

2000477



# BOARD OF APPEALS APPLICATION

RECEIVED  
APPLICATION FOR VARIANCE, APPEAL, OR WAIVER

SEP 08 2020

City of Snellville  
Planning & Development Department  
2342 Oak Road, 2<sup>nd</sup> Floor  
Snellville, GA 30078  
Phone 770.985.3514 Fax 770.985.3551 [www.snellville.org](http://www.snellville.org)

CITY OF SNELVILLE  
PLANNING & DEVELOPMENT

2613 PLUM ST #2000477  
NORMAN RUTHERFORD  
BOA VARIANCE/APPEAL # 20-03  
PARCEL 5027A054

**Applicant** is: (check one)  Owner's Agent  Contract Purchaser  Property Owner  
**Owner** (if not the applicant):  check here if there are additional property owners and attach additional sheets.

Norman Rutherford  
Name (please print)  
2613 Plum Street  
Address  
Snellville, Ga 30078-3324  
City, State, Zip Code  
(404) 438-5588  
Phone Number(s) Fax

Name (please print)  
Address  
City, State, Zip Code  
Phone Number(s) Fax

Contact Person: Norman Rutherford Phone: 404-438-5588 Fax:  
Cell Phone: (404)438-5588 E-mail: [norman20112011@live.com](mailto:norman20112011@live.com)

**Application for:** (check one)  
 Appeal  Variance from Zoning Ordinance  Variance from Municipal Code  Waiver of Development Regulations

Section(s) of Zoning Ordinance VARIANCE request is for: Tract 2 of Parcel ID #R5027A054

Section(s) of Municipal Code VARIANCE request is for: \_\_\_\_\_

Section(s) of Development Regulations WAIVER request is for: \_\_\_\_\_

Property Address/Location: 2613 Plum Street, Snellville, Ga 30078-3324 District 10 Land Lot \_\_\_\_\_ Parcel(s) R5027A054

State the purpose of this request: For variance to split the lot and approve Tract 2 for a variance on the minimum square footage requirements.

Owner is seeking to split the lot.

**At a minimum, the following items are required with submittal of this application. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.**

- ✓ Pre-submittal appointment shall be requested and completed a minimum of five (5) business days prior to Application deadline to ensure application is complete, accurate, and includes all required attachments/exhibits and required signatures;
- ✓ Payment of the appropriate application and public notice sign fees. Make checks payable to *City of Snellville*;
- ✓ Letter of Intent explaining the reason for the request for the variance, appeal, or waiver;
- ✓ The names, addresses, and original signatures of the owners of the subject parcel(s) and their agents, if any;
- ✓ Analysis of impact (if variance application) or details of grievance (if appeal) or details of waiver request (if waiver) as per Section 14.5;
- ✓ A current legal description of the subject parcel(s). If the property proposed for a variance, appeal, or waiver includes multiple parcels, provide a separate legal description for each individual parcel, together with a composite legal description for all parcels;
- ✓ Verification from county Tax Assessor that all property taxes have been paid and account is current (for all parcels subject to this application). Applicant to obtain confirmation of taxes paid using original Verification Sheet (attached);
- ✓ A Certificate of Title (for all parcels subject to this application);
- ✓ Map indicating the subject parcel(s) and the adjoining parcel(s), identified by property owner(s) name and tax parcel number;
- ✓ VARIANCE or WAIVER applications only: Nine (9) copies and one (1) original of the proposed Site and Concept Plan and one (1) 11" x 17" (or smaller) reduction of the plan, drawn to scale, showing: (a) north arrow; (b) district, land lot(s) and parcel number(s); (c) the dimensions with bearing and distance; (d) acreage; (e) location of the tract(s), (f) the present zoning and land use classification of all adjacent parcels, (g) the proposed location of structures, driveways, parking and loading areas; (h) the location and extent of required buffer areas; and (i) location of floodplains. Site and Concept Plan shall be prepared by an architect, engineer, landscape architect, or land surveyor whose Georgia state registration is current and valid. Site plan must be stamped and sealed by one of the four above-mentioned professionals no more than six (6) months prior to the date of submittal. All documents must be folded to 8-1/2" x 11";
- ✓ Nine (9) stapled or bound copies of: (a) completed application; (b) Letter of Intent; and (c), Any and all supporting documents. In addition, one (1) unbound application (original) bearing original signatures and all other required documents.
- ✓ A CD-ROM containing a digital file of: (a) site plan in .pdf and .dwg file formats, (b) legal description(s) in .pdf file format, and (c) completed and signed Variance, Appeal, and Waiver application (and all supporting documents) in .pdf file format;

**LETTER OF INTENT FOR  
VARIANCE TO SPLIT CURRENT LOT INTO TWO LOTS AS WAS ORIGINAL  
LOT ADDRESS: 2613 Plum Street, Snellville 30078**

1. Property owner hereby requests that the County approve a variance for owner to split the lot and approve Tract 2 for a variance on the minimum square footage requirements. The owner is seeking to split the lot and apply for a separate address for tract 2 once the variance is approved which will allow the lot to be approved for placing an improvement/home on tract 2. Therefor a variance is requested from section Section 9.3(4)(1) Space limits. The request is to allow the minimum lot size from 30,000 square feet to 28,249 square feet.
2. The requested is consistent with the intent of the City of Snellville Zoning Ordinance as the owner wishes to split the lot to develop the created lot for residential building purposes consistent with the current zoning of R180. The variance request is only to allow a property to be built once a variance is approved to allow the improvement to take place.
3. Justification for the requested variance: The variance is requested because the current lot size does not meet the minimum size of 30,000SF . The original lot did meet minimum requirements, however due to the county using a portion of the two lots for the widening of Lenora Church road, this impeded on the size of both lots and reduced their minimum sizes.
4. STATEMENT OF HARDSHIP: Owner cannot meet minimum requirements because the County aquired a portion of the lot to accommodate the widening of Lenora Church Road and as a result cannot be reverted back to the prior measurements for the two buildable lots as was.
5. The variance will not be materially detrimental or injurious to other properties or improvements in the neighborhood in which the subject property is located because any improvements will be the same use as currently in the neighborhood. The only change would be to approve a variance on the minimum square footage requirements to allow the owner to split the lots and place an improvement of the same kind within the neighborhood.

**IMPACT STATEMENT FOR VARIANCE TO SPLIT CURRENT LOT INTO  
TWO LOTS AS WAS ORIGINAL**

**LOT ADDRESS: 2613 Plum Street, Snellville, Ga 30078, Gwinnett  
County**

The Lot when split back to its original condition will allow for a separate address on tract 2. The impact of such will cause the vacant lot to be improved to allow for building of the same residential property as is consistent on the street (neighborhood) and will create more uniformity than is currently as there is a big gap between the lots at this time and the vacant lot (tract 2) requires consistent upkeep and work.

When this improvement is done, it will bring about positive change in the neighborhood and help to create and maintain property values.

If request is for an APPEAL, please discuss your grievance in detail. You may attach additional sheets and provide additional documentation as appropriate:

Type text here

N/A

A VARIANCE from the terms of the Snellville Zoning Ordinance or Development Regulations shall not be granted by the Board of Appeals unless and until the applicant has **demonstrated** the following. You may attach additional sheets and provide additional documentation as appropriate:

1) **Demonstrate** that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures, or buildings in the same zoning district. The variance is requested because the current lot size does not meet minimum size of 30,000SF. The original lot did meet minimum requirements, however due to the county using a portion of the two lots for the widening of Lenora Church Road, this impeded on the size of both lots and reduced their minimum sizes.

2) **Demonstrate** that literal interpretation of the provisions of the Zoning Ordinance or Development Regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Ordinance or Development Regulations. Literal interpretation of the Zoning Ordinance will deprive property owner from being able to split the lots and proceed with rights as other owners would have if his lot was not reduced to allow the widening of Lenora Church Road.

3) **Demonstrate** that the special conditions and circumstances do not result from the actions of the applicant. This circumstance or special condition was created when the property lot size was reduced to accomodate the City of Snellville for the purpose of widening Lenora Church Road and as a result, cannot be reverted back to the prior measurements for the two buildable lots as was.

4) **Demonstrate** that granting the variance (or waiver) requested will not confer on the applicant any special privilege that is denied by the Zoning Ordinance or Development Regulations to other lands, structures, or buildings in the same zoning district. The variance requested by the property owner will not result in any special privileges, but will allow the owner to proceed as allowed by the City of Snellville to all property owners having the same minimum square footage as the lots were originally as two separate lots. The property owner does not intend to operate outside of any Zoning Ordinance of Development Regulations, but intend to operate within the same, current zoning ordinance and development regulations.

**Please Note:** Non-conforming uses of adjacent properties cannot be considered as grounds to justify a variance. Peculiar conditions or circumstances which are the result of actions of the owner of property covered by this application cannot be considered as grounds justifying a variance. A "use variance", i.e. a variance for the purpose of using land or a structure, or combination thereof for a purpose prohibited by the present zoning classification of the property covered by this application will not be granted.

**BOARD OF APPEALS CERTIFICATIONS**

In the event an owner's agent or contract purchaser is filing this application, both of the certifications below must be completed. If the owner is filing the application, only the Owner's Certification must be completed.

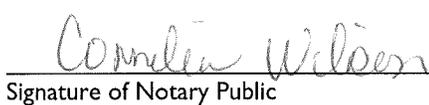
APPLICANT'S CERTIFICATION

The undersigned below, or as attached, is authorized to make this application. The undersigned is aware that, should this request be denied by Board of Appeals, no application affecting any portion of the same property shall be submitted less than twelve months from the date of denial.

 9-1-20  
Signature of Applicant Date

NORMAN RUTHERFORD  
Type or Print Name and Title

Notary Seal

 9/1/2020  
Signature of Notary Public Date

**Cornelia B Wilson**  
**NOTARY PUBLIC**  
**Gwinnett County, GEORGIA**  
**My Comm. Expires 08/07/2021**

OWNER'S CERTIFICATION

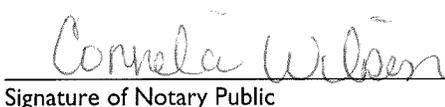
The undersigned below, or as attached, is the owner of the property considered in this application. The undersigned is aware that, in granting any variance or waiver, the Board of Appeals may prescribe appropriate conditions and safeguards in conformity with the Zoning Ordinance and/or Development Regulations. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of the Zoning Ordinance and punishable under Section 16.3 of the Zoning Ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the waiver is granted, shall be deemed a violation of the Development Regulations and punishable under Section 13.5.2 of the Development Regulations. If an application for a variance or waiver is denied by the Board of Appeals, a reapplication for such for such variance or waiver may not be made earlier than twelve (12) months from the date of the original application.

Check here if there are additional property owners and attach additional "Owner's Certification" sheets.

 9-1-20  
Signature of Owner Date

NORMAN RUTHERFORD  
Type or Print Name and Title

Notary Seal

 9/1/2020  
Signature of Notary Public Date

**Cornelia B Wilson**  
**NOTARY PUBLIC**  
**Gwinnett County, GEORGIA**  
**My Comm. Expires 08/07/2021**

# ATTACHMENT "B"

## APPLICATION FOR VARIANCE

Name, address and notarized original signature of the owner of 2613 Plum Street, Snellville, Ga 30078-3324 is as below.

OWNER NAME: Norman Rutherford

2613 Plum Street

Snellville, Ga 30078-3324

Parcel # R5027A054



Date 9-1-20

Owner Signature

NORMAN RUTHERFORD

Print Name



Notary Signature



Date 9-1-20

## **APPLICATION FOR VARIANCE of Tract 2**

Address: 2613 Plum Street, Snellville, Ga 30078

### **LEGAL DESCRIPTION:**

Lot 2 & 5, Block "C", Land Lot 27, 5<sup>th</sup> District, Gwinnett County, Georgia

Parcel Id: R5027A054

BK55189 00453

Return to:  
O'Kelley & Sorohan, Attorneys at Law, LLC  
2220 Wisteria Drive, Suite 208  
Snellville, GA 30078  
File No.: 13-075688-REG

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY, GA  
2017 JUN 15 PM 2:00  
RICHARD ALEXANDER, CLERK

PT-61 # 67-2017-015248  
GWINNETT CO GEORGIA  
REAL ESTATE TRANSFER TAX  
\$ 129.90  
RICHARD T. ALEXANDER, JR. CLERK OF  
SUPERIOR COURT

STATE OF GEORGIA  
COUNTY OF GWINNETT

**LIMITED WARRANTY DEED**

THIS INDENTURE, made on 9th day of June, 2017, between

**Mirlene Dupervil**

(hereinafter referred to as "Grantor") and

**Norman Rutherford**

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

All that tract or parcel of land lying and being in Land Lot 27 of the 5th District, Gwinnett County, Georgia, being Lots 2 and 5, Block C, E R Snell Subdivision, as per plat recorded in Plat Book G, Page 268, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part hereof. LESS AND EXCEPT that portion of caption property conveyed to the Department of Transportation in that Right of Way Deed at Deed Book 10249, page 89, aforesaid records.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions")

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written

Signed this 9th day of June 2017 in the presence of:

*[Signature]*  
Unofficial Witness

*[Signature]*  
Notary Public  
Commission expires. 8/3/18

*Mirlene Dupervil by [Signature]* Attorney-in-Fact  
Mirlene Dupervil by Wildy Jean Francois,  
Attorney-in-Fact



70



**NOTICE OF TAXES - GWINNETT COUNTY, GEORGIA**

**Richard Steele, Tax Commissioner**  
 www.GwinnettTaxCommissioner.com

PARCEL ID	TAX YEAR	OWNER OF RECORD						
R5027A054	2019	RUTHERFORD NORMAN						
DISTRICT		PROPERTY LOCATION & DESCRIPTION						
SNELLVILLE		2613 PLUM ST L2 & 5C LENORA CH RD						
<b>FOR ADDITIONAL INFORMATION THAT MAY HELP ANSWER YOUR QUESTIONS, PLEASE SEE THE REVERSE SIDE OF THIS NOTICE.</b> If you have an escrow account, your tax information is available to your mortgage company; however, it is your responsibility to ensure taxes are paid.								
APPRAISAL DETAIL				YOUR EXEMPTION & CREDIT SAVINGS				
LAND VALUE:	29,700							
BUILDING VALUE:	114,400							
TOTAL VALUE:	144,100							
ASSESSED VALUE:	57,640							
ACREAGE:	1.4424							
<b>COUNTY GOVERNMENT TAXES - Levied by the Board of Commissioners and representing 30.25% of your total ad valorem tax amount.</b>								
TAXING AUTHORITY	ASSESSED VALUE	VOE	EXEMPTIONS	TAXABLE VALUE	MILL RATE	TAXES LEVIED		
COUNTY GENERAL FUND	57,640	0	0	57,640	0.007209	415.53		
DETENTION CENTER BOND	57,640	0	0	57,640	0.000000	0.00		
DEVELOPMENT/CODE ENFORCEMENT	57,640	0	0	57,640	0.000000	0.00		
FIRE & EMS	57,640	0	0	57,640	0.003200	184.45		
POLICE	57,640	0	0	57,640	0.000000	0.00		
RECREATION	57,640	0	0	57,640	0.000950	54.76		
<b>TOTAL COUNTY TAXES</b>					<b>0.011359</b>	<b>654.74</b>		
<b>SCHOOL TAXES - Levied by the Board of Education and representing 57.53% of your total ad valorem tax amount.</b>								
TAXING AUTHORITY	ASSESSED VALUE	VOE	EXEMPTIONS	TAXABLE VALUE	MILL RATE	TAXES LEVIED		
SCHOOL	57,640	0	0	57,640	0.019700	1,135.51		
SCHOOL BOND	57,640	0	0	57,640	0.001900	109.52		
<b>TOTAL SCHOOL TAXES</b>					<b>0.021600</b>	<b>1,245.03</b>		
<b>STATE, CITY &amp; OTHER TAXES - Levied by state, city or other authorities and representing 12.22% of your total ad valorem tax amount.</b>								
TAXING AUTHORITY	ASSESSED VALUE	VOE	EXEMPTIONS	TAXABLE VALUE	MILL RATE	TAXES LEVIED		
SNELLVILLE	57,640	0	0	57,640	0.004588	264.45		
STATE	57,640	0	0	57,640	0.000000	0.00		
<b>TOTAL OTHER TAXES</b>						<b>264.45</b>		
<b>TOTAL MILLAGE RATE: 0.037547</b>				<b>TOTAL AD VALOREM TAXES: 2,164.22</b>				
OTHER ASSESSMENTS				COMBINED TAXES AND ASSESSMENTS				
LEVYING AUTHORITY	RATE	AMOUNT		CHARGE	AMOUNT			
SNELLVILLE STORMWATER	FLAT RATE	57.33		AD VALOREM TAXES:	2,164.22			
				ASSESSMENTS:	57.33			
				<b>TOTAL AMOUNT DUE</b>	<b>2,221.55</b>			
				<b>LESS PAYMENTS RECEIVED:</b>	<b>2,221.55</b>			
<b>TOTAL OTHER ASSESSMENTS:</b>		<b>57.33</b>		<b>GRAND TOTAL DUE THIS BILLING:</b>	<b>0.00</b>			

9/1/2020

**RETURN THIS PORTION WITH YOUR PAYMENT**

TAX YEAR	PARCEL ID	DUE DATE	TOTAL DUE	AMOUNT PAID
2019	R5027A054	09-01-2020	\$0.00	



R5027A054  
 NORMAN RUTHERFORD  
 2613 PLUM ST  
 SNELLVILLE GA 30078-3324

1

Address Change:

Check here and fill out the back of this remittance slip if your billing address or property location has changed.



\*1111\*

1 19 185027010540000 4 0000000000 0000000000 0

**PAYMENT RECEIPT - DUPLICATE**



**Department of Property Tax**  
 Richard Steele  
 75 Langley Dr  
 Lawrenceville, GA 30046  
 770-822-8800

**Receipt Number:** B19.89452  
**Date Received:** 10/13/2019  
**Received By:** txbatch  
**Location:** GJAC

www.GwinnettTaxCommissioner.com

Description	Balance	Net Tax	Interest	Fees/Late Charges	Current Due	Current Paid	Balance Remaining
Bill Number: 23727734 Bill Year: 2019 PIN: R5027A054 Primary Owner: RUTHERFORD NORMAN Property Addr: 2613 PLUM ST Property Desc: L2 & 5C LENORA CH RD	2,221.55	2,221.55	0.00	0.00	2,221.55	2,221.55	0.00
<b>Totals:</b>	2,221.55	2,221.55	0.00	0.00	2,221.55	2,221.55	0.00

Tender Information:	Charge Summary:		
Check	31,031,108.19	Real Property	2,221.55
Total Tendered	31,031,108.19	Total Charges	2,221.55

Thank you for your payment. Payments made with a check, credit or debit card are pending transactions. Your taxes will be considered paid when the funds are received from your financial institution. If there is a balance remaining, the amount due is good only for the date on this receipt. Additional fees and interest may be added to any unpaid balance; call 770-822-8800 for total amount due.

By Whom Paid:

CORELOGIC  
 REFUND DEPT  
 PO BOX 9202  
 COPPELL TX 75019-9208

<b>CHARGES</b>	2,221.55
<b>PAID</b>	2,221.55
<b>BALANCE REMAINING</b>	0.00
<b>AMOUNT TENDERED</b>	<del>31,031,108.19</del>
<b>CHANGE</b>	0.00

Julie Ballard   Log Off   Data as of: 9/1/2020

Home | Asmt Admin | Tax | Cashiering | Records | Info Center | Reports and Interfaces | Configuration

**Tax Information**   R5027A054   Notes   Refresh   New Search   List   Close

Snellville STW-Snellville STW

PIN: **R5027A054**   TAG: **SNELLVILLE**   Current owner: **RUTHERFORD NORMAN**

AIN: **0338036**   TAG Rate: **37.6380000000**   Ownership type: **Sole Ownership**

Status: **Active**   TIF:   Situs address: **2613 PLUM ST**

Geocode:   County: **Gwinnett-Gwinnett County**   Description: **L2 & 5C LENORA CH RD**

Rev acct: **0001523127**   Case:   Class: **101-Residential SFR**

Tax sale:   Pmt pln:   Roll type: **Real Property**

Last transfer: **6/9/2017 12:00:00 AM**   ACH pln:

Year/Bill	2019-23727734-A	*Mass 1 Stub*	Print	Email	Dup	9/1/2020
Bill type:	Original - Actual	Owner of record:	NORMAN RUTHERFORD 2613 PLUM ST SNELLVILLE GA 30078-3324			
Bill dates:	October 15, 2019	Communication:				
Amount:	\$2,221.55	Sequence no:	1			
Paid date:	Saturday, October 12, 2019	Paid by:	CORELOGIC			
Receipt:	B19.89452	Decal no:				
		TAG:	SNELLVILLE			
		TAG Rate:	37.5470000000			

Total Current	\$0.00
Delinquent	\$0.00
Adv/Surplus	\$0.00
Discount	\$0.00
<b>Total Due</b>	<b>\$0.00</b>

Description: L2 & 5C LENORA CH RD

Charge Summary					Detail
Gross Tax	Credits	Net Tax	Tax Savings	Total Credits/Savings	
2,221.55	0.00	2,221.55	0.00	0.00	

Values/Exemptions	
Land Market value	29,700 USD
Improvement Market value	114,400 USD
Land or Use Assessed	11,880 USD
Improvement Assessed	45,760 USD
<b>Total Assessed</b>	<b>57,640 USD</b>

Back  
2594 Maple Street, GA 30078-3347  
Owner Helen Horton  
Parcel ID # R502 7A053

---

Side  
2573 Plum Street, GA 30078-3322  
R 502 7A056  
Debbie Merle 87 Hilland'

---

Adjoining Property Owners-

Map for Parcel Address: 2613 Plum St Snellville, GA 30078-3324 Parcel ID: R5027A054

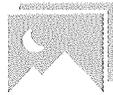


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Information Deemed Reliable But Not Guaranteed. © OpenStreetMap

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Information Deemed Reliable But Not Guaranteed.

Corrine Rhodes  
 Atlanta Premier Realty Inc.  
 770-757-0765  
 atlprem@gmail.com

Tuesday, September 01, 2020



No Images Available



**LOCATION**

**Property Address** 2613 Plum St  
 Snellville, GA 30078-3324

**Subdivision**

**County** Gwinnett County, GA

**GENERAL PARCEL INFORMATION**

**Parcel ID/Tax ID** R5027A054

**Alternate Parcel ID**

**Account Number** 338036

**District/Ward** 10

**2010 Census Trct/Blk** 507.21/1

**Assessor Roll Year** 2019

**PROPERTY SUMMARY**

**Property Type** Residential

**Land Use** Residential Sfr

**Improvement Type** Ranch

**Square Feet** 1496

**CURRENT OWNER**

**Name** Rutherford Norman

**Mailing Address** 2613 Plum St  
 Snellville, GA 30078-3324

**SALES HISTORY THROUGH 08/22/2020**

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
6/9/2017	\$149,900	Rutherford Norman	Dupervil Mirlene			55189/453
6/9/2017		Dupervil Mirlene	Genesis Nursing Care Ltd			55189/452
6/9/2017		Genesis Nursing Care Ltd	Dupervil Mirlene			55189/451
11/26/2014	\$120,000	Genesis Nursing Care Ltd	Duperville Mirlene			53304/478
10/10/2014	\$120,000	Duperville Mirlene	Barber Rufus R Etal			53188/568
6/6/1989		Barber Rufus R Etal	Barber Rufus R			5505/121

**TAX ASSESSMENT**

Appraisal	Amount	Assessment	Amount
<b>Appraisal Year</b>	2019	<b>Assessment Year</b>	2019
<b>Appraised Land</b>	\$29,700	<b>Assessed Land</b>	\$11,880
<b>Appraised Improvements</b>	\$114,400	<b>Assessed Improvements</b>	\$45,760
<b>Total Tax Appraisal</b>	\$144,100	<b>Total Assessment</b>	\$57,640
		<b>Exempt Amount</b>	
		<b>Exempt Reason</b>	

**TAXES**

Tax Year	City Taxes	County Taxes	Total Taxes
2019			\$2,221.55
2018			\$2,230.19
2017			\$1,880.75
2016			\$1,864.72
2015			\$1,866.33
2014			\$656.15
2013			\$668.17

**MORTGAGE HISTORY**

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
06/09/2017	147,184	Rutherford Norman	Brand Mortgage	55189/454
11/26/2014	121,100	Genesis Nursing Care Ltd	Dupervil Mirlene	53304/479

**FORECLOSURE HISTORY**

No foreclosures were found for this parcel.

**PROPERTY CHARACTERISTICS: BUILDING**

**Building # 1**

Type	Ranch	Condition	Fair	Units	1
Year Built	1972	Effective Year		Stories	1
BRs	3	Baths	2 F H	Rooms	6

Total Sq. Ft. 1,496

Building Square Feet (Living Space)

Building Square Feet (Other)

First Story (Base) 1,496

Basement (unfinished) 1,496

**- CONSTRUCTION**

Quality	Fair	Roof Framing	
Shape		Roof Cover Deck	
Partitions		Cabinet Millwork	
Common Wall		Floor Finish	
Foundation	Full Bsmt	Interior Finish	
Floor System		Air Conditioning	Central
Exterior Wall	Brick	Heat Type	Forced Hot Air-Gas
Structural Framing	Wood Frame	Bathroom Tile	
Fireplace	Y	Plumbing Fixtures	

**- OTHER**

Occupancy

Building Data Source

**PROPERTY CHARACTERISTICS: EXTRA FEATURES**

Feature	Size or Description	Year Built	Condition
Deck	255		
Open Porch	100		
Attached Garage	483		

**PROPERTY CHARACTERISTICS: LOT**

Land Use	Residential Sfr	Lot Dimensions	
Block/Lot	/2	Lot Square Feet	62,726
Latitude/Longitude	33.847421°/-84.015297°	Acreage	1.44

**PROPERTY CHARACTERISTICS: UTILITIES/AREA**

Gas Source	Public	Road Type	Paved
Electric Source		Topography	High

9/1/2020

<b>Water Source</b>	Public	<b>District Trend</b>
<b>Sewer Source</b>		<b>Special School District 1</b>
<b>Zoning Code</b>	Rs180-Single Family Residence	<b>Special School District 2</b>
<b>Owner Type</b>		

**LEGAL DESCRIPTION**

<b>Subdivision</b>		<b>Plat Book/Page</b>	
<b>Block/Lot</b>	/2	<b>District/Ward</b>	10
<b>Description</b>	L2 & 5C Lenora Ch Rd		

**FEMA FLOOD ZONES**

<b>Zone Code</b>	<b>Flood Risk</b>	<b>BFE</b>	<b>Description</b>	<b>FIRM Panel ID</b>	<b>FIRM Panel Eff. Date</b>
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	13135C0138F	09/29/2006

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