FULTON COUNTY BOARD OF ASSESSORS

235 Peachtree Street, NE ♦ Suite 1400 ♦ Atlanta, Georgia 30303
Regular Meeting Agenda
July 22, 2021
12:30 PM

Call to Order

Roll Call

Election of Chair and Vice-Chair

21-0722-100 – Approval of Agenda

Invocation

21-0722-101 – Approval of June 17, 2021 Minutes

Public Comment

Fulton County Development Authority
21-0722-102 – Kaplan Residential – 2nd Amendment – AG-ACV Square One Owner LLC
21-0722-103 – Westside Village Atlanta LLC – 1st Amendment – ACK Alpha LLC
21-0722-104 – Excel Inc – 2nd Amendment – USLP Palmetto LP
21-0722-105 – NP 15th Street LLC – 1st Amendment – RLJ Lodging Acquisitions LLC
21-0722-106 – 8 West Apartments LLC – 1st Amendment – Eight Residences LP

City of South Fulton Development Authority
21-0722-107 – CHMC-ONH1 LLC
21-0722-108 – CHMC-ONH2 LLC

21-0722-109 – Approval of July 8, 2021 Consent Agenda

Consent Agenda

21-0722-200 – Homestead Exemption Changes	Page 4
21-0722-201 – Exemption Approvals	Page 13
21-0722-202 – Exemption Denials	Page 15
21-0722-203 – Conservation Use Approvals	Page 33
21-0722-204 – Personal Property Releases	Page 46
21-0722-205 – Residential Administrative Changes	Page 48
21-0722-206 – Commercial Administrative Changes	Page 52
21-0722-207 – 2020 Appeal Second Reviews w/Value Freeze	Page 64
21-0722-208 – 2020 Appeal Second Reviews	Page 65
21-0722-209 – 2021 Appeal Withdrawals (Personal Property)	Page 66

Chief Appraiser's Report & Office Updates

1. Customer Service
2. Staffing
3. Budget Status
4. Project Updates
5. Community Organizations

Fulton County Board of Assessors
Regular Meeting Minutes – June 17, 2021

Board Member Attendance: Michael Fitzgerald, Chair; Edward London, Vice-Chair; Salma Ahmed, Lisa Aman and Pamela Smith.

Staff Attendance: DeWayne Pinkney, Secretary/Deputy Chief Appraiser; Dwight Robinson, Chief Appraiser; Curtis Broden, Tara Parker and Kevin Whitman, Deputy Chief Appraisers; Brian Gardner, Vincent Clark, and Gaetjens Coreus, Appraisal Managers; Henry Brigham, Information Systems Manager; Jacqueline Davis, Executive Assistant; June Neal, Administrative Specialist; Cheryl Ringer and Detriss Thomas; County Attorney's Office.

Presenters: Lauren Daniels, Fulton County Development Authority; Isaac Yilma, Atlanta Development Authority.

Michael Fitzgerald called the meeting to order at 12:32 p.m.

20-0617-100 – Approval of Agenda – Motion to approve: London, Second: Ahmed. The motion passed unanimously.

Invocation – Pamela Smith gave the invocation.

Public Comment – There were no public comment cards submitted.

Fulton County Development Authority
21-0617-102 – NF III Atlanta Midtown LLC – 1st Amendment – Odyssey Propco IX LLC – Motion to approve: London, Second: Aman. The motion passed unanimously.

Atlanta Development Authority
21-0617-103 – Landrum Family Development LP – Motion to approve: London, Second: Aman. The motion passed unanimously.

Consent Agenda – Motion to approve: Smith, Second: Ahmed. The motion passed unanimously.

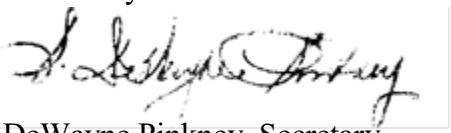
21-0617-200 – Field Book Changes
21-0617-201 – Homestead Exemption Changes
21-0617-202 – Exemption Approvals
21-0617-203 – Exemption Denials
21-0617-204 – Conservation Use Approvals
21-0617-205 – Conservation Use Breach
21-0617-206 – Personal Property Administrative Withdrawals
21-0617-207 – Freeport Exemption Denials
21-0617-208 – Commercial Administrative Changes
21-0617-209 – 2020 Appeal Withdrawals
21-0617-210 – 2020 Appeals to Superior Court

Pulled Items
1. 17-0061-0017-133-0 – Development Authority of Fulton County – 2020
2. 17-0174-LL-058-3 – Holy Innocents Episcopal School Inc – 2020

Chief Appraiser's Report

Adjournment – Motion to adjourn: Aman, Second: Ahmed. The meeting was adjourned at 1:25 p.m.

Submitted by:



S. DeWayne Pinkney, Secretary

BOARD OF TAX ASSESSORS MEETING OF
22 July, 2021

HEC Homestead Exemption Changes

HOMESTEAD DIVISION

	PARCEL ID YEAR APPRAISER	OWNER NAME REASON NOTES	PREVIOUS CURRENT CHANGE
1	07 -1500-0140-112-2 2020 MMS	TERRY ANN C & Homestead removal DID NOT APPLY FOR HOMESTEAD	166,100 166,100 0
2	08 -1400-0045-131-7 2020 FB	COUSINS GRADY & GARCEAU RACHEL Continuing occupancy REINSTATE	620,600 620,600 0
3	09F-2401-0083-198-8 2019 FB	BANKS CAROLYN Homestead removal DOES NOT OCCUPY PROPERTY	122,000 122,000 0
4	09F-2401-0083-198-8 2020 FB	BANKS CAROLYN Homestead removal DOES NOT OCCUPY PROPERTY	124,900 124,900 0
5	12 -1823-0343-034-3 2018 AW	FALAKI MOHAMED & GHALIA Continuing occupancy REINSTATEMENT	329,700 329,700 0
6	12 -1823-0343-034-3 2019 AW	FALAKI MOHAMED & GHALIA Continuing occupancy REINSTATEMENT	337,600 337,600 0
7	12 -1823-0343-034-3 2020 AW	FALAKI MOHAMED & GHALIA Continuing occupancy REINSTATEMENT	376,500 376,500 0

HEC Homestead Exemption Changes

HOMESTEAD DIVISION

	PARCEL ID YEAR	OWNER NAME REASON NOTES	PREVIOUS CURRENT CHANGE
8	12 -2421-0581-006-6	BELOCK MELINDA H	312,800
	2018	Homestead removal	312,800
		SPOUSE HAS HOMESTEAD IN LUMPKIN COUNTY	0
	MMS		
9	12 -2421-0581-006-6	BELOCK MELINDA H	320,200
	2019	Homestead removal	320,200
		SPOUSE HAS HOMESTEAD IN LUMPKIN COUNTY	0
	MMS		
10	12 -2421-0581-006-6	BELOCK MELINDA H	346,600
	2020	Homestead removal	346,600
		SPOUSE HAS HOMESTEAD IN LUMPKIN COUNTY	0
	MMS		
11	13 -0004-0001-022-2	HARRIS GLADIS J	140,700
	2020	Continuing occupancy	140,700
		REINSTATEMENT	0
	AW		
12	14 -0011-0001-061-9	BERGER PAMELA J	303,000
	2018	Homestead removal	303,000
		DOES NOT OCCUPY PROPERTY	0
	FB		
13	14 -0011-0001-061-9	BERGER PAMELA J	328,800
	2019	Homestead removal	328,800
		DOES NOT OCCUPY PROPERTY	0
	FB		
14	14 -0011-0001-061-9	BERGER PAMELA J	343,300
	2020	Homestead removal	343,300
		DOES NOT OCCUPY PROPERTY	0
	FB		

BOARD OF TAX ASSESSORS MEETING OF
22 July, 2021

HEC Homestead Exemption Changes

HOMESTEAD DIVISION

	PARCEL ID YEAR	OWNER NAME REASON NOTES	PREVIOUS CURRENT CHANGE
15	14 -0019-0004-024-6	BOUDREAUX BILLY J	381,200
	2018	Homestead removal	381,200
		HOMESTEAD IN DEKALB CO	0
	FB		
16	14 -0019-0004-024-6	BOUDREAUX BILLY J	444,000
	2019	Homestead removal	444,000
		HOMESTEAD IN DEKALB CO	0
	FB		
17	14 -0019-0004-024-6	BOUDREAUX BILLY J	452,000
	2020	Homestead removal	452,000
		HOMESTEAD IN DEKALB CO	0
	FB		
18	14 -0048-0012-147-0	KING ANDREW H	250,000
	2020	Homestead removal	250,000
		TAXPAYER REQUEST	0
	MMS		
19	14 -0060-0001-041-1	MADDOX RHONDA V	32,300
	2018	Homestead removal	32,300
		DOES NOT OCCUPY PROPERTY	0
	FB		
20	14 -0060-0001-041-1	MADDOX RHONDA V	62,100
	2019	Homestead removal	62,100
		DOES NOT OCCUPY PROPERTY	0
	FB		
21	14 -0060-0001-041-1	MADDOX RHONDA V	84,000
	2020	Homestead removal	84,000
		DOES NOT OCCUPY PROPERTY	0
	FB		

HEC Homestead Exemption Changes

HOMESTEAD DIVISION

	PARCEL ID YEAR	OWNER NAME REASON NOTES	PREVIOUS CURRENT CHANGE
22	14 -0088-0007-038-9	BAILEY JEANNA C	197,200
	2020	Homestead removal	197,200
		DOES NOT OCCUPY PROPERTY	0
	MMS		
23	14 -0110-0010-114-5	SCHMIDT KYLE &	170,300
	2020	Continuing occupancy	170,300
		REINSTATEMENT	0
	MMS		
24	14 -0145-0006-024-1	HARMON ANNIE L	18,500
	2015	Homestead removal	18,500
		PER CLOSING ATTORNEY	0
	FB		
25	14 -0145-0006-024-1	HARMON ANNIE L	18,500
	2016	Homestead removal	18,500
		PER CLOSING ATTORNEY	0
	FB		
26	14 -0145-0006-024-1	HARMON ANNIE L	18,500
	2017	Homestead removal	18,500
		PER CLOSING ATTORNEY	0
	FB		
27	14 -0145-0006-024-1	HARMON ANNIE L	37,600
	2018	Homestead removal	37,600
		PER CLOSING ATTORNEY	0
	FB		
28	14 -0145-0006-024-1	HARMON ANNIE L	79,500
	2019	Homestead removal	79,500
		PER CLOSING ATTORNEY	0
	FB		

BOARD OF TAX ASSESSORS MEETING OF
22 July, 2021

HEC Homestead Exemption Changes

HOMESTEAD DIVISION

	PARCEL ID YEAR	OWNER NAME REASON NOTES	PREVIOUS CURRENT CHANGE
29	14 -0145-0006-024-1 2020 FB	HARMON ANNIE L Homestead removal PER CLOSING ATTORNEY	108,700 108,700 0
30	14 -0174-0009-024-2 2018 FB	DANIEL CLARENCE E ET AL Homestead removal DOES NOT OCCUPY PROPERTY	15,300 15,300 0
31	14 -0174-0009-024-2 2019 FB	DANIEL CLARENCE E ET AL Homestead removal DOES NOT OCCUPY PROPERTY	25,100 25,100 0
32	14 -0174-0009-024-2 2020 FB	DANIEL CLARENCE E ET AL Homestead removal DOES NOT OCCUPY PROPERTY	45,800 45,800 0
33	14 -0208-0002-132-0 2019 FB	GORE KAREN M Homestead removal DOES NOT OCCUPY PROPERTY	56,300 56,300 0
34	14 -0208-0002-132-0 2020 FB	GORE KAREN M Homestead removal DOES NOT OCCUPY PROPERTY	85,600 85,600 0
35	14 -0231- LL-189-4 2020 AW	JENKINS BARBARA A Continuing occupancy REINSTATEMENT	166,700 166,700 0

HEC Homestead Exemption Changes

HOMESTEAD DIVISION

	PARCEL ID YEAR	OWNER NAME REASON NOTES	PREVIOUS CURRENT CHANGE
36	14 -0236-0003-012-9	YAKAM PATRICK J	167,900
	2018	Homestead removal	167,900
		DOES NOT OCCUPY PROPERTY	0
	FB		
37	14 -0236-0003-012-9	YAKAM PATRICK J	171,900
	2019	Homestead removal	171,900
		DOES NOT OCCUPY PROPERTY	0
	FB		
38	14 -0236-0003-012-9	YAKAM PATRICK J	214,800
	2020	Homestead removal	214,800
		DOES NOT OCCUPY PROPERTY	0
	FB		
39	14 -0242-0003-063-4	STURDIVANT MARSHALL &	39,400
	2018	Homestead removal	39,400
		DOUBLE HOMESTEAD	0
	FB		
40	14 -0242-0003-063-4	STURDIVANT MARSHALL &	47,300
	2019	Homestead removal	47,300
		DOUBLE HOMESTEAD	0
	FB		
41	14 -0242-0003-063-4	BROOKS MARGARET	67,600
	2020	Homestead removal	67,600
		DOUBLE HOMESTEAD	0
	FB		
42	14 -0242-0003-094-9	BROOKS MARGRET STURDIVANT	31,200
	2018	Homestead removal	31,200
		DOUBLE HOMESTEAD	0
	FB		

HEC Homestead Exemption Changes

HOMESTEAD DIVISION

	PARCEL ID YEAR	OWNER NAME REASON NOTES	PREVIOUS CURRENT CHANGE
43	14 -0242-0003-094-9 2019 FB	BROOKS MARGRET STURDIVANT Homestead removal DOUBLE HOMESTEAD	65,400 65,400 0
44	14 -0242-0003-094-9 2020 FB	BROOKS MARGRET STURDIVANT Homestead removal DOUBLE HOMESTEAD	95,300 95,300 0
45	14F-0078-0003-107-2 2020 FB	SOWELL DENISE C Homestead removal HOMESTEAD IN PA	162,500 162,500 0
46	17 -0032- LL-404-1 2018 AW	LITT ROBYN Continuing occupancy REINSTATEMENT DUE TO DIVORCE	220,600 220,600 0
47	17 -0032- LL-404-1 2019 EA1	LITT ROBYN Continuing occupancy REINSTATEMENT DUE TO DIVORCE	225,100 225,100 0
48	17 -0032- LL-404-1 2020 AW	LITT ROBYN Continuing occupancy REINSTATEMENT DUE TO DIVORCE	244,800 244,800 0
49	17 -0098-0017-041-2 2019 MMS	HEARN CHRISTOPHER A Homestead removal DOES NOT OCCUPY PROPERTY	169,800 169,800 0

HEC Homestead Exemption Changes

HOMESTEAD DIVISION

	PARCEL ID YEAR	OWNER NAME REASON NOTES	PREVIOUS CURRENT CHANGE
50	17 -0098-0017-041-2	HEARN CHRISTOPHER A	177,900
	2020	Homestead removal	177,900
		DOES NOT OCCUPY PROPERTY	0
	MMS		
51	17 -0100-0007-145-9	WATKINS JUANE A	228,400
	2020	Continuing occupancy	228,400
		REINSTATEMENT	0
	AW		
52	17 -0196- LL-157-7	FREEMAN MILLIE WEST	865,400
	2018	Homestead removal	865,400
		DOES NOT OCCUPY PROPERTY	0
	MMS		
53	17 -0196- LL-157-7	FREEMAN MILLIE WEST	939,500
	2019	Homestead removal	939,500
		DOES NOT OCCUPY PROPERTY	0
	MMS		
54	17 -0196- LL-157-7	FREEMAN MILLIE WEST	898,800
	2020	Homestead removal	898,800
		DOES NOT OCCUPY PROPERTY	0
	MMS		
55	22 -3872-1240-005-0	MCREE GUY FULTON JR	335,100
	2019	Homestead removal	335,100
		PREVIOUS OWNER HOMESTEAD	0
	FB		
56	22 -3872-1240-005-0	MCREE GUY FULTON JR	341,100
	2020	Homestead removal	341,100
		PREVIOUS OWNER HOMESTEAD	0
	FB		

HEC Homestead Exemption Changes

HOMESTEAD DIVISION

	PARCEL ID YEAR	OWNER NAME REASON NOTES	PREVIOUS CURRENT CHANGE
57	22 -5110-1040-082-8 2019 MMS	ROBINSON MICHELLE G Homestead removal DOES NOT OCCUPY	172,700 172,700 0
58	22 -5110-1040-082-8 2020 MMS	ROBINSON MICHELLE G Homestead removal DOES NOT OCCUPY	172,700 172,700 0
59	22 -5440-1116-010-9 2020 MMS	CROUCH HARVEY J & SOFIA C Homestead removal DOES NOT OCCUPY	690,400 690,400 0

BOARD OF TAX ASSESSORS MEETING OF
22 July, 2021

ME Exemption Approvals

EXEMPT PROPERTIES

	PARCEL ID YEAR APPRAISER	OWNER NAME REASON NOTES	PREVIOUS CURRENT CHANGE
1	17 -0100-0007-107-9	CAMPBELL STONE L P	7,300,173
	2021	Make Exempt	7,300,173
		HOME FOR THE AGED	0
	042		

FULTON COUNTY BOARD OF ASSESSORS
Real Property Staff Review Form

FULTON COUNTY

Appeal _____ Correction _____ Exempt ME

Tax Year(s): 2021

Property Own c	Campbell Stone L P
Parcel Identification:	17 0100-0007-107-9
Property Location:	2911 Pharr Court South, NW, Atlanta
Tax District:	C05
Property Class:	E0
Neighborhood:	C305
Subdivision Name:	
Agent / Tax Rep:	

Dwelling Characteristic Changes

	From:	To:
Year Built:		
Effective Age:		
Story Height:		
Square Feet Living Area:		
Basement (Finished Area):		
Basement (Unfin. Area):		
Basement (Rec. Room):		
Heating & Air:		
Garage:		
Attic:		
Condition & Desirability:		
Cost & Design Factor:		
Quality Grade:		
Percent Complete:		
Other:		

Land Information

	From:	To:
Square Feet:	177,812	177,812
Acres:	4.082	4.082

Property Valuation Summary

	Current Value	Special Sat. Value	Recommended Value
Land	5,888,700	0	5,888,700
Building	11,916,600	0	11,916,600
Accessories	0	0	0
Total	**17,805,300**	**0**	**17,805,300**

Exemptions & Special Assessments

	Public Prop.		**Conservation Use**
	Religious		**Preferential Asmt.**
X	**Charitable**		**Historic Rehabilitated**
X	**Non-Profit**		**Transitional**
	Educational		**Env. Sensitive**

Other: HOME FOR THE AGED

Notes & Recommendations

The owner submitted an exempt questionnaire for tax year 2021 identifying itself as a 501c3 non profit home for the aged. The complex known as Campbell Stone Apartments is a 342 unit high rise rental community for seniors aged 55 and older of which 307 units are assigned either HUD or Atlanta Housing subsidies. The remaining units are rented at market rate exclusively to seniors. The building is subject to HUD Section 202 Program for Housing for Elderly or Handicapped in conjunction with the Secion 8 Housing Assistance Payments Program which defines seniors as age 62 and older. Campbell Stone Apts rents to seniors age 62 and older, consistent with HUD Section 202 requirement. Per Georgia code,the subject is used exclusively for charitable purposes and all income derived from the leasing of this property is used exclusively for the opeation of the charitable organization as income derived goes to debt servicing, operational expenses and capital improvement. The recommendation is for the Board to grant exemption from taxation per O.C.G.A. 48-5-41 guidelines as it relates to nonprofit homes for the aged.

Field Review Date:	07/08/21
Date Submitted:	07/08/21
Appraisal Staff:	Shante' M. DeBurst
Appraisal Manager:	Gaetjens Coreus
Dep. Chief Appraiser:	
Chief Appraiser:	Dwight Robinson

Form SRF-RE (Rev. 09/06)

EXM Exemption Denials

EXEMPT PROPERTIES

	PARCEL ID YEAR APPRAISER	OWNER NAME REASON NOTES	PREVIOUS CURRENT CHANGE
Exemption Denial			
1	09F-1004-0053-129-2 2021 042	HABITAT FOR HUMANITY IN ATLANTA INC VACANT LAND NOT IN USE	25,700 25,700 0
2	09F-1708-0067-002-4 2021 042	HABITAT FOR HUMANITY IN ATLANTA INC NOT USED FOR CHARITY	11,200 11,200 0
3	09F-1708-0067-010-7 2021 042	HABITAT FOR HUMANITY IN ATLANTA NOT USED FOR CHARITY	71,100 71,100 0
4	09F-1708-0067-033-9 2021 042	HABITAT FOR HUMANITY IN ATLANTA INC NOT USED FOR CHARITY	14,900 14,900 0
5	09F-2306-0085-054-7 2021 042	HABITAT FOR HUMANITY IN ATLANTA INC NOT USED FOR CHARITY	31,600 31,600 0
6	09F-2306-0085-063-8 2021 042	HABITAT FOR HUMANITY IN ATLANTA INC NOT USED FOR CHARITY	31,600 31,600 0
7	14 -0001-0002-027-1 2021 042	HABITAT FOR HUMANITY IN ATLANTA INC VACAN LAND NOT IN USE	10,300 10,300 0

EXM Exemption Denials

EXEMPT PROPERTIES

	PARCEL ID YEAR	OWNER NAME REASON NOTES	PREVIOUS CURRENT CHANGE
Exemption Denial			
8	14 -0008-0002-003-5 2021 042	HABITAT FOR HUMANITY IN ATLANTA INC NOT USED FOR CHARITY	14,500 14,500 0
9	14 -0008-0002-024-1 2021 042	HABITAT FOR HUMANITY IN ATLANTA INC NOT USED FOR CHARITY	112,400 112,400 0
10	14 -0008-0002-025-8 2021 042	HABITAT FOR HUMANITY IN ATLANTA INC NOT USED FOR CHARITY	56,200 56,200 0
11	14 -0008-0002-029-0 2021 042	HABITAT FOR HUMANITY IN ATLANTA INC NOT USED FOR CHARITY	14,100 14,100 0
12	14 -0008-0002-030-8 2021 042	HABITAT FOR HUMANITY IN ATLANTA INC NOT USED FOR CHARITY	141,100 141,100 0
13	14 -0008-0002-042-3 2021 042	HABITAT FOR HUMANITY IN ATLANTA INC NOT USED FOR CHARITY	180,400 180,400 0
14	14 -0008-0012-007-4 2021 042	HABITAT FOR HUMANITY IN ATLANTA INC NOT USED FOR CHARITY	213,600 213,600 0

EXM Exemption Denials

EXEMPT PROPERTIES

	PARCEL ID / YEAR	OWNER NAME / REASON / NOTES	PREVIOUS / CURRENT / CHANGE
Exemption Denial			
15	14 -0034-0002-027-2	HABITAT FOR HUMANITY IN ATLANTA INC	55,400
	2021		55,400
		BOARDED NOT IN USE JAN 1	0
	042		
16	14 -0035-0004-025-3	HABITAT FOR HUMANITY IN ATLANTA INC	92,900
	2021		92,900
		VACANT LAND NOT IN USE	0
	042		
17	14 -0035-0004-029-5	HABITAT FOR HUMANITY IN ATLANTA INC	100
	2021		100
		HOA VACANT LAND NOT IN USE	0
	042		
18	14 -0039-0007-096-7	HABITAT FOR HUMANITY IN ATLANTA INC	59,800
	2021		59,800
		NOT USED FOR CHARITY	0
	042		
19	14 -0040-0003-020-8	HABITAT FOR HUMANITY IN ATLANTA INC	52,600
	2021		52,600
		NOT USED FOR CHARITY	0
	042		
20	14 -0057-0001-002-8	HABITAT FOR HUMANITY IN ATLANTA INC	46,400
	2021		46,400
		VACANT LAND NOT IN USE	0
	042		
21	14 -0058-0006-089-9	HABITAT FOR HUMANITY IN ATLANTA INC	52,000
	2021		52,000
		NOT USED FOR CHARITY	0
	042		

EXM Exemption Denials

EXEMPT PROPERTIES

	PARCEL ID YEAR	OWNER NAME REASON NOTES	PREVIOUS CURRENT CHANGE
Exemption Denial			
22	14 -0060-0003-079-9 2021	HABITAT FOR HUMANITY IN ATLANTA INC	43,200 43,200
		VACANT LAND NOT IN USE	0
	042		
23	14 -0061-0003-084-8 2021	HABITAT FOR HUMANITY OF ATLANTA INC	20,500 20,500
		VACANT LAND NOT IN USE	0
	042		
24	14 -0061-0005-056-4 2021	HABITAT FOR HUMANITY IN ATLANTA INC	31,300 31,300
		VACANT LAND NOT IN USE	0
	042		
25	14 -0062- LL-084-1 2021	HABITAT FOR HUMANITY IN ATLANTA INC	100 100
		HOA VACANT LAND NOT IN USE	0
	042		
26	14 -0068-0001-024-9 2021	HABITAT FOR HUMANITY IN ATLANTA INC	20,200 20,200
		VACANT LAND NOT IN USE	0
	042		
27	14 -0070-0004-027-5 2021	HABITAT FOR HUMANITY IN ATLANTA INC	80,900 80,900
		VACANT LAND NOT IN USE	0
	042		
28	14 -0086-0006-056-4 2021	HABITAT FOR HUMANITY IN ATLANTA INC	37,000 37,000
		VACANT LAND NOT IN USE	0
	073		

EXM Exemption Denials

EXEMPT PROPERTIES

	PARCEL ID YEAR	OWNER NAME REASON NOTES	PREVIOUS CURRENT CHANGE
Exemption Denial			
29	14 -0087-0005-086-1	HABITAT FOR HUMANITY IN ATLANTA INC	29,600
	2021		29,600
		USED FOR CHARITY	0
	042		
30	14 -0087-0006-106-6	HABITAT FOR HUMANITY IN ATLANTA INC	29,600
	2021		29,600
		NOT USED FOR CHARITY	0
	042		
31	14 -0087-0008-003-3	HABITAT FOR HUMANITY IN ATLANTA INC	44,000
	2021		44,000
		NOT USED FOR CHARITY	0
	042		
32	14 -0087-0008-085-0	HABITAT FOR HUMANITY IN ATLANTA INC	183,200
	2021		183,200
		INCOMPLETE CONSTRUCTION NOT IN USE	0
	042		
33	14 -0087-0008-087-6	HABITAT FOR HUMANITY IN ATLANTA INC	42,500
	2021		42,500
		NOT USED FOR CHARITY	0
	042		
34	14 -0090-0006-044-4	HABITAT FOR HUMANITY IN ATLANTA INC	53,400
	2021		53,400
		NOT USED FOR CHARITY	0
	042		
35	14 -0090-0006-142-6	HABITAT FOR HUMANITY IN ATLANTA INC	12,200
	2021		12,200
		NOT USED FOR CHARITY	0
	042		

EXM Exemption Denials

EXEMPT PROPERTIES

	PARCEL ID / YEAR	OWNER NAME / REASON / NOTES	PREVIOUS / CURRENT / CHANGE
Exemption Denial			
36	14 -0090-0006-188-9 2021	HABITAT FOR HUMANITY IN ATLANTA INC NOT USED FOR CHARITY	12,200 12,200 0
	042		
37	14 -0090-0006-189-7 2021	HABITAT FOR HUMANITY IN ATLANTA INC NOT USED FOR CHARITY	60,700 60,700 0
	042		
38	14 -0093-0004-170-6 2021	HABITAT FOR HUMANITY IN ATLANTA INC NOT USED FOR CHARITY	111,100 111,100 0
	042		
39	14 -0111-0009-043-8 2021	HABITAT FOR HUMANITY IN ATLANTA INC NOT USED FOR CHARITY	65,200 65,200 0
	042		
40	14 -0115-0004-055-3 2021	HABITAT FOR HUMANITY IN ATLANTA INC VACANT LAND NOT IN USE	68,900 68,900 0
	042		
41	14 -0115-0010-055-5 2021	HABITAT FOR HUMANITY IN ATLANTA INC NOT USED FOR CHARITY	71,600 71,600 0
	042		
42	14 -0119-0004-062-5 2021	HABITAT FOR HUMANITY IN ATLANTA INC NOT USED FOR CHARITY	21,900 21,900 0
	042		

EXM Exemption Denials

EXEMPT PROPERTIES

	PARCEL ID YEAR	OWNER NAME REASON NOTES	PREVIOUS CURRENT CHANGE
Exemption Denial			
43	14 -0121-0001-025-1 2021	HABITAT FOR HUMANITY IN ATLANTA INC	132,100 132,100
		NOT USED FOR CHARITY	0
	042		
44	14 -0121-0001-031-9 2021	HABITAT FOR HUMANITY IN ATLANTA INC	36,700 36,700
		NOT USED FOR CHARITY	0
	042		
45	14 -0121-0002-110-0 2021	HABITAT FOR HUMANITY IN ATLANTA INC	721,300 721,300
		NOT USED FOR CHARITY	0
	042		
46	14 -0138-0001-083-1 2021	HABITAT FOR HUMANITY IN ATLANTA INC	34,900 34,900
		VACANT LAND NOT IN USE	0
	042		
47	14 -0146-0001-019-5 2021	HABITAT FOR HUMANITY IN ATLANTA INC	25,000 25,000
		VACANT LAND NOT IN USE	0
	042		
48	14 -0147-0005-017-4 2021	HABITAT FOR HUMANITY IN ATLANTA INC	35,100 35,100
		NOT USED FOR CHARITY	0
	042		
49	14 -0152-0006-042-3 2021	HABITAT FOR HUMANITY IN ATLANTA INC	35,500 35,500
		NOT USED FOR CHARITY	0
	042		

EXM Exemption Denials

EXEMPT PROPERTIES

	PARCEL ID YEAR	OWNER NAME REASON NOTES	PREVIOUS CURRENT CHANGE
Exemption Denial			
50	14 -0165-0006-056-8 2021	HABITAT FOR HUMANITY IN ATLANTA INC	22,200 22,200
		NOT USED FOR CHARITY	0
	042		
51	14 -0174-0009-027-5 2021	HABITAT FOR HUMANITY IN ATLANTA INC	39,900 39,900
			0
	042		
52	14 -0175-0005-012-0 2021	HABITAT FOR HUMANITY IN ATLANTA INC	39,600 39,600
		NOT USED FOR CHARITY	0
	042		
53	14 -0175-0007-040-9 2021	HABITAT FOR HUMANITY IN ATLANTA INC	39,300 39,300
		NOT USED FOR CHARITY	0
	042		
54	14 -0175-0007-045-8 2021	HABITAT FOR HUMANITY IN ATLANTA INC	39,300 39,300
		VACANT LAND NOT IN USE	0
	042		
55	14 -0175-0007-062-3 2021	HABITAT FOR HUMANITY IN ATLANTA INC	39,300 39,300
		NOT USED FOR CHARITY	0
	042		
56	14 -0175-0008-013-5 2021	HABITAT FOR HUMANITY IN ATLANTA INC	40,400 40,400
		NOT USED FOR CHARITY	0
	042		

EXM Exemption Denials

EXEMPT PROPERTIES

	PARCEL ID / YEAR	OWNER NAME / REASON / NOTES	PREVIOUS / CURRENT / CHANGE
Exemption Denial			
57	14 -0177-0005-003-7	HABITAT FOR HUMANITY IN ATLANTA INC	28,200
	2021		28,200
		VACANT LAND NOT IN USE	0
	042		
58	14 -0178-0001-016-2	HABITAT FOR HUMANITY IN ATLANTA INC	27,900
	2021		27,900
		VACANT LAND NOT IN USE	0
	042		
59	14 -0179-0002-001-2	HABITAT FOR HUMANITY IN ATLANTA INC	33,200
	2021		33,200
		NOT USED FOR CHARITY	0
	042		
60	14 -0179-0002-002-0	HABITAT FOR HUMANITY IN ATLANTA INC	32,100
	2021		32,100
		NOT USED FOR CHARITY	0
	042		
61	14 -0179-0002-074-9	HABITAT FOR HUMANITY IN ATLANTA INC	31,800
	2021		31,800
		NOT USED FOR CHARITY	0
	042		
62	14 -0179-0002-075-6	HABITAT FOR HUMANITY IN ATLANTA INC	31,800
	2021		31,800
		NOT USED FOR CHARITY	0
	042		
63	14 -0180-0011-019-0	HABITAT FOR HUMANITY IN ATLANTA INC	21,400
	2021		21,400
		NOT USED FOR CHARITY	0
	042		

EXM Exemption Denials

EXEMPT PROPERTIES

	PARCEL ID YEAR	OWNER NAME REASON NOTES	PREVIOUS CURRENT CHANGE
Exemption Denial			
64	14 -0181-0001-067-0 2021	HABITAT FOR HUMANITY IN ATLANTA INC	26,100 26,100
		NOT USED FOR CHARITY	0
	042		
65	14 -0181-0001-072-0 2021	HABITAT FOR HUMANITY IN ATLANTA INC	26,100 26,100
		NOT USED FOR CHARITY	0
	042		
66	14 -0187- LL-029-6 2021	HABITAT FOR HUMANITY IN ATLANTA INC	886,400 886,400
		NOT USED FOR CHARITY	0
	042		
67	14 -0207-0002-075-2 2021	HABITAT FOR HUMANITY IN ATLANTA INC	60,400 60,400
		NOT USED FOR CHARITY	0
	042		
68	14 -0207-0002-076-0 2021	HABITAT FOR HUMANITY IN ATLANTA INC	60,400 60,400
		NOT USED FOR CHARITY	0
	042		
69	14 -0208-0011-060-2 2021	HABITAT FOR HUMANITY IN ATLANTA INC	57,700 57,700
		USED FOR CHARITY	0
	042		
70	14 -0242-0004-040-1 2021	HABITAT FOR HUMANITY IN ATLANTA INC	28,400 28,400
		NOT USED FOR CHARITY	0
	042		

EXM Exemption Denials

EXEMPT PROPERTIES

	PARCEL ID YEAR	OWNER NAME REASON NOTES	PREVIOUS CURRENT CHANGE
Exemption Denial			
71	14F-0013-0004-031-1 2021	HABITAT FOR HUMANITY IN ATLANTA INC	63,200 63,200
		NOT USED FOR CHARITY	0
	042		
72	14F-0014-0002-016-3 2021	HABITAT FOR HUMANITY IN ATLANTA INC	73,900 73,900
		VACANT LAND NOT IN USE	0
	042		
73	14F-0027- LL-006-2 2021	HABITAT FOR HUMANITY IN ATLANTA INC	233,100 233,100
		VACANT LAND NOT IN USE	0
	042		
74	14F-0043-0002-026-7 2021	HABITAT FOR HUMANITY IN ATLANTA INC	18,700 18,700
		VACANT LAND NOT IN USE	0
	042		
75	17 -0226-0004-025-5 2021	HABITAT FOR HUMANITY IN ATLANTA INC	150,600 150,600
		VACANT LAND NOT IN USE	0
	042		
76	17 -0226-0004-026-3 2021	HABITAT FOR HUMANITY IN ATLANTA INC	22,600 22,600
		VACANT LAND NOT IN USE	0
	042		
77	17 -0246-0002-082-4 2021	HABITAT FOR HUMANITY IN ATLANTA INC	28,300 28,300
		VACANT LAND NOT IN USE	0
	042		

EXM Exemption Denials

EXEMPT PROPERTIES

	PARCEL ID / YEAR	OWNER NAME / REASON / NOTES	PREVIOUS / CURRENT / CHANGE
Exemption Denial			
78	17 -0248-0005-009-2	HABITAT FOR HUMANITY IN ATLANTA INC	43,000
	2021		43,000
		VACANT LAND NOT IN USE	0
	042		
79	17 -0249-0016-013-0	HABITAT FOR HUMANITY IN ATLANTA INC	36,300
	2021		36,300
		VACANT LAND NOT IN USE	0
	042		
80	17 -0249-0016-016-3	HABITAT FOR HUMANITY IN ATLANTA INC	34,900
	2021		34,900
		VACANT LAND NOT IN USE	0
	042		
81	17 -0260-0002-060-1	HABITAT FOR HUMANITY IN ATLANTA INC	12,100
	2021		12,100
		VACANT LAND NOT IN USE	0
	042		
82	14 -0115-0008-088-0	EVANGELICAL ESTATES GEORGIA LLC	745,100
	2021	Exemption Denied	745,100
		RENOV INCOMPLETE NOT IN USE JAN 1	0
	042		
83	14 -0178-0004-090-4	UNITED YOUTH ADULT CONFER INC	97,900
	2021	Exemption Denied	97,900
		VACANT LAND/USE UNSUBSTANTIATED	0
	042		

FULTON COUNTY BOARD OF ASSESSORS
Real Property Staff Review Form

FULTON COUNTY

Appeal _____ Correction _____ Exempt EXM

Tax Year(s): 2021

Property Owner: Habitat for Humanity in Atlanta, Inc.
Parcel Identification: See Attached
Property Location: See Attached
Tax District:
Property Class: E3
Neighborhood:
Subdivision Name:
Agent / Tax Rep:

Dwelling Characteristic Changes

	From:	To:
Year Built:		
Effective Age:		
Story Height:		
Square Feet Living Area:		
Basement (Finished Area):		
Basement (Unfin. Area):		
Basement (Rec. Room):		
Heating & Air:		
Garage:		
Attic:		
Condition & Desirability:		
Cost & Design Factor:		
Quality Grade:		
Percent Complete:		
Other:		

Land Information

	From:	To:
Square Feet:		
Acres:		

Property Valuation Summary

	Current Value	Special Sat. Value	Recommended Value
Land	See Attached	See Attached	See Attached
Building	See Attached	See Attached	See Attached
Total	See Attached	See Attached	See Attached

Exemptions & Special Assessments

_____	Public Prop.	_____	Conservation Use
_____	Religious	_____	Preferential Asmt.
X	Charitable	_____	Historic Rehabilitated
X	Non-Profit	_____	Transitional
_____	Educational	_____	Env. Sensitive

Other:

Notes & Recommendations

Habitat for Humanity in Atlanta Inc, submitted an Exempt Questionnaire for tax year 2021 stating that it is a 501c3 non-profit charitable organization with a mission to build and provide affordable home ownership opportunities for the economically disadvantaged. Habitat for Humanity reported a list of parcels owned by the organization as being used in a manner consistent with its charitable purpose. However, the parcels listed are predominately unimproved vacant lots that were not in use for charitable purposes as of January 1. Guidelines for exemption per O.C.G.A 48-5-41 guidelines have not been met.

Recommendation: Deny Exemption for Tax Year 2021

Field Review Date: _____
Date Submitted: 07/08/21
Appraisal Staff: Shante' M. DeBurst
Appraisal Manager: Gaetjens Coreus
Chief Appraiser: Dwight Robinson

Form SRF-RE (Rev. 09/06)

HABITAT FOR HUMANITY

2021 EXEMPTION DENIED

PARCEL	ST #	ST NAME	LAND VAL	BLDG VAL	TOTAL APPR VAL
09F 100400531292	0	Azalea Drive	$ 25,700		$ 25,700
09F 170800670024	240	Dodd St	$ 11,200	$ -	$ 11,200
09F 170800670107	175	Golightley St	$ 15,900		$ 15,900
09F 170800670339	150	Dodd St	$ 10,400	$ 4,500	$ 14,900
09F 230600850547	4666	Heather Ct	$ 31,600		$ 31,600
09F 230600850638	0	Heather Ct	$ 31,600		$ 31,600
14 003500040295	0	Browns Mill (Vilage -029)	$ 100		$ 100
14 009000061426	0	Harden Rd (142)	$ 12,200		$ 12,200
14 000100020271	3860	Bonnie Lane SE	$ 10,300	$ -	$ 10,300
14 000800020035	0	Hazelrig Dr SE (003)	$ 14,500		$ 14,500
14 000800020241	1626	Hazelrig Drive	$ 112,400		$ 112,400
14 000800020258	0	Hazelrig Dr SE (025)	$ 56,200		$ 56,200
14 000800020290	1600	Hazelrig Dr SE	$ 14,100		$ 14,100
14 000800020308	0	Hazelrig Dr SE (030)	$ 141,100		$ 141,100
14 000800020423	1636	Hazelrig Dr SE	$ 180,400		$ 180,400
14 000800120074	0	Hazelrig Dr SE (007)	$ 213,600		$ 213,600
14 003400020272	465	Belgarde Pl, SE	$ 18,500	$ 36,900	$ 55,400
14 003500040253	3102	Browns Mill (Vilage -025)	$ 19,700		$ 19,700
14 003900070967	382	Greendale Dr., SE	$ 59,800		$ 59,800
14 004000030208	33	Gould St SE	$ 52,600		$ 52,600
14 005700010028	11	Brown Ave., SE	$ 46,400		$ 46,400
14 005800060899	1935	Compton Dr., SE	$ 52,000		$ 52,000
14 006000030799	0	Bromack Dr., SE	$ 43,200	$ -	$ 43,200
14 006100030848	0	Browns Mill Rd., SE - aka Springside Place	$ 20,500		$ 20,500
14 006100050564	0	Browns Mill Rd., SE 056	$ 31,300		$ 31,300
14 0062 LL0841	0	Browns Mill Rd., SE 084	$ 100		$ 100
14 006800010249	11	Baker Dr., SW	$ 20,200		$ 20,200
14 007000040275	0	Bagwell Dr- Old Hapeville Statio	$ 80,900	$ -	$ 80,900
14 008600060564	800	Bender St, SW	$ 37,000	$ -	$ 37,000
14 008700050861	1056	Coleman St., NW	$ 29,600	$ -	$ 29,600
14 008700061066	1039	Garibaldi St., SW	$ 39,300		$ 39,300
14 008700080033	1079	Coleman St.,NW	$ 44,000	$ -	$ 44,000

14 008700080850	1129 Coleman St., NW	$ 42,500	$ 140,700	$	183,200
14 008700080876	1139 Coleman St., NW	$ 42,500	$ -	$	42,500
14 009000060444	2036 Harden Rd SW	$ 53,400		$	53,400
14 009000061889	0 Harden Rd (188)	$ 12,200		$	12,200
14 009000061897	2000 Harden Rd SW	$ 60,700		$	60,700
14 009300041706	2871 Grand Ave, SW	$ 35,400	$75,700	$	111,100
14 011000070035	0 Booker Washington Dr., NW	$ 73,400	$ -	$	73,400
14 011100090438	380 Elm St., NW	$ 65,200		$	65,200
14 011500040553	0 Ashby Terr	$ 68,900		$	68,900
14 011500100555	0 Harwell St	$ 71,600		$	71,600
14 011900040625	1012 Dimmock St., SW	$ 21,900	$ -	$	21,900
14 012100010251	1095 Hood Drive (025)	$ 132,100		$	132,100
14 012100010319	0 Hood Drive (031)	$ 36,700		$	36,700
14 012100021100	1594 Evans Drive, SW (110)	$ 721,300		$	721,300
14 013800010831	1443 Bridges Ave., SW	$ 34,900	$ -	$	34,900
14 014600010195	8 Blanche St, NW	$ 25,000		$	25,000
14 014700050174	93 Holly Rd, NW	$ 35,100		$	35,100
14 015200060423	1429 Clark Howard Ln	$ 35,500		$	35,500
14 016500060568	0 Hillcrest Drive	$ 22,200		$	22,200
14 017400090275	192 Adeline Ave., NW	$ 39,900		$	39,900
14 017500050120	1991 Detroit Ave, NW	$ 39,600		$	39,600
14 017500070409	2073 Chicago Ave NW	$ 39,300		$	39,300
14 017500070458	0 Chicago Ave NW	$ 39,300		$	39,300
14 017500070623	2072 Chicago Ave NW	$ 39,300	$ -	$	39,300
14 017500080135	2053 Detroit Ave., NW	$ 40,400	$ -	$	40,400
14 017700050037	696 Cedar Ave., NW	$ 28,200		$	28,200
14 017800010162	558 Center Hill Ave, NW	$ 27,900		$	27,900
14 017900020012	129 Fairfield Pl, NW	$ 33,200		$	33,200
14 017900020020	127 Fairfield Place, NW	$ 32,100		$	32,100
14 017900020749	112 Dahlia Ave.., NW	$ 31,800	$ -	$	31,800
14 017900020756	101 Dahlia Ave, NW	$ 31,800		$	31,800
14 018000110190	307 Henry Aaron Ave SW	$ 21,400		$	21,400
14 018100010670	331 Henry Aaron Ave SW	$ 26,100		$	26,100
14 018100010720	305 Henry Aaron Ave SW	$ 26,100		$	26,100
14 0187 LL0296	2327 DeLowe Drive	$ 886,400	$ -	$	886,400

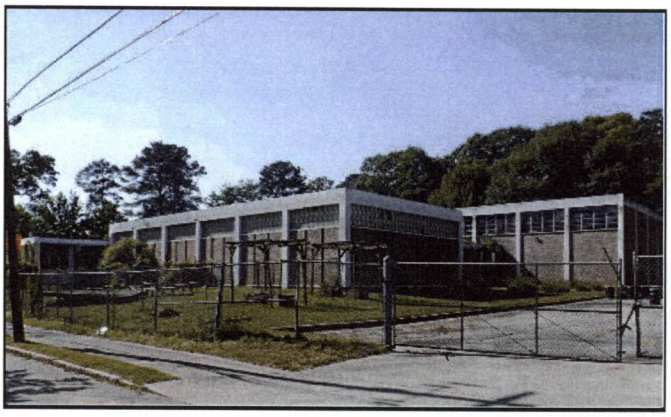
14 020700020752	587	Church St NW	$	60,400		$	60,400
14 020700020760	595	Church St. NW	$	60,400		$	60,400
14 020800110602	665	Commercial Ave., NW	$	57,700	$ -	$	57,700
14 024200040401	484	Fairlane Cir, NW	$	18,100	$10,300	$	28,400
14F 001300040311	251	Fairburn Rd., SW	$	63,200		$	63,200
14F 001400020163	3794	Adamsville Dr., SW	$	26,100		$	26,100
14F 0027 LL0062	0	Benjamin E Mays Dr, SW	$	233,100		$	233,100
14F 004300020267	0	Carroll Ave, SW	$	18,700		$	18,700
17 022600040255	1059	Cato St., NW	$	150,500		$	150,600
17 022600040263	0	Cato St., NW	$	22,600		$	22,600
17 024600020824	1693	Abner Ter, NW	$	28,300		$	28,300
17 024800050092	1025	Ada Ave., NW	$	43,000	$ -	$	43,000
17 024900160130	2637	Brown St., NW	$	36,300		$	36,300
17 024900160163	2632	Brown St., NW	$	34,900		$	34,900
17 026000020601	3117	Azlee Pl, NW	$	12,100	$ -	$	12,100

FULTON COUNTY BOARD OF ASSESSORS
Real Property Staff Review Form

FULTON COUNTY

Appeal _____ Correction _____ Exempt EXM

Tax Year(s): 2021



Property Owner: Evangelical Estates Georgia LLC
Parcel Identification: 14 0115-0008-088-0
Property Location: 999 Desoto Street, NW, Atlanta
Tax District: C05
Property Class: C4
Neighborhood: C408
Subdivision Name:
Agent / Tax Rep:

Dwelling Characteristic Changes

	From:	To:
Year Built:		
Effective Age:		
Story Height:		
Square Feet Living Area:		
Basement (Finished Area):		
Basement (Unfin. Area):		
Basement (Rec. Room):		
Heating & Air:		
Garage:		
Attic:		
Condition & Desirability:		
Cost & Design Factor:		
Quality Grade:		
Percent Complete:		
Other:		

Land Information

	From:	To:
Square Feet:	96,899	96,899
Acres:	2.2245	2.2245

Property Valuation Summary

	Current Value	Special Sat. Value	Recommended Value
Land	480,600	0	480,600
Building	264,500	0	264,500
Accessories	0	0	0
Total	**745,100**	**0**	**745,100**

Exemptions & Special Assessments

_____	Public Prop.	_____	Conservation Use
X	Religious	_____	Preferential Asmt.
_____	Charitable	_____	Historic Rehabilitated
_____	Non-Profit	_____	Transitional
_____	Educational	_____	Env. Sensitive

Other:

Notes & Recommendations

The owner submitted an exempt questionnaire for exemption from taxation for tax year 2021 describing itself as a place of religious worship. Evangelical Estates Georgia LLC acquired the subject, a former YMCA in December 2020, with plans to renovate and use it as a Christian place of religious worship. Per the owner, renovations were incomplete and the building was not occupied as of January 1. The building will be used for worship services, administration, meetings and office use for ministers and mission workers, bible lectures and prayer meetings. The owner anticipates renovation will be completed in stages beginning with Phase 1 at the end of 2021. The recommendation is for the Board to deny exemption for tax year 2021 as per O.C.G.A. 48-5-41 guidelines with respect to use of property owned by religious groups.

Recommendation : Deny Exemption from Taxation for tax year 2021.

Field Review Date: 07/08/21
Date Submitted: 07/08/21
Appraisal Staff: Shante' M. DeBurst
Appraisal Manager: Gaetjens Coreus
Dep. Chief Appraiser:
Chief Appraiser: Dwight Robinson

Form SRF-RE (Rev. 09/06)

FULTON COUNTY BOARD OF ASSESSORS
Real Property Staff Review Form

FULTON COUNTY

Appeal _____ Correction _____ Exempt EXM

Tax Year(s): 2021

Property Owner: United Youth Adult Confer Inc
Parcel Identification: 14-0178-0004-090-4
Property Location: 0 Baker Road, NW, Atlanta
Tax District: 05
Property Class: R4
Neighborhood: 14773
Subdivision Name:
Agent / Tax Rep:

Dwelling Characteristic Changes

	From:	To:
Year Built:		
Effective Age:		
Story Height:		
Square Feet Living Area:		
Basement (Finished Area):		
Basement (Unfin. Area):		
Basement (Rec. Room):		
Heating & Air:		
Garage:		
Attic:		
Condition & Desirability:		
Cost & Design Factor:		
Quality Grade:		
Percent Complete:		
Other:		

Land Information

	From:	To:
Square Feet:	137,214	137,214
Acres:	3.15	3.15

Property Valuation Summary

	Current Value	Special Sat. Value	Recommended Value
Land	97,900	0	97,900
Building	0	0	0
Accessories	0	0	0
Total	**97,900**	**0**	**97,900**

Exemptions & Special Assessments

	Public Prop.		Conservation Use
	Religious		Preferential Asmt.
X	Charitable		Historic Rehabilitated
	Non-Profit		Transitional
	Educational		Env. Sensitive

Other:

Notes & Recommendations

The owner submitted an Exempt Questionnaire for tax year 2021 asserting that the subject is unimproved raw land used for charitable purposes. The subject is a 3.15 acre vacant lot on Baker Road in Atlanta near the corner of North Ave., NW. It appears to offer a well-worn dirt pathway to the rear lot of a largely vacant shopping center on Donald Lee Hollowell. Michael Langford, the President of United Youth Adult Conference Inc. described the subject as being used for "vigils to educate youth on how to assist with search for missing persons and as the meeting location for "Operation Take Back Neighborhood". The organization is described as providing "leadership to youth on effective and cost efficient ways to prevent and reduce crime by addressing risk factors in high risk populations..." Evidence is insufficient to support a recommendation for exemption from taxation as use of the subject parcel for charitable purposes as it relates to the organization's mission is vague and unsubstantiated.

Recommendation: Deny Exemption from Taxation for tax year 2021.

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Field Review Date: 07/08/21
Date Submitted: 07/08/21
Appraisal Staff: Shante' M. DeBurst
Appraisal Manager: Gaetjens Coreus
Dep. Chief Appraiser:
Chief Appraiser: Dwight Robinson

Form SRF-RE (Rev. 09/06)

CVA CUVA Approvals

EXEMPT PROPERTIES

	PARCEL ID YEAR APPRAISER	OWNER NAME REASON NOTES	PREVIOUS CURRENT CHANGE
1	08 -0202-0012-040-1 2021 073	SHELL JOSEPH P CUVA Approved 2021 CUVA RENEWAL	168,100 168,100 0
2	08 -0700-0031-055-3 2021 073	HATCHER EVA M CUVA Approved 2021 CUVA RENEWAL	176,400 176,400 0
3	08 -1300-0044-092-3 2021 073	ALSTON F ROLAND & CUVA Approved 2021 CUVA RENEWAL 5 PARCELS 1 COVENANT	27,700 27,700 0
4	08 -1300-0044-113-7 2021 073	HASEK MARY JANE & CUVA Approved 2021 CUVA RENEWAL 5 PARCELS 1 COVENANT	46,400 46,400 0
5	08 -1300-0044-131-9 2021 073	HASEK MARY J & ALSTON F ROLAND CUVA Approved 2021 CUVA RENEWAL 5 PARCELS 1 COVENANT	37,000 37,000 0
6	08 -1300-0044-146-7 2021 073	ALSTON ROLAND & HASEK MARY JANE CUVA Approved 2021 CUVA RENEWAL 5 PARCELS 1 COVENANT	11,900 11,900 0
7	08 -1300-0044-148-3 2021 073	HASEK MARY J & ALSTON F ROLAND CUVA Approved 2021 CUVA RENEWAL 5 PARCELS 1 COVENANT	32,200 32,200 0

CVA CUVA Approvals

EXEMPT PROPERTIES

	PARCEL ID YEAR	OWNER NAME REASON NOTES	PREVIOUS CURRENT CHANGE
8	08 -1800-0071-003-1 2021 073	RRN PROPERTIES LLC CUVA Approved 2021 CUVA RENEWAL 2 PARCELS 1 COVENANT	650,000 650,000 0
9	08 -1800-0071-057-7 2021 073	RRN PROPERTIES LLC CUVA Approved 2021 CUVA RENEWAL 2 PARCELS 1 COVENANT	192,200 192,200 0
10	08 -2600-0117-015-1 2021 073	MC BURNETT MICHAEL & RACHEL CUVA Approved 2021 CUVA 2 PARCELS 1 COVENANT	583,400 583,400 0
11	08 -2600-0117-101-9 2021 073	MC BURNETT MICHAEL & RACHEL CUVA Approved 2021 CUVA 2 PARCELS 1 COVENANT	808,600 808,600 0

FULTON COUNTY BOARD OF ASSESSORS
Real Property Staff Review Form

FULTON COUNTY

Appeal _____ Correction _____ Exempt CVA

Tax Year(s): 2021
Property Owner: Shell Joseph P
Parcel Identification: 08 -0202-0012-040-1
Property Location: 0 Hutcheson Ferry Rd
Tax District: 65
Property Class: V5
Neighborhood: 08004
Subdivision Name:
Agent / Tax Rep:

Dwelling Characteristic Changes

	From:	To:
Year Built:		
Effective Age:		
Story Height:		
Square Feet Living Area:		
Basement (Finished Area):		
Basement (Unfin. Area):		
Basement (Rec. Room):		
Heating & Air:		
Garage:		
Attic:		
Condition & Desirability:		
Cost & Design Factor:		
Quality Grade:		
Percent Complete:		
Other:		

Land Information

	From:	To:
Square Feet:		
Acres:	10.2	10.2

Property Valuation Summary

	Current FMV Value	Recommended FMV Value	Special Asmt. Value	Recommended Sp Asmt Value
Land	110,900	110,900	0	9,216
Building	57,200	57,200	0	57,200
Accessories	0	0	0	0
Total	**168,100**	**168,100**	**0**	**66,416**

Exemptions & Special Assessments

_____	Public Prop.	X	Conservation Use
_____	Religious	_____	Preferential Asmt.
_____	Charitable	_____	Historic Rehabilitated
_____	Non-Profit	_____	Transitional
_____	Educational	_____	Env. Sensitive

Other:

Notes & Recommendations

Taxpayer submitted an Application for Current Use Assessment of Bona Fide Agricultural Property. This property was previously under a covenant which expired on 12-31-2020. This parcel consists of 2.2187 acres of pasture and 7.9813 acres of timber. This property is used for raising, harvesting crops and producing plants.

The requirement for the CUVA Program based on the rules and regulations of the Department of Revenue of the State of Georgia are as follows: The primary use of the property shall include, but not be limited to: a) raising, harvesting or storing crops. b) production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry and apiarian products. The property meets CUVA land requirements (b) above.

Recommendation: The Board of Assessors grant CUVA. This is a Renewal covenant beginning January 1, 2021 ending December 31, 2030.

Field Review Date: 07/07/21
Date Submitted: 07/08/21
Appraisal Staff: Gaetjens Coreus GC
Appraisal Manager: Gaetjens Coreus GC
Dep. Chief Appraiser: Tara Parker
Chief Appraiser: Dwight Robinson

Form SRF-RE (Rev. 09/06)

FULTON COUNTY BOARD OF ASSESSORS
Real Property Staff Review Form

FULTON COUNTY

Appeal _____ Correction _____ Exempt CVA

Tax Year(s): 2021
Property Owner: Hatcher Eva M
Parcel Identification: 08 -0700-0031-055-3
Property Location: 0 Creel Rd
Tax District: 65
Property Class: V5
Neighborhood: 08002
Subdivision Name:
Agent / Tax Rep:

Dwelling Characteristic Changes

	From:	To:
Year Built:		
Effective Age:		
Story Height:		
Square Feet Living Area:		
Basement (Finished Area):		
Basement (Unfin. Area):		
Basement (Rec. Room):		
Heating & Air:		
Garage:		
Attic:		
Condition & Desirability:		
Cost & Design Factor:		
Quality Grade:		
Percent Complete:		
Other:		

Land Information

	From:	To:
Square Feet:		
Acres:	17.02	17.02

Property Valuation Summary

	Current FMV Value	Recommended FMV Value	Special Asmt. Value	Recommended Sp Asmt Value
Land	176,400	176,400	0	14,181
Building	0	0	0	0
Accessories	0	0	0	0
Total	**176,400**	**176,400**	**0**	**14,181**

Exemptions & Special Assessments

_____	Public Prop.	X	Conservation Use
_____	Religious	_____	Preferential Asmt.
_____	Charitable	_____	Historic Rehabilitated
_____	Non-Profit	_____	Transitional
_____	Educational	_____	Env. Sensitive

Other:

Notes & Recommendations

Taxpayer submitted an Application for Current Use Assessment of Bona Fide Agricultural Property. This property was previously under a covenant which expired on 12-31-2020. This parcel consists of 3.0654 acres of pasture and 13.0578 acres of timber. This property is used for wildlife habitat.

The requirement for the CUVA Program based on the rules and regulations of the Department of Revenue of the State of Georgia are as follows: The primary use of the property shall include, but not be limited to: a) raising, harvesting or storing crops. b) production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry and apiarian products. The property meets CUVA land requirements (b) above.

Recommendation: The Board of Assessors grant CUVA. This is a Renewal covenant beginning January 1, 2021 ending December 31, 2030.

Field Review Date: 07/07/21
Date Submitted: 07/08/21
Appraisal Staff: Gaetjens Coreus GC
Appraisal Manager: Gaetjens Coreus GC
Dep. Chief Appraiser: Tara Parker
Chief Appraiser: Dwight Robinson

Form SRF-RE (Rev. 09/06)

FULTON COUNTY BOARD OF ASSESSORS
Real Property Staff Review Form

FULTON COUNTY

Appeal _____ Correction _____ Exempt CVA

Tax Year(s):	2021
Property Owner:	Alston F Roland & Hasek Mary Jane
Parcel Identification:	08 -1300-0044-092-3
Property Location:	0 Rico Road
Tax District:	65
Property Class:	V4
Neighborhood:	08003
Subdivision Name:	
Agent / Tax Rep:	

Dwelling Characteristic Changes

	From:	To:
Year Built:		
Effective Age:		
Story Height:		
Square Feet Living Area:		
Basement (Finished Area):		
Basement (Unfin. Area):		
Basement (Rec. Room):		
Heating & Air:		
Garage:		
Attic:		
Condition & Desirability:		
Cost & Design Factor:		
Quality Grade:		
Percent Complete:		
Other:		

Land Information

	From:	To:
Square Feet:		
Acres:	2	2

Property Valuation Summary

	Current FMV Value	Recommended FMV Value	Special Asmt. Value	Recommended Value
Land	27,700	27,700	0	1,600
Building	0	0	0	0
Accessories	0	0	0	0
Total	**27,700**	**27,700**	**0**	**1,600**

Exemptions & Special Assessments

_____	**Public Prop.**	X	**Conservation Use**
_____	**Religious**	_____	**Preferential Asmt.**
_____	**Charitable**	_____	**Historic Rehabilitated**
_____	**Non-Profit**	_____	**Transitional**
_____	**Educational**	_____	**Env. Sensitive**

Other:

Notes & Recommendations

Taxpayer submitted Application for Current Use Assessment of Bona Fide Agricultural Property. This property was previously under a covenant which expired on 12-31-2020. This covenant includes 5 contiguous parcels for over 12.9 acres. This parcel is 2 acres of timber. The property is used to produce plants, trees and for wildlife.

The requirement for the CUVA Program based on the rules and regulations of the Department of Revenue of the State of Georgia are as follows: The primary use of the property shall include, but not be limited to: a) raising, harvesting or storing crops. b) production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry and apiarian products. The property meets CUVA land requirements (b) above.

Recommendation: The Board of Assessors grant CUVA. This is a Renewal covenant beginning January 1, 2021 ending December 31, 2030.

Field Review Date:	07/07/21
Date Submitted:	07/08/21
Appraisal Staff:	Gaetjens Coreus GC
Appraisal Manager:	Gaetjens Coreus GC
Dep. Chief Appraiser:	Tara Parker
Chief Appraiser:	Dwight Robinson

Form SRF-RE (Rev. 09/06)

FULTON COUNTY BOARD OF ASSESSORS
Real Property Staff Review Form

FULTON COUNTY

Appeal _____ Correction _____ Exempt CVA

Tax Year(s): 2021
Property Owner: Hasek, Mary & Roland Alston
Parcel Identification: 08 -1300-0044-113-7
Property Location: 0 Piney Woods Road
Tax District: 65
Property Class: V4
Neighborhood: 08003
Subdivision Name:
Agent / Tax Rep:

Dwelling Characteristic Changes

	From:	To:
Year Built:		
Effective Age:		
Story Height:		
Square Feet Living Area:		
Basement (Finished Area):		
Basement (Unfin. Area):		
Basement (Rec. Room):		
Heating & Air:		
Garage:		
Attic:		
Condition & Desirability:		
Cost & Design Factor:		
Quality Grade:		
Percent Complete:		
Other:		

Land Information

	From:	To:
Square Feet:		
Acres:	4.5	4.5

Property Valuation Summary

	Current FMV Value	Recommended FMV Value	Special Asmt. Value	Recommended Value
Land	46,400	46,400	0	4,193
Building	0	0	0	0
Accessories	0	0	0	0
Total	**46,400**	**46,400**	**0**	**4,193**

Exemptions & Special Assessments

_____	Public Prop.	X	Conservation Use
_____	Religious	_____	Preferential Asmt.
_____	Charitable	_____	Historic Rehabilitated
_____	Non-Profit	_____	Transitional
_____	Educational	_____	Env. Sensitive

Other:

Notes & Recommendations

Taxpayer submitted Application for Current Use Assessment of Bona Fide Agricultural Property. This property was previously under a covenant which expired on 12-31-2020. This covenant includes 5 contiguous parcels for over 12.9 acres. This parcel consists of 1.356 acres of pasture and 3.143 acres of timber. The property is used to produce plants, trees and for wildlife

The requirement for the CUVA Program based on the rules and regulations of the Department of Revenue of the State of Georgia are as follows: The primary use of the property shall include, but not be limited to: a) raising, harvesting or storing crops. b) production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry and apiarian products. The property meets CUVA land requirements (b) above.

Recommendation: The Board of Assessors grant CUVA. This is a Renewal covenant beginning January 1, 2021 ending December 31, 2030.

Field Review Date: 07/07/21
Date Submitted: 07/08/21
Appraisal Staff: Gaetjens Coeus GC
Appraisal Manager: Gaetjens Coeus G
Dep. Chief Appraiser: Tara Parker
Chief Appraiser: Dwight Robinson

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FULTON COUNTY BOARD OF ASSESSORS
Real Property Staff Review Form

FULTON COUNTY

Appeal _____ Correction _____ Exempt CVA

Tax Year(s): 2021
Property Owner: Hasek, Mary & Roland Alston
Parcel Identification: 08 -1300-0044-131-9
Property Location: 0 Rico Road
Tax District: 65
Property Class: V4
Neighborhood: 08003
Subdivision Name:
Agent / Tax Rep:

Dwelling Characteristic Changes

	From:	To:
Year Built:		
Effective Age:		
Story Height:		
Square Feet Living Area:		
Basement (Finished Area):		
Basement (Unfin. Area):		
Basement (Rec. Room):		
Heating & Air:		
Garage:		
Attic:		
Condition & Desirability:		
Cost & Design Factor:		
Quality Grade:		
Percent Complete:		
Other:		

Land Information

	From:	To:
Square Feet:		
Acres:	3.21	3.21

Property Valuation Summary

	Current FMV Value	Recommended FMV Value	Special Asmt. Value	Recommended Value
Land	37,000	37,000	0	2,760
Building	0	0	0	0
Accessories	0	0	0	0
Total	**37,000**	**37,000**	**0**	**2,760**

Exemptions & Special Assessments

_____	Public Prop.	X	Conservation Use
_____	Religious	_____	Preferential Asmt.
_____	Charitable	_____	Historic Rehabilitated
_____	Non-Profit	_____	Transitional
_____	Educational	_____	Env. Sensitive

Other:

Notes & Recommendations

Taxpayer submitted Application for Current Use Assessment of Bona Fide Agricultural Property. This property was previously under a covenant which expired on 12-31-2020. This covenant includes 5 contiguous parcels for over 12.9 acres. This parcel consists of 3.21cres of timber. The property is used to produce plants, trees and for wildlife

The requirement for the CUVA Program based on the rules and regulations of the Department of Revenue of the State of Georgia are as follows: The primary use of the property shall include, but not be limited to: a) raising, harvesting or storing crops. b) production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry and apiarian products. The property meets CUVA land requirements (b) above.

Recommendation: The Board of Assessors grant CUVA. This is a Renewal covenant beginning January 1, 2021 ending December 31, 2030.

Field Review Date: 07/07/21
Date Submitted: 07/08/21
Appraisal Staff: Gaetjens Coreus GC
Appraisal Manager: Gaetjens Coreus GC
Dep. Chief Appraiser: Tara Parker
Chief Appraiser: Dwight Robinson

Form SRF-RE (Rev. 09/06)

FULTON COUNTY BOARD OF ASSESSORS
Real Property Staff Review Form

FULTON COUNTY

Appeal _____ Correction _____ Exempt CVA

Tax Year(s):	2021
Property Owner:	Alston F Roland & Hasek Mary Jane
Parcel Identification:	08 -1300-0044-146-7
Property Location:	0 Piney Woods Rd
Tax District:	65
Property Class:	V3
Neighborhood:	08003
Subdivision Name:	
Agent / Tax Rep:	

Dwelling Characteristic Changes

	From:	To:
Year Built:		
Effective Age:		
Story Height:		
Square Feet Living Area:		
Basement (Finished Area):		
Basement (Unfin. Area):		
Basement (Rec. Room):		
Heating & Air:		
Garage:		
Attic:		
Condition & Desirability:		
Cost & Design Factor:		
Quality Grade:		
Percent Complete:		
Other:		

Land Information

	From:	To:
Square Feet:		
Acres:	0.426	0.426

Property Valuation Summary

	Current FMV Value	Recommended FMV Value	Special Asmt. Value	Recommended Value
Land	11,900	11,900	0	382
Building	0	0	0	0
Accessories	0	0	0	0
Total	**11,900**	**11,900**	**0**	**382**

Exemptions & Special Assessments

_____	**Public Prop.**	**X**	**Conservation Use**
_____	**Religious**	_____	**Preferential Asmt.**
_____	**Charitable**	_____	**Historic Rehabilitated**
_____	**Non-Profit**	_____	**Transitional**
_____	**Educational**	_____	**Env. Sensitive**

Other:

Notes & Recommendations

Taxpayer submitted Application for Current Use Assessment of Bona Fide Agricultural Property. This property was previously under a covenant which expired on 12-31-2020. This covenant includes 5 contiguous parcels for over 12.9 acres. This parcel consists of .207 acre of pasture and .219 acres of timber. The property is used to produce plants, trees and for wildlife.

The requirement for the CUVA Program based on the rules and regulations of the Department of Revenue of the State of Georgia are as follows: The primary use of the property shall include, but not be limited to: a) raising, harvesting or storing crops. b) production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry and apiarian products. The property meets CUVA land requirements (b) above.

Recommendation: The Board of Assessors grant CUVA. This is a Renewal covenant beginning January 1, 2021 ending December 31, 2030.

Field Review Date:	07/07/21
Date Submitted:	07/08/21
Appraisal Staff:	Gaetjens Coreus GC
Appraisal Manager:	Gaetjens Coreus GC
Dep. Chief Appraiser:	Tara Parker
Chief Appraiser:	Dwight Robinson

Form SRF-RE (Rev. 09/06)

FULTON COUNTY BOARD OF ASSESSORS
Real Property Staff Review Form

FULTON COUNTY

Appeal _____ Correction _____ Exempt CVA

Tax Year(s):	2011
Property Owner:	Hasek, Mary & Roland Alston
Parcel Identification:	08 -1300-0044-148-3
Property Location:	0 Piney Woods Road
Tax District:	65
Property Class:	V4
Neighborhood:	08003
Subdivision Name:	
Agent / Tax Rep:	

Dwelling Characteristic Changes

	From:	To:
Year Built:		
Effective Age:		
Story Height:		
Square Feet Living Area:		
Basement (Finished Area):		
Basement (Unfin. Area):		
Basement (Rec. Room):		
Heating & Air:		
Garage:		
Attic:		
Condition & Desirability:		
Cost & Design Factor:		
Quality Grade:		
Percent Complete:		
Other:		

Land Information

	From:	To:
Square Feet:		
Acres:	2.798	2.798

Property Valuation Summary

	Current FMV Value	Recommended FMV Value	Special Asmt. Value	Recommended Value
Land	32,200	32,200	0	2,684
Building	0	0	0	0
Accessories	0		0	0
Total	**32,200**	**32,200**	**0**	**2,684**

Exemptions & Special Assessments

_____	Public Prop.	X	Conservation Use
_____	Religious	_____	Preferential Asmt.
_____	Charitable	_____	Historic Rehabilitated
_____	Non-Profit	_____	Transitional
_____	Educational	_____	Env. Sensitive

Other:

Notes & Recommendations

Taxpayer submitted Application for Current Use Assessment of Bona Fide Agricultural Property. This property was previously under a covenant which expired on 12-31-2020. This covenant includes 5 contiguous parcels for over 12.9 acres. This parcel consists of .232 acres of pasture and 2.566 acres of timber. The property is used to produce plants, trees and for wildlife

The requirement for the CUVA Program based on the rules and regulations of the Department of Revenue of the State of Georgia are as follows: The primary use of the property shall include, but not be limited to: a) raising, harvesting or storing crops. b) production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry and apiarian products. The property meets CUVA land requirements (b) above.

Recommendation: The Board of Assessors grant CUVA. This is a Renewal covenant beginning January 1, 2021 ending December 31, 2030.

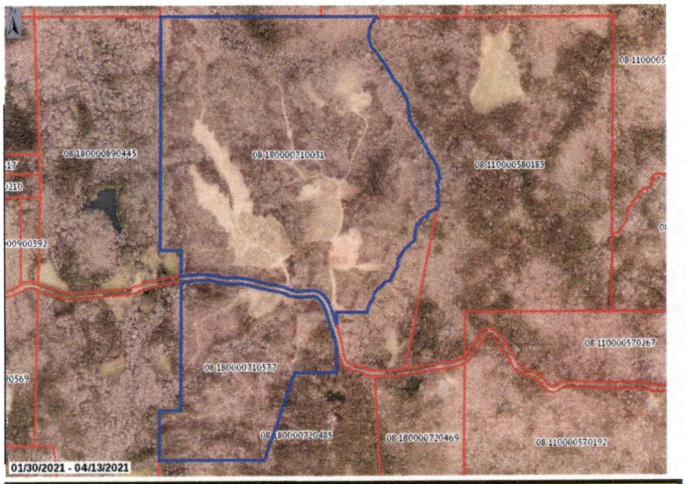
Field Review Date:	07/07/21
Date Submitted:	07/08/21
Appraisal Staff:	Gaetjens Coreus GC
Appraisal Manager:	Gaetjens Coreus GC
Dep. Chief Appraiser:	Tara Parker
Chief Appraiser:	Dwight Robinson

Form SRF-RE (Rev. 09/06)

FULTON COUNTY BOARD OF ASSESSORS
Real Property Staff Review Form

FULTON COUNTY

Appeal _____ Correction _____ Exempt CVA



Tax Year(s): 2021
Property Owner: RRN Properties LLC
Parcel Identification: 08 -1800-0071-003-1
Property Location: 0 Upper Rico Rd
Tax District: 65
Property Class: V5
Neighborhood: 0708
Subdivision Name:
Agent / Tax Rep:

Dwelling Characteristic Changes

	From:	To:
Year Built:		
Effective Age:		
Story Height:		
Square Feet Living Area:		
Basement (Finished Area):		
Basement (Unfin. Area):		
Basement (Rec. Room):		
Heating & Air:		
Garage:		
Attic:		
Condition & Desirability:		
Cost & Design Factor:		
Quality Grade:		
Percent Complete:		
Other:		

Land Information

	From:	To:
Square Feet:		
Acres:	154.4	154.4

Property Valuation Summary

	Current FMV Value	Recommended FMV Value	Special Asmt. Value	Recommended Sp Asmt Value
Land	650,000	650,000	0	145,914
Building	0	0	0	0
Accessories	0	0	0	0
Total	**650,000**	**650,000**	**0**	**145,914**

Exemptions & Special Assessments

_____	Public Prop.	X	Conservation Use
_____	Religious	_____	Preferential Asmt.
_____	Charitable	_____	Historic Rehabilitated
_____	Non-Profit	_____	Transitional
_____	Educational	_____	Env. Sensitive

Other:

Notes & Recommendations

Taxpayer submitted an Application for Current Use Assessment of Bona Fide Agricultural Property. This property was previously under a covenant which expired on 12-31-2020. The covenant consists of two contiguous parcels the subject and parcel number 08 -1800-0071-057-7 for over 200 acres. This parcel consists of 89.79 acres of pasture and 64.61 acres of timber. This property is used for producing plants and trees.

The requirement for the CUVA Program based on the rules and regulations of the Department of Revenue of the State of Georgia are as follows: The primary use of the property shall include, but not be limited to: a) raising, harvesting or storing crops. b) production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry and apiarian products. The property meets CUVA land requirements (b) above.

Recommendation: The Board of Assessors grant CUVA. This is a Renewal covenant beginning January 1, 2021 ending December 31, 2030.

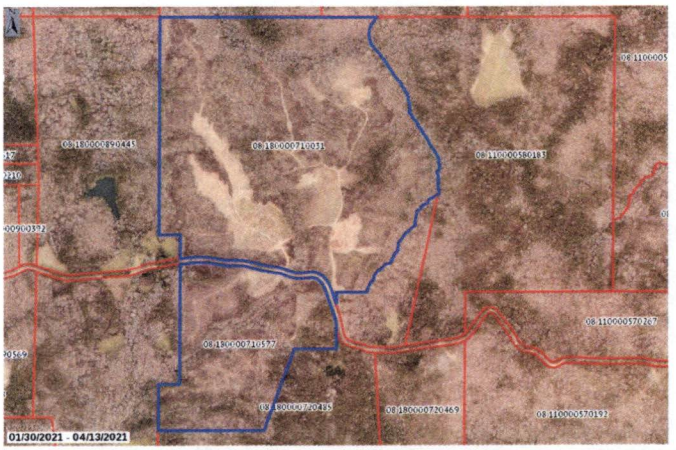
Field Review Date: 07/01/21
Date Submitted: 07/02/21
Appraisal Staff: Gaetjens Coreus GC
Appraisal Manager: Gaetjens Coreus GC
Dep. Chief Appraiser: Tara Parker
Chief Appraiser: Dwight Robinson

Form SRF-RE (Rev. 09/06)

FULTON COUNTY BOARD OF ASSESSORS
Real Property Staff Review Form

FULTON COUNTY

Appeal _____ Correction _____ Exempt CVA



Tax Year(s): 2021
Property Owner: RRN Properties LLC
Parcel Identification: 08 -1800-0071-057-7
Property Location: 0 Upper Rico Rd
Tax District: 65
Property Class: V5
Neighborhood: 0708
Subdivision Name:
Agent / Tax Rep:

Dwelling Characteristic Changes

	From:	To:
Year Built:		
Effective Age:		
Story Height:		
Square Feet Living Area:		
Basement (Finished Area):		
Basement (Unfin. Area):		
Basement (Rec. Room):		
Heating & Air:		
Garage:		
Attic:		
Condition & Desirability:		
Cost & Design Factor:		
Quality Grade:		
Percent Complete:		
Other:		

Land Information

	From:	To:
Square Feet:		
Acres:	45.65	45.65

Property Valuation Summary

	Current FMV Value	Recommended FMV Value	Special Asmt. Value	Recommended Sp Asmt Value
Land	192,200	192,200	0	49,281
Building	0	0	0	0
Accessories	0	0	0	0
Total	**192,200**	**192,200**	**0**	**49,281**

Exemptions & Special Assessments

_____	Public Prop.	X	Conservation Use
_____	Religious	_____	Preferential Asmt.
_____	Charitable	_____	Historic Rehabilitated
_____	Non-Profit	_____	Transitional
_____	Educational	_____	Env. Sensitive

Other:

Notes & Recommendations

Taxpayer submitted an Application for Current Use Assessment of Bona Fide Agricultural Property. This property was previously under a covenant which expired on 12-31-2020. The covenant consists of two contiguous parcels the subject and parcel number 08 -1800-0071-003-1 for over 200 acres. This parcel consists of 21.55 acres of pasture and 24.1 acres of timber. This property is used for producing plants and trees.

The requirement for the CUVA Program based on the rules and regulations of the Department of Revenue of the State of Georgia are as follows: The primary use of the property shall include, but not be limited to: a) raising, harvesting or storing crops. b) production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry and apiarian products. The property meets CUVA land requirements (b) above.

Recommendation: The Board of Assessors grant CUVA. This is a Renewal covenant beginning January 1, 2021 ending December 31, 2030.

Field Review Date: 07/01/21
Date Submitted: 07/02/21
Appraisal Staff: Gaetjens Coreus GC
Appraisal Manager: Gaetjens Coreus GC
Dep. Chief Appraiser: Tara Parker
Chief Appraiser: Dwight Robinson

Form SRF-RE (Rev. 09/06)

FULTON COUNTY BOARD OF ASSESSORS
Real Property Staff Review Form

FULTON COUNTY

Appeal _____ Correction _____ Exempt CVA

Tax Year(s):	2021
Property Owner:	MC Burnett Michael & Rachel
Parcel Identification:	08 -2600-0117-015-1
Property Location:	7805 Jones Ferry Rd
Tax District:	65
Property Class:	V5
Neighborhood:	0708
Subdivision Name:	
Agent / Tax Rep:	

Dwelling Characteristic Changes

	From:	To:
Year Built:		
Effective Age:		
Story Height:		
Square Feet Living Area:		
Basement (Finished Area):		
Basement (Unfin. Area):		
Basement (Rec. Room):		
Heating & Air:		
Garage:		
Attic:		
Condition & Desirability:		
Cost & Design Factor:		
Quality Grade:		
Percent Complete:		
Other:		

Land Information

	From:	To:
Square Feet:		
Acres:	105.35	105.35

Property Valuation Summary

	Current FMV Value	Recommended FMV Value	Special Asmt. Value	Recommended Sp Asmt Value
Land	583,400	583,400	0	112,254
Building	0	0	0	0
Accessories	0	0	0	0
Total	**583,400**	**583,400**	**0**	**112,254**

Exemptions & Special Assessments

_____	Public Prop.	X	Conservation Use
_____	Religious	_____	Preferential Asmt.
_____	Charitable	_____	Historic Rehabilitated
_____	Non-Profit	_____	Transitional
_____	Educational	_____	Env. Sensitive

Other:

Notes & Recommendations

Taxpayer submitted an Application for Current Use Assessment of Bona Fide Agricultural Property. This is a new covenant, and it consists of two contiguous parcels for over 201 acres, the subject and parcel number 08 -2600-0117-101-9. This parcel consists of 37.24 acres of pasture and 68.11 acres of timber. This property is used for managing livestock and wildlife habitat.

The requirement for the CUVA Program based on the rules and regulations of the Department of Revenue of the State of Georgia are as follows: The primary use of the property shall include, but not be limited to: a) raising, harvesting or storing crops. b) production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry and apiarian products. The property meets CUVA land requirements (b) above.

Recommendation: The Board of Assessors grant CUVA. This is a New covenant beginning January 1, 2021 ending December 31, 2030.

Field Review Date:	07/01/21
Date Submitted:	07/02/21
Appraisal Staff:	Gaetjens Coreus GC
Appraisal Manager:	Gaetjens Coreus GC
Dep. Chief Appraiser:	Tara Parker
Chief Appraiser:	Dwight Robinson

Form SRF-RE (Rev. 09/06)

FULTON COUNTY BOARD OF ASSESSORS
Real Property Staff Review Form

FULTON COUNTY

Appeal _____ Correction _____ Exempt CVA

Tax Year(s): 2021
Property Owner: MC Burnett Michael & Rachel
Parcel Identification: 08 -2600-0117-101-9
Property Location: 0 Jones Ferry Rd
Tax District: 65
Property Class: V5
Neighborhood: 0807
Subdivision Name:
Agent / Tax Rep:

Dwelling Characteristic Changes

	From:	To:
Year Built:		
Effective Age:		
Story Height:		
Square Feet Living Area:		
Basement (Finished Area):		
Basement (Unfin. Area):		
Basement (Rec. Room):		
Heating & Air:		
Garage:		
Attic:		
Condition & Desirability:		
Cost & Design Factor:		
Quality Grade:		
Percent Complete:		
Other:		

Land Information

	From:	To:
Square Feet:		
Acres:	96.35	96.35

Property Valuation Summary

	Current FMV Value	Recommended FMV Value	Special Asmt. Value	Recommended Sp Asmt Value
Land	759,300	759,300	0	114,050
Building	49,300	49,300	0	49,300
Accessories	0	0	0	0
Total	**808,600**	**808,600**	**0**	**163,350**

Exemptions & Special Assessments

_____	Public Prop.	X	Conservation Use
_____	Religious	_____	Preferential Asmt.
_____	Charitable	_____	Historic Rehabilitated
_____	Non-Profit	_____	Transitional
_____	Educational	_____	Env. Sensitive

Other:

Notes & Recommendations

Taxpayer submitted an Application for Current Use Assessment of Bona Fide Agricultural Property. This is a new covenant, and it consists of two contiguous parcels for over 201 acres, the subject and parcel number 08 -2600-0117-015-1. This parcel consists of 57.43 acres of pasture and 38.92 acres of timber. This property is used for managing livestock and wildlife habitat.

The requirement for the CUVA Program based on the rules and regulations of the Department of Revenue of the State of Georgia are as follows: The primary use of the property shall include, but not be limited to: a) raising, harvesting or storing crops. b) production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry and apiarian products. The property meets CUVA land requirements (b) above.

Recommendation: The Board of Assessors grant CUVA. This is a New covenant beginning January 1, 2021 ending December 31, 2030.

Field Review Date: 07/01/21
Date Submitted: 07/02/21
Appraisal Staff: Gaetjens Coreus GC
Appraisal Manager: Gaetjens Coreus GC
Dep. Chief Appraiser: Tara Parker
Chief Appraiser: Dwight Robinson

Form SRF-RE (Rev. 09/06)

PRL Personal Property Releases

PERSONAL PROPERTY

	PARCEL ID YEAR PROPERTY TYPE APPRAISER	OWNER NAME REASON NOTES	PREVIOUS CURRENT CHANGE
Personal Property Value Update			
1	P00006305811 2020 BUSNES P63	SURGICAL SOLUTIONS LLC Business closed prior to January 1	19,100 0 -19,100
2	P20090006015 2020 BUSNES P63	SOCIAL EVENT PLANNERS INC Business closed prior to January 1	22,300 0 -22,300
3	P20120002945 2014 PLANE P54	JENNA AIR LLC Received additional documentation PLANE WAS REMOVED PRIOR TO JANUARY 1ST	350,000 0 -350,000
4	P20120002945 2015 PLANE P54	JENNA AIR LLC Received additional documentation PLANE WAS REMOVED PRIOR TO JANUARY 1ST	350,000 0 -350,000
5	P20120002945 2016 PLANE P54	JENNA AIR LLC Received additional documentation PLANE WAS REMOVED PRIOR TO JANUARY 1ST	350,000 0 -350,000
6	P20120002945 2017 PLANE P54	JENNA AIR LLC Received additional documentation PLANE WAS REMOVED PRIOR TO JANUARY 1ST	350,000 0 -350,000
7	P20120002945 2018 PLANE P54	JENNA AIR LLC Received additional documentation PLANE WAS REMOVED PRIOR TO JANUARY 1ST	350,000 0 -350,000

PRL Personal Property Releases

PERSONAL PROPERTY

	PARCEL ID YEAR PROPERTY TYPE	OWNER NAME REASON NOTES	PREVIOUS CURRENT CHANGE
Personal Property Value Update			
8	P20120002945	JENNA AIR LLC	350,000
	2019	Received additional documentation	0
	PLANE	PLANE WAS REMOVED PRIOR TO JANUARY 1ST	-350,000
	P54		
9	P20170003078	QUIKRETE INTERNATIONAL INC	241,500
	2020	Received additional documentation	0
	BUSNES	ASSETS WERE DISPOSED	-241,500
	P16		

BOARD OF TAX ASSESSORS MEETING OF
22 July, 2021

RAD Administrative Agenda - Residential

RESIDENTIAL PROPERTIES

	PARCEL ID YEAR APPRAISER	OWNER NAME REASON NOTES	PREVIOUS CURRENT CHANGE
1	12 -2635-0683-032-1	RUSH BARBARA L	224,900
	2017	Correct data entry error	188,700
		CORR SQUARE FOOTAGE AFTER FIELD REVIEW	-36,200
	024		
2	12 -2635-0683-032-1	RUSH BARBARA L	300,200
	2018	Correct data entry error	239,300
		CORRECTED SQUARE FOOTAGE	-60,900
	024		
3	22 -4770-0891-050-1	LAKE AT COOPER SANDY HMOWNERS	145,100
	2019	Correct coding	100
			-145,000
	037		

FULTON COUNTY BOARD OF ASSESSORS
Real Property Staff Review Form

FULTON COUNTY

Appeal _____ Correction X Exempt _____

Tax Year(s): 2017
Property Owner: RUSH BARBARA L

Parcel Identification: 12 -2635-0683-032-1
Property Location: 210 KRISTIE LN
Tax District: 45
Property Class: R3
Neighborhood: 1252
Subdivision Name:
Agent / Tax Rep:

Dwelling Characteristic Changes

	From:	To:
Year Built:	1985	1985
Effective Age:	NA	NA
Story Height:	1.00	1.00
Square Feet Living Area:	2168	1555
Basement (Finished Area):	NA	NA
Basement (Unfin. Area):	NA	NA
Basement (Rec. Room):	450	450
Heating & Air:	NA	NA
Garage:	NA	NA
Attic:	NA	NA
Condition & Desirability:	GD	GD
Cost & Design Factor:	NA	NA
Quality Grade:	C	C
Percent Complete:	NA	NA
Other:		

Land Information

	From:	To:
Square Feet:	12,052	12,052
Acres:	0.2767	0.2767

Property Valuation Summary

	Current Value	Special Asmt. Value	Recommended Value
Land	30,800	0	30,800
Building	194,100	0	157,900
Accessories			
Total	224,900	0	188,700

Exemptions & Special Assessments

_____	Public Prop.	_____	Conservation Use
_____	Religious	_____	Preferrential Asmt.
_____	Charitable	_____	Historic Rehabilitated
_____	Non-Profit	_____	Transitional
_____	Educational	_____	Env. Sensitive

Other:

Notes & Recommendations

The property is located on Cranberry Pl and Kristie Ln. The property owner appeal the 2017 value for the subject parcel. Based on a field check the square footage was adjusted from 2168 to 1555. The property owner has requested that tax yer 2017 & 2018 be adjusted due to data change made. The recommended value for 2017 for board approval is $188,700.

Field Review Date: 06/22/21
Date Submitted: 06/30/21
Appraisal Staff: Paul Walker
Appraisal Manager: Brian Gardner
Dep. Chief Appraiser: Tara Parker

FULTON COUNTY BOARD OF ASSESSORS
Real Property Staff Review Form

FULTON COUNTY

Appeal _____ Correction X Exempt _____

Tax Year(s): 2018
Property Owner: RUSH BARBARA L

Parcel Identification: 12 -2635-0683-032-1
Property Location: 210 KRISTIE LN
Tax District: 45
Property Class: R3
Neighborhood: 1252
Subdivision Name:
Agent / Tax Rep:

Dwelling Characteristic Changes

	From:	To:
Year Built:	1985	1985
Effective Age:	NA	NA
Story Height:	1.00	1.00
Square Feet Living Area:	2168	1555
Basement (Finished Area):	NA	NA
Basement (Unfin. Area):	NA	NA
Basement (Rec. Room):	450	450
Heating & Air:	NA	NA
Garage:	NA	NA
Attic:	NA	NA
Condition & Desirability:	GD	GD
Cost & Design Factor:	NA	NA
Quality Grade:	C	C
Percent Complete:	NA	NA
Other:		

Land Information

	From:	To:
Square Feet:	12,052	12,052
Acres:	0.2767	0.2767

Property Valuation Summary

	Current Value	Special Asmt. Value	Recommended Value
Land	48,600	0	48,600
Building	251,600	0	190,700
Accessories			
Total	**300,200**	**0**	**239,300**

Exemptions & Special Assessments

_____	Public Prop.	_____	Conservation Use
_____	Religious	_____	Preferrential Asmt.
_____	Charitable	_____	Historic Rehabilitated
_____	Non-Profit	_____	Transitional
_____	Educational	_____	Env. Sensitive

Other:

Notes & Recommendations

The property is located on Cranberry Pl and Kristie Ln. The property owner appeal the 2017 value for the subject parcel. Based on a field check the square footage was adjusted from 2168 to 1555. The property owner has requested that tax yer 2017 & 2018 be adjusted due to data change made. The recommended value for 2018 for board approval is $239,300.

Field Review Date: 06/22/21
Date Submitted: 06/30/21
Appraisal Staff: Paul Walker
Appraisal Manager: Brian Gardner
Dep. Chief Appraiser: Tara Parker

FULTON COUNTY

Appeal _____ Correction X Exempt _____

Tax Year(s):	2019
Property Owner:	THE LAKE AT COOPER SANDY HMOWNERS ASSN INC
Parcel Identification:	22 -4770-0891-050-1
Property Location:	705 COOPER SANDY COVE, MILTON
Tax District:	56 - Milton
Property Class:	R3
Neighborhood:	2291
Subdivision Name:	SANDY CREEK COVE
Agent / Tax Rep:	Diane Amaral, Association Manager

Dwelling Characteristic Changes

	From:	To:
Year Built:	N/A	N/A
Effective Age:	N/A	N/A
Story Height:	N/A	N/A
Square Feet Living Area:	N/A	N/A
Basement (Finished Area):	N/A	N/A
Basement (Unfin. Area):	N/A	N/A
Basement (Rec. Room):	N/A	N/A
Heating & Air:	N/A	N/A
Garage:	N/A	N/A
Attic:	N/A	N/A
Condition & Desirability:	N/A	N/A
Cost & Design Factor:	N/A	N/A
Quality Grade:	N/A	N/A
Percent Complete:	N/A	N/A
Other: Gross Building Value	N/A	N/A

Land Information

		From:	To:
Square Feet:		0	1.68
Acres:		0.0000	73,181

Property Valuation Summary

	Current Value	Special Asmt. Value	Recommended Value
Land	145,100		100
Building	0		0
Accessories	0		0
Total	145,100	0	100

Exemptions & Special Assessments

_____	Public Prop.	_____	Conservation Use
_____	Religious	_____	Preferential Asmt.
_____	Charitable	_____	Historic Rehabilitated
_____	Non-Profit	_____	Transitional
_____	Educational	_____	Env. Sensitive

Other:

Notes & Recommendations

Association manager inquired about the 2019 value of the HOA common area. After research, it was discovered that the land size was corrected from 0 acres to 1.68 acres, but it removed the common area coding. All other years are already at the HOA nominal value of $100.

Recommendation: It is recommended that the value be reduced to the nominal value of $100 for the HOA common area in tax year 2019.

Field Review Date:	N/A
Date Submitted:	July 2, 2021
Appraisal Staff:	George Lewis/Adrean Larcheveaux
Appraisal Manager:	Brian Gardner
Dep. Chief Appraiser:	Tara Parker

CAD Administrative Agenda - Commercial

COMMERCIAL PROPERTIES

	PARCEL ID / YEAR / APPRAISER	OWNER NAME / REASON / NOTES	PREVIOUS / CURRENT / CHANGE
1	14 -0012-0002-071-6	MADISON YARDS LLC	42,698,400
	2021	Brownfield Certification	42,698,400
		NEW BROWNFIELD APPLICATION	0
	996		
2	14 -0012-0002-072-4	MADISON YARDS LLC	49,044,300
	2021	Brownfield Certification	49,044,300
		NEW BROWNFIELD APPLICATION	0
	996		
3	14 -0052-0010-012-1	DEVELOPMENT AUTHORITY OF FULTON COUNTY	45,436,985
	2021	Brownfield Certification	45,436,985
		NEW BROWNFIELD APPLICATION	0
	996		
4	14 -0054-0001-166-4	COHW SUMMERHILL GA AVE II LLC	2,036,700
	2021	Brownfield Certification	2,036,700
		NEW BROWNFIELD APPLICATION	0
	996		
5	14 -0084-0004-217-6	BOLTON ATLANTA L P	42,249,600
	2021	Brownfield Certification	2,992,600
		NEW BROWNFIELD APPLICATION	-39,257,000
	996		
6	14F-0052- LL-003-7	S & P ATLANTA LLC	5,336,300
	2021	Brownfield Certification	5,336,300
		NEW BROWNFIELD APPLICATION	0
	996		
7	17 -0045- LL-061-4	DEVELOPMENT AUTHORITY OF FULTON COUNTY	103,692,000
	2021	Apply Economic Development Valuation	103,692,000
		APPLY 50% RAMP UP	0
	300		

CAD Administrative Agenda - Commercial

COMMERCIAL PROPERTIES

	PARCEL ID YEAR	OWNER NAME REASON NOTES	PREVIOUS CURRENT CHANGE
8	17 -0099-0006-061-2	CHARLES RETAIL LLC THE	1,052,300
	2021	Brownfield Certification	1,052,300
		BROWNFIELD NEW APPLICATION	0
	996		
9	17 -0148- LL-734-2	SAFSTOR BISHOP LLC	10,055,200
	2021	Brownfield Certification	10,055,200
		NEW BROWNFIELD APPLICATION	0
	996		
10	17 -0230- LL-153-4	CC NUW LLC	31,969,600
	2021	Brownfield Certification	31,969,600
		NEW BROWNFIELD APPLICATION	0
	996		

FULTON COUNTY BOARD OF ASSESSORS
REAL PROPERTY STAFF REVIEW FORM

FULTON COUNTY

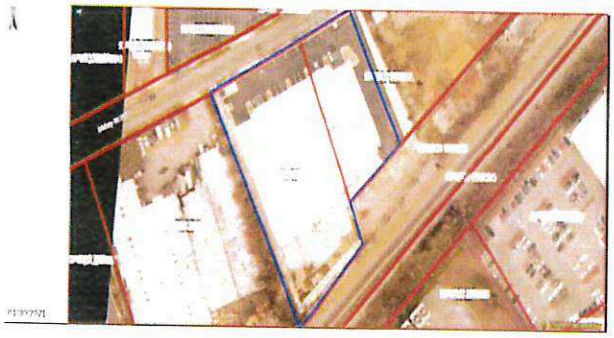
BROWNFIELD CERTIFICATION

YEAR 2021

Tax Year(s):	2021
Parcel ID	17 0148 LL7342
Property Owner	SAFSTOR BISHOP ST
Situs Address	430 BISHOP ST
Tax District	05 ATLANTA
Property Class	C3
Neighborhood	C405
Action Code	BFC
Bldg./Subdivision Name	STORAGE

Reason for Property Review

BROWNFIELD APPLICATION



Application Date: 12/30/2020

Contact Number:

Agent / Owner: Reynolds Pittman

Field Review Date:

		Current		Recommended
Land	$	1,805,600	$	1,805,600
Building	$	8,249,600	$	8,249,600
TOTAL	$	10,055,200	$	10,055,200

Notes:

Appraisers Notes and Recommendations

Subject Property has applied for Brownfield Certification. An Application to the EPD was submitted on November 15, 2017; Therefore, in accordance to the Brownfield law "48-5-7.6" under Article 9 of Chapter 8 of Title 12, the fair market value recorded on the tax digest at the time of application to the *Environmental Protection Division* of the department of Natural Resources in 2017 was ***$29,600*** and the acquisition cost was ***$5,090,200.*** According to state law the Brownfield Value must be the lessor of the two.Therefore the frozen value will be ***$29,600***. Subject properties Brownfield Tax benefit shall not begin until tax year 2021. Brownfield and recommended Freeze value is as follows:

Land-	$ 29,500
Building/Improvement-	$ 100
Totaling -	$ 29,600

Clean-up Cost = $2,885,131

Land Size	*Land Value*	*Cost Per Unit*
	per Acre	
1.66	$ 1,089,023	N/A

Submitted by: David A. Robinson

Date: 3/8/2021

Chief Appraiser: Dwight Robinson

Manager: Vincent Clark

Deputy Chief Appraiser: Curtis Broden

FULTON COUNTY BOARD OF ASSESSORS
REAL PROPERTY STAFF REVIEW FORM

FULTON COUNTY

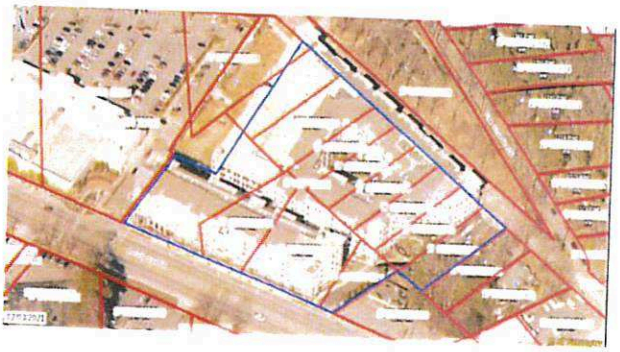
BROWNFIELD CERTIFICATION

YEAR 2021

Tax Year(s):	2021
Parcel ID	17 0230 LL1534
Property Owner	CC NUM LLC
Situs Address	2265 MARIETTA
Tax District	05V ATLANTA PERRY BOLTON
Property Class	C4
Neighborhood	C401
Action Code	BFC
Bldg./Subdivision Name	APARTMENT

Reason for Property Review

BROWNFIELD APPLICATION



Application Date: 12/7/2020

Contact Number:

Agent / Owner:

Field Review Date:

Appraisers Notes and Recommendations

Subject Property has applied for Brownfield Certification. An Application to the EPD was submitted on July 27, 2018; Therefore, in accordance to the Brownfield law "48-5-7.6" under Article 9 of Chapter 8 of Title 12, the fair market value recorded on the tax digest at the time of application to the *Environmental Protection Division* of the department of Natural Resources in 2018 was ***$2,432,200*** and the acquisition cost was ***$5,900,000***. All clean up cost was recovered so the frozen value will be ***$12,260,290***. Subject properties Brownfield Tax benefit shall not begin until tax year 2021. Brownfield and recommended Freeze value is as follows:

Land-	$ 5,175,000
Building/Improvement-	$ 7,085,290
Totaling -	$ 12,260,290

Clean-up Cost = $322,965

	Current	Recommended
Land	$ 5,175,000	$ 5,175,000
Building	$ 26,794,600	$ 26,794,600
TOTAL	$ 31,969,600	$ 31,969,600

Land Size	*Land Value*	*Cost Per Unit*
	per Acre	
4.19	$ 1,235,378	$92,666

Notes:

Submitted by: David A. Robinson

Date: 6/30/2021

Manager: Vincent Clark

Chief Appraiser: Dwight Robinson

Deputy Chief Appraiser: Curtis Broden

FULTON COUNTY BOARD OF ASSESSORS
REAL PROPERTY STAFF REVIEW FORM

FULTON COUNTY

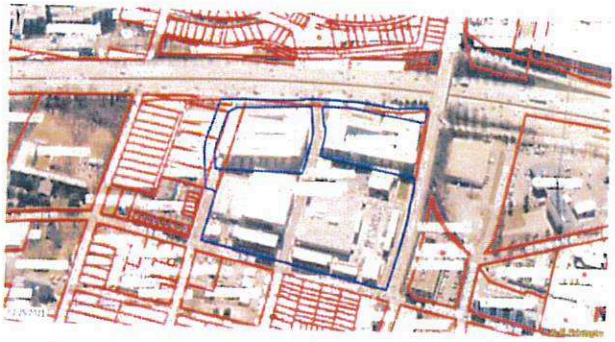
BROWNFIELD CERTIFICATION

YEAR 2021

Tax Year(s):	2021
Parcel ID	14 001200020716
Property Owner	MADISON YARDS LLC
Situs Address	220 BILL KENNEDY WAY
Tax District	05T CITY OF ATLANTA BELTLI
Property Class	C5
Neighborhood	CA07
Action Code	BFC
Bldg./Subdivision Name	APARTMENT

Reason for Property Review

BROWNFIELD APPLICATION



Application Date: 10/19/2020

Contact Number:

Agent / Owner: SCOTT WRIGHT

Field Review Date:

		Current		Recommended
Land	$	7,860,000	$	7,860,000
Building	$	34,838,400	$	34,838,400
TOTAL	$	42,698,400	$	42,698,400

Notes:

Appraisers Notes and Recommendations

Subject Property has applied for Brownfield Certification. An Application to the EPD was submitted on September 1, 2017; Therefore, in accordance to the Brownfield law "48-5-7.6" under Article 9 of Chapter 8 of Title 12, the fair market value recorded on the tax digest at the time of application to the *Environmental Protection Division* of the department of Natural Resources in 2017 was ***$2,260,996*** and the acquisition cost was ***$29,750,000.*** According to state law the Brownfield Value must be the lessor of the two.Therefore the frozen value will be ***$2,260,996***. Subject properties Brownfield Tax benefit shall not begin until tax year 2021. Brownfield and recommended Freeze value is as follows:

Land-	$ 100,000
Building/Improvement-	$ 2,160,996
Totaling -	$ 2,260,996

Clean-up Cost = $1,154,774

Land Size	*Land Value*	*Cost Per Unit*
	per Acre	
2.60	$ 3,023,077	$162,971

Submitted by: David A. Robinson

Date: 6/21/2021

Chief Appraiser: Dwight Robinson

Manager: Vincent Clark

Deputy Chief Appraiser: Curtis Broden

FULTON COUNTY BOARD OF ASSESSORS
REAL PROPERTY STAFF REVIEW FORM

FULTON COUNTY

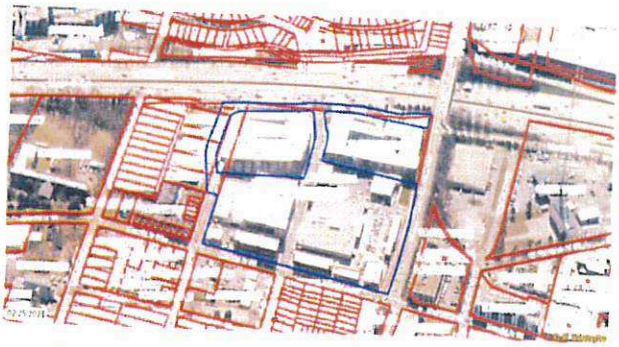
BROWNFIELD CERTIFICATION

YEAR 2021

Tax Year(s):	2021
Parcel ID	14 001200020724
Property Owner	MADISON YARDS
Situs Address	905 MEMORIAL
Tax District	05T CITY OF ATLANTA BELTLI
Property Class	C5
Neighborhood	CA07
Action Code	BFC
Bldg./Subdivision Name	APARTMENT

Reason for Property Review

BROWNFIELD APPLICATION



Application Date: 10/26/2020

Contact Number:

Agent / Owner: SCOTT WRIGHT

Field Review Date:

		Current		Recommended
Land	$	8,640,000	$	8,640,000
Building	$	40,404,300	$	40,404,300
TOTAL	$	49,044,300	$	49,044,300

Notes:

Appraisers Notes and Recommendations

Subject Property has applied for Brownfield Certification. An Application to the EPD was submitted on September 1, 2017; Therefore, in accordance to the Brownfield law "48-5-7.6" under Article 9 of Chapter 8 of Title 12, the fair market value recorded on the tax digest at the time of application to the *Environmental Protection Division* of the department of Natural Resources in 2017 was ***$2,520,015*** and the acquisition cost was ***$29,750,000.*** According to state law the Brownfield Value must be the lessor of the two.Therefore the frozen value will be ***$2,520,015***. Subject properties Brownfield Tax benefit shall not begin until tax year 2021. Brownfield and recommended Freeze value is as follows:

Land-	$ 100,000
Building/Improvement-	$ 2,420,015
Totaling -	$ 2,520,015

Clean-up Cost = $1,302,192

Land Size	*Land Value*	*Cost Per Unit*
	per Acre	
2.91	$ 2,970,093	$170,293

Submitted by: David A. Robinson VC

Date: 6/21/2021

Manager: Vincent Clark VC

Chief Appraiser: Dwight Robinson

Deputy Chief Appraiser: Curtis Broden CB

FULTON COUNTY BOARD OF ASSESSORS
REAL PROPERTY STAFF REVIEW FORM

FULTON COUNTY

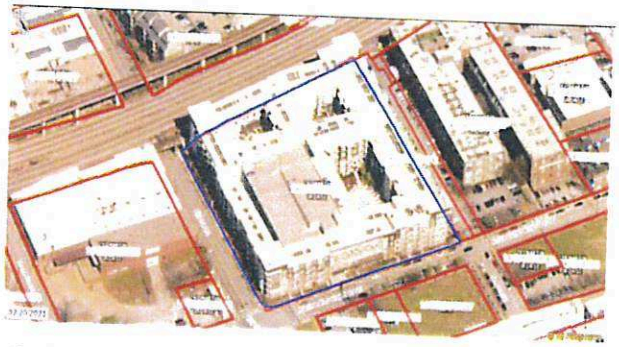
BROWNFIELD CERTIFICATION

YEAR 2021

Tax Year(s):	2021
Parcel ID	14 005200100121
Property Owner	FAIRFIELD GRANT PARK LLC
Situs Address	290 MLK JR DRIVE
Tax District	05W ATLANTA EASTSIDE TAD
Property Class	C4
Neighborhood	CA02
Action Code	BFC
Bldg./Subdivision Name	APARTMENT

Reason for Property Review

BROWNFIELD APPLICATION



Application Date: 12/22/2020

Contact Number:

Agent / Owner: Chris Boyer

Field Review Date: _____

		Current		Recommended
Land	$	9,720,000	$	9,720,000
Building	$	72,892,700	$	72,892,700
TOTAL	$	82,612,700	$	82,612,700

Notes:

Appraisers Notes and Recommendations

Subject Property has applied for Brownfield Certification. An Application to the EPD was submitted on June 25, 201; Therefore, in accordance to the Brownfield law "48-5-7.6" under Article 9 of Chapter 8 of Title 12, the fair market value recorded on the tax digest at the time of application to the *Environmental Protection Division* of the department of Natural Resources in 2015 was ***$1,400,000*** and the acquisition cost was ***$1,686,252.*** All clean up cost will be recovered in 2021, so the frozen value will be ***$38,233,000***. Subject properties Brownfield Tax benefit shall not begin until tax year 2021. Brownfield and recommended Freeze value is as follows:

Land-	$ 9,720,000
Building/Improvement-	$ 28,513,000
Totaling -	$ 38,233,000

Clean-up Cost = $118,047

Land Size	*Land Value*	*Cost Per Unit*
	per Acre	
3.61	$ 2,696,255	$254,977

Submitted by: David A. Robinson

Date: 6/30/2021

Manager: Vincent Clark

Chief Appraiser: Dwight Robinson

Deputy Chief Appraiser: Curtis Broden

FULTON COUNTY BOARD OF ASSESSORS
REAL PROPERTY STAFF REVIEW FORM

FULTON COUNTY

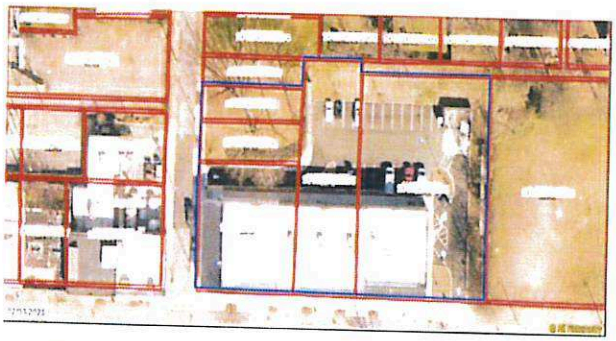
BROWNFIELD CERTIFICATION

YEAR 2021

Tax Year(s):	2021
Parcel ID	14 005400011664
Property Owner	COHW SUMMERHILL
Situs Address	72 GEORGIA
Tax District	05P
Property Class	C3
Neighborhood	C918
Action Code	BFC
Bldg./Subdivision Name	RETAIL

Reason for Property Review

BROWNFIELD APPLICATION



Appraisers Notes and Recommendations

Subject Property has applied for Brownfield Certification. An Application to the EPD was submitted on February 9, 2017; Therefore, in accordance to the Brownfield law "48-5-7.6" under Article 9 of Chapter 8 of Title 12, the fair market value recorded on the tax digest at the time of application to the *Environmental Protection Division* of the department of Natural Resources in 2017 was ***$321,740*** and the acquisition cost was ***$700,000.*** According to state law the Brownfield Value must be the lessor of the two.Therefore the frozen value will be ***$321,740***. Subject properties Brownfield Tax benefit shall not begin until tax year 2021. Brownfield and recommended Freeze value is as follows:

Land-	$ 100,000
Building/Improvement-	$ 221,740
Totaling -	$ 321,740

Clean-up Cost = $271,138

Land Size	*Land Value*	*Cost Per Unit*
	per Acre	
0.88	$ 1,045,460	n/a

Application Date: 12/15/2020

Contact Number:

Agent / Owner:

Field Review Date:

		Current		Recommended
Land	$	919,900	$	919,900
Building	$	1,116,800	$	1,116,800
TOTAL	$	2,036,700	$	2,036,700

Notes:

Submitted by: David A. Robinson ✓C

Manager: Vincent Clark ✓C

Date: 6/21/2021

Chief Appraiser: Dwight Robinson

Deputy Chief Appraiser: Curtis Broden CB

FULTON COUNTY BOARD OF ASSESSORS
REAL PROPERTY STAFF REVIEW FORM

FULTON COUNTY

BROWNFIELD CERTIFICATION

YEAR 2021

Tax Year(s):	2021
Parcel ID	14 008400042176
Property Owner	BOLTON ATLANTA LP
Situs Address	89 CENTENNIAL
Tax District	05Z ATLANTA WESTSIDE TAD
Property Class	C4
Neighborhood	CB06
Action Code	BFC
Bldg./Subdivision Name	HOTEL

Reason for Property Review

BROWNFIELD APPLICATION

Application Date: 12/10/2020

Contact Number:

Agent / Owner: STEPHEN MCCULLERS

Field Review Date:

	Current	Recommended
Land	$ 2,992,600	$ 2,992,600
Building	$ -	$ -
TOTAL	$ 2,992,600	$ 2,992,600

Notes: IN COMPLETE NEW CONSTRUCTION

Appraisers Notes and Recommendations

Subject Property has applied for Brownfield Certification. An Application to the EPD was submitted on December 13, 2013; Therefore, in accordance to the Brownfield law "48-5-7.6" under Article 9 of Chapter 8 of Title 12, the fair market value recorded on the tax digest at the time of application to the *Environmental Protection Division* of the department of Natural Resources in 2013 was ***$2,324,100*** and the acquisition cost was ***$1,325,000.*** The law states the Brownfield value must be the lessor of the two, so the frozen value will be ***$1,325,000***. Subject properties Brownfield Tax benefit shall not begin until tax year 2021. Brownfield and recommended Freeze value is as follows:

Land- $ 325,000
Building/Improvement- $ 1,000,000
Totaling - $ 1,325,000

Clean-up Cost = $1,760,009

Land Size	*Land Value*	*Cost Per Unit*
	per Acre	
2.29	$ 1,307,098	N/A

Submitted by: David A. Robinson

Date: 6/30/2021

Manager: Vincent Clark

Chief Appraiser: Dwight Robinson

Deputy Chief Appraiser: Curtis Broden

FULTON COUNTY BOARD OF ASSESSORS
REAL PROPERTY STAFF REVIEW FORM

FULTON COUNTY

BROWNFIELD CERTIFICATION

YEAR 2021

Tax Year(s):	2021
Parcel ID	14F0052 LL0037
Property Owner	S & P ATLANTA
Situs Address	4335 WENDELL
Tax District	70D FULTON IND CID
Property Class	C4
Neighborhood	C503
Action Code	BFC
Bldg./Subdivision Name	WAREHOUSE

Reason for Property Review

BROWNFIELD APPLICATION

Application Date: 12/22/2020

Contact Number:

Agent / Owner: Steve Sheppard

Field Review Date:

		Current		Recommended
Land	$	841,100	$	841,100
Building	$	4,495,200	$	4,495,200
TOTAL	$	5,336,300	$	5,336,300

Notes:

Appraisers Notes and Recommendations

Subject Property has applied for Brownfield Certification. An Application to the EPD was submitted on August 20, 2012; Therefore, in accordance to the Brownfield law "48-5-7.6" under Article 9 of Chapter 8 of Title 12, the fair market value recorded on the tax digest at the time of application to the *Environmental Protection Division* of the department of Natural Resources in 2012 was ***$1,369,000*** and the acquisition cost was ***$1,275,000, multi parcel sale, $800,250 allocated to subject.*** According to state law the Brownfield Value must be the lessor of the two.Therefore the frozen value will be ***$800,250***. Subject properties Brownfield Tax benefit shall not begin until tax year 2021. Brownfield and recommended Freeze value is as follows:

Land-	$ 100,000
Building/Improvement-	$ 700,250
Totaling -	$ 800,250

Clean-up Cost = $779,778

Land Size	*Land Value*	*Cost Per Unit*
	per Acre	
6.23	$ 135,008	N/A

Submitted by: David A. Robinson

Manager: Vincent Clark

Date: 6/29/2021

Chief Appraiser: Dwight Robinson

Deputy Chief Appraiser: Curtis Broden

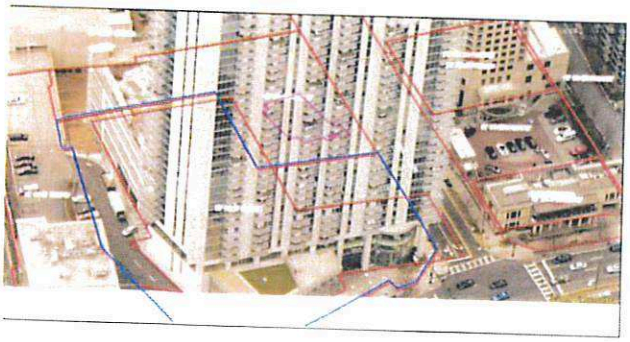
FULTON COUNTY BOARD OF ASSESSORS
REAL PROPERTY STAFF REVIEW FORM

Formal Appeal _____ Error Correction XXXXXXXX

Tax Year(s):	2021
Parcel ID	17 0045 LL0614
Property Owner	Development Auth of Ful
Situs Address	3372 Peachtree Rd NE.
Tax District	05B
Property Class	C3
Neighborhood	C305
Action Code	
Bldg./Subdivision Name	

Reason for Property Review

Add 50% ramp up for 2021



Appraisers Notes and Recommendations

This is a Development Authority parcel that was recently noticed without the 50% ramp up percentage being applied. Recommend the board approves to apply the 50% ramp up to the value for 2021.

Contact Date:

Contact Number:

Agent / Owner:

Field Review Date:

	Current	Recommended
Land	2,384,700	19,855,000
Building	615,300	83,837,000
TOTAL	**188,700**	**103,692,000**

Land Size	Land Value	Building Size / Gross or Net
	per square foot	
1.565	$291.29	672,661

Note:

Submitted by: Dominic C. Lewis

Date: 7/7/2021

Deputy Chief Appraiser: Curtis Broden

Appraisal Manager Vincent Clark

Chief Appraiser: Dwight Robinson

FULTON COUNTY BOARD OF ASSESSORS
REAL PROPERTY STAFF REVIEW FORM

FULTON COUNTY

BROWNFIELD CERTIFICATION

YEAR 2021

Tax Year(s): 2021

Parcel ID	17 009900060612
Property Owner	CHARLES RETAIL LLC
Situs Address	3107 PEACHTREE
Tax District	05B ATLANTA/BUCKHEAD CID
Property Class	C3
Neighborhood	C305
Action Code	BFC
Bldg./Subdivision Name	PARKING GARAGE

Reason for Property Review

BROWNFIELD APPLICATION

NO PHOTO ON FILE

Application Date: 11/24/2020

Contact Number:

Agent / Owner: Scott Wright

Field Review Date:

		Current		Recommended
Land	$	608,000	$	608,000
Building	$	444,300	$	444,300
TOTAL	$	1,052,300	$	1,052,300

Notes:

Appraisers Notes and Recommendations

Subject Property has applied for Brownfield Certification. An Application to the EPD was submitted on April 12, 2017; Therefore, in accordance to the Brownfield law "48-5-7.6" under Article 9 of Chapter 8 of Title 12, the fair market value recorded on the tax digest at the time of application to the *Environmental Protection Division* of the department of Natural Resources in 2017 was ***$243,012*** and the acquisition cost was ***$512,880.*** According to state law the Brownfield Value must be the lessor of the two.Therefore the frozen value will be ***$243,012***. Subject properties Brownfield Tax benefit shall not begin until tax year 2021. Brownfield and recommended Freeze value is as follows:

Land-	$ 100,000
Building/Improvement-	$ 143,012
Totaling -	$ 243,012

Clean-up Cost = $427,921

Land Size	*Land Value*	*Cost Per Unit*
	per Acre	
0.37	$ 1,634,848	N/A

Submitted by: David A. Robinson

Date: 6/29/2021

Manager: Vincent Clark

Chief Appraiser: Dwight Robinson

Deputy Chief Appraiser: Curtis Broden

BOARD OF TAX ASSESSORS MEETING OF

22 July , 2021

SRF Appeal Second Reviews with Freeze

RESIDENTIAL PROPERTIES

1	14 -0020-0011-050-9	BOXER NICHOLAS B				NOTICE VALUE	125,900
2020	ESTORIA ST SE ATLANTA			LAND	115,000	CURRENT	115,000
	APPRS: 112	TaxDistrict	05	IMP	0	CHANGE	10,900
	NBHD: 1431.						
	APPL REASON:	Value and Taxibility		Total	115,000.00		
	STAFF RECOM:	Adj land for flood plain/freq flooding					

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BOARD OF TAX ASSESSORS MEETING OF

22 July , 2021

SRV Appeal Second Reviews

RESIDENTIAL PROPERTIES

1	14 -0116-0004-032-1 LITTLE HAILIKADAWN				NOTICE VALUE	244,500
2020	1019 PALMETTO AVE SW ATLANTA		LAND	11,800	CURRENT	72,900
##	APPRS: 266	TaxDistrict 05	IMP	61,100	CHANGE	171,600
	NBHD: 1414.					
	APPL REASON: Fair Market Value		Total	72,900.00		
	STAFF RECOM: Prev year BOE/SC/ARB/MORITORIUM					

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2	17 -0063-0001-049-4 WELLS FARGO BANK N A				NOTICE VALUE	1,339,200
2020	521 IVY PL NE ATLANTA		LAND	290,100	CURRENT	777,900
##	APPRS: 074	TaxDistrict 05	IMP	487,800	CHANGE	561,300
	NBHD: 1710.					
	APPL REASON: Value and Uniformity		Total	777,900.00		
	STAFF RECOM: Recommended value reflects current mkt					

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BOARD OF TAX ASSESSORS MEETING OF
22 July , 2021

WD Appeal Withdrawn

PERSONAL PROPERTY

	TAXYR LEGAL PROPERTY TYPE APPR DISTRICT		NAME DESC REASON FOR CHANGE STAFF RECOMMENDATION	NOTICE VALUE	CURRENT	CHANGE
1	2021 MV P50 57	V20210000561	AHMAD RAFI 200 PEAR VALLEY CT Vehicle value adjustment ******************************	23,500	14,100	-9,400
2	2021 MV P50 45	V20210000813	ATLANTA BENZ CLUB 125 MANSELL PL Vehicle value adjustment ******************************	6,800	2,743	-4,057
3	2021 MV P50 05	V20210000513	CHOU FRANK FONG YI 883 MONROE DR NE APT 4A Vehicle value adjustment ******************************	3,375	1,625	-1,750
4	2021 MV P50 05	V20210000531	GERA PRASUN 7111 RENAISSANCE WAY NE Vehicle value adjustment ******************************	18,250	15,000	-3,250
5	2021 MV P50 05	V20210000293	HALTHON MONIYAH IRIS Vehicle value adjustment ******************************	4,825	3,900	-925
6	2020 MV P50 56	V20210001130	KUMAR SANJAYA 16025 MANOR CLUB DR Vehicle value adjustment ******************************	50,700	42,664	-8,036
7	2021 MV P50 59	V20210000816	MORROW TRENT VINCENT 624 WATERFORD PL Vehicle value adjustment ******************************	20,100	13,600	-6,500

WD Appeal Withdrawn

PERSONAL PROPERTY

	TAXYR LEGAL PROPERTY TYPE APPR DISTRICT		NAME DESC REASON FOR CHANGE STAFF RECOMMENDATION	NOTICE VALUE	CURRENT	CHANGE
8	2021 MV P50 59	V20210000815	NARCISO JOSEPH J 755 WOOD DUCK CT Vehicle value adjustment ******	6,375	3,850	-2,525
9	2021 MV P50 05	V20210000394	RYU YOUNG JAE 1050 HOWELL MILL RD NW APT 644 Vehicle value adjustment ******	8,450	5,975	-2,475
10	2021 MV P50 45	V20210000505	SHBEIB MULHAM 11160 WEST RD Vehicle value adjustment ******	9,650	5,770	-3,880
11	2021 MV P50 05	V20210000535	WHITE PRINCESS 204 CARVER CIR NW Vehicle value adjustment ******	6,125	1,200	-4,925