



DEPARTMENT OF AUDITS AND ACCOUNTS

SALES RATIO DIVISION

270 Washington Street, S.W., Room 1-156
Atlanta, Georgia 30334-8400

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

TODD H. PASCHAL
DIRECTOR
(404) 656-0492

May 24, 2018

The following report includes the State-wide Equalized 100% Digest for school tax purposes from the Sales Ratio Study for calendar year 2017. Each digest is computed by school district and includes the established ratio and adjusted 100% digest of each district. These digests are subject to change resulting from hearings, arbitrations or legal actions.

2017 SALES RATIO STUDY
STATE-WIDE EQUALIZED 100% ADJUSTED PROPERTY TAX DIGEST REPORT
May 24, 2018

<u>CODE</u>	<u>SCHOOL DISTRICT</u>	<u>OVERALL RATIO</u>		<u>ADJUSTED 100% DIGEST</u>
001	APPLING	38.37	\$	2,395,635,973
002	ATKINSON	39.02		373,218,309
003	BACON	38.52		648,807,307
004	BAKER	40.84		350,345,652
005	BALDWIN	38.57		3,151,122,469
006	BANKS	38.16		1,405,529,725
007	BARROW	35.64		5,966,636,320
008	BARTOW	38.80		6,697,810,450
009	BEN HILL	38.07		1,011,768,342
010	BERRIEN	37.85		947,878,058
011	BIBB	40.62		10,841,649,478
012	BLECKLEY	41.24		616,146,020
013	BRANTLEY	39.61		820,582,578
014	BROOKS	38.05		1,064,430,358
015	BRYAN	40.23		3,698,478,795
016	BULLOCH	38.99		4,978,384,033
017	BURKE	39.82		9,231,420,953
018	BUTTS	38.07		1,620,104,711
019	CALHOUN	38.88		316,276,156
020	CAMDEN	38.07		3,840,812,813
021	CANDLER	38.21		698,121,978
022	CARROLL	38.44		5,776,839,049
023	CATOOSA	39.43		4,564,305,168
024	CHARLTON	38.31		770,541,700
025	CHATHAM	38.35		40,352,207,132
026	CHATTAHOOCHEE	38.35		163,609,208
027	CHATTOOGA	36.35		1,105,756,339
028	CHEROKEE	38.15		26,281,344,000
029	CLARKE	39.29		10,351,424,861
030	CLAY	39.00		273,465,364
031	CLAYTON	39.82		18,525,141,716
032	CLINCH	38.87		605,447,128
033	COBB	38.44		82,712,623,102
034	COFFEE	39.76		2,265,148,613
035	COLQUITT	37.04		2,609,521,402
036	COLUMBIA	39.50		13,507,962,368
037	COOK	39.74		1,011,029,850
038	COWETA	38.03		13,349,126,611
039	CRAWFORD	39.50		720,237,131
040	CRISP	38.80		1,688,432,412

2017 SALES RATIO STUDY
STATE-WIDE EQUALIZED 100% ADJUSTED PROPERTY TAX DIGEST REPORT
May 24, 2018

<u>CODE</u>	<u>SCHOOL DISTRICT</u>	<u>OVERALL RATIO</u>		<u>ADJUSTED 100% DIGEST</u>
041	DADE	38.00	\$	1,253,914,497
042	DAWSON	40.65		3,482,310,601
043	DECATUR	40.04		2,261,411,935
044	DEKALB	38.78		63,913,126,608
045	DODGE	38.49		1,017,865,134
046	DOOLY	40.12		786,630,924
047	DOUGHERTY	40.43		5,317,836,803
048	DOUGLAS	38.25		12,185,975,702
049	EARLY	43.10		1,131,990,405
050	ECHOLS	39.88		270,343,363
051	EFFINGHAM	39.39		4,574,573,327
052	ELBERT	39.12		1,348,498,984
053	EMANUEL	41.42		1,195,735,736
054	EVANS	39.64		615,578,604
055	FANNIN	38.36		3,995,882,734
056	FAYETTE	39.58		14,821,733,759
057	FLOYD	38.62		4,759,880,472
058	FORSYTH	38.72		31,897,311,311
059	FRANKLIN	39.49		1,642,897,679
060	FULTON	Estimated		92,826,560,495
061	GILMER	38.96		3,338,873,387
062	GLASCOCK	40.79		212,868,133
063	GLYNN	38.15		14,364,308,381
064	GORDON	38.28		2,625,251,176
065	GRADY	39.03		1,467,244,886
066	GREENE	38.14		4,038,137,850
067	GWINNETT	39.48		85,739,520,049
068	HABERSHAM	38.49		3,136,769,929
069	HALL	38.76		14,021,735,697
070	HANCOCK	40.60		892,820,319
071	HARALSON	39.74		1,283,824,083
072	HARRIS	40.58		3,236,001,017
073	HART	36.86		2,696,863,945
074	HEARD	39.21		975,440,060
075	HENRY	39.09		20,403,277,552
076	HOUSTON	38.08		10,277,264,497
077	IRWIN	38.05		602,581,035
078	JACKSON	38.01		5,108,057,288
079	JASPER	38.13		1,059,975,909
080	JEFF DAVIS	38.72		869,759,797

2017 SALES RATIO STUDY
STATE-WIDE EQUALIZED 100% ADJUSTED PROPERTY TAX DIGEST REPORT
May 24, 2018

<u>CODE</u>	<u>SCHOOL DISTRICT</u>	<u>OVERALL RATIO</u>		<u>ADJUSTED 100% DIGEST</u>
081	JEFFERSON	41.47	\$	1,016,853,745
082	JENKINS	41.37		557,758,327
083	JOHNSON	39.23		388,974,230
084	JONES	42.03		1,696,245,611
085	LAMAR	38.30		1,294,291,940
086	LANIER	40.12		433,238,213
087	LAURENS	38.77		2,089,366,610
088	LEE	37.78		2,443,001,315
089	LIBERTY	39.92		3,675,864,227
090	LINCOLN	37.44		709,188,956
091	LONG	41.05		744,943,116
092	LOWNDES	38.72		4,233,654,181
093	LUMPKIN	38.10		2,707,863,350
094	MACON	38.93		887,831,388
095	MADISON	39.42		1,768,318,504
096	MARION	38.95		497,770,914
097	MCDUFFIE	39.14		1,567,140,238
098	MCINTOSH	38.04		1,229,196,002
099	MERIWETHER	39.98		1,391,484,342
100	MILLER	40.18		473,788,860
101	MITCHELL	40.51		1,395,471,439
102	MONROE	39.04		3,644,685,387
103	MONTGOMERY	39.57		443,368,235
104	MORGAN	39.26		2,351,778,068
105	MURRAY	39.06		2,528,385,129
106	MUSCOGEE	39.99		15,847,131,473
107	NEWTON	38.00		7,138,549,171
108	OCONEE	38.88		4,842,648,216
109	OGLETHORPE	37.60		995,864,041
110	PAULDING	39.30		10,886,851,038
111	PEACH	39.23		1,748,823,667
112	PICKENS	41.10		3,490,037,585
113	PIERCE	38.73		1,193,250,478
114	PIKE	37.02		1,235,024,065
115	POLK	38.87		2,553,229,754
116	PULASKI	40.30		592,145,256
117	PUTNAM	39.58		3,441,356,554
118	QUITMAN	37.13		194,681,452
119	RABUN	39.43		4,298,816,506
120	RANDOLPH	39.04		485,081,340

2017 SALES RATIO STUDY
STATE-WIDE EQUALIZED 100% ADJUSTED PROPERTY TAX DIGEST REPORT
May 24, 2018

<u>CODE</u>	<u>SCHOOL DISTRICT</u>	<u>OVERALL RATIO</u>		<u>ADJUSTED 100% DIGEST</u>
121	RICHMOND	38.91	\$	13,914,199,277
122	ROCKDALE	36.91		6,722,284,059
123	SCHLEY	42.90		273,905,504
124	SCREVEN	37.26		1,050,701,529
125	SEMINOLE	38.27		750,017,229
126	SPALDING	39.42		4,088,264,677
127	STEPHENS	38.00		1,862,503,633
128	STEWART	39.63		430,612,526
129	SUMTER	40.72		1,782,067,102
130	TALBOT	41.13		534,145,766
131	TALIAFERRO	39.54		151,800,970
132	TATTNALL	38.73		1,103,355,083
133	TAYLOR	40.60		567,515,358
134	TELFAIR	41.52		681,398,320
135	TERRELL	39.67		749,587,382
136	THOMAS	39.08		2,168,501,782
137	TIFT	38.16		3,094,135,779
138	TOOMBS	39.12		1,050,359,108
139	TOWNS	38.07		2,002,138,070
140	TREUTLEN	38.45		304,044,278
141	TROUP	39.67		5,911,119,653
142	TURNER	40.19		540,356,731
143	TWIGGS	38.55		768,953,126
144	UNION	37.58		3,365,021,596
145	UPSON	38.54		1,558,473,805
146	WALKER	36.68		3,640,597,562
147	WALTON	38.26		7,207,999,877
148	WARE	38.38		2,024,867,175
149	WARREN	39.11		469,183,580
150	WASHINGTON	42.48		1,690,422,341
151	WAYNE	40.27		1,946,267,183
152	WEBSTER	39.03		233,782,497
153	WHEELER	39.83		353,997,472
154	WHITE	39.09		2,358,560,631
155	WHITFIELD	38.50		5,190,651,634
156	WILCOX	38.14		426,122,404
157	WILKES	39.81		881,289,218
158	WILKINSON	39.31		822,416,548
159	WORTH	39.25		1,287,368,331

2017 SALES RATIO STUDY
STATE-WIDE EQUALIZED 100% ADJUSTED PROPERTY TAX DIGEST REPORT
May 24, 2018

<u>CODE</u>	<u>SCHOOL DISTRICT</u>	<u>OVERALL RATIO</u>		<u>ADJUSTED 100% DIGEST</u>
200	ATLANTA (DEKALB)	38.78	\$	4,962,700,414
201	ATLANTA (FULTON)	Estimated		73,166,551,470
202	BREMEN (CARROLL)	38.44		69,521,018
203	BREMEN (HARALSON)	39.74		551,880,242
204	BUFORD (GWINNETT)	39.48		2,547,846,823
205	BUFORD - HALL	38.76		707,924,587
206	CALHOUN	38.28		2,316,685,412
207	CARROLLTON	38.44		2,331,827,868
208	CARTERSVILLE	38.80		2,623,546,290
209	CHICKAMAUGA	36.68		325,449,740
210	COMMERCE	38.01		518,885,941
211	DALTON	96.24		3,955,729,280
212	DECATUR	48.47		3,906,620,172
213	DUBLIN	38.77		1,450,217,333
214	GAINESVILLE	96.90		4,853,427,711
215	JEFFERSON	38.01		1,894,055,999
216	MARIETTA	38.44		8,092,914,744
217	PELHAM	40.51		122,404,651
218	ROME	38.62		3,151,695,170
219	SOCIAL CIRCLE (NEWTON)	38.00		2,124,225
220	SOCIAL CIRCLE (WALTON)	38.26		572,040,769
221	THOMASVILLE	39.08		1,725,943,318
222	TRION	36.35		187,480,807
223	VALDOSTA	38.72		4,173,007,503
224	VIDALIA (MONTGOMERY)	39.57		28,824,904
225	VIDALIA (TOOMBS)	39.12		876,205,341
SUB-TOTAL-CITIES			\$	125,115,511,732
SUB-TOTAL-COUNTIES				896,032,899,414
100% STATE DIGEST			\$	1,021,148,411,146

COUNTY: PICKENS

S A L E S R A T I O S T U D Y

2 0 1 7



DEPARTMENT OF AUDITS AND ACCOUNTS

SALES RATIO DIVISION

270 Washington Street, S.W., Room 1 - 156
Atlanta, Georgia 30334-8400

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

TODD H. PASCHAL
DIRECTOR
(404) 656-0492

May 24, 2018

As required by Georgia Code 48-5-274, the State Auditor's office hereby delivers to each county and independent school system, the 2017 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 2017. These transfers were supplemented by appraisals. The values of these sales and appraisals were matched to assessments on the 2017 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
Todd H. Paschal, Director
270 Washington Street, S.W., Room 5-198
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, Deputy Director at (404)-656-0494 or Todd Paschal, Director at (404)-656-0492.

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

2017 SALES RATIO STUDY

112 - PICKENS COUNTY

COMPUTATION SHEET

1. STUDY DATA

NUMBER OF SAMPLES IN STUDY.....	398
OVERALL RATIO.....	41.10

2. ADJUSTED 100% DIGEST COMPUTATIONS

<u>PROPERTY CLASS</u>		<u>ASSESSMENT</u>		<u>RATIO</u>		<u>100% VALUE</u>
REAL PROPERTY	=	<u>1,259,405,867</u>	÷	<u>41.10 %</u>	=	<u>3,064,196,949</u>
PERSONAL PROPERTY	=	<u>93,197,758</u>	÷	<u>41.10 %</u>	=	<u>226,754,768</u>
CURRENT USE	=	<u>12,233,675</u>	÷	<u>40.00 %</u>	=	<u>30,584,188</u>
MOTOR VEHICLES	=	<u>35,116,323</u>	÷	<u>40.00 %</u>	=	<u>87,790,808</u>
100% VALUE FOR LOCALLY ASSESSED PROPERTY						<u>3,409,326,713</u>

3. 100% VALUE COMPUTATIONS

LOCALLY ASSESSED PROPERTY	<u>3,409,326,713</u>
PUBLIC UTILITY PROPERTY.....	<u>80,519,090</u>
TIMBER	<u>191,782</u>
TOTAL 100% ADJUSTED COUNTY DIGEST.....	<u>3,490,037,585</u>



DEPARTMENT OF AUDITS AND ACCOUNTS

SALES RATIO DIVISION

2017 SALES RATIO STUDY

REVENUE STATISTICS REPORT

112-PICKENS COUNTY

2017 DIGEST - RATIO ANALYSIS

CLASS	#SAMPLES	LCI	UCI	MEDIAN	AGGREGATE	COD	PRD
RESIDENTIAL	370	40.79	41.74	41.18	42.55	14.02	99.70
AGRICULTURAL	398	40.76	41.74	41.11	42.22	14.11	100.16
COMMERCIAL	18	34.98	44.26	40.72	40.69	14.08	96.70
INDUSTRIAL	20	36.62	44.26	41.47	40.79	13.40	97.77

PROPERTY CLASS RATIO CALCULATION

CLASS	2017 ASSESSMENTS	RATIO	M/A	PROJECTED DIGEST	% OF DIGEST
RESIDENTIAL	938,752,487	41.18	M	2,279,762,501	64.54%
AGRICULTURAL	196,928,300	41.11	M	479,047,000	13.54%
COMMERCIAL	239,003,730	40.72	M	586,926,520	16.43%
INDUSTRIAL	48,369,842	41.47	M	116,625,827	3.33%
PUBLIC UTILITY	31,464,917	40.00		78,662,293	2.16%
TOTAL	1,454,519,276	41.08		3,541,024,141	100.00%



DEPARTMENT OF AUDITS AND ACCOUNTS

SALES RATIO DIVISION

2017 SALES RATIO STUDY

112-PICKENS COUNTY

PUBLIC UTILITY EQUALIZATION RATIO CALCULATION

CLASS	2017 ASSESSMENT	RATIO	M/A	PROJECTED DIGEST
RESIDENTIAL	928,912,294	41.18	M	2,255,865,571
AGRICULTURAL	196,928,300	41.11	M	479,047,000
COMMERCIAL	239,003,730	40.72	M	586,926,520
INDUSTRIAL	48,369,842	41.47	M	116,625,827
TOTAL	1,413,214,166	41.10		3,438,464,918



2017 Sales Ratio Study

112 - PICKENS COUNTY

Page 1 of 14

Sample	Seller Purchaser / Owner	Street-Land Lot-Land Dist Map/Parcel-SLB	Sale Date	Deed Book	Type Prop	Sales Price	Assessment	Ratio
01153	DEBS LLC 744 NOAH DRIVE LLC	030D 096 143	07/14/17	1121 704	COM IMP	\$ 3,263,485	\$ 1,279,223	39.20
00636	DENSKY LAWRENCE J ABELL GREGORY/SCARLETT HELEN/ABELL	046D 137~LOT 9061	04/07/17 1.35	1114 533	RES IMP	\$ 299,913	\$ 123,707	41.25
01059	SIMS SHERRY LENA ADAMS DREW W	~155~4 065 008	06/30/17 22.64	1121 88	AGR IMP	\$ 201,512	\$ 101,625	50.43
01636	LAUREL RIDGE TRL LLC ADLER GARY/ADLER ROBIN	109 LAUREL RIDGE RTL~24~4 046A 488~UN 370 BIG CANOE	09/28/17 0.15	1129 498	RES IMP	\$ 261,706	\$ 116,833	44.64
00117	A M REAL PROPERTIES LLC AG-PRO REAL ESTATE INVESTMENTS LLC	064 008 004	01/25/17 4.46	1106 998	COM IMP	\$ 1,475,496	\$ 714,782	48.44
00320	NANCY ANDERSON ALLISON FLOYD	142 ARBOR HILLS TRAIL 030A 031 068~L 68	03/09/17 0.29	1110 644	RES IMP	\$ 175,445	\$ 71,470	40.74
00007	TURNER KATHRYN W AMOS TIFFANY BRIANNA	153 APACHE RIDGE RD~305,306,307,308 JA05 013~L 15	01/05/17 0.85	1104 761	RES IMP	\$ 158,134	\$ 61,680	39.00
01086	ROBINS ANNA DOLORES ANDREWS JR DARRELL LEE/MORGAN	658 PIONEER RD~272,305~12 JA04 098~L 1	06/30/17 0.60	1121 37	RES IMP	\$ 161,306	\$ 60,010	37.20
01617	BOWYER LLOYD RAY APARICIO VIRGINIA	573 HUNTERS TR~62~4 046D 122~L 9010 BIG CANOE S/D	09/29/17 0.78	1129 599	RES IMP	\$ 177,164	\$ 108,205	61.08
01289	VAN DUYNE JENNIFER NOEL ARMSTRONG CAROL P/ARMSTRONG COLAN G	~314~14 026D 109~L 7157	07/31/17 0.92	1123 769	RES IMP	\$ 223,955	\$ 90,030	40.20
01414	MARKHAM NATHAN TERRELL ARNOLD SAMANTHA F	265 AMBROSE DR~160,165~13 064 020 092~L 92	08/16/17 1.46	1125 675	RES IMP	\$ 170,329	\$ 59,607	35.00
01033	JONES JAMES C ARRINGTON PAUL	1555 TWIN MOUNTAIN LAKE CIR 021D 012~TWIN MTN LAKES S/D	06/23/17 0.27	1120 447	RES IMP	\$ 175,535	\$ 54,290	30.93
02235	AUGUST PROPERTY MANAGEMENT LLC	360 WEST CHURCH RD JA11 009	0.46		COM IMP	\$ 271,926	\$ 125,190	46.04
00711	THOMAS PENDLEY AND SARAH PENDLEY AVARY PATRICE S	10190 HIGHWAY 53 034 099	05/01/17 12.45	1115 688	RES IMP	\$ 307,151	\$ 127,431	41.49
01453	CALLAHAN JAMES RICHARD BACHMAN KAREN F/BACHMAN ROBERT J	21 CHOCTAW RIDGE~54~4 046D 901~LOT 901	08/25/17 0.23	1126 390	RES IMP	\$ 298,021	\$ 149,199	50.06
01679	MARTIN JAMES BACK MARVIN G/BACK ANDRIETTE E	~118~13 055D 110 369~L 69	09/22/17 1.05	1128 871	RES IMP	\$ 254,302	\$ 99,761	39.23
01597	SEALS PATRICK BALLINTYNE ALEXANDER SCOTT/MONTEITH	30 REDFIELD CT 029B 019 039~L 250 HUNTERS RIDGE	09/20/17 2.52	1128 323	RES IMP	\$ 319,584	\$ 123,510	38.65
00104	STEWART JOAN ANN BARNETT KATHRYN/BARNETT ERIC	217 SMOKESTACK RDG~110~13 057 077 139~39	01/27/17 1.01	1106 787	RES IMP	\$ 157,501	\$ 63,332	40.21
01058	RTC HOME CONSTRUCTION LLC BARRANCO ANN ELSA/BARRANCO JOHN C	753 HAMPTON FARMS TRL~78~4 052 005 119~L 19	06/29/17 3.84	1120 946	RES VAC	\$ 31,385	\$ 16,000	50.98
00688	HWA MON PROPERTIES LLC BARRINGER KELLY A/BARRINGER CURT F	654 RIDGEVIEW DR~26~4 046B 204~L 8080	04/28/17 1.28	1115 218	RES IMP	\$ 839,243	\$ 510,423	60.82
01094	LEDFOUR DONNA M BARTOS JOSPEH C/CATHERINE A	307 HOOD PARK DR~288 029B 059 040~VILLA 20B	07/10/17 0.25	1121 968	RES IMP	\$ 124,652	\$ 63,050	50.58
00164	FOSTER JEFFREY D BEAVER KRISTAL KEILANI/CHRISTOPHER	TALLY COVE RD~63 & 64~13 040 050 032~62	02/17/17 3.20	1108 339	RES VAC	\$ 32,105	\$ 19,200	59.80
00768	HECHT BRUCE W BEGGY DEBORAH L	58 LAKE WATCH VILLAGE VLG~53~4 046D 014~556	05/10/17 0.19	1115 943	RES IMP	\$ 286,926	\$ 82,201	28.65
01139	MILLER LARRY A BELL DANIEL T/BELL PATRICIA P	GRANDVIEW TRAIL~248~5 024C 037~L 982	07/13/17 1.72	1122 94	RES VAC	\$ 22,216	\$ 12,000	54.02
00317	WADDELL DONNA BELL JENNIFER L	377 NEW TOWN ST~118~4 052D 054	03/20/17 0.87	1111 138	RES IMP	\$ 171,899	\$ 68,011	39.56
01490	LIMBOCKER GEORGE A BEMONT JOHN	104 MORGAN WALK~62~4 046D 102~LOT 9094 BIG CANOE	08/25/17 2.68	1126 729	RES IMP	\$ 259,149	\$ 134,582	51.93
00964	DELANEY ELIZABETH S BERESFORD JR HARRY G/RICHOLL STEPHEN	185 RED BUD PASS~92~4 049A 067~9329	06/19/17 1.28	1119 349	RES IMP	\$ 415,145	\$ 207,630	50.01
00189	EQUITY TRUST CUSTODIAN FBO DORIE BIG CANOE COMPANY LLC	046A 061~LOT 2577	02/15/17 0.86	1108 531	RES VAC	\$ 116,397	\$ 48,000	41.24
00382	BREEDLOVE DONNA L BLACKERBY GLORIA J	364 BEAVER RIDGE RD~154~13 062A 040 001~1	03/17/17 0.70	1110 874	RES IMP	\$ 131,071	\$ 55,098	42.04



2017 Sales Ratio Study

112 - PICKENS COUNTY

Page 2 of 14

Sample	Seller Purchaser / Owner	Street~Land Lot~Land Dist Map/Parcel~SLB	Sale Date	Deed Book	Type Prop	Sales Price	Assessment	Ratio
01484	FIELDS RONALD E BOAK ALAN/BOAK BRENDA	56 KEVIN CT~195~4 066 070~LOT 229, UNIT II RIVERSTONE	08/30/17 1.08	1126 481	RES IMP	\$ 189,408	\$ 55,948	29.54
00025	HOUGH MICHAEL E BOATWRIGHT FRANKLIN SCOTT	823 N DUFFER DR 027A 506~L 823	01/06/17 1.25	1104 877	RES IMP	\$ 224,351	\$ 104,203	46.45
00940	ZIMMERMAN IRVING J BOBAK WENDY L/BOBAK GERALD	257 HIGH CLIFF RD 024 002 015~L 67	06/07/17 6.69	1118 433	RES IMP	\$ 336,483	\$ 119,402	35.49
00701	BREWER JAMES L BOLLES JEFF/BOLLES SANDRA	WILLOW DR~24,25~4 046A 209~L 8188	05/04/17 0.82	1115 646	RES VAC	\$ 37,068	\$ 21,000	56.65
01191	BOGGUS JR JAMES DONALD BOTELER CRAIG L/BOTELER KATRINA B	~130, 158, 159~13 053 011 001	07/24/17 15.56	1122 806	AGR VAC	\$ 130,541	\$ 42,699	32.71
00771	BAIN JACOB BOWEN JED	430 N STATION ST~118~4 052D 117	05/15/17 0.55	1116 292	RES IMP	\$ 128,161	\$ 51,798	40.42
01559	WHEATON III ALBERT E BRADLEY NANCY C/BRADLEY JOHN L	190 TWIN SPRINGS LN~323~5TH 028C 024	09/12/17 2.88	1127 774	RES IMP	\$ 290,171	\$ 135,515	46.70
00756	SPINKS DAVID W BRANNON CANDIACE D/BRANNON ROBERT W	166 FLEMING DR~56~13TH 042 006 105~5	05/10/17 0.84	1116 42	RES IMP	\$ 187,890	\$ 68,256	36.33
01643	BRIDGES ANNE C BRENNEN TERRI WILKINSON/HUGH JAMES JR	585 VALLEY VIEW VISTA~281~5TH 027A 101~530, HENDRICKS MOUNTAIN	09/26/17 0.41	1129 22	RES IMP	\$ 138,217	\$ 63,083	45.64
00203	GOODRUM GEORGE BRIALEX LLC	MOUNTAIN PARK DR~160,161,164,165 064 018 006~5	01/30/17 560	1107 560	COM IMP	\$ 220,559	\$ 89,870	40.75
00158	TATUM JACOB THOMAS BRIGGS WENDELL T	114 SOUTHWOODS DR~55~13 JA21 036~L 6	02/10/17 0.69	1107 821	RES IMP	\$ 146,538	\$ 50,676	34.58
01492	FITZGERALD DIANE M BRINCK STEPHANIE J/BRINCK BENJAMIN J	197 DOGWOOD LN~14~4 046B 073~L 8024	08/28/17 0.70	1126 532	RES IMP	\$ 215,525	\$ 115,420	53.55
01341	PENSCO TRUST COMPANY CUSTODIAN BRINKLEY CHRISTIAN/MATTHEWS TAYLOR	135 HOOD PARK CT 029B 059 029~L 196	08/09/17 0.14	1124 787	RES IMP	\$ 127,467	\$ 45,028	35.33
00528	GILLETTE CHARLES JOSEPH BROTHERTON MELISSA/JUSTIN HEATH	22 CHIMNEY WAY 057 077 109~L 9	03/31/17 0.78	1112 349	RES IMP	\$ 156,527	\$ 63,270	40.42
00300	HOWARD SR J PHILIP BROWN KIMBERLY G/BROWN STEVEN D	COACHWHIP TRL~248~5 024C 032~971	03/03/17 812	1109 812	RES VAC	\$ 19,296	\$ 6,000	31.09
01421	GOODWIN JONATHAN MATTHEW BROWN MICHAEL/BROWN MARY	240 OUTBACK RD~261,280~12 009 047 056~L 23	08/25/17 2.22	1126 229	RES IMP	\$ 323,936	\$ 109,478	33.80
00222	PEARSON CARL BROWN ROBERT R/BROWN LOUISE J	75 MCKENZIE LN~128~4 049 089 007~16	02/23/17 1.93	1108 689	RES IMP	\$ 190,976	\$ 74,822	39.18
01080	VIA PAMELA L BROWNSBERGER DANIEL L	BOULDER FALLS LN~78.103~13 056 001 019~LOT 183 THE PRESERVE	06/30/17 5.99	1120 678	RES VAC	\$ 70,795	\$ 35,940	50.77
01373	CLONTS JERRY R BUCHANAN GRDON P	91 QUIET WATER CT~165~12TH 031 100 074~LOT 59, PHASE II	08/15/17 1.27	1125 522	RES IMP	\$ 130,092	\$ 56,634	43.53
01158	PATTERSON JASON A BURGESS NATHAN C/BURGESS SUSAN C	42 OAK MORRIS RIDGE~302,303~12 029A 069~L 3	07/14/17 1.76	1122 111	RES IMP	\$ 158,075	\$ 57,794	36.56
00122	ATLANTA - EAST INC BURNT BISCUITS LLC	~323~5 028C 090	02/01/17 19.56	1107 184	AGR VAC	\$ 49,246	\$ 24,111	48.96
01075	ASHLEY THOMPSON NKA ASHLEY MATTHEWS BUTLER JIMMY/BUTLER PAMELA	76 COGDELL WAY~160, 161, AND 064 020 132~132	06/30/17 0.75	1120 804	RES IMP	\$ 174,658	\$ 55,168	31.59
00761	STRICKLAND JR F N BUZZARD JR FREDERICK C	198 SHARPVUE TRL~83~13TH 054 056~LOTS 1, 2 AND 3	05/12/17 5.46	1116 385	RES IMP	\$ 253,290	\$ 105,999	41.85
00443	NUZZO SANDRA E CACERES VICTOR/CACERES MARLENES	2940 REFUGE RD~91~13 053A 107	03/21/17 1.00	1111 865	RES IMP	\$ 119,302	\$ 38,383	32.17
00644	KING LAUREN CAIN JESSICA/WRIGHT JOSHUA	27 SADDLE RIDGE TRL 063 070 146~L 46	04/17/17 1.00	1114 9	RES IMP	\$ 164,203	\$ 69,897	42.57
01313	FLEMING PAULINE R CALHOUN LISA LYNN/CALHOUN WILLIAM L	91 OGLETHORPE MTN RD~297~5TH 026C 158~1104	07/31/17 0.57	1123 892	RES IMP	\$ 108,904	\$ 52,903	48.58
00647	MORAWA WALTER M CALLAHAN RYAN/CALLAHAN TIFFANY	STONE RDG CT~283~5 027B 107~L 2613	04/25/17 1.40	1114 270	RES VAC	\$ 15,882	\$ 9,000	56.67
01577	MCPHEE HALI CANADA CHRISTINA E	130 VILLAGE CREEK DR 031 089 158~L 58	08/14/17 1.01	1128 325	RES IMP	\$ 241,909	\$ 115,080	47.57
01101	REAGAN GEORGIA A CANTRELL CRYSTAL G	419 BARREL WAY~196~4 066 029 022~22 WINCHESTER OAKS	06/23/17 0.99	1121 723	RES IMP	\$ 202,541	\$ 68,737	33.94



2017 Sales Ratio Study

112 - PICKENS COUNTY

Page 3 of 14

Sample	Seller Purchaser / Owner	Street-Land Lot-Land Dist Map/Parcel-SLB	Sale Date	Deed Book	Type Prop	Sales Price	Assessment	Ratio
01281	FUSSELL DAVID G CARLISLE CONSTANCE W	182 SCONTI RDG 046A 264-UN 438	07/31/17 0.07	1123 869	RES IMP	\$ 133,056	\$ 59,371	44.62
00216	JONES JOSEPH H CARPENTER JOHN B/CARPENTER PAULA	392 HARRIS RD 031 016	02/02/17 3.18	1107 443	RES IMP	\$ 328,815	\$ 131,329	39.94
01121	PARKS SR WILLIAM WINSHIP CHELKO SR DANIEL J	20 SCONTI RDG-24~4 046A 228	07/06/17 0.10	1121 646	RES IMP	\$ 129,439	\$ 56,893	43.95
01245	WAGNER WARREN H CHESTER NATHAN W/CHESTER LESLEY M	113 MARYSVILLE CT~154~13 062A 037 004-L 4	07/21/17 1.00	1123 153	RES IMP	\$ 273,164	\$ 109,856	40.22
00602	PADGETT FRANCES BENNETT CHESTER ROY N/CHESTER ROY L	~10~13 040 002	04/25/17 431	1114 IMP	RES IMP	\$ 364,347	\$ 182,176	50.00
01503	FLEMING JOHN C CHILES TANDY	154 MEADOWBROOK RDG~17~4 047B 189~LOT 2906 BIG CANOE S/D	09/01/17 1.35	1126 881	RES IMP	\$ 331,020	\$ 150,007	45.32
01571	WELLS HARRY CLARK BARRY G/CLARK CYNTHIA A	365 WEDGEWOOD DR~17~4 047B 055~LOT 2461	09/08/17 0.68	1127 801	RES IMP	\$ 303,792	\$ 170,719	56.20
01395	JAMES L NICKELL AND CYNTHIA L NICKELL CLEGG CALLIE	132 LOCUST TRL 027D 197	07/31/17 0.95	1125 431	RES IMP	\$ 294,215	\$ 155,202	52.75
01186	CHRISTOPHER CHARLES EDWARD COGGINS JR JOHN KIMBLE	1133 GREYSTONE RD~229~12TH 021 051~LOT J	07/21/17 32.90	1122 869	AGR IMP	\$ 897,664	\$ 350,431	39.04
01644	ALLEN SR DON M COLE JAMES W/COLE EMILY P	46 MULLIGAN WAY~296~5 027D 132-L 706 BENT TREE S/D	09/29/17 0.47	1129 559	RES IMP	\$ 262,708	\$ 108,909	41.46
01660	PANKS KAREN A COMISKEY KENNETH/HARVEY JULIA	222 MULLIGAN WAY~295,296~5 027D 139-L 950	09/26/17 0.79	1129 476	RES IMP	\$ 173,300	\$ 105,739	61.01
00890	STILES EDWARD A CONNER JAMES W	341 MADISON LN 054 125 170-L 70	05/24/17 1.30	1117 640	RES IMP	\$ 252,310	\$ 99,880	39.59
00749	MCCORMICK ADDIE JOYCE CONOVER JOSHUA	119 ROCK CREEK DR 062B 022 005-L 4	05/10/17 5.00	1116 454	RES IMP	\$ 260,085	\$ 111,803	42.99
00702	KNIGHT JAMES H COOLEY LUCY J/LAURA AVARY/PEMBERTON	250 GADALUTSEE PASS~18~4 047B 009~2370	05/03/17 0.90	1115 572	RES IMP	\$ 310,861	\$ 116,993	37.64
01364	BELLINGER JOHN E CORMIER KRISTIN ANNA/RAYMOND ARMAND	5715 HENDERSON MOUNTAIN RD 056D 046-L 160	08/04/17 3.25	1125 398	RES IMP	\$ 137,538	\$ 52,052	37.85
01062	PPG REAL ESTATE INVESTMENTS INC CORONADO SAUL/CHRISTINA TANNER	86 SCONTI RDG 046A 239 002-UN 413B BIG CANOE	06/30/17 0.09	1120 857	RES IMP	\$ 75,724	\$ 44,971	59.39
00045	BIG CANOE COMPANY LLC COSTA ROBERT A/COSTA SUSAN	7335 RIDGEVIEW WAY WAY~27~4TH 045 103 035-7335	01/20/17 1.28	1106 90	RES VAC	\$ 173,082	\$ 67,200	38.83
00712	PEELE WILLIAM G COULTER GARRETT JAMES	123 COVE HILL RD 028C 096 008	05/02/17 3.40	1115 431	RES IMP	\$ 183,246	\$ 85,510	46.66
00285	ARRIETA JORGE COX PATRICK LEE/LINDBERT KRISTINA MARIE	31 DUCK HOOK DR 027A 510	02/15/17 0.97	1109 881	RES IMP	\$ 253,249	\$ 102,622	40.52
01206	MOFFITT LORIANA CRADDOCK ANDREW B/CRADDOCK SHARON	~83~13TH 054 035 001	07/24/17 1.63	1123 12	RES IMP	\$ 191,458	\$ 73,407	38.34
01682	POPE RICHARD G CRANE JOHN MICHAEL/TERRELL GAIL N	16 LAUREL RIDGE TRL~24~4 046A 468~UNIT 350 BIG CANOE	08/30/17 0.19	1129 714	RES IMP	\$ 223,846	\$ 104,681	46.76
00183	HOGAN ERNEST NOEL CRAWFORD ANTHONY B/KAROL RENEE	801 OAKLANDS DR 021 037 029-L 28	02/17/17 6.04	1108 506	RES IMP	\$ 412,259	\$ 168,916	40.97
01309	BARRON-HUGHES ANDREA M CRESSWELL KEITH G	67 CHIMNEY WAY~110~13 057 077 119-L 19	07/28/17 0.76	1123 709	RES IMP	\$ 150,478	\$ 48,456	32.20
00250	MILLER MICHAEL G CROSBY JUSTIN JAMES	~222~001 024C 313~LOT 70 BENT TREE	03/02/17 0.54	1109 478	RES VAC	\$ 5,503	\$ 3,000	54.52
00621	BRIAN F CHIZMADIA AND DONNA B CROSTHWAIT GLENN A/KATHARINE M	104 SPARROW LN 065 002 046-L 43	04/20/17 1.05	1114 104	RES IMP	\$ 299,875	\$ 125,130	41.73
01195	ALLISON JORDON T CURRAN SUMMER MARIE/CURRAN ROSE M	222 ARBOR HILLS RD 030A 031 090-L 90	07/17/17 0.69	1122 326	RES IMP	\$ 171,062	\$ 57,776	33.77
00811	HOWARD RONALD P DADY MARK W/DADY LINDA B	48 OSI WAY 046D 823~LOT 823	06/01/17 0.28	1118 76	RES IMP	\$ 458,719	\$ 195,849	42.69
00982	SORENSEN ROBERT L DAILY HEATHER L	816 WILDERNESS LN~286~5 028 032	06/20/17 4.11	1119 535	RES IMP	\$ 200,495	\$ 57,337	28.60
00866	PUSCHNER NORBERT DAMERON DAVID D/DAMERON JENNIFER T	1541 LUMBER COMPANY RD~265~13 022C 105-13	05/23/17 0.95	1117 123	RES IMP	\$ 321,324	\$ 95,718	29.79



2017 Sales Ratio Study

112 - PICKENS COUNTY

Page 4 of 14

Sample	Seller Purchaser / Owner	Street~Land Lot~Land Dist Map/Parcel~SLB	Sale Date	Deed Book	Type Prop	Sales Price	Assessment	Ratio
01348	SNEARLY JACOB D DAMON MEGAN ASHLEY/CHRISTOPHER	124 WOODS WAY 063 102 147~L 47	08/07/17 1.02	1124 866	RES IMP	\$ 157,359	\$ 49,599	31.52
01587	REBECCA J BANNISTER AND JAMES W DANIEL ALAN CAMM AND GABRIELA CAMM	254 REBECCA ST~305~12 JA04 064	09/18/17 3.85	1128 262	RES IMP	\$ 382,492	\$ 170,564	44.59
00574	GANTICK CHRISTOPHER S DANIELL CHARLES L/DANIELL PAULA J	5 RUTH RD~21~12 033 027~L 20	04/12/17 3.02	1113 332	RES IMP	\$ 299,468	\$ 124,148	41.46
01609	RAMSEY BETH A DARBY JENNY V	~258~5TH 027B 191~2313, MOLE MOUNTAIN	09/22/17 0.46	1128 364	RES IMP	\$ 161,906	\$ 69,216	42.75
00658	LEFF STEVEN I DARNELL WILLIAM ALAN/ANGIE NORTON	190 SWALLOW PNT 046A 183~LOT 1155	05/02/17 0.87	1115 371	RES IMP	\$ 632,525	\$ 221,495	35.02
00040	PAYNE KITA S DARTER LINDA/DARTER MELVIN L	318 WILD GINGER CIR~14~4 046B 033~6012	01/09/17 0.79	1105 301	RES IMP	\$ 209,031	\$ 79,839	38.19
00772	JOHNSON PATRICK & ASHLEY DAVID E O'NEIL/MARY ANN O'NEIL	4035 MONUMENT ROAD 025 011	05/15/17 5.00	1116 574	RES IMP	\$ 295,259	\$ 113,200	38.34
00563	CALLAN SHANE A DAVID JESSICA FAYE/DAVIS KYLE	68 RIVERSTONE WAY~194,195~4 066 104~L 263	04/12/17 0.86	1113 353	RES IMP	\$ 193,053	\$ 84,126	43.58
00925	MCARTHUR CLINTON LAMAR DAVIS-GODFREY JUDY	~212~12 002 003 002	06/05/17 6.24	1118 543	AGR VAC	\$ 57,323	\$ 17,600	30.70
01687	LIOITI JOHN DAVID DAVISON JILL	47 BEAR TRL 069C 014~L 13	09/29/17 2.78	1129 663	RES IMP	\$ 181,382	\$ 65,991	36.38
00681	DERR AMY M DEGENHARD JUANITA B/ARTHUR W	1318 HUNTER RIDGE RD 029A 045	04/26/17 1.12	1115 22	RES IMP	\$ 191,397	\$ 95,146	49.71
00068	KWIATKOWSKI DANIEL A DELANEY VINCENT/DELANEY CHERYL	83 QUIET WATER CT 031 100 075~L .60	01/09/17 1.10	1105 343	RES IMP	\$ 150,303	\$ 59,783	39.77
00887	UNZIKER JOHN ALFRED III DELATORRE MICHAEL	29 ARBOR HILLS TRCE~1237~12TH 030A 031 077~LOT 77, UNIT 1	05/31/17 174	1118 174	RES IMP	\$ 182,690	\$ 77,318	42.32
00721	HUIE JAMES A DENNINGTON JOAN	185 SASSAFRAS MTN TRL 025C 004~L 4554	05/09/17 1.65	1115 886	RES IMP	\$ 274,973	\$ 122,320	44.48
00983	ESTES VIRLYN DENSON BRANDON	~18~13 JA13 023	06/19/17 1.97	1119 489	COM IMP	\$ 60,886	\$ 27,698	45.49
00949	GREGORY MICHAEL DAVID DEPETRO ARNOLD RICHARD/PAMELA	148 INDIGO BUNTING TRL~310~5 046A 123~1225	06/12/17 0.72	1118 805	RES IMP	\$ 392,073	\$ 196,982	50.24
01620	CHENG XIAODONG DEVONSHIRE PROPERTIES LLC	396 SHADOWICK MOUNTAIN RD 025C 085~L 3391	09/29/17 0.60	1129 360	RES IMP	\$ 130,342	\$ 47,355	36.33
00374	HARALSON WILLIAM NEWTON DEWELL CHERYL H/WILLIAM MARSHALL JR	3756 MONUMENT RD~189 & 208~5 025 049~90	03/08/17 5.91	1110 145	RES IMP	\$ 358,315	\$ 150,485	42.00
00035	TATUM JR SAMUEL P DICKERSON JEREMY J/DICKERSON KRISTY G	COWART MTN RD~48~4TH 045 039	01/10/17 2.76	1105 32	RES VAC	\$ 25,865	\$ 9,894	38.25
01189	WOODALL CONST CO INC DISHAROON RALPH	374 BLUE BIRD TRL~156~4/3 065 002 036~33	07/21/17 1.02	1123 36	RES VAC	\$ 18,255	\$ 6,000	32.87
00707	ZEILER RITA P DLUGASCH KEVIN J	363 PETIT RIDGE DRIVE 046A 200~L 3	05/04/17 3.36	1115 849	RES IMP	\$ 478,451	\$ 192,722	40.28
00677	LIBERTY LANE INVESTMENTS LLC DNA SELF STORAGE LLC	178 LIBERTY INDUSTRIAL BLVD~92~13 053A 097 006~LOT 6, LIBERTY	04/28/17 376	1115 376	COM IMP	\$ 460,180	\$ 120,317	26.15
01417	WILLIAMS WILBER A DOLBERT PHILLIP E/DOLBERT THERESA A	165 AYERS ROCK RD~244,260,261~12 009 047 082~L 49	08/18/17 3.00	1125 733	RES IMP	\$ 236,060	\$ 113,198	47.95
00833	PAYNE STANLEY W DORSEY CHARLES R	MOUNTAIN LAUREL LN~189,190,207,208 025 009	05/31/17 5.00	1118 54	RES VAC	\$ 22,836	\$ 14,000	61.31
00569	MCCARTHY FOX DURBAN ELIZABETH ANNE/THOMAS EDWARD	39 SCONTI KNOLL DR~23~4 046A 418~L 2649	04/18/17 0.79	1113 984	RES IMP	\$ 364,984	\$ 178,906	49.02
00434	PAOLESCHI DAVID DURST ANN G	214 TURKEY TRL TRL~112~13 056C 055~214	03/24/17 1.82	1111 555	RES VAC	\$ 8,336	\$ 4,600	55.18
01073	ISHERWOOD JOSEPH T DYER JAMES M/DYER JOY F	200 WATERFORD WAY 047B 001 024~4822	06/29/17 1.53	1120 582	RES IMP	\$ 452,843	\$ 227,387	50.21
00990	GARRETT JR WILLIAM G EDWARDS DARRYL A	128 TEABERRY RIDGE RD~228~12 021A 016~L 2A-5A,2AA	06/16/17 3.52	1119 577	RES IMP	\$ 133,372	\$ 47,978	35.97
00349	SOBEL DAVID ELLIS LORI S	21 YEARLING LN~62~4 046D 131~9055	03/17/17 1.38	1110 906	RES IMP	\$ 204,261	\$ 83,411	40.84



2017 Sales Ratio Study

112 - PICKENS COUNTY

Page 5 of 14

Sample	Seller Purchaser / Owner	Street-Land Lot-Land Dist Map/Parcel-SLB	Sale Date	Deed Book	Type Prop	Sales Price	Assessment	Ratio
00962	ENGLAND WILLIAM ESPINOZA MANUEL	999 PICKENS ST NE02 013 001	06/15/17 0.70	1119 283	RES IMP	\$ 125,314	\$ 41,234	32.90
01029	GADDIS RICHARD EVANS PAUL A	59 BRITTANY COURT~38~4TH 043B 073 009~TRACT 9-B APPALACHIAN	06/23/17 0.03	1119 807	RES IMP	\$ 85,517	\$ 31,019	36.27
01010	STEWART MARGARET S FAHEY AMY/FAHEY FRANK	182 DISHARON DR 046B 222~LOT 8105	06/23/17 1.30	1120 226	RES IMP	\$ 247,550	\$ 102,708	41.49
01292	KRASNER MARK FARRAR MICHAEL	63 SHADOWICK MOUNTAIN RD RD 024D 148~L 3724-3726 PT 3723	08/02/17 1.73	1123 983	RES IMP	\$ 143,406	\$ 75,362	52.55
01330	DOUGLAS JOHN ROBERT FERREIRA BARBARA/FERREIRA LOUIS	~259~5 027A 304~L 247	08/08/17 0.48	1124 541	RES IMP	\$ 130,172	\$ 66,270	50.91
01510	ANDERSON MARTHA A FERRER SERENA/FERRER CLAY	550 BUCKSKULL RIDGE RD~14,15~4 046A 364~L 6505 BIG CANOE S/D	09/05/17 1.01	1127 310	RES IMP	\$ 484,478	\$ 209,938	43.33
00237	KEOWN DANNY L FISHER DEBORAH A/FISHER KERRY L	8066 HIGHWAY 136 W 019 033 001	02/17/17 1.90	1108 763	RES IMP	\$ 221,817	\$ 90,752	40.91
00375	ANDERSON JEFF FISHER DONNA/FISHER KELLY	LYNX CT~224~5 024D 116~4108	03/15/17 707	1110 707	RES VAC	\$ 8,142	\$ 2,600	31.93
01115	PARKER KNOXIE FITZGERALD CHASITY/FITZGERALD IV JAMES	~193,194~12 021C 018 002	07/07/17 10.32	1121 254	RES VAC	\$ 60,003	\$ 31,647	52.74
00737	PARKER DANIEL P FORCE DENNIS R/FORCE SHIRLEY A	145 WHISPERING PEBBLES 031 100 078~L 63	05/12/17 0.74	1116 29	RES IMP	\$ 154,839	\$ 56,385	36.42
00093	IRONS KATHERINE FORSLUND SHIRLEY/FORSLUND STEVE	~189~4 065B 067~L 18	01/18/17 2.75	1106 394	RES VAC	\$ 28,716	\$ 10,508	36.59
00115	MORRIS DENNIS J FOUST REED	129 MADISON CT~118~13 055D 110 355	01/31/17 1.15	1107 183	RES VAC	\$ 15,723	\$ 6,000	38.16
01498	ROBBINS SHANNON E FREEMAN SLADE H/FREEMAN JESSICA B	91 FIRETOWER RD~8~12 040 028 009~5	08/31/17 1.30	1126 814	RES IMP	\$ 165,191	\$ 49,248	29.81
01340	RUSSETT BRANDON ALAN FULLER JOSEPH S/FULLER SUE C	38 ARABIAN CT~169~13 063 070 116~L 16	08/04/17 1.28	1124 443	RES IMP	\$ 159,860	\$ 50,680	31.70
01399	ARGROVES LAMAR T FULLER JR ROSS TAYLOR	~240~24 017 041	08/17/17 14.97	1125 700	RES IMP	\$ 129,409	\$ 62,811	48.54
00398	ABNER VALERIE ANNE GALLIGAN KEITH MICHAEL	94 HEART PINE LN 043 001 006~L 39	03/23/17 1.13	1111 394	RES IMP	\$ 324,110	\$ 132,811	40.98
00802	SCHOONMAKER PAMELA J GAMBLE JON C/GAMBLE AMY GOODWIN	1316 VALLEY VIEW DR 026D 023~LOT 7064	06/02/17 0.87	1118 208	RES IMP	\$ 415,095	\$ 190,371	45.86
00806	HAUENSTEIN WRICHARD GARST STEPHEN B/GARST NANCY B	195 SHETLAND TRACE~61~4~2 046D 073~LOT # 9112, EQUESTRIAN	06/01/17 1.30	1118 149	RES IMP	\$ 287,555	\$ 160,631	55.86
00100	WELLS BENJAMIN L GAY ROBERT C	4459 HWY 136 W~132~12 020A 044~L 1~4 BL A	01/30/17 0.41	1106 860	RES IMP	\$ 123,892	\$ 48,973	39.53
02234	GBB HOLDINGS LLC	112 PIONEER INDUSTRIAL BLVD JA02 019 001	1.22		IND IMP	\$ 241,761	\$ 104,973	43.42
01140	OSBELT GARY R GEORGE III ROSS BRYAN/DICKIE MARIE	359 CRIPPLED OAK TRL~259~5 027A 297~240	07/14/17 0.96	1121 866	RES IMP	\$ 238,001	\$ 100,147	42.08
01072	WOOD STEVE GILLELAND JON M/GILLELAND PEGGY L	489 ARBOR HILLS RD N~268~12 029B 102 011~L 31	06/30/17 0.49	1120 984	RES IMP	\$ 192,670	\$ 66,349	34.44
00880	WHITMAN MATTHEW D GILLESPIE CAROL W	856 HAMPTON FARMS TRAIL 052 005 124~L 24	05/22/17 3.06	1117 197	RES IMP	\$ 238,848	\$ 106,299	44.50
00937	ABNER CARLEY J GINE MICHELLE MARGARET/ROBERT JOSEPH	173 SPARROW LN~156~4TH 065 002 053~LOT 50	05/30/17 1.00	1118 336	RES IMP	\$ 351,901	\$ 141,852	40.31
01563	BROCK SCOTT WILSON GODFREY PRESTON S	136 LITTLE CREEK DR 065 032 005~L 5 MTN VALLEY S/D	09/13/17 0.69	1128 82	RES IMP	\$ 153,516	\$ 61,909	40.33
00904	HOLLIFIELD SANDRA D GODFREY STACEY ANN	38 FERNWOOD CT~272~12 JA03 103~L 29	06/02/17 0.53	1118 513	RES IMP	\$ 124,985	\$ 42,069	33.66
00386	BROWN KIMBERLY G GONDEK RACHEL/GONDEK MICHAEL	117 LONG SWAMP DR~258~5 027B 284~L 502 SHARP TOP MTN. BENT	03/23/17 0.58	1111 329	RES IMP	\$ 147,756	\$ 61,513	41.63
00533	MUIR SALLY ANNE GONZALEZ MANUELA M/GONZALEZ	157 TREETOP KNOLL DR~24~4 046A 282~L 215	03/30/17 822	1112 822	RES IMP	\$ 94,922	\$ 48,390	50.98
01131	PEAKE JOHN M GOODWIN RONALD WAYNE/BEVERLY	1401 OUTBACK RD~244~12 010 010 041~L 86	07/11/17 3.70	1121 959	RES IMP	\$ 440,448	\$ 156,503	35.53



2017 Sales Ratio Study

112 - PICKENS COUNTY

Page 6 of 14

Sample	Seller Purchaser / Owner	Street-Land Lot-Land Dist Map/Parcel-SLB	Sale Date	Deed Book	Type Prop	Sales Price	Assessment	Ratio
01334	LEVIN NOEL RANDY GORDON PATRICIA/JACOBSEN JOHN	402 BRIAR VISTA~315-5 026C 319~L 1321	08/04/17 0.41	1124 485	RES IMP	\$ 100,734	\$ 47,744	47.40
00948	DENSON MICHAEL GARY GOSS HEATHER/GOSS CHAD	345 LAKE CHARLES DR JA14 011 009	06/09/17 2.39	1118 697	RES VAC	\$ 54,496	\$ 16,252	29.82
01556	CHASTAIN MARY LOIS GOSS JAMIE	181 SETTLEMENT RD~272 & 273~12 JA03 056~10	09/14/17 1.17	1127 775	RES IMP	\$ 117,446	\$ 33,283	28.34
00844	STORM JUDITH A GRACIA SANDRA/HERNANDEZ FABIAN	226 AMBROSE DRIVE 064 020 081~L 81	05/23/17 0.75	1117 303	RES IMP	\$ 183,613	\$ 63,627	34.65
00782	DAVIS MATTHEW R GREENE KRISTAL L/GREENE JEFFERY B	236 WHITE PINE WAY~198~12 030C 054 014~44	05/12/17 1.17	1116 180	RES IMP	\$ 166,302	\$ 53,608	32.24
01473	HAROLD RAYMOND QUINTON II GRIBBLE JEFFREY N/GRIBBLE TERESA L	271 OLD WALESKA RD 052C 044	08/28/17 9.63	1126 467	RES IMP	\$ 86,210	\$ 40,718	47.23
00801	BROWN DAVID A GRIFFIS CONSTRUCTION LLC	RICHARD TRL TRL~99~13 055 030 002	05/11/17 2.00	1116 843	RES VAC	\$ 9,712	\$ 4,253	43.79
01055	HARRIS TRACI RENEE GROCE DAVID G	514 THUNDER RIDGE~298~5 026C 078~L 1617	06/30/17 1.07	1121 18	RES IMP	\$ 106,641	\$ 55,870	52.39
01362	HARRIS GLEN A GRUDOWSKI DANIEL	148 RUSHING WATERS CT 013 049 007~L 7	08/16/17 3.02	1125 560	RES VAC	\$ 39,106	\$ 21,000	53.70
00671	PEARCE NICOLE GUEST DEVIN/GUEST CHELSEA	41 BLAKES LN LN~49~12TH 019 136~L 37	04/27/17 0.70	1114 833	RES IMP	\$ 164,220	\$ 68,905	41.96
02231	H & H ENTERPRISES GROUP INC	130 LIBERTY LN 053A 097 002	1.89		COM IMP	\$ 279,767	\$ 123,388	44.10
01024	DAVENPORT RACHEL L HAJLOO JR ASGHAR	132 DOGWOOD AVE~20~13TH JA15 083~L 6A	06/23/17 260	1120 260	RES IMP	\$ 157,532	\$ 40,506	25.71
01271	MILLER LARRY A HAMPTON TAMARA D	162 ALPINE DR~296~5 027D 173~L 934	07/28/17 0.68	1123 736	RES IMP	\$ 131,910	\$ 62,460	47.35
00008	CROOK TAMMY HANCOCK GARY R/HANCOCK JEAN D	526 ANTIOCH CHURCH RD~121~12 020 028 001	01/03/17 5.74	1104 721	RES IMP	\$ 226,738	\$ 87,424	38.56
01661	MCCOLLUM BARRY D HANEY KARINA BAGGS/TAYLOR CHASE	31 PINEY WOODS CT~272, 305~12 JA03 013~L 16, 17	09/27/17 1.63	1129 482	RES IMP	\$ 160,426	\$ 61,880	38.57
01384	FREEHOLD INVESTMENTS INC HANKEY JORDAN R/HANKEY DANIEL C	025 WOODSTREAM POINT~17~4 047B 201~L 2958 EAGLES LANDING	08/14/17 1.17	1125 253	RES IMP	\$ 291,509	\$ 149,917	51.43
00551	MAY JON PAUL HARDIN MATTHEW S	118 CHOCTAW RDG~54 & 61~4 046D 840~840	04/04/17 0.22	1113 653	RES IMP	\$ 350,146	\$ 200,969	57.40
01205	WILEY BRICE A HARKINS BRIDGET/HARKINS JOSEPH	51 JORDANS TRL~118~13TH 055D 110 316~16	07/19/17 1.75	1122 786	RES IMP	\$ 177,036	\$ 73,767	41.67
00910	RUSSELL WILLIAM HARRIS EDWARD	~318~5 027 091	06/09/17 10.03	1118 904	RES IMP	\$ 165,757	\$ 63,624	38.38
01632	SUDBERRY CAROLYN M HARRIS ROBERT W/HARRIS HENRIETTA	255 LAUREL RIDGE TRL~24~4 046A 503~UNIT 385	09/22/17 0.12	1128 980	RES IMP	\$ 267,018	\$ 117,556	44.03
00903	JOHNSON GARY E HAYNES EMILY ELIZABETH	10 POPLAR CIR~26~4 046B 065~L 8016	05/26/17 0.69	1117 968	RES IMP	\$ 247,411	\$ 90,656	36.64
00276	HOLCOMB JAMES M HEAD LINDA CAROLE	118 TWIN SPRINGS LN~324~5 028C 018~15 & P/O 14	02/28/17 1.02	1109 230	RES IMP	\$ 256,132	\$ 105,933	41.36
00017	JS@C ENTERPRISES LLC HEADRICK VON/HEADRICK TRACY	91 ASHTON CIR~132~13 054 125 143~L 43	01/06/17 1.40	1105 79	RES VAC	\$ 17,948	\$ 6,000	33.43
01047	WEIDMAN JUDITH A HENDRICK MARGARET/HENDRICK KEVIN	181 SYCAMORE TRL~93~4 048 055~9362	06/27/17 1.01	1120 774	RES IMP	\$ 421,551	\$ 180,411	42.80
00033	MCKINLEY IAN HERRINGTON MARK A	1911 RIDGEVIEW DR 045A 020~L 7200	01/09/17 0.97	1105 35	RES IMP	\$ 222,717	\$ 119,265	53.55
01224	GREENE DARYL L HESTER GLORIA D/HESTER CHRISTOPHER L	245 OUTBACK RIDGE TRL~280~12TH 009 047 038~5	07/28/17 3.07	1123 585	RES IMP	\$ 224,396	\$ 79,763	35.55
00847	SCHROEDER EDWARD HILL CHRISTOPHER L/HILL SHERYL W	93 HOOPERS DR~190,207~13 062 012 041~L 41	05/31/17 1.64	1118 55	RES VAC	\$ 15,985	\$ 4,000	25.02
01385	FARLEY HEDY HILTON THOMAS B	351 CHESTNUT COVE TRL~260~5 027A 185~260 & 3433	08/18/17 0.93	1125 817	RES IMP	\$ 108,484	\$ 49,308	45.45
00452	LOTT JANICE T HODGES JENNIFER WREN	SPRINGFIELD PL PL~302 & 303~12TH 029A 017~114	03/27/17 3.66	1111 749	RES VAC	\$ 17,973	\$ 9,800	54.53



2017 Sales Ratio Study

112 - PICKENS COUNTY

Page 7 of 14

Sample	Seller Purchaser / Owner	Street~Land Lot~Land Dist Map/Parcel~SLB	Sale Date	Deed Book	Type Prop	Sales Price	Assessment	Ratio
01155	JONES ROBERT F HOLT JOHN H	130 ARROWHEAD DR~283~5TH 027B 128~2634	07/14/17 1.45	1122 153	RES IMP	\$ 315,263	\$ 137,986	43.77
01081	GEMBERLING JR ROBERT BURNS HOME CHOICE SOLUTIONS LLC	~112~4TH 052A 033~6	06/30/17	1120 620	COM IMP	\$ 219,369	\$ 83,128	37.89
00485	HACZYNSKI RICHARD HOOD DALE L	87 CHESTNUT KNOLL CT~24~4 046A 443~UN 467	03/31/17 0.14	1112 218	RES IMP	\$ 289,338	\$ 121,499	41.99
01717	ROBERT J JOHNSON AND JESSICA C HOOPER AMY/HOOPER BRIAN	51 BARREL WAY~185~4 066 029 045~45	09/29/17 0.92	1129 991	RES IMP	\$ 159,025	\$ 65,865	41.42
00800	LLOYD STEPHEN T HORTON JESSICA BROOKE/JR PAUL O	321 MOORINGS RUN~160~13TH 064 020 144~144	05/17/17 0.75	1116 662	RES IMP	\$ 180,722	\$ 60,661	33.57
00326	WEAVER JODY D HOY DON/HOY JOAN	129 LOWER BROWNING CT 029B 019 044~L 255	03/03/17 1.44	1110 95	RES IMP	\$ 298,124	\$ 121,631	40.80
01063	FANTZ SANDRA H HUGHLEY GREGORY M	288 STARCROSS LN~295~5 027D 217~2843 & 2844	06/30/17 0.94	1120 862	RES IMP	\$ 179,228	\$ 108,688	60.64
00286	PEARSON GRADY HULSEY ELAINE	164 NALLEY DR JA15 091	03/03/17 1.64	1109 795	RES IMP	\$ 154,369	\$ 61,844	40.06
01393	GREENE CHARLOTTE W JASWA CHRISTOPHER A	9341 HWY 136 W~11~12 013 057	08/15/17 2.00	1125 655	RES IMP	\$ 178,268	\$ 58,916	33.05
00232	POLATSEK HARRY D JOHNSON CHARLES W/DELORES M	250 TURNBURY LN~16 & 23~4 047B 102~2542	02/28/17 1.72	1109 111	RES IMP	\$ 251,299	\$ 137,984	54.91
01181	FRANCUZ THOMAS G JOHNSON KATHLEEN J	215 HOMESTEAD COVE RD~52 & 037 055 002~LOT 2	06/30/17 5.00	1122 317	RES IMP	\$ 311,409	\$ 122,508	39.34
01584	SCHNEEBERG GARY JOHNSON WILLIAM	297 ECHO RIDGE~280~5 026B 083~L 1832	09/08/17 0.86	1127 846	RES IMP	\$ 254,586	\$ 154,096	60.53
00576	MATURANI JOSEPH M JONES CHUCK LAMAR	10 SADDLE RIDGE TRL~169~13 063 070 122~L 22	04/12/17 1.01	1113 282	RES IMP	\$ 155,384	\$ 63,658	40.97
00245	HALDEMAN WILLIAM R JONES DAVID BEVEL/JONES CATHY EATON	375 VALLEY VIEW 027D 064~L 516,517	02/28/17 1.12	1109 273	RES IMP	\$ 260,964	\$ 109,909	42.12
01238	FRITZ VICTORIA L JONES GABRIELLE BENITA/JONES JASON N	356 SHILOH RD 006 008	07/27/17 4.79	1123 480	RES IMP	\$ 141,771	\$ 58,736	41.43
00828	MICHAEL J AND LINDA P MORRIS FAMILY JONES KAREN	VISTAVIEW PKWY~77, 78, 103 AND 056 003 019~L 288	05/25/17	1117 659	RES VAC	\$ 45,846	\$ 21,101	46.03
01279	BRENNAN TERRY M KANE ELIZABETH A/KANE STUART A	YANEGWA PATH 047B 191~LOT 2908	08/01/17 1.52	1123 865	RES VAC	\$ 74,603	\$ 30,000	40.21
00287	MCCONNELL DAVID M KARSTON JODIE ANN	515 WARD RIDGE RD~290~5 028C 004~7K	03/03/17 3.69	1109 847	RES IMP	\$ 164,017	\$ 67,410	41.10
00744	COVE LAKE LLC KEENER ANITA E/KEENER JAMES R	714 COVE LAKE DR~91,100,101,129~4 049 090 108~L 8	05/12/17 5.55	1116 280	RES VAC	\$ 32,354	\$ 14,652	45.29
00868	BLANKINSHIP MATTHEW KERNEA ROBERT J/KERNEA TAMMY L	82 CRICKET WALK DR 019 057~1.76 ACRES	05/31/17 1.76	1118 57	RES IMP	\$ 144,325	\$ 48,374	33.52
00678	REGIONS BANK DBA REGIONS MORTGAGE KICKLITER PATRICK	460 BOULDER FALLS LN~78,103 AND 056 003 004~LOT 187	04/27/17 4.15	1114 863	RES IMP	\$ 755,786	\$ 378,265	50.05
00673	ARGO LURLINE C KISSELBURG KATHY A/CHARLES L	751 REDFIELD WAY 029A 019 057~L 192	04/28/17 0.93	1114 905	RES IMP	\$ 312,385	\$ 121,119	38.77
01350	BENNETT ATHENA A KLEIN III BOBBY R	404 HOBSON DR~161~12 031D 133~41	08/11/17 0.79	1124 905	RES IMP	\$ 142,121	\$ 56,963	40.08
00371	CRUMP JOE P KORBIN JAY/KORBIN DEBBIE	10 SUMMIT DRIVE WEST 046A 051~L 2587	03/15/17 0.91	1111 134	RES IMP	\$ 870,617	\$ 363,442	41.75
01099	COLLINS PAUL KRETSCHMAR ANGELA MARIE	180 TWIN SPGS LN~323,324~5 028C 022	07/06/17 0.69	1121 318	RES IMP	\$ 223,170	\$ 90,177	40.41
00002	4MB4 LLC KUO PIN H/DROSEY KUO MARY N	~271~24 033 147 001	01/05/17 2.92	1104 779	COM VAC	\$ 39,891	\$ 20,440	51.24
00898	COLLINS ROCKY H LACY GREGORY O	701 TWIN MOUNTAIN LAKE DR~203, 230, 021D 077~95	05/23/17 0.21	1117 374	RES IMP	\$ 62,888	\$ 15,258	24.26
00036	BLUE CRYSTAL IRA LLC AND THE BOOTERY LANDERGOTT CHARLES	DAISY LN LN~164 & 197~12 031D 061~52	01/11/17 0.83	1105 711	RES VAC	\$ 7,954	\$ 4,000	50.29
00886	LITTELL ROBERT S LANDSIEDEL KELLY/LANDSIEDEL JOSEPH	376 HUCKLEBERRY PT~299~5 026D 042~6356	05/30/17 0.98	1117 725	RES IMP	\$ 343,675	\$ 143,439	41.74



2017 Sales Ratio Study

112 - PICKENS COUNTY

Page 8 of 14

Sample	Seller Purchaser / Owner	Street~Land Lot~Land Dist Map/Parcel~SLB	Sale Date	Deed Book	Type Prop	Sales Price	Assessment	Ratio
00816	SEAGRAVE ROGER N LASSITER JOHN R	2019 CRIPPLE OAK TRL 024D 239~L 3176	05/31/17 0.60	1118 267	RES IMP	\$ 205,527	\$ 117,462	57.15
02230	LATIMER WILLIAM	1952 HIGHWAY 53 WEST HWY 041 055	1.77		COM IMP	\$ 193,980	\$ 60,350	31.11
00466	LEAVENS GARY D & SANDRA LAURA ANN MAGINN/KEVIN M MAGINN	253 LASTING RIDGE 068 116 001	04/03/17 38.05	1112 602	AGR IMP	\$ 427,148	\$ 174,642	40.89
00494	HALL DAVID LEAVENS GARY D/LEAVENS SANDRA	~20~13 JA15 091 001	04/08/17 1.54	1112 761	RES VAC	\$ 31,191	\$ 15,400	49.37
00680	GOWN LLC LEDBETTER JAMES L	1509 PHILADELPHIA RD~199~12TH 030C 072	04/28/17 2.50	1115 47	COM IMP	\$ 147,094	\$ 44,970	30.57
01105	ARNOLD ANDREA W LEE JOSPEH H	COVE RD~65~4 045 107 003	07/10/17 3.04	1121 919	RES IMP	\$ 31,163	\$ 11,392	36.56
01323	STEPHEN C MULCARE AND ARLENE QUIGLEY LESLIE MARSHALL AND JOHN R MARSHALL	765 HWY 136 E~300~12 022 050	07/28/17 3.21	1124 659	RES IMP	\$ 203,277	\$ 72,998	35.91
00282	ECHOLS MICHAEL P LEVITT MICHAEL IAN/LEVITT PAMELA IAN	332 MOUNTAIN LAUREL DR~196~12TH 030B 029~11	02/28/17 1.94	1109 154	RES IMP	\$ 260,964	\$ 101,578	38.92
01590	GROVE SHIRLEY A LIEWALD GUENTER/LU WEI	106 DENNY RDG RD~246~5 024D 409~3533	09/07/17 0.50	1127 866	RES IMP	\$ 93,340	\$ 56,991	61.06
01061	KYLE E BUNCH AND SIERRA M BUNCH LINGBLOM RICHARD	200 DEER CHASE DR~126~13TH 053D 063~15	08/23/17 0.50	1120 723	RES IMP	\$ 152,131	\$ 52,368	34.42
01240	SNIDER DAVID E LITRELL GEORGIANA M	88 HORSE COVE CT~246~5 024D 290~L 814	07/20/17 0.46	1123 137	RES IMP	\$ 136,229	\$ 54,478	39.99
01326	BLUE CRSYAL IRA AND THE BOOTERY INC LOMBARDI DESIREE A/BROWN DONAVAN J	DAISY LN~164,197~12 031D 062~L 53	08/03/17 0.70	1124 480	RES VAC	\$ 7,450	\$ 4,000	53.69
00493	TARPY CHRISTOPHER D LOPEZ HAILEY BROOKE/LOPEZ HECTOR	704 NEW TOWN STREET~117~4TH 052D 062	03/30/17 1.46	1111 968	RES IMP	\$ 192,693	\$ 76,970	39.94
01394	JAMES KENNETH TABB JR JANICE T TABB LUMSDEN MICHAEL T	83 BUCKSKULL BROW~15~4TH 046A 328~L 315	08/15/17 0.08	1125 370	RES IMP	\$ 152,180	\$ 72,110	47.38
01494	COLLINS JACKIE T LUNSFORD LAUREL	128 CRIPPLED OAK TRL~259~5 027A 732~L 221A222A,222,223	08/30/17 2.11	1126 598	RES IMP	\$ 318,550	\$ 163,980	51.48
00192	FLEMING BILLY E LUYSTERBORG JUSTIN T/WILLIAM N	98 TREETOPPER CIR~15~4 046A 294~106	02/14/17 0.08	1108 321	RES IMP	\$ 112,909	\$ 52,049	46.10
01625	CLARK PATSY A LYNCH ASHLEY N/LYNCH ASHLEY N	217 HOOD PARK DR~268,273~12 029B 059 047~VILLA 24	09/22/17 0.16	1128 855	RES IMP	\$ 144,020	\$ 79,667	55.32
01042	GUNNIN JAMES E MABRY ERIC T	593 NALLEY DR~53~13 JA19 016~L 12,13 BL C	06/30/17 1.10	1120 986	RES IMP	\$ 153,240	\$ 46,270	30.19
00403	GARRISON JR JAMES C MALONEY SHERRY JOANN/TIMOTHY BRIAN	652 HAWKINS RDG~118~13TH 055D 110 335~35	02/28/17 1.00	1111 388	RES IMP	\$ 289,960	\$ 119,615	41.25
01199	WARREN CLAUDE R MARHIC GRACE	301 BUCKSKULL HOLLOW DR~15~4 046A 318~310	07/21/17 0.08	1122 957	RES IMP	\$ 152,052	\$ 75,912	49.92
02236	MARK WHITFIELD INVESTMENTS LLC	15 MARK WHITFIELD ST JA12 109	0.09		COM IMP	\$ 116,592	\$ 31,440	26.97
01367	PHILLIPS SUSAN M MARTIN DEBRA C/MARTIN GREGORY S	587 TURNBURY LN~22~4 047B 161~L 2740 BIG CANOE	08/16/17 2.27	1125 715	RES IMP	\$ 573,555	\$ 234,469	40.88
00573	LOGDBERG LENNART E MARTIN III GILFORD H/BERRY LAURA LEIGH	140 TREETOPPER CIR~15~4 046A 296~L 107	04/12/17 0.08	1113 304	RES IMP	\$ 122,424	\$ 49,928	40.78
00181	REECE PROPERTY HOLDINGS LLC MARTIN REGINA ANN/MARTIN SHANE	450 MOUNTAIN LAUREL DR~196~12 030B 031~9 & P/O 10	02/17/17 5.26	1108 354	RES IMP	\$ 269,002	\$ 108,584	40.37
01014	BROWN WILLIAM NICHOLAS MAUDE SUSAN P	047B 001 005~L 4804	06/23/17 1.50	1120 121	RES VAC	\$ 80,566	\$ 28,000	34.75
01708	CRAIG S SMITH AND CINDY S SMITH MCADAMS CHERYL A/MCADAMS MORGAN G	849 DEAN MILL RD 033 170 002	09/29/17 6.21	1130 215	RES IMP	\$ 312,145	\$ 118,137	37.85
00506	BURRIS JR KENNETH O MCANALLY JERRY	~83~12 019 147	04/06/17 17.04	1112 762	RES IMP	\$ 222,119	\$ 98,168	44.20
00210	GITZINGER II JAMES E MCCARROLL MARSHALL B	196 OAK MORRIS RIDGE RD~302~12 022D 024 001~7 & P/O 6	02/14/17 2.47	1108 62	RES IMP	\$ 216,851	\$ 91,116	42.02
00954	SUAREZ-CERDA JOSE LUIS MCCLURE CRAIG M/MCCLURE ELEANOR H	633 PHILADELPHIA DR~12 & 25~13TH 041 140 123~L 23	06/15/17 0.78	1119 64	RES IMP	\$ 167,387	\$ 57,953	34.62



2017 Sales Ratio Study

112 - PICKENS COUNTY

Page 9 of 14

Sample	Seller Purchaser / Owner	Street~Land Lot~Land Dist Map/Parcel~SLB	Sale Date	Deed Book	Type Prop	Sales Price	Assessment	Ratio
00277	SOSEBEE BROOKE LEIGH MCCOOL ELIZABETH J/MCCOOL DAVID S	2361 SWAN BRIDGE RD~44~12TH 012 024 004~L 1	02/28/17 1.52	1109 534	RES IMP	\$ 142,081	\$ 60,559	42.62
01016	MCDANIEL STEVE R MCCURRY DONNA JEAN	212 CRIPPLED OAK TRL~259~5TH 027A 737~225	06/28/17 0.52	1120 471	RES IMP	\$ 140,875	\$ 79,287	56.28
00167	SIMMONS CARRIE E ROLAND MCDANIEL JUDY	885 OLD TALKING ROCK HWY~193~12TH 021C 011	02/03/17 2.31	1107 467	RES IMP	\$ 291,345	\$ 118,897	40.81
01071	GUNTER TINA F MCKAY PATRICIA	1731 LITTLE PINE MOUNTAIN 027A 588~801	06/28/17 0.42	1120 720	RES IMP	\$ 148,054	\$ 60,080	40.58
01090	WYLIE DANA M MCKINNEY C DALE/MCKINNEY JANICE	992 HUNTERS TR~91~4 049A 038~L 9046 BIG CANOE S/D	07/12/17 1.88	1122 59	RES IMP	\$ 249,426	\$ 147,212	59.02
00501	PARKER II EDWARD MCMILLAN JOSHUA RYAN/LARA CYNTHIA	32 RIVERSTONE DR~186 AND 195~4TH 066 041~LOT 61	03/30/17 0.88	1111 989	RES IMP	\$ 166,114	\$ 68,243	41.08
01031	KING MICHAEL ROBERT MCTEER JR SAMUEL T	1139 CRIPPLED OAK TRL 024D 219~L 3138	06/16/17 0.67	1119 976	RES IMP	\$ 325,519	\$ 133,631	41.05
01201	COOPER DELL POWNELL MEIER DAVID L/MEIER DEBORAH A	3907 TAMARACK DR 027B 158~L 2346	07/14/17 0.65	1122 251	RES IMP	\$ 174,253	\$ 84,606	48.55
01102	BAKER LINDA LEE MESTAYER YELBA/BALLARD KEVIN VINCENT	330 RED COAT PASS~62~4 046D 125~L 9007 EQUESTRIAN BIG	08/26/17 1.12	1121 578	RES IMP	\$ 188,674	\$ 114,160	60.51
00929	OCASIO-PINERO EDWIN MILLAR VALERIE	53 HOOD PARK DR~267~12 029B 059 006~L 4	06/12/17 0.14	1118 975	RES IMP	\$ 119,662	\$ 48,297	40.36
00984	YOUNG STEPHEN C MILLER ELIZABETH A/MILLER MICHAEL N	305 SHETLAND TR 046D 076~LOT 9115	06/21/17 0.90	1119 774	RES IMP	\$ 360,534	\$ 154,163	42.76
00406	MARSHALL MYRTLE G MILLER GEORGE BRIAN/MILLER BETH	047B 163~LOT 2742	03/27/17 0.85	1111 444	RES VAC	\$ 90,341	\$ 38,400	42.51
01089	MULLINS JOSPEH W MITCHELL TABITHA C/MITCHELL DAVID E	1081 WORLEY CROSSROADS~188~4 065 024 001	07/11/17 1.03	1121 1001	RES IMP	\$ 168,171	\$ 62,311	37.05
00438	ANNIS-BROWN REGINALD J MOONEY KAREN YVETTE/MOONEY JACKIE	98 DOUBLE BRANCHES RD~111, 118~4 052A 052	03/24/17 8.73	1111 579	RES VAC	\$ 61,925	\$ 25,592	41.33
00309	WATSON WESLEY JOSHUA MOORE BRITTANY N	393 LITTLE AVE~53~13 JA19 036~12 & 13	03/10/17 1.10	1110 360	RES IMP	\$ 177,741	\$ 73,013	41.08
00865	NEW TERRY L MORGAN DEREK	41 APPALACHIAN CT~232~12 030A 072 010~L 6	05/22/17 1.05	1117 175	RES IMP	\$ 165,264	\$ 47,200	28.56
01314	ELLIOT ELAINE G MORGIA JR EUGENE P	41 WHITE OAK KNL~13~4 046B 245~7032	07/25/17 0.93	1123 796	RES IMP	\$ 191,333	\$ 103,888	54.30
01305	MCCLURE DENNIS J MORRELL ALFONSO/MORRELL LAINA D	425 LAKE VIEW TR~259~5 027B 250~L 329	07/28/17 0.66	1123 680	RES IMP	\$ 288,396	\$ 122,052	45.47
00249	SIMONS JOSEPH MORRIS FRANKLIN BRYAN/JONES HOLLIE M	580 TWIN MTN 021D 070~L 235-239	02/28/17 0.72	1109 296	RES VAC	\$ 154,646	\$ 67,613	43.72
00854	SCHUTTE MARK E MOSS BRANDON	521 LITTLE PINE MTN RD~281~5 027A 682~L 459	05/30/17 0.70	1117 970	RES IMP	\$ 90,489	\$ 39,422	43.57
01252	MILLS RONNIE MSDOWELL MIRANDA S/MCDOWELL ROCKY L	~270~24 033 150 001	07/28/17 2.11	1123 647	RES VAC	\$ 24,640	\$ 8,694	35.28
00532	CORKILL LISA ANN MULLINS RONDA	25 BRITTANY CT~38~4 043B 073 001~UN 1	03/30/17	1112 160	RES IMP	\$ 99,669	\$ 41,698	41.84
00927	DYER JAMES M MURPHY JAMES W/MURPHY KITTY D	80 DEER RUN RDG~278~5 026B 314~5228	06/08/17 1.35	1118 659	RES IMP	\$ 654,362	\$ 252,046	38.52
01606	WALDROP ROBERT J MURRAY CATHERINE/MURRAY ROBERT	70 SHARP MOUNTAIN LN~80 & 81~13 055 152~THE PRESERVE AT SHARP	09/22/17	1128 373	RES IMP	\$ 320,993	\$ 185,151	57.68
01553	PATTERSON DAVID LOUIS MUSCAT MISTI LEE	9065 HENDERSON MOUNTAIN RD 057 046	09/11/17 6.96	1127 549	RES IMP	\$ 230,586	\$ 61,563	26.70
01524	NORTON JACK MYERS DENNIS R/MYERS MARY E	75 LIBERTY COURT~25~13TH 041 140 165~64 & 65	08/25/17 1.99	1127 1	RES IMP	\$ 215,871	\$ 78,984	36.59
01074	FREE HOPE CIRCLE LLC MYK BRIAN W/MYK LUISA DAYNA	3 FREEHOPE CIR~188~4 065 025	06/29/17 0.93	1120 982	RES IMP	\$ 50,216	\$ 14,146	28.17
01439	FRECH JOHN J NABI DONALD RAY/NABI JANICE KATHERYN	18 CHOCTAW RDG~54~4 046D 829~829	08/16/17 0.25	1126 55	RES IMP	\$ 330,229	\$ 155,474	47.08
00271	REGIONS BANK A/B/A REGIONS MORTGAGE NARDONE PATRICIA PERKINS	84 W LAUREL TR~324 & 323/1 & 2~5TH 043B 026	02/24/17 9.04	1108 997	RES IMP	\$ 402,070	\$ 246,893	61.41



2017 Sales Ratio Study

112 - PICKENS COUNTY

Page 10 of 14

Sample	Seller Purchaser / Owner	Street-Land Lot-Land Dist Map/Parcel-SLB	Sale Date	Deed Book	Type Prop	Sales Price	Assessment	Ratio
01381	RANDALL L BREWER AND SHARON B NEFF LINDA JOAN/NEFF PHILIP DOUGLAS	OUTBACK TRL 009 047 044~L 11	08/14/17 7.01	1125 395	RES VAC	\$ 77,098	\$ 33,368	43.28
00461	KINSEY CARL R NEIGHBORS RHODA P	53 ARBOR HILLS TRL~237~12 030A 031 155	04/05/17 0.28	1112 741	RES IMP	\$ 156,997	\$ 66,245	42.20
00845	HABINIAK SHARON NEW TERRY/NEW CAMILLA C	133 CONNELL ST~17~13 JA15 123	05/22/17 0.41	1117 67	RES IMP	\$ 211,288	\$ 83,256	39.40
01126	DUGGAN JUSTIN C NEWTON SARAH P/NEWTON DONALD B	25 BLAKES LN~24~12 019 139~L 40	07/10/17 0.88	1121 940	RES IMP	\$ 155,815	\$ 60,039	38.53
01488	MOORE RICHARD DON NICOLELLA ANDREW ROBERT	538 MOSS PATCH TRL~297,298~5 026C 140~L 1514	08/31/17 1.20	1126 676	RES IMP	\$ 116,150	\$ 66,569	57.31
00695	SITTEN DAVID NOLAND DENNIS	~64,65~12 012 030 004	04/27/17 7.17	1115 199	RES VAC	\$ 38,722	\$ 21,510	55.55
01451	MOSS CHRISTOPHER OCASEK DAVID CHRISTOPHER	290 TIMBERLINE DR~187~4 065 094 241~L 41	08/29/17 1.52	1126 192	RES IMP	\$ 172,218	\$ 70,356	40.85
01026	JACOBS VICTOR P OLIVER VINCENT BRYAN	1220 RAY MTN RD~194 & 225~4TH 065 092 042	06/15/17 4.47	1120 172	RES IMP	\$ 273,701	\$ 115,947	42.36
00267	ROLAND VIVIAN OWEN AMANDA D/OWEN ADAM T	81 AVERY DR 065 032 036~L 12B	02/22/17 3.52	1108 909	RES IMP	\$ 223,099	\$ 93,737	42.02
00692	DEGENHARD ARTHUR W OWEN LANCE ERIC	343 ARBOR HILLS RD N 029B 102 002~L 22	04/26/17 0.32	1115 2	RES IMP	\$ 231,544	\$ 71,476	30.87
01507	CASIAS JULIUS RICHARD PALMER BELVA	141 OLD TATE MILL RD S~5~4 044B 033	08/30/17 0.39	1126 614	RES IMP	\$ 12,914	\$ 3,516	27.23
00073	ATKINS MICHAEL H PARKER BRIAN/WHITE VALARIE ANNETTE	1253 DAVIS RD W~11~23 036 003 008	01/27/17 1.60	1106 828	RES IMP	\$ 251,175	\$ 102,474	40.80
01464	CHAMPION CHRISTOPHER B PATTERSON BRENDA F	30 MOORINGS RUN~160,161,165~13 064 020 064~L 64	08/25/17 0.75	1126 249	RES IMP	\$ 184,860	\$ 73,867	39.96
00052	PETTI VINCE PATTERSON JEFF	83 POOLE AVE JA15 051~L 3 BL D	01/17/17 0.46	1106 24	RES IMP	\$ 118,892	\$ 67,759	56.99
01366	COLLETT JEREMY L PATTERSON LORI L/PATTERSON JASON A	1707 UPPER SALEM CHURCH RD~61~13 041 171 002	08/15/17 2.52	1125 523	RES IMP	\$ 222,618	\$ 76,536	34.38
00578	WALLER GLENNA HOUK PATTERSON VICTORIA BROWN	225 TWIN MTN RD~203~12TH 021C 086 001	04/12/17 1.26	1113 149	RES IMP	\$ 125,249	\$ 49,148	39.24
00193	HILL JENNIFER L PEADEN CHRISTINE/PEADEN MARK	283 WHISPERING WATERS DR 031 100 051~L 32 WHISPERING	02/17/17 0.69	1108 491	RES IMP	\$ 130,853	\$ 50,169	38.34
00429	LATHAM DREW B PEARSON JR CARL E	603 CUTOFF RD 063 102 006~L 3	03/22/17 0.94	1111 838	RES IMP	\$ 142,122	\$ 57,064	40.15
00713	CRAFT JASON S PEEL CHARLES	25 BRITTANY CT~38~4 043B 073 003~UN 3	05/05/17 0.48	1115 648	RES IMP	\$ 88,203	\$ 31,019	35.17
00668	SEWELL CHERYL H PENDLEY SARAH N	49 RED OAK LN~21,52~13 JA15 103~L 2	05/01/17 1.64	1115 258	RES IMP	\$ 197,321	\$ 58,675	29.74
01462	HOLLIS JACK D PETTY HELEN B	36 ARBOR HILLS~237~12TH 030A 031 101~LOT 101 ARBOR HILLS	08/22/17 0.28	1125 947	RES IMP	\$ 155,801	\$ 56,516	36.27
00059	BRITTANY POAGG NKA BRITTANY RIDDLE POETTER CHELSEY	968 HOBSON RD 031 116 002~L 2	01/09/17 1.20	1105 330	RES IMP	\$ 144,331	\$ 54,979	38.09
01639	HOWARD ROGER D PONICKI BOBBIE RAY/PONICKI MICHAEL	141 TREETOP KNOLL DR~24~4 046A 280~L 213 BIG CANOE	09/25/17 0.08	1128 931	RES IMP	\$ 126,892	\$ 46,292	36.48
01214	BLUE CRYSTAL IRA LLC AND THE BOOTERY POPE HANNAH/HOPE BRYANT	416 HOBSON CT~164,197~12 031D 042~L 28	07/24/17 0.87	1123 260	RES VAC	\$ 7,058	\$ 4,000	56.67
01077	JORDAN WILLIAM LEE PORTER KENNETH/PORTER KIMBERLY	~188~4 065 032 032~L 29	07/05/17 1.41	1121 102	RES IMP	\$ 209,826	\$ 74,676	35.59
01613	ROLAND BRANDON POSTELL LOGAN S	1332 HOBSON RD 031 100 089~L 74 WHISPERING WATER	09/29/17 0.69	1129 222	RES IMP	\$ 133,294	\$ 60,570	45.44
00242	CHAPMAN CARL POULIN YELITZA DEL CARMEN/MICHAEL D	67 MARCUS CT~214~4 088 130 018~17	02/24/17 3.00	1108 884	RES IMP	\$ 290,653	\$ 117,875	40.56
00313	COKER DAVID POWER MARTHA B	720 WEDGEWOOD DR~22~4 047B 071~2512	03/03/17 0.74	1110 185	RES IMP	\$ 453,458	\$ 228,353	50.36
00874	TUCKER WARREN M PRICE BRYAN J/PRICE AMBER NICOLE	31 RIDGE VIEW CT~198~12 030C 054 004~L 34	05/22/17 1.00	1117 160	RES IMP	\$ 133,203	\$ 53,770	40.37



2017 Sales Ratio Study

112 - PICKENS COUNTY

Page 11 of 14

Sample	Seller Purchaser / Owner	Street~Land Lot~Land Dist Map/Parcel~SLB	Sale Date	Deed Book	Type Prop	Sales Price	Assessment	Ratio
00592	CLARK MAGGIE PRICE CONSTANCE M/WARREN	2094 HWY 53 E~40~4TH 043C 038~14	04/26/17 1.00	1114 758	RES IMP	\$ 130,710	\$ 54,986	42.07
01671	GEZYMALLA ANN R QUARLES MARY ELIZABETH	916 HUNTERS TR~91~4 049A 040~L 9048 BIG CANOE	09/29/17 2.06	1129 580	RES IMP	\$ 281,353	\$ 157,653	56.03
00341	RANA KASHIF RASHID RAMBLER SUSAN/RAMBLER RICHARD	321 DANBURG CT~160 064 020 044~L 44	03/22/17 0.75	1111 181	RES IMP	\$ 166,922	\$ 65,073	38.98
01295	WIGLEY MICHAEL W RAMSEY ROBERT	279 MACKENZIE LANE 049 089 001~L 10	08/03/17 2.06	1124 304	RES IMP	\$ 153,392	\$ 48,111	31.36
01418	THEBAUT LINDA R RAU LINDA/RAU CHARLES	110 GREEN FARM ST~189~4 065B 060~L 2	08/17/17 0.75	1125 743	RES IMP	\$ 86,845	\$ 42,699	49.17
01005	MONROE MICHAEL L RBAIRD CONSULTING LLC	~23~4 046A 427~L 2658	06/23/17 1.01	1120 46	RES VAC	\$ 72,014	\$ 32,000	44.44
00186	BAER ROBERT H REARIC DONALD	~43, 44 AND 45~13TH 040C 049~51	02/02/17 2.10	1107 596	RES VAC	\$ 3,926	\$ 1,500	38.21
01177	EVANS RICHARD K REID WALTER G	1518 LUMBER CO RD~265,266~12 022C 101	07/17/17 1.39	1122 481	RES IMP	\$ 411,258	\$ 141,332	34.37
00207	THE VINCE PETTI AND KANYON WARDEN RELEFORD RICKEY	280 SCENIC VIEW DR~40~4TH 043C 014~TRACT NO. 1	02/09/17 3.60	1107 752	RES IMP	\$ 166,663	\$ 75,558	45.34
00428	OTTO JEFFERY L RESER LIBBY/RESER KENT	534 REDBUD PASS 049A 051~LOT 9305	03/28/17 1.53	1111 606	RES IMP	\$ 451,430	\$ 191,780	42.48
00694	REPPERT FRED RICHARD A HILLSTEAD/CHRISTINE A	3 LUKES PATH 065 032 033	04/26/17 2.20	1114 1000	RES IMP	\$ 204,469	\$ 83,838	41.00
00559	PRIEST GLENN RICKER JEANMARIE	1670 UPPER SALEM CHURCH~48 & 041 174 001	04/10/17 465	1113 465	RES IMP	\$ 226,291	\$ 98,120	43.36
01578	DIONNE WILFRED JOSPEH RMKJ PROPERTIES I LLC	16 LAKE WATCH VILLAGE~53~4 046D 007~L 565 BIG CANOE	09/08/17 0.07	1127 845	RES IMP	\$ 142,055	\$ 65,254	45.94
00246	BANKS JAMES T ROBERTS AMY JOANNA/PAUL EDWARD	509 YELLOW CREEK RD 068 008	02/28/17 6.40	1109 458	RES IMP	\$ 332,488	\$ 136,177	40.96
01372	FLETCHER STEVEN M ROBINSON LAURA/ROBINSON PAUL	1635 RIDGEVIEW DR~12~4 045A 030~L 7210 BIG CANOE	08/09/17 1.04	1125 90	RES IMP	\$ 196,439	\$ 112,866	57.46
00379	ANDERSON JEFFREY C ROCHFORD IVAN A/ROCHFORD MELODY	146 FROST PINE CIR~260~5 027A 865~3295	03/08/17 0.93	1110 163	RES IMP	\$ 165,931	\$ 68,560	41.32
00894	ROBERTSON WILLIAM MICHAEL RODGER A SHEPHEARD AND VICKIE R	57 RIVERSTONE WAY~195 066 042~L 201	05/31/17 0.81	1117 740	RES IMP	\$ 196,392	\$ 72,811	37.07
00864	KEENER JAMES R ROLAND PEGGY I/ROLAND CURTIS D	76 BLAKES LN~49~12 019 124~25	05/23/17 0.64	1117 93	RES IMP	\$ 165,160	\$ 50,374	30.50
00804	VICKNESS ALAN M RONALD ROSE AND NOEL S ROSS	433 CRIPPLED OAK TRL~246 & 259~5 027A 292~LOT 235	06/02/17 0.49	1118 291	RES IMP	\$ 150,529	\$ 68,746	45.67
00419	TERRASSE NICK ROSA RICHARD/ROSA AMY	185 ALPINE DR 027D 311~L 929	03/24/17 0.49	1111 661	RES IMP	\$ 118,133	\$ 62,451	52.86
00822	FIBICH MICHAEL J ROSS SHELLEY JANE/ROSS JOEL M	313 RIDGEVIEW DR~52~4 046C 029~L 8061	05/31/17 1.00	1118 29	RES IMP	\$ 392,784	\$ 155,758	39.65
00718	TYSON W GERALD SABOM WILLIAM STEPHEN/GREEN DONNA S	64 BUCKEYE CT 024C 301~L 82	05/05/17 0.63	1115 598	RES IMP	\$ 208,902	\$ 91,313	43.71
01557	JOHNSON DOREEN F SAPUTO LAURA	TURKEY TRAIL~112~13 056C 161~165-R SALACOA HEIGHTS	08/30/17 2.92	1127 685	RES VAC	\$ 13,775	\$ 6,400	46.46
00870	JAMES HUGH ELEY JR AND SHAYLA SASSANO LOUIS/SASSANO LAUREL J	100 SHARPCVIEW LN~63 & 82~13 055 122~LOT 22 THE PRESERVE AT	05/19/17 3.00	1117 196	RES IMP	\$ 386,558	\$ 165,511	42.82
01467	PATTERSON RICHARD SASSIC NICHOLAS/FOSTER-SASSIC JOYCE R	875 ORCHARD RD~300~12 022 107 001	07/07/17 1.50	1126 147	RES VAC	\$ 24,533	\$ 8,621	35.14
00966	WOOD BARBARA F SCHUMACHER SHIRLEY J	86 SCONTI RIDGE~24~4 046A 241 001~UN 415A BLDG 4	06/12/17 0.09	1119 437	RES IMP	\$ 88,840	\$ 45,911	51.68
00489	BOLTON KANDI SEIBEL TRAVIS	475 OLD FEDERAL RD~96~4 048 003	03/31/17 19.80	1112 577	RES IMP	\$ 403,721	\$ 179,067	44.35
02229	SEVEN OAKS PROPERTIES INC	228 CONFEDERATE AVE 030D 096 113	1.07		COM IMP	\$ 278,047	\$ 117,342	42.20
01019	CARTER CHARLOTTE S SHAEFFER MICHELE/SHAEFFER DOUGLAS	33 TAMARAK PNT 027B 229~L 343,344	06/23/17 0.81	1120 292	RES IMP	\$ 269,964	\$ 111,984	41.48



2017 Sales Ratio Study

112 - PICKENS COUNTY

Page 12 of 14

Sample	Seller Purchaser / Owner	Street-Land Lot-Land Dist Map/Parcel-SLB	Sale Date	Deed Book	Type Prop	Sales Price	Assessment	Ratio
01653	BLUE JENNIFER SHERWOOD PATRICIA	51 CHRISTIAN AVENUE~118,149~4 052D 047	09/27/17 1.61	1129 478	RES IMP	\$ 109,823	\$ 44,487	40.51
01539	ROBERT WILLIAM HARRIS HENRIETTA SILVER LINING PROPERTIES LLC A GEORGIA	276 TREETOPPER CIR~15 046A 311~124 TREETOP RIDGE	09/08/17 0.08	1127 717	RES IMP	\$ 95,844	\$ 39,124	40.82
01657	OGILVIE JEFF SINIARD JORDAN/SINIARD JR CHARLES W	HENDERSON MTN RD~154~13 082A 028	09/19/17 0.66	1128 827	RES VAC	\$ 12,316	\$ 3,650	29.64
00058	RED OAK FINE HOMES LLC SKIPPER JOHN D/SKIPPER SHERRY SUE	251 LAUREL RIDGE TRL~24~4TH 046A 502~384	01/20/17 0.16	1106 138	RES IMP	\$ 315,701	\$ 115,719	36.65
01036	WOOD EDWARD O SKOWRONEK MARY CHRISTINA	146 WILD CHERRY LN~25~4 046B 167~L 8139	06/23/17 0.94	1119 940	RES IMP	\$ 387,078	\$ 169,488	43.79
01363	GHOSTON RICK A SKOWRONSKI KARLEEN/MICHAEL	200 SPRING RUN RD~101,116~5 006B 003~L 14E	08/15/17 2.80	1125 294	RES IMP	\$ 276,533	\$ 98,647	35.67
00524	NOWELL TIMOTHY G SMITH GEORGE L/PETERSENSMITH LINDA K	824 FITTS RD~29~4TH 045 033	04/07/17 2.43	1112 639	RES IMP	\$ 288,106	\$ 118,461	41.12
02232	SMITH JEFFERY WAYNE	771 TALC MINE RD 054 118 002	6.60		COM IMP	\$ 296,358	\$ 127,625	43.06
00906	PHELPS GREGORY S SMITH LEISA A	48 MOSSBERG TRL~275~12 022C 033	06/09/17 1.44	1118 902	RES IMP	\$ 217,982	\$ 81,948	37.59
01396	HOPKINS BERNARD SOLIMINE ANDREW/SOLIMINE LINDA A	86 MOSSWOOD LN~67~13TH 039 091~232 & 233	08/18/17 6.37	1125 861	RES IMP	\$ 469,066	\$ 174,623	37.23
00888	RAWSON SHIRLEY SORGEN KAREN/SORGEN MARK	748 WEDGEWOOD DR~22~4 047B 068~2515	05/26/17 0.97	1117 723	RES IMP	\$ 391,734	\$ 199,013	50.80
00916	HYERS LOUISE J STANCIL EMILY ALLISON/KRISTOPHER JOHN	85 FAIRWAY DR~296~5TH 027D 112~726	06/07/17 0.48	1118 712	RES IMP	\$ 152,781	\$ 88,536	57.95
01264	BAIRD CAROL B STAPLETON STEPHEN CLARK	89 FAIRWAY DR~281,296~5 027A 515~L 727	07/27/17 0.54	1123 640	RES IMP	\$ 154,979	\$ 70,389	45.42
01535	CAMPBELL JAMES DALE STASTNY RANDALL S/STASTNY EMILY R	1092 VALLEY VIEW DR~314~5 026D 009~L 7084 BIG CANOE	09/05/17 0.70	1127 309	RES IMP	\$ 295,832	\$ 118,680	40.12
01568	GARCIA JUSTINO STATION HOUSE DESIGN LLC	9 HARRINGTON RD~105~4TH 050B 061	09/08/17 0.92	1128 42	RES IMP	\$ 29,951	\$ 18,293	61.08
01241	MESSER JAMES A STATON JUSTIN/STATON KAYLA	197 ARBOR HILLS RD N~238~12 030A 031 012~L 12	07/24/17 0.29	1123 242	RES IMP	\$ 158,813	\$ 55,915	35.21
00377	ALLEN GARY STEPHENS BRIAN/STEPHENS COURTNEY	0 BYERS DR 068 130 019~L 18	03/16/17 3.00	1110 833	RES VAC	\$ 32,070	\$ 13,500	42.10
00994	CORDER JOHN S STEPHENS GALE/LARRY/GALE T	245 ARROWHEAD DR~283~5 027B 058~L 2529-2531	06/20/17 1.53	1119 505	RES IMP	\$ 171,363	\$ 87,253	50.92
00914	STONE JEREMIAH STEPHENS SHARON DEVONNE	970 MOORE RD 038 029 002	06/08/17 1.08	1118 784	RES IMP	\$ 204,488	\$ 67,492	33.01
00253	HEIDER STEPHEN J STEPP KENNETH B/HILL ROBIN L	86 CHESTNUT OAK POINT 046B 267~LOT 7010 BIG CANOE S/D	02/27/17 0.89	1109 479	RES IMP	\$ 185,685	\$ 80,524	43.37
00459	JACKSON EARL W STRAW KENNETH	232 TREETOPPER CIR 046A 305~UN 118	03/30/17 0.08	1112 404	RES IMP	\$ 113,907	\$ 49,452	43.41
01398	WARD-MOORE ALLISON M STREICHER CHARL/STREICHER KERI L	161 DOGWOOD TRL~20~13TH JA15 097 009~LOT 9 WLDWOOD	08/17/17 1.00	1125 449	RES IMP	\$ 279,640	\$ 98,698	35.29
01228	SHAW BRYAN SUDA JEANNINE A/MYERS SHERON M	110 POPLAR DR N~315~12 009 114 004~L 93B	07/25/17 2.59	1123 273	RES IMP	\$ 139,311	\$ 56,910	40.85
01382	JOHNSON SUZANNE BAUER SULLIVAN BRANDON RYAN	1625 OLD BURNT MTN RD~310~12 029A 012 002~L 2	08/10/17 1.55	1125 92	RES IMP	\$ 135,235	\$ 45,621	33.73
00775	BRITT TERRY L SUMMAR ABIGAIL/MCGRIFF STEPHEN CRAIG	202 BUCKSKULL HOLLOW DR~15~4 046A 352~L 337	05/08/17 0.08	1116 535	RES IMP	\$ 143,549	\$ 48,067	33.48
00006	HOUSE DONALD L SYLVIA JAMES/GODWIN GERALD J/SYLVIA	641 HAMRICK RD~17~23RD 038 011 001	01/04/17 38.58	1104 631	AGR IMP	\$ 818,803	\$ 284,174	34.71
00234	DAVID R WHITFIELD AND SHEILA L TABAK THERESA/TABAK HARLEY	1751 RIDGEVIEW DR~12 045A 028~LOT 7206	03/01/17 0.88	1109 437	RES IMP	\$ 371,894	\$ 146,941	39.51
00301	COMMUNITY BANK OF PICKENS COUNTY TANNER RANDY S	31 SKIDDER WAY WAY~153 & 154~13 062A 010	03/03/17 1.51	1109 813	RES IMP	\$ 148,580	\$ 58,248	39.20
00545	WILLIAMS TAMMY TARPY CHRISTOPHER B/TARPY JENNIFER L	48 BLAKES LN~49~12TH 019 118~19	04/13/17 0.62	1113 174	RES IMP	\$ 188,135	\$ 66,310	35.25



2017 Sales Ratio Study

112 - PICKENS COUNTY

Page 13 of 14

Sample	Seller Purchaser / Owner	Street-Land Lot-Land Dist Map/Parcel-SLB	Sale Date	Deed Book	Type Prop	Sales Price	Assessment	Ratio
00028	ELWARNER JACQUELINE A TEAGUE NORMA JUNE/TEAGUE JAMES	158 ARBOR HILLS PL~237,238~12 030A 031 143~L 143	01/06/17 0.28	1105 104	RES IMP	\$ 173,498	\$ 70,102	40.41
02233	TELFORD REALTY LLC	115 INTERSTATE SOUTH DR 065B 050 007	1.08		COM IMP	\$ 1,076,675	\$ 478,135	44.41
00579	PRESTON ISLAND PROPERTIES LLC TERRY DAVID/TERRY EMILEE	6 LAUREL RIDGE PT~24~4 046A 493~UN 375	04/07/17 0.15	1113 678	RES IMP	\$ 239,931	\$ 122,170	50.92
00005	YOUNG JERROLD TERRY GEORGE A	421 REBECCA ST~305~12 JA04 022~LOT 4	01/03/17 1.11	1104 571	RES IMP	\$ 279,677	\$ 109,950	39.31
01501	SMITH WANDA YVONNE THE ATLANTIC COAST CONSERVANCY INC	~17~13 JA12 066	08/30/17 0.40	1126 480	COM IMP	\$ 177,641	\$ 62,775	35.34
00875	HOMESTEAD APARTMENTS L P A GEORGIA THE HOMESTEAD OF JASPER LLC A GEORGIA	102 LIBRARY LN JA06 010	05/24/17	1117 269	COM IMP	\$ 2,211,524	\$ 900,000	40.70
00307	TURNER STEVEN WAYNE THEROUX ADAM L	EMORY RD~135~12 011 044 003	03/17/17 19.39	1110 858	AGR VAC	\$ 48,321	\$ 28,606	59.20
00231	THE MISSION GROUP LLC THOMAS W ELDER	1654 KENNESAW AVENUE NE02 060	02/23/17 0.45	1109 28	RES IMP	\$ 127,963	\$ 53,764	42.02
00728	INGRAM ALICE M THOMPSON JOHN/THOMPSON KARLA	38 BRER RABBIT TRL TRL~305~272 JA03 014~1	05/05/17 0.53	1115 716	RES IMP	\$ 125,341	\$ 50,018	39.91
01575	TOBIN NELSON THOMPSON RANDALL G/PRIETO JOSE	8237 COX MOUNTAIN DR~52 AND 53~4 046D 169~8237	09/15/17 1.41	1128 31	RES VAC	\$ 137,978	\$ 67,200	48.70
01318	BROWN EDWIN B THOMSON GARETH J	1145 SUMMIT DR~23 & 54~4 046A 388~2787	07/31/17 0.92	1124 250	RES IMP	\$ 331,102	\$ 124,000	37.45
00500	BROTHERTON JUSTIN THORNTON DANNY J	117 WALNUT RD 053A 017~L 24	03/31/17 1.00	1112 364	RES IMP	\$ 139,451	\$ 55,167	39.56
00416	SCOGGINS DANIEL L TIERNAN BARBARA J	200 VILLA RD~259~5 027A 705 020	03/24/17 0.04	1111 577	RES IMP	\$ 80,978	\$ 33,730	41.65
01104	HOGAN DARRELL L TIPPIT ARTHUR D/TIPPIT LINDA E	56 BEE TREE RIDGE DR 024D 052~L 4418	07/06/17	1121 335	RES IMP	\$ 321,365	\$ 113,703	35.38
00106	ATHENS PRINTING COMPANY TOLAR SANDY S/TOLAR DAVID B	2202 CRIPPLED OAK TRL 024D 368~L 3524	01/27/17 0.48	1106 911	RES IMP	\$ 128,050	\$ 75,098	58.65
00539	GEORGE KEITH C TOLBERT LESA	824 SHETLAND TRCE~53~2 046D 047~9135	04/07/17 1.81	1113 803	RES IMP	\$ 236,058	\$ 120,712	51.14
02228	TOP GUN POWDER COATING LLC	279 CONFEDERATE AVE 030D 096 109	1.14		COM IMP	\$ 267,440	\$ 92,606	34.63
00646	MULL DARRYL C TRIGILIA KIMM A	168 LOCUST LN~314~5 026D 094~L 7130	04/20/17 2.73	1114 252	RES IMP	\$ 257,705	\$ 132,334	51.35
00392	DENNEY REBECCA R TROPFENBAUM AMY R/ROBERT S	111 SCONITI POINT 046A 411~LOT 2642	03/23/17 0.75	1111 427	RES VAC	\$ 185,886	\$ 80,000	43.04
01547	JEFFERY BRYAN GREENE AND KRISTAL TROY JOHNSON AND MARY EVELYN	1968 ANTIOCH CHURCH RD~60~12 019 090 009~9	09/08/17 0.68	1127 512	RES IMP	\$ 127,507	\$ 51,644	40.50
00327	PRESTON ISLAND PROPERTIES LLC TULLY CHRIS J/TULLY CYNTHIA L	196 TREETOPPER CIR 046A 301~LOT 114	03/08/17 0.08	1110 323	RES IMP	\$ 96,192	\$ 53,800	55.93
01308	THORNTON III WILLIAM A ULMER MARK L	5587 HENDERSON MOUNTAIN RD~112, 056D 044~LOT 157,SALACOA HIGHLAND	07/24/17 10.47	1123 954	RES IMP	\$ 204,529	\$ 80,295	39.26
01478	MORRIS FRANKLIN D UNDERWOOD DORIS TOLSON	308 STARCROSS 027D 221	08/31/17	1126 787	RES IMP	\$ 242,624	\$ 94,296	38.87
01054	TREDWAY III CHESLEY M URNAZA GERALD J/URNAZA MARCIA	~22~4 047B 150~L 2489 BIG CANOE S/D	06/29/17 0.81	1120 945	RES IMP	\$ 329,096	\$ 156,414	47.53
00347	WINGTON CHUCK VANDERWALT CHRISTINA/VANDERWALT	CAGLE MILL RD~191~4 065 072	03/16/17 4.37	1110 835	IND VAC	\$ 94,963	\$ 43,700	46.02
01100	TATUM CHRISTOPHER B WALKER JR WILLIAM ROY	105 RAINBOW CT~258~5 027B 182~L 2322	07/11/17 0.55	1122 16	RES IMP	\$ 183,298	\$ 102,098	55.70
00877	GRAY DAVID WALUSKIEWICZ ALICE/MILLER JR SAMUEL W	11 ISUBA TRL 046D 803~L 803	05/31/17 0.34	1117 939	RES IMP	\$ 452,158	\$ 200,580	44.36
01267	GALLOWAY GLYNN WEAVER JODY/BAUMANN CHRISTOPHER	147 MONTVIEW DR~19~13 JA14 011 015~C & D	08/01/17 2.04	1123 896	RES IMP	\$ 315,876	\$ 130,469	41.30
01463	CROWE ELAN WEAVER NATHAN D/WEAVER KATELYN T	117 WHISPERING PEBBLES TRL~165~12 031 100 079~64	08/24/17 0.71	1126 311	RES IMP	\$ 145,220	\$ 56,110	38.64



2017 Sales Ratio Study

112 - PICKENS COUNTY

Page 14 of 14

Sample	Seller Purchaser / Owner	Street~Land Lot~Land Dist Map/Parcel~SLB	Sale Date	Deed Book	Type Prop	Sales Price	Assessment	Ratio
01085	PAGE SHANE WEISS JR DOUGLAS HARRY/LYNN HOWARTH	161 WHITE TAIL RD~124~12 031 016 010	06/30/17 6.02	1121 53	RES IMP	\$ 398,783	\$ 175,944	44.12
00418	WHITE MARY ANN FULLER WEST JASON TROY	141 TWN SPRINGS LN~324~5 028C 027~LOT 6, TWN SPRINGS	03/30/17 0.87	1111 823	RES IMP	\$ 289,514	\$ 121,421	41.94
01098	KIMBERLY VOYLES N/K/A KIMBERLY BISHOP WEST JEREMY/WEST JULIE	367 MOORES GIN RD~124~23RD 058 094 001	07/11/17 4.00	1121 599	RES IMP	\$ 204,653	\$ 62,526	30.55
01560	WEEMS JUDITH C WHITE AMANDA/WHITE KEVIN MARSHALL	120 SUMMIT CIR~16~4 046A 057~L 2581 BIG CANOE S/D	09/15/17 0.87	1127 941	RES IMP	\$ 562,131	\$ 263,956	46.96
00346	COLLETT DORINDA DEE WHITE MARY	1016 PICKENS ST~223~4 NE02 016 001	03/16/17 0.89	1111 17	RES IMP	\$ 186,674	\$ 71,164	38.12
01379	TIMOTHY W PATTEN KIMBERLY C PATTEN WHITTEKIND AUDREY N/WHITTEKIND DAVID	847 ORCHARD RD~300~12 022 109 001	08/11/17 6.50	1125 832	RES IMP	\$ 305,168	\$ 107,911	35.36
00159	MCNEAL ENTERPRISES LLC WHITWORTH ELISE	501 VALLEY VIEW VIS~296~5TH 027A 104~L 526	02/10/17 0.82	1107 951	RES IMP	\$ 133,838	\$ 59,580	44.52
00986	KIEFER WILLIAM JAMES WILDS JENNIFER/WILDS DAVID	331 BLUE BIRD TRL 065 002 039~L 36	06/15/17 1.03	1119 192	RES IMP	\$ 303,107	\$ 113,227	37.36
00407	RICHARD A TROWELL AND JANET S TROWELL WILKERSON JENNIFER/WILKERSON DAVID G	00 BETHEL RD RD 017 065	03/22/17 1.50	1111 385	RES VAC	\$ 13,831	\$ 7,745	56.00
00334	HENSLEY BRITTANY WILLIAMS HALI AMBER	9293 HENDERSON MOUNTAIN 057 045 001	03/07/17 1.00	1110 97	RES IMP	\$ 122,237	\$ 48,446	39.63
01562	TAYLOR LAURIE WILLIAMS WILLIAM CHAD	616 MAPLE DR~149~13TH 061A 086~256, SECTION 5	09/19/17 1.52	1128 682	RES IMP	\$ 166,908	\$ 66,814	40.03
00353	LOGGINS GRETCHEN WILSON DENNIS R	311 SOUTH WOODS CT~155 & 170~13 063 102 111~11	03/16/17 1.73	1110 709	RES IMP	\$ 153,168	\$ 66,045	43.12
00714	HILL GARY W WILSON JEAN L/WILSON KEITH N	54 INDIGO BUNTING TRL~16~4 046A 120~L 1222	05/03/17 0.83	1115 641	RES IMP	\$ 339,307	\$ 142,560	42.02
01097	BRANDON K LONGENECKER AND ABBY L WOOD MATTHEW W/WOOD RACHAEL M	610 OLD MILL WHITE EXT~64, 65, 88 AND 049 135 002	07/07/17 8.62	1121 492	RES IMP	\$ 355,949	\$ 164,991	46.35
00227	LECLAIRE MICHELE M WRIGHT RONNIE L	33 STARR DR~15~13TH JA10 022~15B	02/28/17 0.48	1109 135	RES IMP	\$ 121,783	\$ 47,517	39.02
00717	JAMES E EADENS AND LAURA L EADENS WYNDHAM JUDY V	1201 CRIPPLED OAK TRL~224~5 025C 128~3141	05/03/17 0.51	1115 490	RES IMP	\$ 199,866	\$ 84,554	42.31
00043	COOLIK SALLY S YARBROUGH ROBERT H	199 WILD GINGER CIR~14~4TH 046B 027~6006	01/13/17 0.82	1105 763	RES IMP	\$ 322,750	\$ 130,824	40.53
01526	NEFF PHILLIP YOULTON TIMOTHY D L	1643 CRIPPLED OAK TRL~245~5 024D 209~L 3155	09/01/17 0.50	1127 277	RES IMP	\$ 150,464	\$ 71,117	47.27
01641	RTC HOME CONSTRUCTION LLC YOUNGBLOOD SCOTT/CHARLENE	~77~4 052 005 101~L 1	09/28/17 3.00	1129 501	RES VAC	\$ 29,547	\$ 12,000	40.61
00064	TITUS MARTIN R ZAVIK CHERYL/ZAVIK JEFFREY	127 WILDERNESS KNOLL~94~4 049A 071~9373	01/20/17 1.02	1106 251	RES IMP	\$ 478,694	\$ 193,077	40.33
00969	HICKS BARRY ZIMMERMAN SR JASON H/ZIMMERMAN TERI L	511 CUFF~155~13 063 102 004	06/16/17 0.94	1119 447	RES IMP	\$ 153,717	\$ 46,344	30.15

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