

P.O. Box 644
Austell, Georgia 30168

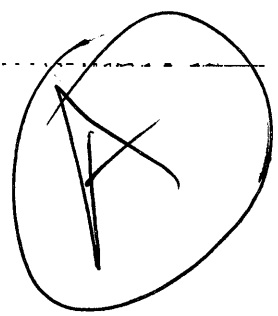
Sanders Real Estate Tax Service, Inc. Phone: (770) 941-7327
WWW.SandersTaxService.com Fax: (770) 739-1314

FILE # 34477

CLIENT CTE - Adam

LL 243 DIST. 2-1 LOT NO. _____ BLOCK NO. _____
CITY _____ COUNTY Forsyth
CAPTION Post Rd
MAP REF 059-542
SUB. _____

NO LIABILITY FOR FIFA TRANSFERS		VERIFY TAX DESCRIPTION TO YOUR LEGAL DESCRIPTION	
ALL FIFAS ARE SUBJECT TO BE SOLD AT ANY TIME.			
<u>Christiano Legacy Trust</u>			
<u>1-31-13</u>			
YEAR	CITY TAXES	STATE AND COUNTY TAXES	
2010	Sanitary Tax		
	City Tax		
2011	Sanitary Tax		
	City Tax		
2012	Sanitary Tax		
	City Tax		
2013	Sanitary Tax		
	City Tax		
2014	Sanitary Tax		
	City Tax		
2015	Sanitary Tax		<u>02/12/15/16</u>
	City Tax		
2016	Assessment		Assessment <u>76800</u>
	Exempt		Exempt <u>—</u>
	Sanitary Tax		<u>#216924</u>
	To Pay	To Pay <u>—</u>	
	Date Paid	Date Paid <u>9-13-16</u>	
Amount Paid		Amount Paid <u>1964.99</u>	



NOV 02 2016

Date Examined _____

2016 Property Tax Statement

Matthew C. Ledbetter
 Forsyth County Tax Commissioner
 1092 Tribble Gap Rd
 Cumming, GA 30040-2236

Bill No: 2016-216924 Due Date: 11/15/2016 **TOTAL DUE: \$0.00**

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

Map: 059 542
 Last payment made on: 09/13/2016 Today's date: 11/1/2016
 Location: POST RD
 INTEREST, PENALTIES, AND OTHER FEES WILL APPLY AFTER DUE DATE.

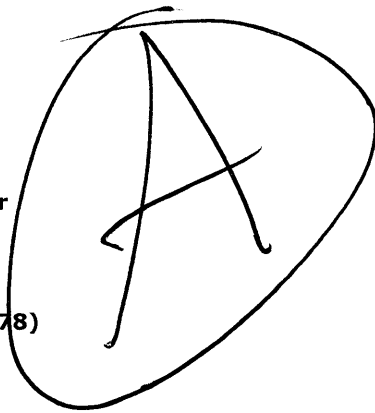
If taxes are paid by your mortgage company, send them the top portion of your statement only.

CRISTIANO LEGACY TRUST
 5700 BUCK HOLLOW DR

ALPHARETTA, GA 30005

Matthew C. Ledbetter
 Forsyth County Tax Commissioner
 1092 Tribble Gap Rd
 Cumming, GA 30040-2236

Phone: (770) 781-2110 Fax: (678) 455-1207



Tax Payer: CRISTIANO LEGACY TRUST
Map Code: 059 542
Description: 2-1 243 TR 3
Location: POST RD
Bill No: 2016-216924
District: 001 FORSYTH COUNTY AT LARGE

Building Value	Land Value	Acres	Fair Market Value	Due Date	Exemptions
\$0.00	\$177,000.00	1.7700	\$177,000.00	11/15/2016	

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	\$177,000.00	\$70,800.00	\$0.00	\$70,800.00	0.0000	\$0.00	\$0.00	\$0.00
COUNTY M&O	\$177,000.00	\$70,800.00	\$0.00	\$70,800.00	7.5340	\$533.41	\$0.00	\$328.66
SALES TAX CREDIT			\$0.00	\$70,800.00	-2.8920	\$0.00	-\$204.75	\$0.00
COUNTY BOND	\$177,000.00	\$70,800.00	\$0.00	\$70,800.00	1.4190	\$100.47	\$0.00	\$100.47
SCHOOL M&O	\$177,000.00	\$70,800.00	\$0.00	\$70,800.00	17.3000	\$1,224.84	\$0.00	\$1,224.84
SCHOOL BOND	\$177,000.00	\$70,800.00	\$0.00	\$70,800.00	2.4180	\$171.19	\$0.00	\$171.19
FIRE DISTRICT	\$177,000.00	\$70,800.00	\$0.00	\$70,800.00	1.9750	\$139.83	\$0.00	\$139.83

Totals: 27.754 \$2,169.74 -\$204.75 \$1,964.99

Current Due	\$1,964.99
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$1,964.99
Back Taxes	\$0.00
Total Due	\$0.00

If Back Taxes Are Due Please Call for correct amount due as interest continues to accrue!





Property Tax Payment
Tax Bills for CRISTIANO LEGACY TRUST

[Return to Search](#)

Year	Tax Bill Number	Balance Due	
2010	<u>154795</u>	\$0.00	✓
2011	<u>155202</u>	\$0.00	✓
2012	<u>155227</u>	\$0.00	✓
2013	<u>155524</u>	\$0.00	✓
2014	<u>115787</u>	\$0.00	✓
2015	<u>216326</u>	\$0.00	✓
2016	<u>216924</u>	\$0.00	✓

Total Payments Pending: \$0.00

Convenience Fee:

Total Amount to be paid:

[Pay Total Balance Due](#)



2

FORSYTH COUNTY
 QUALITY. GROWTH. PROGRESS. GEORGIA - BOARD OF TAX ASSESSORS

Recent Sales in Neighborhood	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search	Forsyth Home
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Owner and Parcel Information			
Owner Name	CRISTIANO LEGACY TRUST	Today's Date	September 14, 2016
Mailing Address	5700 BUCK HOLLOW DR	Parcel Number	059 542
	ALPHARETTA, GA 30005	Tax District	0
Location Address	POST RD	Zoning	CBD
Legal Description	CBD	Acres	1.77
Property Class	C3-Commercial Lots	Parcel Map	Show Parcel Map
Neighborhood	C0479	Homestead	N
Legal Description	2-1 243 TR 3	Tax Commissioner	

Assessment Information					
Year	LUC	Land Value	Building Value	Total Value	Assessed Value
2016	0700	\$ 177,000	\$ 0	\$ 177,000	\$ 70,800

Land Information					
Land Type	Land Code	Description	Square Feet	Acres	Price
A	700		77,101	1.77	\$ 177,000

Improvement Information	
No improvement information available for this parcel.	

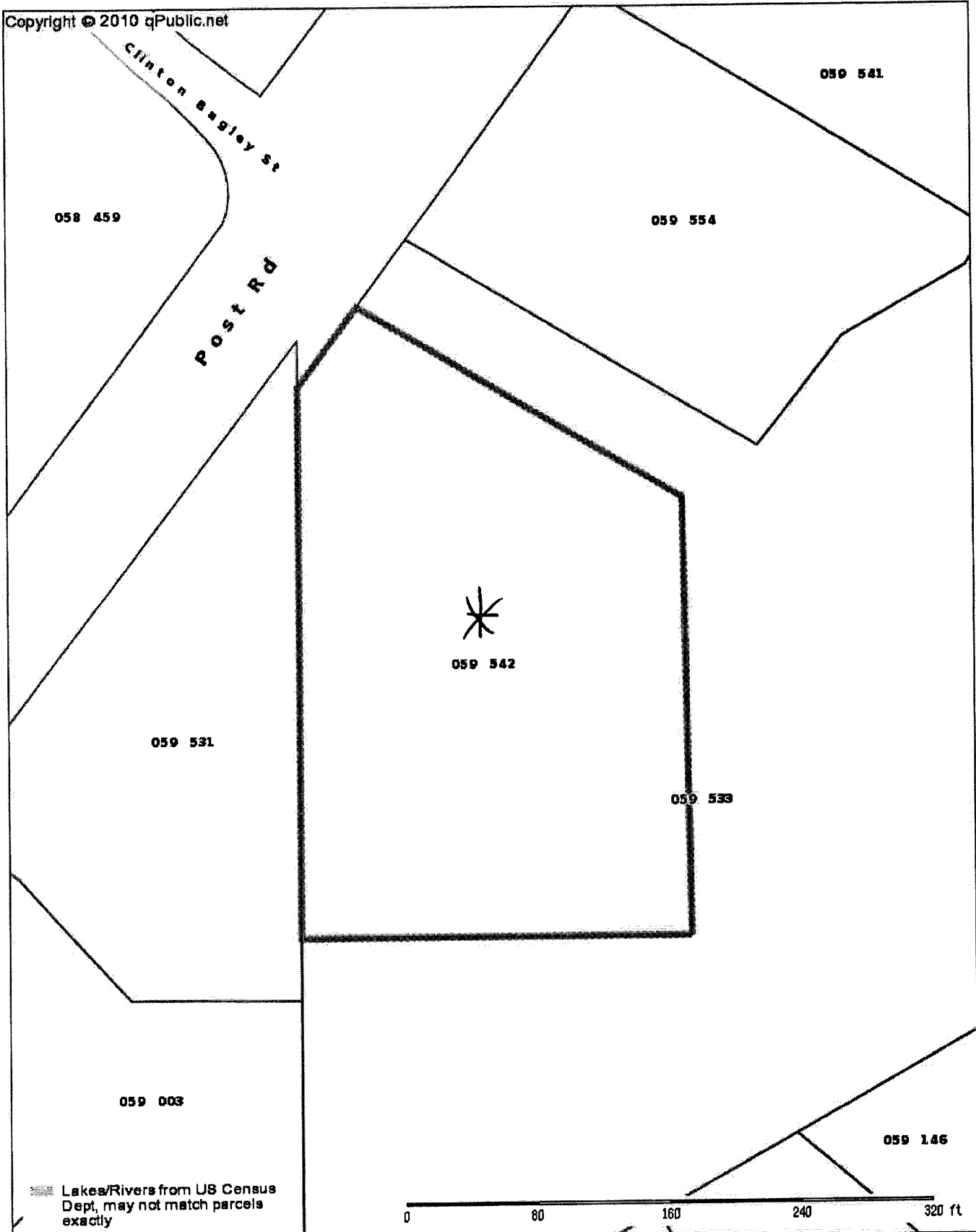
Accessory Information				
Description	Year Built	Area	Grade	Value
No accessory information associated with this parcel.				


Sale Information								
Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Validity	Grantee	Grantor
2013-01-31	\$ 885,099	LIMITED WARRANTY DEED	6576	7	✓ Unqualified	M-Sale Includes more than one parcel	CRISTIANO LEGACY TRUST	AFV INVESTMENTS LLC
2013-01-31	\$ 10	QUIT CLAIM DEED	6575	692	✓ Unqualified	M-Sale Includes more than one parcel	AFV INVESTMENTS LLC	POLO FIELDS II LLC
2013-01-31	\$ 3,400,000	LIMITED WARRANTY DEED	6575	687	✓ Unqualified	M-Sale Includes more than one parcel	AFV INVESTMENTS LLC	POLO FIELDS II LLC
2008-04-16		CORRECTIVE WARRANTY DEED	5105	633	✓ Qualified	X-UNKNOWN	POLO FIELDS II LLC	FAIRGREEN CAPITAL LP

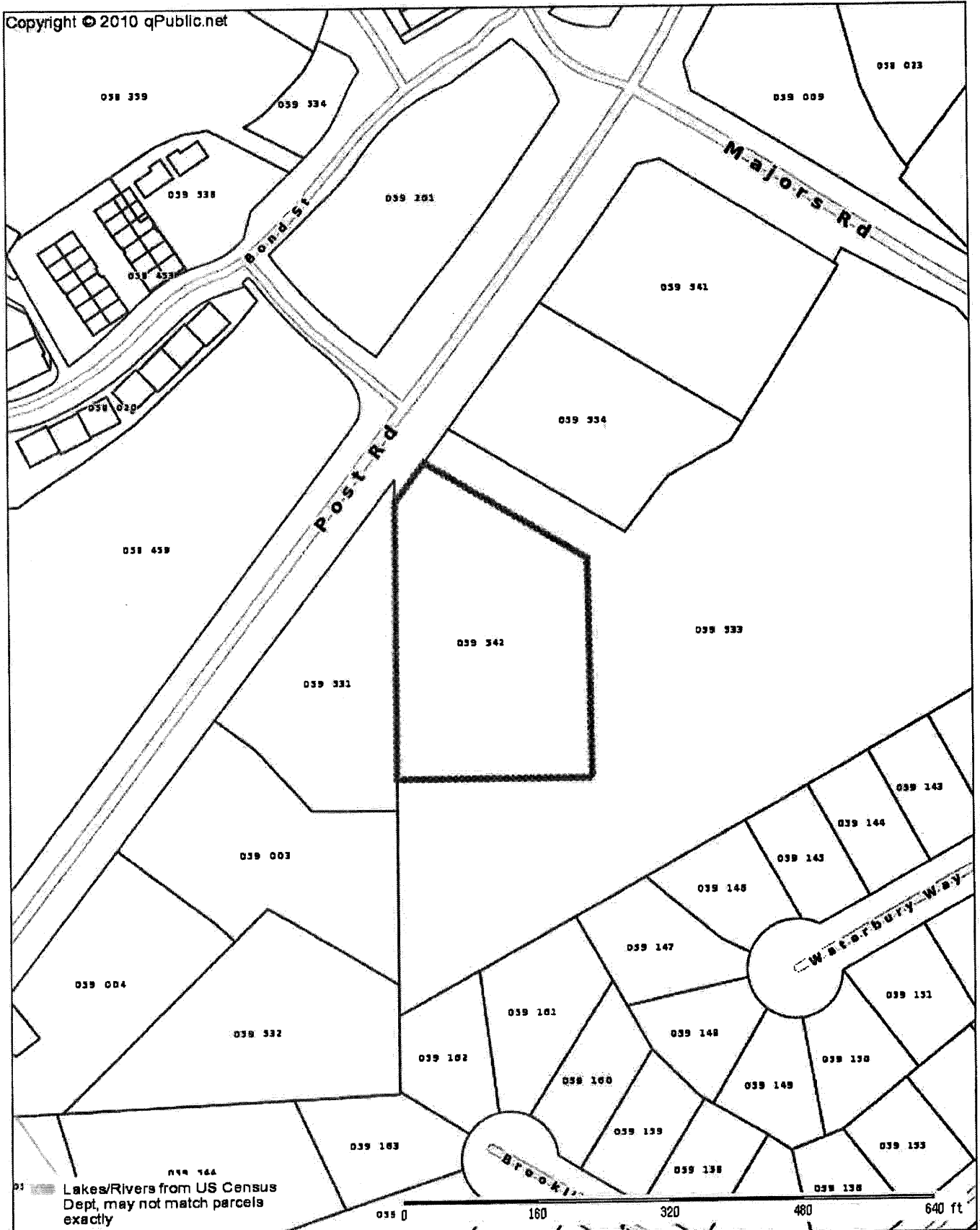
Recent Sales in Neighborhood	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search Page	Forsyth Home
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Forsyth County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. Assessment information for all tax parcels included in this data is for the 2014 tax year and does not reflect any changes due to documents recorded after January 1, 2014. These changes may include but is not limited to ownership or property characteristics. Website Updated: September 10, 2016.

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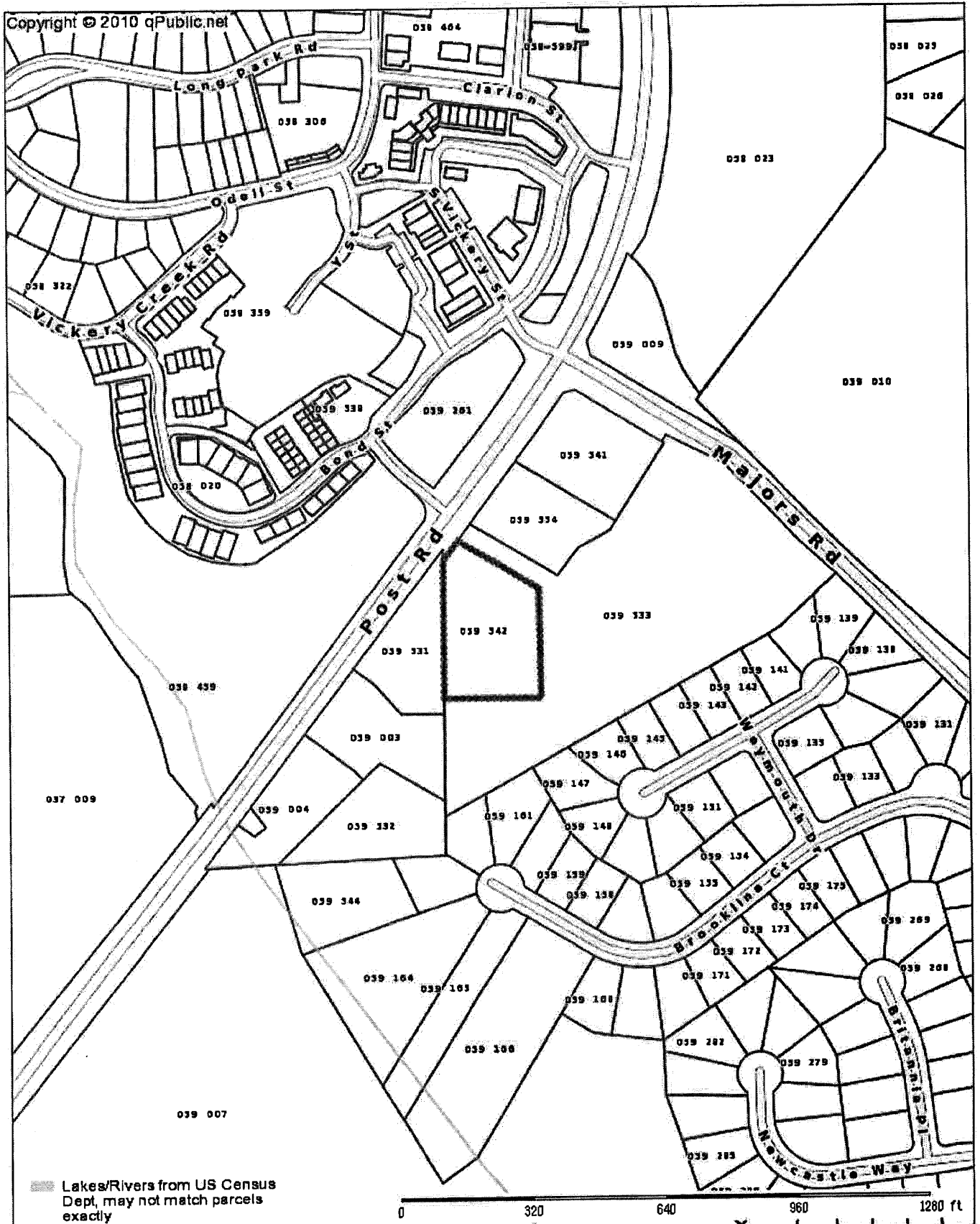
 Lakes/Rivers from US Census Dept, may not match parcels exactly



Lakes/Rivers from US Census Dept, may not match parcels exactly



Forsyth County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.
Date printed: 09/14/16 : 11:28:10



Lakes/Rivers from US Census Dept, may not match parcels exactly

0 320 640 960 1280 ft

Forsyth County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.
Date printed: 09/14/16 : 11:28:23



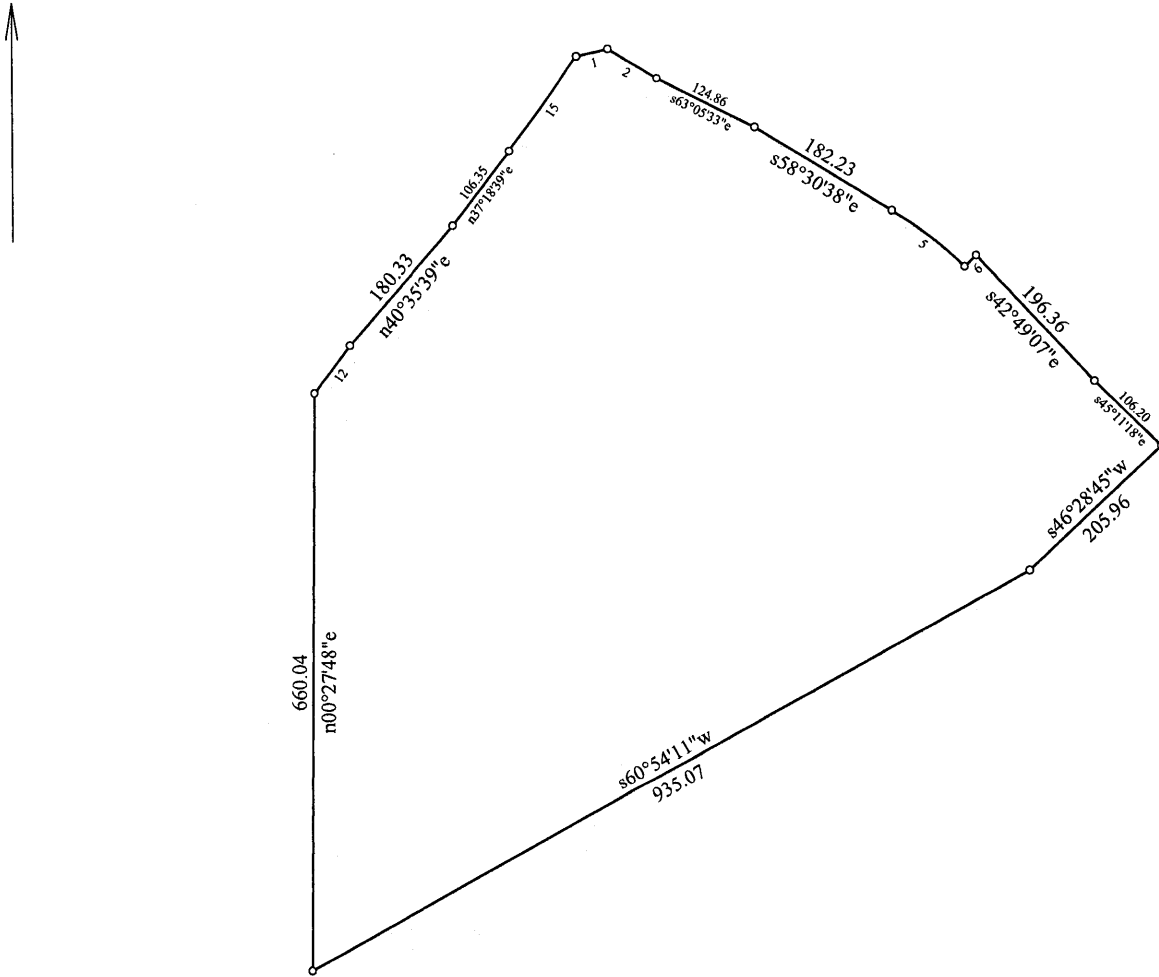
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Date printed: 09/14/16 : 11:29:06



Title: Legal 3184-153

Date: 11-01-2016

Scale: 1 inch = 218 feet

File:

Tract 1: 12.961 Acres: 564589 Sq Feet: Closure = n80.4307w 0.01 Feet: Precision =1/390891: Perimeter = 3122 Feet

001=n77.0136e 36.60

007=s42.4907e 196.36

013=n40.3539e 180.33

002=s58.3247e 65.10

008=s45.1118e 106.20

014=n37.1839e 106.35

003=s63.0533e 124.86

009=s46.2845w 205.96

015: Lt, R=1959.86, Arc=133.07
Bng=n35.2100e, Chd=133.04

004=s58.3038e 182.23

010=s60.5411w 935.07

005: Rt, R=411.81, Arc=104.08
Bng=s51.5421e, Chd=103.80

011=n00.2748e 660.04

006=n47.1334e 18.07

012=n36.3842e 68.03

CIVIL LIEN

File #: 34477

County: FORSYTH

From: _____

1. SEE ATTACHED _____

2. _____

3. _____

Legal: _____

Parcel: _____

Please Copy:

Base

2

CHICAGO TITLE INSURANCE COMPANY

OWNERS FORM

SCHEDULE A

Policy No.: GA2500-46-19239.20002(CLTO)-2013.7230610-88491128
Office File No.: 19239.20002(CLTO)
Address Reference: N/A
Amount of Insurance: \$885,098.75
Date of Policy: February 6, 2013

(From THIS DATE)

1. Name of Insured:

JOHN CRISTIANO, AS TRUSTEE OF THE JOHN CRISTIANO LEGACY TRUST dated November 16, 2012, and MINDY CHRISTINE CRISTIANO, AS TRUSTEE OF THE MINDY CRISTIANO LEGACY TRUST dated November 16, 2012

2. The estate or interest in the land which is covered by this Policy is:

FEE SIMPLE

3. Title is vested in:

JOHN CRISTIANO, AS TRUSTEE OF THE JOHN CRISTIANO LEGACY TRUST dated November 16, 2012, and MINDY CHRISTINE CRISTIANO, AS TRUSTEE OF THE MINDY CRISTIANO LEGACY TRUST dated November 16, 2012

@ 6576-7

4. The land referred to in this Policy is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF FOR LEGAL DESCRIPTION.

This Policy is valid only if Schedule B is attached.

72-31-06-11

ALTA Owner's Policy with Georgia modifications 6/17/06

