



**2022 SALES RATIO STUDY • AUGUST 9, 2023**

# Dawson County

**Georgia**

Greg S. Griffin | State Auditor  
Lee Thomas | Sales Ratio Division Director



**DOAA**

Georgia Department  
of Audits & Accounts



# DEPARTMENT OF AUDITS AND ACCOUNTS

## SALES RATIO DIVISION

270 Washington Street, S.W.  
Atlanta, Georgia 30334-8400

**GREG S. GRIFFIN**  
STATE AUDITOR  
(404) 656-2174

**LEE THOMAS**  
DIRECTOR  
(404) 656-0494

August 9, 2023

As required by Georgia Code 48-5-274, the State Auditor's office hereby delivers to each county and independent school system, the 2022 100% Statewide Equalized Adjusted School Property Tax Digest Report. These digests are subject to change resulting from hearings, arbitrations, or legal requirements. Also included with the report are the Statistical and Computation reports for each school system.

The digests were based on property transfers during 2022. These transfers were supplemented by appraisals. The values of these sales and appraisals were matched to assessments on the 2022 county tax digest.

Each county governing authority, each governing authority of a municipality having an independent school system and each local board of education will have a right, upon written request made within 30 days after receipt of the digest information, to refer the question of correctness of the current equalized adjusted school property tax digest of the local school system to:

Department of Audits and Accounts  
Sales Ratio Division  
Lee Thomas, Director  
270 Washington Street, S.W.  
Atlanta, GA 30334-8400

A hearing will be scheduled upon receipt of request. If you have any questions concerning your right for a hearing, please contact Lee Thomas, Director at (404)-656-0494.

If there are any adjustments made due to hearings or arbitrations, a finalized report will be delivered upon completion of all hearings and/or arbitrations. Any counties that have not requested a hearing should consider this their final report.



# DEPARTMENT OF AUDITS AND ACCOUNTS

## SALES RATIO DIVISION

### 2022 SALES RATIO STUDY

042 - DAWSON COUNTY

COMPUTATION SHEET

#### 1. STUDY DATA

NUMBER OF SAMPLES IN STUDY.....	473
OVERALL RATIO.....	37.15

#### 2. ADJUSTED 100% DIGEST COMPUTATIONS

<u>PROPERTY CLASS</u>		<u>ASSESSMENT</u>		<u>RATIO</u>		<u>100% VALUE</u>
REAL PROPERTY	=	<u>2,031,482,824</u>	÷	<u>37.15 %</u>	=	<u>5,469,045,972</u>
PERSONAL PROPERTY	=	<u>100,937,354</u>	÷	<u>37.15 %</u>	=	<u>271,737,975</u>
CURRENT USE PROPERTY	=	<u>19,057,045</u>	÷	<u>40.00 %</u>	=	<u>47,642,613</u>
MOTOR VEHICLES	=	<u>13,823,280</u>	÷	<u>40.00 %</u>	=	<u>34,558,200</u>
100% VALUE FOR LOCALLY ASSESSED PROPERTY .....						<u>5,822,984,760</u>

#### 3. 100% VALUE COMPUTATIONS

LOCALLY ASSESSED PROPERTY .....	5,822,984,760
PUBLIC UTILITY PROPERTY .....	86,049,341
TIMBER .....	69,566
QUALIFIED TIMBER PROPERTY .....	0
TOTAL 100% ADJUSTED COUNTY DIGEST .....	<u>5,909,103,667</u>





# DEPARTMENT OF AUDITS AND ACCOUNTS

## SALES RATIO DIVISION

2022 SALES RATIO STUDY

### REVENUE STATISTICS REPORT

042-DAWSON COUNTY

#### 2022 DIGEST - RATIO ANALYSIS

CLASS	#SAMPLES	LCI	UCI	MEDIAN	AGGREGATE	COD	PRD
RESIDENTIAL	442	36.23	37.86	37.04	36.01	13.69	102.19
AGRICULTURAL	12	30.78	42.01	37.14	35.66	19.79	104.32
COMMERCIAL	17	29.68	42.12	37.64	33.67	14.16	108.95
INDUSTRIAL	19	29.68	41.72	37.64	33.54	14.64	108.67

#### PROPERTY CLASS RATIO CALCULATION

CLASS	2022 ASSESSMENTS	RATIO	M/A	PROJECTED DIGEST	% OF DIGEST
RESIDENTIAL	1,628,593,948	37.04	M	4,396,676,964	71.79%
AGRICULTURAL	261,468,220	37.14	M	703,939,052	11.53%
COMMERCIAL	336,460,255	37.64	M	893,868,940	14.83%
INDUSTRIAL	10,269,032	37.64	M	27,281,584	0.45%
PUBLIC UTILITY	31,898,438	37.69		84,633,691	1.41%
QUALIFIED TIMBER	0	0.00		0	0.00%
<b>TOTAL</b>	<b>2,268,689,893</b>	<b>37.15</b>		<b>6,106,400,231</b>	<b>100.00%</b>



# DEPARTMENT OF AUDITS AND ACCOUNTS

## SALES RATIO DIVISION

2022 SALES RATIO STUDY

042-DAWSON COUNTY

### PUBLIC UTILITY EQUALIZATION RATIO CALCULATION

<b>CLASS</b>	<b>2022 ASSESSMENT</b>	<b>RATIO</b>	<b>M/A</b>	<b>PROJECTED DIGEST</b>
RESIDENTIAL	1,626,460,041	37.04	M	4,390,916,105
AGRICULTURAL	261,468,220	37.14	M	703,939,052
COMMERCIAL	336,460,255	37.64	M	893,868,940
INDUSTRIAL	10,269,032	37.64	M	27,281,584
<b>TOTAL</b>	<b>2,234,657,548</b>	<b>37.15</b>		<b>6,016,005,681</b>



# 2022 Sales Ratio Study

## 042 - DAWSON COUNTY

Sample	Seller Purchaser / Owner	Street-Land Lot~Land Dist Map/Parcel~SLB	Sale Date	Deed Book	Type Prop	* Sales Price	Assessment	Ratio
01450	MARILYNN M WALKER ROLAND LENWOOD 207 BEAR CREEK DRIVE LLC A FLORIDA	207 BEAR CREEK DR 024D 085	09/08/22 1.01	1597 487	RES IMP	\$ 575,700	\$ 253,520	44.04
01582	HOJEIJ LAND ACQUISITION LLC 2121 DAVIS ACADEMY LLC	2492 HIGHWAY 52 094 092	10/05/22 12.16	1601 573	RES IMP	\$ 176,235	\$ 68,240	38.72
00965	ROBERTS JAMES DWAYNE AARON WILLIAM C	095 207	06/15/22 1.56	1584 502	RES IMP	\$ 303,515	\$ 88,880	29.28
01004	DANUSER JASON ABBOTT JASON	28 THIMBLEBERRY DR 107 015 009	06/27/22 0.13	1586 27	RES IMP	\$ 338,762	\$ 141,720	41.83
00799	HOLLYWOOD PROPERTIES OF ATLANTA INC ADAMS KATHRYN RAYE	20 APLOMADO LN 092 020 164	05/24/22	1579 360	RES IMP	\$ 277,683	\$ 105,240	37.90
00057	TEMPLE JOYCE ADAMS THOMAS HATCHER	861 PETIT RIDGE DR 016C 077	01/21/22	1557 143	RES IMP	\$ 422,429	\$ 173,688	41.12
00231	BRAY ALEXANDER G AFEK MICHAEL	D02 003 031	02/15/22	1562 316	RES IMP	\$ 215,045	\$ 78,160	36.35
00046	TRUITT PATRICIA LYNN AHUJA SHAGUN/SHARMA NIDHI	095 092	01/21/22 6.49	1557 399	RES IMP	\$ 111,677	\$ 37,428	33.51
00897	NANCY CUNNINGHAM AND RORY AKEN SCOTT/AKEN JENIFER	L12 018	06/03/22 0.67	1582 305	RES IMP	\$ 1,394,212	\$ 370,520	26.58
00788	TAULBEE ANDREW AKSEL LUND AS JOINT TENANTS WITH	260 BENT RIDGE DR~370~4TH 082 013 019~LOT 19	04/29/22 0.38	1579 274	RES IMP	\$ 265,441	\$ 140,400	52.89
00121	FRANKLIN WILSON STEVENS ALBRECHT SANDRA/PULLARA JR SAMUEL	~306,307~5 024D 162	01/31/22 1.41	1558 521	RES IMP	\$ 947,086	\$ 396,000	41.81
01015	CHESTATEE DEVELOPMENT LLC ALESIA PATRICK	302 BLUE HERON BLF~513/521~N 1/2 L04 123~923	06/10/22 0.32	1586 551	RES VAC	\$ 77,543	\$ 36,000	46.43
01272	MICHAEL KEVIN HUDSON AND ERIN DAVIS ALLEN LEANNE H/ALLEN JACOB E	62 CRAZY BEAR RDG~302~5TH 016A 090~SUB 4116	08/11/22	1593 395	RES IMP	\$ 352,469	\$ 119,452	33.89
00922	GARMON KATIE MICHELLE ALVAREZ ALVAREZ ANNEL/GUTIERREZ	106 178	06/14/22 1.22	1582 550	RES IMP	\$ 246,728	\$ 82,248	33.34
00881	SIERRA ONE PROPERTIES LLC ALVARO VELASCO GARCIA	095 156 001	06/01/22 1.39	1581 43	RES IMP	\$ 203,649	\$ 72,464	35.58
02149	AM PROPERTY GROUP LLC	91 WEST HIGHTOWER DR 113 183	2.00		IND IMP	\$ 559,660	\$ 153,600	27.45
01200	SYKES SARAH ANDREWS SLOAN T/ANDREWS ADAM J	030 055 001	07/14/22 2.16	1591 465	RES IMP	\$ 442,545	\$ 183,440	41.45
00564	CHESTATEE DEVELOPMENT LLC SUCCESSOR ANTCLIFF KYLE	118 008 122	04/13/22 0.55	1572 502	RES VAC	\$ 117,235	\$ 43,200	36.85
01798	ROBERT SMITH AND MADELYNNE SMITH ANTCLIFF KYLE	55 HARBOR DR L04 040	10/26/22 0.54	1606 446	RES IMP	\$ 752,718	\$ 271,040	36.01
00804	TWIN K REALTY LLC APPALACHIAN TECH SERVICES INC	133 PROMINENCE CT #120 CT~255~S 113 043 024	05/31/22	1580 266	COM IMP	\$ 121,222	\$ 54,320	44.81
00736	HACZYNSKI RICHARD F ARMSTRONG CONNIE L/ARMSTRONG	~307~5 024D 037	05/12/22 1.02	1577 407	RES IMP	\$ 790,450	\$ 280,520	35.49
00670	CAGLE DEREK P ARROYO MARCOS	107 015 251	05/02/22 0.10	1577 17	RES IMP	\$ 350,696	\$ 147,080	41.94
00384	CARPENTER MILES CHRISTOPHER ASKEW NANCY CAROL/ASKEW DAVID W	~87~13 L06 040 030	03/17/22 1.10	1566 581	RES IMP	\$ 218,450	\$ 91,780	42.01
02151	AVANTICO LLC	8425 HWY 53 E 115 057	1.29		COM IMP	\$ 425,638	\$ 165,356	38.85
00890	STEVEN NEEDLE AND RENEE LONG NEEDLE AVERY KIMBERLY L/AVERY RONNY G	164 BOBCAT RIDGE DR 024D 056	05/31/22 1.18	1581 272	RES IMP	\$ 1,045,659	\$ 452,160	43.24
00319	WOODYARD THOMAS J BACKER MICHAEL IRWIN/BACKER NICOLE	31 PARADISE DR~443, 472 & 473~13TH 110 033 107	03/03/22	1564 481	RES IMP	\$ 163,679	\$ 79,000	48.27
01830	ANDERSON DENNIS B BAF 3 LLC A DELAWARE LIMITED LIABILITY	89 FLAGMAN ST 106 304	10/28/22 0.61	1606 506	RES IMP	\$ 225,189	\$ 95,040	42.20
00569	MILLER TRAVIS SCOTT BAF 3 LLC A DELAWARE LIMITED LIABILITY	41 PULLMAN LN~367 106 353	04/18/22 0.59	1573 111	RES IMP	\$ 259,959	\$ 105,016	40.40
01768	HOUSTON NELSON VAL BAGLEY PERRY S	111 069	10/20/22 3.50	1605 117	RES IMP	\$ 1,272,806	\$ 354,680	27.87



# 2022 Sales Ratio Study

## 042 - DAWSON COUNTY

Sample	Seller Purchaser / Owner	Street-Land Lot~Land Dist Map/Parcel~SLB	Sale Date	Deed Book	Type Prop	* Sales Price	Assessment	Ratio
01882	HARDEGREE DONNIA R BAIRD DAVID/BAIRD ANDREA	092 020 019	11/15/22 0.23	1608 645	RES IMP	\$ 274,143	\$ 103,480	37.75
02039	LOYAL HOMES LLC BANKS JENNIFER NICOLE/BANKS ADAM	1619 PRICE RD~575~N 1/2 13 L05 020~LOT 7	12/15/22 1.38	1612 583	RES IMP	\$ 219,314	\$ 67,548	30.80
01145	NICHOLS PAUL W BARRS WILLIAM BRADLEY	512 KILOUGH CHURCH RD~220 & 113 052 002~LOT 2	07/22/22 1.15	1589 602	RES IMP	\$ 278,059	\$ 121,080	43.54
00001	SHAW JAMES R BARRY MATTHEW W/BARRY JENA M	~304~5 024B 082	01/06/22	1554 257	RES IMP	\$ 466,604	\$ 164,560	35.27
01354	MIGNATTI DAVID A BATES FREDERICK/BATES VALERIE	~305,306~5 024D 063	08/19/22 1.03	1595 92	RES IMP	\$ 583,532	\$ 191,800	32.87
00507	MCFARLAND LOIS BEACH GENEVIEVE/BEACH BRIAN	031 017 007	03/24/22 5.00	1570 439	RES IMP	\$ 401,091	\$ 141,720	35.33
01275	COLLINS JULIE M BELLA-LUCI HOMES LLC	L16 084	08/15/22 0.56	1594 133	RES IMP	\$ 180,151	\$ 74,160	41.17
00377	MATHIS KELLY T BENSON LINDA S	~245~13TH 105 055 001	03/15/22 3.50	1566 172	RES VAC	\$ 102,870	\$ 25,480	24.77
00740	SUDDUTH ALENA BERG CYNTHIA MARIE/BERG BRADLEY JOHN	637 SPRING RIDGE DR~228 & 249~13TH 105 028 008~LOT 38 PHASE II, SPRING	05/18/22 2.17	1578 480	RES IMP	\$ 308,789	\$ 117,768	38.14
00852	CHESTATEE DEVELOPMENT LLC BERT THOMPSON HOMES INC	66 NIGHTFIRE LN 118 008 151	06/09/22 0.35	1582 99	RES VAC	\$ 64,149	\$ 24,000	37.41
00050	RANKIN WILLIAM BEVINGTON MIRANDA T	95 WAKE ROBIN DR 016A 002	01/20/22	1557 70	RES IMP	\$ 426,948	\$ 161,240	37.77
01865	KRASK KEN A BISHOP DARYL/BISHOP SUSAN	436 CROOKED TREE DR 092 145 007	11/04/22 2.84	1607 515	RES IMP	\$ 450,377	\$ 196,840	43.71
01689	NORTH STAR CAPITAL INC BOGGUS BRENDEN P	130 APRIL TRCE 049 146	10/14/22 0.50	1603 603	RES IMP	\$ 200,516	\$ 58,000	28.93
00619	TOMPKINS CELESTE BOLES FAMILY PROPERTIES LLC	42 HIGHLAND POINTE CIR~540, 541~13 115 011 056~56	04/25/22	1574 169	RES IMP	\$ 290,260	\$ 119,560	41.19
01553	HURST GREGORY A BONE WILLIAM A	185 SANDERLIN MOUNTAIN DR~277~5 015A 036~5136	09/28/22	1600 340	RES IMP	\$ 473,875	\$ 175,208	36.97
00310	JOSEPH REARDON AND HEATHER REARDON BOOTH JESSICA	016 134	03/04/22	1565 175	RES IMP	\$ 449,746	\$ 148,692	33.06
00526	CHRISTOPHER R RUGGIERO AND MICHAEL E BOOZ ABBEY/COLE TYLER	107 015 099	04/11/22 0.13	1571 621	RES IMP	\$ 342,204	\$ 131,240	38.35
01191	DAGLEY DUANE H BOWMAN HUNTER MARSHALL/BOWMAN	869 RIVERBEND RD~504 & 505~13 111 080~LOT 38 DAWSON COVE	07/18/22 3.57	1590 437	RES IMP	\$ 603,114	\$ 228,400	37.87
01898	LEPPERT MARY BRADFORD TAYLOR/BRADFORD JACLYNN	22 ORANGE CIR~376~4TH 092B 013 096~LOT 96, PHASE 2	11/15/22	1608 628	RES IMP	\$ 332,888	\$ 125,280	37.63
00389	GRIFFITH VIRGINIA W BRADLEY K GREENWAY AS TO AN 80%	480 BLAZINGSTAR TRL 023 189	03/16/22 1.18	1566 596	RES IMP	\$ 788,141	\$ 271,440	34.44
00460	ROBERT LEE COREY AND SALLY H COREY BROCK GREGORY LANE/BROCK JILL RENEE	1061 RIVERBEND RD RD 111 075	03/25/22 3.74	1569 397	RES IMP	\$ 594,049	\$ 135,496	22.81
00836	STOVERS CRAIG BROOKS DURANT/BROOKS NATANYA	107 WOODSTONE PL~455 AND L20 024~LOT 7	06/01/22 0.75	1580 537	RES IMP	\$ 1,229,726	\$ 458,080	37.25
02148	BROOKS TERRI LYNN CRUSE	135 PROMINENCE CT #120 113 043 016			COM IMP	\$ 131,312	\$ 54,480	41.49
01229	PILCHER THOMAS JOSHUA BROOKSHIRE BRITTANY/BROOKSHIRE CASEY	081 012 003	05/17/22 1.00	1593 35	RES IMP	\$ 281,223	\$ 102,440	36.43
00678	CAPTAN MARCIA M BROUSSARD BABELLE HOLLEY/BROUSSARD	~312~5 016C 060	05/06/22	1576 222	RES IMP	\$ 392,487	\$ 152,856	38.95
00109	ALBRECHT SANDRA L BROWN LUMIS C/BROWN HELN G	~312~5 016B 063	01/31/22	1558 452	RES IMP	\$ 535,630	\$ 199,000	37.15
00166	HONEA ELAINA BROWN MELISSA	1250 BLUE RIDGE OVERLOOK 115 126	02/07/22 1.81	1560 111	RES IMP	\$ 615,250	\$ 149,800	24.35
01573	VANWYNBERGEN JAN DENISE BRUCE CRISTIN	180 PEARL CHAMBERS DR~507~4 D02 003 071~LOT 26 C	09/29/22	1601 33	RES IMP	\$ 199,654	\$ 77,244	38.69
01931	YEARWOOD BRIAN BUCK L STEPHEN/BUCK ROSEMARIE	197 WALNUT CV L12 012	11/18/22 0.34	1609 382	RES IMP	\$ 484,058	\$ 162,128	33.49



# 2022 Sales Ratio Study

## 042 - DAWSON COUNTY

Sample	Seller Purchaser / Owner	Street-Land Lot~Land Dist Map/Parcel~SLB	Sale Date	Deed Book	Type Prop	* Sales Price	Assessment	Ratio
00724	REEDY WILLIAM S BURCH JEFFREY RYAN/CONKLE JEFFREY LEE	229 TEABERRY LN 016C 053	05/12/22	1577 354	RES IMP	\$ 304,019	\$ 122,912	40.43
01941	HANSON SUE P BURCH JOANNE	62 GREEN HERON PT 024A 080	11/28/22 0.69	1610 508	RES IMP	\$ 321,139	\$ 166,536	51.86
00054	STANFIELD JASON BUTHKER DAVID/BUTHKER JEANETTE	243 PAYTON DUNCAN DR~263~13 L11 106	01/18/22 0.61	1556 186	RES IMP	\$ 1,024,209	\$ 313,604	30.62
02063	CHESTATEE DEVELOPMENT LLC FKA BYNUM PROPERTIES LLC	75 NIGHTFIRE LN~512~13 118 008 112~1140	12/19/22 0.39	1613 107	RES VAC	\$ 107,699	\$ 43,200	40.11
00090	SANDUSKY DAVID B CAGLE MARY LYNN/CAGLE III ROY H	1549 DEER RUN RDG 015 039	01/28/22 0.77	1558 102	RES IMP	\$ 730,351	\$ 219,000	29.99
00820	DYER MATTHEW CALDWELL DYLAN H/CALDWELL TIFFANIE D	5550 HIGHWAY 136~5 066 047	05/25/22 2.06	1580 421	RES IMP	\$ 356,370	\$ 107,108	30.06
01134	CHESTATEE DEVELOPMENT LLC SUCCESSOR CALVO DYANN/CALVO RANDOLPH	268 BLUE HERON BLF~521~N 1/2 13TH L04 120~920	07/13/22 0.23	1590 294	RES VAC	\$ 77,543	\$ 36,000	46.43
00217	UNDERWOOD JONATHAN ERIC CAMPBELL CRYSTAL L/TAYLOR MORGAN E	107 015 069	02/11/22 0.16	1561 435	RES IMP	\$ 349,022	\$ 135,320	38.77
01324	BIG CANOE COMPANY LLC CARLSON TAMMY M/CARLSON JONATHAN D	~271,306~5 024D 182	08/17/22 1.30	1594 321	RES VAC	\$ 50,912	\$ 28,000	55.00
00146	MERRELL ELIZABETH DIANNE CARTER CATHY JEAN	155 ALEXIS WAY 085 022	02/03/22 1.22	1559 359	RES IMP	\$ 428,543	\$ 105,160	24.54
01184	MOUNCE COLLEEN CARTER GEORGINA/CARTER SAMUEL	214 STEGALL PL~477~4 D01 044~8	07/29/22	1590 544	RES IMP	\$ 195,033	\$ 65,500	33.58
01887	SEWARD JR PATRICK CASEY ALAN M/MAGRITO VLADIMIRA	607 SPRING RIDGE DR~228~13 105 028 007~37	11/09/22 1.09	1608 314	RES IMP	\$ 313,306	\$ 91,560	29.22
01359	WILLARD TODD L CENATEMPO ROXANNE	118 008 126	08/22/22 0.38	1595 85	RES IMP	\$ 767,600	\$ 249,360	32.49
01132	SCOTT JUSTIN CHADWICK STEPHEN J	106 349	06/24/22 0.59	1590 203	RES IMP	\$ 266,310	\$ 102,880	38.63
00510	DODD SHANNON COURTNEY CHAMBLEE STEPHEN DAVID/CHAMBLEE KELLI	106 434	03/25/22 0.59	1570 440	RES IMP	\$ 330,027	\$ 108,760	32.95
01756	COOK CORINNE M CHEMERYTSIA KARINA	229 PINE NEEDLE DR~13 107 270~PORTION OF LOT 9	10/13/22 1.00	1604 556	RES IMP	\$ 191,900	\$ 61,020	31.80
01451	PLEMMONS KEVIN LEE CHEN YI ZHEN	123 SHEPARD DR~512~4TH 093 048 061~LOT 61	09/14/22 0.19	1598 87	RES IMP	\$ 311,348	\$ 129,080	41.46
02090	LAW COLIN CHESHIRE SHAWN P/CHESHIRE ANGIE M	342 WILD PANSY CIR 023 262	12/23/22 2.03	1613 635	RES VAC	\$ 97,908	\$ 28,000	28.60
02150	CHICK-FIL-A INC	231 POWER CENTER DR 114 041 001	0.92		COM IMP	\$ 1,230,883	\$ 498,080	40.47
01763	INGERSON MATTHEW CLARK CHARLES/CLARK ERICA	53 EMORY TRCE~309~S/H 13TH 106 416~LOT 22,UNIT TWO,PHASE	10/21/22 0.64	1604 612	RES IMP	\$ 364,218	\$ 114,960	31.56
00104	PRUETT FAYE M CLAYTON JENNIFER/CLAYTON CURTIS	DAVENPORT RD~1072 066 040	01/11/22 4.00	1558 63	RES VAC	\$ 74,113	\$ 25,040	33.79
00248	BROOKS TERRI LYNN CRUSE CLICK360 MARKETING LLC	131 PROMINENCE COURT 113 043 037	02/22/22	1562 155	COM IMP	\$ 154,339	\$ 56,160	36.39
00860	LIND TRAVIS C CLUGSTEN III DAVID F	614 CHESTATEE PT~152~S/H 13TH L08 063 002~TRACT 2A,CHESTATEE	06/03/22 1.00	1581 126	RES IMP	\$ 368,135	\$ 127,800	34.72
01431	GREGORY NEAL CROWE AND KRISTY CROWE COBB JACOB C/STRONG JUDITH	108 VALLEY BROOK CIR 106 385	08/31/22 0.78	1597 250	RES IMP	\$ 372,051	\$ 115,760	31.11
01683	ROSE PATRICK COCHRAN MARY LISA WHITEN	916 RIDGE RD~621~5TH 049 128~LOT 95	09/23/22 0.36	1602 618	RES IMP	\$ 184,067	\$ 72,320	39.29
00758	SAMPLES AND SAMPLES JULIE D BOBBY E COFFEY TIMOTHY	5174 HIGHWAY 136~1067~5TH 066 050	05/16/22 2.00	1578 268	RES IMP	\$ 422,593	\$ 157,480	37.27
01083	CRUMLEY HEATHER COHEN SHAWN	092B 013 063	06/21/22	1584 52	RES IMP	\$ 301,557	\$ 125,320	41.56
00898	LYNCH JOYCE KLEESE COLEGATE ROBERT/MATHEA KENDALL	308 HUGH STOWERS RD~65 AND 095 135	06/09/22 5.41	1582 485	RES IMP	\$ 367,351	\$ 134,820	36.70
00004	TINSLEY HUBERT D COLLAZO MICHAEL A/COLLAZO MARIA	127 ANGELA LN~507~4 083 038 078~10, B	01/05/22	1554 142	RES IMP	\$ 278,382	\$ 107,800	38.72





# 2022 Sales Ratio Study

## 042 - DAWSON COUNTY

Sample	Seller Purchaser / Owner	Street-Land Lot~Land Dist Map/Parcel~SLB	Sale Date	Deed Book	Type Prop	* Sales Price	Assessment	Ratio
00474	KLEEMAN KATHLEEN CONDICT KEITH ALAN	60 RIVER SOUND ALY~458~13 L02 059~40,1,2	03/30/22 0.42	1569 262	RES IMP	\$ 781,200	\$ 241,720	30.94
01905	REHKLAU MARIA E COOK JOLIE	128 BROOKSIDE WAY~429~13 107 015 118~118	11/15/22 0.12	1609 24	RES IMP	\$ 257,303	\$ 123,320	47.93
01733	COBB PATRICIA C COOPER MELANIE M/COOPER MICHAEL JON	015 049	10/21/22 0.83	1605 305	RES IMP	\$ 516,955	\$ 168,076	32.51
00880	HOLLEY WILLIAM HUGH COPPAGE DAWN D/COPPAGE JON C	L04 054	05/23/22 0.18	1582 23	RES IMP	\$ 1,131,035	\$ 316,000	27.94
00864	USHER GAYLE CORSELLO ANTHONY J	51 CARTER TRL 030 087	06/03/22 6.18	1581 409	AGR IMP	\$ 421,848	\$ 138,920	32.93
00238	DAY SHERMAN R COUSSAN CHRISTIAN/COUSSAN SALLIE	7 GOLD BULLION DR~66~13 090 060~LOT 22 BLOCK E UNIT 2 GOLD	02/22/22	1562 259	RES IMP	\$ 508,676	\$ 165,840	32.60
01442	BLEDSE ROBERT B COVELESKIE III STANLEY	023 005	09/09/22	1597 454	RES IMP	\$ 419,047	\$ 161,812	38.61
01156	MORSE CLIFFORD S III COX GAIL CHAMBERS/COX ROBERT F	159 CHEROKEE TRL~307 AND 308~5 024C 068~2294	07/21/22	1590 36	RES IMP	\$ 516,622	\$ 164,768	31.89
00503	JAMES D BROWNING A/K/A JIM BROWNING CREWS SCOTT/CREWS PENNY	L09 030	03/31/22 0.85	1570 262	RES IMP	\$ 1,019,543	\$ 298,560	29.28
01938	FOSTER KATHYRN P CROUSER ERIC L	L12 101	11/18/22 0.75	1609 450	RES IMP	\$ 315,264	\$ 110,120	34.93
01428	HECK KEVIN CROWE KRISTY/CROWE GREGORY	104 RIVERVIEW DR 104 067 005	08/31/22 1.08	1597 233	RES IMP	\$ 567,867	\$ 184,080	32.42
00302	MOODY TIMOTHY C CROXTON MARGARET ANN	136 HIGHLAND POINTE CIR~541~13TH 115 011 071~71	02/25/22	1565 124	RES IMP	\$ 280,762	\$ 112,440	40.05
01674	NIX WYATT A CRUCE KENNETH NORMAN/CRUCE ZACHAY	143 RIVERVIEW DR~167 & 168~S 1/2 13 104 067 012~LOT 12	10/11/22 1.00	1602 546	RES IMP	\$ 466,043	\$ 189,244	40.61
00867	SKELTON ADAM JOSEPH CRUNKLETON KASEY J/CRUMBLEY JAE A	112 IVEY HOLLOW CIR~429~S 1/2 13TH 107 015 038~38	06/06/22 0.10	1582 68	RES IMP	\$ 325,055	\$ 135,920	41.81
01933	READY CHAD CRUZ RAFAEL/ZAVALA VIOLETA SANTOYO	155 RICHMOND DR~445~4 D02 025 015~LOT 14	11/21/22 0.25	1609 487	RES IMP	\$ 229,497	\$ 90,160	39.29
00732	HENDON-BRE DAWSON MARKETPLACE LLC CUMMING INVESTMENTS INC	MARKETPLACE BLVD 107 318 024	05/03/22 2.12	1578 231	COM VAC	\$ 996,730	\$ 335,320	33.64
01739	WILLIAMS DIANA L CUNNINGHAM JOYCE B/CUNNINGHAM FRED	262 HILLSIDE DR~288~S/H 13TH 105 173 010	10/19/22	1605 41	RES IMP	\$ 285,892	\$ 78,960	27.62
00591	MCGILL JR SAMUEL TERRY CURTIS MICHAEL CLAY/CURTIS LAUREN STITT	83 TROUT LILY TRL 016B 019	04/19/22	1573 272	RES IMP	\$ 409,316	\$ 148,920	36.38
01130	PIRKLE TARA CUSSON LAURA ELIZABETH	098 017 030	07/22/22 1.00	1590 263	RES IMP	\$ 383,722	\$ 140,748	36.68
02071	STEVENS GARY MICHAEL D N SHOW HOMES LLC	WAR HILL PARK RD L22 009	12/05/22 0.79	1614 257	RES VAC	\$ 66,578	\$ 14,200	21.33
02084	RIDGEWAY DORA VIRGINIA ALFARO D'AMBROSIO ANNETTE	115 011 101	12/22/22	1614 228	RES IMP	\$ 274,143	\$ 124,880	45.55
00145	BROWN ALLISON DAUGHTERS VINTAGE LLC	~303,310~5 024 119	02/07/22	1559 599	RES IMP	\$ 435,408	\$ 115,732	26.58
01056	GERALD REBACK CATHERINE A REBACK DAVIES JAMES/DAVIES NANCY	092B 025 031	07/06/22	1587 510	RES IMP	\$ 325,055	\$ 127,360	39.18
00290	YAWN MICKEY L DAVIES-VENN LEROY/DAVIES-VENN ERIKA	1214 MCELROY MOUNTAIN DR 024B 027	03/01/22	1564 50	RES IMP	\$ 914,751	\$ 270,960	29.62
01329	LORD GERALDINE C DAVIS JENNIFER/DAVIS SETH	914 LIBERTY CHURCH RD~380~13TH L16 033~23	08/22/22 0.30	1595 281	RES IMP	\$ 587,449	\$ 204,172	34.76
00433	CUTCHIN COMPANY LLC DCTN3 575 DAWSONVILLE GA LLC	HWY 53~283~13S 113 085 003	03/08/22 0.50	1568 216	COM VAC	\$ 429,792	\$ 115,200	26.80
00806	BROCKTON CONSTRUCTION LLC DEBORAH PHILLIPS AND DENNIS L PHILLIPS	~244 081 012 011	05/27/22 1.26	1580 368	RES IMP	\$ 524,715	\$ 216,560	41.27
00481	DEBACK-WAITS JUDITH DENKMAN KEELY	090 026 107	03/29/22	1569 600	RES IMP	\$ 297,260	\$ 122,480	41.20
01190	VIDRINE KIMBERLY DIAL MELANIE BETH/DIAL WILLIAM ADAM	100 MEADOWLARK WAY 107 015 248	07/29/22 0.15	1591 102	RES IMP	\$ 330,929	\$ 148,800	44.96



# 2022 Sales Ratio Study

## 042 - DAWSON COUNTY

Sample	Seller Purchaser / Owner	Street-Land Lot~Land Dist Map/Parcel~SLB	Sale Date	Deed Book	Type Prop	* Sales Price	Assessment	Ratio
00871	BRYANT DEBORAH DIAZ FILIBERTO ROSTRO/RESENDIZ DE	0 BLUE RIDGE OVERLOOK~13TH 115 031	05/31/22 7.61	1581 334	AGR VAC	\$ 220,250	\$ 51,320	23.30
01024	MIXSON DONNA W DILLEY BRENDEN M	150 DAWSON MANOR DR~419 AND 098 029 001~1	06/28/22	1586 636	RES IMP	\$ 469,881	\$ 201,120	42.80
00083	SDH ATLANTA LLC DITTAMO ANTONETTA BUSTAMANTE	093 006 021	01/20/22	1559 65	RES IMP	\$ 289,333	\$ 85,760	29.64
01078	MCNEILL RICHARD R DIXON JOSEPH/DIXON SARAH LYN	74 SUNRISE CT~336~13TH L12 044~LOT 30, PORTION OF LOT 29	06/21/22 0.53	1584 23	RES IMP	\$ 1,292,387	\$ 370,480	28.67
01639	LANG KRISTEN M DOBBIE PAMELA	~309~4 092 020 040	10/05/22 0.24	1602 257	RES IMP	\$ 307,040	\$ 116,680	38.00
01267	WATERS AND TERESA A WATERS WILLIAM C DON BROTHERTON PROPERTIES LLC	023 099	08/15/22	1593 444	RES IMP	\$ 1,231,293	\$ 474,400	38.53
00048	ASBECO HOLDINGS INC DUDLEY CHAD	CARLISLE RD~472~13 115 001	01/20/22 9.48	1556 456	RES VAC	\$ 145,882	\$ 72,400	49.63
02125	ACTIVE ADVANTAGE LLC DUKES CHARLES	54 RIVER VALLEY RD 104 087	12/30/22 1.31	1614 621	RES IMP	\$ 187,984	\$ 67,840	36.09
01160	HERLINE ALAN J DUNCAN JENNIFER MARIE/DUNCAN TIMOTHY	024 035	07/26/22	1590 261	RES IMP	\$ 669,692	\$ 263,108	39.29
00175	HYATT JOHN L DUQUE ELIGIO/GINA	464 NORMA RD RD 096 027	02/10/22 21.10	1560 409	AGR VAC	\$ 198,394	\$ 58,360	29.42
01564	SMITH JEREMY TODD DURAN BRIAN P	2681 SWEETWATER JUNO RD 054 041	09/19/22 11.71	1600 453	AGR IMP	\$ 306,876	\$ 119,536	38.95
00144	EMILY MARIE HICKOX AND KYLE JAMES EASTTON SHERMAN/EASTTON DEBRA	L21 104	02/04/22 0.70	1560 66	RES IMP	\$ 296,672	\$ 99,912	33.68
01222	DUNLAP GREGORY C EBENER KATHERINE DARNELL/EBENER DIRK	~303,304~5 024B 108	08/05/22	1592 346	RES IMP	\$ 430,796	\$ 175,480	40.73
00837	TIM W THOMPSON JR AND LAUREN EDWARDS CYRIL/VICKERS DONALD	984 SEED TICK RD 103 006	05/26/22 8.04	1579 634	RES IMP	\$ 486,151	\$ 178,760	36.77
01423	DIXON JOSEPH D FEIRER PAUL/FEIRER ANDREA	PIGEON CREEK DR~162 AND 163~4TH 081 001 038~LOT 38	09/01/22 2.08	1596 455	RES VAC	\$ 86,159	\$ 24,120	27.99
01981	KARAWI AMAL S FIELDS LINDSEY/FIELDS CHRISTOPHER	842 MAYAPPLE GLN~307~13TH 106 053 006~91	12/05/22 0.84	1611 388	RES IMP	\$ 340,720	\$ 142,600	41.85
02113	BULLINGTON JONATHAN B FINLEY JR ROBERT L	018 056	12/16/22 1.92	1613 439	RES VAC	\$ 39,163	\$ 8,760	22.37
00226	DAVE CLIFFORD MACKAY AND JESSICA FKH SFR PROPCO I L P A DELAWARE LIMITED	093 048 007	02/18/22 0.25	1562 232	RES IMP	\$ 332,147	\$ 119,960	36.12
01026	ERICA PERSONS AND CHELSEA PERSONS FKH SFR PROPCO K L P A DELAWARE LIMITED	092B 013 076	06/30/22	1587 88	RES IMP	\$ 328,893	\$ 131,440	39.96
00999	SULLIVAN SABRINA KAY FKH SFR PROPCO K L P A DELAWARE LIMITED	42 TROUT SHOALS RD 081 012 012	06/27/22 1.00	1586 94	RES IMP	\$ 311,738	\$ 115,360	37.01
00927	KELLY DANNY FKH SFR PROPCO K L P A DELAWARE LIMITED	74 RAVENCROFT DR 090 026 078	06/08/22	1582 255	RES IMP	\$ 358,657	\$ 144,720	40.35
00153	TURNER TAMMY FLOWERS MICHAEL ROBERT	39 KEITH EVANS RD~18, 1206, 068 005	02/07/22 1.17	1560 220	RES IMP	\$ 151,446	\$ 56,648	37.40
01447	DOUGLAS R NADIN AND CHRISTINA T NADIN FONTANEZ SOLMARIE DE JESUS	112 098 023	09/01/22 1.10	1597 183	RES IMP	\$ 383,800	\$ 150,640	39.25
00853	CHESTATEE DEVELOPMENT LLC FOREST BROOK PROPERTIES INC	17 NIGHTFIRE LN 118 008 107	06/09/22 0.34	1582 91	RES VAC	\$ 107,699	\$ 43,200	40.11
00854	CHESTATEE DEVELOPMENT LLC FOREST BROOK PROPERTIES INC	195 STONERIDGE CT 118 008 095	06/09/22 0.63	1582 101	RES VAC	\$ 56,003	\$ 24,000	42.85
00148	NUGENT NANCY FOTE ALEKSANDAR/FIELD-FOTE EDELLE	COLDSTREAM TRL~135 & 154~5 005 038	02/03/22 5.49	1559 245	RES VAC	\$ 80,947	\$ 17,560	21.69
01101	SAMPLES JON MYRON FRANKLIN ISABELLE/FRANKLIN ROGER	L21 100 013	05/23/22 0.37	1588 550	RES VAC	\$ 213,808	\$ 58,000	27.13
01734	HENSON MELANIE ANDERSON FRISBLE EDLYNE	D02 003 028	10/20/22	1605 180	RES IMP	\$ 191,900	\$ 78,064	40.68
00687	WHITMIRE HAZEL JANICE TATUM FRIX LEE ANN/BANNISTER ROAD LLC/FRIX III	2177 HIGHWAY 9~711~4TH 085 036	05/09/22 5.70	1576 545	RES IMP	\$ 379,000	\$ 132,920	35.07



# 2022 Sales Ratio Study

## 042 - DAWSON COUNTY

Sample	Seller Purchaser / Owner	Street-Land Lot~Land Dist Map/Parcel~SLB	Sale Date	Deed Book	Type Prop	* Sales Price	Assessment	Ratio
01343	GOODSON AIMEE P FULKERSON JUSTIN	0 GOODSON RD 098 060 001	08/19/22 5.00	1594 610	RES VAC	\$ 127,281	\$ 35,440	27.84
01557	LARSEN JANET C FUNK KATHRYN MILLANN	339 CHEROKEE TRL~308~5TH 024C 073~2289	09/23/22	1599 634	RES IMP	\$ 369,544	\$ 161,400	43.68
00239	PARTLOWE III JAMES GADOL INVESTMENTS LLC	L21 100 019	02/08/22 0.48	1562 106	RES VAC	\$ 103,960	\$ 29,000	27.90
00658	CHIARA COMPANY LLC A DELAWARE LIMITED GAGNE GUY/GAGNE KATHI S	L21 100 034	05/02/22 0.40	1575 478	RES IMP	\$ 597,834	\$ 216,480	36.21
01353	HILL ALANA HARBEN GEE ASHLEY NICHOLE/GEE JOSEPH TIMOTHY	28 DAWSON MANOR CT 098 029 024	08/19/22	1594 446	RES IMP	\$ 567,867	\$ 175,320	30.87
00785	DAY GWENDOLYN T GIESE GINGER T	5 SALEM DR~1179~4 076 098	05/25/22 1.00	1579 316	RES IMP	\$ 192,440	\$ 104,200	54.15
01870	LAMONT ROBERT GILLIHAN ASHLEY/GILLIHAN DONNA	25 CHESTATEE PT L08 019	11/04/22 0.32	1607 433	RES IMP	\$ 254,561	\$ 78,080	30.67
00429	SERGEANT LLOYD GIRESI MICHAEL/GIRESI KIMBERLY	113 072 019	03/18/22 1.00	1567 306	RES IMP	\$ 591,975	\$ 186,240	31.46
02146	GOBER DAVID BRYAN & GLEN C	497 GOBER RD 104 030 001	1.00		COM IMP	\$ 152,153	\$ 45,160	29.68
00828	BENNETT RICKY C GODWIN GRANT	778 WAR HILL PARK RD~465~13 L18 092	05/27/22 1.00	1580 132	RES IMP	\$ 270,642	\$ 88,400	32.66
00813	JEFFREY W SIMMONS AND KAYLA L SIMMONS GOLEMAN DORAN/ROBERTSON KATLYN V	106 196	05/31/22 1.00	1580 518	RES IMP	\$ 333,766	\$ 122,240	36.62
00450	MANN PAYTON S GORT LYNN S	118 040 012	03/25/22 1.25	1568 420	RES IMP	\$ 238,940	\$ 74,576	31.21
00543	DEWALT CHRISTOPHER MICHAEL GRAVITT AMBER MICHELLE/GRAVITT WESLEY	75 SEABREEZE WAY~158/201~13 119 066~56	04/11/22 1.02	1572 212	RES IMP	\$ 302,851	\$ 108,360	35.78
01816	DOBBS DOUGLAS D GREEN IMPLEMENTATION GROUP LLC	134 CICERO TRL~423~13TH 102 017 001	10/28/22 1.46	1606 508	RES IMP	\$ 121,406	\$ 39,012	32.13
00923	PHILLIP A WILLS AND CONNIE L WILLS GREER BARBARA/GREER CONLEY	113 072 098	06/13/22 1.00	1583 105	RES IMP	\$ 477,792	\$ 152,480	31.91
00416	HUMBERT EUGENE COLLINS A/K/A HUBERT GRIFFITH VIRGINIA WATSON	1510 PETIT RIDGE DR~301~5 016A 013~LOT 34	03/17/22	1567 351	RES IMP	\$ 1,047,668	\$ 317,632	30.32
01636	BRYAN SANDRA BROOKS GRINDLE DONNA BISHOP	055 044	09/29/22 5.52	1602 318	RES IMP	\$ 305,473	\$ 158,828	51.99
02077	LANE TODD S GUARANTEED MOVE SP LLC	178 PIRKLE LEAKE RD.~457 & 516~13TH L22 001~LOT 22	12/22/22 0.26	1614 45	RES IMP	\$ 253,778	\$ 82,200	32.39
01149	MCDUFFIE JUSTIN IZEK GUILBEAU ROSS N	158 STOWERS RD~21~13TH 111 031 001	07/22/22 1.50	1589 527	RES IMP	\$ 268,268	\$ 97,120	36.20
02109	KELLEY SHARRA GUNDEBOINA SREENAIAH/CHIRRAGONI	36 LAUREL DRIVE E 106 080 005	12/28/22	1614 303	RES IMP	\$ 279,234	\$ 120,440	43.13
01257	BOLDEN SHANNON GUTIERREZ GUZMAN ANA	236 HILLSIDE DR 105 173 009	08/05/22	1592 380	RES IMP	\$ 297,641	\$ 97,160	32.64
01858	KITCHEN CHET A GUY THOMAS SLOANE	L02 037	11/07/22 0.59	1608 144	RES IMP	\$ 1,155,316	\$ 328,520	28.44
00010	DEVORE DUDLEY HACZYNSKI KIM	~300,313~5 016 131	01/07/22	1554 350	RES VAC	\$ 59,480	\$ 14,000	23.54
00873	COLEMAN WILLIAM W HAHMANN DAVID J/HAHMANN CYNTHIA S	~305~5 024D 101	06/03/22 1.00	1581 148	RES VAC	\$ 62,661	\$ 28,000	44.68
01926	DOCKERY JUDY HALBUR ALAINA/HALBUR CHRISTIAN	L18 016	11/21/22 0.48	1609 525	RES IMP	\$ 246,728	\$ 103,120	41.79
00932	DELOACH PAMELA HANNON CAL M/HANNON CATHERINE	119 022 013	06/09/22 1.98	1583 564	RES IMP	\$ 352,391	\$ 118,040	33.50
01514	WHITT MARTIN A WHITT AND SHERRI HARMAN JR WILLIAM/HARMAN CHARLOTTE	424 TEABERRY LN 016C 065	09/20/22	1599 74	RES IMP	\$ 489,541	\$ 156,752	32.02
00734	MINTER JERRY HARMON BARBARA LYNN/HARMON GEORGIA	104 112	05/16/22 1.14	1578 190	RES IMP	\$ 310,706	\$ 120,172	38.68
01984	PAULA M SAMPLES AND MICHAEL W SAMPLES HARRIS CHRISTI/HARRIS SHAWN	098 029 040	11/30/22	1611 135	RES IMP	\$ 426,879	\$ 151,080	35.39



# 2022 Sales Ratio Study

## 042 - DAWSON COUNTY

Sample	Seller Purchaser / Owner	Street-Land Lot~Land Dist Map/Parcel~SLB	Sale Date	Deed Book	Type Prop	* Sales Price	Assessment	Ratio
01891	FLYNN BRIAN S HARRIS SHERRI	L13 051	11/15/22 0.35	1609 25	RES IMP	\$ 827,519	\$ 249,840	30.19
01409	GRIFFIN GARY W HARTMAN BRADLEY/HARTMAN REBECCA	826 WOODLAND TRCE~302~5TH 016A 074~LOT 4132	08/31/22	1597 1	RES IMP	\$ 338,370	\$ 146,616	43.33
00423	LORD JASON HARTSOCK BENJAMIN/HARTSOCK AMY	346 SANDERLIN MOUNTAIN DR~277~5TH 015A 061~LOT 5087	03/24/22	1568 121	RES IMP	\$ 361,422	\$ 162,204	44.88
02068	SMITH RONALD HARVEY CHARLES EUGENE/HARVEY CAROL M	152 KILOUGH RIDGE DR~219~S 1/2 13TH 113 055 009~9	12/09/22 1.00	1613 250	RES IMP	\$ 532,620	\$ 149,160	28.00
01413	MICHELLE RIOUX BRAMBLETT AND ROBERT HATCH MEGAN/HATCH COREY	34 PEARL CHAMBERS DR D02 003 093	08/29/22	1596 540	RES IMP	\$ 183,676	\$ 74,536	40.58
00497	PICKENS SETH WEBB HAWKINS JULIE CHRISTINE	96 HIGHLAND POINTE CIR~541~13 115 011 064~64	04/06/22	1570 490	RES IMP	\$ 293,330	\$ 114,960	39.19
00538	BOSS FARM LLLP HAYNES JACLYN HUTTON	MOUNTAIN VIEW RD~5TH 029 107~123, 124, 125, 126, 127, 128	03/29/22 7.21	1571 391	RES VAC	\$ 103,167	\$ 27,520	26.68
00465	LEIBEL JULIE O HEARD JONTHAN	LANDRUM RD~454~13 L02 001	03/20/22 1.94	1569 471	COM VAC	\$ 155,988	\$ 40,000	25.64
01528	ROBERTS LYNN R HERLINE PAMELA	33 KINGFISHER PT~310~5TH 024 028~1046	09/27/22 0.75	1600 214	RES IMP	\$ 638,361	\$ 272,920	42.75
00527	GRAVITT WESLEY M HERNANDEZ MORALES ANGELICA MARIA	106 303	04/08/22 0.80	1571 440	RES IMP	\$ 245,056	\$ 94,280	38.47
01965	LANIER TECHNICAL COLLEGE FOUNDATION HICKORY ROAD LLC	CLARK RD~531 122 002	11/29/22 40.48	1610 622	AGR VAC	\$ 180,250	\$ 97,640	54.17
00018	NORTON BENJAMIN E HICKOX KYLE	092B 013 041	01/07/22	1555 51	RES IMP	\$ 366,792	\$ 123,520	33.68
00379	RUFF LARRY L HILL GREG/RODRIGUEZ MARIA INES	~303~5 023 082	03/16/22	1566 488	RES IMP	\$ 772,512	\$ 321,360	41.60
01744	HOFF HOMES LLC HIPPS JOSEPH/HIPPS DANA	092B 025 068	10/21/22	1605 302	RES VAC	\$ 48,367	\$ 12,000	24.81
01399	WADSWORTH FRANCIS S HOFFMANN ERIC/HOFFMANN HOLLY	092 121	08/31/22 3.63	1596 461	RES IMP	\$ 372,051	\$ 126,828	34.09
00883	ALLENSWORTH TODD HOLTZCLAW JESSICA/STOWERS DONALD	031 017 012	06/02/22 3.72	1581 167	RES IMP	\$ 289,730	\$ 107,720	37.18
00308	MCORD CAITLYN E HOPE TERESA MARIE/USHER ROSE ANNETTE	386 ANGELA LN 083 038 037	03/04/22 0.20	1564 459	RES IMP	\$ 345,958	\$ 111,680	32.28
00351	LAX GREG H HOUSTON NELSON/RHONDA MICHELLE	00 SEED TICK RD RD~307 AND 092 008, 008 002	03/14/22 20.01	1566 280	AGR VAC	\$ 283,348	\$ 100,120	35.33
01055	SCARBOROUGH STEPHANIE HOYNES GENEVIEVE/SMITH AUSTIN L	150 SILVER FOX DR L06 040 017	07/08/22 0.91	1587 269	RES IMP	\$ 287,850	\$ 95,920	33.32
01135	BENNETT JOSEPH HADDON HUBBART JANICE E/HUBBART MICHAEL F	504 SAMS RD~456~13TH L20 037~LOT 39	07/21/22 0.35	1589 545	RES IMP	\$ 717,929	\$ 260,920	36.34
00251	JOYCE JENNY LYNNE HUDSON BRANDON/CARTER	PIGEON TRL~159, 160, 180 & 181~4TH 069 006 019	02/24/22 19.83	1562 403	AGR VAC	\$ 220,327	\$ 70,840	32.15
01230	LAURA A LARIMORE AND KEVIN M HURST GREGORY/HURST MARY	015 030	08/08/22 0.79	1592 416	RES IMP	\$ 646,194	\$ 251,960	38.99
01790	JEFFREY A MATTEUCCI AND DEBRA A HYMAN MICHELLE AZAR/HYMAN JAMES	120 017 084	10/24/22 0.24	1606 146	RES IMP	\$ 477,792	\$ 186,280	38.99
00832	JARED P OSTROSKY AND AMANDA L ISERMAN ANITA F/ISERMAN HERBERT A	1428 QUAIL COVE DR 016A 105	05/27/22	1580 236	RES IMP	\$ 288,001	\$ 158,480	55.03
01800	KIRICHENKO WALTER JACKSON ELIZABETH IRVIN/BRIGHT DOYLE	115 INDIAN PIPE DR~312~5 - 2 016C 078~6083	10/31/22	1606 471	RES IMP	\$ 391,632	\$ 134,240	34.28
00522	SCHNEIDER BARBARA HENNE JAHANIAN ARDESHIR	~310~5 024A 084	04/08/22	1571 468	RES IMP	\$ 674,978	\$ 309,600	45.87
01942	JANSEN JOY DIONE JAYNES SANDY/JAYNES MARVIN	113 072 060	11/23/22 1.06	1610 489	RES IMP	\$ 665,775	\$ 265,600	39.89
00616	RIDLEY HARLEN JCRD PROPERTIES LLC	~525~13TH L22 060	04/28/22 0.78	1574 333	RES IMP	\$ 83,095	\$ 35,996	43.32
01102	MARK MOERS AND MARGARET MOERS JOHANNING DAVID A/JOHANNING LISA J	118 008 067	07/15/22 0.47	1589 160	RES IMP	\$ 679,091	\$ 258,160	38.02





# 2022 Sales Ratio Study

## 042 - DAWSON COUNTY

Sample	Seller Purchaser / Owner	Street-Land Lot~Land Dist Map/Parcel~SLB	Sale Date	Deed Book	Type Prop	* Sales Price	Assessment	Ratio
00181	PARADISE VALLEY CLUB LLC JOHNSON JR DEWEY/JOHNSON GAIL	741 VALLEY DR-472 & 473-N 1/2 13 110 033 139~LOT 25	02/11/22 0.37	1560 449	RES IMP	\$ 244,597	\$ 79,600	32.54
01019	SORREL REBECCA JOHNSON WILLIAM III/IRENE F	2334 KELLY BRIDGE RD RD-1177 & 076 048	06/29/22 13.34	1586 173	AGR IMP	\$ 446,391	\$ 194,128	43.49
00466	KOVACHI CHRISTINE D JONES KIRK GOODRICH	447 RENATE DR~117 AND 100-5TH 004 077~5F	03/25/22 1.58	1569 5	RES IMP	\$ 351,941	\$ 91,360	25.96
00471	HOLLAND GREGORY S JONES STEPHEN JEFFREY/JONES TIFFANY	36 TROUT SHOALS RD~244~4 081 012 013~13	03/29/22 1.00	1569 183	RES IMP	\$ 367,203	\$ 113,880	31.01
00982	OAKES ROBERT JORDAK SIMONE PHILLIPE/JORDAK SUSAN	090 026 036	06/24/22	1584 549	RES IMP	\$ 348,553	\$ 152,440	43.74
01112	LOOPER AMBER E K W HUDSON INC	46 HWY 9 N D03 041	07/17/22	1589 31	COM IMP	\$ 127,242	\$ 57,840	45.46
00414	FAULKNER BRITTANY N KADKHODAIAN TRESSA C	107 015 157	03/18/22 0.16	1568 37	RES IMP	\$ 378,330	\$ 166,400	43.98
00055	DEALLY LAURIE L KALINOSKI WILLIAM B	1474 DEER RUN RDG~278~5 015 043~5162	01/14/22 0.83	1556 297	RES IMP	\$ 623,072	\$ 159,864	25.66
00772	FIPPEN GREGORY ALLEN KANE MICHAEL/KANE ALEXANDRIA	105 173 007	05/23/22	1579 253	RES IMP	\$ 289,316	\$ 104,684	36.18
02055	WILKINS MARY ELIZABETH FAYE KEWES ANA LILIA	106 055 061	12/16/22	1613 306	RES IMP	\$ 250,645	\$ 88,448	35.29
00413	SCOTT S MORGAN AND CRYSTAL MORGAN KICKLIGHTER MARY VICTORIA/KICKLIGHTER	092B 025 062	03/22/22	1568 64	RES IMP	\$ 349,341	\$ 125,840	36.02
00483	NGU PROPERTIES LLC A GEORGIA LIMITED KIMSEY MARCOS/KIMSEY ROWENA	106 080 057	03/25/22 0.06	1569 538	RES IMP	\$ 334,428	\$ 119,920	35.86
01759	POTTER ALYSSA H KINNEY BRIAN	74 BROOKSIDE WAY 107 015 110	10/21/22 0.10	1605 594	RES IMP	\$ 289,808	\$ 135,920	46.90
00944	MARKLE KIM D KLOES WILLIAM A/KLOES STEPHANIE L	318 TOTO DR L06 063	06/15/22 0.47	1583 298	RES IMP	\$ 626,612	\$ 267,080	42.62
00819	PACK MATTHEW G KONDURU MURALI KRISHNA	107 015 223	05/31/22 0.16	1580 458	RES IMP	\$ 336,804	\$ 143,280	42.54
01090	BROGDON II WILLIAM F KOZIK LAURA JEAN	110 PEARL CHAMBERS DR D02 003 086	06/22/22	1584 158	RES IMP	\$ 180,151	\$ 78,096	43.35
00752	HUDSON BRANDON THOMAS KUNZMAN JASON	307 PAM GARRETT RD 088 032	05/17/22 1.01	1578 414	RES IMP	\$ 409,782	\$ 106,400	25.97
00784	WHITMIRE LEVI KYLE KAREN ALLASON	093 055 076	05/16/22	1578 586	RES IMP	\$ 301,852	\$ 102,360	33.91
01370	LINK SUSAN S LACEY JEFFREY LANE/MARGARET CONNELLY	CLIFTON DR 095 097	08/15/22 17.49	1596 33	AGR VAC	\$ 143,107	\$ 56,000	39.13
00519	HANSEN BARBARA A LACKEY JENNIFER A	325 TROUT LILY TRL 016B 026	04/11/22	1571 404	RES IMP	\$ 416,633	\$ 162,760	39.07
00789	BRANNON WILLIAM T LAMB TYLER C	L08 096	05/20/22 0.50	1579 158	RES IMP	\$ 755,205	\$ 192,000	25.42
01235	MEKIALA ANVARIPOUR AND SEYYED M LANDRY HEATHER	1 TOTO CREEK DR L06 010	08/04/22 0.72	1592 356	RES IMP	\$ 599,198	\$ 196,280	32.76
00441	ROY H PRICE AND PATRICIA J PRICE LANE BRUCE/LANE AMY	118 008 027	03/25/22 0.70	1568 596	RES IMP	\$ 763,464	\$ 329,160	43.11
00876	BLACKS MILL REAL ESTATE MANAGEMENT LANIER HOME RESTORATION GROUP CORP	40 HIGHTOWER PKWY PKWY 113 113	05/31/22 3.20	1581 590	COM IMP	\$ 2,110,159	\$ 580,080	27.49
01066	HORTON DILLON LASSITER ERROL/LASSITER ROSE	038 014 019	07/08/22 2.00	1588 81	RES IMP	\$ 297,641	\$ 97,160	32.64
00347	GILLIAN ANNE RAGER AND THOMAS A RAGER LATZSCH ROBERT/LATZSCH DARCEY	107 015 140	02/18/22 0.14	1565 553	RES IMP	\$ 392,476	\$ 139,200	35.47
00849	GAUTHIER JOANIE K LAUBLER DANIAL R	083 026 017	06/03/22	1581 354	RES IMP	\$ 332,888	\$ 134,760	40.48
00981	LAMB TYLER LAUR OSKAR/LAUR ANN	406 DIANE CIR L15 031	06/17/22 0.48	1584 481	RES IMP	\$ 485,624	\$ 175,720	36.18
00517	TUFTS MICHAEL AARON LAWRENCE HOWARD	107 015 146	04/01/22 0.14	1571 125	RES IMP	\$ 382,782	\$ 150,920	39.43



# 2022 Sales Ratio Study

## 042 - DAWSON COUNTY

Sample	Seller Purchaser / Owner	Street-Land Lot~Land Dist Map/Parcel~SLB	Sale Date	Deed Book	Type Prop	* Sales Price	Assessment	Ratio
00547	LYNAUGH ROBERT PARIS LEATHERS AMY	093 048 091	04/07/22 0.18	1572 60	RES IMP	\$ 301,451	\$ 118,960	39.46
00417	BURT JONATHAN TYLER LEON JOSE LUIS	2298 GRIZZLE RD.-288-13TH 105 173 030-LOT 31	03/18/22	1567 631	RES IMP	\$ 308,005	\$ 97,600	31.69
01045	HARRISON STARR STYLES AND EMILY LIGHTNER JILL T	083 026 014	07/12/22	1588 326	RES IMP	\$ 313,306	\$ 137,960	44.03
00673	SANDERS DONNA LING RONGKAI	106 080 063	05/04/22 0.06	1576 421	RES IMP	\$ 321,510	\$ 121,280	37.72
01136	ZHU XINYUE LING RONGKAI	24 LAUREL DR-370-13TH 106 080 003	07/25/22	1590 381	RES IMP	\$ 301,557	\$ 118,320	39.24
00988	GIBSON LISA ANN LITZELL SHANNON LEA/BAILEY ZACHARY	L06 083	06/28/22 2.77	1586 231	RES IMP	\$ 587,449	\$ 178,600	30.40
01949	FISHER MARK J LOFTIN SARAH A/LOFTIN JOHN HARRISON	322 CHESTATEE VIEW DR L07 035	11/14/22 0.64	1610 324	RES IMP	\$ 368,135	\$ 114,720	31.16
00782	KROWICKI JAY LOGAN SHERI/FIPPEN GREGORY A	085 009	05/23/22 5.13	1579 441	RES IMP	\$ 532,532	\$ 138,800	26.06
01273	MILLER DARO G LOPEZ III EDWIN NEPTALI	1478 SHOAL CREEK RD-244-4 081 012 014-14	08/15/22 1.00	1593 463	RES IMP	\$ 313,306	\$ 109,560	34.97
01001	GIBBS TRACIE LOPEZ KELLEY	NISSAN DR-355-4 056 008	06/24/22 2.75	1585 374	AGR VAC	\$ 29,850	\$ 15,240	51.06
00418	CHESTATEE DEVELOPMENT LLC LORKOWSKI EDWARD	243 BLUE HERON BLF-522-13 L04 129	03/21/22 0.19	1567 403	RES VAC	\$ 48,722	\$ 24,000	49.26
00520	DECET SHARON LOWE JAMES A	438 RED FOX DR-275-5 015B 102-LOT 5514 OF SECTION II,	03/31/22 3.27	1571 262	RES IMP	\$ 1,132,825	\$ 385,056	33.99
01348	SMITH JENNIFER S LUDLOW MARK	-527-13 111 052-10	08/16/22 2.67	1594 612	RES IMP	\$ 505,206	\$ 192,760	38.15
01490	GIROUX CHADWICK ALSTON LUKER TIFFANY L/LUKER DAVID	1070 DOGWOOD WAY L03 061 086	09/16/22 0.74	1598 607	RES IMP	\$ 838,094	\$ 335,320	40.01
01547	ANTHONY II WILLIAM RICHARD LUMMUS WILLIAM/LUMMUS ANNE H	024D 049	09/27/22 1.01	1600 303	RES IMP	\$ 939,918	\$ 302,080	32.14
00268	MCBRIDE QUINTON LUO LIAN	092B 013 074	02/17/22	1562 641	RES IMP	\$ 314,114	\$ 115,600	36.80
01119	BROWN JR SAMUEL LYNESS JENNIFER/LYNESS III RICHARD	864 ELLIOTT RD-339-S 1/2 13 L13 076-LOT 1	07/20/22 0.87	1589 371	RES IMP	\$ 344,637	\$ 104,520	30.33
00191	GARNER DAVID R M E PROPERTIES OF GEORGIA LLC	111 AMICALOLA DRIVE 050 049	02/14/22 2.85	1561 207	RES IMP	\$ 279,991	\$ 83,072	29.67
01180	TONDRA STOWERS AND THOMAS STOWERS MAHONEY COLLETTE DEDERER/MAHONEY	091 040	07/28/22 1.30	1591 631	RES IMP	\$ 203,649	\$ 73,508	36.10
00551	CECIL JAMES A MAIN JENNIFER/MAIN ADAM	098 029 011	04/07/22	1572 193	RES IMP	\$ 473,709	\$ 162,960	34.40
00737	DANNER AMBER L MALKASIAN JR JAMES	41 SOUTH WINDSOR DRIVE 105 007 012	05/16/22 1.00	1578 344	RES IMP	\$ 414,543	\$ 131,840	31.80
00130	EGD PROPERTIES AFFILIATE LLC MARK HEARD FUEL CO	246 LANDRUM RD-454-13 L02 003	02/01/22 3.48	1558 647	RES IMP	\$ 210,146	\$ 81,968	39.01
00523	BREWER CHRISTIAN B MARTIN CHRISTINA JULIANE/WHITNEY	083 038 077	04/11/22	1572 42	RES IMP	\$ 282,318	\$ 117,720	41.70
00288	FRY HEATHER HAWN MASON CAMERON CHARLES/NEGLEY JOSEPH	118 008 023	02/18/22 0.58	1563 505	RES IMP	\$ 674,717	\$ 253,760	37.61
00811	KERR SEAN PATRICK MASTALIR DAWN E/MCCARTY KEVIN L	1824 BLACK BEAR TRL 023 139	05/26/22 1.22	1580 65	RES VAC	\$ 57,310	\$ 24,000	41.88
01198	ALAN K SHIPPEY AND KELLY F SHIPPEY MATHIS TERRY	098 029 014	08/02/22	1592 93	RES IMP	\$ 415,130	\$ 153,920	37.08
00030	MAYERS LAURA MATRON VALERIE/AHMED MUZAMMIL	-311-5 016C 037	01/13/22	1555 352	RES IMP	\$ 473,151	\$ 140,264	29.64
00263	JONES KEVIN MCBRIDE QUINTON	049 051	02/18/22 0.35	1563 110	RES IMP	\$ 511,855	\$ 136,360	26.64
00271	LOUD SCOTT MCBURNETT LAURA	146 CONDUCTOR DR-412-13TH 106 331-75	02/25/22 0.59	1563 85	RES IMP	\$ 262,351	\$ 103,960	39.63



# 2022 Sales Ratio Study

## 042 - DAWSON COUNTY

Sample	Seller Purchaser / Owner	Street-Land Lot~Land Dist Map/Parcel~SLB	Sale Date	Deed Book	Type Prop	* Sales Price	Assessment	Ratio
00506	CRONAN SHAWN MCCLENDON SARA ANN/MCCLENDON	187 CLIFTON DR-65-13 095 138 007-7	03/31/22 1.16	1570 414	RES IMP	\$ 250,093	\$ 81,100	32.43
01177	SOMERVILLE JACQUELYN J MCCUE MARCI/MCCUE SEAN	090 058	07/27/22	1591 403	RES IMP	\$ 626,612	\$ 277,384	44.27
00036	KIMMONS JR LEROY MCGEE DAVID G/MCGEE CHRISTY L	092B 025 015	01/14/22	1556 15	RES IMP	\$ 392,487	\$ 127,240	32.42
00318	DYLAN CHECKETTS AND ERIKA CHECKETTS MCH SFR PROPERTY OWNER 2 LLC	10 HIGHLAND POINTE CIR-541-13 115 011 051-51	02/07/22	1565 119	RES IMP	\$ 329,869	\$ 119,560	36.24
00397	PVR RENTALS LLC MCKENZIE LATANIA	110 033 136	03/17/22 0.28	1567 292	RES IMP	\$ 199,726	\$ 93,200	46.66
00623	HAMILTON WILLIAM F MCREYNOLDS DAVID S/MCREYNOLDS SONYA	106 367	04/19/22 0.85	1573 465	RES IMP	\$ 316,482	\$ 109,540	34.61
00387	LETCHFORD PATRICIA MEYER SUSAN MARGARET	105 028 012	03/05/22 1.35	1566 595	RES IMP	\$ 340,864	\$ 96,840	28.41
01720	COCHRAN WILLIAM D MILLER MARY OWENS	196 INDIAN PIPE DR-312-5 016C 092-6097	10/19/22	1604 279	RES IMP	\$ 313,306	\$ 139,060	44.38
00266	CHRISTOPHER E ENDSLEY AND JODETTE N MITCHELL KATIE E/MITCHELL IV GEORGE T	17 BEAR CRK 024D 098	02/25/22 1.18	1563 138	RES IMP	\$ 791,656	\$ 319,840	40.40
01040	DYE CANDIS J MJM 220 LLC/MEYERS MATTHEW J	100 OLD DAWSON VILLAGE RD 113 041 012	06/30/22	1587 310	COM IMP	\$ 131,629	\$ 45,720	34.73
01176	STEVEN GREENSPAN AND DEE SMITH MOERS MARGARET/MOERS MARK	L02 053	07/26/22 0.30	1590 525	RES IMP	\$ 670,162	\$ 232,072	34.63
01218	CURL JULIE W MOLDENHAUER KRISTINE A/MOLDENHAUER	3406 WILDCAT TRL 024D 184	07/29/22 1.03	1591 425	RES VAC	\$ 62,661	\$ 28,000	44.68
00684	SKEEN BONNIE L MOORE FREDERICK DENNIS/MOORE MARY	092 020 152	05/09/22 0.19	1576 519	RES IMP	\$ 244,516	\$ 102,800	42.04
01433	DRZEWIECKI DENNIS BRUNO MOORE LISA M/MOORE CARL C	093 048 082	09/08/22 0.25	1597 268	RES IMP	\$ 281,975	\$ 117,800	41.78
01735	SPELINA MARILYN MOORE RICHARD J	106 055 135	10/21/22	1605 281	RES IMP	\$ 242,812	\$ 85,564	35.24
00556	CAPPS REBECCA MORALES SONIA	385 PRKLE LEAKE RD-456 & 457-13-1 L20 015 001-LOT # 6 OF THE	04/08/22 0.67	1573 29	RES IMP	\$ 1,074,806	\$ 330,032	30.71
00024	MOUNTAIN BROOK VENTURES LLC MORGAN CRYSTAL/MORGAN SCOTT S	0 MOUNTAIN BROOK RD-5 & 552-N&S 103 011 004-4	01/10/22 1.90	1554 589	RES VAC	\$ 49,350	\$ 20,520	41.58
00577	WILSON ROY C MOTHERSHEAD PARKER T/MOTHERSHEAD	L18 032	04/15/22 0.49	1572 621	RES IMP	\$ 645,795	\$ 167,200	25.89
00341	AUSTIN SETH HAMBY AND TORRIE AMBER MOUNCE COLLEEN/MOUNCE JEFF	272 STEGALL PL-447-4TH D01 045-LOT 9A	03/07/22	1565 463	RES IMP	\$ 208,399	\$ 64,888	31.14
01387	JASON AND MEGAN CLARK MOYE JENNIFER S	353 WATERFRONT PARK LN-579 L03 061 044	08/26/22 0.17	1596 148	RES IMP	\$ 567,867	\$ 208,240	36.67
00741	KEMP CHRISTOPHER N MUELLER MARY BETH/MUELLER SIMON	094 144 019	05/13/22	1577 646	RES IMP	\$ 291,338	\$ 104,480	35.86
01484	BROWNING JEFFERY MULKEY LESLIE M/FARIST BENJAMIN MYRON	128 VALLEY BROOK CIR 106 386	09/06/22 0.68	1598 628	RES IMP	\$ 360,302	\$ 147,400	40.91
00997	NORTH STAR CAPITAL LLC MUSCAT GEORGE	5792 ELLIOTT FAMILY PKWY 052 007	06/27/22 0.50	1585 520	RES IMP	\$ 238,896	\$ 77,328	32.37
01391	CAMBRON CARIE MELISSA NARAYAN MAHESH/MAHESH SAVITA	140 OAKMONT DR 115 011 034	08/26/22	1595 622	RES IMP	\$ 247,512	\$ 106,120	42.87
00719	CHESTATEE DEVELOPMENT LLC NASON JOSH CONNER/NASON MEGAN ANN	62 EAST HARBOR DR-515-N 1/2 13TH L04 041-647	04/29/22 0.26	1578 164	RES VAC	\$ 8,295	\$ 2,000	24.11
00400	PALMER STEPHANIE HOPE NELSON JAMIE C/NELSON JAMIE L	1745 KILOUGH CHURCH RD-320 & L12 083	03/11/22 1.06	1567 529	RES IMP	\$ 331,311	\$ 98,640	29.77
00773	LEE BILLY J NICHOLSON MICHAELA/NICHOLSON	240 NESTLEBROOKE DR-580 AND 094 041 016-10	05/24/22 1.00	1579 558	RES IMP	\$ 436,359	\$ 169,400	38.82
01676	MINOR MEGAN E NIX STEFANIE LAUREN/SABOURIN MIRIAM/NIX	128 IVEY HOLLOW CIR-429-S 1/2 13 107 015 040-40	10/11/22 0.10	1602 572	RES IMP	\$ 309,390	\$ 139,160	44.98
00830	EDGIL JOSEPH NIXON PATRICK/NIXON LAURA	120 017 053	05/25/22 0.21	1580 50	RES IMP	\$ 443,483	\$ 177,760	40.08



# 2022 Sales Ratio Study

## 042 - DAWSON COUNTY

Sample	Seller Purchaser / Owner	Street-Land Lot~Land Dist Map/Parcel~SLB	Sale Date	Deed Book	Type Prop	* Sales Price	Assessment	Ratio
01643	GEORGIA 400 ASSOCIATES NK REAL ESTATE LLC	NORTHSIDE DAWSON 114 032	10/07/22 1.12	1602 480	IND VAC	\$ 293,972	\$ 122,080	41.53
01057	TAMMY G REDMAN AND JOSEPH M REDMAN NOLAN DARLENE/MANROE STACY	092B 013 013	07/08/22	1587 575	RES IMP	\$ 314,089	\$ 113,440	36.12
02019	ANDERSON RUSSELL D NORSWORTHY MARY ETTA/NORSWORTHY	082 013 009	12/14/22 0.28	1612 463	RES IMP	\$ 344,637	\$ 158,840	46.09
01290	UTLEY III BENJAMIN D NUSTAD MATTHEW PAUL/NUSTAD KYLIE JO	57 EMILY ANNE WAY 083 026 115	08/11/22	1593 591	RES IMP	\$ 301,557	\$ 124,240	41.20
00151	OSGOOD BRIAN O'HARA COLLEEN M/WALOUKE DOUGLAS	~311~5 024 076	02/04/22	1559 632	RES IMP	\$ 513,472	\$ 213,968	41.67
00762	JAMES W SMITH AKA JAMES WESLEY SMITH ODONNELL CATHRINE/ODONNELL JEFFREY	012 018	05/13/22 0.80	1578 620	RES IMP	\$ 376,312	\$ 171,760	45.64
01492	WILSON JASON WILSON AND DEENA R OKENICA MARIAN/OKENICA EDWARD	11 BLUEBELL CIR 016B 042	09/19/22	1599 5	RES IMP	\$ 375,967	\$ 101,840	27.09
00451	YOUSMANS BROOKS BARTON OLAYA-MEDELLIN ROBERTO L	115 011 108	03/25/22	1569 122	RES IMP	\$ 297,465	\$ 115,440	38.81
01888	LINDSEY K FIELDS AND CHRISTOPHER W OLAYA-RAMOS DANIEL	106 055 130	11/09/22	1608 296	RES IMP	\$ 234,980	\$ 91,884	39.10
00060	SDH ATLANTA LLC A GEORGIA LIMITED ORDAZ JUAN MARTIN	093 006 002	01/18/22	1557 535	RES IMP	\$ 323,226	\$ 132,880	41.11
00916	DARK STEVE ORR STACEY PRATER/ORR WILLIAM TRENT	024B 075	06/14/22	1583 60	RES IMP	\$ 430,796	\$ 205,488	47.70
00844	SMITH BENJAMIN PAUL OWENS CHRISTOPHER EDMUND	447 AMICALOLA CHURCH RD~345~4TH 036 031	05/31/22 2.43	1580 298	RES IMP	\$ 246,728	\$ 77,068	31.24
00935	BRADLEY JON KIRK PAIN KAITLYN M	117 HARRIER DR~308~4TH 092 020 127~124	06/16/22 0.17	1583 599	RES IMP	\$ 283,542	\$ 110,240	38.88
00814	BOWMAN JAMES PAINTER ANNETTE/PAINTER CHARLES	L22 052	05/31/22 0.63	1580 385	RES IMP	\$ 419,047	\$ 145,600	34.75
01223	NICOL HEATHER PALERMO NICHOLAS	106 055 058	08/05/22	1592 460	RES IMP	\$ 231,063	\$ 96,768	41.88
00583	HOPKINS LARRY PALMER BRIAN D	030 082	04/19/22 4.75	1573 456	RES VAC	\$ 72,158	\$ 22,800	31.60
01579	BIASUTTO RAMON E PALMER PROPERTY GROUP LLC	6730 BENTLEY TRL D02 003 025	09/29/22	1601 249	RES IMP	\$ 178,584	\$ 78,064	43.71
00745	SPROLES GREGORY PANGLE STEPHANIE ELAINE/RUIZ JR JAVIER	215 SANDERLIN MOUNTAIN DR 015A 030	05/13/22	1577 601	RES IMP	\$ 416,776	\$ 187,680	45.03
01237	RAMOS MILDRED LATORRE PAPPALA RAVIKUMAR/MANTRABUDDI PRIYA	093 048 003	07/29/22 0.29	1592 219	RES IMP	\$ 321,139	\$ 128,240	39.93
01850	RUSSELL JOHN N PARCIANY TANIA L	L08 040	11/07/22 0.30	1608 47	RES IMP	\$ 732,353	\$ 226,120	30.88
00101	RAMEY EMORY G PARKER CLIFTON	082 017 001	01/27/22 2.00	1558 40	RES IMP	\$ 519,714	\$ 141,400	27.21
01308	BROWN GRACE W PARR JOHN M/PARR MARGARET A	~308~5 024C 065	08/12/22	1593 313	RES IMP	\$ 381,842	\$ 160,336	41.99
01881	COGGINS THOMAS R PAYNE BRANDON	107 015 128	11/16/22 0.11	1609 238	RES IMP	\$ 320,747	\$ 146,680	45.73
00874	GARNER ROBERT MICHAEL PENLAND THOMAS	107 142	06/03/22 1.04	1581 247	RES IMP	\$ 255,344	\$ 82,700	32.39
00107	LABACA MARTIN PEREZ LETICIA QUIROZ	KELLY BRIDGE CT~1173 & 1208~4 076 126	02/02/22 1.25	1559 82	RES VAC	\$ 38,151	\$ 9,480	24.85
01185	HOJEIJ LAND ACQUISITION LLC PERICHARLA RENU/PERINCHARLA	0 MOUNTAIN RD 094 122	07/29/22 4.64	1592 87	RES VAC	\$ 74,410	\$ 28,440	38.22
00118	WALLACE JR JOHN PHANCO KAREN I/PHANCO MARTIN D	~307~5 024C 059	01/31/22	1558 279	RES IMP	\$ 803,493	\$ 268,880	33.46
00267	PRZYBLA MARK A PHILEMON DIAMANTOPOULOS/PHILEMON	~302~5 024 102	02/28/22	1563 192	RES IMP	\$ 538,632	\$ 205,360	38.13
00993	SLAUGHTER TRACI PIETRO KATE/PIETRO TIMOTHY	267 CHESTNUT OAK LN 113 072 079	06/30/22 1.02	1586 402	RES IMP	\$ 560,034	\$ 239,280	42.73





# 2022 Sales Ratio Study

## 042 - DAWSON COUNTY

Sample	Seller Purchaser / Owner	Street-Land Lot~Land Dist Map/Parcel~SLB	Sale Date	Deed Book	Type Prop	* Sales Price	Assessment	Ratio
00566	JOHN M TWISS AND CHRISTINE A TWISS PIPER PROPERTY HOLDINGS INC	99 YANEGWA PATH~308~5 024C 101~2917	04/15/22 1.00	1572 406	RES IMP	\$ 607,557	\$ 210,360	34.62
00524	WARD TRACEY PITTMAN CAROLE H/PITTMAN WILLIAM H	120 017 058	04/11/22 0.21	1571 637	RES IMP	\$ 470,530	\$ 179,240	38.09
00312	DOBSON MATTHEW POCOCK GERALD LEE/MILLER POCOCK	165 GRANT FORD DR L06 040 046	03/04/22 0.66	1565 294	RES IMP	\$ 291,333	\$ 104,712	35.94
02152	POLATTY ROBERT W & GEORGE J JR	76 HWY 9 S D01 031			COM IMP	\$ 96,172	\$ 36,200	37.64
01826	FULMER JEFFERY POOLE CHRISTOPHER/POOLE MEGAN	098 017 002	10/27/22 1.03	1606 216	RES IMP	\$ 317,222	\$ 125,360	39.52
01035	SWEATMAN TIMOTHY M POWER HANNA SUTTON/POWER JR SAMUEL	098 029 034	06/30/22	1586 527	RES IMP	\$ 387,716	\$ 157,840	40.71
01712	SIMS JAMES PRUITT MICHAEL F/PRUITT TAMMY E	125 GLORY CROSS RD~494~13 107 004 003~TRACT 3B	10/14/22 3.97	1603 460	RES IMP	\$ 607,030	\$ 163,240	26.89
00229	LONG MARY E PRUITT TERRY WAYNE/SHROPSHIRE GARY	HUCKLEBERRY WAY~170,191~5 012 075 049	02/18/22 26.88	1561 483	RES VAC	\$ 210,884	\$ 86,000	40.78
01088	COX JACOB W RABANAL EVAN D	106 371	06/17/22 0.60	1583 579	RES IMP	\$ 284,325	\$ 105,480	37.10
00087	DARRYL S STRAYHORN AND STACEY R RAMEY EMORY G	038 014 001	01/27/22 2.00	1558 190	RES IMP	\$ 419,621	\$ 120,800	28.79
00914	SAMPLES CHRISTOPHER B REAGAN JULIE/REAGAN ANDREW JOHN	317 DAWSON MANOR DR 098 029 049	06/14/22	1583 88	RES IMP	\$ 415,052	\$ 158,720	38.24
00920	ALISA L MOORE AND ROBERT L MOORE REECE LARRY C/REECE TRUDY D	016B 003	06/10/22	1582 363	RES IMP	\$ 356,872	\$ 153,920	43.13
00122	NVG PROPERTIES LLLP REEVES JOHNNY CARLTON	BROOKWOOD DR~462~13 L18 016 001~PART OF TRACT 4, BLOCK	02/01/22 0.38	1558 494	RES VAC	\$ 27,223	\$ 14,000	51.43
00322	CLICKNER CODY C REID BRADFORD NEWMAN	107 015 106	02/25/22 0.16	1564 323	RES IMP	\$ 382,020	\$ 135,240	35.40
01220	STEWART CURTIS TODD RESENDIZ DOUGLAS	43 MAPLE BROOK DR~430~S 1/2 13 107 015 226~LOT 226	08/09/22 0.15	1592 634	RES IMP	\$ 335,237	\$ 155,040	46.25
00911	THIRD CHARITY RESERVE LLC REYES EMMY WILEY/REYES SKYLAR MATHEW	71 LAKEVIEW ALY L03 061 022	06/13/22 0.21	1582 581	RES IMP	\$ 524,788	\$ 196,640	37.47
01834	CHESTATEE DEVELOPMENT LLC AS REYNOLDS NANCY E/REYNOLDS PAUL A	333 NIGHTFIRE LN~522~N 1/2 13TH 118 008 125~1127	10/19/22 0.36	1606 197	RES VAC	\$ 107,699	\$ 43,200	40.11
00713	PAGE JAMES CHAD RICHARDS ADRIAN/RICHARDS PAMELA	D02 023	05/02/22 0.54	1576 633	RES IMP	\$ 235,173	\$ 76,348	32.46
00536	SANGAGRIEL CELINA I RIDDLE ASHLEIGH	055 044 003	03/29/22 0.65	1571 355	RES IMP	\$ 242,179	\$ 82,080	33.89
00714	GEE KAYLA RIGBY BRIDGET	608 KILOUGH CHURCH RD~258~13TH 113 149~1	05/06/22 0.59	1576 342	RES IMP	\$ 290,883	\$ 103,680	35.64
00689	WOODHAM SHARON SHEREE ROBERTO L RIVERO AKA ROBERTO	083 026 021	05/09/22	1577 168	RES IMP	\$ 305,645	\$ 123,760	40.49
00626	SWETT DUSTIN T ROBERTSON JONATHAN LUKE	482 BAY DR~158~13 119 058~LOT 48 BISCAYNE AT LANIER	04/21/22 1.05	1574 423	RES IMP	\$ 355,769	\$ 128,360	36.08
01062	HOYNES GENEVIEVE ROBINSON KEVIN LARK	302 HIGHLAND POINTE CIR~541~13 115 011 096~LOT 96	07/08/22	1587 341	RES IMP	\$ 285,892	\$ 114,840	40.17
01179	CHESTER GARY R ROGERS JENNIFER JEAN/ROGERS	1017 NEW BETHEL CHURCH RD~417 102 054	07/28/22 5.68	1591 229	RES IMP	\$ 693,190	\$ 270,568	39.03
01702	KEITH TROSTERUD AND ANNETTE P ROSENTHAL LYNN A/ROSENTHAL LAWRENCE	090 026 085	10/14/22	1603 537	RES IMP	\$ 340,720	\$ 154,960	45.48
00269	CANO JOE ROXBURGH JENNIFER LYN/ROXBURGH	~310~5 024 036	02/28/22	1563 153	RES VAC	\$ 137,429	\$ 30,000	21.83
00656	LARSON DENISE A RUIZ KYLIE/RUIZ NICHOLAS ANTHONY	418 BURTS CROSSING DR 093 055 041	04/29/22 0.18	1575 12	RES IMP	\$ 298,621	\$ 100,596	33.69
01596	DIAL DIRK S RUSSELL SCOTT M/RUSSELL SUZANNE	154 GRIZZLE FARM RD 105 151	09/30/22 4.60	1601 189	RES IMP	\$ 509,122	\$ 160,336	31.49
00726	WILLIAMS SHARON L SAF SN GEORGIA A LLC A DELAWARE LIMITED	84 APLOMADO LN 092 020 049	05/11/22 0.21	1578 299	RES IMP	\$ 299,688	\$ 109,600	36.57



# 2022 Sales Ratio Study

## 042 - DAWSON COUNTY

Sample	Seller Purchaser / Owner	Street-Land Lot~Land Dist Map/Parcel~SLB	Sale Date	Deed Book	Type Prop	* Sales Price	Assessment	Ratio
00931	DUNNY OF GEORGIA ENTERPRISES LLC SALGADO MARIA/LEE EDWARD	107 158	06/14/22 0.67	1583 154	RES IMP	\$ 199,733	\$ 65,099	32.59
00383	WATKINS JOHN W SAMPLES BRENDA	SPLINTER TRL~621~5TH 049 124~LOT 91,FERN VALLEY FOREST,	03/16/22 1.23	1566 576	RES VAC	\$ 12,503	\$ 6,880	55.03
00158	KAMBAS KIM SANCHEZ PEDRO	0 LOWER SASSAFRAS PKWY 006 006	02/10/22 9.66	1560 318	RES VAC	\$ 80,087	\$ 30,880	38.56
00586	RAMBO JOHN R SANDERS WILLIAMS MARSHALL	954 WILD TURKEY BLF~275~5TH 023 021~LOT 3024	04/21/22	1573 381	RES IMP	\$ 1,029,459	\$ 308,640	29.98
00933	SALADRIGAS HILARY N SANFILIPPO SAMANTHA	36 SWANSON ST 092 020 071	06/15/22 0.22	1583 450	RES IMP	\$ 262,394	\$ 108,320	41.28
01515	SUNNEE BEEBE AND CURTIS JAMES BEEBE SARVADE GNANA NITHYA PRIAY/KANNA	66 WESLEY WAY~370~13TH 106 080 026~26	09/20/22 0.07	1599 98	RES IMP	\$ 295,291	\$ 122,920	41.63
00889	LITTLE JOHN SCOTT SAVERY KYLE/SAVERY CATHERINE	120 009	05/31/22 3.13	1581 557	RES IMP	\$ 313,306	\$ 96,960	30.95
01971	UPCHURCH JOHN D SCHILLING ROBERT JAMES/SCHILLING JACKIE	37 CHEROKEE KNL~307~5 024D 014~3235	11/28/22 0.82	1610 405	RES IMP	\$ 450,377	\$ 165,200	36.68
02054	MAYERS LAURA E SCHWINABIBS LLC	016C 056	12/16/22	1612 594	RES IMP	\$ 291,766	\$ 143,292	49.11
00769	SAMPLES CODY L SCOTT P WHELCHER EXCHANGOR STARKER	092 020 064~64 RED HAWK SD	05/13/22 0.17	1579 31	RES IMP	\$ 252,493	\$ 105,000	41.59
01360	HULSEBUS KATHLEEN M SCROGGINS TAYLOR ALLEN	8 SUNSHINE CT~409~13 106 150	08/17/22 1.05	1595 308	RES IMP	\$ 188,767	\$ 87,720	46.47
02018	NOLES SR DAVID A SEARING ANNA/SEARING ERIC	180 CINNAMON FERN LN~304~5 024B 094~2135	12/15/22	1612 430	RES IMP	\$ 299,990	\$ 133,940	44.65
01432	YIM JON SEGRAVES PAULA ANN/SEGRAVES RUSSELL	327 SANDERLIN MOUNTAIN DR 015B 009	09/08/22	1597 272	RES IMP	\$ 392,807	\$ 115,960	29.52
00220	WALTER M FALLSTROM AND CARRIE S SFR JV-2 PROPERTY LLC A DELAWARE	094 144 011	02/17/22	1562 157	RES IMP	\$ 286,152	\$ 96,160	33.60
01366	VALUEPOINT LLC A GEORGIA LIMITED SFR JV-2 PROPERTY LLC A DELAWARE	144 HIGHLAND POINTE CIR 115 011 072	08/31/22	1596 346	RES IMP	\$ 255,736	\$ 119,760	46.83
01320	JACOB CANTRELL AND MEAGHAN CANTRELL SFR JV-2 PROPERTY LLC A DELAWARE	80 TIMBER WALK 094 060 029	08/12/22 1.17	1593 574	RES IMP	\$ 289,808	\$ 134,040	46.25
01148	PICKERILL CHRISTIAN SHAFTER JAMES K/WIMBISH MEGAN M	L19 063	07/08/22 0.53	1589 565	RES IMP	\$ 246,728	\$ 91,920	37.26
00214	VAZEMILLER VICTOR SHAW MICHAEL/SHAW MARCI	623 GOODSON RD RD 098 027 010	02/17/22 5.91	1562 74	AGR IMP	\$ 360,460	\$ 93,680	25.99
02096	HANSARD II ROBERT TEDDY SHEURING MARTINA B/SHEURING MICHAEL W	068 047	12/21/22 1.03	1613 444	RES IMP	\$ 289,808	\$ 97,300	33.57
00492	VENABLE JAMELYN CARROLL SHIN DAEJIN/SHIN JIYON	22 CRESTED FERN LN 024B 110	03/31/22	1570 112	RES IMP	\$ 760,300	\$ 234,520	30.85
01012	DOUGLAS ANTHONY L SHV HOMES 4 LLC A DELAWARE LIMITED	43 RIVER OAK DR 105 075	06/27/22 0.83	1585 425	RES IMP	\$ 304,690	\$ 93,400	30.65
00407	DUDIS TERESA SICKINGER GARY/SICKINGER BONNY	L02 057	03/16/22 0.36	1567 270	RES IMP	\$ 667,575	\$ 246,880	36.98
00613	WIGLEY BRIAN HAYDEN SILLS JODY/SILLS DAVID	617 JEWELL SLATON RD~1126~4 088 127~LOT 1, HOLT'S LANDING S/D,	04/25/22 1.17	1573 606	RES IMP	\$ 242,232	\$ 94,248	38.91
01946	MARICELA BERNARDI SANDOVAL AND ALDO SIMPLER ELIZA HALL/SIMPLER PEYTON	107 015 272	11/29/22 0.10	1610 583	RES IMP	\$ 278,059	\$ 131,240	47.20
00353	BREWER STEPHANIE L SIMS DONALD CALE	935 SMITH CIR 012 073	03/11/22 5.00	1565 524	RES IMP	\$ 585,196	\$ 158,160	27.03
00542	SCULLY MICHAEL G SINN ANDREW J/PALUBINSKAS LEIGH	183 MARY SAPHIRE RD L22 086	04/08/22 0.67	1572 228	RES IMP	\$ 920,034	\$ 267,396	29.06
01724	JACOBUS THOMAS SIPSY ROBERT TRENT/SIPSY VICTORIA ANN	~519~13 L03 052	10/07/22 0.76	1603 439	RES VAC	\$ 46,996	\$ 24,000	51.07
00554	WALKER GEORGE ANTHONY SIRMANS MARION/SIRMANS MONTY	115 011 006	04/08/22	1572 409	RES IMP	\$ 279,450	\$ 83,200	29.77
00910	COLEGATE ROBERT EUGENE SKRIP BRITTANY/SKRIP SCOTT	242 CHESTNUT OAK LN~159 AND 113 072 101~328	06/09/22 1.01	1582 501	RES IMP	\$ 472,309	\$ 200,400	42.43



# 2022 Sales Ratio Study

## 042 - DAWSON COUNTY

Sample	Seller Purchaser / Owner	Street-Land Lot~Land Dist Map/Parcel~SLB	Sale Date	Deed Book	Type Prop	* Sales Price	Assessment	Ratio
00894	THORPE TRACEY SMITH BENJAMIN PAUL	204 BLACKS MILL TRCE~427~13TH 107 190~LOT 16 BLACKS MILL	06/03/22 1.24	1581 83	RES IMP	\$ 305,473	\$ 95,040	31.11
01240	WATERS AUSTIN SMITH BRANDON	105 006 003	08/08/22 1.00	1593 98	RES IMP	\$ 301,557	\$ 101,320	33.60
00103	CZEISLER JENNIFER KRAUS SMITH MARY H/SMITH LARRY A	776 BLACK BEAR TRL 023 149	01/28/22 2.69	1558 62	RES IMP	\$ 838,462	\$ 322,720	38.49
01110	PORTER JR DANIEL SMITH ROY CHARLES/AUTTELET-SMITH	106 055 055	06/30/22 577	1588 577	RES IMP	\$ 234,980	\$ 95,384	40.59
00444	ORANGIO GREGG FRANCIS SMITH SHEILA JUNE/SMITH MICHAEL VINCENT	~301~5 016 069	03/28/22	1569 22	RES IMP	\$ 429,112	\$ 167,120	38.95
01982	YAUSSY RONALD G SMITH WESLEY/SMITH BARBARA	106 190	12/02/22 1.27	1611 291	RES IMP	\$ 285,892	\$ 123,080	43.05
01493	MCCLOSKEY JAMES MCCLOSKEY AND SMYTH S DAVID/CARTER R STEPHEN	84 WOOD DUCK WAY 024A 086	09/15/22 0.67	1599 36	RES IMP	\$ 900,755	\$ 281,712	31.28
01124	DAVIS WILLIAM S SN GEORGIA II LLC A DELAWARE LIMITED	228 HIGHLAND POINTE CIR 115 011 086	07/22/22	1590 225	RES IMP	\$ 267,877	\$ 117,800	43.98
02080	MATTISON KATE SNYDER SALLY M/SANDOWSKI	39 LAKEWOOD WAY~460 L19 052 003~TRACT 4	12/19/22 1.17	1613 644	RES IMP	\$ 505,206	\$ 190,640	37.74
01020	WHITE LAUREN SOMERVILLE WILLIAM J/SOMERVILLE	118 008 003	06/28/22 0.49	1586 196	RES IMP	\$ 587,449	\$ 202,200	34.42
01836	SYLVESTER STEVEN K SOSA DELFI	118 055	10/27/22 0.34	1606 203	RES IMP	\$ 187,984	\$ 73,852	39.29
00595	CRIMMINS PATRICIA W SOUTHERLAND KATHERINE/SOUTHERLAND	268 TROUT LILY TRL 016B 028	04/22/22	1573 496	RES IMP	\$ 403,016	\$ 147,480	36.59
00120	HABERMANN RAYMOND EDWARD SPACHT ADAM M	106 053 013	01/28/22 0.85	1558 499	RES IMP	\$ 428,601	\$ 171,280	39.96
01491	DAVID LUKER AND TIFFANY FAULKNER LUKER SPANDE PETER ROBERT/FAZZARI MELISSA	L02 054	09/16/22 0.52	1598 625	RES IMP	\$ 638,361	\$ 239,800	37.56
00827	DREW JOHN B SPARKS DAVID T/SPARKS KARAN M	102 RIVER SOUND LN L04 081~LOT 687 CHESTATEE IV-A	05/31/22 0.28	1580 492	RES IMP	\$ 524,788	\$ 215,160	41.00
00579	NIXON MATTHEW SPENCER LOGAN/BEATY NATALIE	107 015 079	04/05/22 0.15	1574 334	RES IMP	\$ 345,672	\$ 126,320	36.54
00211	SCHOCH BRADLEY ALLEN SPROUSE KAREN G	91 RAVENCROFT DR~36~4TH 090 026 069~34	02/16/22	1561 354	RES IMP	\$ 317,402	\$ 119,840	37.76
00512	AYERS BETTY O'DELL STARR ASHLEY DEAN/STARR ERIN MAUREEN	104 095	03/29/22 5.16	1570 244	RES IMP	\$ 489,604	\$ 167,888	34.29
00485	SAMPLES CHASE STASI PETER J/HESSE ALYSSA	085 030	03/25/22 1.16	1569 556	RES IMP	\$ 322,987	\$ 97,160	30.08
00494	KENNEDY ETHAN C STEELE CALEB PAUL/DELONG AMIE	112 WHITNEY PL~365~13 106 131~5	04/01/22 1.25	1570 470	RES IMP	\$ 287,956	\$ 90,448	31.41
00291	PEREZ DANIEL STEIN JAMES D/POSCABLO-STEIN MARIA	~313~5 016B 030	02/28/22	1563 260	RES IMP	\$ 467,260	\$ 146,960	31.45
01256	GRAY JORDAN C STEPP BRENDA G	107 015 142	06/17/22 0.12	1593 54	RES IMP	\$ 314,873	\$ 129,320	41.07
01261	JOSEPH D DIXON AND SARAH L DIXON STONE JONIE M	090 108	08/05/22	1592 400	RES IMP	\$ 532,620	\$ 189,012	35.49
01479	JASON M PICARD AND JENNIFER L PICARD STORI ASHLEY NICOLE/STORI DAVID	621 MOUNTAIN BROOK RD 094 080	09/02/22 6.17	1598 422	RES IMP	\$ 368,135	\$ 149,400	40.58
01038	DWAYNE E MESSERSCHMIDT AND LYDIA M STRICKLAND CHRISTINA	101 REEVES ROAD~580,581~4TH 094 041 003	07/01/22 1.00	1587 97	RES IMP	\$ 364,218	\$ 107,040	29.39
01379	MCPHERSON III JOHN C STUART JUSTIN C/STUART ABIGAIL	31 PEARLS WAY~507~4 D02 003 078~29A	08/23/22	1596 290	RES IMP	\$ 187,984	\$ 78,096	41.54
00125	GLOSSON RANDY LEE STUSAK MICHAEL BRETT	COLD STREAM~135,154~5 005 035	01/31/22 5.17	1558 333	RES VAC	\$ 87,534	\$ 16,520	18.87
00657	DUKE JAMES W SUGGS WES	283 WATERFRONT PARK LN~516~13TH L03 061 047~LOT 47	04/11/22 0.25	1574 615	RES IMP	\$ 529,561	\$ 213,916	40.39
00394	MACKENZIE III COLIN SULLIVAN III JOHN F/SULLIVAN JESSICA H	1770 HIGHWAY 136~303~13TH 101 021	03/15/22 3.00	1568 20	RES IMP	\$ 356,914	\$ 99,800	27.96



# 2022 Sales Ratio Study

## 042 - DAWSON COUNTY

Sample	Seller Purchaser / Owner	Street-Land Lot~Land Dist Map/Parcel~SLB	Sale Date	Deed Book	Type Prop	* Sales Price	Assessment	Ratio
01079	THE TRAN VENTURES LLC SUMNER KYLE C	L04 061	06/17/22 0.23	1584 134	RES IMP	\$ 763,683	\$ 328,360	43.00
01471	BRAMLETT MYLES A SWIDEREK ANDREW/SWIDEREK DENISE	~946,959~5 032 012 007	09/14/22 4.00	1598 299	RES IMP	\$ 105,741	\$ 39,948	37.78
01048	JCS INVESTMENT LLC SWIM WARRIORS HOLDINGS LLC	471 QUILL DR DR~434~13TH 106 075 002	07/07/22 1.10	1588 86	COM IMP	\$ 1,842,809	\$ 613,840	33.31
00669	KIKER LINDA G KIKER DWIGHT J SWINNIE TYRONE K/SWINNIE LESLIE	54 MINERS WAY~35~4TH 090 103~LOTS 19 & 20 UNIT 3 GOLD	05/04/22 1576 150	RES IMP	\$ 662,756	\$ 347,640	52.45	
00596	CARTWRIGHT TERENCE J SYKES SARAH/MCCAW ROBERT I	~271~5 023 213	04/25/22 1.06	1573 543	RES IMP	\$ 834,446	\$ 341,280	40.90
00615	JOHNSON LEVI GIBBS TADIARCA ALDRIN	115 011 093	04/25/22 1574 51	RES IMP	\$ 300,701	\$ 117,120	38.95	
00907	RICHARDS RENTALS LLC TAFFAR KIRA/TAFFAR ETHAN B	069 006 003	06/15/22 5.06	1583 266	RES VAC	\$ 117,411	\$ 30,560	26.03
00996	OWEN CHONG TAULBEE CAROLE ROUSE	190 BENT RIDGE DR~311 & 370~4 082 013 013~LOT 13	06/27/22 0.49	1585 252	RES IMP	\$ 332,888	\$ 137,600	41.34
00171	YEUNG AND KAREN K YEUNG FAI THACKER SHERRIE J	1482 QUAIL COVE DR~302~5TH 024 127~LOT 1076	02/09/22 1560 365	RES IMP	\$ 372,741	\$ 149,000	39.97	
00580	SMITH HEATHER D THOMAS JAMIE CHRISTOPHER/THOMAS ANNE	1784 SEED TICK RD~50/51~S 1/2 13TH 103 042	04/15/22 1.56	1573 565	RES IMP	\$ 267,665	\$ 69,792	26.07
01599	BECK CAROLYN A THOMPSON JACK/THOMPSON FAYE P	115 011 042	09/30/22 1602 18	RES IMP	\$ 262,394	\$ 113,640	43.31	
00576	MARY E BARRETT AND RODRIGO A DURALDE THORNTON COURTNEY J/THORNTON HUNTER	317 RED FOX DRIVE~275~5TH 015B 099~L 5506	04/18/22 2.04	1572 592	RES IMP	\$ 612,912	\$ 263,680	43.02
00305	HYATT MELISSA C THORNTON JEREMY R	292 HUGH STOWERS RD 095 216 001	02/16/22 1.00	1565 356	RES IMP	\$ 242,719	\$ 60,516	24.93
00698	BROW NORMA S TOMP INVESTMENTS LLC	106 055 091	05/06/22 1576 267	RES IMP	\$ 192,556	\$ 87,688	45.54	
01722	TRACY LYNN MISSEY TONIE A HOWARD/RANDY W HOWARD	L21 100 008	10/18/22 0.37	1604 451	RES IMP	\$ 740,185	\$ 243,400	32.88
01036	DRZEWIECKI DENNIS BRUNO TOY MAKER LLC	093 048 087	07/01/22 0.22	1587 183	RES IMP	\$ 260,044	\$ 114,040	43.85
00727	CASSIDY CRONAN AND DAMEN ELLIS TRACY DAWN TYLER	092B 013 020	05/06/22 1577 268	RES IMP	\$ 337,588	\$ 127,800	37.86	
00265	PAROLA JOSEPH E TREBILCOCK JAMES/COMBS KELSEY	~521~13 118 008 066	02/15/22 0.49	1562 460	RES IMP	\$ 776,033	\$ 240,320	30.97
00375	BARLOW JEANNE H TRI-MARK PROPERTIES LLC	133 PROMINENCE CT #140 113 043 022~BLDG 1 UNIT 101	03/16/22 1566 455	COM IMP	\$ 132,951	\$ 56,000	42.12	
00355	TB HOLDINGS LLC TUCKER HANNAH/TUCKER ZACHARY	193 WHITETAIL RIDGE RD~91~4 068 058 009	03/11/22 12.02	1565 580	AGR VAC	\$ 138,549	\$ 56,160	40.53
00594	JOSHUA CALE DAVIS AND EMILY NICOLE UDELL ANDREW/PEREZ-UDELL RACHEL A	107 015 073	04/22/22 0.13	1573 638	RES IMP	\$ 341,724	\$ 140,640	41.16
00888	ZOSTAUTAS DARIUS USCMF SN GEORGIA A LLC A DELAWARE	101 SHEPARD DR 093 048 062	06/01/22 0.18	1581 288	RES IMP	\$ 292,158	\$ 116,320	39.81
01277	HARRISON CANDACE M USCMF SN GEORGIA A LLC A DELAWARE	68 OAKMONT DR 115 011 043	08/11/22 1594 55	RES IMP	\$ 281,975	\$ 114,440	40.59	
02136	NAJARIAN CAPITAL LLC USMAN SOLUTIONS LLC	118 071	12/29/22 1615 143	RES IMP	\$ 56,787	\$ 18,120	31.91	
01393	PRETE JOHN JOSEPH VAN OLPHEN CHRISTOPHER/VAN OLPHEN	L10 084	08/24/22 0.25	1595 400	RES IMP	\$ 1,174,898	\$ 370,920	31.57
01430	UPTON JR LARRY JOE VELAZQUEZ SHEILA L/VELAZQUEZ JESUS M	259 RIVER MILL LN~370~4 092B 025 019~LOT 19	09/12/22 1597 507	RES IMP	\$ 332,809	\$ 127,360	38.27	
00537	WORLEY MYRTLE C VENERE TOMAS/VENERE VANESSA MARIE	L05 057	04/04/22 1.00	1571 382	RES VAC	\$ 21,641	\$ 8,960	41.40
00845	MEFFERT JESSE VENTRESCO DONNA/VENTRESCO ANTHONY	~106~5 020 022	05/31/22 1.06	1580 245	RES VAC	\$ 46,918	\$ 16,000	34.10
02000	DIXON JASON N VINGOE MARK WILLIAM/WEISS PATRICK	~521~13 118 008 068	12/09/22 0.36	1612 242	RES IMP	\$ 587,449	\$ 245,280	41.75





# 2022 Sales Ratio Study

## 042 - DAWSON COUNTY

Sample	Seller Purchaser / Owner	Street-Land Lot~Land Dist Map/Parcel~SLB	Sale Date	Deed Book	Type Prop	* Sales Price	Assessment	Ratio
01990	GHOSN RAMZI VIOLETTE MATTHEW	58 NUGGET LANE 090 075	12/02/22	1611 491	RES IMP	\$ 399,465	\$ 174,320	43.64
00502	TROXELL ALEXANDRA CLARE VM PRONTO LLC A DELAWARE LIMITED	219 HEARD DR 107 170	04/06/22 1.03	1570 572	RES IMP	\$ 267,448	\$ 95,312	35.64
01957	NUTTER MELANIE S VOYNOVA KSENIYA/SHAEKHOV VADIM	3099 WARHILL PARK RD-516-13TH L22 120-LOT 3 CHARLIE MARTIN EST	11/15/22 0.64	1610 58	RES IMP	\$ 211,482	\$ 94,360	44.62
00869	THOMAS J CUNNINGHAM JR AND CHRISTINE WALDRON MICHAEL P/WALDRON MARILYN H	118 008 062	06/03/22 0.55	1581 273	RES IMP	\$ 740,655	\$ 273,840	36.97
01903	WHITAKER STEVEN WALKER CAROL/WALKER JAMES	L05 033 018	11/10/22	1608 514	RES IMP	\$ 254,561	\$ 103,520	40.67
00614	STOWERS CALEB WALKER JAIME RAFAEL/FARFAN ANDREINA	107 015 269	04/25/22 0.10	1574 144	RES IMP	\$ 335,365	\$ 136,000	40.55
00422	NGU PROPERTIES LLC WANG DEBIN/NI ANA	22 RUTHIE LN-370-13TH 106 080 058-LOT 58, PHASE I	03/23/22 0.06	1567 558	RES IMP	\$ 339,941	\$ 121,040	35.61
01011	WANG SHU-MEI H WARD EZRA JOHN JACOB/WARD AMANDA	WINDY RIDGE 060 033	06/22/22 13.42	1585 75	RES VAC	\$ 126,204	\$ 52,600	41.68
00833	HASCHLE ANDREW R WARDELL AMBER	276 MAPLE BROOK DR-430-S 1/2 13TH 107 015 170-170	05/20/22 0.13	1580 405	RES IMP	\$ 383,596	\$ 144,920	37.78
01025	BOVAIRD LISA WEATHERS LUKE T/WEATHERS AMANDA D	138 AIMES DR-496-13 107 013 001-1	06/30/22 1.00	1586 437	RES IMP	\$ 289,808	\$ 122,200	42.17
00535	SANTANIELLO MICHAEL WEAVER LYNN	123 STILLWATER LANE-177-4TH 081 001 007-LOT 7	04/05/22 3.34	1571 466	RES VAC	\$ 116,664	\$ 38,720	33.19
02147	WEEKS JOAN ELAINE	220 OLD DAWSON VILLAGE RD 113 041 028			COM IMP	\$ 118,803	\$ 49,560	41.72
00124	GARY T SPANO AND JULIE L SPANO WEIS ASHLEY D/WEIS JOHN B	529 WILDCAT TRL 024D 185	01/31/22 1.20	1558 318	RES IMP	\$ 739,684	\$ 292,280	39.51
00925	GOMOLAK JORDAN WELKNER KATHERINE/WELKNER ZACHARY	092B 013 036	06/13/22	1583 36	RES IMP	\$ 328,971	\$ 135,120	41.07
00097	NELSON THERESA J WHALEY WANDA K	130 HEMLOCK DR-177-S 1/2 13TH 095 204-7	01/26/22 1.24	1559 236	RES IMP	\$ 199,523	\$ 70,472	35.32
00297	BAUGH CHRISTOPHER E WHIDDON DALE PATRICK	176 BEAR CREEK PT-308-5 024D 092-3515	02/28/22 1.73	1563 279	RES IMP	\$ 1,191,055	\$ 354,040	29.72
01105	CROIX JOHN WHITE TIMOTHY	434 RED RIDER RD-431-S 1/2 13TH 107 067	06/29/22 0.64	1588 645	RES IMP	\$ 125,322	\$ 58,112	46.37
01494	MCKNIGHT CHARLES H MCKNIGHT AND WHITT SHERRI/WHITT MARTIN A	65 RED OX DR 015B 090	09/21/22 1.23	1599 96	RES IMP	\$ 524,239	\$ 227,412	43.38
01508	BEVERLY GAIL EGLI N/K/A BEVERLY GAIL WICKMAN JODI	80 RILEY PLACE DR 106 055 041	09/19/22	1599 215	RES IMP	\$ 234,980	\$ 82,604	35.15
01028	BARKER DEREK W WILK ADAM S/WILK KELLY E	119 081 003	06/30/22 2.17	1587 43	RES IMP	\$ 334,454	\$ 116,240	34.76
01857	HULON JAMES WILLATHGAMUWA DON J/WILLATHGAMUWA	L05 033 001	11/08/22 0.62	1608 214	RES IMP	\$ 309,390	\$ 103,576	33.48
01051	DELONG JOHN L WILLBANKS KRISTIE KERRY/WILLBANKS	090 063	07/08/22	1587 446	RES IMP	\$ 379,884	\$ 166,320	43.78
00077	DOSS JR W DAVID WILLIAMS JOY P/WILLIAMS CURTIS M	995 BLUE RIDGE OVERLOOK-539-13TH 115 020 004-3B	01/25/22 2.24	1557 369	RES IMP	\$ 1,110,121	\$ 284,360	25.62
00715	MEGAN CHRISTINE JOHNSON AND JAMES WILLIAMS MONNE ANTWANETTE	1264 QUAIL COVE DR 024 001	05/06/22	1576 400	RES IMP	\$ 393,306	\$ 156,280	39.73
01519	LONG STEWART ROSS LONG AND SHERRY WILSON JASON/WILSON DEENA R	125 WOODPECKER WAY 024A 016	09/23/22	1599 407	RES IMP	\$ 583,532	\$ 192,000	32.90
00459	BOWMAN JR JEFFREY S WILSON LOGAN PATRICK	28 SPRING RIDGE DR-249-13TH 105 135-LOT 69 SPRING RIDGE, PHASE	03/25/22	1568 246	RES IMP	\$ 303,625	\$ 88,792	29.24
01380	SIKORSKI MARC THOMAS WISE CODY	17 POWELL ROAD-132-4 034 008 002	08/26/22 1.82	1595 499	RES IMP	\$ 262,394	\$ 92,400	35.21
01016	CHESTATEE DEVELOPMENT LLC WOLF CREEK HOMES LLC	36 RIVER SOUND ALY-458/459-N 1/2 L02 061-42	06/10/22 0.31	1586 549	RES VAC	\$ 50,834	\$ 24,000	47.21
00424	GOBER JESSIE LYNN WOOD CODY	507 JOHN D REEVES RD-396 & 404-13 117 004	03/24/22 2.89	1568 123	RES IMP	\$ 242,418	\$ 105,640	43.58



# 2022 Sales Ratio Study

## 042 - DAWSON COUNTY

Sample	Seller Purchaser / Owner	Street~Land Lot~Land Dist Map/Parcel~SLB	Sale Date	Deed Book	Type Prop	* Sales Price	Assessment	Ratio
01021	HILL JONATHAN DREW WOODWARD LORI A/WOODWARD JR JOHN F	6 SEED TICK RD~315~N 1/2 13TH 092 072	06/17/22 2.50	1586 553	RES IMP	\$ 321,139	\$ 96,896	30.17
00464	CAPITOL RESOURCE SOLUTIONS INC A WORLEY HOWARD D/WORLEY AMY	~528~13 L21 100 028~28	03/30/22 0.37	1569 385	RES VAC	\$ 187,662	\$ 58,000	30.91
00093	BUSBY SR RICHARD LEE WORRELL KAITLYN R/WORRELL JR RAYMOND	105 167	01/25/22	1558 624	RES IMP	\$ 337,863	\$ 122,640	36.30
01728	MARTINEZ LINDSAY K WREN KEVIN BRYAN	326 BIDDYS LN~478~4TH 037 063	10/14/22 7.07	1603 474	RES IMP	\$ 411,214	\$ 122,240	29.73
00259	COLEMAN SUSAN WYNN LISA/WYNN JOSHUA	519 RIVERBEND RD 111 091	02/25/22 2.71	1564 107	RES IMP	\$ 552,318	\$ 155,560	28.16
00946	SEAWRIGHT NICK L YASHINSKI RACHEL B/BYRD CALEB J	11 MOUNTAINSIDE DR~37~S/H, 13TH 118 079~LOT 1-D, MOSS ESTATES	06/17/22 0.51	1583 336	RES IMP	\$ 195,816	\$ 61,760	31.54
00588	HANNA JOANN ZEMAN KAREN L/ZEMAN ROBERT J	~277~5 015A 068~5094, SANDERLIN MOUNTAIN	04/21/22	1573 225	RES IMP	\$ 925,167	\$ 261,640	28.28
00304	TELLO MARCOS ZHANG YUAN	325 RED HAWK DR~308~4TH 092 020 172~LOT 61	02/23/22 0.17	1565 151	RES IMP	\$ 301,958	\$ 106,360	35.22
01460	GAH HOLDING LLC ZSN LLC	210 OLD DAWSON VILLAGE RD #1000 113 041 030	09/15/22	1598 303	COM IMP	\$ 111,446	\$ 48,360	43.39

\* Adjusted as necessary for items such as: standing timber, personal property, intangibles, time, etc.