



ZONING / REZONING APPLICATION

City of Dallas, Georgia

Application # _____ - _____

Hearing Dates: PC: _____ CC: _____

OFFICE USE:

Time/Date Stamp

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Adam Baker Business phone: _____ Cell: (678)-662-3398

Address: 475 East Main Street Suite #132 Home phone: _____

City: Cartersville State: GA Zip: 30121 Fax phone: _____

E-mail address: abaker@evergreendres.com

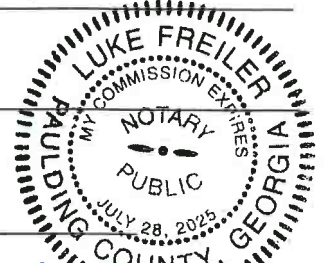
[Signature]
Applicant's Signature

Adam Baker
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public

Date Notary Commission Expires



Representative: Boyd Austin Phone: _____ Cell: (404) 412-3539

Address: P.O. Box 11 City: Dallas State: GA Zip: 30132

E-mail address: boyaustin@comcast.net Fax phone: _____

[Signature]
Representative's Signature

Boyd L. Austin
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public

July 28, 2025
Date Notary Commission Expires



Titleholder: Grace Covenant Church, Inc Business phone: 770-527-6098 Home phone: 770-527-6098

(Each Titleholder must have a separate, complete form with notarized signatures)

Address: 36 Coach Bobby Dodd Rd City: Dallas State: GA Zip: 30132

[Signature]
Signature

Les [Signature]
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public

10/31/2024
Date Notary Commission Expires



Property Information

Present Zoning Classification: R-2 Requested Zoning Classification: R2 with conditions

Total Acreage of Zoning/Rezoning Application: 11.91 11.92 LF Acreage of Titleholder: 11.91 11.92 LF

Land Lot(s): 412 District(s): 2 Section(s): 3 Tax Parcel I.D. Number(s): 139.4.4.012.0000

Location of Property: 1052 Merchants Drive Dallas, GA 30132

Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road)

Detailed description of proposed development (including maximum number of lots, if residential, or number of units): Single-family fee simple residential community with min. lot size of 5,000 sf; minimum side setback of 5 feet; minimum lot width 50 feet at front & back due set back line; minimum front setback of 20 feet. Not to exceed 82 lots (eighty-two).

Filed with City: _____ (Date)

(Signature)

City of Dallas Planning Commission Recommendation: Approve Disapprove No recommendation

Conditions, reasons, stipulations: _____

City Council Decision: Approve Approve as different classification Disapprove

Conditions, reasons, stipulations: _____



Applicant / Representative Attendance Required

Applicant or representative must be present at the public hearings before the Dallas Planning Commission and the Mayor and City Council. Failure to attend may result in dismissal with prejudice, rejection of the application, or continuance of the hearing at the Commission or Council's sole discretion.

We (Cross Out One) have investigated the site as to the existence of archeological and/or architectural landmarks.
 We (Cross Out One) hereby certify there ~~are~~ are not (Cross Out One) any such assets. If any exist, documentation must be provided with the application.

We (Cross Out One) have investigated the site as to the existence of any cemetery located on the property, We (Cross Out One) hereby certify there ~~is~~ is not (Cross Out One) such a cemetery. If any exist, documentation must be provided with the application, including notice to the Paulding County Cemetery Commission.

Signature of Applicant/Representative

1/4/22

Date

Adam Baker

Printed Name of Applicant/Representative



Signed, sealed and delivered in the presence of:

Notary Public Signature

7/28/2025

Commission Expiration

Signature of Applicant/Representative

3/1/22

Date

Boyd Austin

Printed Name of Applicant/Representative



Signed, sealed and delivered in the presence of:

Notary Public Signature

Commission Expiration


Disclosure Statement
(Required by O.C.G.A. 36-67A)



I (we), Grace Covenant Church, Inc, do hereby certify that, to the best of my (our) knowledge, no elected official of the City of Dallas, Georgia has a property interest, a financial interest nor does any family member of an elected official of the City of Dallas, Georgia have a property interest or financial interest in this property or in this application for rezoning except as follows:

I (we), Grace Covenant Church, Inc, do further certify that we, nor the property owner, have not contributed any monies and/or gifts totaling over \$250.00 within the last two years to any elected official of the City of Dallas, Georgia except for the following (Give the names of officials, dates and amounts of contribution):

12-6-2021
Date


Applicant

Disclosure Statement
(Required by O.C.G.A. 36-67A)



I (we), SA Land Group, LLC, do hereby certify that, to the best of my (our) knowledge, no elected official of the City of Dallas, Georgia has a property interest, a financial interest nor does any family member of an elected official of the City of Dallas, Georgia have a property interest or financial interest in this property or in this application for rezoning except as follows:

I (we), SA Land Group, LLC, do further certify that we, nor the property owner, have not contributed any monies and/or gifts totaling over \$250.00 within the last two years to any elected official of the City of Dallas, Georgia except for the following (Give the names of officials, dates and amounts of contribution):

1/4/22
Date

[Signature]
Applicant

**CITY OF DALLAS
LEGAL NOTICE
ZONING / REZONING**



SA Land Group, LLC

I / WE(Choose one), _____
HAVE APPLIED TO ZONE/REZONE A PORTION OF LAND LOT(S) 412
IN THE 2 DISTRICT AND 3 SECTION OF PAULDING COUNTY, LOCATED
AT 1052 Merchants Drive Dallas, GA 30132 WITHIN THE CITY OF DALLAS, GEORGIA,
FROM A ZONING DISTRICT OF R-2 TO A ZONING DISTRICT OF
R-2 with conditions SUBJECT TO PUBLIC HEARING TO BE HELD AT
7:00 PM AT THE DALLAS CITY COUNCIL ROOM, 129 EAST MEMORIAL DRIVE, DALLAS, GEORGIA.

SAID PUBLIC HEARING WILL BE HELD ON _____ BEFORE THE
CITY OF DALLAS PLANNING COMMISSION AND ON _____ BEFORE THE
MAYOR AND COUNCIL OF THE CITY OF DALLAS.

THIS, THE 11 DAY OF MAR, 20 22.

Boy d Austin : Adam Baker
APPLICANT(S) NAME

For City Use

NOTICE WILL RUN WEEKS OF: _____

AND THE WEEK OF: _____

AND THE WEEK OF: _____

**1032 and 1052 Merchants Drive Rezoning Application
NOI**

It is the intent of the applicant to rezone 1032 and 1052 Merchants Drive to R-2 with conditions for a fee simple single-family residential community in the City of Dallas. The proposed conditions are as follows: Developer will install a Flock camera at all access points into the development that is compatible with the City of Dallas, GA Police Department; Minimum Lot Size: 5,000 square feet; Minimum Side Setback: 5 feet; Minimum Lot Width: 50 feet at front building setback line; Minimum Front Setback: 20 feet

After recording, return to:
GANEK PC
4170 Ashford Dunwoody, Ste 525
Atlanta, Georgia 30319

AD170693

STATE OF MINNESOTA
COUNTY OF HENNEPIN

Deed Doc: WD
Filed 07/21/2017 02:41PM
Georgia Transfer Tax Paid : \$140.30
Teva W. Shelton
Clerk Superior Court, Paulding County, Ga.
Bk 03736 Pg 0587-0589
1102017004874

LIMITED WARRANTY DEED

THIS INDENTURE is made this 20th day of July, 2017, between REO FUNDING SOLUTIONS II, LLC, a Georgia limited liability company (hereinafter referred to as "Grantor"), and RONSARD MAZILE (hereinafter referred to as "Grantee"), ("Grantor" and "Grantee" to include their respective successors, legal representatives and assigns where the context requires or permits).

WITNESSETH

Grantor, for and in consideration of the sum of Ten and No/100ths Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee :

All that tract or parcel of land lying and being in Land Lot 413 of the 2nd District, 3rd Section, Paulding County, Georgia and being more particularly described as follows: To find the TRUE POINT OF BEGINNING, begin at the common intersection of Land Lots 380, 381, 412 and 413, said district and section; thence running South 01 degree 30 minutes 15 seconds East a distance of 473.05 feet to a point along the southern right-of-way of U.S. Highway 278 (a 100 foot right-of-way); thence running South 82 degrees 52 minutes 05 seconds West a distance of 400.00 feet to an iron pin on the southern right-of-way of U.S. Highway 278 (a 100 foot right-of-way) which is the TRUE POINT OF BEGINNING; thence continuing westerly along the southern right-of-way a distance of 20.56 feet to a point; thence running westerly in an arc distance of 373.30 feet to a point (said arc being subtended by a chord line running South 88 degrees 59 minutes 15 seconds East a distance of 372.05 feet); thence running South 03 degrees 34 minutes 00 seconds West a distance of 178.72 feet to an iron pin; thence running South 03 degrees 06 minutes 23 seconds West a distance of 205.35 feet to an iron pin; thence running South 03 degrees 06 minutes 23 seconds West a distance of 192.50 feet to an iron pin; thence running easterly in an arc a distance of 229.07 feet to a point (said arc being subtended by a chord line running South 83 degrees 29 minutes 16 seconds East a distance of 229.01 feet); thence running South 85 degrees 08 minutes East a distance of 401.66 feet to a point; thence running easterly in an arc distance of 214.19 feet to an iron pin (said arc being subtended by a chord line running South 83 degrees 78 minutes 54 seconds East a distance of 214.15 feet); thence running North 01 degree 30 minutes 15 seconds West a distance of 305.86 feet to an iron pin; thence turning and running South 82 degrees 52 minutes 05 seconds West a distance of 400.00 feet to an iron pin; thence turning and running North 01 degree 30 minutes 15 seconds West a distance of 400.00 feet to an iron pin, which is the TRUE POINT OF BEGINNING.

Said property is shown as Parcel "A", containing 8.01 acres, more or less, upon a plat of survey prepared for the Willie J. Williams Estate by Cecil R. Kelly, Registered Land Surveyor #2066, dated June 5, 1987, said plat being incorporated herein by reference thereto.

AND

All that tract or parcel of land lying and being in Land Lot 413 of the 2nd District, 3rd Section, Paulding County, Georgia, and being more particularly described as follows: Beginning at a point on the southerly right of way of U.S. Highway 278 and its intersection with the east land lot line of Land Lot 413; thence running westerly along the southerly right of way line of U.S. Highway 278 a distance of 200 feet to an iron pin and the

TRUE POINT OF BEGINNING; thence south parallel to the east land lot line of Land Lot 413 a distance of 400 feet to a point; thence west parallel to the southerly right of way of U.S. Highway 278 a distance of 200 feet to a point; thence north parallel to the east land lot line of Land Lot 413 a distance of 400 feet to a point on the southerly right of way of U.S. Highway 278; thence easterly along the southerly right of way of U.S. Highway 278 a distance of 200 feet, returning to the TRUE POINTE OF BEGINNING

TO HAVE AND TO HOLD the said described premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of Grantee, subject to the matters described in Exhibit B to this deed, forever in FEE SIMPLE.

AND GRANTOR WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of any persons owning, holding or claiming by, through or under Grantor.

IN WITNESS WHEREOF, the said Grantor has signed and sealed this deed, as of the day and year above written.

Signed, sealed and delivered in the presence of:

Matthew D. Sullivan

Unofficial Witness

Ashley R. Rebarck

Notary Public

My commission expires: 1/31/22

GRANTOR

REO FUNDING SOLUTIONS II, LLC

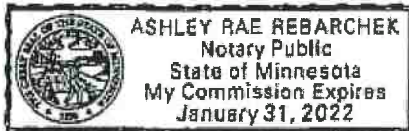
By Castlelake I GP, L.P.

Its Managing Member

by Rudy Newell (Seal)

Rudy Newell
Its Vice President

[Affix Notarial Seal]



01477
00590

035107

PAULDING COUNTY, GA
REAL ESTATE TRANSFER TAX
PAID \$ 481.20
DATE 9-2-03
TREVVA W. SHELTON
CLERK SUPERIOR COURT

2003 SEP -2 PM 4:13

PAULDING COUNTY COURTS

EXECUTOR'S DEED

STATE OF GEORGIA
COUNTY OF PAULDING

THIS INDENTURE, Made this the 28th day of August, in the year of our Lord Two Thousand Three (2003), between **HARRY CURTIS BAULDING, as Executor of the Last Will and Testament of WILL ALFRED BAULDING**, late of the State of Georgia, County of Paulding, deceased, of the First Part, (hereinafter called "Grantor") and **GRACE COVENANT CHURCH, INC.** of the State of Georgia, County of Paulding of the Second Part, (hereinafter called "Grantee"), the words "Grantor and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits:

WITNESSETH: That the said Grantor (acting under and by virtue of the power and authority contained in the said Will, the same having been duly probated and recorded in the Probate Court of Paulding County, Georgia), for and in consideration of the sum of FOUR HUNDRED EIGHTY-ONE THOUSAND ONE HUNDRED EIGHTY-SIX (\$481,186 00) in hand paid, at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee to following described property:

See attached Exhibit "A" for description of 10.238 acres in Land Lot 412 of the Second District, Third Section of Paulding County, Georgia.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the 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 Grantee 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 deceased.

IN WITNESS WHEREOF, each Grantor herein has hereunto set his hand and seal, the day and year first above written.

Heida Wheeler
Witness

Harry Curtis Baulding (Seal)
Harry Curtis Baulding, as Executor as Aforesaid

J. B. [Signature]
Notary Public



RECORDED 9-8 2003
TREVVA W. SHELTON, CLERK
SUPERIOR COURT, PAULDING CO

STATE OF GEORGIA
COUNTY OF PAULDING

WARRANTY DEED

THIS INDENTURE made this 25th day of September, 2008, between

THOMAS J. BAULDING, JR. and EVELYN L. BAULDING ,

as party or parties of the first part, hereinafter called Grantor, and

GRACE COVENANT CHURCH, INC. ,

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

All that tract or parcel of land lying and being in the 2nd District, 3rd section, Paulding County, Georgia and being a part of original Land Lot 412, more particularly described as follows: BEGINNING at a point located on the South right-of-way of a public paved highway known as U. S. Highway No. 278, said point being located 261 feet West of the intersection of the South right-of-way of said highway with an imaginary line which divides said Land Lot No. 412 into East and West halves; thence running South 1 degree 30 feet West a distance of 337 feet to an iron pin; thence running South 85 degrees West a distance of 212 feet to an iron pin; thence running North 1 degree 30 minutes East a distance of 358 feet to an iron pin located on the South right-of-way of said U. S. Highway No. 278; thence running in an easterly direction along the South right-of-way of said U. S. Highway No. 278 a distance of 210 feet to the Point of Beginning.

Said tract of land being more fully shown by plat of survey prepared by A. W. Robinson Surveyor, on February 24, 1969, said plat being made a part hereof by reference thereto.

Subject to any and all easements, restrictions, covenants, liens or encumbrances of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the 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 Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Signed, sealed and delivered in the presence of:

Casey Kincaid

Witness

Thomas J. Baulding, Jr. (Seal)
THOMAS J. BAULDING, JR.

Evelyn L. Baulding (Seal)
EVELYN L. BAULDING

[Signature]
Notary Public
My commission expires



[Attach Notary Seal]

_____ (Seal)

_____ (Seal)

EXHIBIT "A"

All that tract or parcel of land lying and being in the 2nd District, 3rd Section, Paulding County, Georgia and being a part of original Land Lot 412 more particularly described as follows:

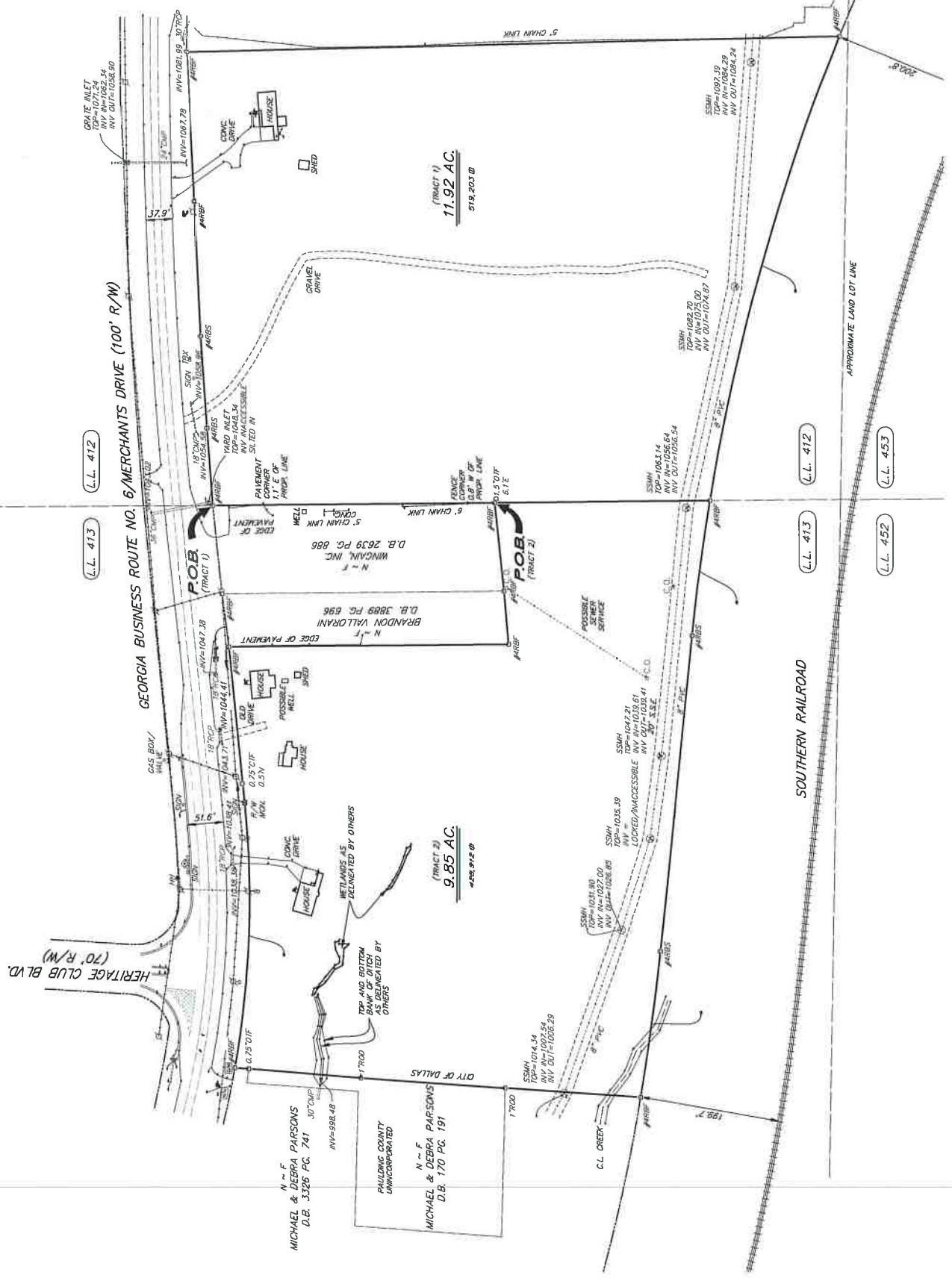
BEGINNING at the intersection of the South right-of-way of Georgia Highway Business Route No. 6 with the West line of Land Lot 412; Thence running along said right-of-way North 84° 39' 43" East a distance of 109.50 feet; thence running along said right-of-way North 84° 56' 30" East a distance of 129.51 feet; thence running along said right-of-way North 86° 14' 16" East a distance of 190.28 feet to an iron pin set; thence running South 02° 14' 01" East a distance of 358.00 feet to an iron pin set; thence running North 80° 23' 38" East a distance of 212.00 feet to an iron pin set; thence running South 02° 17' 28" East a distance of 588.24 feet to an iron pin found on the North right-of-way of Southern Railroad; thence running Westerly along said right-of-way an arc distance of 679.09 feet, said arc being subtended by chord line of North 75° 27' 12" West a distance of 677.95 feet, to an iron pin found on the West line of Land Lot 412; thence running along said Land Lot line North 01° 28' 31" West a distance of 305.98 feet; thence running along said Land Lot line North 01° 28' 31" West a distance of 400.00 feet to the Point of Beginning.

Said tract containing 10.238 acres in accordance with a plat of survey prepared for the T. J. Baulding Estate, dated May 12, 2003, by Dean Olson Land Surveying, Said plat being incorporated herein by reference thereto for a metes and bounds description of subject property.

HERITAGE CLUB BLVD. (70' R/W)

GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE (100' R/W)

SOUTHERN RAILROAD



(L.L. 412)
(L.L. 413)

(L.L. 412)
(L.L. 413)

(L.L. 452)
(L.L. 453)

(TRACT 1)
11.92 AC.
519,203 @

(TRACT 2)
9.85 AC.
426,912 @

N ~ F
MICHAEL & DEBRA PARSONS
D.B. 3326 P.C. 741
30" CMP
INV=998.48

PAULDING COUNTY
UNINCORPORATED
N ~ F
MICHAEL & DEBRA PARSONS
D.B. 170 P.C. 191

BRANDON VALORANI
D.B. 3889 P.C. 656
N ~ F

WINGAIN, INC.
D.B. 2639 P.C. 886
N ~ F

TENSE

STATE OF GEORGIA
COUNTY OF PAULDING

WARRANTY DEED

THIS INDENTURE made this 25th day of September, 2008, between

THOMAS J. BAULDING, JR. and EVELYN L. BAULDING ,

as party or parties of the first part, hereinafter called Grantor, and

GRACE COVENANT CHURCH, INC. ,

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

All that tract or parcel of land lying and being in the 2nd District, 3rd section, Paulding County, Georgia and being a part of original Land Lot 412, more particularly described as follows: BEGINNING at a point located on the South right-of-way of a public paved highway known as U. S. Highway No. 278, said point being located 261 feet West of the intersection of the South right-of-way of said highway with an imaginary line which divides said Land Lot No. 412 into East and West halves; thence running South 1 degree 30 feet West a distance of 337 feet to an iron pin; thence running South 85 degrees West a distance of 212 feet to an iron pin; thence running North 1 degree 30 minutes East a distance of 358 feet to an iron pin located on the South right-of-way of said U. S. Highway No. 278; thence running in an easterly direction along the South right-of-way of said U. S. Highway No. 278 a distance of 210 feet to the Point of Beginning.

Said tract of land being more fully shown by plat of survey prepared by A. W. Robinson Surveyor, on February 24, 1969, said plat being made a part hereof by reference thereto.

Subject to any and all easements, restrictions, covenants, liens or encumbrances of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the 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 Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Signed, sealed and delivered in the presence of:

Cathy Kinnard
Witness

Thomas J. Baulding, Jr. (Seal)
THOMAS J. BAULDING, JR.

Evelyn L. Baulding (Seal)
EVELYN L. BAULDING

[Signature]
Notary Public
My commission expires



[Attach Notary Seal]

_____ (Seal)

_____ (Seal)



CITY OF DALLAS REZONING APPLICATION SITE PLAN REQUIREMENTS

- Site Development Plan prepared by a Registered Surveyor, Engineer, Land Planner, or Architect (with professional seal and signature affixed) drawn to scale of the subject property.
- Scale (graphic and verbal).
- Exact size and location of all buildings, including out lots, for commercial and multi-family projects.
- Statement of proposed use of property within the requested zoning classification.
- Required and proposed setbacks and buffers.
- Parking areas, number of spaces, including access points for commercial and multi-family projects.
- Show distance from the access point(s) in both directions to all curb cuts, driveways, easements and all points of ingress/egress on both sides of the road within 500 feet of property lines.
- Current location/vicinity map.
- North arrow.
- Land Lot(s)/District(s)/Section depicted on plan and in description box.
- City and/or County boundary lines depicted on plan, if applicable.
- Bearings and distances.
- Adjoining and proposed streets (paving and right-of-way widths).
- Total acreage (must match application, legal description and survey).
- Topography depicted at a minimum of 20-foot contour intervals clearly marked and labeled.
- Show creeks, streams, lakes, etc., with required buffers (50 foot undisturbed buffer and an additional 25 foot impervious buffer, totaling 75 feet, on each side of the stream), or note if not applicable.
- Detention/Retention areas, or note if not applicable.
- Easements of any type, or note if not applicable.
- Cemeteries, Architectural or Archaeological landmarks, or note if not applicable.
- Property owners and zoning category of adjacent properties depicted on site plan.

***Applicant may be required to furnish additional material
that may aid in the understanding of the request.***

For City Use

CITY OF DALLAS ZONING/ REZONING REQUEST DISPOSITION FORM



A PUBLIC HEARING WAS HELD ON AN APPLICATION FOR ZONING/REZOING REQUESTED
BY SA Land Group, LLC AT THE DALLAS
COUNCIL ROOM. SAID HEARING WAS HELD ON _____.

THE CITY OF DALLAS PLANNING COMMISSION RECOMMENDS TO THE DALLAS CITY
COUNCIL THAT THE ABOVE APPLICATION BE:

- APPROVED
 DISAPPROVED

PLEASE INDICATE BELOW ANY COMMENTS, REASONS FOR DISAPPROVAL, OPPOSITION
TO THE REQUEST AND/OR ANY CONDITIONS THAT SHOULD BE MADE A PART OF THE
ZONING AMENDMENT.

DATE

SECRETARY TO THE PLANNING
COMMISSION

PRINTED NAME



City of Dallas, GA
 200 Main St
 Dallas, GA 30132
 (770) 443-8108

Tax ID #:969

2021 Property Tax Bill

Parcel ID	Tax District	Bill #
139440120000	02 - CITY OF DALLAS	000037
Property Owner/Location/Description		Fair Market Value
GRACE COVENANT CHURCH INC 1052 MERCHANTS DR		127,300
		Taxable Value
		50,920
Levies	Taxable Value	- Exemptions = Net Assessment
CITY OF DALLAS	50,920	0 = 50,920
		X Tax Rate = Net Tax
		4.1700000 = \$212.34

Exemptions:

City of Dallas GA- The law requires payment in full by December 20, 2021.
 If your bill is to be paid by you mortgage company through an escrow account please forward a copy of this bill to them.

Bills are sent to the owner of a property as of January 1st. If you sold a property listed on this notice please send a copy to the new owner and call the County Tax Assessor.

All monies will be applied to past due taxes first if applicable.

Your check will be used as your paid receipt. If you desire a paid receipt, please enclose a self addressed stamped envelope.

Failure to receive a bill does not exempt penalties or interest.
 Penalty and interest will apply as stated by state law and City of Dallas ordinance.

Current Year Tax	\$212.34
Interest	\$0.00
Penalty	\$0.00
Other Fees	\$0.00
Payments Received	\$212.34
Other Amounts Due	\$0.00
Total Due	\$0.00
Due Date	12/20/2021

Local Option Sales Tax Information

Mills required to produce city budget	9.94000
Mill reduction due to sales tax roll back	5.77000
Actual mill rate set by city officials	4.17000
Tax savings due to sales tax rollback	\$293.81

City of Dallas, GA
 200 Main St
 Dallas, GA 30132



We accept Cash, Checks, Visa, MasterCard and Discover. For cash payments please see us in person.

Parcel ID: 139440120000
 Amount Due: \$0.00
 Bill#: 000037
 Due Date: 12/20/2021

AMOUNT PAID

GRACE COVENANT CHURCH INC
 36 COACH BOBBY DODD RD
 DALLAS, GA 30132

City of Dallas, GA
 200 Main St
 Dallas, GA 30132

2021 Property Tax Statement

Kayla Amos
 Paulding County Tax Commissioner
 240 Constitution Blvd. Room# 3006
 Dallas, GA 30132-4614
 (770) 443-7581

GRACE COVENANT CHURCH INC
 36 COACH BOBBY DODD RD
 DALLAS, GA 30132

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2021-025083	11/15/2021	\$1,487.44	\$0.00	\$0.00	\$1,487.44

Map: R0009 69

Payment Good through: 12/15/2021

Location: 1052 MERCHANTS DR

Account No: R000969

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of these exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than April 1, 2021 in order to receive the exemption in future years. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact:

Paulding County Board of Tax Assessors
 240 Constitution Blvd. Room #3082
 Dallas, GA 30132
 (770) 443-7606

If you believe that the fair market value placed upon your property by the Board of Tax Assessors is higher than it should be and if you can provide supporting evidence (mortgage appraisal, sales of comparable properties, etc.), then it may be in your best interest to file a property tax return with the Board of Tax Assessors requesting a review of your property appraisal. This must be done not later than April 1, 2021. Information on how to file a property tax return can be obtained from the address above.

Kayla Amos
 Paulding County Tax Commissioner
 240 Constitution Blvd. Room# 3006
 Dallas, GA 30132-4614
 (770) 443-7581



Tax Payer: GRACE COVENANT CHURCH INC
Map Code: R0009 69 Property
Description: 1052 MERCHANTS DR
Location: 1052 MERCHANTS DR
Bill No: 2021-025083
District: 02

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY BND	\$127,300	\$50,920	\$0	\$50,920	2.000000	\$101.84	\$0.00	\$101.84
COUNTY M&O	\$127,300	\$50,920	\$0	\$50,920	5.210000	\$265.29	\$0.00	\$265.29
FIRE DIST	\$127,300	\$50,920	\$0	\$50,920	3.100000	\$157.85	\$0.00	\$157.85
SCHOOL M&O	\$127,300	\$50,920	\$0	\$50,920	18.750000	\$954.75	\$0.00	\$954.75
TOTALS					29.060000	\$1,479.73	\$0.00	\$1,479.73

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate. To pay online go to pauldingcountytax.com . If you have any questions concerning this bill, please call our office at (770) 443-7581. Check Verification and Returned Check processing provided by: Envision Payment Solutions

Current Due	\$1,479.73
Penalty	\$0.00
Interest	\$7.71
Other Fees	\$0.00
Previous Payments	\$0.00
Back Taxes	\$0.00
Total Due	\$1,487.44

1052 Merchants Dr Surrounding Properties
Name

Mailing Address

AOK PROPERTIES LLC

6685 PEACHTREE INDUSTRIAL BLVD
DORAVILLE, GA 30360
4706 18TH AVE

TEN68 WEST APARTMENTS LLC

C/O READ PROPERTY GROUP LLC
BROOKLYN, NY 11204

WINGAIN INC

4567 WORTHINGS DR
POWDER SPRINGS, GA 30127

MAZILE RONSARD

460 LEE BONE RD
DALLAS, GA 30132

Heritage Club Community Association INC.

PO BOX 2458
ALPHARETTA, GA 30023

JURNEE ENTERPRISE HOLDINGS LLC

4660 HIRAM LITHIA SPRINGS RD
POWDER SPRINGS, GA 30127-3117

OVERTON EUGENE L

465 BOULDER RUN
HIRAM, GA 30141

Tax Parcel ID

139.4.4.005.0000

139.4.3.017.0000

139.4.4.010.0000

139.4.4.009.0000

139.4.4.038.0000

148.1.1.036.0000

148.1.1.017.0000

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOT 412 OF THE 2ND LAND DISTRICT, PAULDING COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A #4 REBAR FOUND AT THE INTERSECTION OF LAND LOT 413, LAND LOT 412, AND THE SOUTHERLY RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE (100' RIGHT-OF-WAY); SAID POINT BEING THE POINT OF BEGINNING.

THENCE RUNNING NORTH 85 DEGREES 41 MINUTES 36 SECONDS EAST 109.50 FEET ALONG SOUTHERN RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE TO #4 REBAR SET;

THENCE RUNNING NORTH 85 DEGREES, 58 MINUTES 23 SECONDS EAST 129.51 FEET ALONG SOUTHERN RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE TO A #4 REBAR SET;

THENCE RUNNING NORTH 87 DEGREES 16 MINUTES 9 SECONDS EAST 190.28 FEET ALONG RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE TO A #4 REBAR FOUND;

THENCE RUNNING NORTH 87 DEGREES 3 MINUTES 31 SECONDS EAST 210.07 FEET ALONG RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE TO A #4 REBAR FOUND;

THENCE LEAVING SAID RIGHT OF WAY RUNNING SOUTH 1 DEGREE 16 MINUTES 1 SECOND EAST 928.42 FEET TO A #4 REBAR FOUND ON THE NORTHERN RIGHT-OF-WAY OF THE SOUTHERN RAILROAD;

THENCE RUNNING ALONG A CURVE TO THE LEFT WITH A CHORD BEARING OF NORTH 74 DEGREES 11 MINUTES 46 SECONDS WEST WITH A CHORD DISTANCE OF 678.80 FEET ALONG SAID RIGHT-OF-WAY TO A #4 REBAR FOUND ALONG THE INTERSECTION OF LAND LOT 413 AND LAND LOT 412 WITH THE NORTHERN RIGHT-OF-WAY OF SOUTHERN RAILROAD;

THENCE LEAVING SAID RIGHT-OF-WAY RUNNING NORTH 0 DEGREES, 27 MINUTES, 13 SECONDS WEST 306.11 FEET ALONG THE INTERSECTION OF LAND LOT 413 & LAND LOT 412;

THENCE RUNNING NORTH 0 DEGREES, 27 MINUTES, 30 SECONDS WEST 400.08 FEET ALONG THE INTERSECTION OF LAND LOT 413 AND LAND LOT 412 TO A #4 REBAR FOUND AT THE INTERSECTION OF LAND LOT 413, LAND LOT 412, AND THE SOUTHERLY RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE (100' RIGHT-OF-WAY); SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 11.92 ACRES, MORE OR LESS.

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOT 412 OF THE 2ND LAND DISTRICT, PAULDING COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A #4 REBAR FOUND AT THE INTERSECTION OF LAND LOT 413, LAND LOT 412, AND THE SOUTHERLY RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE (100' RIGHT-OF-WAY); SAID POINT BEING THE POINT OF BEGINNING.

THENCE RUNNING NORTH 85 DEGREES 41 MINUTES 36 SECONDS EAST 109.50 FEET ALONG SOUTHERN RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE TO #4 REBAR SET;

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THENCE RUNNING NORTH 87 DEGREES 16 MINUTES 9 SECONDS EAST 190.28 FEET ALONG RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE TO A #4 REBAR FOUND;

THENCE RUNNING NORTH 87 DEGREES 3 MINUTES 31 SECONDS EAST 210.07 FEET ALONG RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE TO A #4 REBAR FOUND;

THENCE LEAVING SAID RIGHT OF WAY RUNNING SOUTH 1 DEGREE 16 MINUTES 1 SECOND EAST 928.42 FEET TO A #4 REBAR FOUND ON THE NORTHERN RIGHT-OF-WAY OF THE SOUTHERN RAILROAD;

THENCE RUNNING ALONG A CURVE TO THE LEFT WITH A CHORD BEARING OF NORTH 74 DEGREES 11 MINUTES 46 SECONDS WEST WITH A CHORD DISTANCE OF 678.80 FEET ALONG SAID RIGHT-OF-WAY TO A #4 REBAR FOUND ALONG THE INTERSECTION OF LAND LOT 413 AND LAND LOT 412 WITH THE NORTHERN RIGHT-OF-WAY OF SOUTHERN RAILROAD;

THENCE LEAVING SAID RIGHT-OF-WAY RUNNING NORTH 0 DEGREES, 27 MINUTES, 13 SECONDS WEST 306.11 FEET ALONG THE INTERSECTION OF LAND LOT 413 & LAND LOT 412;

THENCE RUNNING NORTH 0 DEGREES, 27 MINUTES, 30 SECONDS WEST 400.08 FEET ALONG THE INTERSECTION OF LAND LOT 413 AND LAND LOT 412 TO A #4 REBAR FOUND AT THE INTERSECTION OF LAND LOT 413, LAND LOT 412, AND THE SOUTHERLY RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE (100' RIGHT-OF-WAY); SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 11.92 ACRES, MORE OR LESS.

EVERGREEN

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOT 412 & LAND LOT 413 OF THE 2ND LAND DISTRICT, PAULDING COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A #4 REBAR FOUND AT THE INTERSECTION OF LAND LOT 413, LAND LOT 412, AND THE SOUTHERLY RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE (100' RIGHT-OF-WAY); SAID POINT BEING THE POINT OF BEGINNING.

THENCE RUNNING NORTH 85 DEGREES 41 MINUTES 36 SECONDS EAST 109.50 FEET ALONG SAID RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE TO #4 REBAR SET;

THENCE RUNNING NORTH 85 DEGREES, 58 MINUTES 23 SECONDS EAST 129.51 FEET TO A #4 REBAR SET;

THENCE RUNNING NORTH 87 DEGREES 16 MINUTES 9 SECONDS EAST 190.28 FEET TO A #4 REBAR

FOUND;

THENCE RUNNING NORTH 87 DEGREES 3 MINUTES 31 SECONDS EAST 210.07 FEET TO A #4 REBAR

FOUND;

THENCE LEAVING SAID RIGHT OF WAY RUNNING SOUTH 1 DEGREES 16 MINUTES 1 SECONDS EAST 928.42 FEET TO A #4 REBAR FOUND ON THE NORTHERN RIGHT-OF-WAY OF THE SOUTHERN RAILROAD;

THENCE RUNNING ALONG A CURVE TO THE LEFT WITH A CHORD BEARING OF NORTH 74 DEGREES 11 MINUTES 46 SECONDS WEST WITH A CHORD DISTANCE OF 678.80 FEET ALONG SAID RIGHT-OF-WAY TO A #4 REBAR FOUND ALONG THE INTERSECTION OF LAND LOT 413 AND LAND LOT 412 WITH THE NORTHERN RIGHT-OF-WAY OF SOUTHERN RAILROAD;

THENCE RUNNING ALONG A CURVE TO THE LEFT WITH A CHORD BEARING OF NORTH 82 DEGREES 20 MINUTES 30 SECONDS WEST WITH A CHORD DISTANCE OF 192.17 FEET ALONG THE RIGHT-OF-WAY OF SOUTHERN RAILROAD TO A #4 REBAR SET;

THENCE RUNNING NORTH 84 DEGREES 8 MINUTES 11 SECONDS WEST 445.94 FEET ALONG THE NORTHERN RIGHT-OF-WAY OF SOUTHERN RAILROAD;

THENCE RUNNING ALONG A CURVE TO THE RIGHT WITH A CHORD BEARING OF NORTH 82 DEGREES 07 MINUTES 49 SECONDS WEST WITH A CHORD DISTANCE OF 206.58 FEET ALONG THE NORTHERN RIGHT-OF-WAY OF SOUTHERN RAILROAD TO A #4 REBAR FOUND;

THENCE LEAVING SAID RIGHT-OF-WAY RUNNING NORTH 4 DEGREES 7 MINUTES 15 SECONDS EAST 205.41 FEET TO 1" ROD;

THENCE RUNNING NORTH 4 DEGREES 34 MINUTES 18 SECONDS EAST 159.29 FEET TO A 3/4" OPEN TOP PIPE FOUND;

THENCE RUNNING NORTH 4 DEGREES 45 MINUTES 22 SECONDS EAST 19.40 FEET TO A #4 REBAR FOUND ALONG THE SOUTHERN RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE (100' RIGHT-OF-WAY);

THENCE RUNNING ALONG A CURVE TO THE LEFT WITH A CHORD BEARING OF SOUTH 87 DEGREES 56 MINUTES 48 SECONDS EAST WITH A CHORD DISTANCE OF 372.27 FEET ALONG THE SOUTHERN RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE TO A RIGHT-OF-WAY MONUMENT FOUND;

THENCE RUNNING ALONG THE SOUTHERN RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE NORTH 84 DEGREES 11 MINUTES 53 SECONDS EAST 220.49 FEET TO A #4 REBAR FOUND;

THENCE LEAVING SAID RIGHT-OF-WAY RUNNING SOUTH 0 DEGREE 23 MINUTES 46 SECONDS EAST 397.04 FEET TO A #4 REBAR FOUND;

THENCE RUNNING NORTH 84 DEGREES 54 MINUTES 24 SECONDS 75.17 FEET TO A #4 REBAR FOUND;

THENCE RUNNING NORTH 83 DEGREES 58 MINUTES 03 SECONDS 125.16 FEET TO A #4 REBAR FOUND ALONG THE INTERSECTION OF LAND LOT 413 & LAND LOT 412;

THENCE RUNNING NORTH 0 DEGREES 27 MINUTES 30 SECONDS WEST 400.08 FEET TO A #4 REBAR FOUND ALONG THE SOUTHERN RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE (100' RIGHT-OF-WAY); SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 21.77 ACRES, MORE OR LESS.



City of Dallas, GA
 200 Main St
 Dallas, GA 30132
 (770) 443-8108

Tax ID #:969

2021
Property Tax Bill

Parcel ID	Tax District	Bill #
139440120000	02 - CITY OF DALLAS	000037
Property Owner/Location/Description		Fair Market Value
GRACE COVENANT CHURCH INC 1052 MERCHANTS DR		127,300
		Taxable Value
		50,920
Levies	Taxable Value	- Exemptions = Net Assessment x Tax Rate = Net Tax
CITY TAX	50,920	0 = 50,920 4.170000000 = \$212.34

Exemptions:

Current Year Tax	\$212.34
Interest	\$0.00
Penalty	\$0.00
Other Fees	\$0.00
Payments Received	\$0.00
Other Amounts Due	\$0.00
Total Due	\$212.34
Due Date	12/20/2021

City of Dallas GA- The law requires payment in full by December 20, 2021.

If your bill is to be paid by you mortgage company through an escrow account please forward a copy of this bill to them.

Bills are sent to the owner of a property as of January 1st. If you sold a property listed on this notice please send a copy to the new owner and call the County Tax Assessor.

All monies will be applied to past due taxes first if applicable.

Your check will be used as your paid receipt. If you desire a paid receipt, please enclose a self addressed stamped envelope.

Failure to receive a bill does not exempt penalties or interest. Penalty and interest will apply as stated by state law and City of Dallas ordinance.

City of Dallas, GA
 200 Main St
 Dallas, GA 30132



We accept Cash, Checks, Visa, MasterCard and Discover. For cash payments please see us in person.

Parcel ID: 139440120000
 Amount Due: \$212.34
 Bill#: 000037
 Due Date: 12/20/2021

AMOUNT PAID

GRACE COVENANT CHURCH INC
 36 COACH BOBBY DODD RD
 DALLAS, GA 30132

City of Dallas, GA
 200 Main St
 Dallas, GA 30132

Owner

GRACE COVENANT CHURCH INC
 36 COACH BOBBY DODD RD
 DALLAS, GA 30132

Summary

Parcel Number 139.4.4.012.0000
 Account/Realkey 969
 Parent PIN X-REF C044B-119-
 Location Address 1052 MERCHANTS DR
 Zip Code 30132
 Class R4-Residential
 (Note: Not to be used on legal documents)
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning
 Tax District DALLAS
 Millage Rate 33.87
 Acres 11.91
 Neighborhood RURAL CENTRAL (R06000)
 Homestead Exemption No
 Landlot / District / Section 412 / 2 / 3
 Subdivision
 Lot #



Accessory Information

Description	Year Built	Dimensions/Units	Identical Units
RESIDENCE - SALVAGE	1970	1x1249 / 1	1

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	SMALL TRACT	Rural	3	11.91

Valuation

	2021
Previous Value	\$132,400
Land Value	\$127,300
+ Improvement Value	\$0
+ Accessory Value	\$0
= Current Value	\$127,300

Photos



Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee	Instrument
2/3/2012	0 / 0		\$0	UK	GRACE COVENANT CHURCH INC		TAXR
2/2/2009	0 / 0		\$0	UK	GRACE COVENANT CHURCH INC ,		TAXR
9/25/2008	2628 / 947	0 / 0	\$210,000	E	BAULDING THOMAS J JR & EVELYN	GRACE COVENANT CHURCH INC	WD
2/6/1997	570 / 223	0 / 0	\$0	L	BAULDING THOMAS J JR	BAULDING THOMAS J JR & EVELYN L	WD
3/17/1993	312 / 766	0 / 0	\$0	K	BAULDING THOMAS J SR ESTATE	BAULDING LEOLA	CYS
3/17/1970	5J / 186	0 / 0	\$0	U	BAULDING WILL	BAULDING THOMAS J JR	WD
1/6/1970	5I / 91	0 / 0	\$0	M	BAULDING T J ESTATE	BAULDING WILL	WD

No data available for the following modules: Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Sketches.

The Assessor's Office 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 data is subject to change before the next certified tax roll.

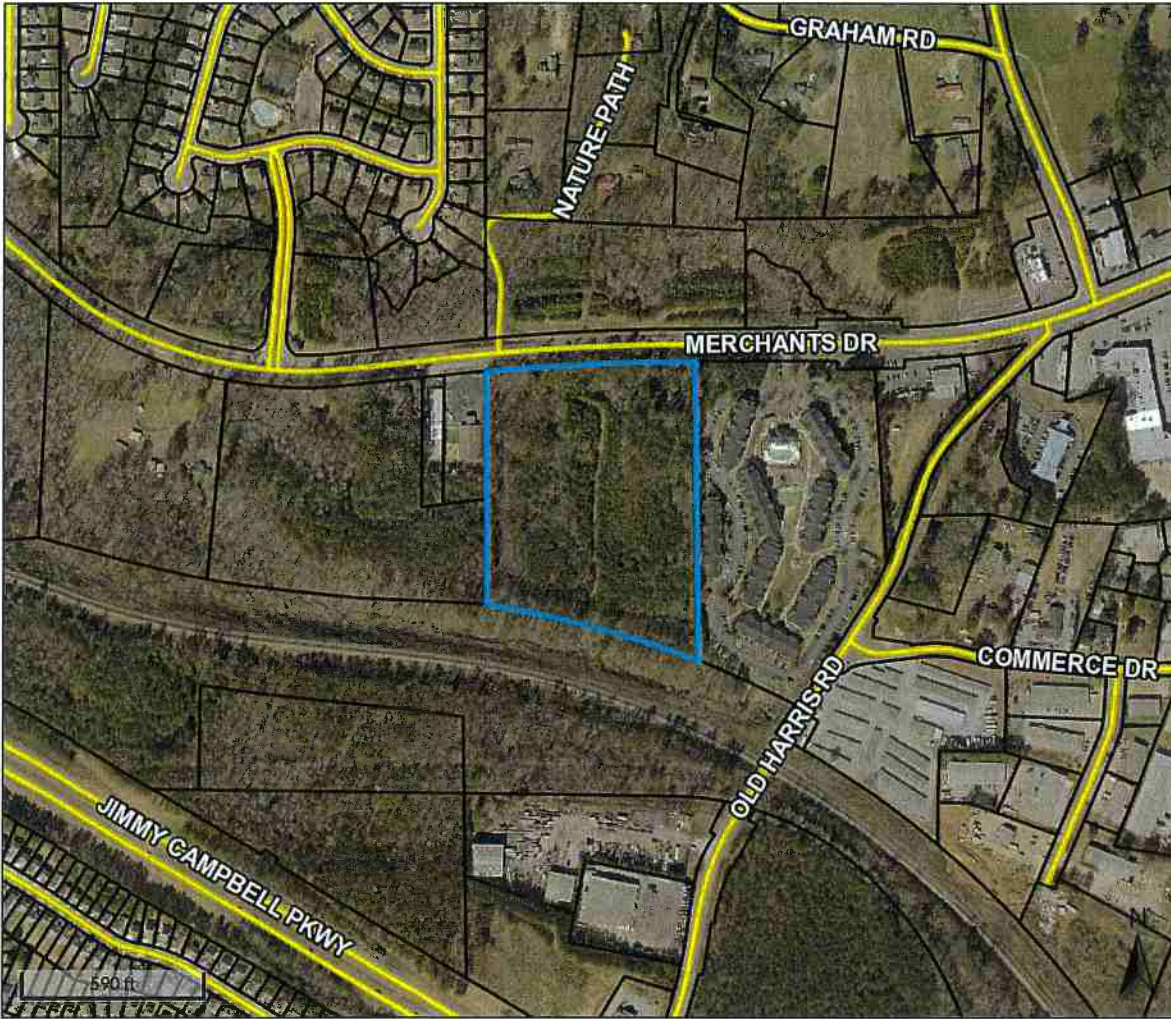
[User Privacy Policy](#)

[GDPR Privacy Notice](#)

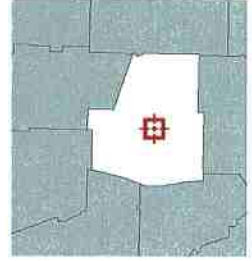
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 Schneider
 GEOSPATIAL

Last Data Upload: 3/28/2022, 7:28:35 PM




Version 2.3.181



Overview



Legend

-  Parcels
-  Subdivision Names
-  Roads

Parcel ID	139.4.4.012.0000	Alternate ID	969	Owner Address	GRACE COVENANT CHURCH INC 36 COACH BOBBY DODD RD DALLAS, GA 30132	Last 2 Sales			
Sec/Twp/Rng	n/a	Class	Residential			Date	Price	Reason	Qual
Property Address	1052 MERCHANTS DR	Acres	11.91			2/3/2012	0	UK	U
District	DALLAS					2/2/2009	0	UK	U
Brief Tax Description	n/a			Assessed Value	Value \$127,300				

(Note: Not to be used on legal documents)

Date created: 3/29/2022
Last Data Uploaded: 3/28/2022 7:28:35 PM