

**PROPERTY "A" APPRAISAL REPORT IN SUMMARY FORMAT**  
**PARCEL #082-006-001 &**  
**PARCEL #092-001-001**

**APPRAISAL REPORT IN SUMMARY FORMAT  
(REVISED 6/24/2019)**

**OF A**

±77.670 Acre Tract of Land  
(Assemblage of two tax parcels)

**LOCATED ON**

Shoal Creek Road (North of 718) and West of Burt's Creek Road  
Dawsonville, Georgia 30534  
Dawson County Tax Parcel #'s 082-006-001 and # 092-001-001

**AS OF**

March 12, 2019

**PREPARED FOR**

Dawson County Georgia  
C/O Jarrard & Davis, LLP  
Attn: Ms. Sarah VanVolkenburgh  
222 Webb Street  
Cumming, Georgia 30040

**PREPARED BY**

J & T Smith, Inc.  
Timothy J. Smith  
3535 Woodbury Court  
Cumming, Georgia 30041

**J & T SMITH, INC.**  
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June 24, 2019 (revised)

Dawson County Georgia  
C/O Jarrard & Davis, LLP  
Attn: Ms. Sarah VanVolkenburgh  
222 Webb Street  
Cumming, Georgia 30040

RE:    **APPRAISAL REPORT IN A SUMMARY FORMAT**  
      ±77.670 Acre Tract of Land  
      Located on Shoal Creek Road (North of 718) and West of Burt's Creek Road  
      Dawsonville, Georgia 30534  
      Dawson County Tax Parcel #'s 082-006-001 and #092-001-001

Dear Ms. VanVolkenburgh,

At your request, I have revised the **Appraisal Report** I previously prepared for the above referenced property. I have prepared the report in a **Summary Format**. The purpose of this appraisal is to estimate the revised market value of the subject property as of the effective date indicated in the report.

The accompanying Appraisal Report has been completed in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) and applicable Federal regulations. This Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2-2 (a), of the Uniform Standards of Professional Appraisal Practice.

This Appraisal Report provides a summarized presentation of the data, analyses, and reasoning that led to my opinion of value. Supporting documentation concerning the data, reasoning, and analyses is summarized in the report. The depth of discussion contained in this report is specific to the needs of the client and is for the intended use as stated within the body of this report. I am not responsible for unauthorized use of this report.

The attached report details the scope of the appraisal, level of reporting, definition of value, valuation methodology, and pertinent data researched and analyzed in the development of this appraisal.

I certify that I have no present or contemplated future interest in the property beyond this estimate of value. Your attention is directed to the Limiting Conditions and Assumptions, included in this report. Acceptance of this report constitutes an agreement with these conditions and assumptions.

In my opinion, the estimated value of the **“fee simple interest”** of the subject property, as of **March 12, 2019** was as follows:

<b>Subject Value Conclusion</b> ----- <b>\$1,100,000</b>
--

Further, I estimate the reasonable exposure time for the subject to have achieved this value to be 12-24 months.

Respectfully submitted,



Timothy J. Smith  
Georgia Certified General Appraiser #262445

J & T Smith, Inc.  
3535 Woodbury Court  
Cumming, Georgia 30041

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## EXECUTIVE SUMMARY

<b>Subject Property:</b>	<p>The subject property is located along Shoal Creek Road (North of 718) and West of Burt's Creek Road in Dawsonville, Georgia.</p> <p>The subject is identified in the Dawson County Tax Records as Parcel #'s 082-006-001 and #092-001-001.</p>
<b>Property Overview:</b>	<p>The subject is a ±77.670 acre (assemblage) tract of land per the Dawson County Tax Assessors office records.</p> <p>The property is rolling (moderately heavy) and has frontage both along Burt Creek and Shoal Creek Roads. Access from Shoal Creek Road would likely be difficult due to the hydrology in that area and access from Burt's Creek Road would likely be the preferred access point.</p>
<b>Ownership:</b>	<p>The apparent owner of the parcel is Dawson County Georgia, per information acquired after examining the Dawson County Tax card. I was not provided any title certificates for this assignment.</p> <p>Per the tax records the last transfer of ownership of the property was by way of a Quitclaim deed. The deed is recorded in Dawson County Deed Book #1314 on Page #133. The transfer was not a market related transaction and was between related parties.</p> <p>The single deed included both tax parcels. I have included a copy of the deed I was able to acquire in the addenda of this report for reference. I do not warrant title to the subject property.</p>
<b>Interest Appraised:</b>	Fee simple interest
<b>Effective Date of Value:</b>	March 12, 2019
<b>Highest and Best Use Land As Vacant:</b>	Residential Development

<b>Zoning:</b>	The majority of the subject is in the City in Dawsonville and the current zoning classification of the subject is INST (Institutional District). The INST classification permits several residential uses along with traditional Institutional Uses. The balance of the property in in unincorporated Dawson County and is zoned RA (Residential Exurban/Agricultural District) by Dawson County. Based upon the location of the site, access to public utilities and expected demand in the area, it is likely that the site could and would most likely be reclassified to a traditional Residential Classification by a prospective buyer.
<b>Tax Assessment, Ratio and Equalization:</b>	The subject tax identification parcel number #'s 082-006-001 and #092-001-001.  The Tax Assessor's currently has the 100% market value for the subject property (both tax parcels) estimated at a total of \$647,074.  The subject is currently under the ownership of a government entity and incurs no real estate tax liability.
<b>Cost Approach:</b>	N/A
<b>Sales Comparison Approach:</b>	\$1,100,000
<b>Income Approach:</b>	N/A
<b>Reconciled Value:</b>	<b>\$1,100,000</b>

## **HYPOTHETICAL CONDITIONS AND EXTRAORDINARY ASSUMPTIONS**

### **Hypothetical Conditions**

Hypothetical conditions are defined as “that which is contrary to what exists, but is supposed for the purpose of analysis with the following comment: “Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property or about conditions external to the subject property, such as market conditions or trends, or the integrity of the data used in an analysis.” If used in the assignment, hypothetical conditions might have affected assignment results, and for that reason must be clearly and conspicuously disclosed in the report. Hypothetical conditions may be used in an assignment only if:

- use of the hypothetical condition is clearly required for legal purposes, for purposes of reasonable analysis, or for purposes of comparison;
- use of the hypothetical condition results in a credible analysis;
- the appraiser complies with the disclosure requirement set forth in USPAP for hypothetical conditions.

### **The following Hypothetical Condition was used for the completion of this assignment:**

For the purpose of completing this assignment I have evaluated the property as if it is a singular tract of land although it is made up of two (2) separate tax parcels.

### **Extraordinary Assumptions**

Extraordinary assumptions are defined as “an assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser’s opinions or conclusions with the following comment: Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property or about conditions external to the property, such as market conditions or trends, or about the integrity of the data use in an analysis.” If used in the assignment, extraordinary assumptions might have affected the assignment results, and for that reason must be clearly and conspicuously disclosed in the report. Extraordinary assumptions may be used in an assignment only if:

- it is required to properly develop credible opinions and conclusions;
- the appraiser has a reasonable basis for the extraordinary assumption;
- use of the extraordinary assumption results in a credible analysis; and
- the appraiser complies with the disclosure requirements set forth in USPAP for extraordinary assumptions.

### **The following Extraordinary Assumptions was used in this appraisal assignment:**

None

## **APPRAISAL SPECIFICS**

### **Appraisal Purpose**

The purpose of this appraisal is to estimate the market value of the subject property as of the effective date of this appraisal.

### **Intended Use**

The intended use of this appraisal is for the client or intended user, as identified in this report, to utilize for the purpose of concluding the fair market value of the subject property.

### **Intended User**

Dawson County Georgia  
C/O Jarrard & Davis, LLP  
Attn: Ms. Sarah VanVolkenburgh  
222 Webb Street  
Cumming, Georgia 30040

### **Competency Provision**

I have knowledge and prior experience in appraising properties similar to the subject. Therefore, the competency provision of the Uniform Standards of Professional Appraisal Practice has been satisfied.

### **Market Value Definition**

The definition of "Market Value", as defined by the Office of the Comptroller of Currency (OCC) under 12 CFR, Part 34, Subpart C-Appraisals, 34.42 Definitions, the Board of Governors of the Federal Reserve System (FRS) and the Federal Deposit Insurance Corporation in compliance with Title XI of FIRREA, as well as by the Uniform Standards of Appraisal Practice as promulgated by the Appraisal Foundation, is as follows:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby,

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

### **Three-Year Sale History**

I was not provided a certified title report and the ownership information was acquired from available public (tax) records.

Per public records (tax records/deeds), there was a transfer of title related to the subject on the 19<sup>th</sup> day of September 2019. The transfer was by way of a quit claim deed and appears to have been between related parties.

The transaction included both tax parcels that are the subject of this assignment.

There does not appear to have been any transfers of the title as of result of a market transaction in the three years prior to the effective date of this appraisal.

I do not warrant title to the subject parcel nor did I complete a formal title search as a part of this assignment.

### **Current Listing/Pending Contracts**

None to my knowledge

### **Owner Contact**

I was engaged to complete this assignment by the attorney of the owner of the property. I had no direct contact with the owner.

### Appraisal Scope of Work

According to the Uniform Standards of Professional Appraisal Practice, it is the appraiser's responsibility to determine the appropriate scope of work. USPAP defines the scope of work as the type and extent of research and analysis in an appraisal or appraisal review assignment. The scope of work within this assignment includes, but is not limited to, the following:

- the degree to which the property is inspected or identified;
- the extent of research into physical or economic factors that could affect the property;
- the extent of data research; and
- the type and extent of analysis applied to arrive at opinions or conclusions.

SCOPE OF WORK	
<b>Appraisal &amp; Report Type:</b>	Appraisal Report in Summary Format
<b>Property Identification and Inspection:</b>	<p>The subject parcel was identified using tax records and a site visit.</p> <p>I visited the site March 12, 2019 and made observations about the property. Relevant physical information about the subject was observed and documented (photographed) at that time.</p> <p>The only formal legal description I have is that which was included in the deed.</p>
<b>Analysis of Physical Factors:</b>	<p>I analyzed the pertinent physical factors of the subject site. These included but were not limited to:</p> <ul style="list-style-type: none"> <li>• Location within the overall market</li> <li>• Size (Area)</li> <li>• Topography</li> <li>• Flood Hazard and Wetlands</li> <li>• Access (ingress/egress)</li> <li>• Availability of utilities (water/sewer)</li> </ul> <p><b>NOTE:</b> For the purpose of this analysis, I have assumed there are no adverse environmental issues associated with the site. I was not provided any environmental reports associated with the report.</p>
<b>Analysis of Economic Factors:</b>	I completed a limited neighborhood analysis of the subject and surrounding region. The client is a representative of the county government and is assumed to have a good understanding of the neighborhood.

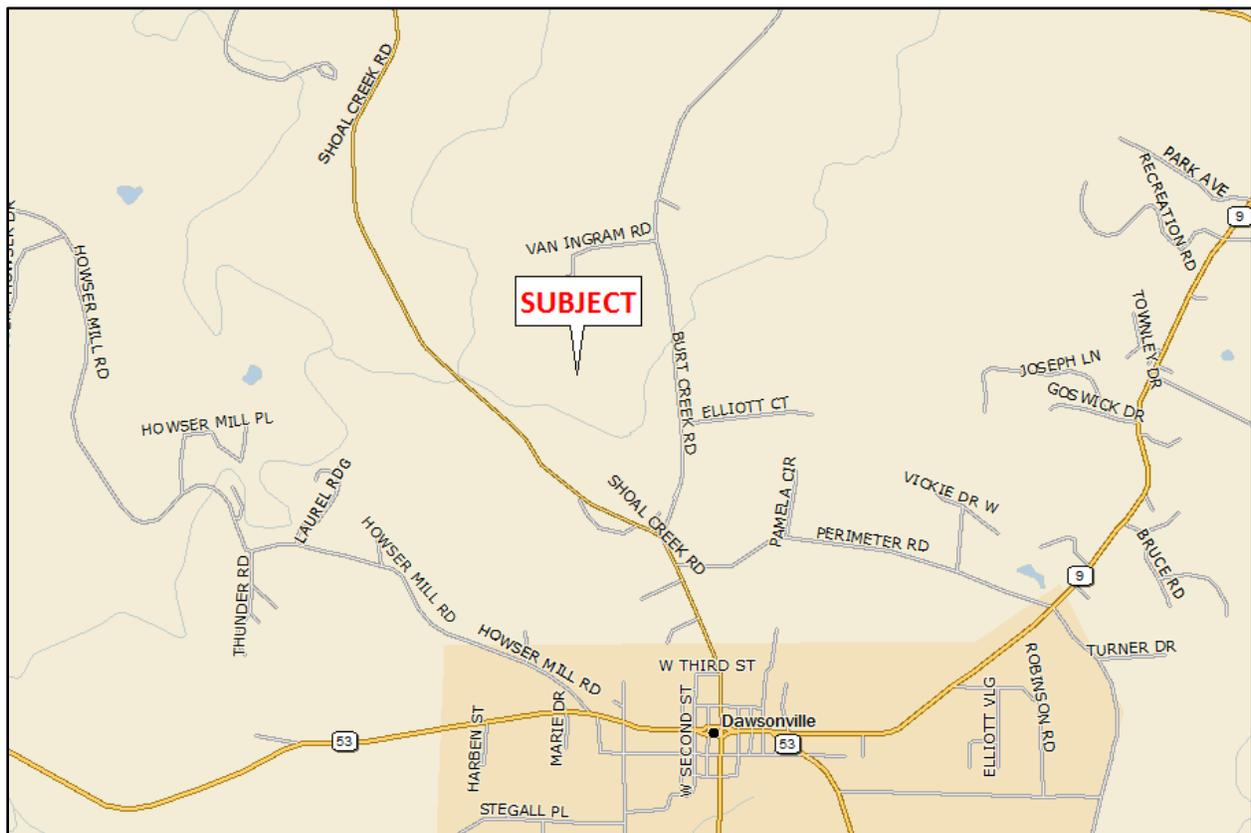
<p><b>The Extent of Data Research:</b></p>	<p>Following is a partial list of the market data and intelligence I utilized to complete this appraisal:</p> <ul style="list-style-type: none"> <li>• Tax records</li> <li>• Deed records</li> <li>• FMLS &amp; GAMLs</li> <li>• CoStar Commercial Database</li> <li>• Discussions with other Real Estate Professionals</li> </ul>
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<p><b>The Type and Extent of Analysis:</b></p>	<p><b><u>Cost Approach:</u></b> This approach to value provides insight into the cost required to construct a property from the ground up. This methodology is most applicable for new or relatively new construction where extensive depreciation is not a significant factor. The subject is being evaluated is a vacant tract of land. <b>Therefore, the Cost Approach to value is not applicable and has not been developed.</b></p> <p><b><u>Sales Comparison Approach:</u></b> This approach to value provides insight into what knowledgeable buyers are willing to pay for similar properties in the local market. It is applicable to this particular property and provides useful insight into local market behavior. <b>The Sales Comparison Approach to value has been fully developed.</b></p> <p><b><u>Income Approach:</u></b> This approach to value provides insight into how much a property is worth from an investor’s perspective and it is generally based upon the ability of the subject to generate an income. The approach is most commonly utilized in estimating the value of an improved property that is or could be leased. In this case, the subject is a vacant tract of land and market data regarding the lease of vacant land is limited. <b>Therefore, the Income Approach to value has not been developed.</b></p>
<p><b>Professional Contributions:</b></p>	<p>I received no professional assistance in the completion of this appraisal.</p>

## MARKET / NEIGHBORHOOD ANALYSIS

The subject property is located between Shoal Creek Road (North of 718) and Burt Creek Road in Dawsonville Georgia. The site is located  $\pm 0.8$  miles slightly northwest of the City of Dawsonville. The site is located  $\pm 9.0$  miles west of Georgia Highway 400, a primary transportation corridor in the area. The majority of the retail business in Dawson County occurs along Highway 400.

The subject neighborhood is roughly bounded by the Lumpkin County boundary on the north, the Forsyth County Line to the south, the Cherokee County boundary to the west and Georgia 400 to the east. The neighborhood boundaries are somewhat atypical due to the shape of Dawson County in the area of the subject property.



The immediate neighborhood is mostly residential in nature. While there is some industrial development nearby, it is very limited. There is very limited commercial development in the area and it is located near the Dawsonville central business district and along Georgia Highway 400.

The subject is located within an area that is made up of largely undeveloped land, but there are some single family subdivisions and single family residences located on larger tracts of land nearby. As noted before, the majority of commercial development is located near the Dawsonville central business district and along Georgia Highway 400. Infrastructure is available near the subject parcel that could accommodate any potential use of the site. The character of the area suggests residential development would be the most likely use of the site.

## PROPERTY DESCRIPTION

SITE	
<b>Information Sources:</b>	In order to complete this report I utilized information from Georgia MLS, FMLS, the CoStar Commercial Database, Dawson County Tax Records, Dawson County Deed Records and information acquired from other real estate professionals.
<b>Total Site Size:</b>	±77.670 acres per the tax records (includes both tax parcels)
<b>Zoning:</b>	The site is partially zoned INST (Institutional District). The INST district includes any use that is also included in the R1 (Restricted Single-Family Residential District). The other portion of the site is zoned RA (Residential Exurban/Agricultural District) which is intended for agricultural or residential development.
<b>Site Shape:</b>	Irregular
<b>Road Frontage/Access:</b>	±220' along Shoal Creek Road and ±1,150' along Burt's Creek Road. The most likely access to the site would be along Burt's Creek Road
<b>Site Topography:</b>	Rolling
<b>Utilities:</b>	Electricity, telecommunications, public water, and natural gas. Public sewer a currently available near the site
<b>Flood Zone/Wetlands:</b>	A portion of the subject property ±19 Acres (±24.5%) is located within a special flood hazard or wetlands area. The subject property is identified on FEMA Flood Hazard Maps #13085C0111C and 13085C0092C dated April 4, 2018. <b>NOTE:</b> The flood hazard and wetlands areas would have to be considered in any development plans and would reduce the overall yield of the site
<b>Easements/Encroachments:</b>	There are no known easements or encroachments on the subject parcel that would be expected to adversely impact the use of the subject parcel.
<b>Environmental Hazards:</b>	For the purpose of this assignment I have assumed the site is free and clear of any environmental hazards but there is a large creek near the subject that may have to be considered in any development plans.
<b>Site Comments:</b>	The property enjoys the presence of multiple water features which are sometimes desirable for residential development. Shoal Creek somewhat bounds the property along the western boundary and Burt's Creek is near the southern boundary.

**ZONING ANALYSIS**

Tax Parcel 082 006 001

<b>District:</b>	INST (Institutional District) – City of Dawsonville	
<b>Use:</b>	The Institutional District is intended to accommodate public and semi-public uses primarily owned by governmental entities for a public purpose. Also permitted within the district is any use permitted within the R1 zoning district, which is a residential district.	
<b>Permitted Uses:</b>	<p>Examples of permitted <b>INST</b> and <b>R1</b> uses include:</p> <ul style="list-style-type: none"> <li>• Schools and colleges</li> <li>• Government buildings</li> <li>• Parks and recreation areas</li> <li>• Cemeteries and churches</li> <li>• Hospitals and nursing homes</li> <li>• Daycare, kindergartens and nursery schools</li> <li>• Any use permitted in the R1 (Restricted Single Family Residential District) such as single family detached buildings excluding manufactured or modular homes or travel trailers used as residences.</li> </ul>	
<b>Minimum Standards:</b>	<b>Inst.</b>	<b>R1</b>
Min. Site Size:	0.460 acres (20,000 SF)	1.000 acres (43,560 SF)
Front Setback:	40'	50'
Side Setback:	10'	20'
Rear Setback:	20'	40'
Minimum Bldg. SF	1,000'	1,500'
Maximum Height:	35'	35'

**Comment:** Although the subject is currently zoned INST (Institutional), the most likely use of the property by a private individual would be for residential development. There are multiple residential subdivisions in the area of the subject.

Tax Parcel 092-001-001

<p><b>District:</b></p> <p><b>Use:</b></p>	<p>RA (Residential Agricultural/Residential Exurban) – Dawson County</p> <p>The Residential Agricultural/Residential Exurban district is intended to accommodate uses that are either primarily agricultural with some residential, or other areas not under intensive development pressure. Generally the properties in this district are relatively large.</p>
<p><b>Permitted Uses:</b></p>	<p>Examples of permitted uses in the RA zoning district are as follows:</p> <ul style="list-style-type: none"> <li>• Horticultural</li> <li>• Animal Husbandry</li> <li>• Poultry</li> <li>• Forestry</li> </ul> <p>Also occasionally permitted in the district with special conditions are as follows:</p> <ul style="list-style-type: none"> <li>• One principal Residence</li> <li>• Bed and Breakfasts</li> <li>• Storage, retail or wholesale marketing of Agricultural products</li> <li>• Wineries</li> <li>• Animal Hospitals</li> </ul>
<p><b><i>Minimum Standards:</i></b></p> <p>Min. Site Size:</p> <p>Minimum Lot Depth:</p> <p>Front Setback:</p> <p>Side Setback:</p> <p>Rear Setback:</p> <p>Minimum Bldg. SF</p> <p>Maximum Height:</p>	<p>1.500 acres</p> <p>200'</p> <p>60' state highways</p> <p>20'</p> <p>35'</p> <p>N/A</p> <p>35'</p>

## **HIGHEST AND BEST USE**

Highest and best use may be defined as the reasonably probable and legal use of vacant land or improved property, which is physically possible, legally permitted, financially feasible, and that results in the highest value.

- **Permissible Use:** What uses are permitted by zoning and other legal restrictions?
- **Possible Use:** To what use is the site physically adaptable?
- **Feasible Use:** Which possible and permissible use will produce any net return to the owner of the site?
- **Maximally Productive:** Among the feasible uses which use will produce the highest net return, (i.e., the highest present worth)?

### **Highest and Best Use Analysis of the Subject**

**Physically Possible:** Although the subject property is slightly irregular in shape, it has adequate depth and frontage for development. There is a large stream (Shoal Creek) in close proximity to the subject that will have to be considered in any development plans for the subject. There appears to be no other soil conditions or other physical impediments to future construction. The location appears to be suitable for Residential Development.

**Legally Permissible:** The primary restrictions for a legally permissible use emanate from the zoning requirements. The subject site is currently zoned INST (Institutional District) which permits a use of anything that is included in the R1 (Restricted Single Family Residential) District. It appears the most logical use for future development of the subject would be residential development.

**Financially Feasible:** Considering the subject's location, access, trends in the market area, and zoning, the most likely development of the property would be for some type of Residential Development. The demand for properties of this type in the subject neighborhood is moderate at best, but it is expected to trend upward as growth in the county continues. Therefore Residential Development of the subject would be financially feasible if the site were acquired for a reasonable value.

**Maximally Productive:** The land use that provides the highest possible financial return to a developer or investor is defined as the maximally productive use given the limitations imposed by the first three requirements. Given the physical characteristics of the subject parcel and the location of the site, Residential Development of the subject is expected to be the maximally productive use of the property.

### **Highest and Best Use Conclusion**

The highest and best use of the subject property "as-if vacant" is for Residential Development.

## VALUATION METHODOLOGY

Three basic approaches may be used to arrive at an estimate of market value. They are:

- The Cost Approach
- The Sales Comparison Approach
- The Income Approach

The **Cost Approach** is summarized as follows:

(Cost New of Improvements minus Depreciation plus Land Value = Overall Value)

This approach to value provides insight into the cost required to construct the subject property (in its current state) from the ground up. This methodology is most applicable for new or relatively new construction where extensive depreciation is not a significant factor. **The Cost Approach to value is not applicable and has not been developed.**

The **Sales Comparison Approach** compares sales of similar properties with the subject property. Each comparable sale is adjusted for its inferior or superior characteristics. The values derived from the adjusted comparable sales form a range of value for the subject. This approach to value provides insight into what knowledgeable buyers are willing to pay for similar properties in the local market. It is applicable to this particular property and provides useful insight into local market behavior. **The Sales Comparison Approach to value has been fully developed.**

The **Income Approach** converts the anticipated flow of future benefits (income) to a present value estimate through a capitalization and or a discounted process. This approach to value provides insight into how much a property is worth from an investor's perspective. The subject is a vacant tract of land and although it does sometime occur, the rental of vacant land is not common in the subject market. Therefore the **Income Approach to value is not applicable and has not been developed.**

The appraisal process concludes with the **Final Reconciliation** of the values derived from the individual approaches (when multiple approaches are developed) when they are applied to develop a single estimate of market value. Different properties require different means of analysis and lend themselves to one approach over the others.

## **SALES COMPARISON APPROACH**

### **Components of Land Value**

The characteristics that constitute the value of land are: desirability, utility, scarcity, and transferability. The strength of each factor will typically result in a proportionally higher market value commanded by a property. Desirability may be reflected in the quality of location, fertility and climate; convenience to commerce, schools, and parks; access to population centers; availability of water, sewer, public utilities, and transportation; and the absence of negative external influences. Utility may be reflected in topography; lot shape, size, and depth; road frontage; and current land use and zoning trends. Scarcity may be reflected in the supply and demand economics within a market; development trends; and governmental influences on growth and expansion. Transferability is reflected in the ability to exchange property ownership and rights. For land to have value all four of these characteristics must be present.

### **Sales Comparison Approach Process**

For this appraisal assignment the subject's land value has been developed utilizing the **Sales Comparison Approach**. The availability of recent transactions of similar properties in the subject market makes this the most accurate method of evaluation although the size of the subject required an expansion of the market area to locate a sufficient quantity of comparables.

I have researched numerous potential comparables and selected **FOUR** for direct comparison to the subject. A location map and data sheet for each of the comparables is included in the addenda of this report for reference.

### **Adjustment Process**

As previously described, the sales comparison approach to value requires identifying similar comparables and then taking into account those differences in one property's characteristics versus another. In order to perform the comparison process, the following steps are taken. First the subject's characteristics are defined. Next, the comparables characteristics are defined and arranged in such a manner that a line-by-line comparison of features can be made. When a comparable has a superior feature a negative consideration (adjustment) is applied since the subject does not compare favorably and its market value should be lessened by this condition. When a comparable has an inferior feature a positive consideration (adjustment) is applied since the subject does compare favorably and its market value should be increased by this condition.

The considerations (adjustments) in total lead to an estimated market value for the subject property based upon its particular set of features. The property characteristics that are addressed in the adjustment process are typically categorized as follows:

- 1) **Property Rights Conveyed** - This category identifies if the full bundle of ownership rights were transferred with a property sale. In some cases the rights are divided and partial interests affect the transaction value. None of the sales utilized in this analysis were fractional interest sales. Therefore, no adjustments were required.
- 2) **Financing** - Market value is defined as a transaction based on consideration given in cash or a cash equivalent. In some instances, financing or other forms of payment may be utilized which influence the overall value of the transaction. No sale utilized in this analysis was the subject of any special financing to my knowledge. Therefore, no adjustments were required.
- 3) **Conditions of the Sale** - This category involve the intentions of the buyer and seller. The definition of market value states that both parties must be typically motivated, well informed, and acting in their own best interests. Conditions to the contrary must be evaluated and their influences on the transaction value considered. All the sales used in this analysis experienced typical market exposure. Therefore, no adjustments were considered for conditions of sale.
- 4) **Market Conditions** - This category typically involves the evaluation of time elapsed between property transactions and the effective date of value expressed in the Appraisal Report. Property values may change with time as markets develop and progress through their economic cycles. The market value of land in the subject neighborhood appears to be relatively stable and I found no positive evidence of an upward value trend for properties similar to the subject at this time. Therefore I made no adjustment for market condition changes related to time in this analysis
- 5) **Location** – All property is unique in that no two parcels of land occupy the same geographic boundaries. The influence of location in a property’s utility and desirability must be evaluated. The differences are considered and accounted for in adjustment summary.
- 6) **Physical Variances** - These characteristics are the most readily observable and relate to issues such as topography, size, shape, frontage, access to utilities, etc. These factors directly impact the utility of a property. The differences are considered and accounted for in adjustment summary. **NOTE:** No discernable trend regarding the value in relation to the overall size for these larger tracts size was apparent, but the trend appears to be for the sale of tracts smaller than the subject. It would likely enhance the marketability of the subject if it were subdivided prior to offering to the open market.
- 7) **Income Variances** – these characteristics deal with income-generating properties and their ability to generate cash flow. This factor is not relevant in the analysis of the subject property.

Following is a brief summary of each comparable and a summary grid comparing each property to the subject. Finally, a summary and value conclusion completes the process.

**Comparable #1** is located on Ratcliff Drive (near 84) in Dawsonville, GA. This comparable sold on 4/30/2018 for \$9,912/AC before adjustments. A downward adjustment was made to this comparable for not having any flood plain area whereas the subject does. Upward adjustments were made to this comparable for being in an inferior location in comparison to the subject, for having an inferior shape and for not having access to public sewer whereas the subject does. The indicated value of this comparable after adjustment is approximately **\$11,700/AC**.

**Comparable #2** is located on 56 Cantrell Road in Marble Hill, GA. This comparable sold on 2/20/2018 for \$8,106/AC before adjustments. Upward adjustments were made to this comparable for being in an inferior location in comparison to the subject, for having an inferior shape and for not having access to public sewer whereas the subject does. The indicated value of this comparable after adjustment is approximately **\$10,500/AC**.

**Comparable #3** is located on N. Seed Tick Road (South of 334) in Dawsonville, GA. This comparable sold on 3/29/2018 for \$14,493/AC before adjustments. A downward adjustment was made to this comparable for not having floodplain area whereas the subject does. An upward adjustment was made to this comparable for not having access to public sewer whereas the subject does. The indicated value of this comparable after adjustment is approximately **\$14,200/AC**.

**Comparable #4** is located on Etowah River Road (east of 2150) in Dawsonville, GA. This comparable sold on 11/8/2017 for \$13,248/AC before adjustments. Upward adjustments were made to this comparable for having more flood hazard area than the subject and for not having access to public sewer whereas the subject does. The indicated value of this comparable after adjustment is approximately **\$15,200/AC**.

### Adjustment Grid

Item	Subject	Land Comparable #1		Land Comparable #2		Land Comparable #3		Land Comparable #4	
Address/Location	Tax Id # 082 003 001	Ratcliff Dr (near 84)		56 Cantrell Rd		N. Seed Tick Rd (S of 334)		Etowah River Rd (E of 2150)	
	Tax Id # 092 001 001 Dawsonville	Dawsonville		Marble Hill		Dawsonville		Dawsonville	
Proximity to Subject		±4.1 mi SE		±7.2 mi NW		±2.0 mi SE		±5.1 mi E	
Sales Price		\$169,400		\$350,000		\$290,000		\$369,500	
Price Per Unit (AC)		\$9,912		\$8,106		\$14,493		\$13,248	
Sales Date		4/30/2018		2/20/2018		3/29/2018		11/8/2017	
Value Adjustments									
Rights Conveyed		Fee Simple	\$0	Fee Simple	\$0	Fee Simple	\$0	Fee Simple	\$0
Sales Financing		Conventional	\$0	Conventional	\$0	Conventional	\$0	Conventional	\$0
Concessions		Typical	\$0	Typical	\$0	Typical	\$0	Typical	\$0
Conditions of Sale		Arms Length	\$0	Arms Length	\$0	Arms Length	\$0	Arms Length	\$0
Total Value Adjustments		\$0		\$0		\$0		\$0	
Value Adjusted									
Price per Unit		\$9,912		\$8,106		\$14,493		\$13,248	
Market Conditions		X		X		X		X	
Time (%)		0.0%		0.0%		0.0%		0.0%	
Time Adjusted									
Price per Unit		\$9,912		\$8,106		\$14,493		\$13,248	
Size (AC)	77.67 (total)	17.090	Similar	43.180	Similar	20.010	Similar	27.890	Similar
Location / Access	Good	Average	Inferior	Average	Inferior	Good	Similar	Good	Similar
Shape	Irregular	Very Irregular	Inferior	Very Irregular	Inferior	Irregular	Similar	Irregular	Similar
Topography	Rolling	Rolling	Similar	Rolling	Similar	Rolling	Similar	Rolling	Similar
Condition	Wooded	Wooded	Similar	Wooded	Similar	Wooded	Similar	Wooded	Similar
Zoning (H&B Use)	Inst / Resid	RSRMM	Similar	RA	Similar	RA	Similar	RRE	Similar
Flood Hazard	±24.5%	0.00%	Superior	25%	Similar	0.00%	Superior	36%	Inferior
Utilities	Public Water	Public Water	Similar	Public Water	Similar	Public Water	Similar	Public Water	Similar
	Public sewer	Septic	Inferior	Septic	Inferior	Septic	Inferior	Septic	Inferior

Out of the comparables reviewed and analyzed, the above were selected for direct comparison to the Subject. In order to estimate the market value of the Subject’s land, I have considered the value range before adjustments (**\$8,106/AC** to **\$14,493/AC**), the range after consideration of adjustments (**\$10,500/AC** to **\$15,200/AC**), the adjusted mean (**\$12,900/AC**), and the adjusted median (**\$12,950/AC**).

<b>Adjusted Values</b>	
Minimum	\$10,500
Maximum	\$15,200
Mean	\$12,900
Median	\$12,950

In reaching an opinion of value for the subject parcel, I have considered all the comparables, and equally weighted them in reaching a conclusion of value for the subject. I have also taken into consideration the location of the subject parcel within the market. As a result of the location I have determined that a value at the upper end of the range would be appropriate.

I have estimated the value of the subject land at **\$14,000/AC** “as though vacant”.

**Land Value Calculation**  
 (±77.670 AC @ \$14,000 per AC): \$1,087,380  
**Rounded (\$1,100,000)**

**Final Reconciliation**

The process of reconciliation involves the analysis of each approach to value that was developed in relation to its relevance and reliability. In this appraisal, only one (1) approach to value was developed. Therefore, reconciliation is technically not applicable.

**The final value Indications by approach are:**

Cost Approach	<b>N/A</b>
Sales Comparison Approach	<b>\$1,100,000</b>
Income Approach	<b>N/A</b>

**Final Value Conclusion**

Based on the data and analyses developed in this appraisal, I have reconciled to an estimated value of **\$1,100,000**, as of **March 12, 2019** subject to the Limiting Conditions and Assumptions of this appraisal.

## **LIMITING CONDITIONS AND ASSUMPTIONS**

Acceptance of and/or use of this report constitutes acceptance of the following limiting conditions and assumptions; these can only be modified by written documents executed by both parties.

This report has been made with the following general assumptions:

1. No responsibility is assumed for legal description or for matters including legal or title consideration. Title to the property is assumed to be good and marketable unless otherwise stated.
2. The property is appraised as free and clear of any or all liens and encumbrances unless otherwise stated.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others, including information furnished by an owner or obtained from county tax or deed information, is believed to be reliable. However, no warranty is given for its accuracy.
5. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
6. It is assumed that there are no hidden or unapparent conditions on the property, subsoil or structures that render it more or less stated, defined, and considered in this report.
7. It is assumed that there is a full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined and considered in this report.
8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with unless non-conformity has been stated, defined, and considered in this report.
9. It is assumed that all required licenses, certificates of occupancy or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed, for any use on which the value estimate contained in this report is based.
10. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in the report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless stated. No survey has been made for the purpose of this report.

11. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in this report.

12. I am not qualified to detect hazardous waste and/or toxic materials. Any comment by me that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. My value estimate is predicted on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. My descriptions and resulting comments are the result of the routine observations made during the appraisal process.

13. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.

14. Any proposed improvements, are assumed to be completed in a good workmanlike manner in accordance with the submitted plans and specifications.

15. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

16. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without my written consent, and in any event, only with proper written qualification and only in its entirety. Therefore, my liability shall be expressly limited to the person for whom the report is addressed and any reliance thereon by any third party shall not be justifiable and, therefore, at the peril of such third party.

17. Neither all, nor any part of the contents of this report, (especially any conclusions as to value, my identity as appraiser, or my appraisal firm), shall be disseminated to the public through advertising, public relations, news, sales, or other media without my prior written consent and approval.

18. I am not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.

19. It is a condition of this report that the subject property, including any proposed improvement, meets all governmental regulations and restrictions including, but not limited to zoning requirements, building and development codes, drainage requirements and all fire safety laws.

20. It is a condition that the property is subject to typical easements such as right of way for electrical power-lines, sewer easements, natural gas lines, as well as telephone lines and water lines.

21. It is a condition of the report that no soil-boring test has been made and the stated value would be subject to such a test.

22. It is a condition of this report that any marketing of the property would expressly require effective and aggressive sales methods and techniques, reasonable pricing, market exposure and coverage, and unless stated any suggested improvements or repairs completed in order to market the property.

23. Unless stated in the letter of transmittal, this report was not prepared for a savings and loan institution, its affiliate, or to be utilized by a savings and loan institution, and, therefore, was not specifically prepared to meet any Federal Home Loan Bank requirements.

24. The subject is specifically conditioned on the market conditions as they existed on the effective date of value, and any change of market condition could affect the market value stated.

25. It is a condition of this report that the client or reader of this report is aware that I am not professionally qualified to determine structural, mechanical or other constructional soundness of any item or items either part of or associated with the subject property or the report. Unless stated otherwise, the estimated value is based on the property being structurally and mechanically sound. Any minor or major possible problem would be subject to an inspection by a qualified, registered engineer and any costs to cure the problem would be deducted from the estimated market value estimate along with any finance costs, contractor's profit and any other related costs.

## APPRAISER CERTIFICATION

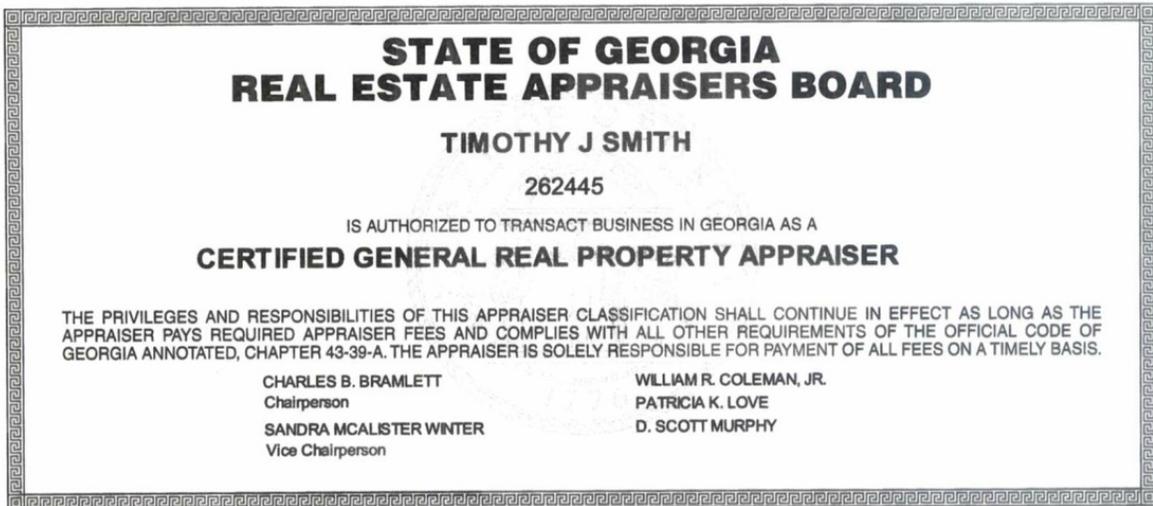
### I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analysis, opinion, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, unbiased professional analysis, opinions, and conclusions.
3. I have no present or prospective interest in the subject of this report and I have no personal interest or bias with respect to the parties involved.
4. I have not performed services as an appraiser regarding the subject property within a three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this report.
8. My analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice; the Georgia Real Estate Appraiser Classification and Regulation Act, and the Rules and Regulations of the Georgia Real Estate Appraisers Board.
9. I have made a personal inspection of the subject of this report.
10. No one provided significant real property appraisal assistance to me in the completion of this assignment.



Timothy J. Smith  
Certified General Real Estate Appraiser  
State of Georgia, # 262445

## APPRAISER QUALIFICATIONS



Initially licensed as a Real Estate Appraiser by the state of Georgia in May of 2003  
Founder and President of J & T Smith Inc., a real estate appraisal and consulting firm

Initially licensed as a Real Estate Salesperson by the state of Georgia in November of 2007  
Permitted under the brokerage of Bob Wood Realty Company as a Real Estate Salesperson

Appraisal expertise includes traditional residential and commercial appraisals on numerous property types, as well as eminent domain (acquisition) work for multiple government agencies. Special assignments of note include sewer treatment facilities and infrastructure, billboards, and airport easements and related acquisitions.

### REAL ESTATE RELATED EDUCATION/STUDIES:

#### Appraisal Institute

Evaluating Commercial Construction	September 2013
Litigation Appraising	September 2012
The Appraiser as an Expert Witness	November 2011
Discounted Cash Flow Modeling	March 2010
Regulatory Update, 2009 Issues/Answers	March 2009
The Art of Appraising in a Recession	April 2009
Condemnation Appraising Advanced Topics	August 2008
Condemnation Appraising	August 2007

#### Appraisal Management Solution, Inc.

New Fannie Mae Requirements 2009	March 2009
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#### Bob Wood Academy of Real Estate

Real Estate Salesperson Post-Licensing	March 2008
Real Estate Salesperson Pre-Licensing	September 2007

**Bailey Academy of Real Estate**

AQB USPAP Updates	2006,2008,2010,2012
FNMA Forms (UAD)	May 2011
It's Not My Fault – GA LAW	October 2010
Certified General Income Approach (4)	June 2006
Certified General Income Approach (3)	May 2006
Certified General Income Approach (2)	April 2006
Certified General Income Approach (1)	March 2006
Appraisal Math	March 2006
Cost Approach to Valuation	January 2006
Income Capitalization Approach	November 2003

**Georgia Appraiser School**

Creating Compliant Non Fannie Report	February 2019
FHA Update	November 2018
Supervisor / Trainee Appraiser	May 2017
Residential Measuring Standards	January 2017
USPAP Rules / Georgia Rules	October 2016
Appraiser Complaints / Case Studies	January 2016
AQB USPAP Updates	2014, 2015, 2017
Technology for Appraisers	April 2014

**International Right of Way Association**

Principles of Real Estate Engineering	November 2007
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**McKissock**

Manufactured Home Appraisal	January 2019
Income Approach Case Studies	January 2019

**Real Estate Information Mgt. School**

Georgia Appraisal Law	November 2005
AQB USPAP 2004 Update	December 2004
Appraisal Review	December 2004

**Real Estate Resource Academy**

Georgia License Law (Real Estate Sales)	December 2017
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**Real Estate Resource Center**

Pre-licensing for Appraisers	March 2003
USPAP (Pre-licensing)	March 2003

**RELATED MEMBERSHIPS:**

International Right of Way Association; National Association of Realtors  
North Atlanta Metro Association of Realtors

Georgia Department of Transportation Prequalified Real Estate Appraisal Supplier (Supplier ID # 0000492057)

## **ADDENDA**

Subject Tax Card  
Subject Tax Aerial Photo  
Flood Plain Map  
Zoning Map  
Photos of Subject  
Subject Deed  
Comparables Location Map  
Comparable Data Sheets

# TAX CARD 1 of 2



**Summary**

Parcel Number 082.006.001  
 Location Address  
 Legal Description LL 302 303 310 311 LD 4-1  
 (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 CITY  
 Tax District DAWSONVILLE (District 02)  
 Millage Rate 23.916  
 Acres 75.82  
 Neighborhood Dawsonville (00003)  
 Homestead Exemption No (S0)  
 Landlot/District N/A

[View Map](#)

**Owner**

DAWSON COUNTY BOARD OF COMMISSIONERS  
 25 JUSTICE WAY  
 SUITE 2313  
 DAWSONVILLE, GA 30534

**Rural Land**

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	3	75.82

**Sales**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/19/2018	1314 133	43 27	\$0	Quitclaim	ASSOCIATION COUNTY COMMISSIONERS OF GA	DAWSON COUNTY BOARD OF COMMISSIONERS
4/27/2004	594 103	49 75	\$0	Government	DAWSON COUNTY GEORGIA	ASSOCIATION COUNTY COMMISSIONERS
4/27/2004	594 101	49 75	\$0	Government	W F ORR & COMPANY IN	DAWSON COUNTY GEORGIA
3/16/2000	337 185	49 75	\$0	Gift	ORR INVESTMENTS A TR	W F ORR & COMPANY IN
3/16/2000	337 180	37 217	\$90,000	Quitclaim	PEAKS & VALLEYS INC	ORR INVESTMENTS A TR
3/16/2000	337 179	37 217	\$0	Corrective Deed	SALES DEPOT TRUST	ORR INVESTMENTS A TR
3/16/2000	337 178	37 217	\$0	Corrective Deed	SALES DEPOT TRUST	PEAKS & VALLEYS INC
3/16/2000	337 175	37 217	\$0	Corrective Deed	VANDIVIERE JOHN A	SALES DEPOT TRUST

**Valuation**

	2018	2017	2016	2015
Previous Value	\$618,380	\$618,380	\$618,380	\$618,380
Land Value	\$618,380	\$618,380	\$618,380	\$618,380
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$618,380	\$618,380	\$618,380	\$618,380

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.

The Dawson County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

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Developed by  
 Schneider  
 GEOSPATIAL  
 Version 2.2.5

## TAX CARD 2 of 2



**qPublic.net™** Dawson County, GA

### Summary

**Parcel Number** 092 001 001  
**Location Address**  
**Legal Description** LL 242 303 LD 4-1  
(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** RA  
**Tax District** UNINCORPORATED (District 01)  
**Millage Rate** 23.916  
**Acres** 1.85  
**Neighborhood** Dawsonville (00003)  
**Homestead Exemption** No (50)  
**Landlot/District** N/A

[View Map](#)

### Owner

[DAWSON COUNTY BOARD OF COMMISSIONERS](#)  
 25 JUSTICE WAY  
 SUITE 2313  
 DAWSONVILLE, GA 30534

### Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	1.85

### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/19/2018	1314 133	43 27	\$0	Quitclaim	ASSOCIATION COUNTY COMMISSIONERS OF GA	DAWSON COUNTY BOARD OF COMMISSIONERS
1/19/2006	717 59	43 27	\$0	Quitclaim	ASSOCIATION COUNTY COMMISSIONERS	ASSOCIATION COUNTY COMMISSIONERS
4/27/2004	594 103	43 27	\$0	Government	DAWSON COUNTY GEORGIA	ASSOCIATION COUNTY COMMISSIONERS
4/27/2004	594 101	43 27	\$0	Government	W F ORR & CO INC	DAWSON COUNTY GEORGIA
5/9/2003	514 438	43 27	\$10,000	Fair Market Sale (Vacant)	WATSON LOUIS B & BECKEMEYER SH	W F ORR & CO INC
5/9/2003	514 436	43 27	\$0	Corrective Deed	ORR INVESTMENTS	WATSON LOUIS B & BECKEMEYER SHERRY
6/1/2000	344 437	43 27	\$0	Quitclaim	PEAKS & VALLEYS INC	ORR INVESTMENTS
4/21/2000	341 546	43 27	\$0	Quitclaim	CARDIN ARTHUR E SR	ORR INVESTMENTS
3/7/2000	338 444	43 27	\$3,200	Tax Sale	ORR INVESTMENTS A TR	CARDIN ARTHUR E SR
3/19/1998	265 8	43 27	\$0	Title	SALES DEPOT TRUST	ORR INVESTMENTS A TR
11/21/1997	255 379	43 27	\$0	Quitclaim	SALES DEPOT TRUST	SALES DEPOT TRUST

### Valuation

*\*Some 2019 values are under appeal, please call the Tax Assessor's office if you have any questions*

	2019	2018	2017	2016	2015
Previous Value	\$28,694	\$28,694	\$28,694	\$26,109	\$26,109
Land Value	\$28,694	\$28,694	\$28,694	\$28,694	\$26,109
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$28,694	\$28,694	\$28,694	\$28,694	\$26,109

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.

The Dawson County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

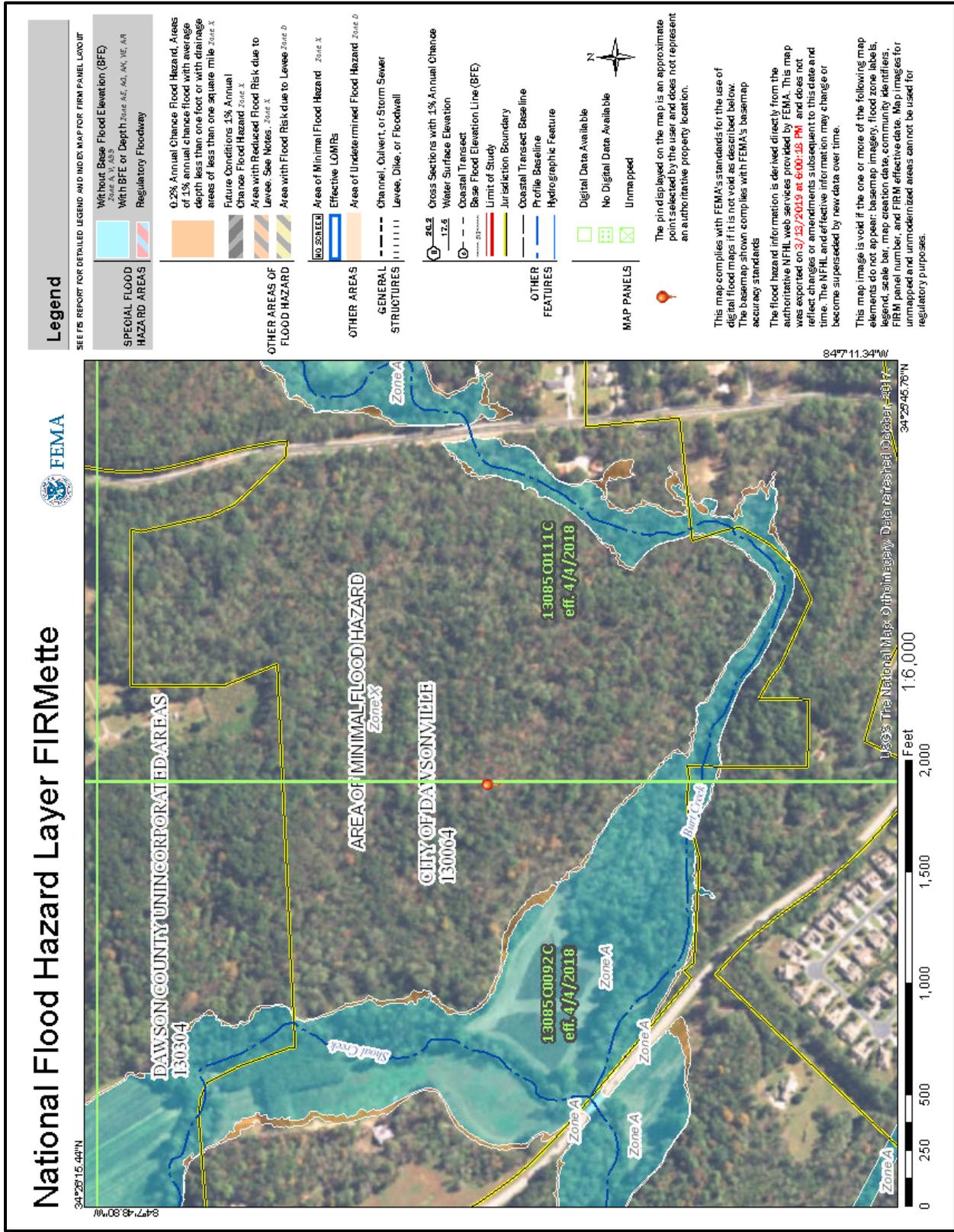


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Version 2.2.26



# SUBJECT FLOOD MAP



# ZONING MAP (City of Dawsonville)

**Legend**

- Ponds and Lakes
- Steams and Rivers
- City Limits
- Dawson County Road Centerline 2017
- Dawson County Parcels 2017

**Zoning Districts**

- R-1, Restricted Single Family Residential
- R-2, Single Family Residential District
- R-3, Single Family Residential
- R-3R, Manufactured Home Subdivision
- R-6, Multiple Family Residential
- PUD, Planned Unit Development District
- INST, Institutional District
- TB, Town Business District
- CBD, Central Business District
- HB, Highway Business District
- NB, Neighborhood Business District
- O, Office District
- LI, Light Industrial
- CIR, Restricted Industrial
- PCS, Planned Conservation Subdivision
- RA, Restricted Agricultural

NOTE: This map compiled from Dawson County tax maps and information supplied by the City of Dawsonville. It is to be used for zoning purposes only. Georgia Mountains RC assumes no responsibility for the accuracy of information contained herein.

This is to certify that this is the Official Zoning Map referred to in Section 403 of the Zoning Ordinance of the City of Dawsonville, Georgia.

Adopted July 19, 2004

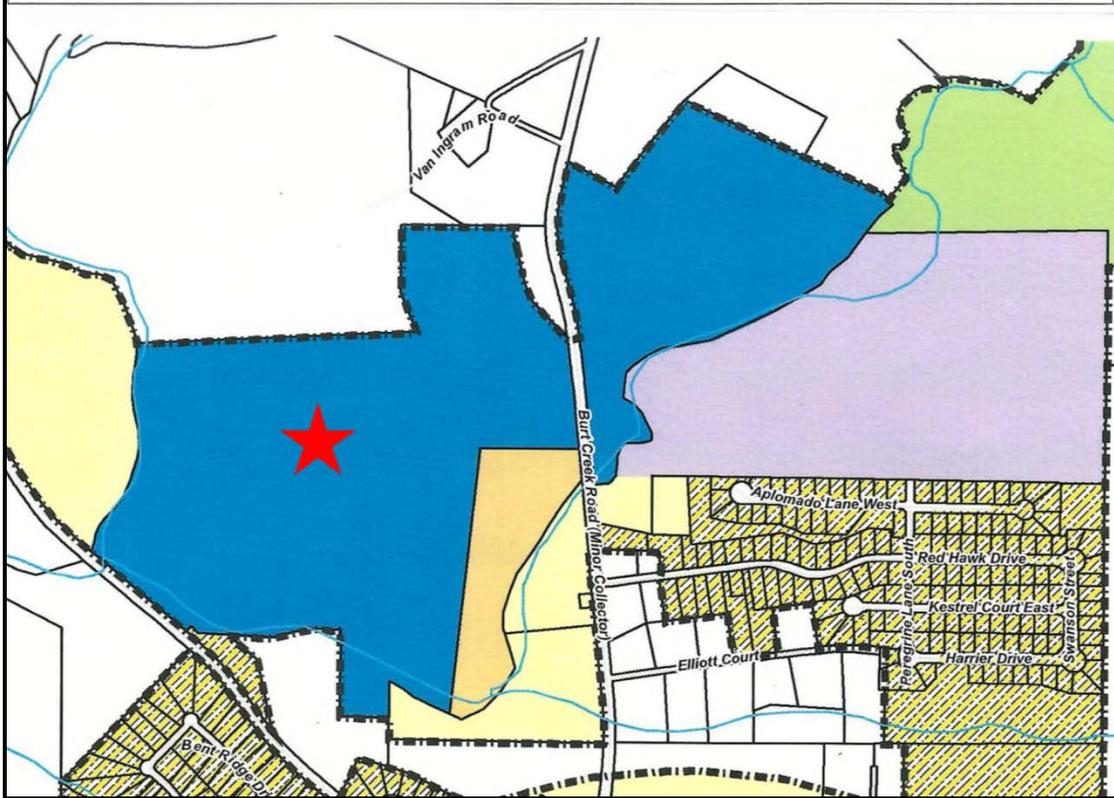
Amended Through June 20, 2018

\_\_\_\_\_  
Mayor, Mike Eason

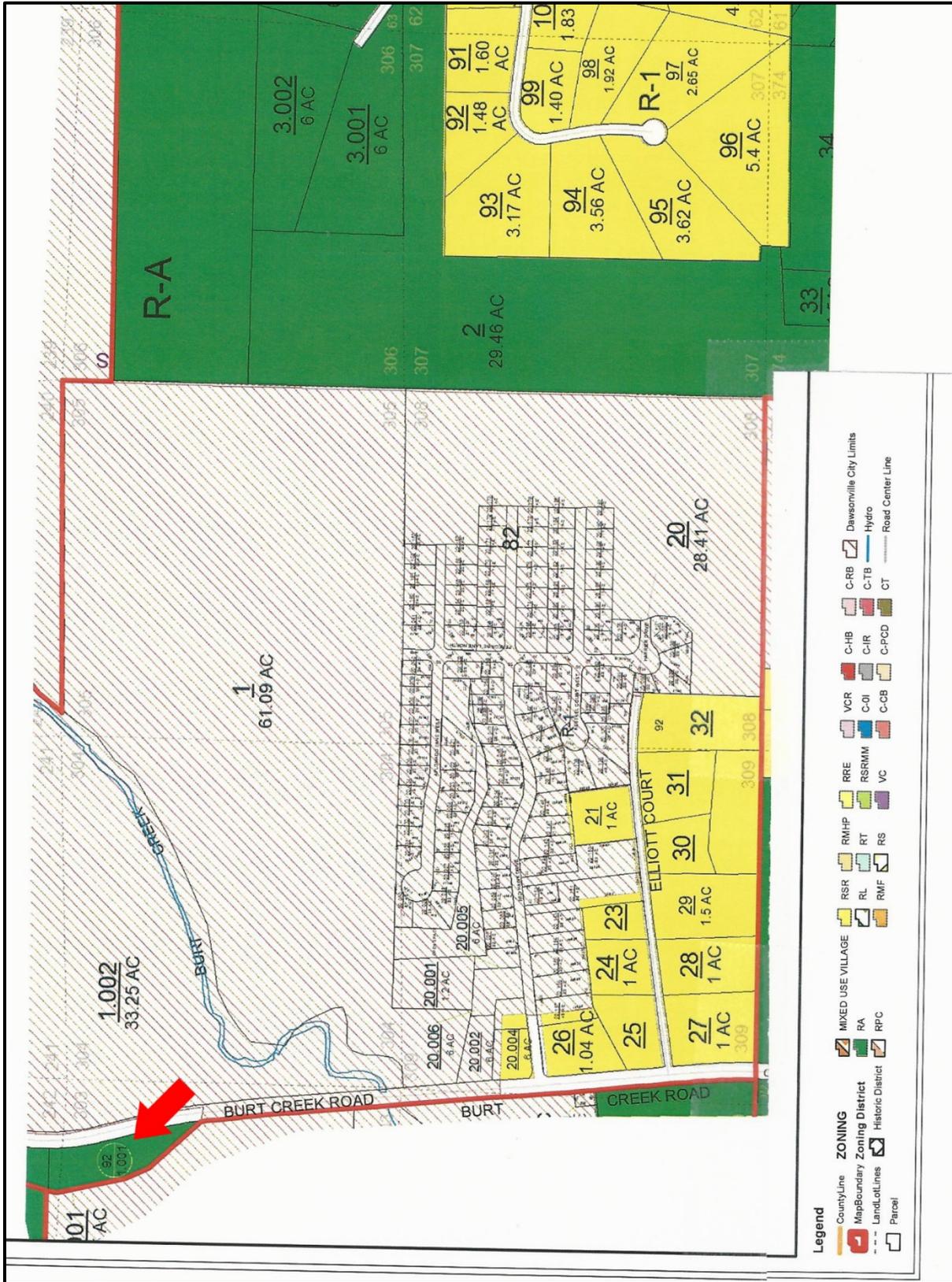
\_\_\_\_\_  
City Clerk, Beverly Bannister

**Georgia Mountains Regional Commission**

Map Prepared By: BJC, September, 2018



# ZONING MAP (Dawson County)



**SUBJECT PHOTOS**



Looking east at subject on Shoal Creek Road, photo by Timothy Smith 3/12/2019



Looking toward subject along Burt Creek Road, photo by Timothy Smith 3/12/2019



Looking southeast toward Shoal Creek Bridge, photo by Timothy Smith 3/12/2019



Looking northwest toward subject from Shoal Creek Road, photo by Timothy Smith 3/12/2019



Street view looking north along Burt Creek Rd, photo by Timothy Smith 3/12/2019



Street view looking south along Burt Creek Rd, photo by Timothy Smith 3/12/2019

**DEED (PAGE 1 OF 3)**

Deed Doc: QCD  
Recorded 09/27/2018 11:08AM  
Georgia Transfer Tax Paid : \$0.00  
JUSTIN POWER  
Clerk Superior Court, DAWSON County, Ga.  
Bk 01314 Pg 0133-0135  
Penalty: \$0.00  
Interest: \$0.00  
0422018001646  
Participants: 1639786858

AFTER RECORDING RETURN TO:

Kelly Pridgen  
Association County Commissioners of Georgia  
191 Peachtree St. NE, Suite 700  
Atlanta, GA 30303-1776

**STATE OF GEORGIA**

**COUNTY OF DAWSON**

**QUIT-CLAIM DEED**

**THIS QUIT-CLAIM DEED** is entered into as of the 10<sup>th</sup> day of September, 2018, by **ASSOCIATION COUNTY COMMISSIONERS OF GEORGIA** (herein referred to as "Grantor") in favor of **DAWSON COUNTY, GEORGIA** (hereinafter referred to as "Grantee") (the terms Grantor and Grantee to include their respective heirs, legal representatives, successors and assigns where the context hereof requires or permits).

**WITNESSETH THAT:**

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy, and sufficiency of which are hereby acknowledged by Grantor, Grantor hereby bargains, sells, demises, releases and forever quit-claims to Grantee, its successors and assigns, all the right, title, interest, claim or demand which Grantor has or may have in and to the real property described in Exhibit A attached hereto (the "Property") and incorporated herein by this reference with all rights, members and appurtenances belonging to the Property.

DEED (PAGE 2 OF 3)

Bk 01314 Pg 00134

IN WITNESS WHEREOF, Grantor has executed and sealed this instrument as of the day and year first above written.

ASSOCIATION COUNTY COMMISSIONERS OF GEORGIA

(SEAL)

By: [Signature]  
Daye Wills, Executive Director

Signed, sealed and delivered in the presence of:

Approved as to Form  
[Signature]  
[Name]

[Signature]  
Unofficial Witness

[Signature]  
Notary Public

My Commission Expires:  
\_\_\_\_\_



**EXHIBIT A**

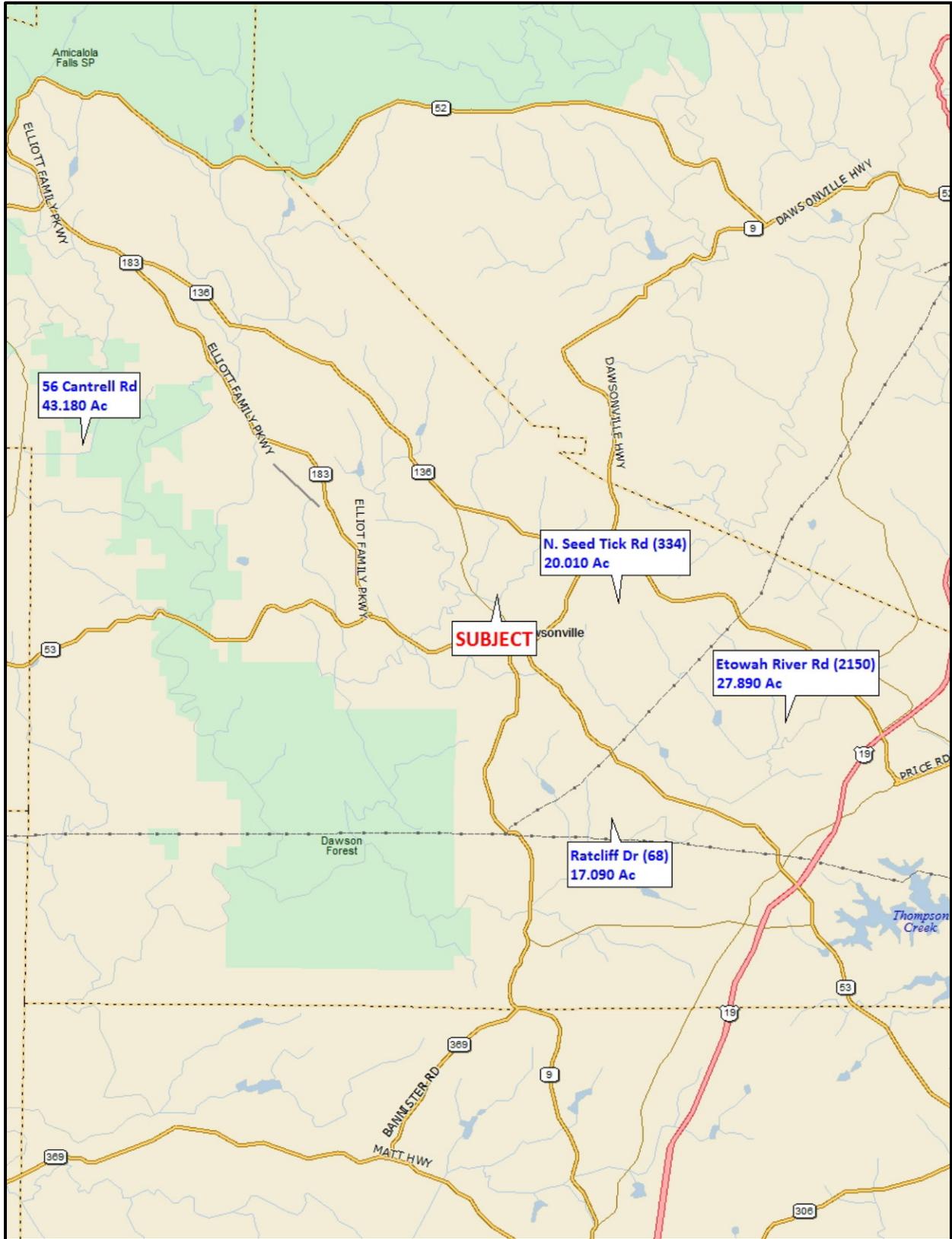
**Tract 1:**

All that tract or parcel of land lying and being in Land Lots 302, 303, 310, and 311 of the 4<sup>th</sup> District, 1<sup>st</sup> Section of Dawson County, Georgia, consisting of 75.82 acres, more or less, together with all improvements located thereon, and being more particularly set out on a plat of survey dated June 27, 1997, revised August 26, 1997, and prepared for Sales Depot by David W. Bealle, G.R.L.S. This Plat is recorded in Plat Book 49, page 75, Dawson County Records, and is incorporated herein by reference for a more detailed description.

**Tract 2:**

All that tract or parcel of land lying and being in Land lots 242 and 303 of the 4<sup>th</sup> District, 1<sup>st</sup> Section of Dawson County, Georgia, consisting of 1.85 acres, more or less, together with all improvements located thereon, and being more particularly set out on a Plat of Survey dated August 8, 1997, prepared for Sale Depot by David W. Bealle, G.R.L.S. This plat is recorded in Plat Book 43, Page 27, Dawson County Records, and is incorporated herein by reference for a more detailed description.

# MAP, LAND COMPARABLES



## LAND COMPARABLE #1

### Location/Identification:

Address: Ratcliff Drive (Near 84)  
County: Dawson  
City: Dawsonville  
Tax Parcel #: 095-150-002

### Sale Data:

Grantor: Marisa P. Helton  
Grantee: John M. and Rachel Senter III  
Deed Book/Page: 1291/576  
Sale Date: 4/30/2018  
Sale Price: \$169,400  
Price/Unit: \$9,912 AC

**Financing:** No extraordinary concessions or financing were noted

**Conditions of Sale:** Appears Arm's Length Transaction

### Site Data:

Area: 17.090 AC  
Shape: Irregular  
Frontage: ±215' on Ratcliff Drive  
Condition: Wooded  
Topography: Rolling  
Utilities: All typical, no public sewer service available  
Flood Hazard Area %: ±0%  
Zoning: RSRMM (Residential Sub-Rural Manufactured/Moved)  
Highest & Best Use: Residential development

**Inspection Date:** 3/20/2019

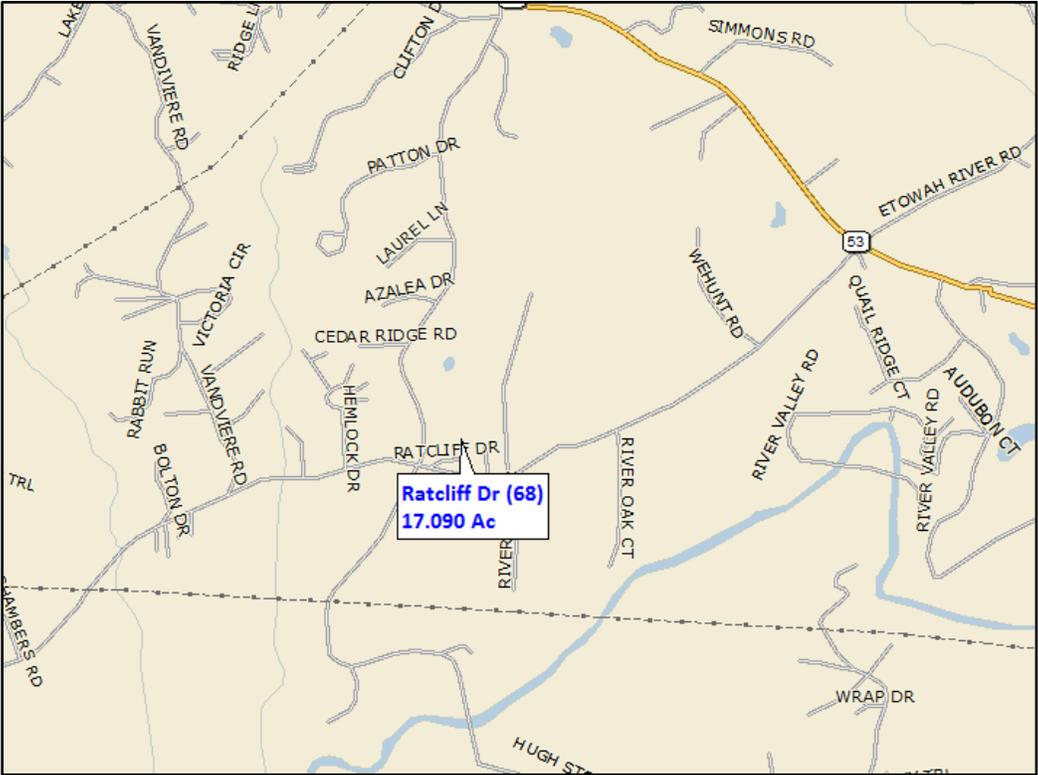
**Verification:** MLS; Deed; Tax Records;  
Listing Agent Office, Anna Duncan, (706-344-0609)

**Comments:** Per the listing agents' office, the buyer intended to use the property for the construction of one (1) single family residence. At the time of my site visit the owners were attempting to have the property rezoned from the classification that was in place at the time of the transaction. There are mid to upper level newly constructed residences nearby.

**LAND COMPARABLE #1**



**LOCATION MAP**



## LAND COMPARABLE #2

### Location/Identification:

Address: 56 Cantrell Road  
County: Dawson  
City: Marble Hill  
Tax Parcel #: 033-000-014 (at time of sale)

### Sale Data:

Grantor: James M. Cantrell, Johnie G. Harben and Tammy R. Walker  
Grantee: Thomas E. Parker  
Deed Book/Page: 1282/233  
Sale Date: 2/20/2018  
Sale Price: \$350,000  
Price/Unit: \$8,106 AC

**Financing:** No extraordinary concessions or financing were noted

**Conditions of Sale:** Appears Arm's Length Transaction

### Site Data:

Area: 43.180 AC  
Shape: Irregular  
Frontage: ±470' on Cantrell Road and ±1770' on Amicalola Church Road  
Condition: Wooded  
Topography: Rolling  
Utilities: All typical, no public sewer service available  
Flood Hazard Area %: ±25%  
Zoning: RA (Residential Agricultural)  
Highest & Best Use: Residential development

**Inspection Date:** 3/20/2019

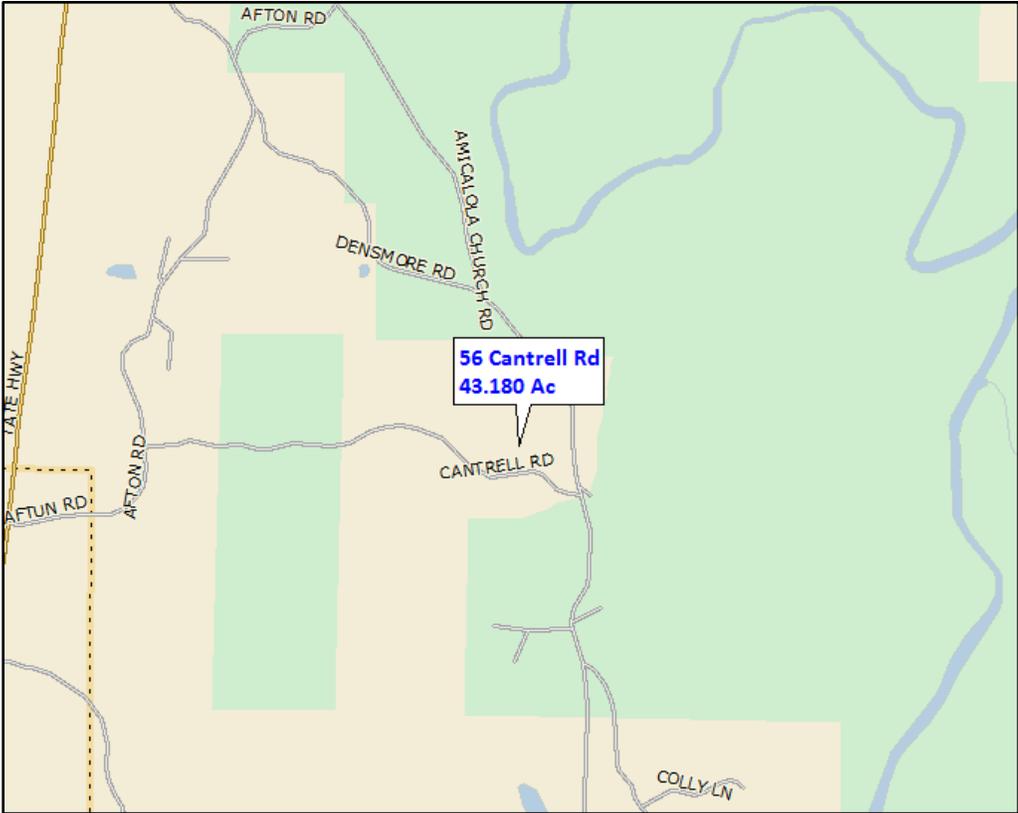
**Verification:** MLS; Deed; Tax Records  
Listing Agent, Jack Camprini (770-856-9725)

**Comments:** Although the current zoning classification restricts the property to a single principle farm residence, the listing agent stated the buyer intended to construct multiple residences on the site, primarily for family members. There were indications on the property that construction was underway.

**LAND COMPARABLE #2**



**LOCATION MAP**



### LAND COMPARABLE #3

**Location/Identification:**

Address: North Seed Tick Road (South of 334)  
County: Dawson  
City: Dawsonville  
Tax Parcel #: 092-000-008 and 092-008-002

**Sale Data:**

Grantor: Ronnie V. and Rebecca Brown  
Grantee: Greg H. and Tammy L. Lax  
Deed Book/Page: 1287/392  
Sale Date: 3/29/2018  
Sale Price: \$290,000  
Price/Unit: \$14,493 AC

**Financing:** No extraordinary concessions or financing were noted

**Conditions of Sale:** Appears Arm's Length Transaction

**Site Data:**

Area: 20.010 AC  
Shape: Irregular  
Frontage: ±320' on North Seed Tick Road  
Condition: Wooded  
Topography: Rolling  
Utilities: All typical, No public sewer service available  
Flood Hazard Area %: ±0%  
Zoning: RA (Residential Agricultural)  
Highest & Best Use: Residential development

**Inspection Date:** 3/20/2019

**Verification:** MLS; Deed; Tax Records;  
Listing Agent, Pam Wills (404-317-1582)

**Comments:** The listing agent stated she believed the property was going to be developed with one (1) single family residence. There was no evidence of development at the time of my inspection. This property is located in an area of older and modest homes.

**LAND COMPARABLE #3**



**LOCATION MAP**



## LAND COMPARABLE #4

### Location/Identification:

Address: Etowah River Road (East of 2150)  
County: Dawson  
City: Dawsonville  
Tax Parcel #: 111-024-002

### Sale Data:

Grantor: Brandy E. Landen and Descendants Trust and the Ashley R. Landen and Descendants Trust  
Grantee: Mickey W. and Sarah J. Thomas  
Deed Book/Page: 1268/301  
Sale Date: 11/8/2017  
Sale Price: \$369,500  
Price/Unit: \$13,248 AC

**Financing:** No extraordinary concessions or financing were noted

**Conditions of Sale:** Appears Arm's Length Transaction

### Site Data:

Area: 27.890 AC  
Shape: Irregular  
Frontage: ±485' Etowah River Road  
Condition: Wooded  
Topography: Rolling  
Utilities: All typical, no public sewer service available  
Flood Hazard Area %: ±36%  
Zoning: RSR (Residential Sub-Rural)  
Highest & Best Use: Residential development

**Inspection Date:** 3/20/2019

**Verification:** FMLS, Deed; Tax Records;  
Listing Agent, Randall L. Umberger (770-401-0514)

**Comments:** The listing agent believed the property was going to be developed with one (1) single family residence. There was a driveway in place at the time of my inspection along with a very nice barn that had recently been constructed. There were some upscale homes nearby.

**LAND COMPARABLE #4**



**LOCATION MAP**

