#### Location

The Subject property is located on the north side of Mayfield Drive, approximately a half mile northwest of the intersection of Mayfield Drive and Georgia State Route 306.

### Access and Highways

Access is considered average via Mayfield Drive, a local roadway.

## **Neighborhood Boundaries**

Although neighborhood boundaries are not exact, the neighborhood is generally defined as south of Dawson County, east of Georgia State Route 400, north of Georgia State Route 369, and west of Lake Sidney Lanier.

#### **Predominant Land Uses**

The neighborhood land pattern reflects mixed uses, with retail and commercial uses along primary arterials, light industrial and office uses on secondary and tertiary streets, and a variety of residential uses.

#### Neighborhood Life Cycle

Neighborhoods generally experience a four-stage life cycle that includes growth, stability, decline, and revitalization. The Subject property's neighborhood would best be described as being in growth mode.

### **External Detrimental Features**

No external detrimental features are observed during the site visit and through research of aerial imagery.

# **Description of the Site**

The following description was prepared after a physical inspection of the site on June 8, 2021 and reference to Forsyth County public records. We have assumed that the dimensions obtained from these sources and relied upon in this report are essentially correct. The Subject property is outlined in red in the below aerial map.



Source: Forsyth County Geographic Information Systems

Access

Tax Identification Number 279 054

Size (Acres) 3.558 Acres (154,986 Square Feet)

Road Frontage 273.04 feet on Mayfield Drive

Shape Irregular, Functional

Visibility Average

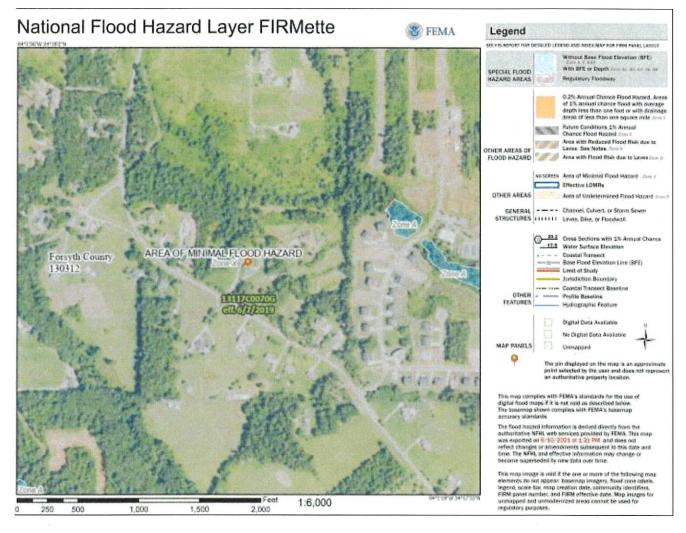
Average

Special Flood Hazard Area

X

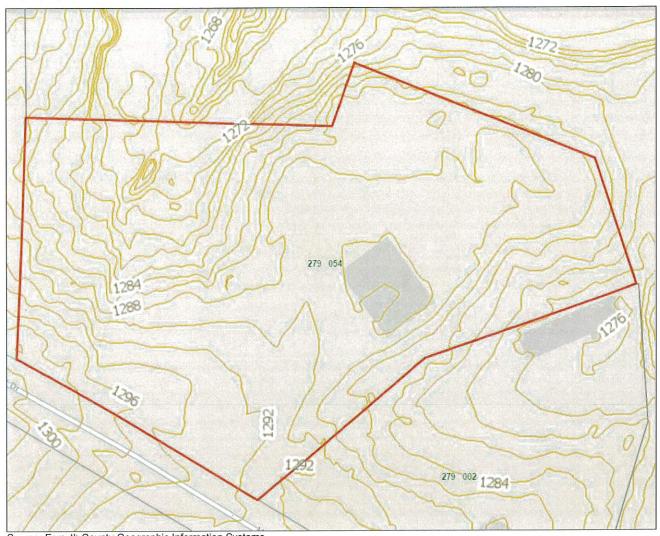
Flood Map

13117C0070G



# Topography

## Generally level to sloping



Source: Forsyth County Geographic Information Systems

Easements

Hydrology

Utilities

Site Improvements

Conclusion

None known

The site has a piped artesian spring to the west of the storage garage that appears to drain in a northwestern direction.

Public electricity, and water, with sanitary septic disposal reportedly occurring through a private septic tank and filed line system.

Site improvements consist of graveled driveway, recreational vehicle parking with two fifty amp electrical connections, recreation vehicle sanitary waste disposal connection, and minimal landscaping.

The Subject site is functional for the sustainment of its current improvements.

# Description of the Improvements



The Subject building is defined as a Good Type Quality of Construction Class S Storage Garage that, according to Forsyth County tax assessor records, was constructed in 1999. The Subject building is composed of 4,050 square feet of gross building area with 16-foot clear ceiling heights, three 14-foot tall drive in doors, office, bathroom, and mezzanine storage.

The construction of the Subject building consists of metal framed walls, concrete foundation, two front windows, and a metal roof. The exterior façade of the Subject building is of metal construction. Public water and electricity are connected to the building, with sanitary waste disposal occurring through a private septic tank and field line system, which is typical for the market area. The building has no central heating or cooling system; however, it does have heating occurring through a ceiling suspended infrared tube (radiant heat) that is fueled by propane. The building is reportedly fully insulated, including the ceiling. In addition, the building is equipped with two 50 amp electrical connections and a central water drainage system purposely designed for use with recreational vehicles.

Overall, the Subject building appears to be in very good condition, which is defined by Marshall & Swift as: "All items well maintained, many having been overhauled and repaired as they've shown signs of wear, increasing the life expectancy and lowering the effective age, with little deterioration or obsolescence evident and a high degree of utility."

# **Subject Photographs**



Typical Front Building View



Typical Rear Building View



Typical Side Building View



Typical Side Building View



Typical Roadway View



Typical Roadway View



Typical Exterior Sanitary Waste Connection View



Typical Exterior RV Parking View



Typical Artesian Spring View



Typical Interior View



Typical Interior View



Typical Interior View



Typical Interior View



Typical Interior View



Typical Interior View



Typical Interior View

#### **Real Estate Taxes**

The Subject property is located in the Forsyth County tax jurisdiction. Properties within this jurisdiction are assessed at 40 percent of the tax appraised value, as estimated by tax officials. The most recent assessment information is shown below:

Account Numb	let.	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
0000001419	000000141989		3.56			NO
Property Description R1 - RESIDENTIAL		DENTIAL BUILDIN	LDING NBHD - 02700			
Property Address	6160 MAYFIELD DR 30041					
	Tanana Returned White		tendous Year Fair Markey Value Capters Year Fair Market		- Market Veries	Current Year Other Value
	Тикраум	Heriamon system		220,320		
100% Appraised Value			220,320			
40% Assessed Value	D% Assessed Value		88,128	88,128		
		Re	asons for Assessment Notic	e		
The estimate of vo	ur ad valorem	TLECT MARKET V	ar is based on the previo	ous or most applica	able year's net mill.	age rate and the fair
The estimate of yo market value conta eligible exemption	ur ad valorem i	tax bill for the current ye		ous or most applica or less than this esti	able year's net mill imate. This estimate Millage	e may not include all
The estimate of yo market value conta eligible exemption Taxing Authority	ur ad valorem i	tax bill for the current ye tice. The actual tax bill yo	ar is based on the previc u receive may be more o	r less than this esti	mate. This estimate	e may not include all
The estimate of yo market value conta eligible exemption Taxing Authority	ur ad valorem i	tax bill for the current ye tice. The actual tax bill yo	ar is based on the previc u receive may be more o	r less than this esti	Millage .017300	Estimated Tax
The estimate of yo market value conta eligible exemption Taxing Authority SCHOOL-OPER SCHOOL-BOND	ur ad valorem i	tax bill for the current ye tice. The actual tax bill yo	ar is based on the previc u receive may be more o	Net Taxable 88,128	Millage .017300 .002418	Estimated Tax 1,524.6 213.0 422.2
The estimate of yo market value conta eligible exemption Taxing Authority SCHOOL-OPER SCHOOL-BOND COUNTY-OPER	ur ad valorem i	tax bill for the current ye tice. The actual tax bill yo	ar is based on the previc u receive may be more o	Net Taxable  88,128 88,128 88,128 88,128 88,128	Millage .017300 .002418 .004791 .000970	Estimated Tax 1,524.6 213.0 422.2 85.4
The estimate of yo market value conta eligible exemption Taxing Authority SCHOOL-OPER SCHOOL-BOND COUNTY-OPER COUNTY-BOND FIRE-OPER	ur ad valorem i	tax bill for the current ye tice. The actual tax bill yo	ar is based on the previc u receive may be more o	Net Taxable 88,128 88,128 88,128	Millage .017300 .002418 .004791 .000970	Estimated Tax 1,524.6 213.0 422.2 85.4 191.6
The estimate of yo market value conta eligible exemption Taxing Authority SCHOOL-OPER SCHOOL-BOND COUNTY-OPER COUNTY-BOND FIRE-OPER TOTAL COUNTY	ur ad valorem i	tax bill for the current ye tice. The actual tax bill yo	ar is based on the previc u receive may be more o	Net Taxable	Millage .017300 .002418 .004791 .000970 .002175	Estimated Tax 1,524.6 213.0 422.2 85.4 191.6 2,437.0
The estimate of yo market value conta eligible exemption	ur ad valorem i ained in this no s.	tax bill for the current ye tice. The actual tax bill yo	ar is based on the previc u receive may be more o	Net Taxable  88,128 88,128 88,128 88,128 88,128	Millage .017300 .002418 .004791 .000970 .002175	e may not include all

The most recent published tax appraised value is \$220,320, with a 2020 tax liability of \$2,437.08. In order to determine whether or not tax appraised values are consistent with recent sales prices, we researched the property taxes of the comparable sales. That research revealed that tax appraised values for similar properties are generally lower than recent sales prices.

### Zoning

According to the zoning map, the Subject property is zoned A1, Agricultural District by the Forsyth County. According to the Forsyth County ordinance, this district is "intended to provide for the continuation of agriculture as a viable land use and component of the local economy until market conditions and public services support conversion of agricultural land to rural or suburban residential land subdivisions and uses, or other uses."

Permitted uses for the A1, Agricultural District are listed as follows:

- Accessory apartments, attached
- Accessory uses and structures determined by the director to be normally incidental to one
  or more permitted principal uses, including but not limited to barns, grain storage facilities,
  and implement sheds
- · Agricultural uses including the production of field crops, fruits, nuts, and vegetables
- Apiaries
- Cemeteries
- Dwellings, single-family detached
- Forest uses associated with production, management and harvesting of timber
- Horse stables, non-commercial
- Industrialized housing
- Livestock raising, not including poultry and hogs
- Manufactured or mobile homes
- Major residential subdivisions involving a new public or private street and no more than seven (7) lots
- Minor residential subdivisions
- Nurseries and greenhouses: Wholesale and retail sale of trees, plants, and shrubs
- Poultry houses
- Professional home offices
- Public and semi-public buildings, structures and uses
- Relocated residential structures
- Roadside stands for the sale of produce and agricultural products produced on the premises
- Special event

Performance standards for A1, Agricultural District are listed as follows:

- Minimum lot size
  - o 1 acre
- Maximum gross density for dwellings
  - o 1 unit per acre
- Minimum lot width
  - o 150 feet
- Minimum front setback
  - o 50 feet
- Minimum side building setback/side yard
  - o 25 feet
- Minimum rear building setback/rear yard
  - o 25 feet
- Minimum heated floor area per dwelling unit
  - o 700 square feet

The Subject property appears to conform to the A1, Agricultural District zoning requirements.