

3359 Highway 356, Helen
(White County) GA 30545
Reserve

THURSDAY, MAY 25, 2023

SALE SITE: HOME 2 SUITES (OFF DELK ROAD), 2168 KINGSTON COURT, MARIETTA, GA 30067



Features

PROPERTY TYPE:	Closed Restaurant
YEAR BUILT:	1985
SQUARE FEET:	1,972±
ACREAGE:	1.26±
TAX ID:	55035



CALL FOR INFORMATION

770.425.1141 or 800.479.1763

johndixon.com



**JOHN DIXON
& ASSOCIATES**

AUCTIONS • MARKETING
05/23 GAL: 2034, NCF: 6397, SC: 002815 R

2140 Newmarket Parkway, Suite 118, Marietta, Georgia • 30067 • office: 770.425.1141 • fax: 770.425.4413 • toll-free: 800.479.1763

The above information is believed to be accurate but is not warranted. Offer subject to errors, changes, omissions, prior sales and withdrawals without notice.

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Homestead Application

Apply for Homestead Exemption

Summary

Parcel Number 055 035
Location Address 3359 HWY 356
Legal Description LL13 LD6
(Note: Not to be used on legal documents)
Property Class C-Commercial
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District 01-County
Millage Rate 23.727
Acres 1.26
Neighborhood TANGLEWOOD

[View Map](#)

Owners

Current Owner
 LAND ASSET LLC
 PO BOX 305
 CLEVELAND, GA 30528-0006

Land

Class	Land Use	Acreege	Frontage	Depth	Zoning	Value
C3	0700 COMMERCIAL	1	0	0	C1	\$75,000
C3	0700 COMMERCIAL	0.26	165	0	C1	\$9,425

Commercial Information

Style RESTAURANT
Heated Square Feet 1972
Actual Year Built 1985
Effective Year Built 1985
Value \$75,650
House Address 003359 HWY 356
Air Conditioning Type Central
Exterior Walls Wood on Sheathing or Plywood
Fireplace Pre Fabricated
Foundation Piers
Heating Fuel Gas
Heating Type Forced Air - Ducted
Interior Floor Cover Carpet
Interior Floor Cover Sheet Vinyl
Interior Wall Construction Custom Interior
Roofing Cover Composition 3 tab Shingle
Roofing Structure Gable
Sub Floor System Plywood

Accessory Information

Description	Year Built	Dimensions/Units	Value
BARN	1991	24x20 / 480	\$480

Sales

Sale Date	Sale Price	Instrument Type	Deed Book	Deed Page	Reason	Vacant/Improved	Grantor	Grantee
01/23/2023	\$217,800	LW	01882	0707	O	Improved	LAND ASSET LLC	JACKSON LARRY
08/16/2022	\$0	WD	01862	0304	C	Improved	LAND ASSET LLC	LAND ASSET LLC
06/23/2022	\$211,000	LW	01863	0701	Q	Improved	OTWELL PATRICIA P	LAND ASSET LLC
10/29/2002	\$0	QC	00801	0094	X	Improved		OTWELL PATRICIA P
05/01/1999	\$325,000	WD	00587	0288	O	Improved		
03/01/1993	\$20,000	WD	00367	0286	Q	Vacant		
03/01/1993	\$120,000	WD	00367	0287	Q	Improved		

Area Sales Report

Sale date range:

From:

03/24/2020

To:

03/24/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Valuation

	2022	2021	2020	2019	2018
Previous Value	\$156,570	\$159,360	\$156,770	\$145,780	\$151,500
Land Value	\$84,430	\$84,430	\$84,430	\$84,430	\$84,430
+ Building Value	\$75,650	\$71,660	\$74,450	\$71,860	\$60,870
+ Accessory Value	\$480	\$480	\$480	\$480	\$480
= Fair Market Value	\$160,560	\$156,570	\$159,360	\$156,770	\$145,780

Generate Owner List by Radius

Distance:

100

Fe



Show All Owners

Show Parcel ID on Label

Use Address From:

Owner Property

Skip Labels

0

Select export file format:

Address labels (5160)



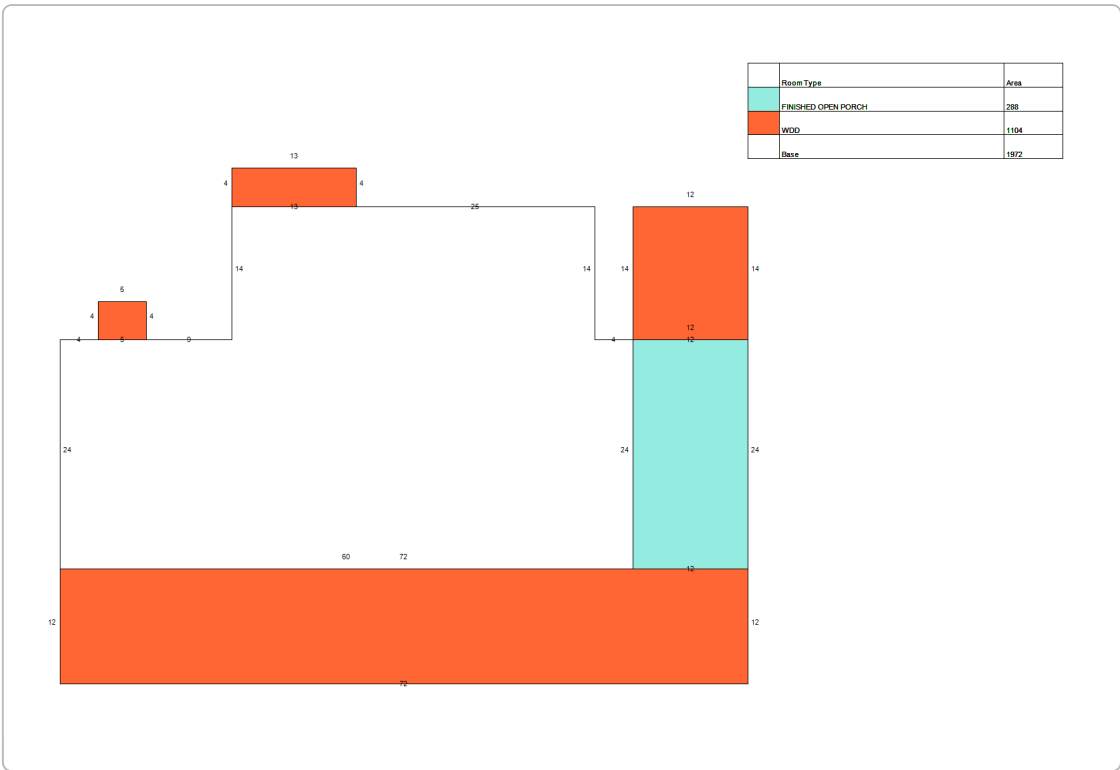
International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Download

Assessment Notice

2022 Assessment Notice (PDF)

Sketches



No data available for the following modules: Residential Information, Mobile Homes, Photos.

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

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Developed by


Version 2.3.254



1,234 ft

Box Elder Dr

Lovers Ln

Tanglewood Dr

Honeymoon Ln

Helon

Highway 356

Chastain Rd

Mountain Madness Dr

187 ft

