

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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2022 Property Record Card

16628-616-00

Prime Key: 323985

[Beta MAP IT+](#)

Current as of 3/8/2022

[Property Information](#)

IVAN REALTY LLC
35 FAIR OAKS CT
NEWNAN GA 30263-1310

[Taxes / Assessments:](#)

Map ID: 325

[Millage:](#) 9001 - UNINCORPORATED

[M.S.T.U.](#)

[PC:](#) 00

[Acres:](#) .28

Current Values NOT Available

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2021	\$2,550	\$0	\$0	\$2,550	\$2,550	\$0	\$2,550
2020	\$2,550	\$0	\$0	\$2,550	\$2,550	\$0	\$2,550
2019	\$4,590	\$0	\$0	\$4,590	\$4,488	\$0	\$4,488

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6641/1569	07/2017	08 CORRECTIVE	0	U	I	\$100
6619/0377	07/2017	05 QUIT CLAIM	0	U	V	\$100
5267/0407	10/2009	05 QUIT CLAIM	7 PORTIONUND INT	U	V	\$100
4403/0769	03/2006	07 WARRANTY	4 V-APPRAISERS OPINION	U	V	\$4,500
0907/0184	07/1978	07 WARRANTY	0	U	V	\$100
0440/0203	06/1970	02 DEED NC	0	U	V	\$600

[Property Description](#)

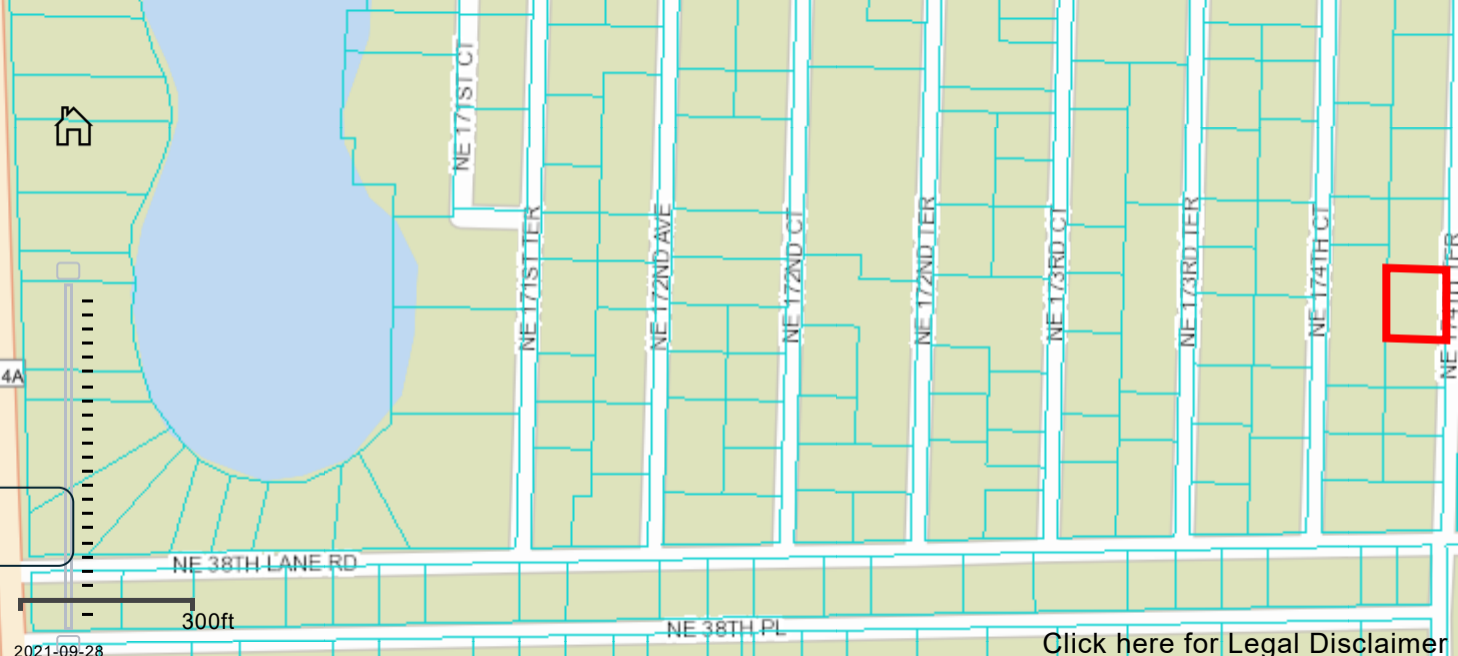
SEC 35 TWP 14 RGE 24
PLAT BOOK UNR PAGE 212
NATIONAL FOREST RECREATION
S 120 FT OF N 867.40 FT OF E 112.5 FT
OF W 2497.50 FT OF N 1/2 OF SW 1/4
MORE PARTICULARLY DESC AS FOLLOWS: LOT 616. S 1/2 LOT 615

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0001		120.0	100.0	R4	120.00	FF							
Neighborhood 5948 - LAKE HOLLEY AREA													
Mkt: 3 70													

[Miscellaneous Improvements](#)





NE 171ST CT

NE 171ST TER

NE 172ND AVE

NE 172ND CT

NE 172ND TER

NE 173RD CT

NE 173RD TER

NE 174TH CT

NE 174TH TER



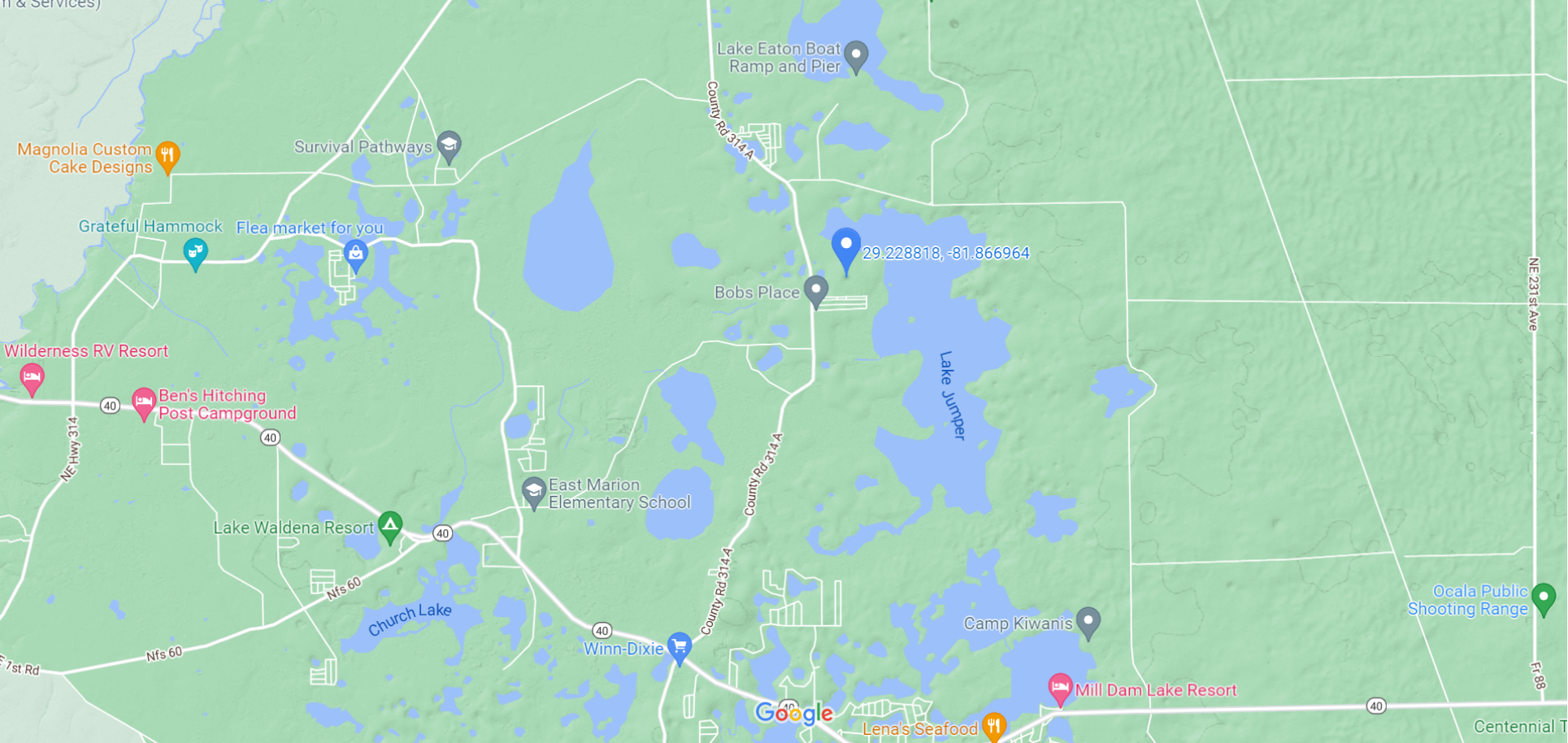
NE 38TH LANE RD

NE 38TH PL

300ft

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2021-09-28



29.228818, -81.866964