







LOCATION					
Property Address	2990 N 27 Hwy GA				
Subdivision					
County	Carroll County, GA				
GENERAL PARCEL INFO	RMATION				
Parcel ID/Tax ID	072 0028				
Alternate Parcel ID	4365				
Account Number	2990 N 27 Hwy GA ision Carroll County, GA RAL PARCEL INFORMATION ID/Tax ID 072 0028 Ite Parcel ID 4365 It Number Id/Ward 02 Idensus Trct/Blk 9103/1				
District/Ward	02				
2010 Census Trct/Blk	9103/1				
Assessor Roll Year	2020				

PROPERTY SUMMARY			
Property Type	Agricultural		
Land Use	Agricultural Large Tract		
Improvement Type	One Story		
Square Feet	1142		
CURRENT OWNER			
Name	4R Investments LLC		
Mailing Address	108 Colt Dr Carrollton, GA 30117-2339		
SCHOOL ZONE INFORMA	ATION		
Mount Zion Elementary School	ol 2.7 mi		
Elementary: Pre K to 5	Distance		
Mount Zion Middle School	3.6 mi		
Middle: 6 to 8	Distance		
Mount Zion High School	3.0 mi		
High: 9 to 12	Distance		

SALES HISTORY THROUGH 04/13/2022

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
5/6/2013		4R Investments LLC	Hayden Richard C	Family/Corp Sale		5251/484
4/30/2013		Hayden Richard C	Wells Fargo Bank Na	Corrective Deed		5253/603
1/30/2013	\$92,000	Hayden Richard C	Wells Fargo Bank Na	Repo Resale		5236/783
11/1/2011		Wells Fargo Bank Na	Annamalai Annamalai	Corrective Deed		5229/410
11/1/2011	\$127,159	Wells Fargo Bank Na	Sivanadiyan Parvathi	Repo/Foreclosure		5115/345
3/10/2010		Sivanadiyan Parvathi	Annamalai Annamalai	Gift/Love& Affection		4727/238
8/28/2007		Annamalai Annamalai	Annamalai Annamalai	Plat Book		
8/23/2007	\$625,000	Annamalai Annamalai	Jones Danny Etal	Fair Market Sale		4091/295

Property Report for 2990 N 27 HWY, cont.

Appraisal Year 2021 Aasesment Year 2021 Appraised Land \$45,187 Appraised Land \$45,187 Appraised Land \$45,187 Appraised Land \$45,187 Appraised Improvements \$8,517 Total Tax Appraised Improvements \$1,241,13 Total Tax Appraised Improvements \$1,087,18 Total Tax Apprais	8/20/2007	Aı	nnamalai Annamalai	Annar	malai Annamalai	Plat Book			
12/31/1997 Storey Margaret E	6/19/2007	Si	torey Margaret E	Store	y Cathy	Quitclaim		403	34/274
TAZE NOTE TOTAL TAXE SENSIBLE TOTAL TAXE SENS	1/9/2006	Jo	ones Danny Etal		y Margaret E & Jones	Gift/Love& Affect	ion	342	27/323
Appraisal	12/31/1997	St	torey Margaret E	Earne	est W F	Family/Corp Sale	2	101	17/660
Appraisal	7/21/1930	E	arnest W F			Not Fair Market			
Appraised Year	TAX ASSESS	MENT							
Appraised Land \$112,999 Assessed Land \$45,167 Appraised Improvements \$21,292 Assessed Improvements \$35,704 Total Tax Appraised \$134,261 Total Assessment \$53,704 Exempt Amount Exempt Amount Exempt Reason Exempt Amount Exempt Reason Total Tax Section T	Appraisal		Amount		Assessment		Amount		
Appraised Improvements \$21,292	Appraisal Year		2021		Assessment Ye	ar	2021		
Total Tax Apprais \$134.261 Total Assessment \$53,704	Appraised Land	l	\$112,969		Assessed Land		\$45,187		
TAXES	Appraised Impr	ovements	\$21,292		Assessed Impro	ovements	\$8,517		
TAXES Tax Year	Total Tax Appra	isal	\$134,261		Total Assessme	nt	\$53,704		
TAXES Tax Year City Taxes County Taxes Total Taxes \$1,376,81 \$1,241,13 \$1,241,16 \$1,241,16 \$1,241,16 \$1,087,18 \$1,08					Exempt Amoun	t			
Tax Year City Taxes					Exempt Reason				
	TAXES								
	Tax Year	City Tax	ces Coun	ty Taxes		Total Ta	axes		
\$1,241.68 2018 2017 31,083.84 2017 2016 31,087.18 2016 2015 2014 33,632.92 2014 2013 33,648.24 2013 MORTGAGE HISTORY Date Loan Amount Borrower Lender Book/Page or Document# 08/23/2007 500.000 Annamalai Annamalai Wells Fargo 4091/297 08/23/2007 62,500 Annamalai Annamalai Wells Fargo 4091/319 FORECLOSURE HISTORY No foreclosures were found for this parcel. PROPERTY CHARACTERISTICS: BUILDING Building #1 Type One Story Condition Fair Units Year Built 1950 Effective Year 1965 Stories 1 BBRs 2 Baths 1 F H Rooms 4 Total Sq. Ft. 1,142 Building Square Feet (Living Space) Building Square Feet (Civing Space)	2021					\$1,376.	81		
S1,083.84	2020					\$1,241.	13		
S1,087.18 S1,087.60 S1,0	2019					\$1,241.	68		
\$1,087.60 2015 \$3,632.92 2014 \$3,648.24 2013 \$3,657.07 MORTGAGE HISTORY Date Loan Amount Borrower Lender Book/Page or Document# 08/23/2007 \$00,000 Annamalai Annamalai Wells Fargo 4091/297 08/23/2007 \$62,500 Annamalai Annamalai Wells Fargo 4091/319 FORECLOSURE HISTORY No foreclosures were found for this parcel. PROPERTY CHARACTERISTICS: BUILDING Building #1 Type One Story Condition Fair Units Year Built 1950 Effective Year 1965 Stories 1 BRS 2 Baths 1 F H Rooms 4 Total Sq. Ft. 1,142 Building Square Feet (Cither) 1st Floor 1,142 Unfinished Basement 286 Carport 672	2018					\$1,083.	84		
Sa,632.92 Sa,648.24 Sa,648.24 Sa,657.07 Sa,6	2017					\$1,087.	18		
2014 \$\$3,648.24 2013 \$\$3,657.07 MORTGAGE HISTORY Date Loan Amount Borrower Lender Book/Page or Document# 08/23/2007 500,000 Annamalai Annamalai Wells Fargo 4091/297 08/23/2007 62,500 Annamalai Annamalai Wells Fargo 4091/319 FORECLOSURE HISTORY No foreclosures were found for this parcel. PROPERTY CHARACTERISTICS: BUILDING Building #1 Type One Story Condition Fair Units Year Built 1950 Effective Year 1965 Stories 1 BRS 2 Baths 1 F H Rooms 4 Total Sq. Ft. 1,142 Building Square Feet (Living Space) Building Square Feet (Cither) 1st Floor 1,142 Carport 672	2016					\$1,087.	60		
### MORTGAGE HISTORY Date	2015					\$3,632.	92		
MORTGAGE HISTORY	2014					\$3,648.	24		
Date Loan Amount Borrower Lender Book/Page or Document# 08/23/2007 500,000 Annamalai Annamalai Wells Fargo 4091/297 08/23/2007 62,500 Annamalai Annamalai Wells Fargo 4091/319 FORECLOSURE HISTORY No foreclosures were found for this parcel. PROPERTY CHARACTERISTICS: BUILDING Building #1 Type One Story Condition Fair Units Year Built 1950 Effective Year 1965 Stories 1 BRS 2 Baths 1 F H Rooms 4 Total Sq. Ft. 1,142 Building Square Feet (Civer) 1st Floor 1,142 Unfinished Basement 28 CONSTRUCTION	2013					\$3,657.	07		
08/23/2007 500,000 Annamalai Annamalai Wells Fargo 4091/297 C08/23/2007 62,500 Annamalai Annamalai Wells Fargo 4091/319 FORECLOSURE HISTORY No foreclosures were found for this parcel. PROPERTY CHARACTERISTICS: BUILDING Building # 1 Type One Story Condition Fair Units Year Built 1950 Effective Year 1965 Stories 1 BRS 2 Baths 1 F H Rooms 4 Total Sq. Ft. 1,142 Building Square Feet (Living Space) Building Square Feet (Other) 1st Floor 1,142 Unfinished Basement 286 Carport 672	MORTGAGE	HISTORY							
108/23/2007 62,500 Annamalai Annamalai Wells Fargo 4091/319	Date	Loan Amount	Borrower		Lender	Book/Page or D	Ocument#	#	
FORECLOSURE HISTORY No foreclosures were found for this parcel. PROPERTY CHARACTERISTICS: BUILDING Building # 1 Type One Story Condition Fair Units Year Built 1950 Effective Year 1965 Stories 1 BRS 2 Baths 1 F H Rooms 4 Total Sq. Ft. 1,142 Building Square Feet (Living Space) Building Square Feet (Other) 1st Floor 1,142 Unfinished Basement 286 Carport 672	08/23/2007	500,000	Annamalai Annamalai		Wells Fargo	4091/297			
No foreclosures were found for this parcel.	08/23/2007	62,500	Annamalai Annamalai		Wells Fargo	4091/319			
## PROPERTY CHARACTERISTICS: BUILDING Building # 1	FORECLOSU	RE HISTORY							
Type	No foreclosures	were found for this par	cel.						
Type One Story Condition Fair Units Year Built 1950 Effective Year 1965 Stories 1 BRS 2 Baths 1 F H Rooms 4 Total Sq. Ft. 1,142 Building Square Feet (Other) 1st Floor 1,142 Unfinished Basement 286 Carport 672 CONSTRUCTION	PROPERTY C	CHARACTERISTIC	S: BUILDING						
Year Built 1950 Effective Year 1965 Stories 1 BRS 2 Baths 1 F H Rooms 4 Total Sq. Ft. 1,142 Building Square Feet (Living Space) Building Square Feet (Other) 1st Floor 1,142 Unfinished Basement 286 Carport 672 - CONSTRUCTION	Building # 1								
BRS 2 Baths 1 F H Rooms 4 Total Sq. Ft. 1,142 Building Square Feet (Living Space) Building Square Feet (Other) 1st Floor 1,142 Unfinished Basement 286 Carport 672 - CONSTRUCTION	Туре	One Story	Condition	Fai	ir	Units			
Total Sq. Ft. 1,142 Building Square Feet (Living Space) Building Square Feet (Other) 1st Floor 1,142 Unfinished Basement 286 Carport 672 - CONSTRUCTION	Year Built	1950	Effective Year	19	65	Stories		1	
Building Square Feet (Living Space) Building Square Feet (Other) 1st Floor 1,142 Unfinished Basement 286 Carport 672 - CONSTRUCTION	BRs	2	Baths	1	F H	Rooms		4	
1st Floor 1,142 Unfinished Basement 286 Carport 672 - CONSTRUCTION	Total Sq. Ft.	1,142							
Carport 672 - CONSTRUCTION	Building Square	Feet (Living Space)		ı	Building Square Fee	t (Other)			
- CONSTRUCTION	1st Floor 1,142			Unfinished Basement 286					
				Carport 672					
Quality Roof Framing Gable	- CONSTRUCTION	ON							
	Quality			Roof Framing Gable					

Roof Cover Deck

Asphalt Shingles

Shape

					riopen	у глероп п	UI 2330 IN	ZI HVV I, COI
Partitions				Cabinet Mill	work			
Common Wal	l			Floor Finish			Carpet/Til	е
Foundation		Masonry		Interior Fini	sh		Panel	
Floor System		Wood Joist		Air Conditio	ning			
Exterior Wall		Vinyl/Aluminum S	Siding	Heat Type			No Heat	
Structural Fra	ming			Bathroom T	ile			
Fireplace				Plumbing F	xtures			
- OTHER								
Occupancy				Building Da	ta Source			
PROPERTY	CHARACTER	ISTICS: EXTRA	FEATURES					
Feature			Size or Descr	ription	Year	Built	Cond	lition
Utility Bldg/She	ed		8X14		2001			
Site Impr Fair			1		2001			
No Value - Acc	cessory Imp		30X28		1908	3		
PROPERTY	CHARACTER	ISTICS: LOT						
Land Use			Large Tract	Lot Dimer	sions			
Block/Lot				Lot Squar	e Feet		2,139,659	
Latitude/Long	jitude	33.633913°	²/-85.121185°	Acreage			49.12	
Туре			Land Use	Size	Tax Assessor	Value		
Open Land				1.36				
 Woodlands				24.34				
Woodlands				18.23				
Woodlands				3.78				
Easements/Wa	aste			1.00				
Easements/Wa	aste			0.33				
Easements/Wa	aste			0.08				
			JE0/4DE4					
Gas Source	CHARACTER	ISTICS: UTILITI Tank Gas	IES/AREA	Road Type			Federal Pav	red.
Electric Source	` <u>`</u>	Electricity		Topography			Rolling	, cu
Water Source		Public		District Trend			Improving	
Sewer Source		Septic Tank		Special School			Improving	
Zoning Code		A		Special School				
Owner Type		,,		opoliai oolio	J. 31001101 Z			
LEGAL DES	CDIDTION							
Subdivision	OCKIF HON			Plat Book/Pag	IP		53/143	
Block/Lot				District/Ward	, -		02	
Description		Hse/Acc/49	9.02Ac Hwy 27 N Landk					
FEMA FLOO	DD ZONES		-					
Zone Code		DEF	Description			CIDM D	ID.	FIRM Panel Eff
X X	Flood Risk Minimal	BFE	Description Area of minimal flood	hazard, usually deni	cted on FIRMs as	13045C0140		Date 09/19/2007
			above the 500-year flo	ood level.				
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as 13045C0120D 09/19/2007 above the 500-year flood level.					