

### Summary

**Parcel Number** 063 5005 066  
**Location Address** 98 FAIRVIEW DR  
**Legal Description** LT 44 FAIRHAVEN REV & PH 2  
(Note: Not to be used on legal documents)  
**Class** R3-Residential  
(Note: This is for tax purposes only. Not to be used for zoning.)  
**Tax District** NEWNAN 08 ANNEX (District 08)  
**Millage Rate** 26.876  
**Acres** 0  
**Neighborhood** UL-Newnan HS-Fairhaven (221028)  
**Homestead Exemption** No (S0)  
**Landlot/District** N/A

[View Map](#)

### Owner

[FREEDOM BUILDERS INC](#)  
 140 VILLAGE CIR  
 SENOIA, GA 30276

### Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	Res-Fairhaven	Lot	0	0	0	0	1

### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/4/2018	4652 780	82 84	\$10,817	QUALIFIED MULTIPLE	R & S LAND HOLDINGS LLC	FREEDOM BUILDERS INC
5/5/2016	4407 50	82 84	\$0	UNQUALIFIED VACANT	REDDING STEPHEN E & MICKEY F STANLEY	R & S LAND HOLDINGS LLC
9/30/2015	4280 374	82 84	\$0	UNQUALIFIED VACANT	REDDING STEPHEN E	REDDING STEPHEN E & MICKEY F STANLEY
9/30/2015	4280 371	82 84	\$1,549	QUALIFIED VACANT	MF GEORGIA II LLC	REDDING STEPHEN E
6/25/2010	3578 140	82 84	\$2,317	B/S - VACANT (AFTER FORECLOSURE)	BANK OF NORTH GEORGIA	MF GEORGIA II LLC
5/13/2008	3361 94	82 84	\$0	F/C - IMPROVED	K & E VENTURE EQUITIES INC	BANK OF NORTH GEORGIA
5/13/2008	3361 115	82 84	\$24,000	UNQUALIFIED VACANT	BANK OF NORTH GEORGIA	BANK OF NORTH GEORGIA
12/1/1997	1196 299		\$684,000	SUBDIVIDED AFTER SALE	BRE DEVELOPMENT COMP	K & E VENTURE EQUITIES INC

### Valuation

	2022	2021	2020	2019	2018	2017
Previous Value	\$25,000	\$25,000	\$10,000	\$10,000	\$1,875	\$1,549
Land Value	\$40,000	\$25,000	\$25,000	\$10,000	\$10,000	\$1,875
+ Improvement Value	\$0	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0	\$0
= Current Value	\$40,000	\$25,000	\$25,000	\$10,000	\$10,000	\$1,875

### Assessment Notices 2019

268938534 (PDF)

**Summary**

Parcel Number 063 5005 009  
 Location Address  
 Legal Description LOT 59 FAIRHAVEN PH II 4TH ST. LL 5 5TH LD  
 (Note: Not to be used on legal documents)  
 Class R3-Residential  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Tax District NEWNAN 08 ANNEX (District 08)  
 Millage Rate 26.876  
 Acres 0  
 Neighborhood UL-Newnan HS-Fairhaven (221028)  
 Homestead Exemption No (S0)  
 Landlot/District 5 / 5

[View Map](#)

**Owner**

[FREEDOM BUILDERS INC](#)  
 140 VILLAGE CIR  
 SENOIA, GA 30276

**Land**

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	Res-Fairhaven	Lot	0	0	0	0	1

**Sales**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/15/2017	4633 556	82 84	\$9,588	QUALIFIED VACANT	R & S LAND HOLDINGS LLC	FREEDOM BUILDERS INC
5/5/2016	44007 50	82 84	\$0	UNQUALIFIED VACANT	REDDING STEPHEN E & MICKEY F STANLEY	R & S LAND HOLDINGS LLC
9/30/2015	4280 374	82 84	\$0	UNQUALIFIED VACANT	REDDING STEPHEN E	REDDING STEPHEN E & MICKEY F STANLEY
9/30/2015	4280 371	82 84	\$1,549	QUALIFIED VACANT	MF GEORGIA II LLC	REDDING STEPHEN E
6/25/2010	3578 140	82 84	\$2,317	B/S - VACANT (AFTER FORECLOSURE)	BANK OF NORTH GEORGIA	MF GEORGIA II LLC
7/25/2008	3383 469	82 84	\$0	UNQUALIFIED MULTIPLE	K & E VENTURE EQUITI	BANK OF NORTH GEORGIA
12/1/1997	1196 299		\$684,000	UNQUALIFIED MULTIPLE		K & E VENTURE EQUITI
3/21/1996	1010 480		\$10	UNQUALIFIED VACANT		BRE DEVELOPMENT COMP
5/27/1994	859 231		\$266,000	QUALIFIED VACANT		KYVEST LTD
9/24/1993	788 528		\$88,408	QUALIFIED VACANT		EQUITECH GROUP INC &
7/31/1989	525 592		\$111,200	QUALIFIED IMPROVED		BARRON FRANK H & DONA

**Valuation**

	2022	2021	2020	2019	2018	2017
Previous Value	\$25,000	\$25,000	\$10,000	\$9,588	\$1,875	\$1,549
Land Value	\$40,000	\$25,000	\$25,000	\$10,000	\$9,588	\$1,875
+ Improvement Value	\$0	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0	\$0
= Current Value	\$40,000	\$25,000	\$25,000	\$10,000	\$9,588	\$1,875

**Assessment Notices 2019**

7917 (PDF)

2004 OCT 28 AM 10:46  
 SUPERVISOR OF RECORDS  
 COWETA COUNTY, GA

RECORDED IN: 82  
 PLAT BOOK: 85  
 PAGE: 85

FAIRHAVEN SUBDIVISION PHASE 1  
 PB 65, PG 176

FAIRHAVEN SUBDIVISION PHASE 1  
 PB 65, PG 176

JACK RICHARDSON PROPERTY  
 2721 N. DRUID HILLS RD  
 ATLANTA, GA 30329  
 DB 1180, PG 227  
 PB 65, PG 87

LEE SELLERS  
 56 FAIRVIEW DR.  
 NEWNAN, GA 30263  
 DB 1692, PG 392

K & E VENTURE EQUITIES  
 34 SUNSET LANE  
 NEWNAN, GA 30263  
 DB 1196, PG 299  
 PB 65, PGS 175-177

ROLANDA BRANTLEY  
 PROPERTY  
 66 FAIRVIEW DR.  
 NEWNAN, GA 30263

LOT 12  
 HORACE PHILLIPS  
 PROPERTY  
 76 PINE GROVE CIR.  
 NEWNAN, GA 30263  
 DB 640, PG 509

LOT 22  
 FAIRHAVEN SUBDIVISION PHASE 1  
 PB 65, PG 176

BEVERLY STEPHENS PROPERTY  
 57 FAIRVIEW DR.  
 NEWNAN, GA 3-263  
 DB 2178, PG 350  
 PB 65, PG 177

37,399 SQ. FT.  
 MFFE: 838.9  
 BFE: 835.9

30,256 SQ. FT.  
 MFFE: 839.0  
 BFE: 836.0

23,892 SQ. FT.  
 N75°14'25"E  
 255.35'

20,841 SQ. FT.  
 N75°14'25"E  
 235.14'

21,007 SQ. FT.  
 N75°14'25"E  
 213.01'

37,540 SQ. FT.  
 MFFE: 839.3  
 BFE: 836.3

28,976 SQ. FT.  
 MFFE: 839.9  
 BFE: 836.9

24,492 SQ. FT.  
 MFFE: 838.4  
 BFE: 835.4

16,217 SQ. FT.  
 MFFE: 839.9  
 BFE: 835.9

20,074 SQ. FT.  
 MFFE: 839.2  
 BFE: 835.2

18,809 SQ. FT.  
 MFFE: 839.9  
 BFE: 836.9

15,821 SQ. FT.  
 N64°30'00"W  
 167.20'

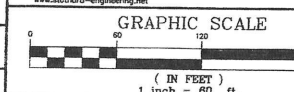
15,254 SQ. FT.  
 N64°30'00"W  
 143.9'

16,104 SQ. FT.  
 N64°30'00"W  
 146.13'

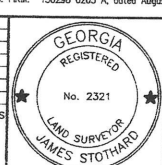
15,072 SQ. FT.  
 N64°30'00"W  
 130.07'

15,379 SQ. FT.  
 N64°30'00"W  
 117.0'

Stothard Engineering, Inc.  
 1008 Colson St.  
 LaGrange, Georgia 30241  
 Ph: (706) 884-5379 Fax: (706) 884-9857  
 www.stothard-engineering.net



REVISION:  
 NO. BY: DATE: DESCRIPTION:  
 I HEREBY CERTIFY THAT THIS PLAT OR MAP HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 15-6-67 OF THE CODE OF GEORGIA (GEORGIA PLAT ACT)



PREPARED FOR:  
**K & E VENTURE EQUITIES, INC.**  
 O'NEAL DECOTEAU  
 34 SUNSET DR., NEWNAN, GA.  
 (404) 569-9564

STATE OF GEORGIA, CITY OF NEWNAN COWETA COUNTY  
 I, James Stothard, a Licensed Land Surveyor in the State of Georgia, do hereby certify that the above plat or map is a true and accurate representation of a survey conducted under my direction; that the structures now erected on said property are within the boundaries of same, except as shown hereon; that there are no encroachments on said property by structures erected on adjoining property, except as shown hereon; that there are no easements, joint driveways, or rights of way, on, over or across said property, visible on the surface, except as shown hereon. This property is not located within the 100 year flood zone, EXCEPT AS SHOWN, as delineated on Coweta Co. FIRM: 130298 0205 A, dated August 2, 1982.

FINAL PLAT FOR:  
**FAIRHAVEN SUBDIVISION PHASE II**  
 COUNTY: NEWNAN, COWETA  
 LAND LOT: 5TH AND 12TH  
 LAND DISTRICT: 5TH AND 2ND  
 DATE: 09/17/04  
 DWG. NO.: COG 04-04  
 CAD FILE: FAIRHAV/FAIRTEMP  
 SCALE (ORIGINAL): 1"=60'

● IRON PIN FOUND	○ CIVIL	○ CABLE TELEVISION	△ CALCULATED POINT
■ CONCRETE MONUMENT FOUND	—X— FENCE LINE	—X— FENCE LINE	□ CLIP LAMP POST
○ 1/2" REBAR W/ COP SET	— NOT TO SCALE	— NATURAL GAS PIPELINE	— WATER PIPELINE
○ CONCRETE MONUMENT SET	— CENTERLINE	— SANITARY SEWER LINE	— MANHOLE
○ TRANSFER POINT	DB DEED BOOK	○ MANHOLE	□ D&G VALVE
○ TYP POWER POLE	DB PLAY BOOK	○ D&G VALVE	□ WATER METER
○ TYP TELEPHONE HOLE	DB PAGE	○ D&G VALVE	□ WIRELESS FISH
○ TYP OVERHEAD POWER	DB MINIMUM BOUNDING LINE	○ D&G VALVE	□ WIRELESS FISH
○ TYP OVERHEAD TELEPHONE	DB ROW RIGHT OF WAY	○ D&G VALVE	□ WIRELESS FISH
○ TYP UNDERGROUND POWER	DB ROW	○ D&G VALVE	□ WIRELESS FISH
○ TYP UNDERGROUND TELEPHONE	DB DRAINAGE & UTILITY	○ D&G VALVE	□ WIRELESS FISH
○ TYP	DB	○ D&G VALVE	□ WIRELESS FISH

NOT A VALID OR RECORDABLE PLAT OR MAP UNLESS SIGNED ACCORDSEAL WITH ORIGINAL SIGNATURE OF SURVEYOR

REFERENCES: DB 1196, PG 299  
 DB 65, PGS 175-177

BEARING BASIS: PLAT BOOK 56, PAGE 87

CALC. GH DWG. CH CHECK JS

2024 OCT 28 AM 10:46

RECORDED IN: 82  
PLAT BOOK: 89  
PAGE: 35

FAIRHAVEN SUBDIVISION PHASE 1  
PB 65, PG 176

FAIRHAVEN SUBDIVISION PHASE 1  
PB 65, PG 176

JACK RICHARDSON PROPERTY  
2721 N. DRUID HILLS RD  
ATLANTA, GA 30328  
DB 1180, PG 227  
PB 56, PG 87

332.25' 28' 27' 168.25'  
(OLD BARR WIRE)

LOT 12

HORACE PHILLIPS  
PROPERTY  
76 PINE GROVE CIR.  
NEWNAN, GA 30263  
DB 840, PG 509

LEE SELLERS  
56 FAIRVIEW DR.  
NEWNAN, GA 30263  
DB 1692, PG 393

K & E VENTURE EQUITIES  
34 SUNSET LANE  
NEWNAN, GA 30263  
DB 1196, PG 299  
PB 65, PCS 175-177

ROLANDA BRANTLEY  
PROPERTY  
56 FAIRVIEW DR.  
NEWNAN, GA 30263

533.50' ALONG RIGHT-OF-WAY  
TO THE EASTERN RIGHT-OF-WAY  
OF FAIRHAVEN DR. AND THE  
NORTHERN RIGHT-OF-WAY OF  
FAIRVIEW DRIVE.  
RECORDED:  
PLAT BOOK 85, PAGES 176-177

LOT 22  
FAIRHAVEN SUBDIVISION PHASE 1  
PB 65, PG 176

BEVERLY STEPHENS PROPERTY  
57 FAIRVIEW DR.  
NEWNAN, GA 3-263  
DB 2178, PG 350  
PB 65, PG 177

37,399 SQ. FT.  
MFFE: 838.9  
BFE: 835.9

30,256 SQ. FT.  
MFFE: 836.0  
BFE: 836.0

37,540 SQ. FT.  
MFFE: 839.3  
BFE: 836.3

23,892 SQ. FT.

20,841 SQ. FT.

21,007 SQ. FT.

LOT 13  
MICHAEL BUCHANAN  
PROPERTY  
70 PINE GROVE CIR.  
NEWNAN, GA 30263  
DB 910, PG 513

LOT 16  
WLBUILD LP  
PROPERTY  
71 CABIN RD.  
NEWNAN, GA 30265  
DB 2192, PG 388  
PB 70, PG 89

LOT 15  
CLARA ELDER  
PROPERTY  
110 ARLINGTON COURT  
NEWNAN, GA 30263  
DB 1850, PG 183  
PB 70, PG 89

LOT 14  
FORREST STRICKLAND  
PROPERTY  
107 ARLINGTON COURT  
NEWNAN, GA 30263  
DB 2149, PG 378

APPROX. L.L. LINE 5  
APPROX. L.L. LINE 12

GA. POWER HIGH  
VOLTAGE LINES  
405 FOURTH ST.  
NEWNAN, GA 30263  
DB 382, PG 243  
(REF. FLOWERS SURVEY)

VIRGINIA KNOX  
PROPERTY  
405 FOURTH ST.  
NEWNAN, GA 30263  
DB 382, PG 243  
(REF. FLOWERS SURVEY)

NOTE: PRE-EXISTING EASEMENT  
GRANTED TO GEORGIA POWER  
FOR CUY WIRE

NOT A VALID OR RECORDED PLAT OR MAP  
UNLESS SIGNED ACROSS SEAL WITH ORIGINAL  
SIGNATURE OF SURVEYOR

REFERENCES: DB 1196, PG 299  
PB 65, PGS 175-177

BEARING BASIS: PLAT BOOK 56, PAGE 87

CALC. GH DWG. CH CHECK JS

Stothard Engineering, Inc.  
1008 Colquhoun St. LaGrange, Georgia 30241  
Pte (706) 884-8279 Fax: (706) 884-8857  
www.stothard-engineering.net

GRAPHIC SCALE  
0 60 120 240  
( IN FEET )  
1 inch = 60 ft.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A  
CLOSURE OF ONE FOOT IN 3,500  
FEET AND AN ANGULAR ERROR OF 6.2  
PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE  
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND  
FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 3,100  
FEET. ANGLES AND DISTANCES WERE MEASURED WITH INCH  
SINGAPORE TOTAL STATION. MIN. DIRECT ANGLE READINGS 5.0"  
FIELD WORK COMPLETED ON SEPTEMBER 15, 2004.

REVISION:  
NO. BY: DATE: DESCRIPTION:

I HEREBY CERTIFY THAT THIS PLAT OR MAP HAS  
BEEN COMPLETED IN ACCORDANCE WITH  
THE REQUIREMENTS OF SECTION 15-6-87 OF  
THE CODE OF GEORGIA (GEORGIA PLAT ACT)

SHEET 2 OF 2

PREPARED FOR:  
**K & E VENTURE EQUITIES, INC.**  
O'NEAL DECOTEAU  
34 SUNSET DR. NEWNAN, GA.  
(404)569-9564

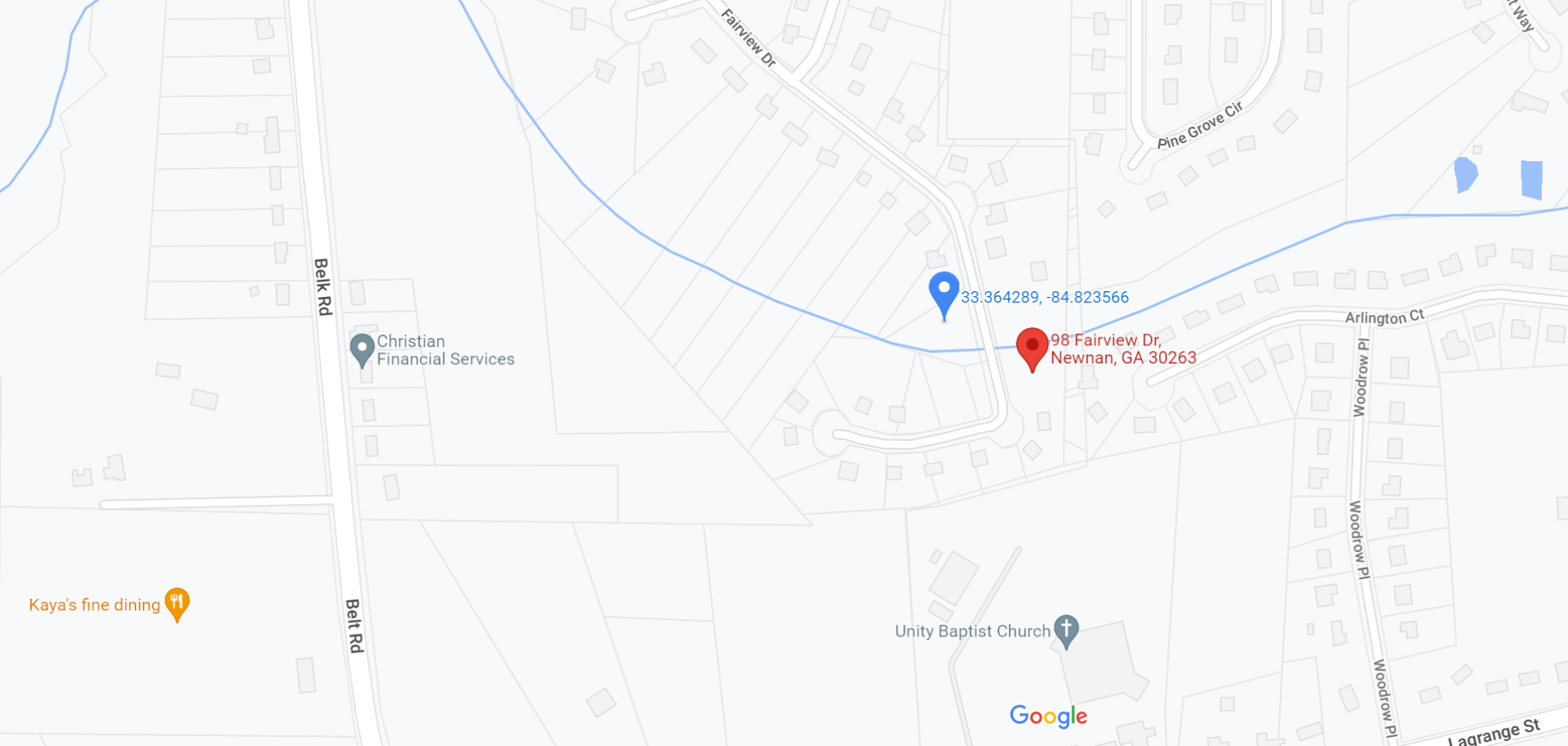


STATE OF GEORGIA, CITY OF NEWNAN, COWETA COUNTY  
I, James Stothard, a Licensed Land Surveyor in the State of Georgia, do hereby certify that the above plat or map is a true and  
accurate representation of a survey conducted under my direction; that the structures now erected on said property are within the  
boundaries of same, except as shown hereon; that there are no encroachments on said property by structures erected on adjoining  
property, except as shown hereon; that there are no easements, joint tenancies, or rights of way, on, over or across said property,  
visible on the surface, except as shown hereon. This property is not located within the 100 year flood zone, EXCEPT AS SHOWN,  
as delineated on Coweta Co. FIRM: 13029S 0205 A, dated August 2, 1982.

FINAL PLAT FOR:  
**FAIRHAVEN SUBDIVISION  
PHASE II**

COUNTY NEWNAN, COWETA	LAND LOT 5TH AND 12TH	LAND DISTRICT 5TH AND 2ND
DATE: 09/17/04	DWG. NO. COG 04-04	SCALE (ORIGINAL): 1"=60'
CAD FILE	FAIRHAVEN/FAIRTEMP	





33.364289, -84.823566

98 Fairview Dr,  
Newnan, GA 30263

Christian  
Financial Services

Kaya's fine dining

Unity Baptist Church

Google