

1144 Grouse Gap Drive, Jasper  
(Dawson County) GA 30534  
**Reserve**

THURSDAY, JUNE 22, 2023

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



## Features

**CALL FOR  
INFORMATION**

**770.425.1141  
or 800.479.1763  
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**JOHN DIXON  
& ASSOCIATES**  
AUCTIONS • MARKETING

|                |  |
|----------------|--|
| PROPERTY TYPE: | Residential Lot  |
| SUBDIVISION:   | Big Canoe  |
| LOT(S):        | 3045   |
| BEDS/BATHS:    | n/a  |
| YEAR BUILT:    | n/a  |
| SQUARE FEET:   | n/a  |
| ACREAGE:       | 3.23±  |
| TAX ID:        | 023 039  |
| AGENT:         | Cassie Rasco<br>Berkshire Hathaway<br>770.633.1157<br>cassie.rasco@bhhsgeorgia.com |

06/23 GAL: 2034, John L. Dixon, Licensed Mississippi Real Estate Broker and Mississippi Auction License #1667

**Summary**

Parcel Number 023 039  
 Location Address 1144 GROUSE GAP DRIVE  
 Legal Description LT 3045 WET MTN  
 (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 UNINCORPORATED (District 01)  
 Millage Rate 21.4225  
 Acres 0  
 Neighborhood UL - Big Canoe - Wet Mountain (292100)  
 Homestead Exemption No (S0)  
 Landlot/District 303 / 5

[View Map](#)



**Owner**

EAST COBB PRESBYTERIAN CHURCH  
 4616 ROSWELL RD  
 MARIETTA, GA 30062

**Land**

| Type        | Description                 | Calculation Method | Frontage | Depth | Acres | Lots |
|-------------|-----------------------------|--------------------|----------|-------|-------|------|
| Residential | Res-Big Canoe (View Lot-Gd) | Lot                | 0        | 0     | 0     | 1    |

**Sales**

| Sale Date  | Deed Book / Page | Plat Book / Page | Sale Price | Reason                      | Grantor                        | Grantee                         |
|------------|------------------|------------------|------------|-----------------------------|--------------------------------|---------------------------------|
| 11/30/2022 | 1612 52          | 4 123            | \$0        | Gift                        | TRAYNOR SCOTT                  | EAST COBB PRESBYTERIAN CHURCH   |
| 12/22/2006 | 786 345          | 4 123            | \$0        | Gift                        | TRABYRD INVESTMENT COMPANY, LL | TRAYNOR SCOTT                   |
| 3/29/2006  | 729 454          | 4 123            | \$99,000   | Fair Market Sale (Vacant)   | BIG CANOE CO LLC               | TRABYRD INVESTMENT COMPANY, LLC |
| 11/13/2003 | 562 168          | 4 123            | \$35,000   | Fair Market Sale (Improved) | KUETTNER WERNER & MA           | BIG CANOE CO LLC                |
| 1/26/1989  | 117 230          | 4 123            | \$27,000   | Fair Market Sale (Improved) | BIG CANOE                      | KUETTNER WERNER & MA            |
| 9/14/1988  | 113 561          | 4 123            | \$0        | Quitclaim ( non ALT )       | BAGGETT MICHAEL D &            | BIG CANOE                       |
| 1/4/1988   | 106 9            | 4 123            | \$11,500   | Fair Market Sale (Improved) | BAGGETT MICHAEL D &            | BAGGETT MICHAEL D &             |

**Valuation**

|                     | 2023      | 2022      | 2021      | 2020      | 2019      |
|---------------------|-----------|-----------|-----------|-----------|-----------|
| Previous Value      | \$140,000 | \$140,000 | \$140,000 | \$140,000 | \$140,000 |
| Land Value          | \$150,000 | \$140,000 | \$140,000 | \$140,000 | \$140,000 |
| + Improvement Value | \$0       | \$0       | \$0       | \$0       | \$0       |
| + Accessory Value   | \$0       | \$0       | \$0       | \$0       | \$0       |
| = Current Value     | \$150,000 | \$140,000 | \$140,000 | \$140,000 | \$140,000 |

**Photos**



