or wishes	SEE NOTES	CCS INDUSTRIAL LLC

Valuation

	2021	2020	2019	2018
Previous Value	\$2,366,100	\$2,677,800	\$2,677,800	\$2,677,800
Land Value	\$2,719,100	\$2,366,100	\$2,677,800	\$2,677,800
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$2,719,100	\$2,366,100	\$2,677,800	\$2,677,800

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

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Version 2.3.168



Summary

Parcel Number 001330 006000
Location Address A E HARRIS RD
Legal Description 246.23 ACRES LL 18 19 24 13 LD
Class E1-Exempt
Zoning M2
Tax District County (District 1)
Millage Rate 24.47
Acres 246.23
Homestead Exemption No (S0)
Landlot/District 18 / 13

View Map

Owner

DEVELOPMENT AUTHORITY OF HOUSTON COUNTY
200 CARL VINSON PKWY
WARNER ROBINS, GA 31088

Rural Land

Table with 5 columns: Type, Description, Calculation Method, Soil Productivity, Acres. Row 1: RUR, Small Parcels, Rural, 1, 246.23

Sales

Table with 7 columns: Sale Date, Deed Book / Page, Plat Book / Page, Sale Price, Reason, Grantor, Grantee. Row 1: 2/19/2019, 8117 248, \$0, Quit claim deed or divorce settlement, BOARD OF COMMISSIONERS OF HOUSTON COUNTY, DEVELOPMENT AUTHORITY OF HOUSTON COUNTY

Valuation

Table with 3 columns: Category, 2021, 2020. Rows: Previous Value (\$777,700), Land Value (\$1,018,000), Improvement Value (\$0), Accessory Value (\$0), Current Value (\$1,018,000)

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

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APPENDIX E
POTENTIAL FUNDING SOURCES

Wastewater Funding Sources

Organization	Program (key words)	Purpose or Use of Funds	How to Apply	Website	Contact
Georgia Environmental Finance Authority (GEFA)	Clean Water State Revolving Fund Loan Program (CWSRF) (wastewater, sewer)	The CWSRF program is available to fund various water quality, water conservation, wastewater treatment projects, repairing and replacing sewer and stormwater control projects, and implementing water conservation projects and programs. GEFA also offers low-interest loans for energy-efficiency and renewable energy projects at wastewater treatment facilities.	GEFA has a single application for all regular water, sewer, and solid waste loan programs. Borrowers seeking funding may apply at any time. Qualified borrowers seeking principal forgiveness must submit a pre-application during the solicitation period from September through the end of January each year. Applications can be accessed on GEFA's website.	http://gefa.georgia.gov/clean-water-state-revolving-fund	Stephen Gray Water Resources Director sgray@gefa.ga.gov office: 404-584-1091 233 Peachtree Street, NE Harris Tower, Suite 900 Atlanta, GA 30303
	Georgia Fund Loan (water, sewer)	The Georgia Fund is a state-funded loan program for water, wastewater, and solid waste infrastructure. Eligible projects include: water and sewer lines, treatment plants, pumping stations, wells, water storage tanks, water meters, and new subtitle D landfills, landfill expansions and closures and landfill methane gas collection systems.		http://gefa.georgia.gov/georgia-fund	
Rural Community Assistance Partnership (RCAP)	SERCAP Community Development Financial Institution (CDFI) Loan Fund (sewer, water)	This program provides Community Development Loans to localities for water/wastewater infrastructure and community development needs. It can be up to \$250,000, and can be used for water/wastewater treatment facilities, water storage tank repairs, and community development projects. SERCAP also provides grants to Communities through its Facilities Development Grant program.	Applications are received year-round. Applications can be accessed on website.	http://sercap.org/services/water-wastewater	Anita Hicks ahicks@sercap.org 866-928-3731 347 Campbell Avenue, Southwest Roanoke, VA 24016
CoBank	Rural Water and Wastewater Lending	CoBank works with rural water and wastewater not-for-profit systems, municipalities, and investor-owned utility companies to provide interim and bridge financing, refinance of existing debt, term loans for system upgrades, and lines of credit.	Applications are accepted continuously. To apply, complete an online Loan Request Form at: https://www.cobank.com/corporate/industry/water	http://www.cobank.com/About-CoBank/Industries-We-Serve/Water.aspx	Michael Griffith mgriffiths@cobank.com 303-740-6479 6340 South Fiddlers Green Circle Greenwood Village, Colorado 80111

<p>Georgia Department of Community Affairs</p>	<p>Community Development Block Grant Program (HUD Funds)(<i>water, sewer</i>)</p>	<p>The Community Development Block Grant Program (CDBG) provides funding to assist a wide range of eligible activities, including housing improvement projects, public facilities such as water and sewer lines, buildings such as local health centers or head start centers, and economic development projects.</p>	<p>The application period closes at the beginning of April each year. Applications can be accessed on website.</p>	<p>https://dca.ga.gov/community-economic-development/funding/community-development-block-grants-cdbg</p>	<p>Kim Carter kim.carter@dca.ga.gov (404) 679-0604 or Brent Allen brent.allen@dca.ga.gov (404) 217-073360 Executive Park South, Northeast Atlanta, Georgia 30329</p>
<p>OneGeorgia Authority</p>	<p>OneGeorgia Authority Equity Fund (<i>water, sewer</i>)</p>	<p>The purpose of the Equity Fund is to provide a program of financial assistance that includes grants, loans and any other forms of assistance to finance activities that will assist applicants in promoting the health, welfare, safety, and economic security of the citizens of the state through the development and retention of employment opportunities in areas of greater need.</p>	<p>Applications are received year-round. Pre- applications and applications can be accessed on website.</p>	<p>http://www.onegeorgia.org/program/equity</p>	<p>Brock Smith brock.smith@dca.ga.gov 404-679-1744 or Anna Hensley anna.hensley@dca.ga.gov (404) 679-4912 60 Executive Park South, Northeast Atlanta, Georgia 30329</p>
<p>Georgia Department of Natural Resources, Environmental Protection Division</p>	<p>Section 319(h) Georgia's Nonpoint Source Implementation Grant(<i>nonpoint, water quality improvement</i>)</p>	<p>The Georgia Environmental Protection Division (GAEPD) receives an annual grant under Section 319(h) of the Federal Clean Water Act to help prevent, control and/or abate nonpoint source pollution in support of Georgia's Nonpoint Source Management Program. GAEPD then conducts a competitive process to fund eligible projects that will lead to direct reductions in pollutant loads and measurable water quality improvements in impaired waters throughout the State.</p>	<p>Annual application period is January through April. Applications can be accessed on website.</p>	<p>http://epd.georgia.gov/section-319h-georgias-nonpoint-source-implementation-grant</p>	<p>Joyce McClain joyce.mcclain@dnr.ga.gov 404-651-8525 2 Martin Luther King Jr Dr Suite 1462 Atlanta, Georgia 30334</p>
	<p>Regional Water Plan Seed Grant Funds</p>	<p>The Regional Water Plan Seed Grants are being provided to support and incentivize local governments and other water users as they undertake their Regional Water Plan implementation responsibilities. Project proposals must specifically address implementation of management practice(s) or other recommendation(s) from one or more Regional Water Plans, and applications must include a letter of endorsement from the Water Planning Council(s) Chair or designated representative.</p>	<p>Applicants must attend a pre-application meeting with EPD in mid-October and applications must be e-mailed by end of October.</p>	<p>https://epd.georgia.gov/outreach/grants/regional-water-plan-seed-grant-funds</p>	<p>Blue Cole Blue.cole@dnr.ga.gov 404-651-8530 2 Martin Luther King Jr Dr Suite 1462 E Atlanta, Georgia 30334</p>

*Compiled by IB Environmental, May 2020 -- <https://www.ibenvironmental.com/georgia-funders-forum> -- Edited for East Perry Sewer Expansion Project, GWES, Oct. 2020