

APPRAISAL OF REAL PROPERTY

LOCATED AT

Mcever St
Cartersville, GA 30120
Land Lot 409, 4th District, 3rd Section being tract #3

FOR

Cartersville City School System
15 Nelson St
Cartersville, GA 30120

OPINION OF VALUE

265,000

AS OF

05/20/2021

BY

Glenn Adrian Harris
HARRIS APPRAISAL SERVICE
PO Box 4032
Cartersville, GA 30120
770-548-8122
harrisappraisals@bellsouth.net

HARRIS APPRAISAL SERVICE
PO Box 4032
Cartersville, GA 30120
770-548-8122

05/24/2021

Cartersville City School System
15 Nelson St
Cartersville, GA 30120

Re: Property: Mcever St
Cartersville, GA 30120
Borrower: Cartersville City School System
File No.: 21500023

Opinion of Value: \$ 265,000
Effective Date: 05/20/2021

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Glenn Adrian Harris
Owner/Appraiser
License or Certification #: CR06918
State: GA Expires: 10/31/2021
harrisappraisals@bellsouth.net

Harris Appraisal Service
LAND APPRAISAL REPORT

File No. 21500023

SUBJECT	Borrower <u>Cartersville City School System</u>		Census Tract <u>9607.00</u>	Map Reference <u>12060</u>																																																																																																																																																																										
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	Actual Real Estate Taxes \$ <u>14,122</u>	(yr)	Loan charges to be paid by seller \$ <u>0</u>	Other sales concessions <u>0</u>																																																																																																																																																																										
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The subject is located inside the City of Cartersville in a mixed use developed area of Bartow Co. Schools, parks and shopping are all close by. *** See Additional Comments ***																																																																																																																																																																														
SITE	Dimensions <u>See attached plat</u>		= <u>16,988 sf</u> <input type="checkbox"/> Corner Lot																																																																																																																																																																											
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A recent survey was provided to the appraiser. Lot size was taken from that plat. Drainage and utility easements are typical for the area and don't adversely affect the subject's marketability or value. No adverse easements or encroachments were noted.																																																																																																																																																																														
MARKET DATA ANALYSIS	The undersigned has recited the following recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.																																																																																																																																																																													
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(Total)</td> <td><input type="checkbox"/> + <input type="checkbox"/> - \$</td> <td><input type="checkbox"/> + <input type="checkbox"/> - \$</td> <td><input type="checkbox"/> + <input type="checkbox"/> - \$</td> <td><input type="checkbox"/> + <input type="checkbox"/> - \$</td> </tr> <tr> <td>Indicated Value of Subject</td> <td></td> <td>\$ <u>105,354</u></td> <td>\$ <u>938,628</u></td> <td>\$ <u>210,000</u></td> </tr> <tr> <td colspan="5">Comments on Market Data <u>All sales are closed, confirmed arms length transactions which are the closest in proximity to the subject property. All comparables share similarities with the subject in size, location, use and available utilities. 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The Sales Comparison Analysis is given the most weight since it best reflects the actions of buyers and sellers in the market.</u></td> </tr> <tr> <td colspan="8">I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF <u>05/20/2021</u> TO BE \$ <u>265,000</u></td> </tr> <tr> <td colspan="4">Appraiser <u>Glenn Adrian Harris</u></td> <td colspan="4">Supervisory Appraiser (if applicable)</td> </tr> <tr> <td colspan="4">Date of Signature and Report <u>05/24/2021</u></td> <td colspan="4">Date of Signature</td> </tr> <tr> <td colspan="4">Title <u>Owner/Appraiser</u></td> <td colspan="4">Title</td> </tr> <tr> <td colspan="4">State Certification # <u>CR06918</u> ST <u>GA</u></td> <td colspan="4">State Certification # ST</td> </tr> <tr> <td colspan="4">Or State License #</td> <td colspan="4">Or State License # ST</td> </tr> <tr> <td colspan="4">Expiration Date of State Certification or License <u>10/31/2021</u></td> <td colspan="4">Expiration Date of State Certification or License</td> </tr> <tr> <td colspan="4">Date of Inspection (if applicable)</td> <td colspan="4">Date of Inspection</td> </tr> </table>								ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3	Address	<u>Mcever St</u> <u>Cartersville, GA 30120</u>	<u>1119 N Tennessee St</u> <u>Cartersville, GA 30120</u>	<u>18 Liberty Dr</u> <u>Cartersville, GA 30120</u>	<u>405 E Main St</u> <u>Cartersville, GA 30120</u>	Proximity to Subject		<u>1.46 miles N</u>	<u>0.54 miles SE</u>	<u>0.41 miles SE</u>	Sales Price	\$ <u>250,000</u>	\$ <u>610,000</u>	\$ <u>2,600,000</u>	\$ <u>300,000</u>	Price \$/Sq. Ft.	\$	\$ <u>105,354 ac</u>	\$ <u>938,628 ac</u>	\$ <u>210,000 ac</u>	Data Source(s)	<u>Inspection/Co Recd</u>	<u>Fmls#6820816</u>	<u>DB 3203 PG 234</u>	<u>DB 3249 PG 259</u>	ITEM	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	Date of Sale/Time Adj.	<u>0</u>	<u>05/14/2021</u>	<u>06/15/2020</u>	<u>10/30/2020</u>	Location	<u>City of Cartersville</u>	<u>City of Cartersville</u>	<u>City of Cartersville</u>	<u>City of Cartersville</u>	Site/View	<u>N;Mixed Use</u>	<u>N;Mixed Use</u>	<u>N;Mixed Use</u>	<u>N;Mixed Use</u>	Site Size	<u>16,988 sf</u>	<u>5.79 ac</u>	<u>0.277 ac</u>	<u>0.30,492 sf</u>	Zoning	<u>Gen Comm</u>	<u>Gen Comm</u>	<u>Gen Comm</u>	<u>Gen Comm</u>	Sales or Financing	<u>0</u>	<u>ArmLth</u>	<u>ArmLth</u>	<u>ArmLth</u>	Concessions	<u>0</u>	<u>Conv;0</u>	<u>Conv;0</u>	<u>Conv;0</u>	Net Adj. (Total)	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$	Indicated Value of Subject		\$ <u>105,354</u>	\$ <u>938,628</u>	\$ <u>210,000</u>	Comments on Market Data <u>All sales are closed, confirmed arms length transactions which are the closest in proximity to the subject property. All comparables share similarities with the subject in size, location, use and available utilities. Each should help in providing an estimate of value for the subject property.</u>					RECONCILIATION	Comments and Conditions of Appraisal <u>This appraisal was prepared with the subject in "AS IS" condition. No personal property was included in the estimated value.</u>								Final Reconciliation <u>This appraisal is intended for the sole use of the Client for the purpose of estimating the fair market value of the subject property. The current normal marketing time is 3-6 months. The Sales Comparison Analysis is given the most weight since it best reflects the actions of buyers and sellers in the market.</u>								I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF <u>05/20/2021</u> TO BE \$ <u>265,000</u>								Appraiser <u>Glenn Adrian Harris</u>				Supervisory Appraiser (if applicable)				Date of Signature and Report <u>05/24/2021</u>				Date of Signature				Title <u>Owner/Appraiser</u>				Title				State Certification # <u>CR06918</u> ST <u>GA</u>				State Certification # ST				Or State License #				Or State License # ST				Expiration Date of State Certification or License <u>10/31/2021</u>				Expiration Date of State Certification or License				Date of Inspection (if applicable)				Date of Inspection			
	ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3																																																																																																																																																																									
	Address	<u>Mcever St</u> <u>Cartersville, GA 30120</u>	<u>1119 N Tennessee St</u> <u>Cartersville, GA 30120</u>	<u>18 Liberty Dr</u> <u>Cartersville, GA 30120</u>	<u>405 E Main St</u> <u>Cartersville, GA 30120</u>																																																																																																																																																																									
	Proximity to Subject		<u>1.46 miles N</u>	<u>0.54 miles SE</u>	<u>0.41 miles SE</u>																																																																																																																																																																									
	Sales Price	\$ <u>250,000</u>	\$ <u>610,000</u>	\$ <u>2,600,000</u>	\$ <u>300,000</u>																																																																																																																																																																									
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File No. 21500023

MARKET DATA ANALYSIS

Supplemental Addendum

File No. 21500023

Borrower	Cartersville City School System					
Property Address	Mcever St					
City	Cartersville	County	Bartow	State	GA	Zip Code 30120
Lender/Client	Cartersville City School System					

NEIGHBORHOOD DESCRIPTION

Employment centers are easily accessible and commute times during peak traffic periods are considered reasonable. No unfavorable conditions were observed which would adversely affect value or marketability.

MARKET CONDITIONS

Homes in this general area do require sellers to offer sales or financing concessions to the market. The supply and demand for properties in this market area is near equilibrium but it is considered a buyers market with typical marketing times for most homes at three to six months with conventional, FHA, VA or owner financing.

RECONCILIATION

The conclusions of the Sales Comparison Analysis give the best indication of the most probable price the subject property would bring on the open market.

CONDITIONS OF APPRAISAL

No personal property was included in value.

Borrower	Cartersville City School System					
Property Address	Mcever St					
City	Cartersville	County	Bartow	State	GA	Zip Code 30120
Lender/Client	Cartersville City School System					

This appraisal is defined by USPAP and considers all applicable approaches to value. It should be noted this report is not a home inspection. The appraiser only performed a visual inspection of accessible area an this appraisal cannot be relied upon to disclose conditions and/or defects in the subject property. As noted in this report the client is the intended user for this report. Furthermore just because the borrower or a third party may receive a copy of this appraisal from the intended user does not mean these parties are also considered the intended user as defined in the URAR form.

I Glenn Harris certify, as the appraiser, that I have completed all aspects of this valuation, including reconciling my opinion of value, free of influence from the client, client's representatives, borrower or any other party to the transaction.

The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser. My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Georgia Real Estate Appraiser Classifications and Regulation Act and the Rules and Regulations of the Georgia Real Estate Appraisers Board. [Real Estate Appraiser Classification and Regulation Act paragraph 539-3.02(1)(m) as amended August 1, 2006]

I have no current or prospective interest in the subject property or the parties involved and have not preformed any services on the subject property within the last three years.

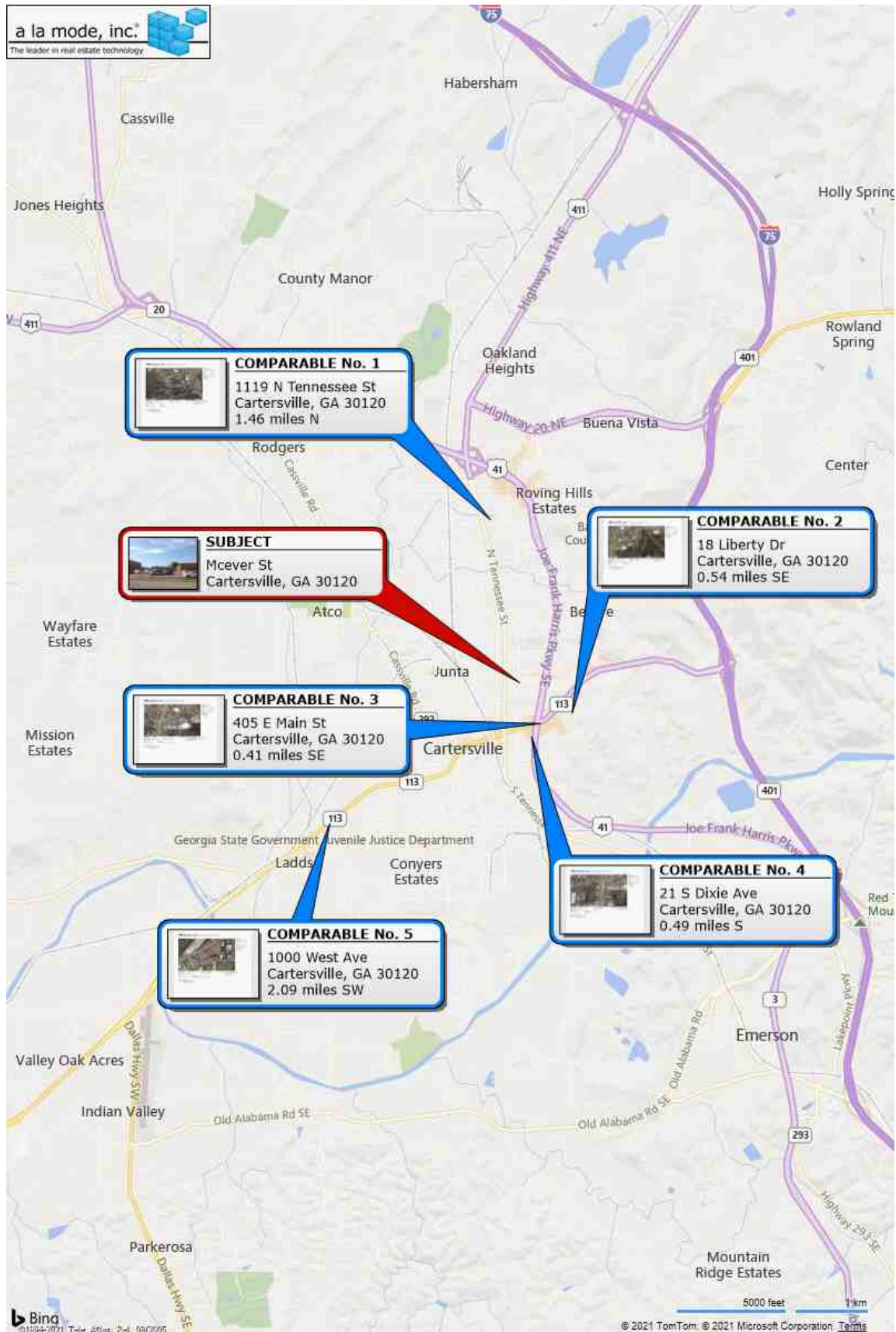
Paragraph 539-3-.02(1)(c) 1.d, Georgia Real Estate Appraisers Classification and Regulation Act and the Rules and Regulations of the Georgia Real Estate Appraisers Board as amended August 1, 2006. Georgia Law requires a comment on the effect of value of foreclosures in the subject market area. According to Fmls foreclosure sales are present in Polk County within the past year. Any affect these foreclosures have on the overall value of the neighborhood are reflected in the comparable sales.

This appraisal was order by Cartersville City School System a fee of \$500.00

EXPOSURE TIME: The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market. The appraisers have determined the subject property would have to be exposed for 3 to 6 months on the open market in order to have a market value of \$265,000 on the effective date of this appraisal.

Location Map

Borrower	Cartersville City School System					
Property Address	Mcever St					
City	Cartersville	County	Bartow	State	GA	Zip Code 30120
Lender/Client	Cartersville City School System					



Subject Photo Page

Borrower	Cartersville City School System					
Property Address	Mcever St					
City	Cartersville	County	Bartow	State	GA	Zip Code 30120
Lender/Client	Cartersville City School System					



Subject Front

Mcever St
Sales Price 250,000
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location City of Cartersville
View N;Mixed Use
Site 21038 sf
Quality
Age

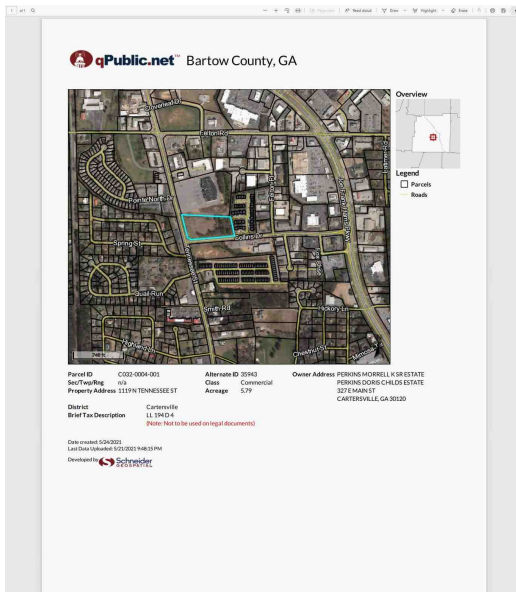
Subject Rear



Subject Street

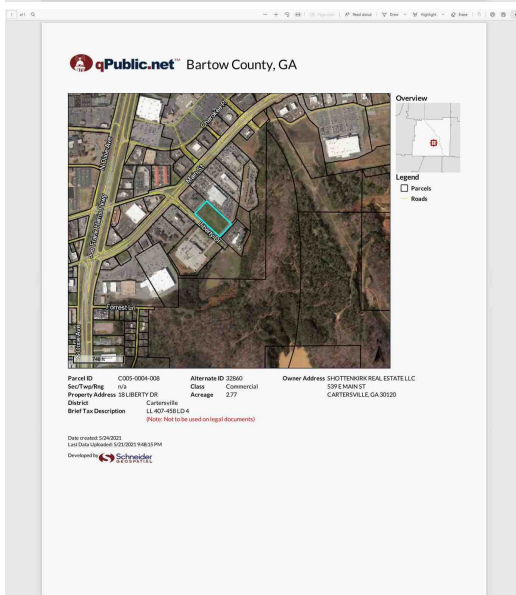
Comparable Photo Page

Borrower	Cartersville City School System					
Property Address	Mcever St					
City	Cartersville	County	Bartow	State	GA	Zip Code 30120
Lender/Client	Cartersville City School System					



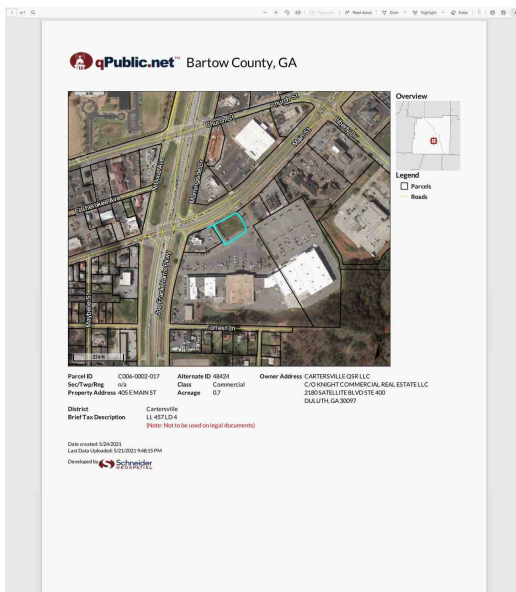
Comparable 1

1119 N Tennessee St
 Prox. to Subject 1.46 miles N
 Sale Price 610,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location City of Cartersville
 View N;Mixed Use
 Site
 Quality
 Age



Comparable 2

18 Liberty Dr
 Prox. to Subject 0.54 miles SE
 Sale Price 2,600,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location City of Cartersville
 View N;Mixed Use
 Site
 Quality
 Age

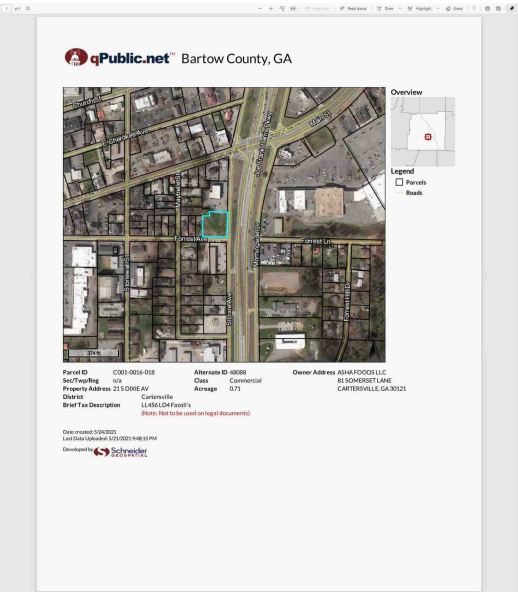


Comparable 3

405 E Main St
 Prox. to Subject 0.41 miles SE
 Sale Price 300,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location City of Cartersville
 View N;Mixed Use
 Site
 Quality
 Age

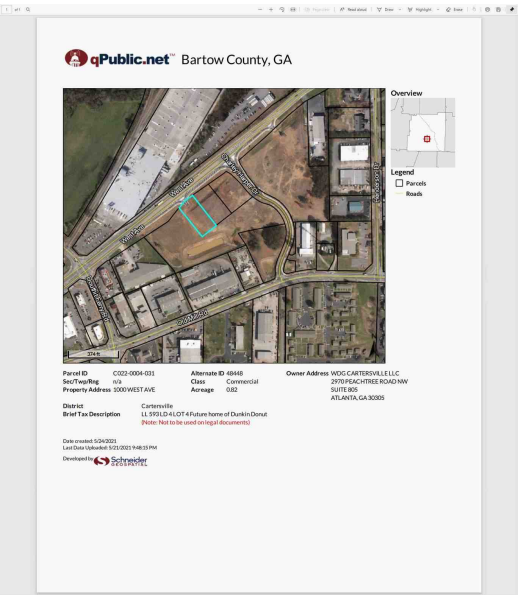
Comparable Photo Page

Borrower	Cartersville City School System					
Property Address	Mcever St					
City	Cartersville	County	Bartow	State	GA	Zip Code 30120
Lender/Client	Cartersville City School System					



Comparable 4

21 S Dixie Ave
Prox. to Subject 0.49 miles S
Sale Price 675,000
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location City of Cartersville
View N;Mixed Use
Site
Quality
Age



Comparable 5

1000 West Ave
Prox. to Subject 2.09 miles SW
Sale Price 550,000
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location City of Cartersville
View N;Mixed Use
Site
Quality
Age

Comparable 6

Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Subject Deed

TAX PAID: \$1100.00

After recording, please return to:
White & Choate, LLC
Attorneys at Law
100 West Cherokee Avenue
Cartersville, GA 30120
#20-19962 203 Tennessee Street, LLC

PT61 008-2021-001186

TRUSTEE'S DEED

**STATE OF GEORGIA
COUNTY OF BARTOW**

THIS INDENTURE made and entered into this the 15th day of March, 2021, by and between John Shurley, W. Kenneth Austin, and Connie W. Evans, all as Co-Trustees of the Lawrence S. Pritchard GST Trust, under Agreement dated June 23, 2000 (as to 71.835% interest); and John Shurley, C.P.A., Ken Austin, and Connie Evans, all as Co-Trustees of Trust A Under Article V of the Last Will and Testament of Hugh D. Pritchard, of the State of Georgia, County of Bartow (as to 28.165% interest), party or parties of the first part, and 203 Tennessee Street, LLC, of the State of Georgia, County of Bartow, parties of the second part,

WITNESSETH:

That the said party of the first part (acting under and by virtue of the power and authority contained in the Trust Agreement and Last Will and Testament, for and in consideration of the sum of Ten (\$10.00) Dollars, in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the party of the second part, their heirs and assigns, the following described property, to wit:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Bartow County, Georgia; and being more particularly described on Exhibit "A" attached hereto and made a part hereof by reference.

Subject property is commonly known as 203 North Tennessee Street, Cartersville, GA 30120, according to the current system of numbering for Bartow County, Georgia.

Tax Map #C004-0005-005

This conveyance is subject to zoning, easements, covenants, conditions and restrictions of record.

TO HAVE AND TO HOLD the said tracts or parcels of land, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of the said party of the second part, their heirs and assigns, forever, IN FEE SIMPLE, in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed by the said deed in their lifetime.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and affixed its seal, the day and year first above written.

Signed, sealed and delivered in the presence of GRANTOR:

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1

All that tract or parcel of land lying and being in the City of Cartersville, Bartow County, Georgia, described as being all that lot of land lying on the east side of North Tennessee Street in the City of Cartersville, fronting west on said North Tennessee Street, a distance of 100 feet and extending back from said street in an easterly direction therefrom of uniform width a distance of 100 feet and extending back from said street in an easterly direction therefrom of uniform width a distance of 150 feet. Said property is bounded on the east by property of Mrs. Laura Beck, on the south by Howard Street, on the west by North Tennessee Street, and on the north by property of Carl Leachman. This is the same property as that conveyed to said Hodge by Estelle Starnes Black, et al., by deed dated May 3, 1957, and recorded in Deed Book 120, page 128, clerk's office, said county. And being the same property conveyed by Deed from John W. Hodge to Hugh D. Pritchard dated August 6, 1960, and recorded in Deed Book 137, Page 209, Bartow County Records.

Parcel 2

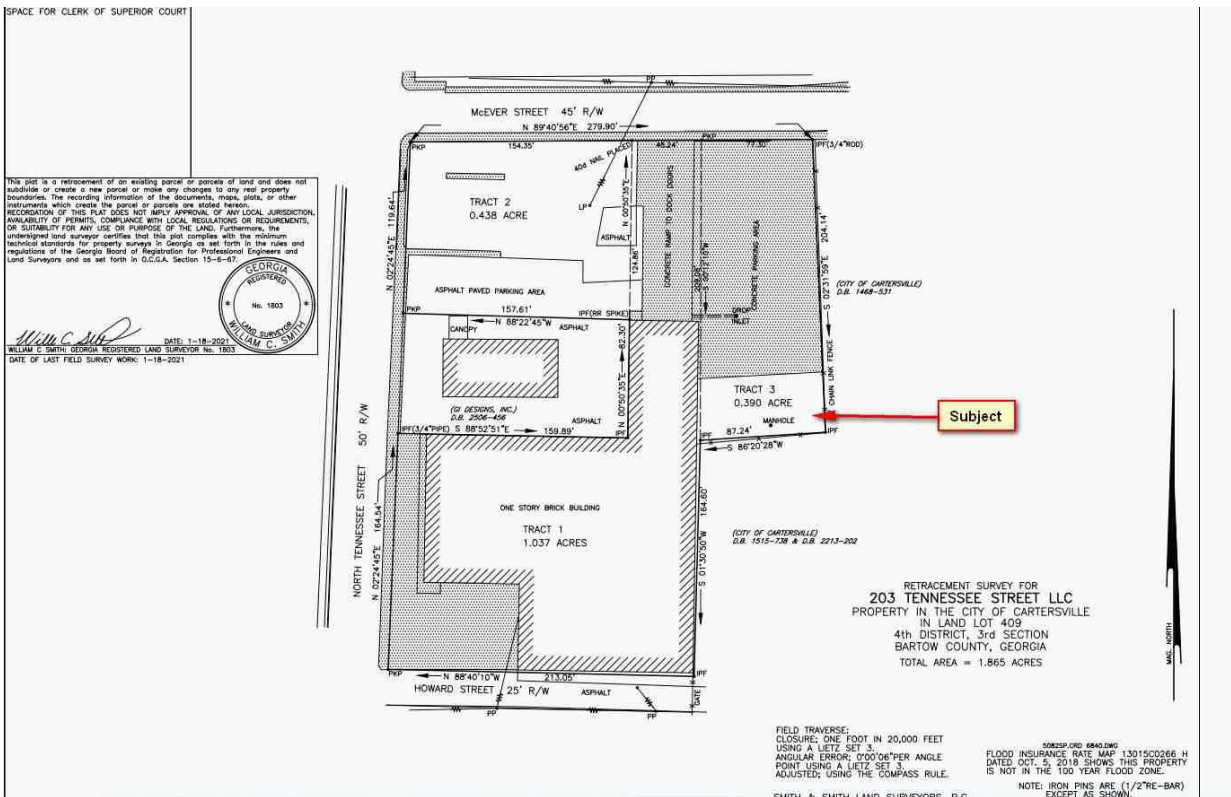
All that tract or parcel of land lying and being in the City of Cartersville, Bartow County, Georgia, formerly known as the Howard Johnson place described as follows: Fronting West on the East side of Tennessee Street sixty (60) feet, more or less, and running back East of uniform width two-hundred (200) feet, more or less, and bounded on the West by said Tennessee Street, on the South by lot of Mrs. C. G. Starnes, on the East by the lands of Mrs. Eliza Tumlin, and on the North by lot of Tommie Bell and being the same lands conveyed to Howard Johnson by Mrs. Eva Reeves by deed dated October 30, 1920, and recorded in the Deed Book YY, Page 167, in the Office of the Clerk of the Superior Court of said County, and being the same property as that described in a deed from Mrs. J. A. Vaughan, Jr. to

Parcel 5

All that tract or parcel of land lying and being in the City of Cartersville, Bartow County, Georgia, and lying on the north side of Howard Street, beginning at a point on the north side of Howard Street at the southeast corner of the property once known as that of Mrs. C. G. Starnes, thence running in an easterly direction along the north side of said Howard Street 50 feet, more or less, to the property of the City of Cartersville, Georgia, known as the High School Property; thence in a northwesterly direction along the west side of said property 100 feet to a stake; thence in a westerly direction parallel to the north side of Howard Street a distance of 50 feet, more or less, to the east side of the said Starnes properties; thence in a southerly direction along the east boundry line of said Starnes property 100 feet to the point of

WKA
CWE
afg

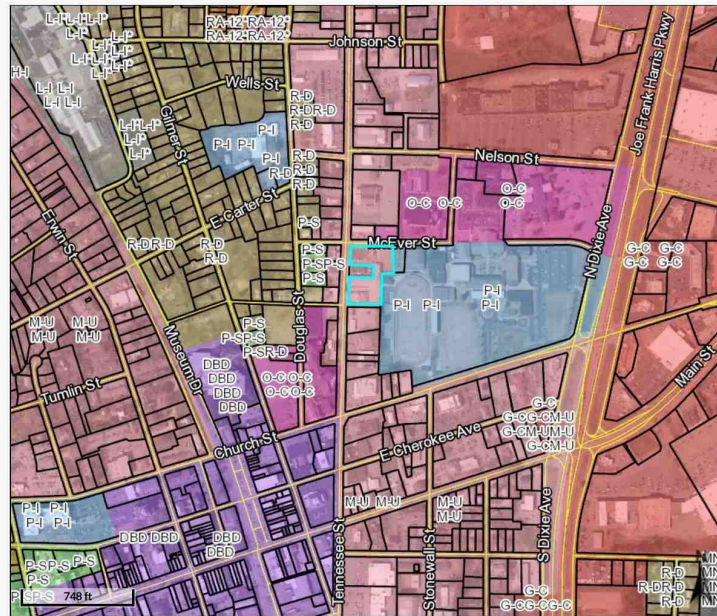
Subject Plat



Current Zoning Map



Bartow County, GA



Overview



Legend

Parcels

Roads

Cartersville Zoning

- AG
- DBD
- G-C
- G-C*
- H-I
- H-I*
- L-I
- L-I*
- M-U
- M-U*
- MF-14
- MF-14*
- MN
- O-C
- O-C*
- P-D
- P-D*
- P-I
- P-S
- P-S*
- R-10
- R-10*
- R-15
- R-15*
- R-20
- R-20*
- R-7
- R-7*
- R-D
- RA-12
- RA-12*

Parcel ID C004-0005-005
Sec/Twp/Rng n/a
Property Address 203 N TENNESSEE ST

Alternate ID 32658
Class Commercial
Acreage 1.81

Owner Address LAWRENCE S PRITCHARD GST TRUST
C/O DOUGLAS WESSINGER ESQUIRE
3350 RIVERWOOD PKWY STE 1600
ATLANTA, GA 30339

District Cartersville
Brief Tax Description LL 409 D 4

(Note: Not to be used on legal documents)


Date created: 5/24/2021
Last Data Uploaded: 5/21/2021 9:48:15 PM


Developed by Schneider
GEOSPATIAL


Subject Tax Map

1 of 1

Page view | Read aloud | Draw | Highlight | Erase

 **qPublic.net™** Bartow County, GA




Overview

Legend
☐ Parcels
☐ Roads
Subject Tract

Parcel ID	C004-0005-005	Alternate ID	32658	Owner Address	LAWRENCE S PRITCHARD GST TRUST
Sec/Twp/Rng	n/a	Class	Commercial		C/O DOUGLAS WESSINGER ESQUIRE
Property Address	203 N TENNESSEE ST	Acreage	1.81		3350 RIVERWOOD PKWY STE 1600
					ATLANTA, GA 30339


District Cartersville
Brief Tax Description LL 409 D 4
(Note: Not to be used on legal documents)

Date created: 5/18/2021
Last Data Uploaded: 5/17/2021 10:55:29 PM

Developed by 


Form SCNLGL - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Subject Taxes



Bartow County

GEORGIA



ONLINE PAYMENTS - PROPERTY TAX

Start Over

BARTOW COUNTY, GA - PROPERTY TAX

Back

Email Bill

Print Bill

View Cart (0)

2020 PROPERTY TAX STATEMENT

STEVE STEWART

Bartow County Tax Commissioner

135 W. Cherokee Ave, Suite 217A

Cartersville, GA 30120

wardw@bartowga.org

MAKE CHECK OR MONEY ORDER

PAYABLE TO:

Bartow County Tax Commissioner

LAWRENCE S PRITCHARD GST TRUST

C/O DOUGLAS WESSINGER ESQUIRE

3350 RIVERWOOD PKWY STE 1600

ATLANTA, GA 30339

Bill No.

Due Date

Current Due

Prior Payment

Back Taxes

Total Due

2020-33269

11/15/2020

\$0.00

\$14122.17

\$0.00

Paid 11/09/2020

View Tax Assessment

Printed: 05/24/2021

Map: C004 0005 005

Location: 203 N TENNESSEE ST

The Tax Commissioner is the tax collector and is not responsible for values nor for rates. If you feel the assessed fair market value of your property is incorrect, please contact the Tax Assessors office at 770-387-5090.

Payments made after the due date are subject to interest and penalties governed by Georgia Code. State law requires all tax bills to be mailed to owner of record on January 1st. If property has been sold, please contact our office.

Thank you for the privilege of serving you as your Tax Commissioner. Steve Stewart

STEVE STEWART


Bartow County Tax Commissioner

135 W. Cherokee Ave, Suite 217A

Cartersville, GA 30120

wardw@bartowga.org

PHONE: (770) 387-5111 FAX: (770) 387-5018



Tax Payer:

Map Code:

Description:

Location:

Bill No:

District:

LAWRENCE S PRITCHARD GST TRUST

C004 0005 005 Real

LL 409 D 4

203 N TENNESSEE ST

2020-33269

001

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date
\$845,008.00	\$406,250.00	1.8100	\$1,251,258.00	11/15/2020	


Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
CARTERSVILLE CITY SCHOOL	\$1,251,258	\$500,502	\$0	\$500,502	14.576	\$7,295.32	\$0.00	\$7,295.32
CARTERSVILLE M&O	\$1,251,258	\$500,502	\$0	\$500,502	7.510	\$3,758.77	\$0.00	\$3,758.77
COUNTY M&O	\$1,251,258	\$500,502	\$0	\$500,502	13.400	\$6,706.73	\$0.00	\$6,706.73
PARKS AND REC	\$1,251,258	\$500,502	\$0	\$500,502	0.770	\$385.39	\$0.00	\$385.39
SALES TAX RB CITY SCHOOL	\$1,251,258	\$500,502	\$0	\$500,502	-4.600	\$0.00	-\$2,302.31	-\$2,302.31
SALES TAX ROLLBACK	\$1,251,258	\$500,502	\$0	\$500,502	-3.440	\$0.00	-\$1,721.73	-\$1,721.73
STATE TAX	\$1,251,258	\$500,502	\$0	\$500,502	0.000	\$0.00	\$0.00	\$0.00
TOTALS					28.216	\$18,146.21	-\$4,024.04	\$14,122.17

This bill is not sent to your mortgage company. If you have an escrow account, please forward a copy of this bill to your mortgage company. We encourage you to pay by mail or on our website at www.paybartowtaxes.com.

If a receipt is desired, please include a self-addressed stamped envelope.

Each resident of Bartow County is eligible for a homestead exemption on the property owned and occupied as permanent residence on January 1st of the taxable year. Applications must be made by April 1st of the tax year to be received.

Current Due	\$14,122.17
Discount	\$0.00
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$14,122.17
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/09/2020

Translate: 

Bartow County, GA

135 W Cherokee

Suite 217 A

Cartersville GA 30120

Tax: 770-387-5111

Tag: 770-387-5112

Fax: 770-387-5018



For specific information or questions, please contact the county directly at number(s) above.

For PAYMENT assistance:

Call 877-575-7233

or [Send Email](#)

* = Required

Customer Service: 1-877-575-7233 | [Terms & Conditions](#)

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Form SCNLGL - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE



LIA Administrators & Insurance Services

**APPRAISAL, VALUATION AND PROPERTY SERVICES
PROFESSIONAL LIABILITY INSURANCE POLICY**
**DECLARATIONS****Aspen American Insurance Company**

(Referred to below as the "Company")
390 Madison Avenue, 7th Floor
New York, NY 10022
577-243-3510

Date Issued	Policy Number	Previous Policy Number
7/7/2020	AA1002340-01	AA1002340-03

THIS IS A CLAIMS MADE AND REPORTED POLICY. COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND THEN REPORTED TO THE COMPANY IN WRITING NO LATER THAN SIXTY (60) DAYS AFTER EXPIRATION OR TERMINATION OF THIS POLICY, OR DURING THE EXTENDED REPORTING PERIOD, IF APPLICABLE, FOR A WRONGFUL ACT COMMITTED ON OR AFTER THE RETROACTIVE DATE AND BEFORE THE END OF THE POLICY PERIOD. PLEASE READ THE POLICY CAREFULLY.

1. Customer ID: 156340 Named Insured: HARRIS APPRAISAL SERVICE Glenn A. Harris 25 Waterstone Dr. SE Cartersville, GA 30121		
2. Policy Period: From: 08/19/2020 To: 08/19/2021 12:01 A.M. Standard Time at the address stated in 1 above.		
3. Deductible: \$1000 Each Claim		
4. Retroactive Date: 08/19/2004		
5. Inception Date: 08/19/2015		
6. Limits of Liability: A. \$1,000,000 Each Claim B. \$1,000,000 Aggregate Subpoena Response: \$5,000 Supplemental Payment Coverage Pre-Claim Assistance: \$5,000 Supplemental Payment Coverage Disciplinary Proceedings: \$7,500 Supplemental Payment Coverage Loss of Earnings: \$500 per day Supplemental Payment Coverage		
7. Covered Professional Services (as defined in the Policy and/or by Endorsement):		
Real Estate Appraisal and Valuation:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Residential Property:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Commercial Property:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Bodily Injury and Property Damage Caused		
During Appraisal Inspection (\$100,000 Sub-Limit):	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	If "yes", added by endorsement
Right of Way Agent and Relocation:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Machinery and Equipment Valuation:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Personal Property Appraisal:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If "yes", added by endorsement
Real Estate Sales/Brokerage:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If "yes", added by endorsement

Appraiser's License

GLENN ADRIAN HARRIS

6918
Status ACTIVE

END OF RENEWAL
10/31/2021

CERTIFIED RESIDENTIAL REAL PROPERTY
APPRAISER

THIS LICENSE EXPIRES IF YOU FAIL TO PAY
RENEWAL FEES OR IF YOU FAIL TO COMPLETE ANY
REQUIRED EDUCATION IN A TIMELY MANNER.

State of Georgia
Real Estate Commission
Suite 1000 - International Tower
229 Peachtree Street, N.E.
Atlanta, GA 30303-1605



LYNN DEMPSEY
Real Estate Commissioner

1237423170257125