



OCONEE COUNTY ZONING CHANGE APPLICATION

Requested Action:

Rezoning from: AG to AR

Change in Conditions of Approval for Case #: _____

Special Use Approval for: _____ in the _____ Zoning District

Applicant

Name: Matthew Miller

Address: 1261 Astondale Road
(No P.O. Boxes)
Bishop, GA 30621

Telephone: 706-255-6871

Email: mmiller@agleassociates.com

Applicant is (check one): the Property Owner Not the Property Owner (attach Property Owner's Authorization)

Applicant's Certification: I hereby certify that the information contained in and attached to this application is true and correct.

Signature: [Signature] Date: 8/15/2020

DIAUNDRA WALTON
NOTARY PUBLIC
Clarke County
State of Georgia
My Commission Expires June 2, 2024

Property Owner

Name: Lane Miller

Address: 1261 Astondale Road
(No P.O. Boxes)
Bishop, GA 30621

Telephone: 706-769-9029

Property

Location: Astondale Rd
(Physical Description)
Bishop, GA 30621

Tax Parcel Number: Portion of B07024UA

Size (Acres): 2.25 Current Zoning: AG

Future Development Map—Character Area Designation: Rural Places

Use

Current Use: Agricultural

Proposed Use: Residential for new parcel

Agricultural for remainder of existing parcel

Attachments (check all that apply)

- Property Owner's Authorization (if applicable)
- Application Fee
- Warranty Deed
- Typed Legal Description
- Plat of Survey
- Disclosures (Interest & Campaign Contributions)
- Zoning Impact Analysis

- Narrative (Detailed Description of the Request)
- Concept Plan
- Attachments to the Concept Plan:
 - Water and/or Sewer Capacity Letter from OCUD
 - Representative Architecture/Photographs
- Proof all property taxes paid in full
- Other Attachments: _____

For Oconee County Staff Use Only

Application Date Received: _____ Date Accepted: _____

DRI Transmitted to RDC Date: _____ N/A

Date Submitted: _____ Findings Complete

Posted: _____ Ad: _____ Ad: _____

Application Withdrawn Date: _____

APPLICATION NUMBER _____

Action **Planning Commission** Date: _____

Approval With Conditions Denial

Board of Commissioners Date: _____

Approved With Conditions Denied

043 262-264

8-19-03

Oconee County, Georgia
 Real Estate Transfer Tax
 Amt of \$ 108.00
 Date 08-18-03
[Signature] CSC

After recording, return to:
 Arnall Golden Gregory LLP
 2800 One Atlantic Center
 1201 West Peachtree Street
 Atlanta, GA 30309-3450
 Attn: James R. Robinson, Esq.

QUITCLAIM DEED

THIS INDENTURE, made as of the 31 day of July, 2003, between DAN M. BARRETT, an individual resident of the state of Georgia (hereinafter referred to as "GRANTOR"), and LANE MILLER an individual resident of the state of Georgia (hereinafter referred to as "GRANTEE").

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto GRANTEE, all that tract or parcel of land lying and being in the 222nd District, G.M., Oconee County, Georgia, and being more particularly described on Exhibit "A" attached hereto and by this reference incorporated herein.

TO HAVE AND TO HOLD, the said described premises to GRANTEE, so that neither GRANTOR nor any person or persons claiming under GRANTOR, shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the GRANTOR has signed and sealed this Quitclaim Deed, the day and year first above written.

GRANTOR:

DAN M. BARRETT

Dan M. Barrett [SEAL]

Signed, sealed and delivered
in the presence of:

Nancy Larrow
Unofficial Witness

Patricia Childs
Notary Public

My Commission Expires:
August 28, 2006

[NOTARIAL SEAL]

EXHIBIT "A"**LEGAL DESCRIPTION**

All that tract or parcel of land, situate, lying and being in the 222nd District, G.M., Oconee County, Georgia, containing 19.511 acres, more or less, and having such shape, metes, courses, and distances as shown as Tract 4B on a survey entitled "Survey for: Trust Company Bank of Northeast Georgia", dated January 11, 1993, by Ben McLeroy & Associates, Inc., Ben McLeroy, Registered Surveyor, and recorded in Plat Book 19, Page 179, in the Office of the Clerk of the Superior Court of Oconee County, Georgia, reference to which is hereby made for a more particular description of the property herein conveyed.

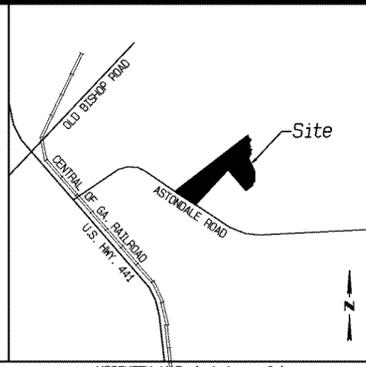
Less and Except:

All that tract or parcel of land, situate, lying and being in the 222nd District, G.M., Oconee County, Georgia, containing 6.817 acres, more or less and being more particularly described as follows:

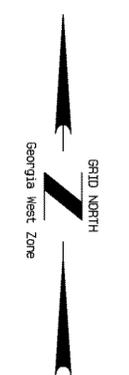
Beginning at a 3/8" re-rod on the northerly right-of-way line of Astondale Road (100-foot right-of-way) and at the southeast corner of Tract 4B as shown on a survey entitled "Survey for Trust Company Bank of Northeast Georgia", recorded in Plat Book 19, Page 179, Oconee County, Georgia records, which 3/8" re-rod found is the TRUE POINT OF BEGINNING.

Thence from the TRUE POINT OF BEGINNING as thus established and along said right-of-way line of Astondale Road (100-foot right-of-way) run North 56 degrees 31 minutes 52 seconds West for a distance of 345.32 feet to a 1/2" rein. rod set; thence leaving said right-of-way line, run North 43 degrees 42 minutes 26 seconds East a distance of 800.36 feet to a 1/2" rein. rod set; thence run South 39 degrees 59 minutes 43 seconds East a distance of 461.65 feet to a 1/2" rein. rod found; thence run South 53 degrees 31 minutes 09 seconds West a distance of 229.47 feet to a 1/2" rein. rod found; thence run South 53 degrees 31 minutes 09 seconds West a distance of 259.77 feet to a 1/4" x 2" iron found; thence run South 53 degrees 31 minutes 09 seconds West a distance of 209.32 feet to a 3/8" re-rod on the northerly right-of-way line of Astondale Road and the TRUE POINT OF BEGINNING.

6925354841
PARTICIPANT ID
P202000103
BK:2020 PG:103-103
FILED IN OFFICE
CLERK OF COURT
08/19/2020 11:58 AM
ANGELA ELDER-JOHNSON, CLERK
SUPERIOR COURT
OCONEE COUNTY, GA
Angela Elder-Johnson



RESERVED FOR CLERK OF COURT



G. LANE MILLER
PB. 19 PG. 179
DB. 216 PG. 238

12.751
Acres

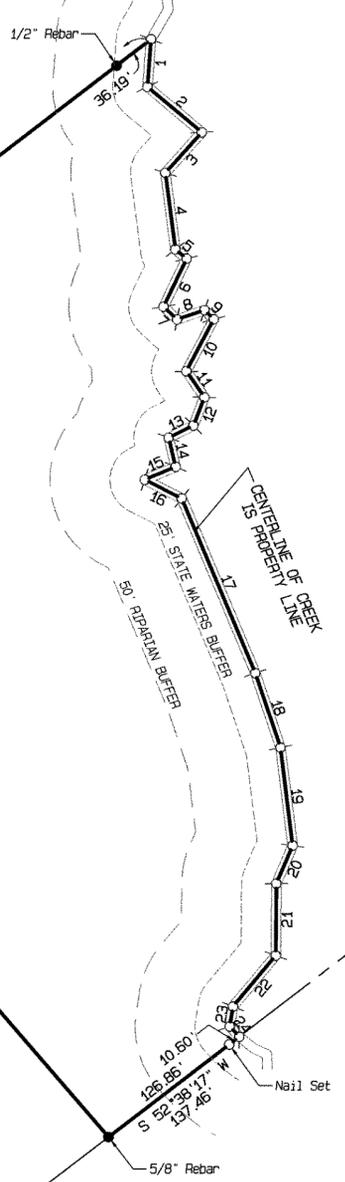
ROBERT C. & JESSICA GAMBRELL
PB. 38 PG. 161
DB. 1298 PG. 142

RANDY O. PHILLIPS
PB. 24 PG. 229
DB. 384 PG. 75

S 88°55'14" W 3025.16' TO CENTERLINE
INTERSECTION WITH CENTRAL OF GEORGIA RAILROAD

Point of Beginning

ASTONDALE ROAD
100' R/W 20' PAV'T.



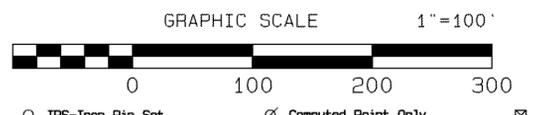
CENTERLINE OF CREEK TRAVERSE

LINE	BEARING	DISTANCE
1	S04°18'51"W	39.68'
2	S50°08'30"E	59.05'
3	S42°02'18"W	45.42'
4	S07°28'10"E	64.33'
5	S50°57'16"E	12.12'
6	S25°42'57"W	44.35'
7	S46°56'43"E	15.49'
8	N71°22'54"E	24.17'
9	S45°20'43"E	10.82'
10	S27°53'43"W	48.88'
11	S34°38'08"E	26.47'
12	S21°23'02"W	25.22'
13	S63°57'11"W	22.99'
14	S13°28'14"E	24.92'
15	S67°22'26"W	27.99'
16	S63°20'00"E	34.60'
17	S22°55'07"E	157.81'
18	S18°43'27"E	65.42'
19	S07°04'28"E	82.26'
20	S23°12'24"W	34.39'
21	S00°30'27"W	59.84'
22	S40°01'55"W	55.42'
23	S09°15'22"W	16.88'
24	S43°04'01"E	11.63'

NOTES:
THIS PROPERTY IS ZONED AG
THIS PLAT REPRESENTS TAX MAP B07, PARCEL 024UA.

REFERENCES:
PLAT BOOK 34 PAGE 272
DEED BOOK 216 PAGE 238
PLAT BOOK 19 PAGE 179

PLAT ABBREVIATIONS
PB. - Plat Book
DB. - Deed Book
PG. - Page
R/W - Right of Way



PLAT CLOSURE STATEMENT
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 173,644 FEET

FIELD CLOSURE STATEMENT
THIS FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 32,400 FEET, AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS NOT ADJUSTED. ALL LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TOPCON TOTAL STATION, MODEL GPT 3002.

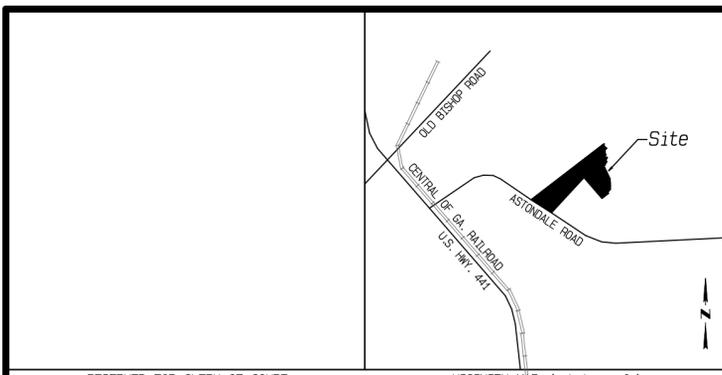
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

RAY N. WOODS GEORGIA REGISTERED LAND SURVEYOR #2049		RETRACEMENT BOUNDARY PLAT FOR LANE MILLER		
GMD: 222	COUNTY: OCONEE	STATE: GEORGIA	DATE: 08-19-2020	
DRAWN BY: MIKE W.	BASELINE SURVEYING & ENGINEERING, INC. P.O. BOX 269 WATKINSVILLE, GEORGIA 30677 www.baselinega.com (706)-769-6610 COA #1108		INSTRUMENT: LEICA	
DWG NAME: BBarrett	PLAT CLOSURE: 1/173,644	FIELD CLOSURE: 1/466,131	ANGLE CLOSURE: 2" per Angle	
FIELD BOOK: D-140				

Ray N. Woods
GEORGIA REGISTERED LAND SURVEYOR NUMBER 2049 DATE 08-19-2020



RESERVED FOR CLERK OF COURT

VICINITY MAP (not to scale)

G. LANE MILLER
PB. 19 PG. 179
DB. 216 PG. 238
Zoned AG

Tract 1
10.500
Acres

Tract 2
2.252
Acres

ROBERT C. & JESSICA GAMBRELL
PB. 38 PG. 161
DB. 1298 PG. 142
Zoned AG

RANDY O. PHILLIPS
PB. 24 PG. 229
DB. 384 PG. 75
Zoned AG



Point of Beginning

CENTERLINE OF CREEK TRAVERSE

LINE	BEARING	DISTANCE
1	S04°18'51"W	39.68'
2	S50°08'30"E	59.05'
3	S42°02'18"W	45.42'
4	S07°28'10"E	64.33'
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21	S00°30'27"W	59.84'
22	S40°01'55"W	55.42'
23	S09°15'22"W	16.88'
24	S43°04'01"E	11.63'

OWNER INFORMATION:
LANE MILLER
1261 ASTONDALE ROAD
BISHOP, GA 30621
(706)-769-9029

NOTES:
THIS PROPERTY IS CURRENTLY ZONED AG.
THE PROPOSED ZONING FOR TRACT 2 IS AR.
TRACTS 1 & 2 REPRESENT TAX MAP B07, PARCEL 024UA.
1 FOOT CONTOURS PROVIDED BY N.O.A. LIDAR, OCOREE DATED 2013
OCOREE COUNTY WATER RESOURCES WILL PROVIDE WATER FROM AN EXISTING WATER LINE
ALONG ASTONDALE ROAD. (The South or Opposite Side Of The Road)
SEWER WILL BE FROM AN ONSITE SEPTIC SYSTEM.

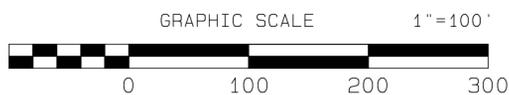
REFERENCES:
PLAT BOOK 2020 PAGE 103
PLAT BOOK 34 PAGE 272
DEED BOOK 216 PAGE 238
PLAT BOOK 19 PAGE 179

STREET ADDRESS:
ASTONDALE ROAD

REVISED DATE: SEPT. 15, 2020 TO ADDRESS COUNTY COMMENTS

PLAT ABBREVIATIONS

PB. - Plat Book
DB. - Deed Book
PG. - Page
R/W - Right of Way



PLAT CLOSURE STATEMENT
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 173,234 FEET

FIELD CLOSURE STATEMENT
THIS FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 32,400 FEET, AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS NOT ADJUSTED. ALL LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TOPCON TOTAL STATION, MODEL GPT 3002.

The minimum lot area required for the applicable zoning district is outside the 100 year floodplain as specified in Section 404.02.

13219C 0145D
Flood Insurance Rate Map Number
2049
Georgia Registered Land Surveyor Number

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GEORGIA REGISTERED LAND SURVEYOR NUMBER 2049 DATE

RAY N. WOODS GEORGIA REGISTERED LAND SURVEYOR #2049		REZONE CONCEPT PLAN FOR LANE MILLER			
THIS PLAT IS NOT VALID OR RECORDABLE UNLESS SAID SURVEYOR'S SIGNATURE APPEARS OVER THE STAMP		GMD:	COUNTY:	STATE:	DATE:
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW.		222	OCOONEE	GEORGIA	08-20-2020
		DRAWN BY:	INSTRUMENT:		
		MIKE W.	LEICA		
		DWG NAME:	PLAT CLOSURE		
		Lane Miller	1/173,234		
		FIELD BOOK:	FIELD CLOSURE		
		D-146	1/466,131		
			ANGLE CLOSURE		
			2" per Angle		

PROPERTY OWNER'S
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
APPLICATION FOR REZONING

Pursuant to section 36-67A-1 et seq. of the Georgia Code Annotated, adopted by the Georgia General Assembly, effective July 1, 1986, the following disclosure is mandatory. When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official, it shall be the duty of the applicant and the agent representing the applicant to file a disclosure report with the governing authority of the respective local government.

Any applicant for rezoning action knowingly failing to make any disclosure as required by Code Section 36-67 A-1 et seq. shall be guilty of a misdemeanor.

A. Name of local government official to whom the campaign contribution or gift was made (or N/A if not applicable):

N/A

B. The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution (or N/A if not applicable):

Amount: N/A

Date of contribution: _____

C. Enumeration and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application for rezoning (or N/A if not applicable).

N/A

Signature of owner: *Jane Miller*

Date: 8-15-2020

Signature of applicant: *Max Miller*

Date: 8/15/2020

Signature of Notary Public: *Diaundra Walton*

Date: 8/15/2020

DIAUNDRAL WALTON
NOTARY PUBLIC
Clarke County
State of Georgia
My Commission Expires June 2, 2024

DIAUNDRAL WALTON
NOTARY PUBLIC
Clarke County
State of Georgia
My Commission Expires June 2, 2024

DISCLOSURE OF INTEREST
APPLICATION FOR REZONING
OCONEE COUNTY, GEORGIA

To the best of my knowledge, no local government official, including members of the Planning Commission and members of the Board of the Commissions, has a property interest in any real property affected by a rezoning action or has a financial interest in any business entity which has a property interest, or has a member of his/her family having such an interest.

Signature of owner
[Handwritten Signature]

Date
8-15-2020

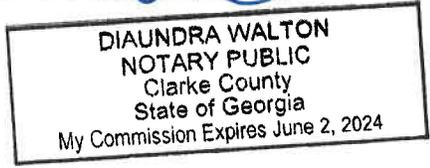
Signature of Applicant
[Handwritten Signature]

Date
8/15/2020

Signature of Notary Public

[Handwritten Signature]

Date
8/15/2020



TRACT 2

All that tract of land, together with improvements thereon, situate, lying and being in the 222nd Georgia Militia District, Oconee County, Georgia, and being more particularly described as follows:

COMMENCE at the intersection of Astondale Road, having a 100' right of way, and Central of Georgia Railroad;

thence S 88°55'14" E a distance of 3005.16' to an iron pin on the northeasterly right of way of Astondale Road;

thence continuing along said right of way S 57°26'14" E a distance of 353.42' to an iron pin, said iron pin being the POINT OF BEGINNING

thence leaving said right of way N 42°47'21" E a distance of 355.65' to an iron pin;

thence N 57°26'14" W a distance of 169.19' to an iron pin;

thence N 42°47'21" E a distance of 160.00' to an iron pin;

thence N 52°36'15" E a distance of 187.62' to an iron pin;

thence S 84°11'00" E a distance of 230.96' to an iron pin;

thence S 42°47'21" W a distance of 800.38' to an iron pin on the northeasterly right of way of Astondale Road;

thence continuing along said right of way N 57°26'14" W a distance of 50.81' to an iron pin, which is the point of beginning;

said tract containing 2.252 acres more or less and being more particularly described as Tract 2 on a plat for Lane Miller by Baseline Surveying & Engineering Inc., dated 08/21/20.

September 12, 2020

Planning & Code Enforcement Department
1291 Greensboro Highway
Watkinsville, Georgia 30677

**RE: Oconee County Zoning Change Application Narrative Summary
Portion of Parcel B07024UA
Astondale Road
Bishop, Georgia 30621**

Dear Planning & Code Enforcement Department:

The existing parcel (Parcel ID No.: B07024UA) consists of 12.75 acres of land, zoned AG, and owned by my father, Lane Miller. The property consists of a combination of agricultural pasture, used for hay production, and wooded areas. The existing parcel is in an agricultural conservancy. The intent of this application is to rezone approximately 2.25 acres of the existing parcel to AR and utilize this parcel as a single-family residence for myself, my wife and our two children. The remaining approximately 10.50 acres will remain in an agricultural conservancy, and the land use will not change. The intent is to minimally affect the existing agricultural land use. Current photographs of the existing property and a conceptual site plan are attached.

The proposed residential property would include a new driveway extending northward from Astondale Road and the construction of an approximately 2,564 square feet (heated) single-family residence. Utilities will consist of electrical service from Georgia Power, a new onsite septic system and domestic water from the existing municipal supply along Astondale Road. The house will be finished with a combination of brick veneer, cement board siding (*Hardie* siding or similar) and metal roofing. The estimated construction cost is \$300,000 to \$350,000, and the estimated market value of the property is more than \$400,000. Typical elevations, representative photographs and a floor plan of the proposed home are attached.

The intended land use change and rezoning is consistent with adjacent properties. The two properties immediately east consist of a 2,598 square feet single-family residence on 5.6 acres and a 1,906 square-foot single-family residence on 1.21 acres. The five properties immediately south consist of 1.00 to 1.49 acre parcels, zoned AR, with single-family residences ranging in size from 1,488 square feet to 2,354 square-feet. Representative photographs of surrounding properties are attached.

Rezoning the selected portion of the existing parcel will result in no net increase to local traffic, since our family currently resides on the adjoining property. The planned single-family residence would result in minimal impact to local traffic. The estimated number of Average Daily Trips would be four to six, with four trips occurring circa Peak Hours, which consist of my wife and myself leaving to work and returning from work separately.

Rezoning the selected portion of the existing parcel would result in a net benefit to the school system. The number of children in the school system (two) would not change as a result of the

rezoning, but the increase in property value would result in a net increase in revenue to the school system.

In summary, my intent is to construct a residential property that is consistent with, or an enhancement of, surrounding properties, while minimally affecting the current agricultural use of the majority of the existing parcel.

Sincerely,

A handwritten signature in blue ink that reads "Matthew Miller". The signature is written in a cursive style with a large initial "M".

Matthew Miller
Applicant

A handwritten signature in blue ink that reads "Lane Miller". The signature is written in a cursive style with a large initial "L".

Lane Miller
Owner



OCONEE COUNTY PROPERTY OWNER AUTHORIZATION FOR APPLICATIONS

I swear that I am the owner of the property located at (Address or Physical Description):

AstonDALE ROAD

Bishop GA 30621

Tax Parcel #: B07024VA

Which is the subject matter of the attached application, as shown in the records of Oconee County, Georgia.

I authorize the person identified below to act as applicant or agent in the pursuit of the requested action or consideration of this property.

Name of applicant or agent: Matthew Miller

Address (No P.O. boxes): 1261 Astondale Road

City, State, & Zip Code: Bishop, GA 30621

Telephone Number: 706-255-6871

SIGNATURE OF OWNER OR MANAGING MEMBER: *Lane Miller*

NAME OF OWNER OR MANAGING MEMBER (PLEASE PRINT): LANE MILLER

OFFICER POSITION OR MEMBER TITLE, IF APPLICABLE: _____

DATE: 8-15-20

NOTARIZATION:

SWORN TO AND SUBSCRIBED BEFORE THIS 15th DAY OF August, 20 20

NOTARY SIGNATURE: *Diaundra Walton*

DATE: 8/15/2020

SEAL:

DIAUNDRA WALTON NOTARY PUBLIC Clarke County State of Georgia My Commission Expires June 2, 2024

2019 Property Tax Statement

JENNIFER T. RIDDLE
 Oconee County Tax Commissioner
 PO BOX 106
 WATKINSVILLE, GA 30677
 www.oconeecountypay.com

MAKE CHECK OR MONEY ORDER PAYABLE TO:
 Oconee County Tax Commissioner

MILLER LANE
 1261 ASTONDALE ROAD
 BISHOP, GA 30621

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	TOTAL DUE
2019-11009		.00

Map : B 07 024 UA

Last payment made on: 10/02/2019

Printed: 08/18/2020

Location: ASTONDALE RD

Taxes outstanding as of 11/15/2019 (or applicable due date) will be subject to additional interest and penalties set forth by Georgia law. If property taxes remain unpaid, the Office of the Tax Commissioner has the right and responsibility to levy on the property (additional fees apply). This is considered a last resort for tax collection and other collection methods are always preferred. Partial payments are accepted. Contact our office with questions.

Please visit our website www.oconeecountypay.com for additional information and to make online payments.

Questions about values-Tax Appraiser's Office 706-769-3921.

JENNIFER T. RIDDLE
 Oconee County Tax Commissioner
 PO BOX 106
 WATKINSVILLE, GA 30677
 www.oconeecountypay.com



Tax Payer: MILLER LANE
Map Code: B 07 024 UA REAL
Description: 693/262-264; 19/179 & 34/272
Location: ASTONDALE RD
Bill No: 2019-11009
District: 001 OCONEE COUNTY

Phone: (706)769-3917 Fax: (706) 769-3964

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions	
0	217,960	12.6900	217,960				SV	
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	217,960	87,184	82,444.00	4,740	.0000			.00
COUNTY M&O	217,960	87,184	82,444.00	4,740	10.8260	51.32		31.69
SALES TAX ROLLBACK				4,740	-3.2000		-15.17	
INSURANCE PREMIUM ROLL BAC				4,740	-.9400		-4.46	
SCHOOL M&O	217,960	87,184	82,444.00	4,740	16.5000	78.21		78.21
TOTALS					23.1860	129.53	-19.63	109.90

This gradual reduction and elimination of the state property tax millage rate is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate.

Owner occupied residences may qualify for certain homestead exemptions. PERSONS OVER AGE 65 MAY BE ELIGIBLE FOR ADDITIONAL EXEMPTIONS (age 62 eligibility-net income less than \$10,000). The full law relating to each exemption must be referred to in order to determine eligibility (details available at oconeecountypay.com or 706-769-3917). Applications for homestead exemptions must be received by April 1, 2020. It is not necessary to refile for exemptions each year, unless there is a change in the property deed.

Current Due	109.90
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	109.90
Back taxes	0.00
TOTAL DUE	.00

Printed: 08/18/2020

Official Tax Receipt
JENNIFER T. RIDDLE
OCONEE COUNTY Tax Commissioner

PO BOX 106
 WATKINSVILLE, GA 30677

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
21969 Year-Bill No 2019 - 11009	B 07 024 UA / 001 693/262-264; 19/179 & 34/272 FMV: \$217,960.00	109.90	0.00 Fees 0.00	0.00	109.90	109.90	0.00
						Paid Date 10/2/2019 13:08:13	Current Due 0.00
Transactions:	21968 - 21969 Totals	109.90	0.00	0.00	109.90	109.90	0.00

Paid By :

MILLER G. LANE

MILLER LANE
 1261 ASTONDALE ROAD
 BISHOP, GA 30621

Cash Amt: 0.00
 Check Amt: 956.88
 Charge Amt: 0.00
 Change Amt: 0.00
 Refund Amt: 0.00
 Overpay Amt: 0.00

Check No 3656
 Charge Acct