DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator 110-033-113, 110-033-114, 110-033, 111-004

ZA 16-09 Tax Map & Parcel # (TMP):

Submittal Date: 8-12-16 Time: 10:06 am/pm Received by: (staff initials)

Fees Assessed: 2500.00 Paid: Ck # 63601 Commission District:

Planning Commission Meeting Date: 9-20-16

Board of Commissioners Meeting Date: 10-20-16

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Jeff Wasserman on behalf of PV Club LLC

Address: 49 Valley Drive, Dawsonville, GA 30534

Phone: [x] Listed [ ] Unlisted 706-265-6110 Email: [x] Business [ ] Personal pvmanager@windstream.net

Status: [●] Owner [○] Authorized Agent [○] Lessee [○] Option to purchase

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

I have [x] /have not [ ] participated in a Pre-application meeting with Planning Staff.

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

Meeting Date: 7/28/2016 Applicant Signature: Jeff Wasserman

PROPERTY OWNER/PROPERTY INFORMATION

Name: PV Club LLC

Street Address of Property being rezoned: 49 Valley Drive

Rezoning from: C-PCD to: C-PCD Total acreage being rezoned: 107.26

Directions to Property: GA 136 E to Cothran Road, right onto Cothran Road, right onto Valley Drive.

APPLICANT CERTIFICATION

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

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

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

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

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

Signature _____ Date 8-11-16

Witness _____ Date 8/11/2016

WITHDRAWAL

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

I hereby withdraw application # _____

Signature _____ Date _____

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

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: _____

Applicant Printed Name: Jeff Wasserman

Application Number: _____

Date Signed: 8/11/2016

Sworn and subscribed before me

this 11 day of AUGUST, 2016.

Rachel G. Burton
Notary Public

My Commission Expires: 11/1/2016

Notary Public Seal

RACHEL G. BURTON
NOTARY PUBLIC
My Commission Expires
11-01-2016
LUMPKIN COUNTY, GEORGIA

Dawson County Georgia

HOME | PROPERTY | GENERAL INFORMATION | FREQUENTLY ASKED QUESTIONS | MOTOR VEHICLES | LINKS

Tax Search and Pay

Overview and Pay | View / Print Bill | View / Print Receipt | Address Change

PV CLUB LLC
C/O JEFF WASSERMAN
49 VALLEY DR
DAWSONVILLE, GA30534

Tax Year: 2015
Bill Number: 10488
Parcel Number: 110 033

[redacted]

[redacted]

Date Due: 12/01/2015
Base Amount Due: $25,486.07
Penalties & Interest: $0.00
Fees: $0.00

Payment Status: Paid
Paid Date: 11/23/2015
Paid Amount: $25,486.07
Balance Due: $0.00

Map: 110 033
District: DAWSON COUNTY UNINCORPORATED

Description: LL 443 472 473 LD 13 N

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Dawson County Georgia

HOME | PROPERTY | GENERAL INFORMATION | FREQUENTLY ASKED QUESTIONS | MOTOR VEHICLES | LINKS

Tax Search and Pay

Overview and Pay | View / Print Bill | View / Print Receipt | Address Change

PV SOUTHEAST LLC
C/O JEFF WASSERMAN
49 VALLEY DR
DAWSONVILLE, GA30534

Tax Year: 2015
Bill Number: 10531
Parcel Number: 111 004

[redacted]

[redacted]

Date Due: 12/01/2015
Base Amount Due: $911.81
Penalties & Interest: $0.00
Fees: $0.00

Payment Status: Paid
Paid Date: 11/23/2015
Paid Amount: $911.81
Balance Due: $0.00

Map: 111 004
District: DAWSON COUNTY UNINCORPORATED

Description: LL 501 502 LD 13-N

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qPublic.net™ Dawson County, GA

Log in

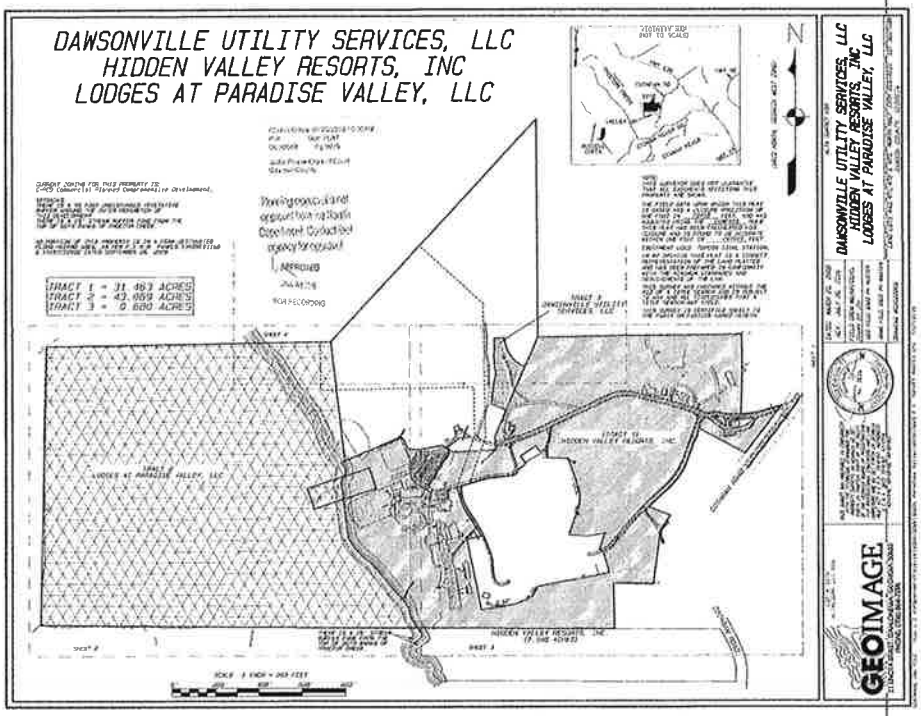
Layers | Map | Search | Sales Search | Sales List | Results | Sales Results | Report | Tax Estimator | Field Definitions | Home

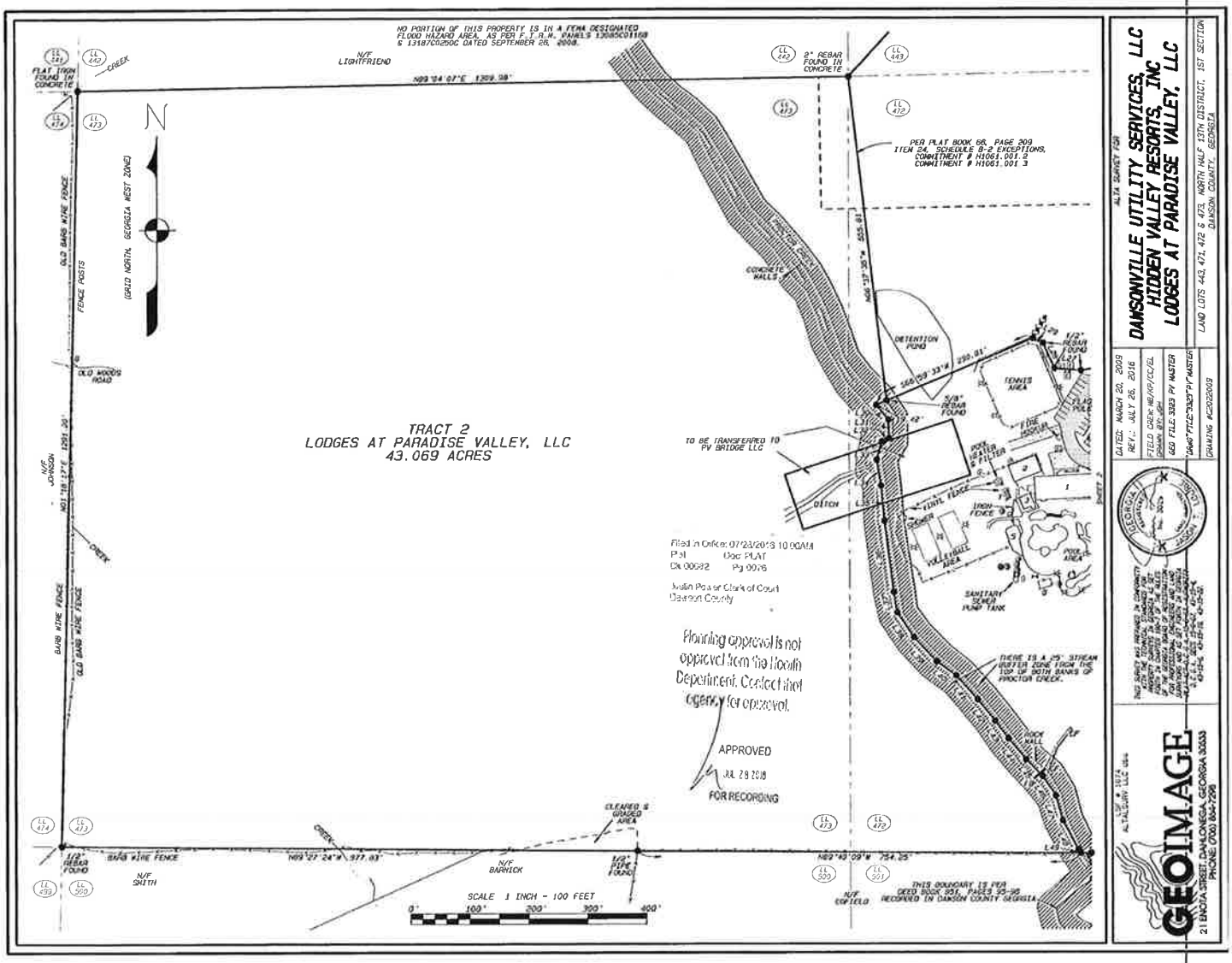
Parcel ID	111 004	**Owner**	PV SOUTHEAST LLC
Class Code	Agricultural		C/O JEFF WASSERMAN 49 VALLEY DR
Taxing District	UNINCORPORATED		DAWSONVILLE GA 30534
	UNINCORPORATED	**Physical Address**	n/a
Acres	7.95	**Assessed Value**	Value $101486

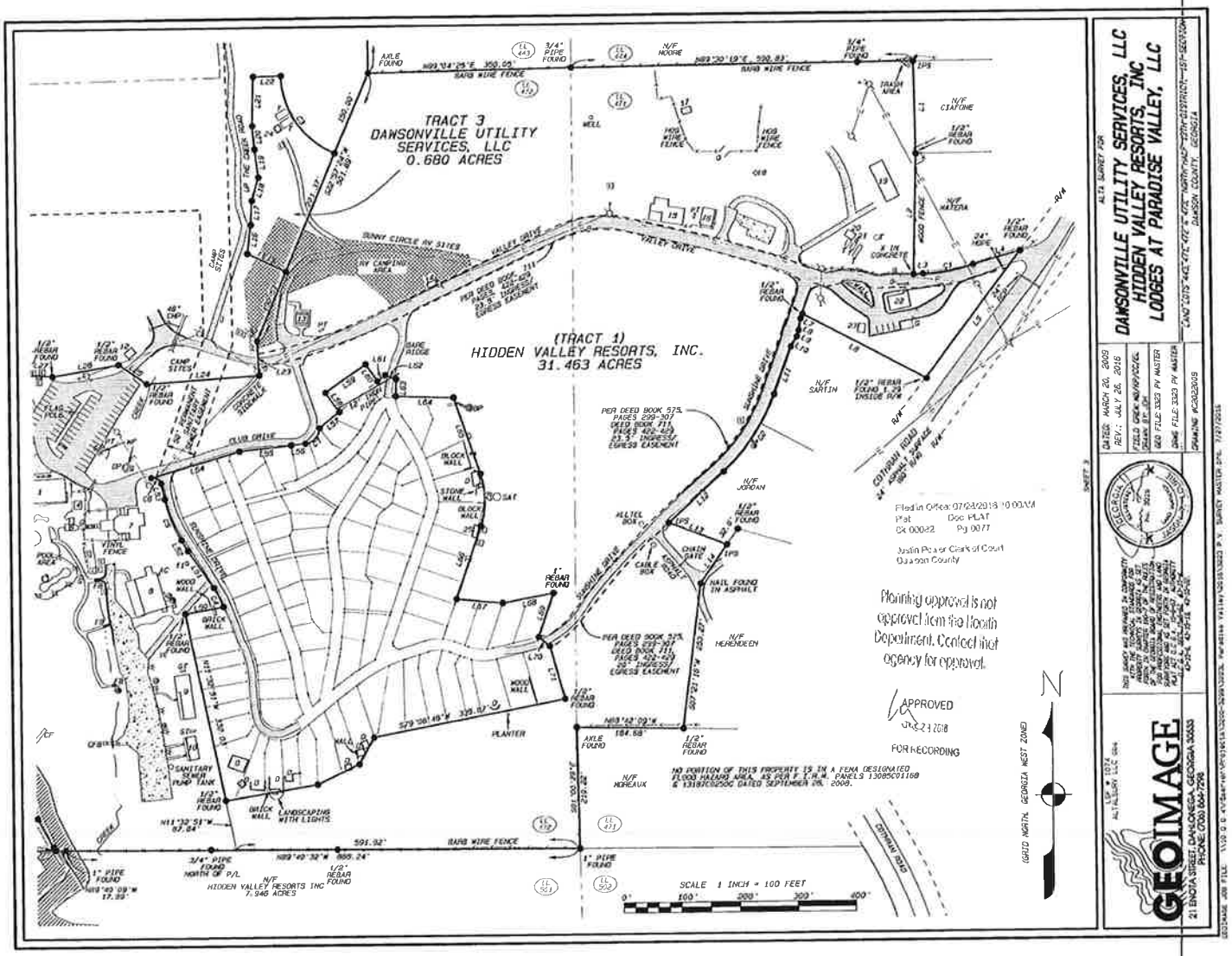
(Note: Not to be used on legal documents)

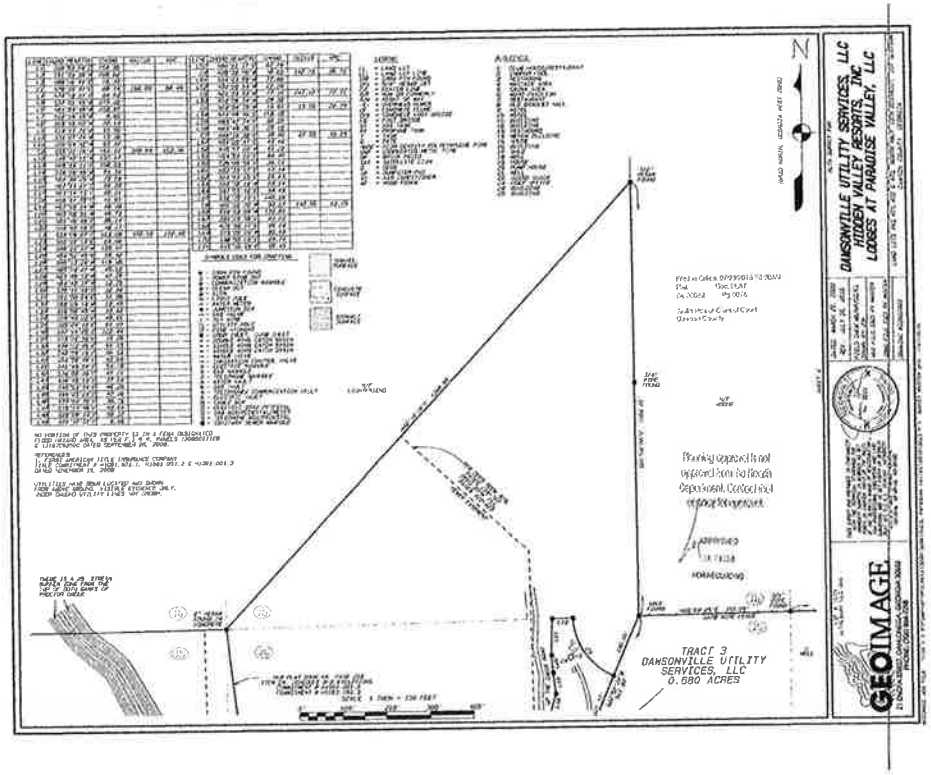
Last 2 Sales

Date	Price	Reason	Qual
5/19/2011	$0	GF	U
4/2/2009	$200000	LM	Q


DAWSONVILLE UTILITY SERVICES, LLC
HIDDEN VALLEY RESORTS, INC
LODGES AT PARADISE VALLEY, LLC
TRACT 1 = 31.463 ACRES
TRACT 2 = 43.659 ACRES
TRACT 3 = 0.880 ACRES
N
GEOIMAGE


NO PORTION OF THIS PROPERTY IS IN A FEMA DESIGNATED FLOOD HAZARD AREA, AS PER F.I.R.M. PANELS 13085C0116D & 13187C0250C DATED SEPTEMBER 28, 2008.
N/F LIGHTFRIEND
N89°24'07"E 1309.38'
2" REBAR FOUND IN CONCRETE
PER PLAT BOOK 68, PAGE 209 ITEM 24, SCHEDULE B-2 EXCEPTIONS, COMMITMENT # H1061.001.2 COMMITMENT # H1061.001.3
FLAT IRON FOUND IN CONCRETE
OLD BARB WIRE FENCE
FENCE POSTS
(GRID NORTH, GEORGIA WEST ZONE)
OLD WOODS ROAD
N/F JOHNSON
N01°18'27"E 1291.20'
BARB WIRE FENCE
OLD BARB WIRE FENCE
CREEK
CONCRETE WALLS
N08°33'35"W 555.61'
DETENTION POND
S66°09'33"W 230.01'
1/2" REBAR FOUND
5/8" REBAR FOUND
TENNIS AREA
FIRE MODULE
POOL HEATER & FILTER
TRACT 2
LODGES AT PARADISE VALLEY, LLC
43.069 ACRES
TO BE TRANSFERRED TO FV BRIDGE LLC
DITCH
VINYL FENCE
IRON FENCE
POOL
VOLLEYBALL AREA
SANITARY SEWER PUMP TANK
Filed in Office: 07/23/2018 10:00AM
Pal Doc: PLAT
Bk 00032 Pg 0076
Justin Power Clerk of Court
Dawson County
Planning approval is not approval from the Health Department. Contact that agency for approval.
APPROVED
JUL 23 2018
FOR RECORDING
THERE IS A 25' STREAM BUFFER ZONE FROM THE TOP OF BOTH BANKS OF PROCTOR CREEK.
ROCK WALL
CLEARED & GRADED AREA
CREEK
N/F BARWICK
1/2" PIPE FOUND
N89°22'24"W 317.03'
N89°43'09"W 754.25'
1/2" REBAR FOUND
N/F SMITH
N/F CAPTELO
THIS BOUNDARY IS PER DEED BOOK 151, PAGES 28-29 RECORDED IN DAWSON COUNTY GEORGIA
SCALE 1 INCH = 100 FEET
0' 100' 200' 300' 400'
DAWSONVILLE UTILITY SERVICES, LLC
HIDDEN VALLEY RESORTS, INC
LODGES AT PARADISE VALLEY, LLC
ALTA SURVEY FOR
LAND LOTS 443, 471, 472 & 473, NORTH HALF 13TH DISTRICT, 1ST SECTION
DAWSON COUNTY, GEORGIA
DATED: MARCH 20, 2009
REV.: JULY 26, 2016
FIELD CREW: MB/RP/CC/EL
JOB #: 08-65
DRG FILE: 8X11 PV MASTER
"DRAFT FILE: 7303 PV MASTER"
DRAWING #C2008065
GEOMAGE
21 ENOTA STREET, DAHLONEGA, GEORGIA 30533
PHONE: (706) 864-7266


TRACT 3
DAWSONVILLE UTILITY
SERVICES, LLC
0.680 ACRES
(TRACT 1)
HIDDEN VALLEY RESORTS, INC.
31.463 ACRES
SUNNY CIRCLE RV SITES
RV CAMPING AREA
VALLEY DRIVE
SUNSHINE DRIVE
CLUB DRIVE
COTHRAN ROAD
N/F MOORE
N/F CIAFONE
N/F MATERA
N/F SARTIN
N/F JORDAN
N/F HERENDEEN
N/F MOREAUX
N/F HIDDEN VALLEY RESORTS INC
7.946 ACRES
PER DEED BOOK 575, PAGES 299-307 DEED BOOK 711, PAGES 422-429 23.5' INGRESS/ EGRESS EASEMENT
NO PORTION OF THIS PROPERTY IS IN A FEMA DESIGNATED FLOOD HAZARD AREA, AS PER F.I.R.M. PANELS 13085C0116B & 13187C0250C DATED SEPTEMBER 26, 2008.
SCALE 1 INCH = 100 FEET
0' 100' 200' 300' 400'
(GRID NORTH, GEORGIA WEST ZONE)
N
Filed in Office: 07/28/2018 10:00AM
Plat Doc PLAT
Bk 00082 Pg 0077
Justin Power Clerk of Court
Dawson County
Planning approval is not approval from the Health Department. Contact that agency for approval.
APPROVED
FOR RECORDING
ALTA SURVEY FOR
DAWSONVILLE UTILITY SERVICES, LLC
HIDDEN VALLEY RESORTS, INC
LODGES AT PARADISE VALLEY, LLC
DATED: MARCH 20, 2009
REV.: JULY 26, 2016
DRAWING #C2022009
GEOIMAGE
21 ENOTA STREET, DAHLONEGA, GEORGIA 30533
PHONE: (706) 864-7298


DAWSONVILLE UTILITY SERVICES, LLC
HIDDEN VALLEY RESORTS, INC
LODGES AT PARADISE VALLEY, LLC
GEOIMAGE
TRACT 3
DAWSONVILLE UTILITY
SERVICES, LLC
0.680 ACRES
N

Niki McCall

From: Rachel Burton, PLA <rburton@davisengineers.com>
Sent: Friday, August 19, 2016 11:21 AM
To: Niki McCall; pvmanager@windstream.net
Subject: PVR Revised Master Plan & Letter of Intent
Attachments: 16-214 Paradise Valley Master Plan Update 8.19.16.pdf; 16-214 Paradise Valley Master Plan Update - Existing vs. Proposed 8.19.16.pdf; Letter of Intent - Revised 8.19.2016.pdf

Niki,

Attached please find the revised master plan and letter of intent for Paradise Valley's rezoning case. The following revisions have been made to the master plan:

1. Labeled southern gated entrance to "Gated Emergency Access".

2. Changed building setback on proposed R-A 2.00 acre parcel from 20' to 35'.

3. Added a proposed wine bar north of the proposed indoor recreation center.

Please let me know if you have any questions.

Thank you,

Rachel Burton, PLA

DES

Davis Engineering & Surveying, LLC
81 Crown Mountain Place | A400
Dahlonega, Georgia 30533
(P)706.864.0012 | (F)706.864.0052 | (C)706.340.4929

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August 19, 2016

Jeff Wasserman
PV Club LLC
49 Valley Drive
Dawsonville, GA 30534

Dawson County Planning Commission
& Board of Commissioners
25 Justice Way
Dawsonville, GA 30534

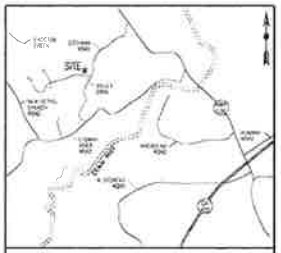
Dear Dawson County Planning Commission
& Board of Commissioners:

The master plan for Paradise Valley Resort was last updated in 2008. At this time I would like to incorporate an additional 5.946 acres adjacent to the south of the property for 22 proposed recreational vehicle sites and 16 proposed tent sites. This area would be accessed through the main entrance of Paradise Valley Resort. As business has grown over the years the demand for more rental sites has been requested. To accommodate the requests I would like to add 22 proposed tent sites and 6 cabins for rental and a proposed wine bar to customers on the existing zoned C-PCD property as shown on the revised master plan. The previously approved tennis courts have been replaced with a proposed indoor recreation center as well.

The 50' undisturbed buffer will be maintained on the additional 5.946 acreage as shown. The percentage of open space for the development is 49%, which exceeds the minimum 30% required by the original rezoning stipulations for this property.

Please feel free to contact me with any questions or concerns of the revised master plan at 706-265-6110. I appreciate your consideration and time concerning this matter.

Sincerely,

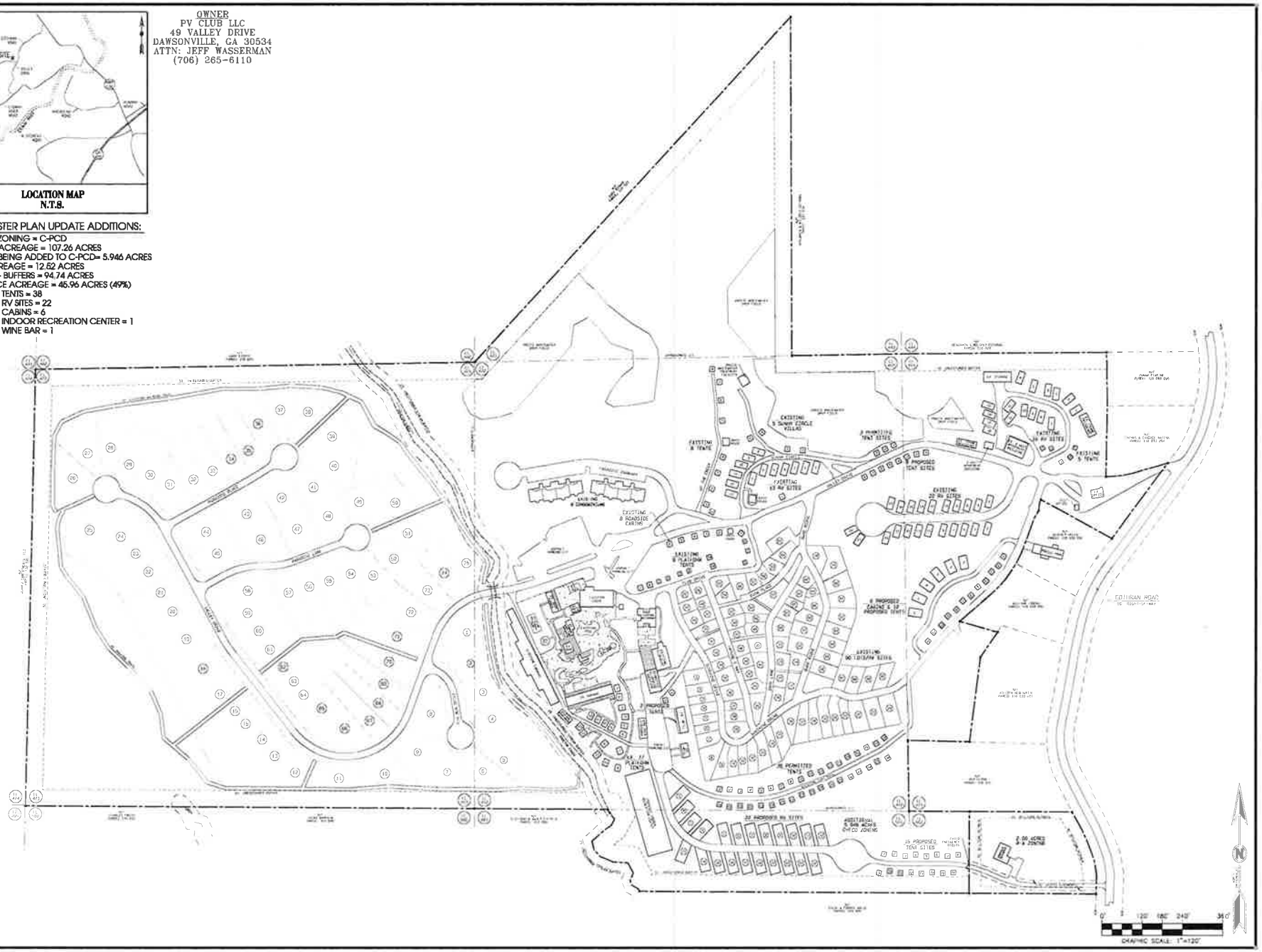


LOCATION MAP
N.T.S.

OWNER
PV CLUB LLC
49 VALLEY DRIVE
DAWSONVILLE, GA 30534
ATTN: JEFF WASSERMAN
(706) 265-6110

2016 MASTER PLAN UPDATE ADDITIONS:

PROPERTY ZONING = C-PCD
TOTAL SITE ACREAGE = 107.26 ACRES
ACREAGE BEING ADDED TO C-PCD= 5.946 ACRES
BUFFER ACREAGE = 12.62 ACRES
TOTAL SITE - BUFFERS = 94.74 ACRES
OPEN SPACE ACREAGE = 46.96 ACRES (49%)
PROPOSED TENTS = 38
PROPOSED RV SITES = 22
PROPOSED CABINS = 6
PROPOSED INDOOR RECREATION CENTER = 1
PROPOSED WINE BAR = 1



DES
DAVIS
ENGINEERING & SURVEYING
81 CROWN MTN. PLACE
SUITE A-400
DAHLONEGA, GA 30533
PH: (706) 864-0012
FAX: (706) 864-0052
DAVISENGINEERS.COM

REVISION	DATE	DESCRIPTION
1	8/19/16	COUNTY COMMENTS

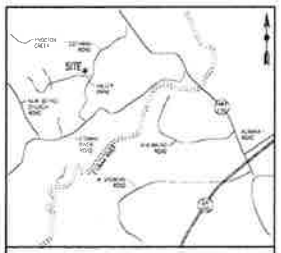
REVISED MASTER PLAN FOR: PARADISE VALLEY RESORT

LAND LOTS 442, 443, 444, 471, 472, 473, 500, 501 & 502 NORTH HALF 13TH DISTRICT
DAWSON COUNTY, GEORGIA

DRAWN BY: PSA/RGB
FIELD CREW: -
DATE: 8/4/2016
CHECKED BY: JKD

SHEET NO.
1 OF 1

PROJECT NO.
2016-214



LOCATION MAP
N.T.S.

OWNER
PV CLUB LLC
49 VALLEY DRIVE
DAWSONVILLE, GA 30534
ATTN: JEFF WASSERMAN
(706) 265-6110

2016 MASTER PLAN UPDATE ADDITIONS:

PROPERTY ZONING = C-PCD
TOTAL SITE ACREAGE = 107.26 ACRES
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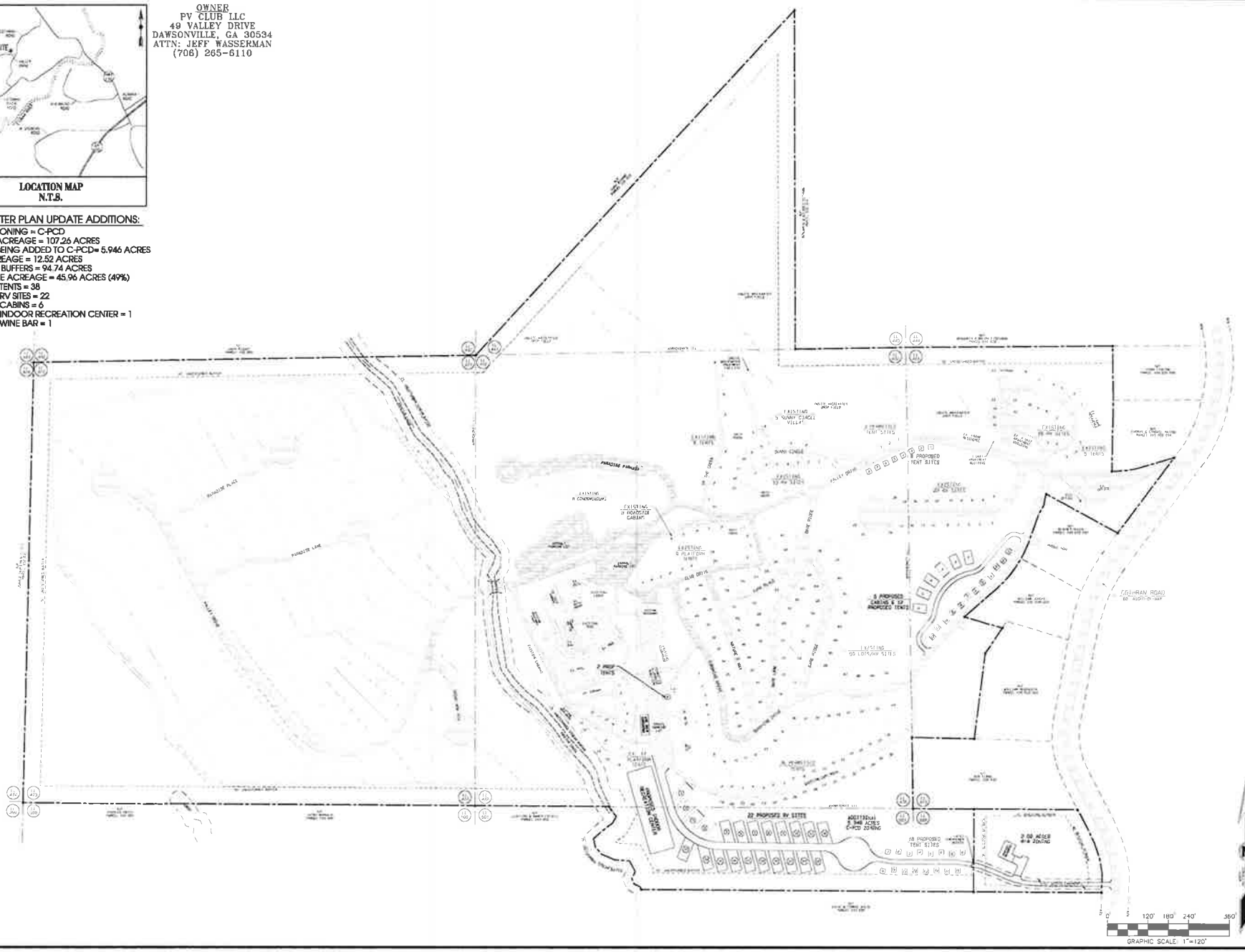
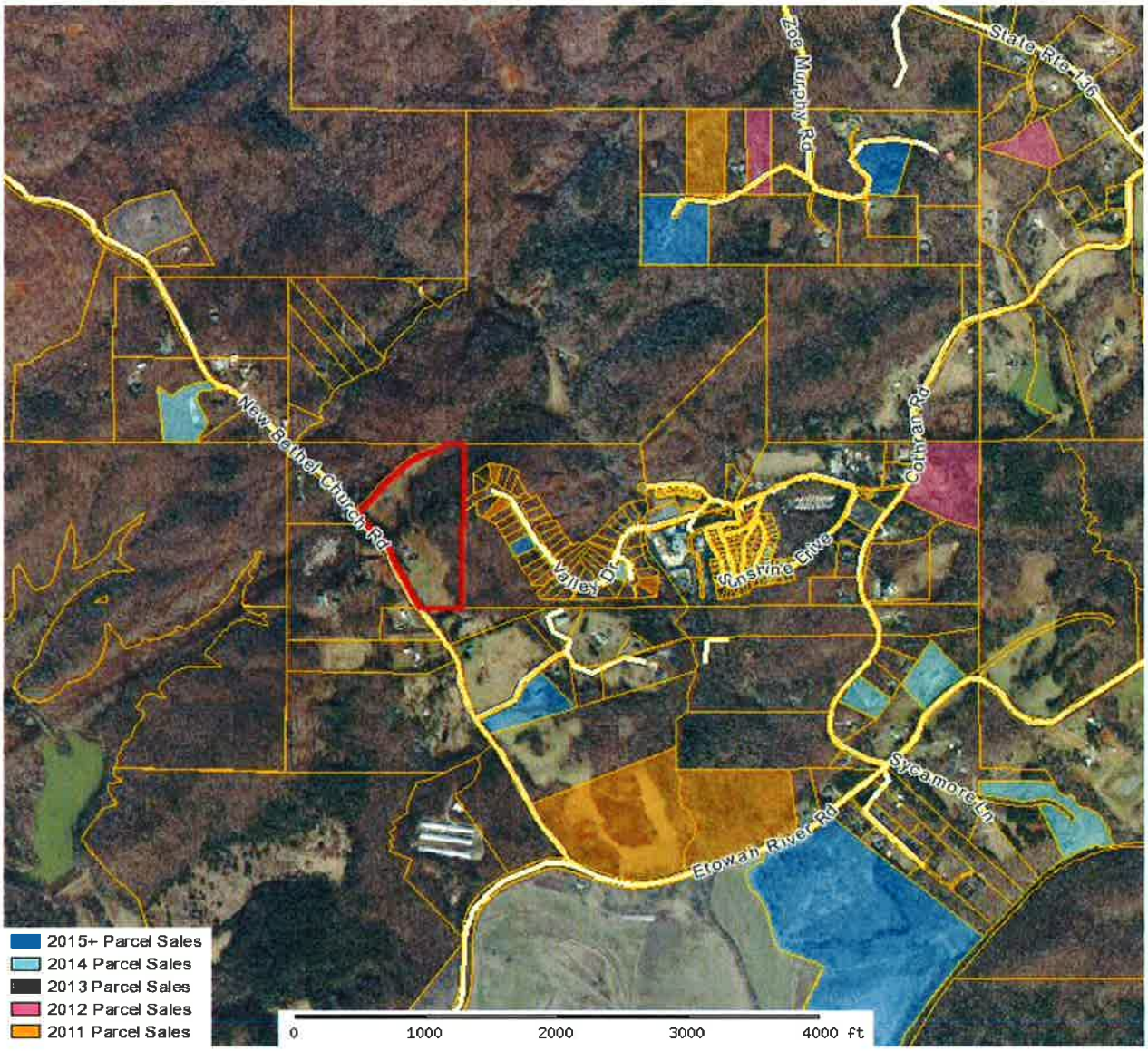
PROPOSED RV SITES = 22
PROPOSED CABINS = 6
PROPOSED INDOOR RECREATION CENTER = 1
PROPOSED WINE BAR = 1

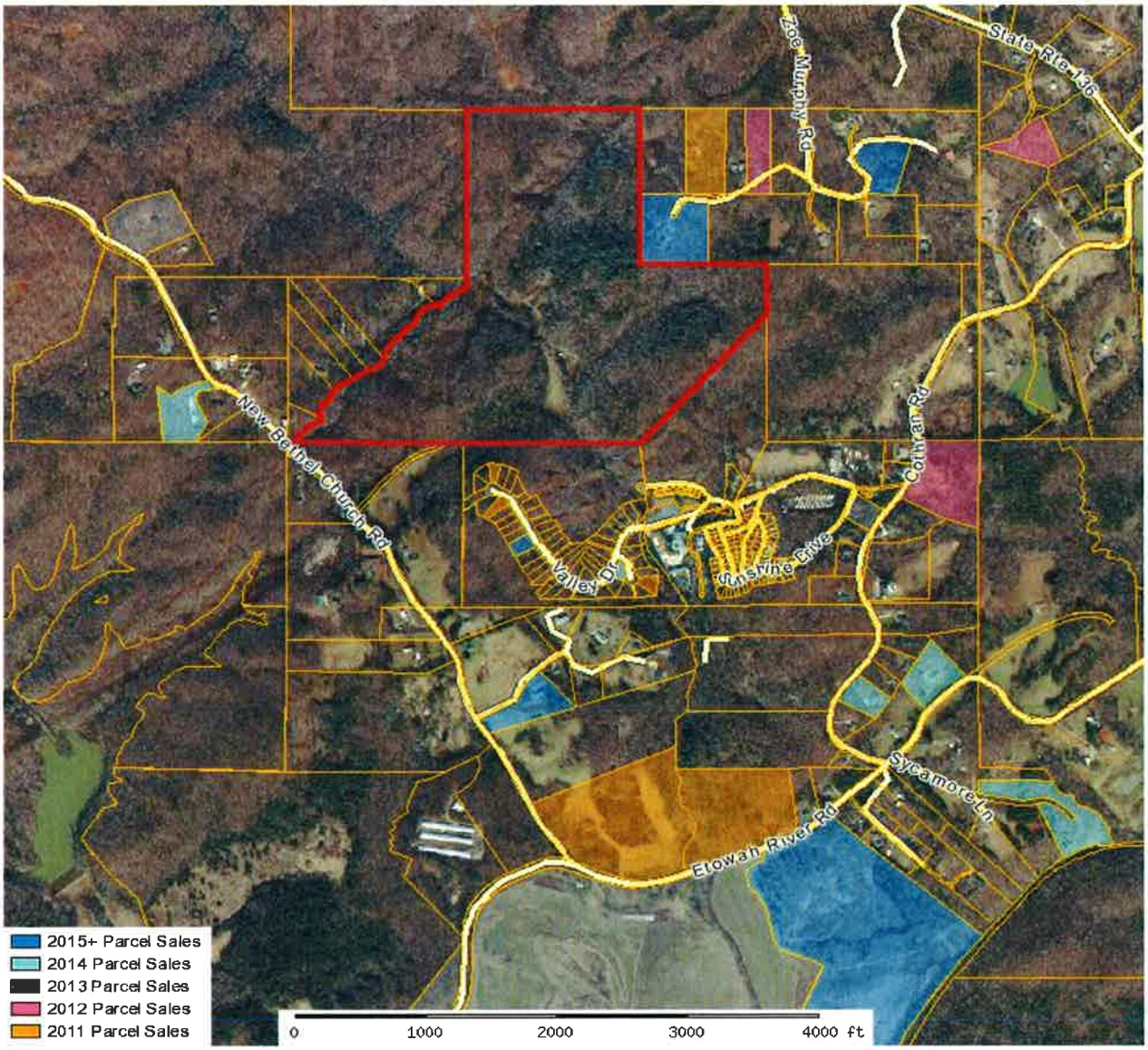

EXISTING 5 SUNNY CHALET VILLAS
EXISTING 12 MOTOR COACH SITES
EXISTING 6 CONDOMINIUMS
EXISTING 3 MOTOR COACH CABINS
EXISTING 6 PLATOON TENTS
EXISTING 20 RV SITES
EXISTING 20 TENTS
EXISTING 20 RV SITES
EXISTING 20 TENTS
EXISTING 20 RV SITES
EXISTING 20



Dawson County Assessor			
Parcel: 102 030 Acres: 16.8			
Name:	JUAREZ INVESTMENTS LLC	Land Value	$139,353.00
Site:	1291 NEW BETHEL CH RD	Building Value	$73,900.00
Sale:	$21,000 on 11-1979 Reason=FM Qual=Q	Misc Value	$9,789.00
Mail:	1163 NEW BETHEL CHRUCH RD DAWSONVILLE, GA 30534	Total Value:	$223,042.00

The Dawson County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER DAWSON COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 08/22/16 : 16:24:42



Dawson County Assessor			
Parcel: 110 023 Acres: 119.13			
Name:	BISHOP GARY	Land Value	$773,760.00
Site:	0	Building Value	$9,782.00
Sale:	$550 on 08-1956 Reason=FM Qual=Q	Misc Value	$3,364.00
Mail:	904 ETOWAH RIVER ROAD DAWSONVILLE, GA 30534	Total Value:	$786,906.00

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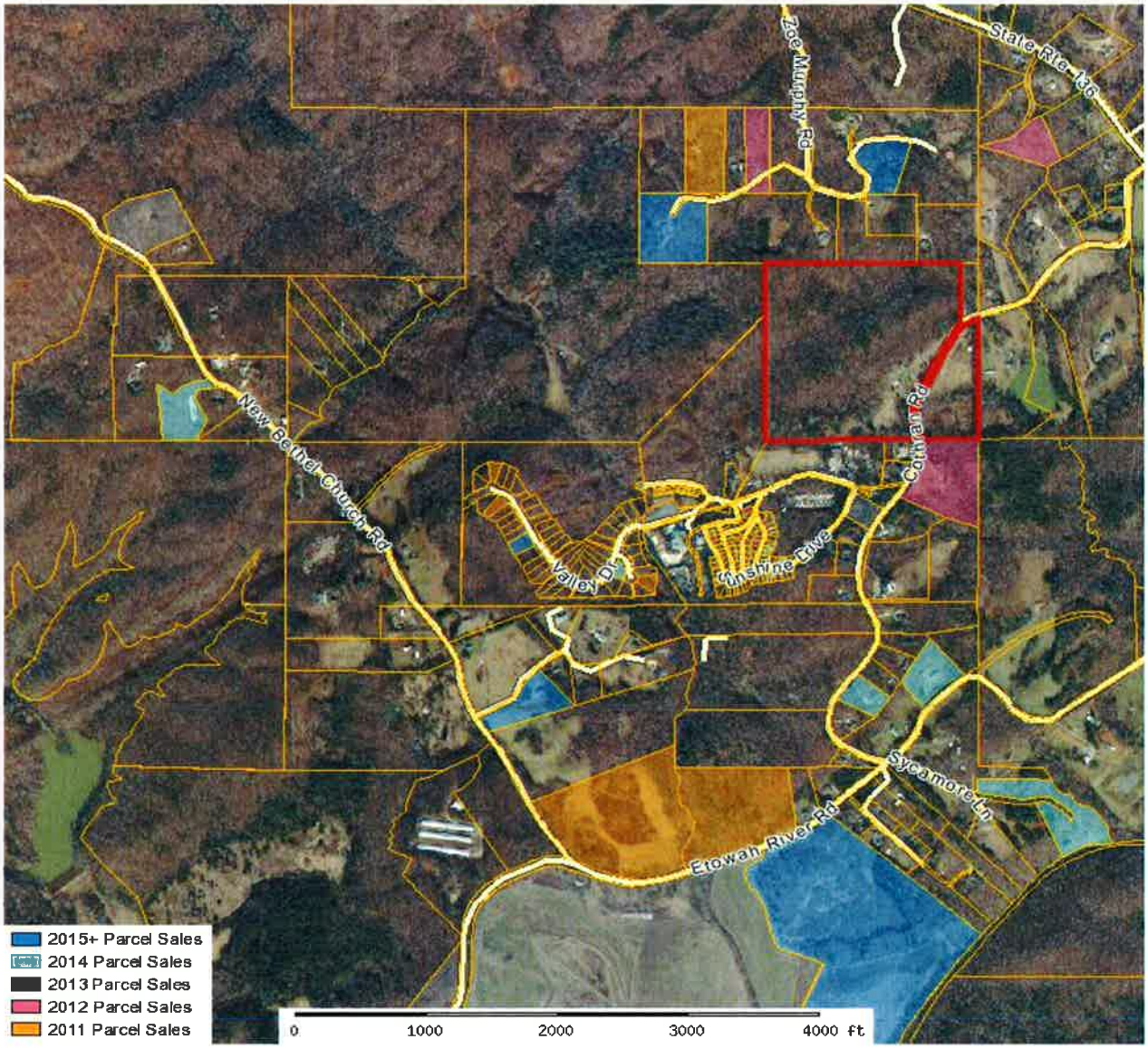
Date printed: 08/22/16 : 16:24:58



Dawson County Assessor			
Parcel: 110 024 Acres: 47.16			
Name:	RIDER MILDRED COTHRAN &	Land Value	$425,855.00
Site:	61 COTHRAN PLACE	Building Value	$127,587.00
Sale:		Misc Value	$12,582.00
Mail:	BENJAMIN L COTHRAN 61 COTHRAN ROAD DAWSONVILLE, GA 30534	Total Value:	$566,024.00

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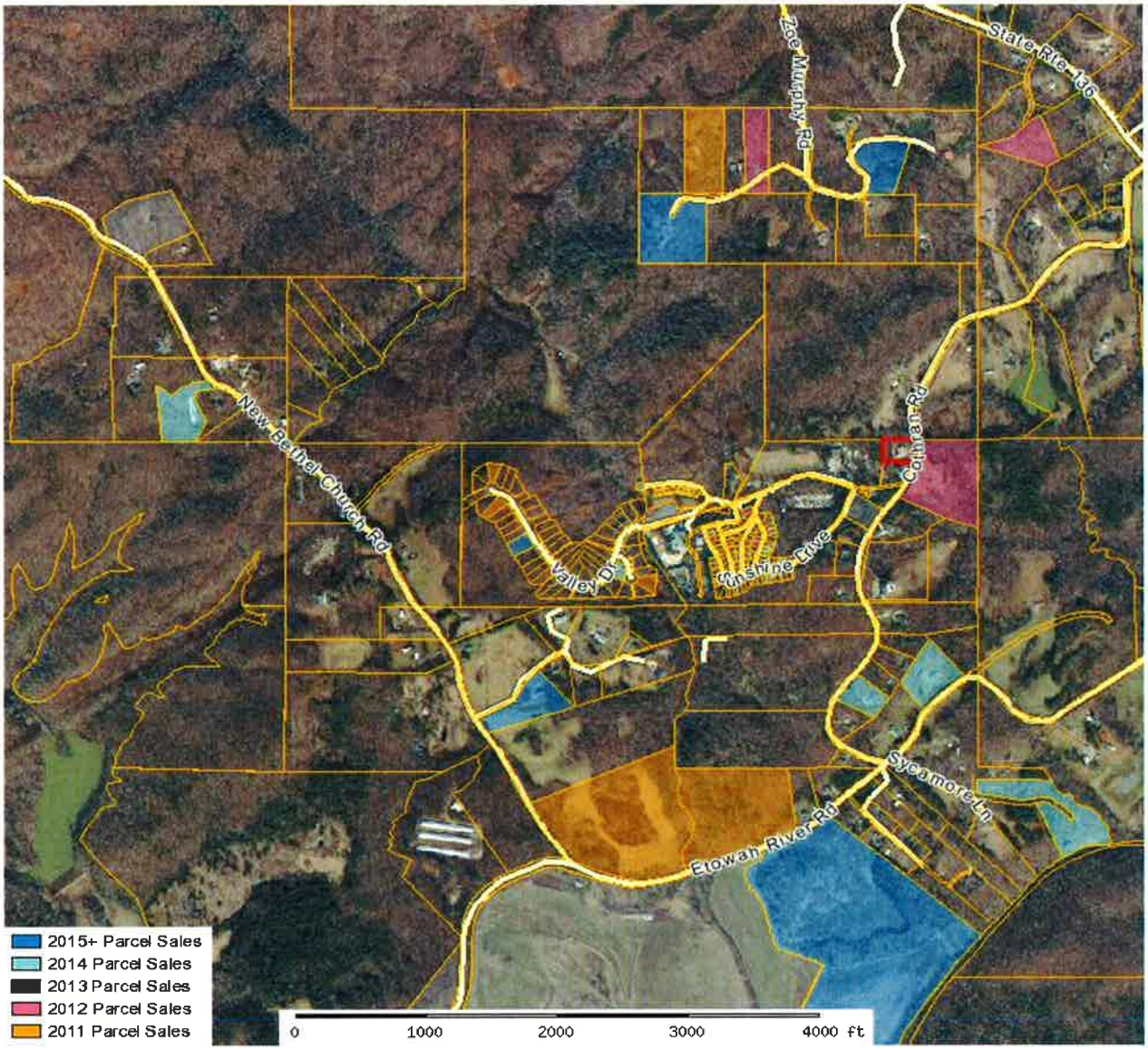

Dawson County Assessor			
Parcel: 110 033 095 Acres: 1			
Name:	CIAFONE DONNA R	Land Value	$46,000.00
Site:	537 COTHRAN RD	Building Value	$195,707.00
Sale:	$50,000 on 05-2004 Reason=LM Qual=Q	Misc Value	$16,030.00
Mail:	537 COTHRAN RD DAWSONVILLE, GA 30534	Total Value:	$257,737.00

The Dawson County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER DAWSON COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

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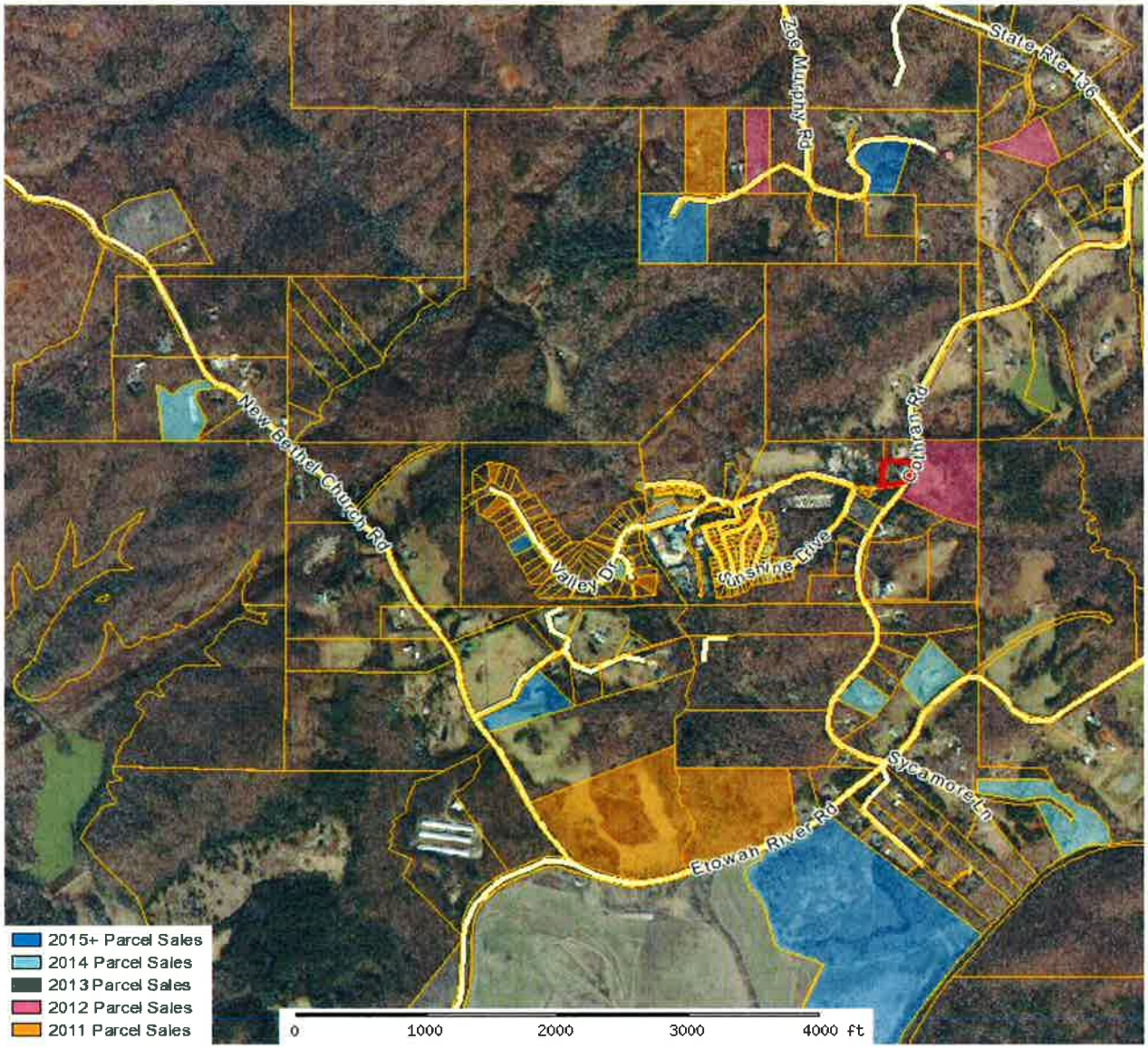

Dawson County Assessor			
Parcel: 110 033 094 Acres: 1			
Name:	MATERA THOMAS & CANDACE	Land Value	$46,000.00
Site:	527 COTHRAN RD	Building Value	$152,850.00
Sale:	$50,000 on 09-2004 Reason=LM Qual=Q	Misc Value	$5,787.00
Mail:	527 COTHRAN RD DAWSONVILLE, GA 30534	Total Value:	$204,637.00

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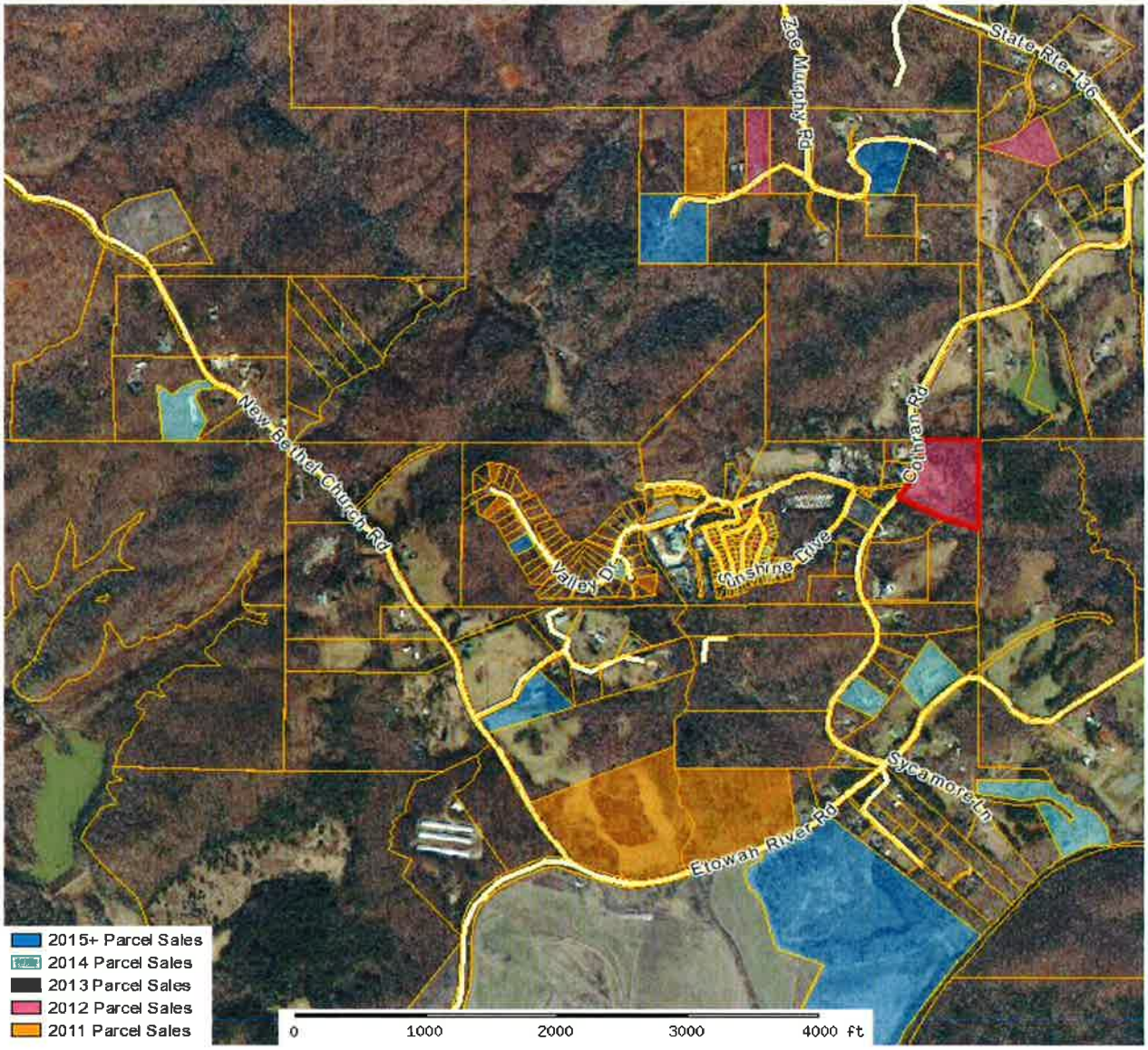
Date printed: 08/22/16 : 16:25:50



Dawson County Assessor			
Parcel: 110 031 Acres: 6.98			
Name:	CROWDER JULIA A & NATHANIEL JAMES	Land Value	$80,193.00
Site:	524 COTHRAN RD	Building Value	$58,206.00
Sale:	$125,000 on 03-2012 Reason=FM Qual=Q	Misc Value	$20,491.00
Mail:	524 COTHAN RD DAWSONVILLE, GA 30534	Total Value:	$158,890.00

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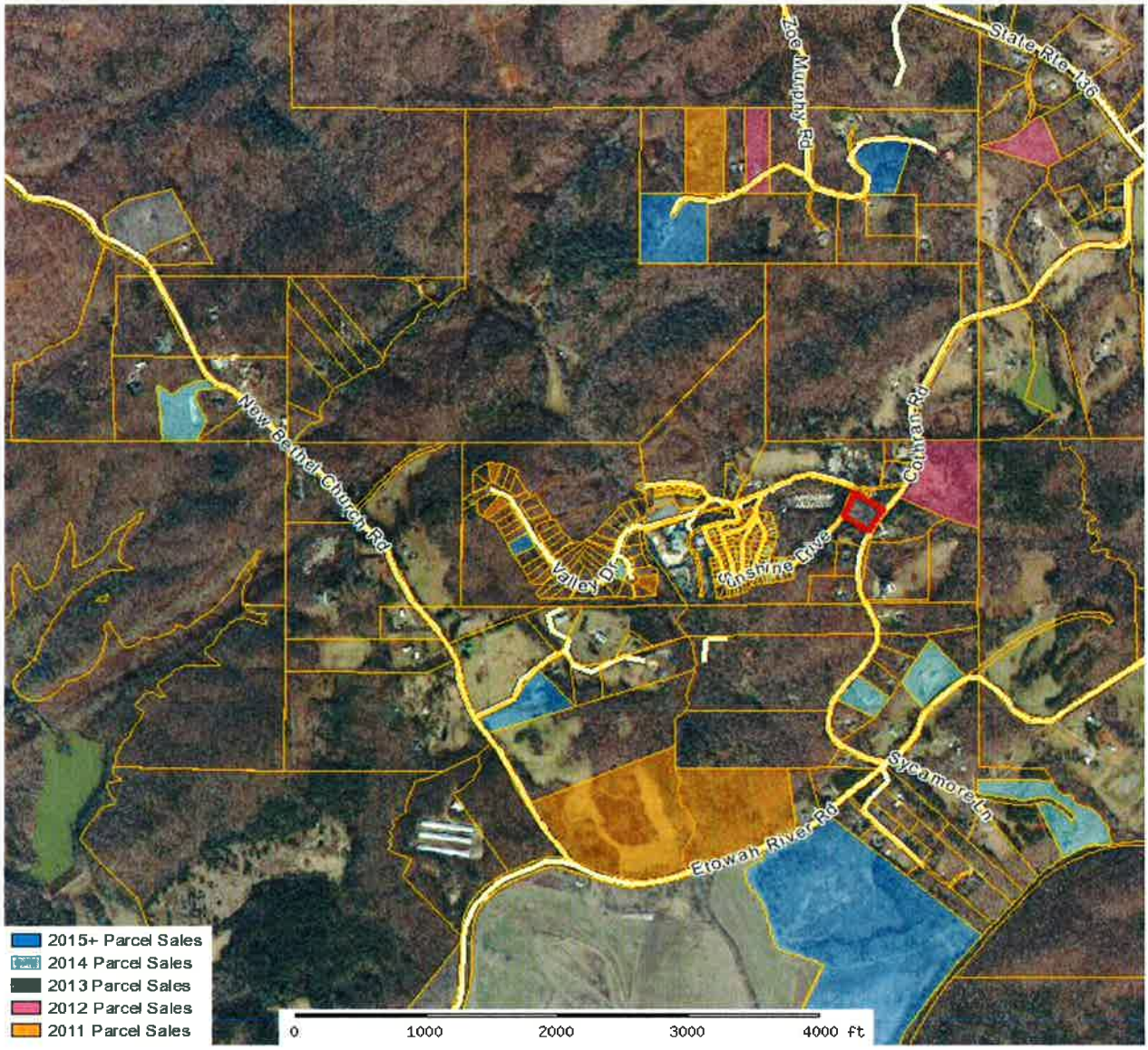

Dawson County Assessor			
Parcel: 110 033 092 Acres: 1			
Name:	HULEN BEVERLY CARLESE	Land Value	$46,000.00
Site:	49 VALLEY DR	Building Value	$16,923.00
Sale:	$50,000 on 06-2013 Reason=MH Qual=Q	Misc Value	$2,500.00
Mail:	49 VALLEY DR DAWSONVILLE, GA 30534	Total Value:	$65,423.00

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Dawson County Assessor			
Parcel: 110 033 093 Acres: 1			
Name:	JORDAN WILLIAM R	Land Value	$46,000.00
Site:	0	Building Value	$0.00
Sale:	$50,000 on 06-2006 Reason=LM Qual=Q	Misc Value	$0.00
Mail:	49 VALLEY DR BOX 12 DAWSONVILLE, GA 30534	Total Value:	$46,000.00

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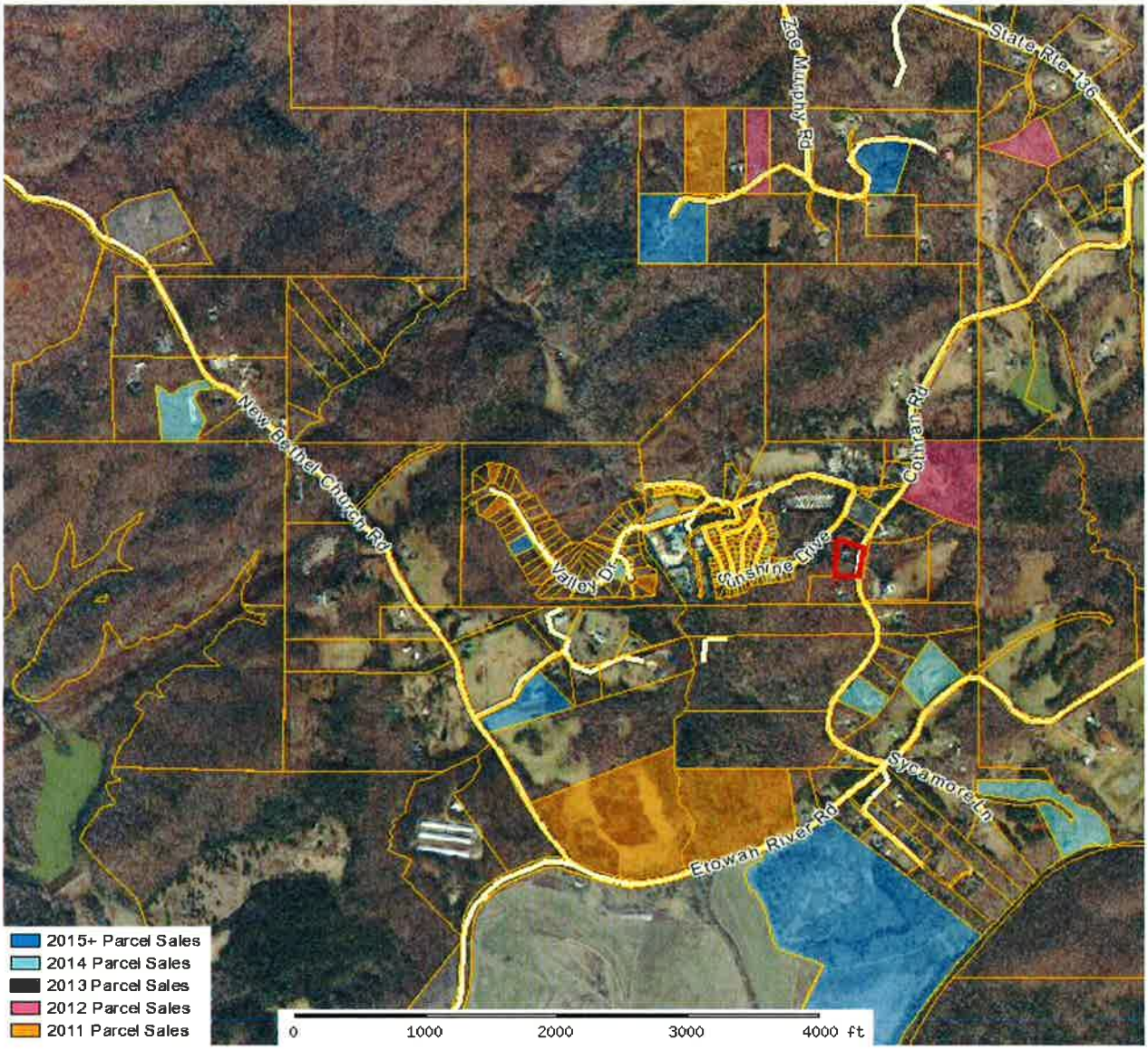

Dawson County Assessor			
Parcel: 110 033 001 Acres: 1.87			
Name:	HERENDEEN WILLIAM TERRY &	Land Value	$35,226.00
Site:	381 COTHRAN RD	Building Value	$301,359.00
Sale:	$400,000 on 12-2002 Reason=FM Qual=Q	Misc Value	$2,500.00
Mail:	BYRNE ELIZABETH J 1915 SWANBOURNE LN LUTZ, FL 33558	Total Value:	$339,085.00

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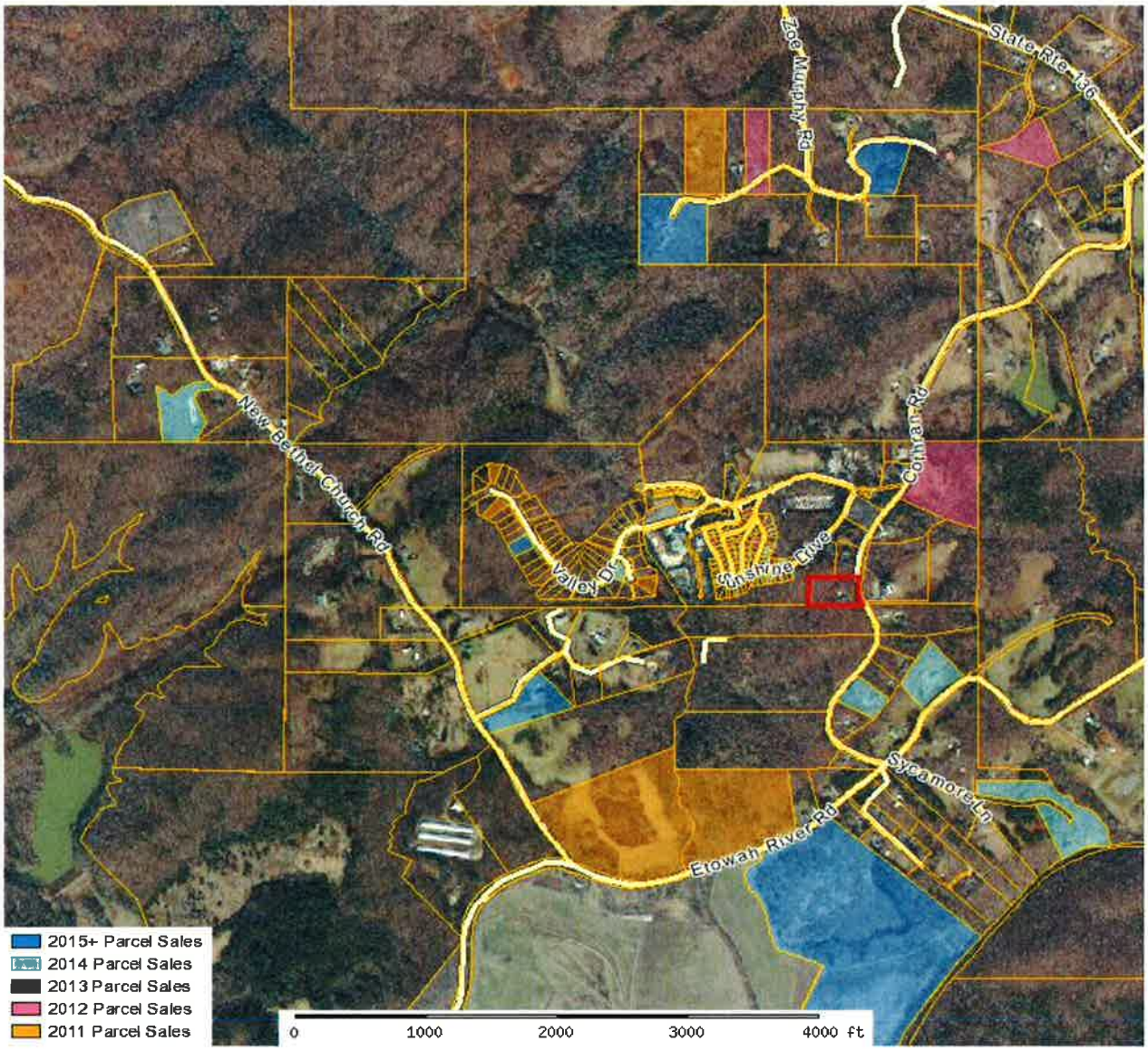

Dawson County Assessor			
Parcel: 110 032 Acres: 2.2			
Name:	FLYNN ROY	Land Value	$36,533.00
Site:	319 COTHRAN RD	Building Value	$60,771.00
Sale:	$55,000 on 08-2010 Reason=BS Qual=Q	Misc Value	$5,600.00
Mail:	822 COTHRAN RD DAWSONVILLE, GA 30534	Total Value:	$102,904.00

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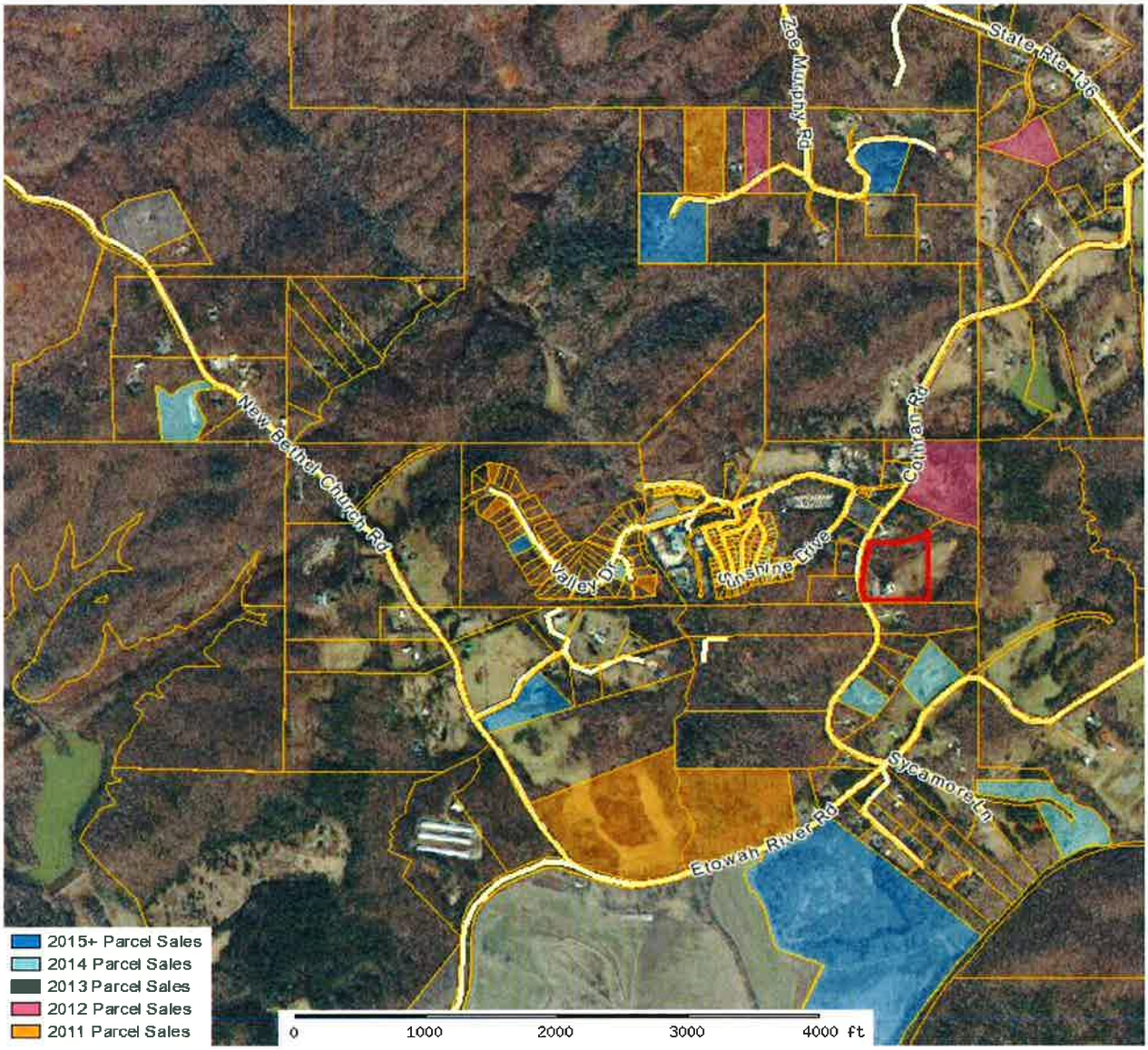

Dawson County Assessor			
Parcel: 110 040 Acres: 3.5			
Name:	YOUNG KEITH C & MICHELLE W	Land Value	$30,821.00
Site:	320 COTHRAN RD	Building Value	$556,213.00
Sale:	$50,000 on 04-2000 Reason=LM Qual=Q	Misc Value	$35,387.00
Mail:	320 COTHRAN RD DAWSONVILLE, GA 30534	Total Value:	$622,421.00

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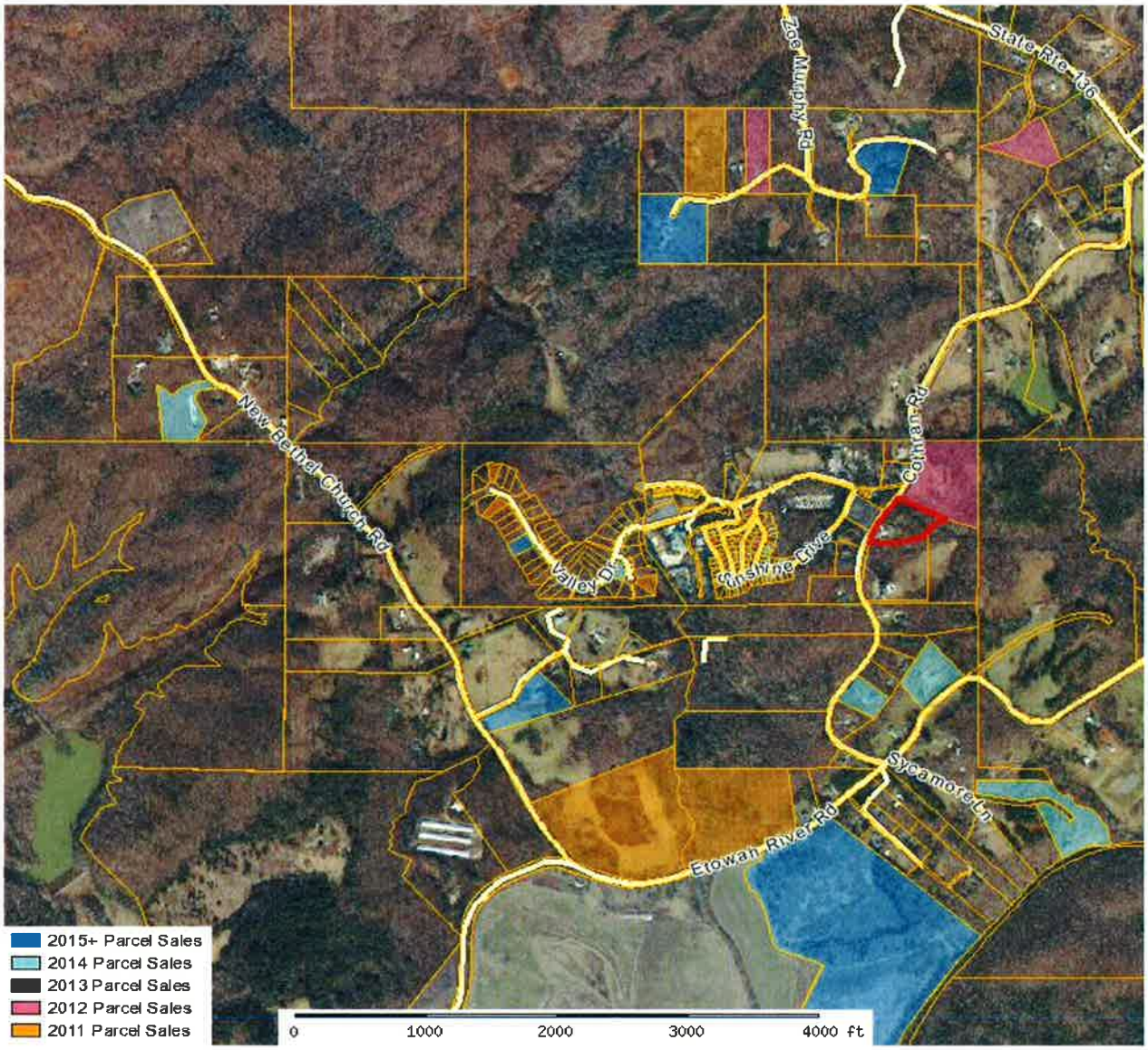

Dawson County Assessor			
Parcel: 110 031 002 Acres: 3			
Name:	MICHELLE LORI M	Land Value	$46,526.00
Site:	422 COTHRAN RD	Building Value	$250,851.00
Sale:	$54,000 on 11-2010 Reason=LM Qual=Q	Misc Value	$13,099.00
Mail:	422 COTHRAN RD DAWSONVILLE, GA 30534	Total Value:	$310,476.00

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Dawson County Assessor			
Parcel: 110 031 001 Acres: 6.13			
Name:	YOUNG KEITH C & MICHELLE W	Land Value	$61,361.00
Site:	0	Building Value	$0.00
Sale:		Misc Value	$0.00
Mail:	320 COTHRAN RD DAWSONVILLE, GA 30534	Total Value:	$61,361.00

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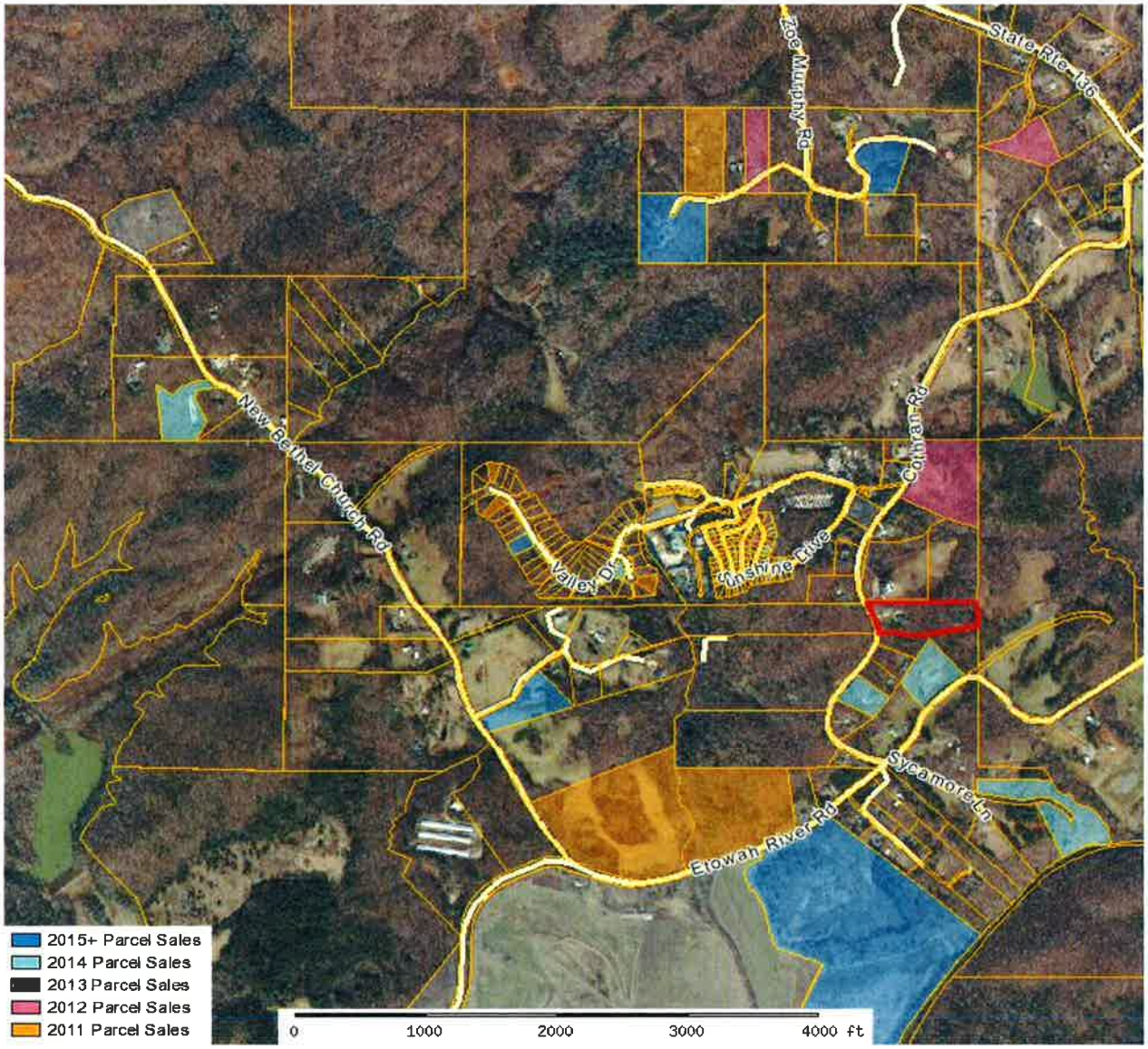

Dawson County Assessor			
Parcel: 111 006 Acres: 2.66			
Name:	TURNER MICHAEL & DANA	Land Value	$53,200.00
Site:	294 COTHRAN RD	Building Value	$225,956.00
Sale:	$43,000 on 02-2001 Reason=LM Qual=Q	Misc Value	$5,381.00
Mail:	294 COTHRAN RD DAWSONVILLE, GA 30534	Total Value:	$284,537.00

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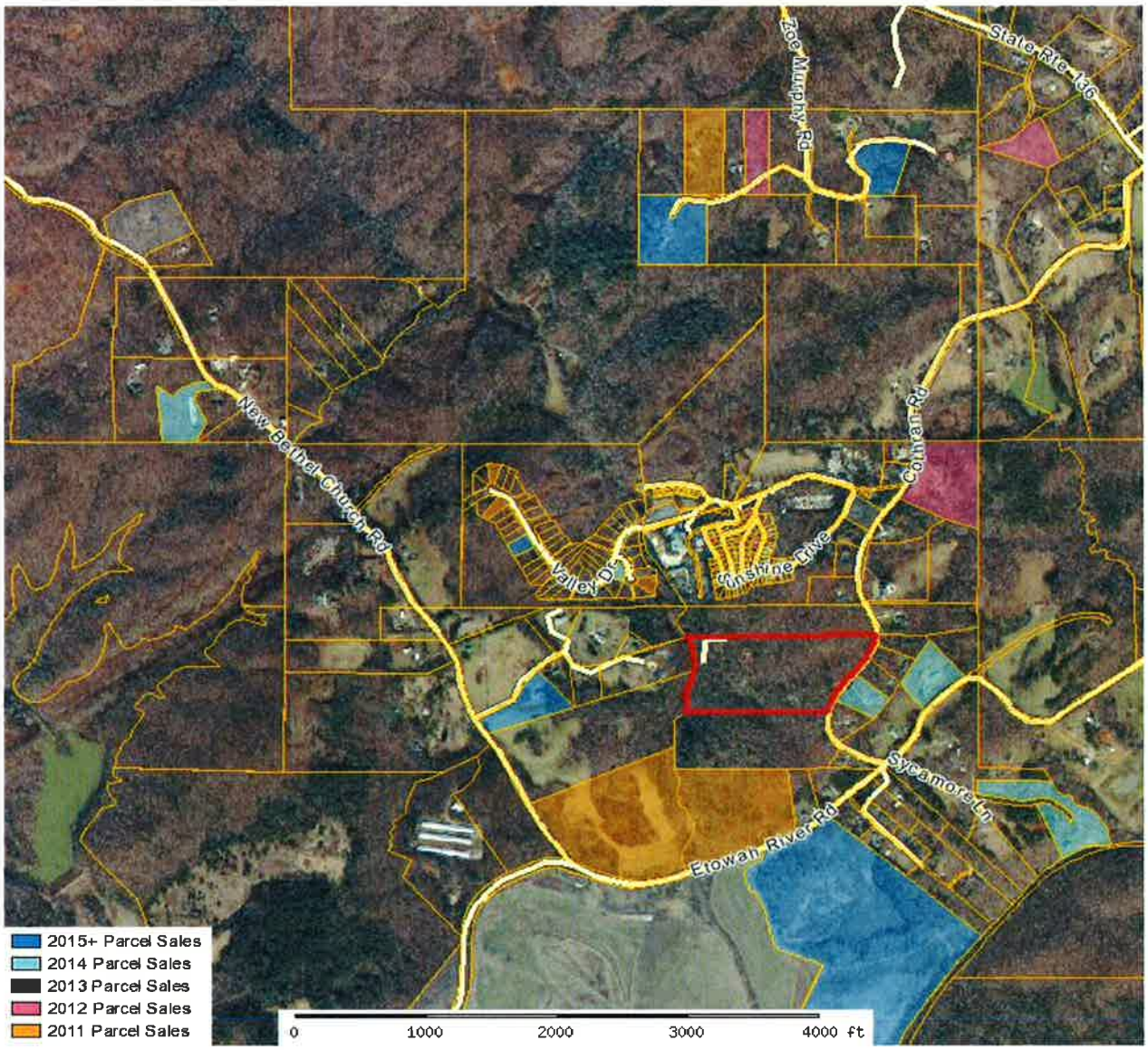

Dawson County Assessor			
Parcel: 111 005 Acres: 19.06			
Name:	WYLIE STEVE & CONNIE	Land Value	$215,915.00
Site:	177 COTHRAN RD	Building Value	$36,531.00
Sale:	$66,000 on 12-1987 Reason=FM Qual=Q	Misc Value	$17,665.00
Mail:	177 COTHRAN RD DAWSONVILLE, GA 30534	Total Value:	$270,111.00

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Dawson County Assessor			
Parcel: 111 002 Acres: 6.7			
Name:	COFIELD CLIFFORD &	Land Value	$85,529.00
Site:	167 BETHEL CREEK COURT	Building Value	$132,540.00
Sale:	$147,500 on 08-1991 Reason=FM Qual=Q	Misc Value	$4,000.00
Mail:	NANCY COFIELD 167 BETHEL CREEK COURT DAWSONVILLE, GA 30534	Total Value:	$222,069.00

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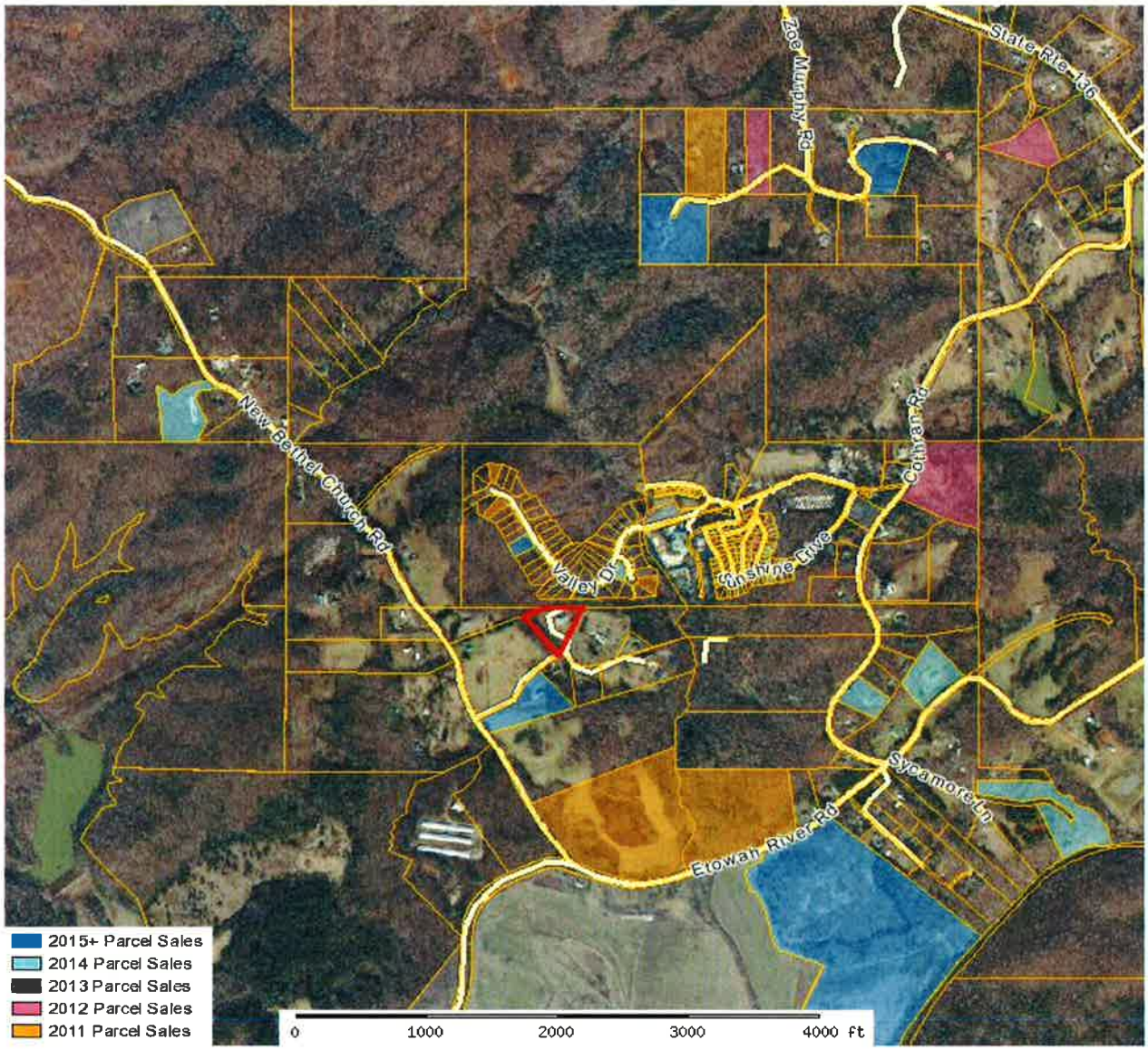

Dawson County Assessor			
Parcel: 111 040 Acres: 2.05			
Name:	BARNICK VICKI R	Land Value	$34,464.00
Site:	165 BETHEL CREEK COURT	Building Value	$108,959.00
Sale:		Misc Value	$16,108.00
Mail:	165 BETHEL CREEK COURT DAWSONVILLE, GA 30534	Total Value:	$159,531.00

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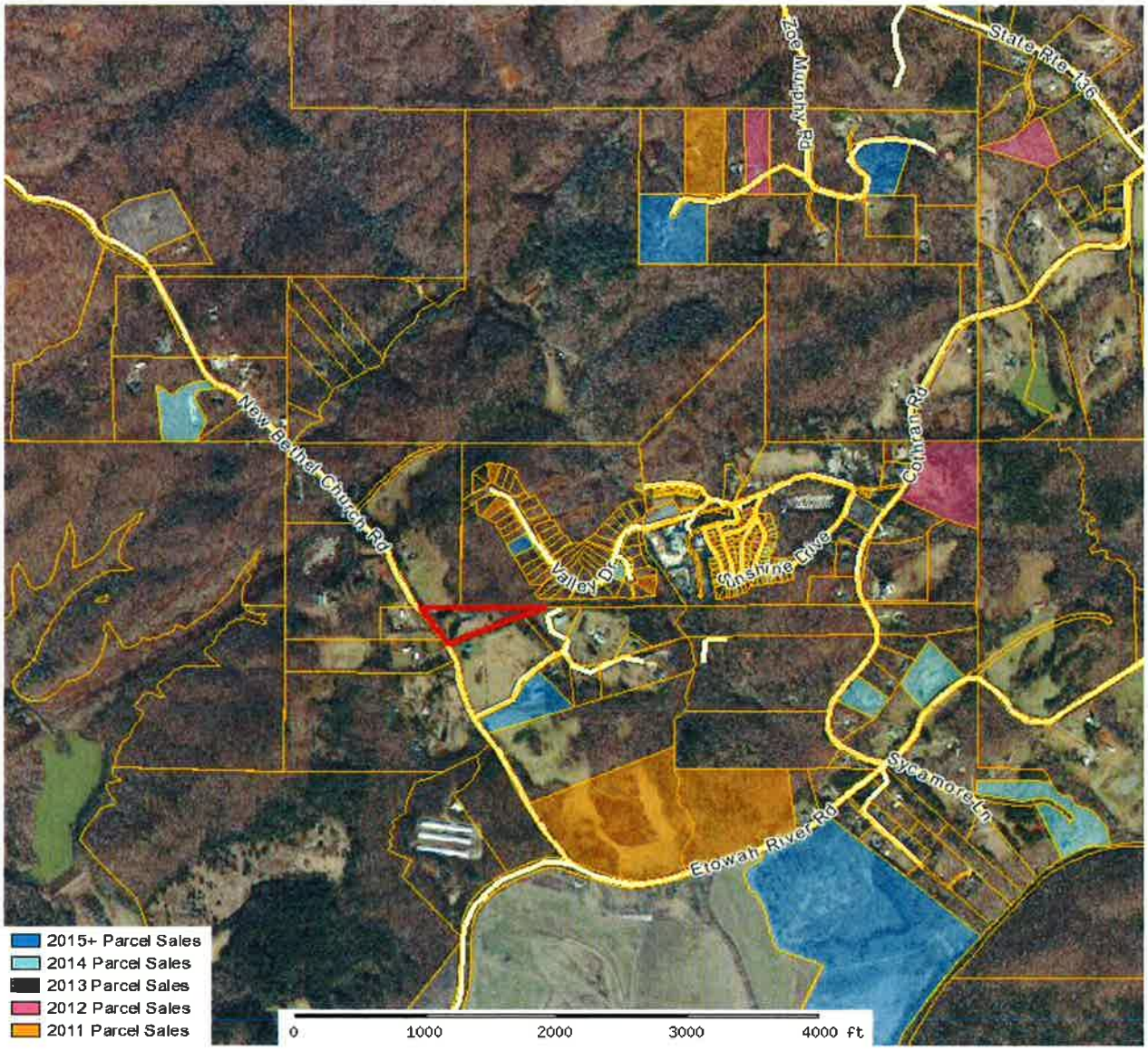

Dawson County Assessor			
Parcel: 111 001 Acres: 3			
Name:	SMITH CHARLES C	Land Value	$46,526.00
Site:	1371 NEW BETHEL CH RD	Building Value	$49,416.00
Sale:	$4,800 on 04-1981 Reason=FM Qual=Q	Misc Value	$5,198.00
Mail:	1371 NEW BETHEL CHURCH RD DAWSONVILLE, GA 30534	Total Value:	$101,140.00

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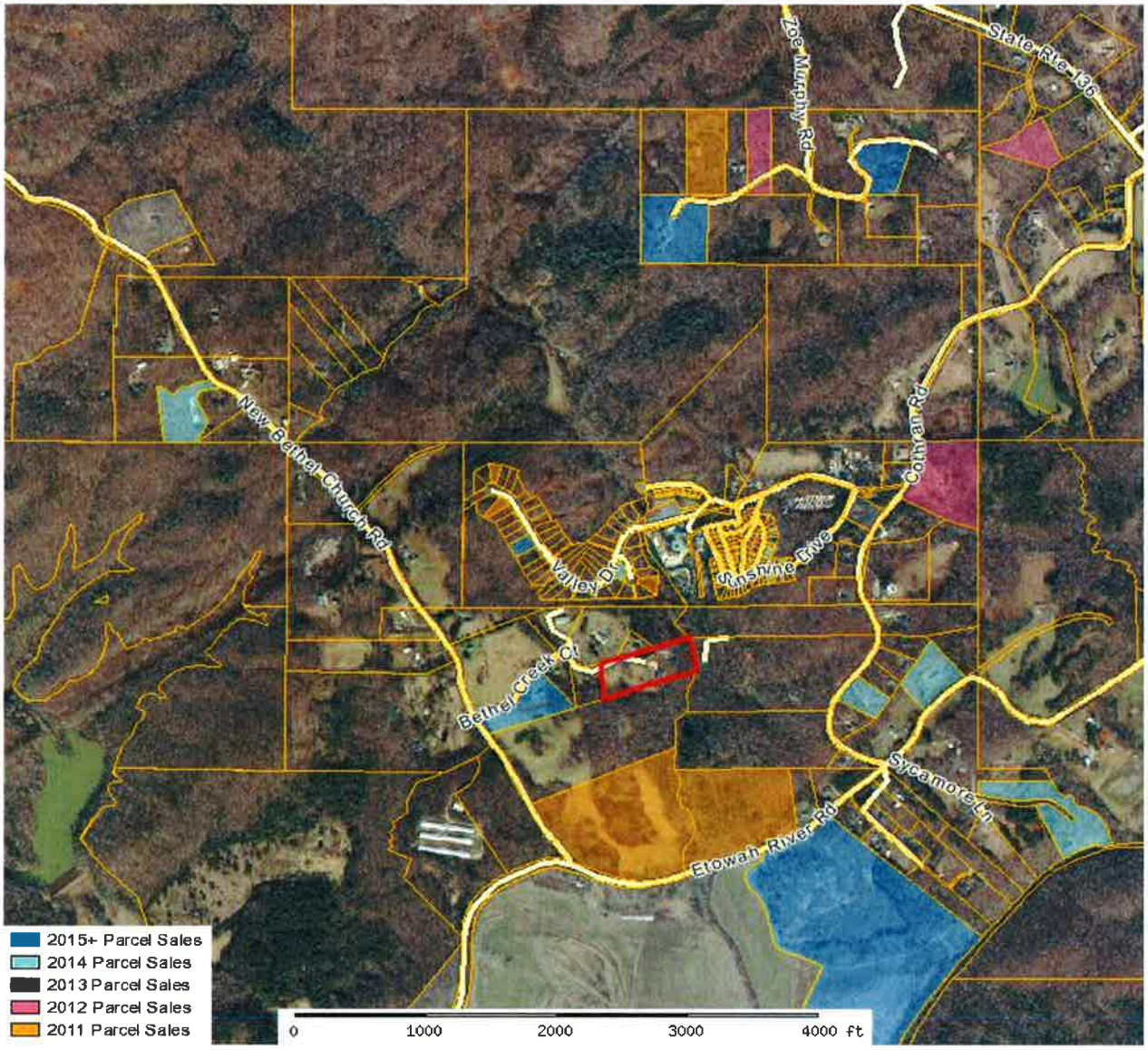

Dawson County Assessor			
Parcel: 111 039 Acres: 5.09			
Name:	WELLS RICHARD S & ALESIA	Land Value	$64,977.00
Site:	166 BETHEL CREEK COURT	Building Value	$109,788.00
Sale:		Misc Value	$45,289.00
Mail:	166 BETHEL CREEK CT DAWSONVILLE, GA 30534	Total Value:	$220,054.00

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Dawson County Assessor			
Parcel: 111 006 001 Acres: 1.31			
Name:	TANNER STACIE M	Land Value	$26,200.00
Site:	258 COTHRAN RD	Building Value	$108,911.00
Sale:		Misc Value	$4,900.00
Mail:	P O BOX 1885 DAWSONVILLE, GA 30534	Total Value:	$140,011.00

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