

Gilmer County, GA

Summary

Parcel Number3004A 012

Location Address3469 TAILS CREEK CHURCH RD

Legal DescriptionTR 12 NOAH CORBIN EST S/D
(Note: (Note: Not to be used on legal documents))

ClassV4 - Consv Use
(Note: (Note: Class code is for digest purposes only. Not to be used as a zoning code))

ZoningR1
(Note: (Note: Contact the P&Z Department for verification))

Tax DistrictCounty (District 03)

Millage Rate15.45

Acres15.77

Neighborhood Code132000

NeighborhoodDLT - View Parcels (C) - Avg

Account Number2823

Homestead Exemption

Landlot/District181 / 25



Owner

PATRICK M O'BRIEN
O'BRIEN HEATHER ANNE
3469 TAILS CREEK CHURCH RD
ELLIJAY, GA 30540

Forms

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Tract	Rural	1	1.5
RUR	Small Tract	Rural	1	8.91
RUR	Ponds	Rural	1	1
RUR	River-C	Rural	2	4.36

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	9	2.07
CUV	Timberland 93	7	3.42
CUV	Timberland 93	8	8.78

Residential Improvement Information

Style1 Family (Detached)

Heated Square Feet3456 (If applicable, finished attic and finished basement included)

Interior WallsDrywall

Exterior WallsCement Fiber/Board & Batten

FoundationBasement-Full Finished

Attic Square Feet0

Basement Square Feet1728 (See sketch for square feet details)

Year Built2006

Roof TypeCorrugated Metal

Flooring TypeHardwood

Heating TypeCentral Heat/AC

Number Of Rooms0

Number Of Bedrooms4

Number Of Full Bathrooms2

Number Of Half Bathrooms1

Value\$621,900

ConditionAverage

Fireplaces\AppliancesConst 1 sty 1 Box 1
Const 2 sty 2 Box 1

House Address3469 TAILS CREEK CHURCH

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
GR/Finished	2022	20x22 / 0	1	\$14,200
Shed	2022	10x34 / 0	1	\$2,100
Patio	2022	14x14 / 0	1	\$1,200
Shed	2022	7x16 / 0	1	\$720
Slab	2015	38x16 / 0	1	\$2,900
Slab	2015	10x22 / 0	1	\$1,000
HS/GD	2005	0x0 / 1	0	\$8,000

Permits

Permit Date	Permit Number	Type
11/06/2024	2814	DECK
10/31/2024	1120	LAND DISTURBANCE
10/31/2024	1140	SITE LOCATION PERMIT
11/21/2005	10639	NEW CONSTRUCT

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/8/2024	2653 188	15 119	\$1,500,000	Fair Market Value - Improved	CASTON HOWARD TRUST AGREEMENT	O'BRIEN, PATRICK M/HEATHER ANNE
7/14/2021	2405 27	15 119	\$0	Convenience	CASTON, HOWARD C	CASTON HOWARD TRUST AGREEMENT
9/4/2020	2287 57	15 119	\$449,000	Fair Market Value - Improved	DAVIS, BRONDY L/REE D	CASTON, HOWARD C
4/8/2003	942 16	15 119	\$0	xxPreviously used code - no longer in use	DAVIS BRONDY L	DAVIS, BRONDY L/REE D
4/3/2003	942 16	15 119	\$0	xxPreviously used code - no longer in use	DAVIS BRONDY L	DAVIS, BRONDY L/REE D
5/10/2000	710 342	15 119	\$80,000	Multiple Lots Included	MCCLURE LEON	DAVIS BRONDY L
5/10/2000	710 342	15 119	\$80,000	Multiple Lots Included	MCCLURE LEON	DAVIS BRONDY L
8/1/1995	460 166		\$1,400	Fair Market Value - Land	CORBIN RONNIE H	MCCLURE LEON
4/1/1989	240 542		\$9,500	Fair Market Value - Land	MCCLURE LEON & HENSON EDDIE	MCCLURE LEON
10/1/1987	211 679		\$19,000	Fair Market Value - Land	CORBIN ARTHUR	MCCLURE LEON & HENSON EDDIE
5/1/1987	203 678		\$0	xxPreviously used code - no longer in use	CORBIN HERMAN, ETAL	CORBIN ARTHUR
5/1/1987	203 663		\$0	xxPreviously used code - no longer in use	CORBIN HERMAN ETAL	CORBIN RONNIE H

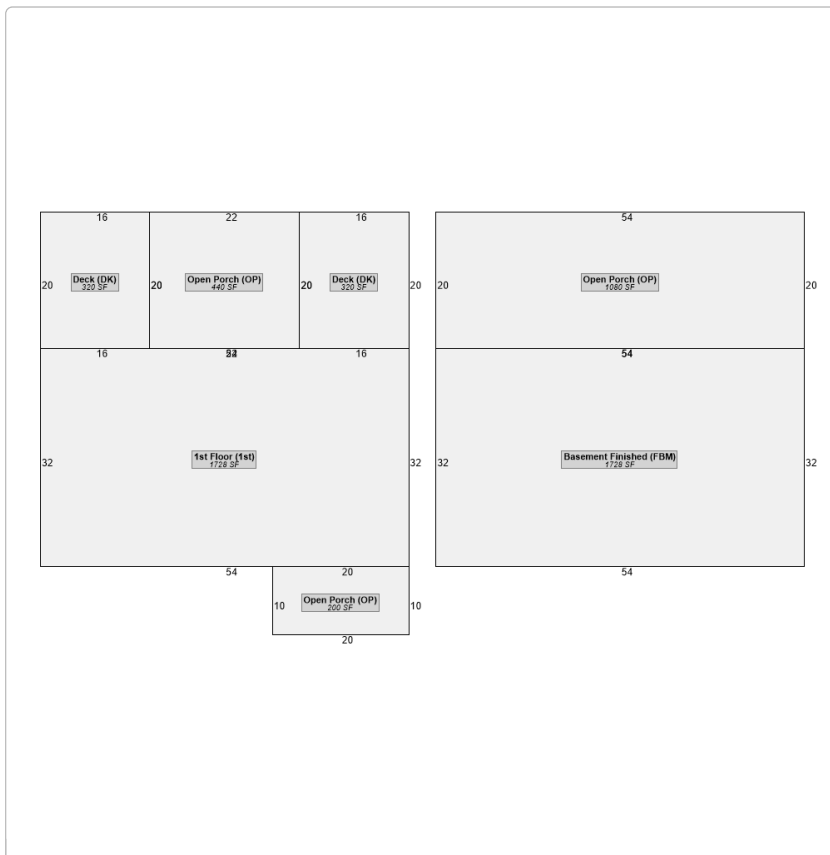
Valuation

	2026	2025	2024	2023	2022
Previous Value	\$848,740	\$707,460	\$689,360	\$503,770	\$402,770
Land Value	\$313,600	\$269,300	\$199,100	\$181,000	\$168,300
+ Improvement Value	\$621,900	\$548,800	\$478,500	\$478,500	\$320,700
+ Accessory Value	\$30,120	\$30,640	\$29,860	\$29,860	\$14,770
= Current Value	\$965,620	\$848,740	\$707,460	\$689,360	\$503,770
10 Year Land Covenant (Agreement Year / Value)	2020 / \$11,882	2020 / \$11,544	2020 / \$11,219	2020 / \$10,900	2020 / \$10,583

Photos



Sketches



Estimated Tax Detail

USE THE FOLLOWING ESTIMATES AT YOUR OWN DISCRETION.

The amounts below do not represent, nor are they intended to represent, the actual property tax for this parcel.

These amounts represent unofficial property tax estimates based on the current year's property value, applicable exemptions and the 2025 millage/tax rates for your tax district.

Tax Type	Description	Asmt Pct	Cov Exempt	HS Exempt	Millage	Est Tax
1	State	0.4	112167			\$0.00
2	County M & O	0.4	112167		5.829	\$1,597.62
3	County Bond	0.4	112167		0.5	\$137.04
4	School M & O	0.4	112167		9.121	\$2,499.89

Total Est Tax \$4,234.55

Property Tax Dollars

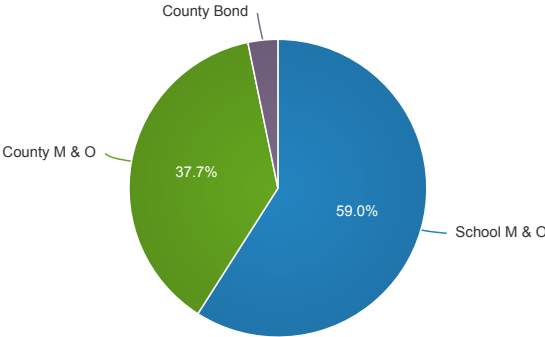
USE THESE ESTIMATES AT YOUR OWN DISCRETION.

These amounts are unofficial estimates and do not represent the actual property tax for this parcel.
They are based on the current year's value, applicable exemptions, and the most recent millage rates adopted by the Gilmer County School District, Board of Commissioners, and City Council. The actual tax bill may be higher or lower.

Owner: PATRICK M O'BRIEN
Market Value: \$965,620
Exemption Code:
Property Address: 3469 TAILS CREEK CHURCH RD
Estimated Yearly Taxes: \$4,234.55

Service	% Total	Per Year	Per Day
County M & O	37.73%	\$1,597.62	\$4.38
County Bond	3.24%	\$137.04	\$0.38
School M & O	59.04%	\$2,499.89	\$6.85
Total	100.00%	\$4,234.55	\$11.60

Total Property Tax: \$4,234.55



No data available for the following modules: Comp Report Generator (Commercial), Online Appeal, Linked Personal Property, Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, 2024 Prebill Mobile Home Valuation.