

### Summary

Parcel Number 3115D 018  
 Location Address 168 GREEN CABIN WAY  
 Legal Description LT 41 CLEAR CRK ACRES PH 3 LL 1/8/36  
 (Note: Not to be used on legal documents)  
 Class R3-Residential  
 (Note: Class code is for digest purposes only. Not to be used as a zoning code)  
 Zoning R1  
 (Note: Contact the P&Z Department for verification)  
 Tax District County (District 03)  
 Millage Rate 15.45  
 Acres 2.02  
 Neighborhood UL-Sub-Cartecay-Clear Creek Acres (235110)  
 Account Number 24210  
 Homestead Exemption Yes (F1)  
 Landlot/District 36 / 5



### Owner

[GABRIEL J EASON](#)  
 EASON REBEKAH M  
 168 GREEN CABIN WAY  
 TALKING ROCK, GA 30175

### Forms

### Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	Clear Crk Ac PH 003	Acres	0	0	0	2.02	1

### Residential Improvement Information

Style 1 Family (Detached)  
 Heated Square Feet 2533 (If applicable, finished attic and finished basement included)  
 Interior Walls Drywall  
 Exterior Walls Wood  
 Foundation Basement-Full Unfinished  
 Attic Square Feet 0  
 Basement Square Feet 1674 (See sketch for square feet details)  
 Year Built 1997  
 Roof Type Corrugated Metal  
 Flooring Type Carpet/Hardwood  
 Heating Type Central Heat/AC  
 Number Of Rooms 0  
 Number Of Bedrooms 3  
 Number Of Full Bathrooms 3  
 Number Of Half Bathrooms 0  
 Value \$363,000  
 Condition Average  
 Fireplaces\Appliances Pre-fab 1 sty 1 Box 1  
 House Address 168 GREEN CABIN

### Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Homestead Homesite (Average)	2005	0x0 / 1	0	\$4,000
GR/Finished	2003	24x36 / 0	0	\$12,400

### Permits

Permit Date	Permit Number	Type
03/30/2011		REAL PROPERTY RETURN
03/29/2010		REAL PROPERTY RETURN

## Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/28/2023	2588 45	28 83	\$0	Multiple Lots Included - Zero sale price	DONALDSON ANDREW	EASON, GABRIEL J/REBEKAH M
12/1/1998	637 483		\$178,500	Multi County Property	WOLFE WILLIAM T	DONALDSON ANDREW

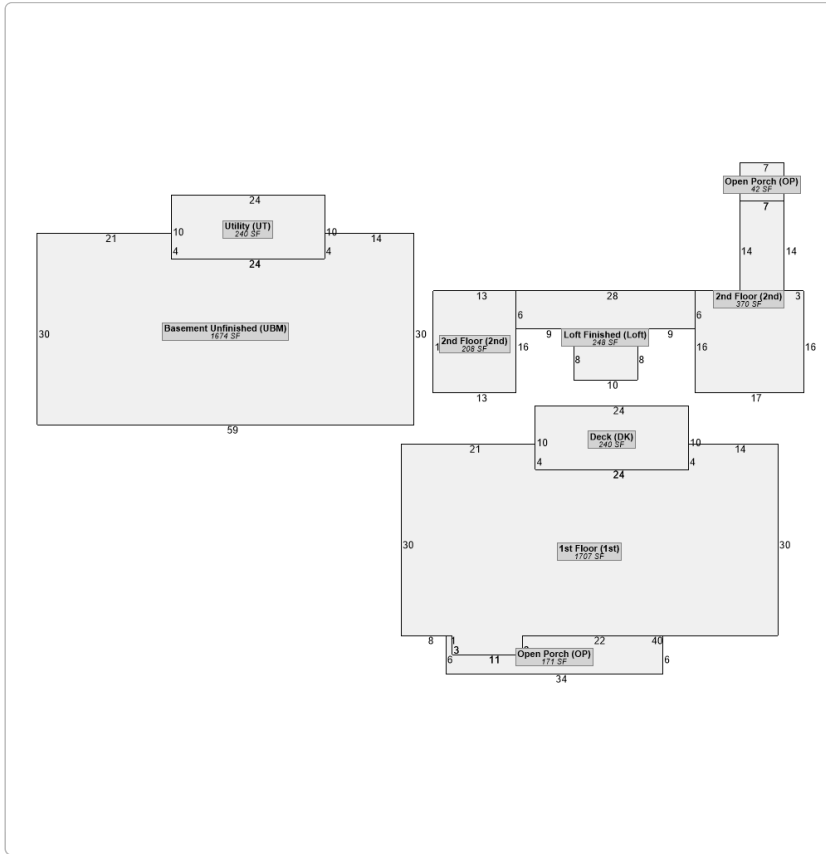
## Valuation

	2025	2024	2023	2022	2021
Previous Value	\$327,100	\$327,100	\$327,100	\$250,700	\$225,700
Land Value	\$24,200	\$10,829	\$10,829	\$13,100	\$12,100
+ Improvement Value	\$363,000	\$301,474	\$301,474	\$296,100	\$220,700
+ Accessory Value	\$16,400	\$14,797	\$14,797	\$17,900	\$17,900
= Current Value	\$403,600	\$327,100	\$327,100	\$327,100	\$250,700

## 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		158480		\$0.00
2	County M & O	0.4		32236	5.829	\$753.13
3	County Bond	0.4		30236	0.5	\$65.60
4	School M & O	0.4		2000	9.121	\$1,454.25
<b>Total Est Tax</b>						<b>\$2,272.98</b>

### 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:** GABRIEL J EASON  
**Market Value:** \$403,600  
**Exemption Code:** F1 - S1 with Local Freeze  
**Property Address:** 168 GREEN CABIN WAY  
**Estimated Yearly Taxes:** \$2,272.98

Service	% Total	Per Year	Per Half Year	Per Day
County M & O	33.13%	\$753.13	\$376.57	\$2.06
County Bond	2.89%	\$65.60	\$32.80	\$0.18
School M & O	63.98%	\$1,454.25	\$727.13	\$3.98
<b>Total</b>	<b>100.00%</b>	<b>\$2,272.98</b>	<b>\$1,136.49</b>	<b>\$6.23</b>

Total Property Tax: \$2,272.98

**No data available for the following modules:** Rural Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, 2024 Prebill Mobile Home Valuation.

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