

**City of Roswell Tax Allocation District #1:**  
***Roswell East-West Connection***  
**Redevelopment Plan**



**November 2024**

**Prepared by:**



**KB** | ADVISORY GROUP

**DRAFT**



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## Introduction

The City of Roswell presents this Redevelopment Plan outlining the rationale, boundaries, fiscal data and potential projects that could result from the formation of the **City of Roswell Tax Allocation District #1: Roswell East-West Connection** herein after referred to as “The Roswell East-West Connection TAD.”

This Redevelopment Plan was prepared in conformance with the provisions of Georgia’s Redevelopment Powers Law (O.C.G.A. Title 36 Chapter 44) that governs the creation and operation of Tax Allocation Districts (TADs) in the State of Georgia. The City of Roswell’s Economic Development Department provided essential leadership in the preparation of this plan.

### **Why Roswell Would Benefit from a Tax Allocation District**

The City of Roswell and their public and private partners have built a thorough base of planning and visioning for the redevelopment of the area around the Highway 400 corridor along Holcomb Bridge Road. While Roswell has seen strong growth in recent years, this area has seen limited real property value growth, investments, or economic development. The Roswell East-West Connection TAD would provide a useful tool to catalyze positive change and redevelopment in the area, resulting in:

- Supporting the prospective redevelopment of dormant sites identified by the City of Roswell as favorable for development and redevelopment;
- Redevelopment of the aging commercial power centers along Holcomb Bridge Road;
- Increased commercial and retail activity, leading to stronger economic benefits to Roswell through tax revenues, jobs and economic activity;
- Improved housing options, commercial buildings and public space;
- Capital improvements and programs for schools within the TAD area;
- Improved transportation infrastructure, sidewalks, and streetscapes, particularly directly off the exit from Highway 400 and along Holcomb Bridge Road and Alpharetta Highway;
- Enhanced quality of life for residents, workers, and visitors; and
- Higher property values and property tax revenues for the City of Roswell and Fulton County Schools.

### **Goal**

The goal of the Roswell East-West Connection TAD is to upgrade and enhance areas within Roswell that are ripe for redevelopment and rejuvenation, including the properties immediately adjacent to the Highway 400 corridor and along the intersecting Holcomb Bridge commercial corridor, and to encourage the private redevelopment of outmoded, suburban mall and highway-oriented commercial land uses into modern development patterns to achieve the vision set forth in the Roswell 2040 Comprehensive Plan.



## **Roswell East-West Connection Area Vision**

The portion of Roswell that is within the TAD redevelopment area has not experienced economic growth to the extent seen in other parts of the city. This Tax Allocation District has been conceived to improve the conditions around the Highway 400 exit at Holcomb Bridge Road, the Holcomb Bridge Road Corridor, Roswell Town Center and the industrial and suburban office district east of Alpharetta Highway and to serve as a key tool in advancing the goals of both economic and community development.

The vision of the Roswell East-West Connection is to catalyze redevelopment and infrastructure expansion to support an ambitious set of goals in the redevelopment plan area as well as along the Holcomb Bridge Corridor, stretching from SR-400 to the eastern boundary of the city. The creation of this tax allocation district will support the transformation of this portion of the city, particularly the areas within the redevelopment plan area, into a dynamic and vibrant mixed-use district. At its heart lies the vision for the Roswell Entertainment District, a hub of community facilities, office spaces, retail outlets, and multifamily housing, as part of an exciting destination venue.

Moreover, Roswell will be seamlessly connected to the region through MARTA Bus Rapid Transit, which is anticipated to run through the heart of the TAD area, enhancing accessibility and fostering greater connectivity. Pedestrian and cyclist infrastructure, such as the planned Big Creek Parkway will further enhance the area's accessibility and promote a healthier lifestyle for residents.

One of the cornerstones of this development is the establishment of the Riverwalk North Mixed-Medical Center project, which will not only bring essential medical services to the community but also create job opportunities in the healthcare sector. Additionally, the potential development of office space on an 18.4-acre parcel along Old Alabama Road south of Holcomb Bridge Road would solidify its status as a regional job center, stimulating economic growth and attracting further investment.

Another major goal of the Roswell East-West Connection TAD is to help support the creation of a Roswell Tech Village on a site currently occupied by an underperforming suburban style office park. By creating a Tech Village on this site, Roswell has the potential to capture new, catalytic employment opportunities within the city that are concentrated in the technology, scientific and professional sectors. The creation of a campus of this kind has the potential to keep Roswell competitive with other communities throughout the Atlanta metro, particularly those to the north of the city.

Through strategic planning and collaboration, the City of Roswell aims to realize its vision of a vibrant, interconnected, and economically prosperous community in East Roswell.

**This TAD is envisioned as a catalyst for growth and redevelopment, breathing new life into Roswell and positioning the areas within the TAD as a dynamic and thriving destination for residents, businesses, and visitors alike.**



**The Roswell East-West Connection TAD will also help to advance key economic development goals identified by the City of Roswell in the following ways:**

**Grow:** The TAD will foster economic growth by attracting businesses and investment to Roswell without drastically increasing the city's population, as the TAD will provide a focal point for the community's growth. By encouraging high-value commercial developments—such as office spaces, entertainment venues, and retail centers—the TAD will help create a balanced growth model that stimulates the economy while managing population expansion within the city's desired limits.

**Balance:** The TAD will diversify Roswell's tax base in the long run by incentivizing commercial developments that shift the tax burden from personal property to corporate contributions when the TAD reaches the end of its life. This approach supports a more sustainable tax structure, allowing Roswell to fund public services and infrastructure improvements more effectively in the future. By prioritizing commercial and mixed-use developments, the TAD can help shift a greater share of the tax digest towards business revenues.

**Brand:** By facilitating the development of destinations like the Roswell Entertainment District and by creating new opportunities for lifestyle retail and office within the area, the TAD will reposition Roswell as a compelling, attractive location for businesses and visitors. These projects will enhance Roswell's image as an innovative and dynamic community, distinguishing it within North Fulton County and the broader Atlanta metro area. This repositioning will draw in both capital and talent, reinforcing Roswell's status as a competitive municipality.

**Integrate:** The TAD will enable more cohesive planning across East and West Roswell. By coordinating infrastructure improvements and aligning new developments along the Holcomb Bridge Corridor, the TAD will physically and economically connect these areas, fostering a more integrated city. The TAD's support for MARTA Bus Rapid Transit and pedestrian pathways will further enhance connectivity.

**Optimize:** The TAD provides a framework for addressing infrastructure needs associated with growth, such as roads, utilities, and public spaces. By financing infrastructure improvements in key locations, the TAD will optimize Roswell's capacity to support new developments. This strategic enhancement of infrastructure allows the city to make the best use of existing assets and extend the benefits of capital improvement projects to underserved areas within the TAD.

**Innovate & Align:** The TAD will promote innovation by supporting projects that align with county and state economic development priorities, particularly in sectors like technology, healthcare, and professional services. For example, the proposed Roswell Tech Village can serve as an R&D hub, fostering job growth in high-value sectors and adding to Roswell's appeal as a forward-thinking, competitive community. The TAD will also provide flexibility for emerging industries, encouraging new investment that aligns with Roswell's vision for a scalable, future-oriented economy.



## Executive Summary of Redevelopment Plan and its Benefits

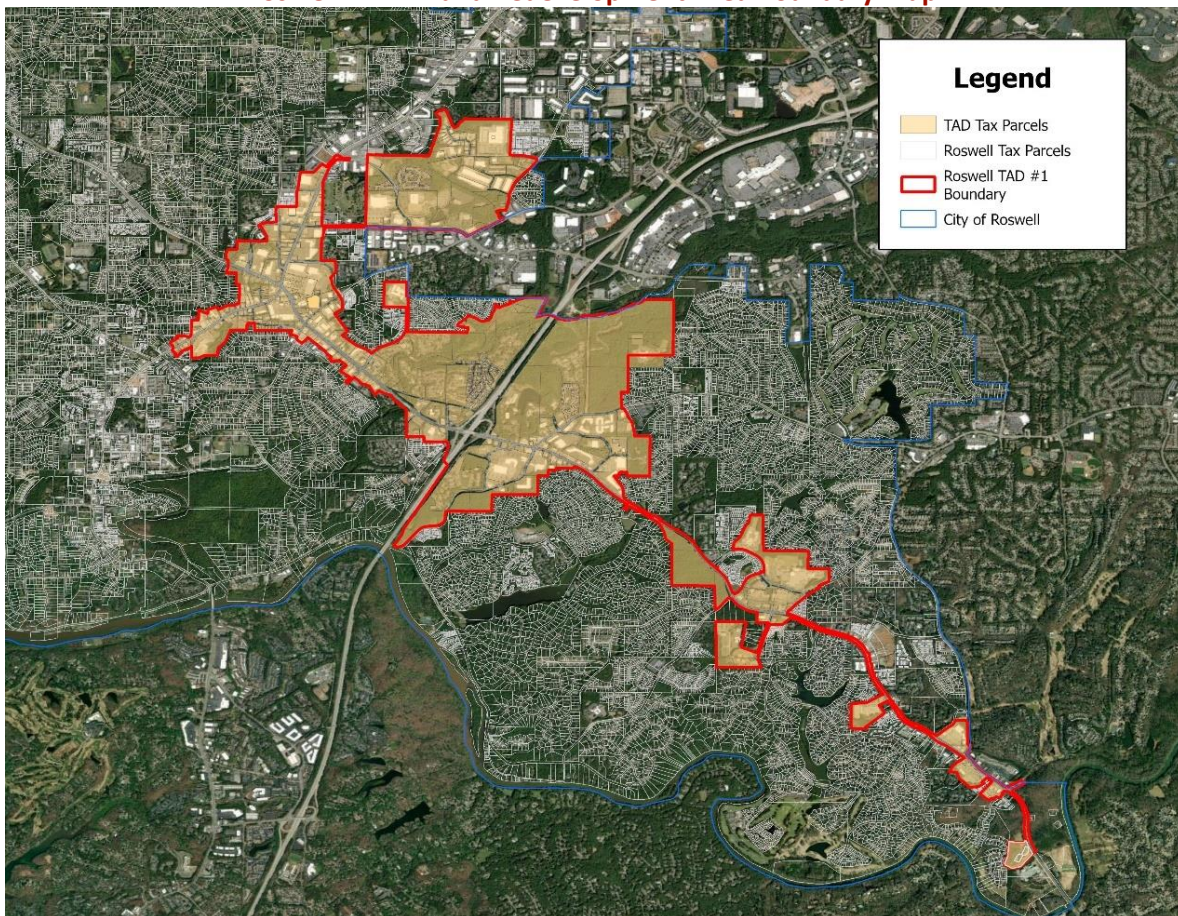
### Boundaries of the Redevelopment Area

The boundaries of the proposed Redevelopment Area and the Roswell East-West Connection TAD are the same, defined by the same boundaries and containing the same parcels and rights-of-way.

The proposed Redevelopment Area includes five somewhat distinct component character areas that together comprise the Roswell East-West Connection. These subareas include the Georgia 400 North, defined as the parcels centered around the Georgia 400 corridor north of Holcomb Bridge Road, Georgia 400 South, defined as the parcels centered around the Georgia 400 corridor south of Holcomb Bridge Road, the Holcomb Bridge Road commercial corridor, which extends east from Highway 400 to the city's eastern perimeter, including the majority of the commercial parcels in East Roswell, the retail node centered around the intersection of Holcomb Bridge Road and Alpharetta Highway and the office and industrial properties located east of Alpharetta Highway within the city boundaries.

The Redevelopment Area also includes several parks and schools, as well as the targeted transportation corridors, with the goal of improving connectivity in accordance with local and regional transportation plans. The Redevelopment Area consists of 1,195 parcels totaling 1,968 acres.

**Roswell TAD #1 and Redevelopment Area Boundary Map**

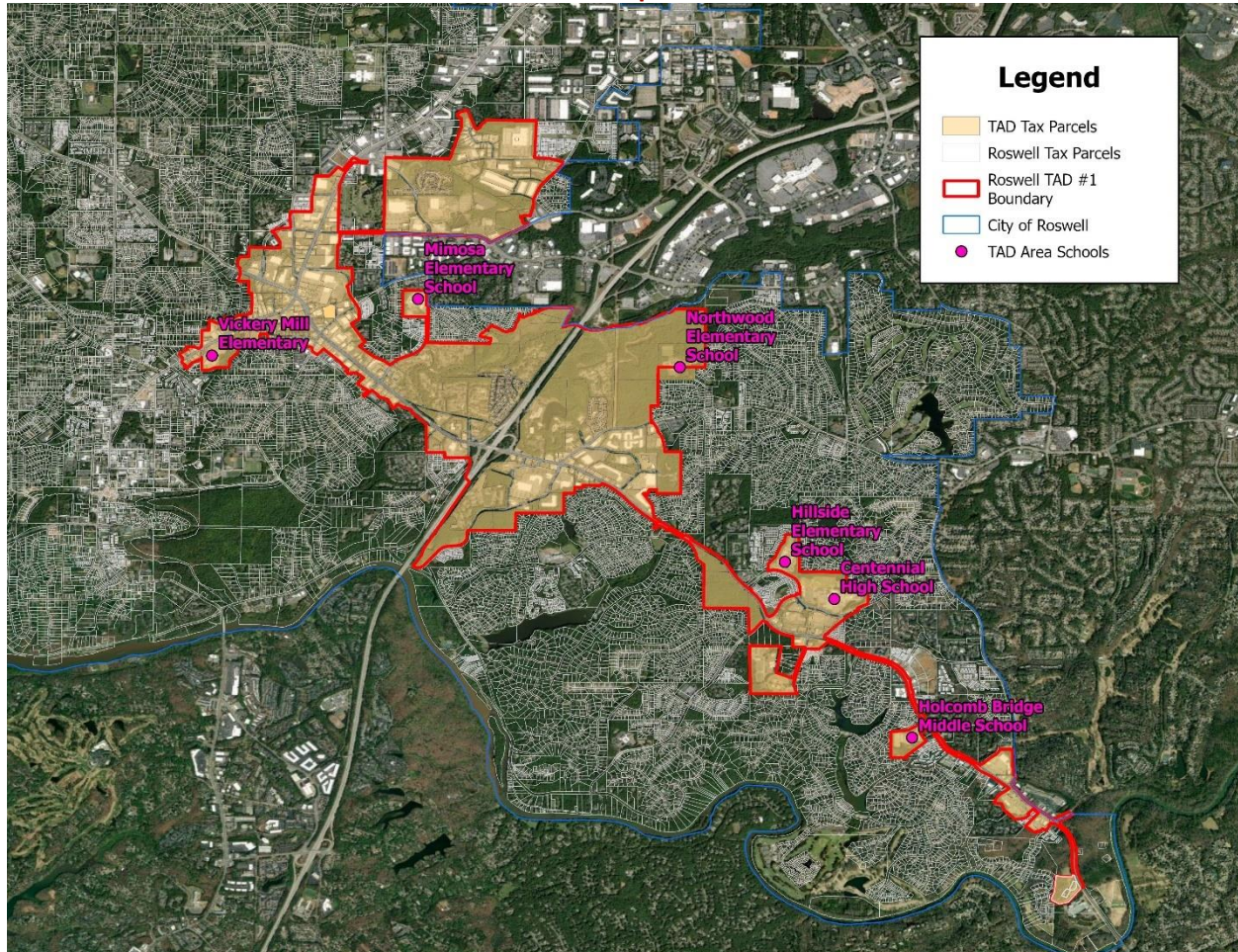


Source: KB Advisory Group, City of Roswell



The proposed Tax Allocation District #1 contains multiple public schools and parks, including Big Creek Park, Seven Branches Park, East Roswell Park, Vickery Mill Elementary, Mimosa Elementary School, Northwood Elementary School, Hillside Elementary School, Holcomb Bridge Middle School, and Centennial High School.

### Public Schools in the Proposed Roswell TAD #1



### Roswell TAD #1 Qualifies as a TAD

Roswell TAD #1 Redevelopment Area complies with the O.C.G.A. definition as a blighted or distressed area due to the evidence of pervasive poverty, and chronic population decline, and a “deteriorating area” based upon the presence of a substantial number of buildings over 40 years of age or older that have no historical significance and high commercial vacancies, consistent with O.C.G.A. § 36-44-3 (7)(A)(ii) and (B)(i)(ii).

These criteria are documented in section 3(A) and 3(B).



## Proposed Redevelopment Projects

This Redevelopment Plan anticipates the successful redevelopment of two key redevelopment projects which are likely to catalyze additional redevelopment initiatives within Roswell East-West Connection:

- The planned development of a Roswell Entertainment District within the Georgia 400 North subarea of the Roswell East-West Connection TAD. This development will involve the creation of a mixed-use district containing an entertainment venue, retail, office, and residential components. The details of this project are not yet fully established; however, it is estimated that the project will add at least \$350 million in development value to the redevelopment area.
- The construction of the proposed Riverwalk North Mixed-Medical Center, which will represent the addition of 270,000 square feet of medical office to the Redevelopment Area and is estimated to add \$300 million in development value to the Redevelopment Area.
- The redevelopment of an aging suburban office park with up to 500,000 square feet of new highly specialized Class A office designed to attract high-tech and professional employers to the Roswell community. This development is estimated to add \$105 million in development value to the redevelopment area.

This redevelopment plan anticipates that the successful redevelopment of these three projects could catalyze further redevelopment and property value appreciation in, and adjacent to, the TAD resulting from the “halo effect” from both the entertainment district and the medical center. This plan considers **seven additional potential projects** that might occur as part of this halo effect. These potential projects might take the following shape:

- The construction of a new office space along Old Alabama Road.
- The redevelopment of aging multifamily units.
- Redevelopment of the vacant Kohl’s shopping center.
- Redevelopment of the vacant Studio Movie Grill shopping center.
- Gradual redevelopment of commercial properties along the Holcomb Bridge Corridor.
- Redevelopment of the Roswell Town Center Shopping Center.
- Gradual redevelopment of parcels located along the Alpharetta Highway Corridor.

Collectively, redeveloped parcels in the TAD area could be valued at nearly **\$2 billion**, with an assessed value of **\$787.6 million**, adding \$668 million of incremental taxable digest atop of a current taxable base value of **\$119.3 million** for the redeveloped parcels.

## Estimate of TAD Revenue

- The base value of the 1,192 parcels, frozen at \$681.4 million through the life of the TAD, would continue to generate a total of approximately \$84.3 million in property tax revenue to the General Fund of Roswell, a total of \$154.2 million to the General Fund of Fulton County and a total of approximately \$292 million in property tax revenue to the Fulton County School System over a projected 25-year life of the TAD.





- **Year 10:** In 2034, the 10<sup>th</sup> year of the TAD, the incremental growth of property values within the TAD area, driven by redevelopment of parcels within the TAD, would generate approximately \$4.2 million in TAD incremental revenue from Roswell millages, \$11.9 million in TAD incremental revenue from Roswell and Fulton County millages, and \$26.4 million from Roswell, Fulton County and Fulton County Schools millage. Cumulative TAD incremental revenue from years 1 through 10 would be \$24.4 million for Roswell millage alone, \$69 million from City and County millage combined, and \$153.6 million from City, County and, Schools millage combined.
- **Year 25:** In 2049, the 25th year of the TAD, the incremental growth of property values within the TAD area, driven by redevelopment of parcels within the TAD, would generate approximately \$8.6 million in TAD incremental revenue from Roswell millages, \$24.2 million in TAD incremental revenue from Roswell and Fulton County millages, and \$53.8 million from Roswell, Fulton County and Fulton County Schools millage. Cumulative TAD incremental revenue from years 1 through 25 would be \$120.4 million for Roswell millage alone, \$340.5 million from City and County millage combined, and \$757.5 million from City, County, and Schools millage combined.

### Proposed Public Investments

The Roswell East-West Connection TAD will create a dedicated funding source to fund Roswell infrastructure and other eligible redevelopment costs to both support the community's vision of redevelopment for the area and to catalyze future development as envisioned in this Redevelopment Plan and the Roswell 2040 Comprehensive Plan.

The purpose of the proposed infrastructure improvements funded by the TAD would be:

- Transportation and mobility enhancements, including the improvement of regional trails, pedestrian and bike infrastructure and safety improvements along Holcomb Bridge Road and Alpharetta Highway;
- Site-specific development programs to support redevelopment initiatives that would otherwise not be feasible due to market economics;
- Area-wide infrastructure improvements including the construction of structured parking where needed;
- Public space, landscaping, lighting, and other uses;
- Parks, recreation and community facilities;
- The construction of an entertainment venue;
- Fulton County School facilities; and
- Other Uses & Land Acquisition as needed to support the above initiatives and investments.



## Redevelopment Plan

### Roswell Tax Allocation District #1: Roswell East-West Connection

The City of Roswell presents this Redevelopment Plan outlining the rationale, boundaries, fiscal data and potential projects that could result from the formation of the **City of Roswell Tax Allocation District #1: Roswell East-West Connection**. This Redevelopment Plan was prepared in conformance with the provisions of Georgia's Redevelopment Powers Law (O.C.G.A. Title 36 Chapter 44) that governs the creation and operation of Tax Allocation Districts (TADs) in the State of Georgia. The City of Roswell's Economic Development Department provided essential leadership in the preparation of this plan.

The following sections conform with the required elements of a Tax Allocation District Redevelopment Plan as defined in 2010 Georgia Code § 36-44-3 *Redevelopment Powers: Definitions*. Section headings correspond to required elements of a Redevelopment Plan as defined in section § 36-44-3 (9).

#### A. Boundaries of Proposed Redevelopment Area

The boundaries of the proposed Redevelopment Area and Roswell Tax Allocation District #1: Roswell East-West Connection (herein after referred to as 'Roswell East-West Connection TAD') are the same, defined by the same boundaries and containing the same parcels and rights-of way. The boundaries of the proposed Redevelopment Area and the Roswell East-West Connection TAD are the same, defined by the same boundaries and containing the same parcels and rights-of-way.

The proposed Redevelopment Area includes five somewhat distinct component character areas that together comprise Roswell East-West Connection. These subareas include the Georgia 400 North, defined as the parcels centered around the Georgia 400 corridor north of Holcomb Bridge Road, Georgia 400 South, defined as the parcels centered around the Georgia 400 corridor south of Holcomb Bridge Road, the Holcomb Bridge Road commercial corridor, which extends east from Highway 400 to the city's eastern perimeter, including the majority of the commercial parcels in East Roswell, the retail node centered around the intersection of Holcomb Bridge Road and Alpharetta Highway and the office and industrial properties located east of Alpharetta Highway within the city boundaries.

The Redevelopment Area also includes several parks and schools, with the goal of adding multi-use paths and connectivity in accordance with local trail plans. The Redevelopment Area consists of 1,195 parcels totaling 1,968 acres.

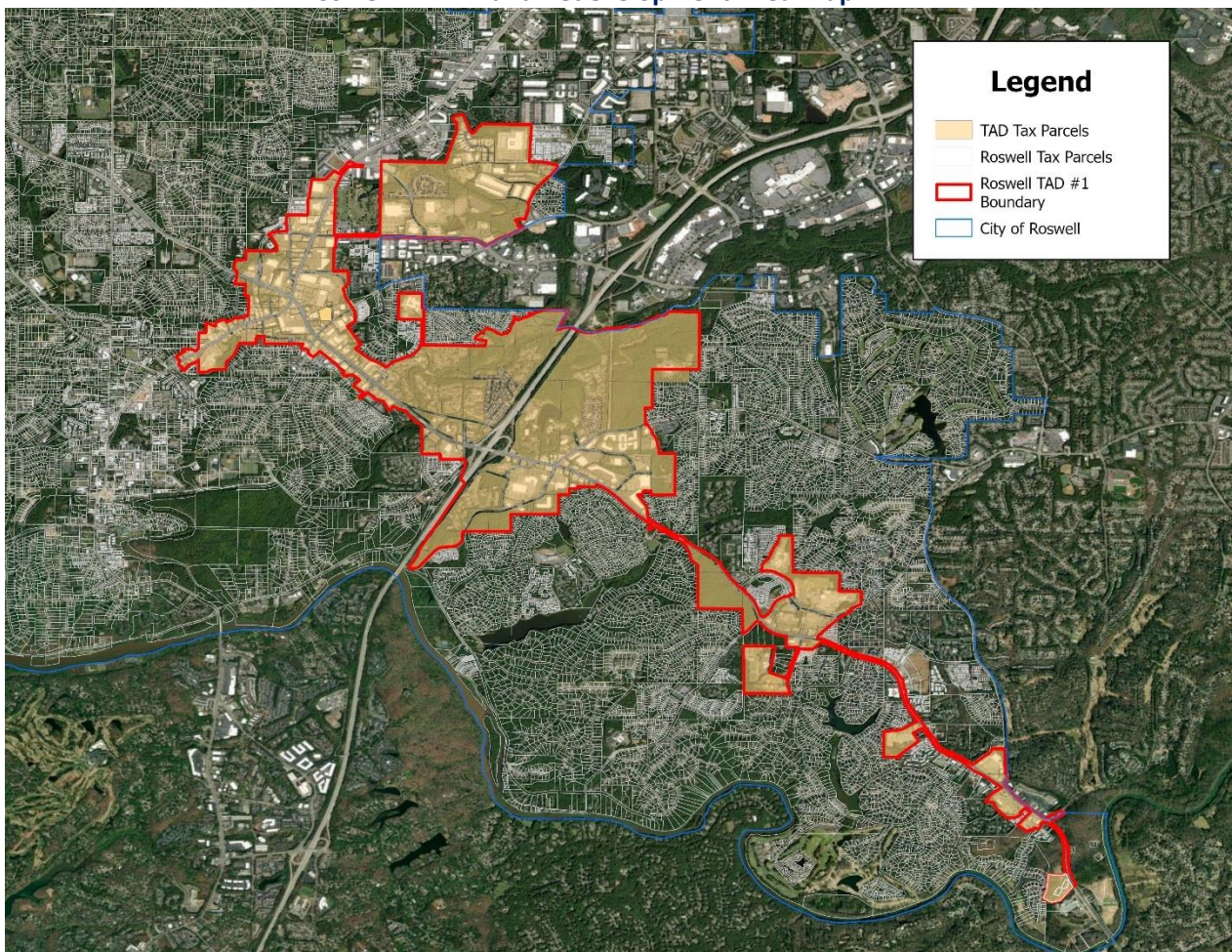
The estimated taxable value for property tax purposes in the TAD is \$681,367,230, which represents 9.95% of Roswell's 2023 Certified Tax Digest of \$6.8 billion, .79% of Fulton County's 2023 Certified Tax Digest of \$86.7 billion and 1.46% of Fulton County Schools' 2023 Certified Tax Digest of \$46.6 billion.

### Proposed TAD Area Summary

Roswell TAD #1: Roswell East-West Connection - Tax Digest		Roswell TAD #1
TAD Area Parcels		1,195
TAD Area Parcels Acreage		1,968
Total TAD Area Parcels 2024 Appraised value		\$ 1,703,418,075
<b>Total TAD Area Parcels 2024 Assessed value</b>		<b>\$ 681,367,230</b>
2023 Roswell Tax Digest	\$	6,846,682,464
TAD as % of Roswell Tax Digest		9.95%
2023 Fulton County Tax Digest		\$ 86,703,948,750
TAD as % of Fulton County Tax Digest		0.79%
2023 Fulton County Schools Tax Digest		\$ 46,623,086,081
TAD as % of Fulton County Schools Tax Digest		1.46%

Source: KB Advisory Group, City of Roswell GIS, Georgia Department of Revenue

### Roswell TAD #1 and Redevelopment Area Map



Source: KB Advisory Group, City of Roswell





## **B. Grounds for a Finding that the Redevelopment Area Qualifies as a TAD**

The City of Roswell has the authority to exercise all redevelopment and other powers authorized or granted to counties and municipalities pursuant to the Redevelopment Powers Law (Chapter 44 of Title 36 of the O.C.G.A.), as approved by a majority of the qualified voters of Roswell in the statewide general election conducted in November of 2010.

Roswell TAD #1 complies with the O.C.G.A. § 36-44-3 (2014) definition of a *Redevelopment Area* due to the following qualifying definitions.

*Tax allocation districts are authorized in Georgia under the Redevelopment Powers Law, O.C.G.A. Title 36, Chapter 44. In 2009, the Redevelopment Powers Law was amended again, with the following definition of a "Redevelopment Area":*

*'Redevelopment Area' means an urbanized area as determined by current data from the US Bureau of the Census or an area presently served by sewer that qualifies as a 'blighted or distressed area, a 'deteriorating area,' or an 'area with inadequate infrastructure' as follows:*

**(A) A 'blighted or distressed area' is an area that is experiencing one of more conditions of blight as evidenced by:**

*(i) The presence of structures, buildings, or improvements that by reason of dilapidation; deterioration; age; obsolescence; inadequate provision for ventilation, light, air, sanitation, or open space; overcrowding; conditions which endanger life or property by fire or other causes; or any combination of such factors, are conducive to ill health, transmission of disease, infant mortality, high unemployment, juvenile delinquency, or crime and are detrimental to the public health, safety, morals, or welfare;*

*(ii) The presence of a predominant number of substandard, vacant, deteriorated, or deteriorating structures, the predominance of a defective or inadequate street layout, or transportation facilities; or faulty lot layout in relation to size, accessibility, or usefulness;*

*(iii) Evidence of pervasive poverty, defined as being greater than 10 percent of the population in the area as determined by current data from the U.S. Bureau of the Census, and an unemployment rate that is 10 percent higher than the state average;*

*(iv) Adverse effects of airport or transportation related noise or environmental contamination or degradation or other adverse environmental factors that the political subdivision has determined to be impairing the redevelopment of the area; or*

*(v) The existence of conditions through any combination of the foregoing that substantially impair the sound growth of the community and retard the provision of housing accommodations or employment opportunities;*

**(B) A 'deteriorating area' is an area that is experiencing physical or economic decline or stagnation as evidenced by two or more of the following:**

*(i) The presence of a substantial number of structures or buildings that are 40 years old or older and have no historic significance;*



- (ii) High commercial or residential vacancies compared to the political subdivision as a whole;*
- (iii) The predominance of structures or buildings of relatively low value compared to the value of structures or buildings in the surrounding vicinity or significantly slower growth in the property tax digest than is occurring in the political subdivision as a whole;*
- (iv) Declining or stagnant rents or sales prices compared to the political subdivision as a whole;*
- (v) In areas where housing exists at present or is determined by the political subdivision to be appropriate after redevelopment, there exists a shortage of safe, decent housing that is not substandard and that is affordable for persons of low and moderate income;*
- (vi) Deteriorating or inadequate utility, transportation, or transit infrastructure;*

Roswell TAD #1 Redevelopment Area complies with the O.C.G.A. definition as a blighted, distressed or deteriorating area due to the evidence of pervasive poverty and the presence of physical and economic decline and stagnation, consistent with O.C.G.A. § 36-44-3(7)(A)(i-v).

Specifically, Roswell TAD #1 meets the state requirements for determining a Redevelopment Area noted above as evidenced by the following:

**A (i)** – The Redevelopment area is characterized by **the presence of a predominant number of substandard, vacant, deteriorated, or deteriorating structures**. A substantial number of the commercial properties within the Redevelopment Area are substandard, aging, and have exhibited consistent vacancy rates higher than 10%. Vacancy rates have consistently hovered around 12% for much of the last decade, according to the most current market data for 2024.

**A (ii)** – The TAD area exhibits **pervasive poverty**. The Redevelopment Area intersects with 20 Census Tracts, six of which exhibit high poverty rates (% of people living under poverty) according to the 2022 US Census American Community Survey. While many of the tracts that intersect with the Redevelopment Area boundary do not exhibit high levels of poverty, there is a significant concentration of poverty within the parcels that are entirely or mostly located within the Redevelopment Area. The only Census Tract that is entirely within the redevelopment area exhibits a population wherein nearly 25% of residents are experiencing poverty.

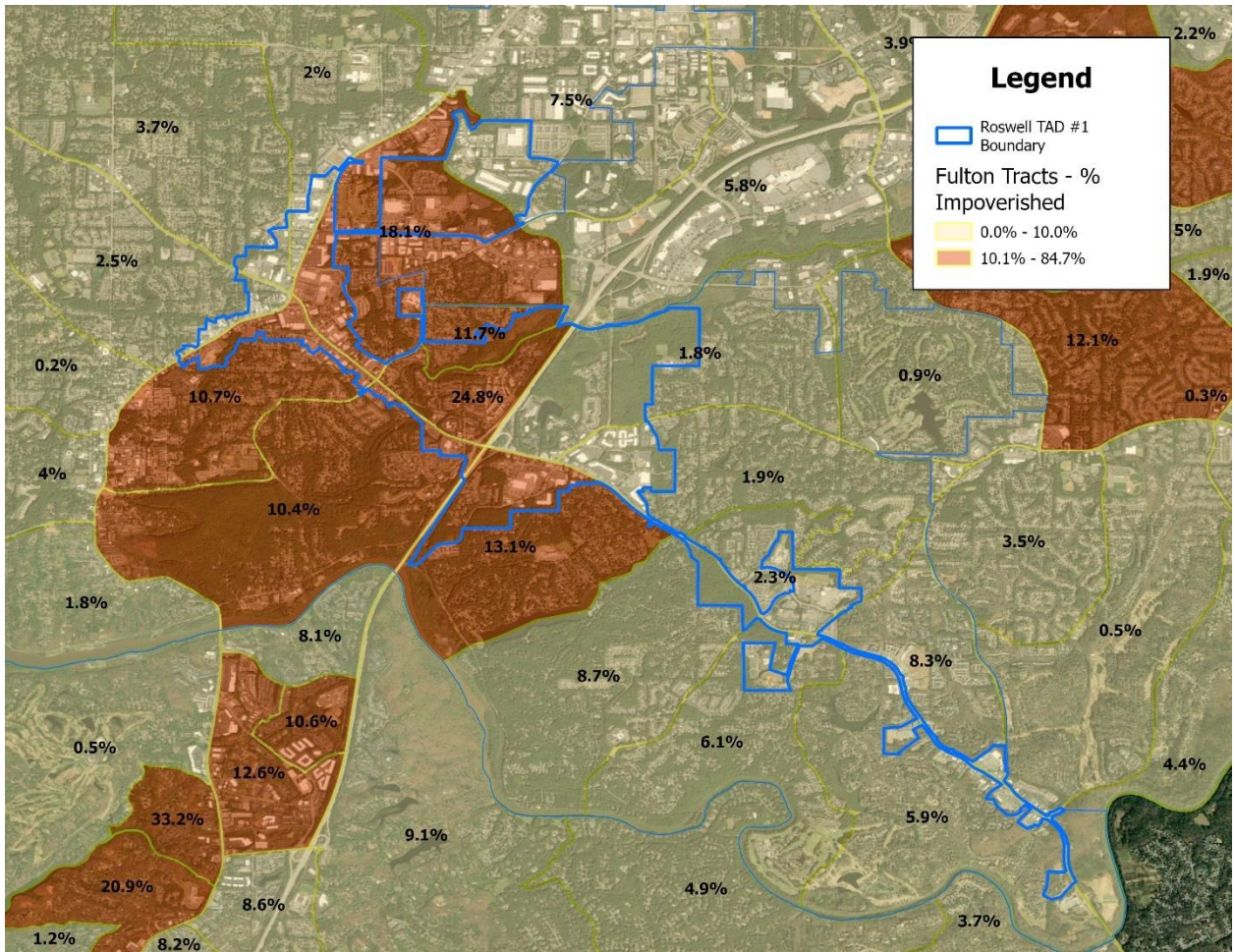
**Percent of People living below Poverty by Census Tract, Proposed TAD Area, 2022**

Census Tract	% of Households below Poverty Level
Census Tract 114.31	12%
Census Tract 114.30	25%
Census Tract 114.38	10%
Census Tract 114.35	13%
Census Tract 114.36	9%
Census Tract 116.47	8%
Census Tract 114.34	2%
Census Tract 116.46	6%
Census Tract 114.32	8%
Census Tract 114.17	4%
Census Tract 114.16	2%
Census Tract 114.21	18%
Census Tract 114.24	1%
Census Tract 114.39	6%
Census Tract 114.41	2%
Census Tract 114.44	4%
Census Tract 114.19	3%
Census Tract 114.40	6%
Census Tract 114.37	11%
Census Tract 114.42	2%

*Source: KB Advisory Group based on U.S. American Community Survey  
5-Year Estimates 2022*

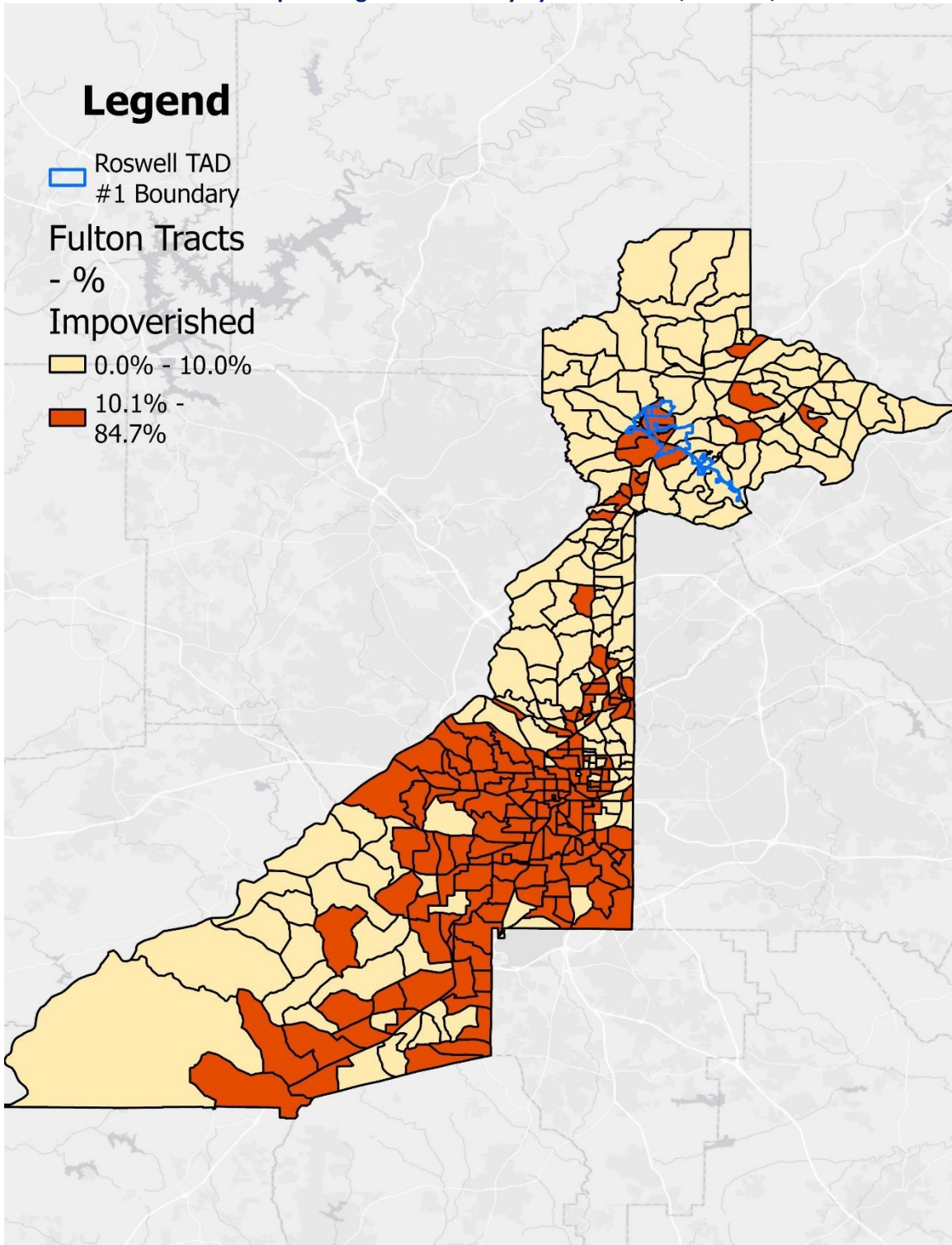


Percent of People living below Poverty by Census Tract, Proposed TAD Area, 2022



Source: KB Advisory Group, US Census 5-Year American Community Survey 2022.

Percent of People living below Poverty by Census Tract, Roswell, 2022



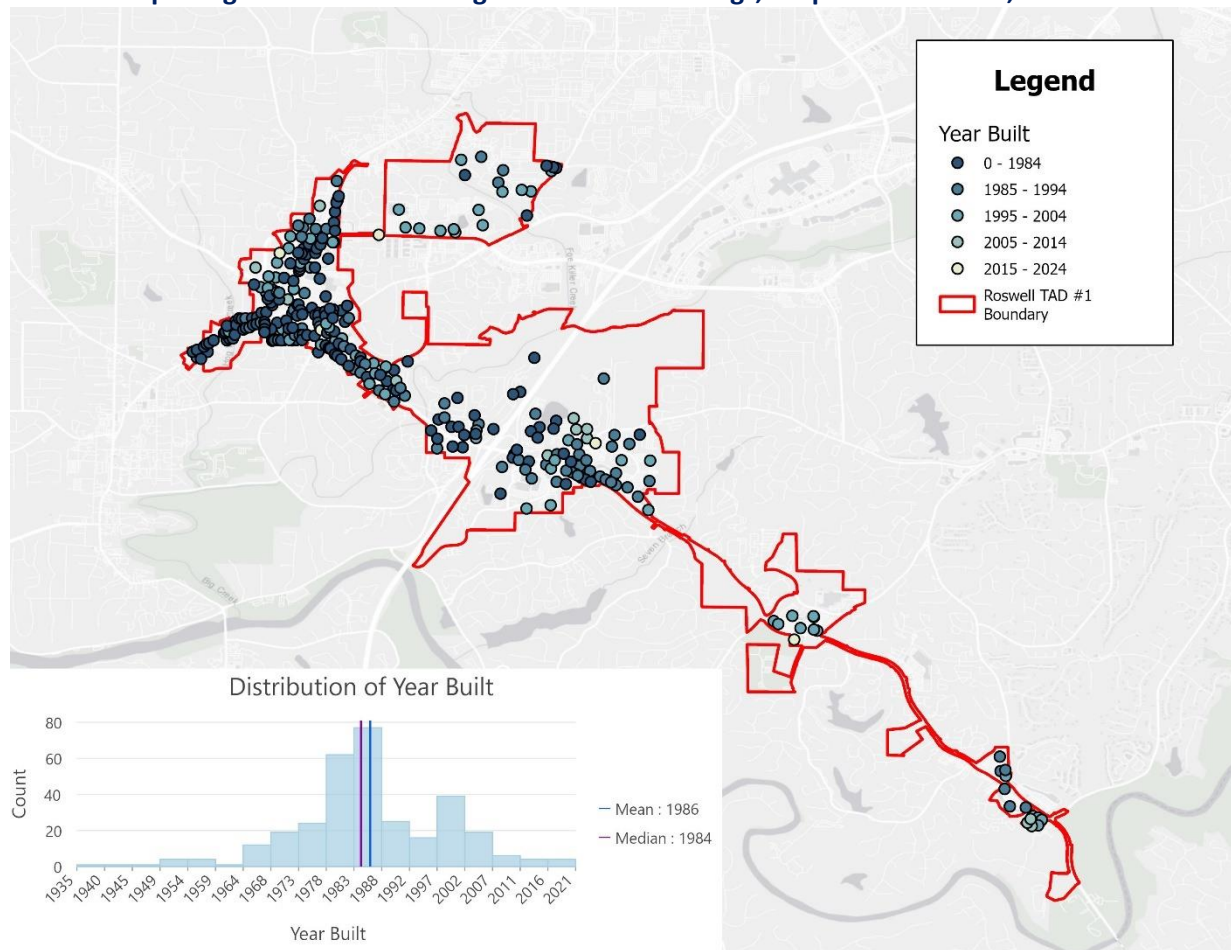
Source: KB Advisory Group, US Census 5-Year American Community Survey 2020.



**A (iii)** – The TAD Area exhibits **conditions [...] that substantially impair the sound growth of the community**; The Redevelopment exhibits a preponderance of visible blight including litter and refuse, poorly maintained landscaping, concrete, and asphalt, poorly-maintained buildings, and poorly-maintained signage. Additionally, outdated and obsolete land use patterns in the area limit the City of Roswell’s capacity to grow in the years to come.

**B (i)** – The Redevelopment Area is characterized by the **presence of a substantial number of structures or buildings that are 40 years old or older and have no historic significance**; the most recently available data from CoStar reveals that the median building age of commercial buildings within the Redevelopment Area is 40. Over a third of all commercial buildings within the Redevelopment Area are 40 years old or older and have no historic significance. While the majority of commercial structures may not yet be 40 years old, by 2027 at least half of the buildings in the Redevelopment Area will be at that mark. The rapidly aging building inventory within the area qualifies it for inclusion in a Redevelopment Area, as there is a clear need for replacement and renovation.

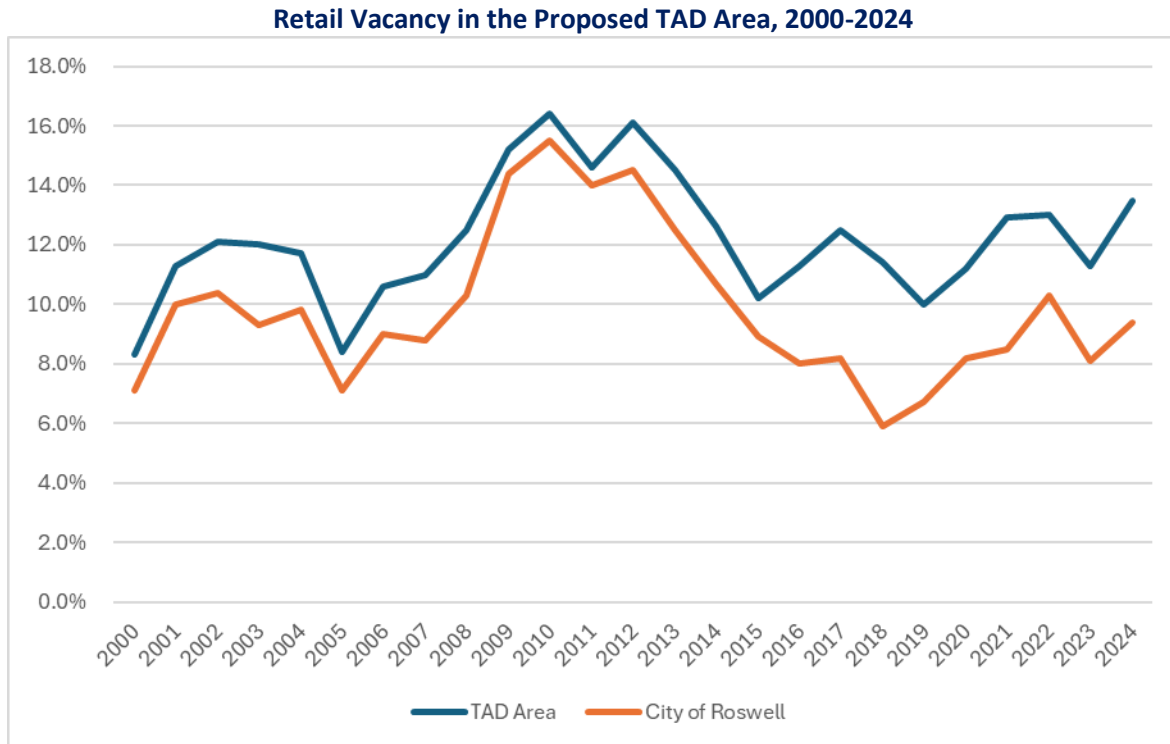
**Map of Age in Years of Existing Commercial Buildings, Proposed TAD Area, 2024**



Source: KB Advisory Group, CoStar



**B(ii)** – The Redevelopment Area is characterized by **high commercial or residential vacancies compared to Roswell as a whole**. The commercial properties within the Redevelopment Area have consistently experienced vacancy rates that are on average 2% higher than in the city overall and has been up to 6% higher than properties in the city overall across the period. This is a clear indicator that the area meets the criteria to be included within a TAD.



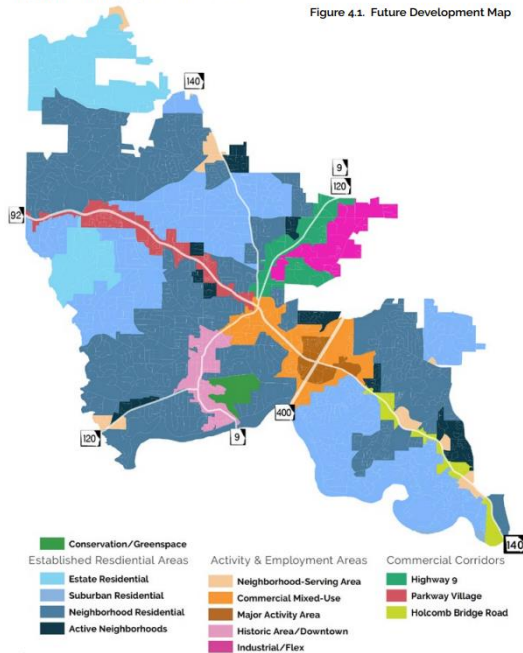
Source: KB Advisory Group, CoStar

### C. Proposed Uses After Redevelopment

Roswell's 2040 Comprehensive Plan's Future Land Use map envisions the proposed East Roswell as belonging to six different character areas. These uses and character areas are all consistent with the proposed redevelopment and investment outlined in this Tax Allocation District Redevelopment Plan. The six character areas are outlined as Commercial Mixed-Use, Major Activity and Holcomb Bridge Road, Industrial/Flex, Highway 9 and Parkway Village character areas and are all envisioned as areas prime for redevelopment and increased density.

ROS WELL 2040 / COMPREHENSIVE PLAN

Figure 4.1. Future Development Map



#### Urban Scale

The community was surveyed on preference of urban scale as part of the vision phase of the plan development which helped the planning team understand the appropriateness of development type in different parts of the community. The urban scale diagram below is based on the idea that communities can span from Exurban areas all the way to Urban Development. See how the Future Development Character Areas span across this development spectrum.


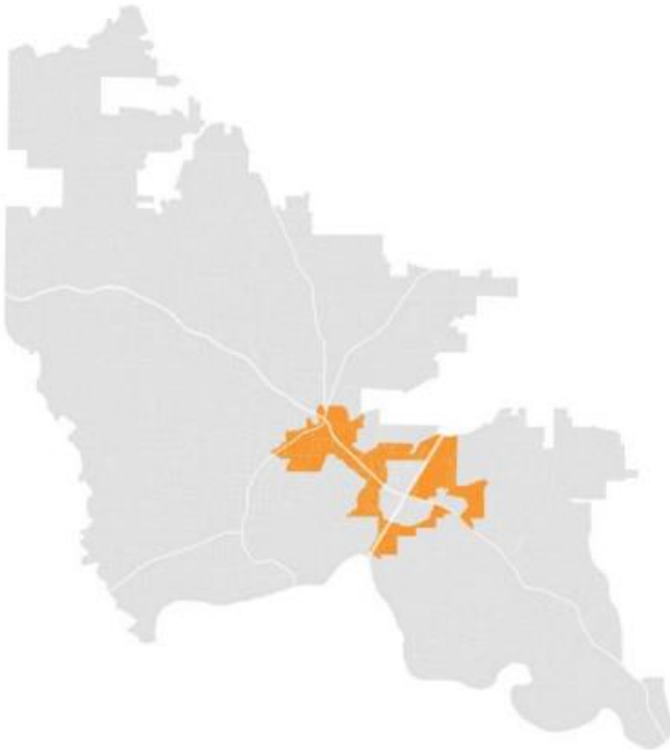


Source: Roswell 2040 Comprehensive Plan

### Commercial Mixed-Use Character Area

The Comprehensive Plan identifies the areas surrounding the intersection of Holcomb Bridge Road and SR-400 as a *Commercial Mixed-Use* Character area. The future of this area is envisioned as a vibrant mixed-use village paired with meaningful open space. The priorities that the City of Roswell has identified for this area are capitalizing on integration of this node into regional transportation plans, and improving streetscaping, roads and pedestrian and bike accessibility throughout the area.

## COMMERCIAL MIXED-USE CHARACTER AREA

### Vision

By 2040, Holcomb Bridge Road west of GA-400 and areas surrounding the GA-400 node will become a vibrant mixed-use village paired with meaningful open space. The City will have capitalized on this major regional access point to provide maximum economic benefit to the City. New development in the western portion of the character area will follow the vision established by the initial subarea planning conducted as part of the 2040 Comprehensive Plan update., which is to create a mixed-use, pedestrian friendly corridor and activity center that builds a better sense of community.

The perception of this area will change as the City invests in streetscape and new road improvements, and investors redevelop under-utilized sites with a mix of uses characterized by high quality building materials.

### Compatible Future Zoning

RS-6, RS-4, R-CC, CX, SH, CC, OR, OP, REC, CON

(Source: Roswell 2040 Comprehensive Plan)

### Major Activity Character Area

The Comprehensive Plan identifies the areas immediately surrounding SR-400's connections to this area at the intersection of Holcomb Bridge Road and SR-400 as a *Major Activity Character area*. By 2040, this strategic intersection will become a vibrant activity center. Roswell will have capitalized on this major regional access point to provide maximum economic benefit to the City. The perception of this area will change as the City invests in streetscape and new road improvements, and investors redevelop underutilized sites with a mix of uses characterized by high quality building materials.

The Big Creek Parkway with a bridge connection across GA 400 north of Holcomb Bridge Road is anticipated to begin construction within a few years. Likewise, various conversations involving heavy rail transit or BRT from MARTA have identified this area as a likely location. Therefore, future development should be sensitive to and compatible to the possibility of the area eventually emerging as a Transit Oriented Development.

Two subarea plans that have been conceived for areas both to the east and west of SR-400 imagine the area as a mixed-use village with a higher degree of pedestrian accessibility and a priority on high-quality open space. A critical component of this for the western portion of this vision is the extension of the Big Creek Parkway through the area and the activation of local waterway assets.

#### Holcomb Bridge Road at SR-400

The outcome of this workshop resulted in the desire for a vibrant mixed-use town center conducive to a live, work, play lifestyle. The plan integrates the Big Creek Parkway extension and includes significant preservation of the Big Creek as a greenway area to act as an attractive anchor and amenity for the redevelopment vision.



#### Holcomb Bridge Road at Old Alabama Road

The outcome of this workshop resulted in the desire for a Mixed-use town center with some intensity along the corridor, transitioning to less intensity as it approaches surrounding residential areas. A key feature of this plan is the creation of a north-south spine that could act as an pedestrian walkway and/or exclusive bicycle and pedestrian connection between Big Creek and areas south towards the river.



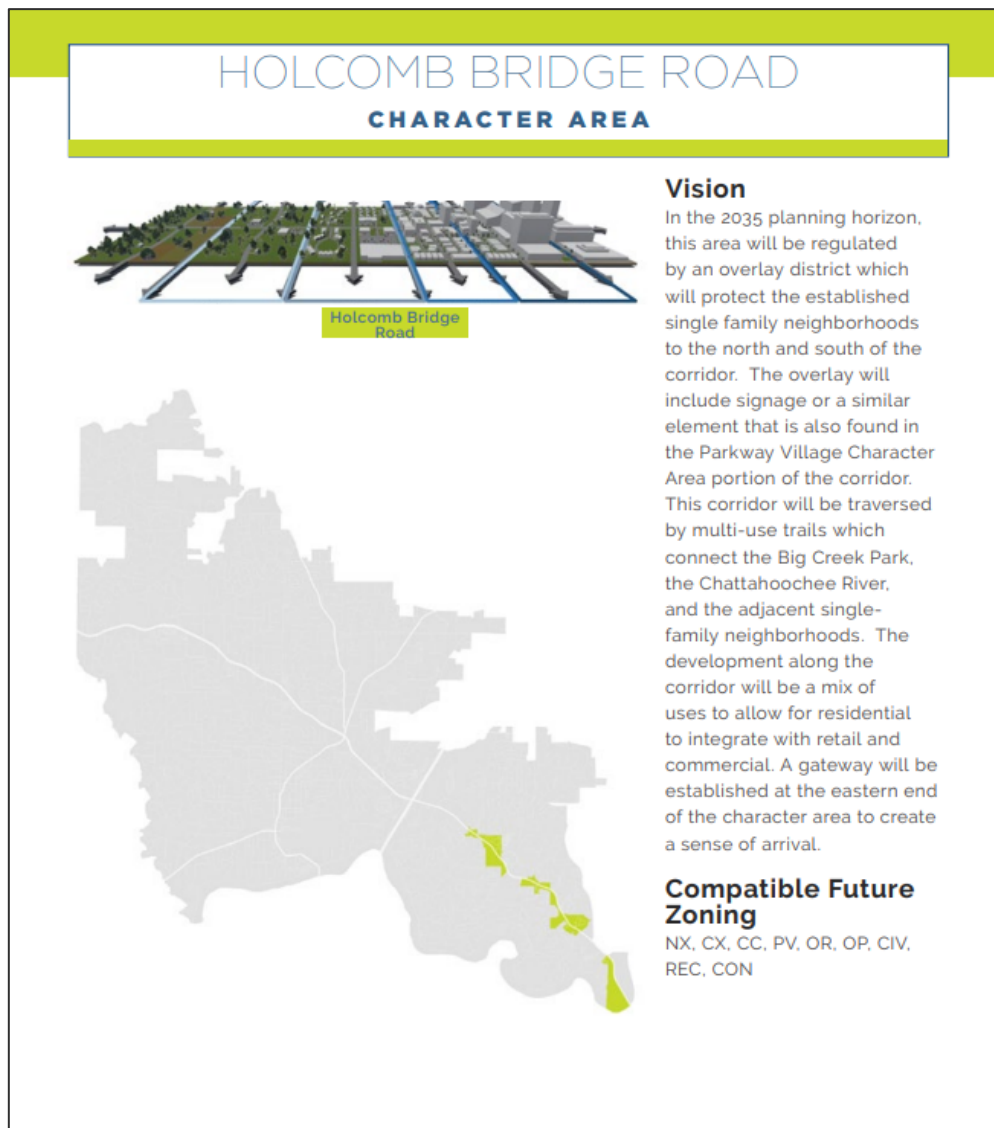
(Source: Roswell 2040 Comprehensive Plan)



### Holcomb Bridge Road Character Area

The Comprehensive Plan identifies the areas to the east of SR-400 as the *Holcomb Bridge Road* Character area. This corridor is conceived of as an area of the city where intensive, context-conscious redevelopment should be targeted.

In the 2035 planning horizon, this area will be regulated by an overlay district which will protect the established single-family neighborhoods to the north and south of the corridor. The overlay will include signage or a similar element that is also found in the Parkway Village Character Area portion of the corridor. This corridor will be traversed by multi-use trails which connect the Big Creek Park, the Chattahoochee River, and the adjacent single-family neighborhoods. The development along the corridor will be a mix of uses to allow for residential to integrate with retail and commercial. A gateway will be established at the eastern end of the character area to create a sense of arrival.

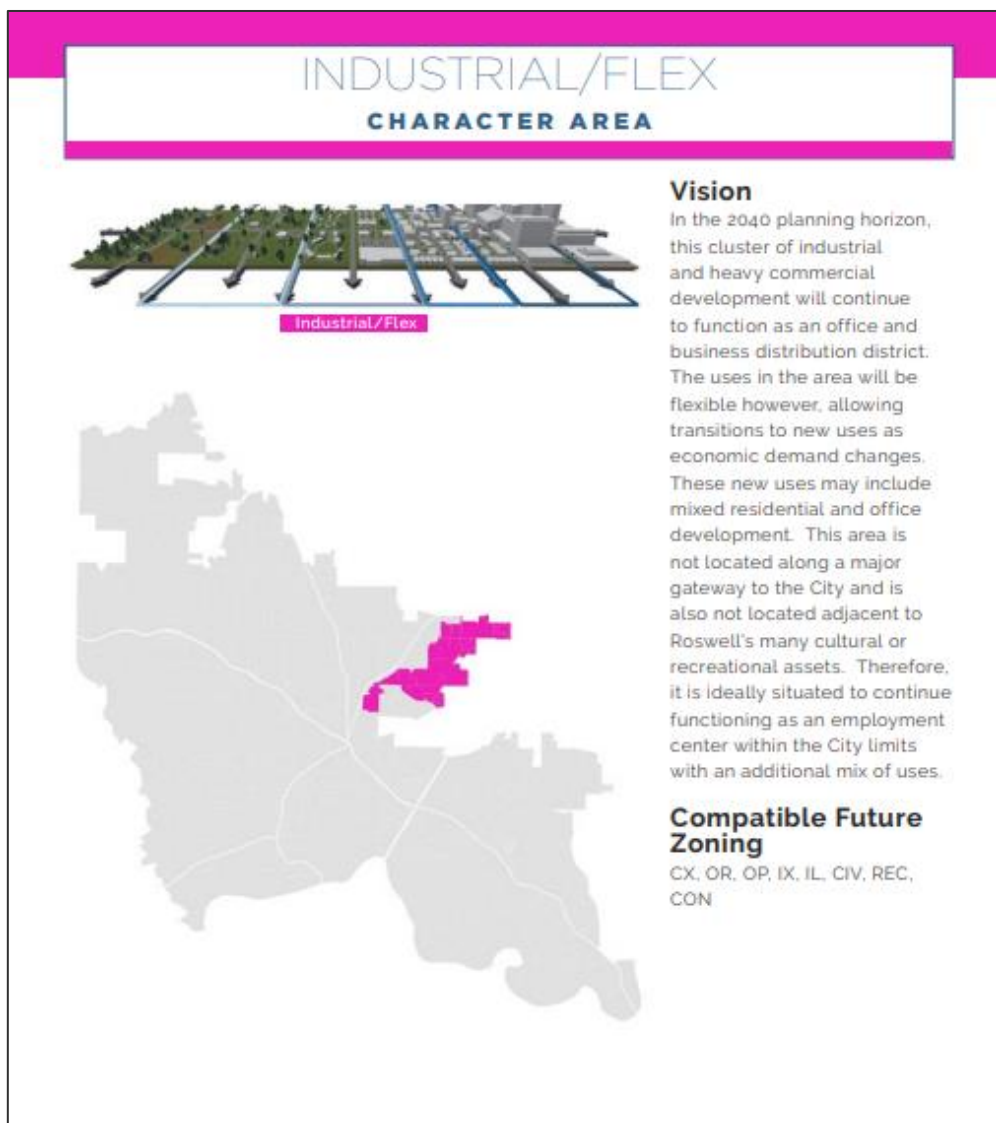


(Source: Roswell 2040 Comprehensive Plan)

### Industrial/Flex Character Area

The Comprehensive Plan identifies the areas to the east of Alpharetta Highway within the city limits as the *Industrial/Flex* Character area. This corridor is conceived of as an area of the city where industrial and heavy commercial developments will continue to function as an office and business distribution district but where transitions to new uses will be permitted as economic demand changes

This area is currently characterized by a cluster of warehouses and suburban style office parks and there is little indication that the City of Roswell intends to change the overall function of this area over the next two decades. The City acknowledges that as economic conditions change, new uses and types of buildings may need to be developed in order for this district to function in a healthy fashion.

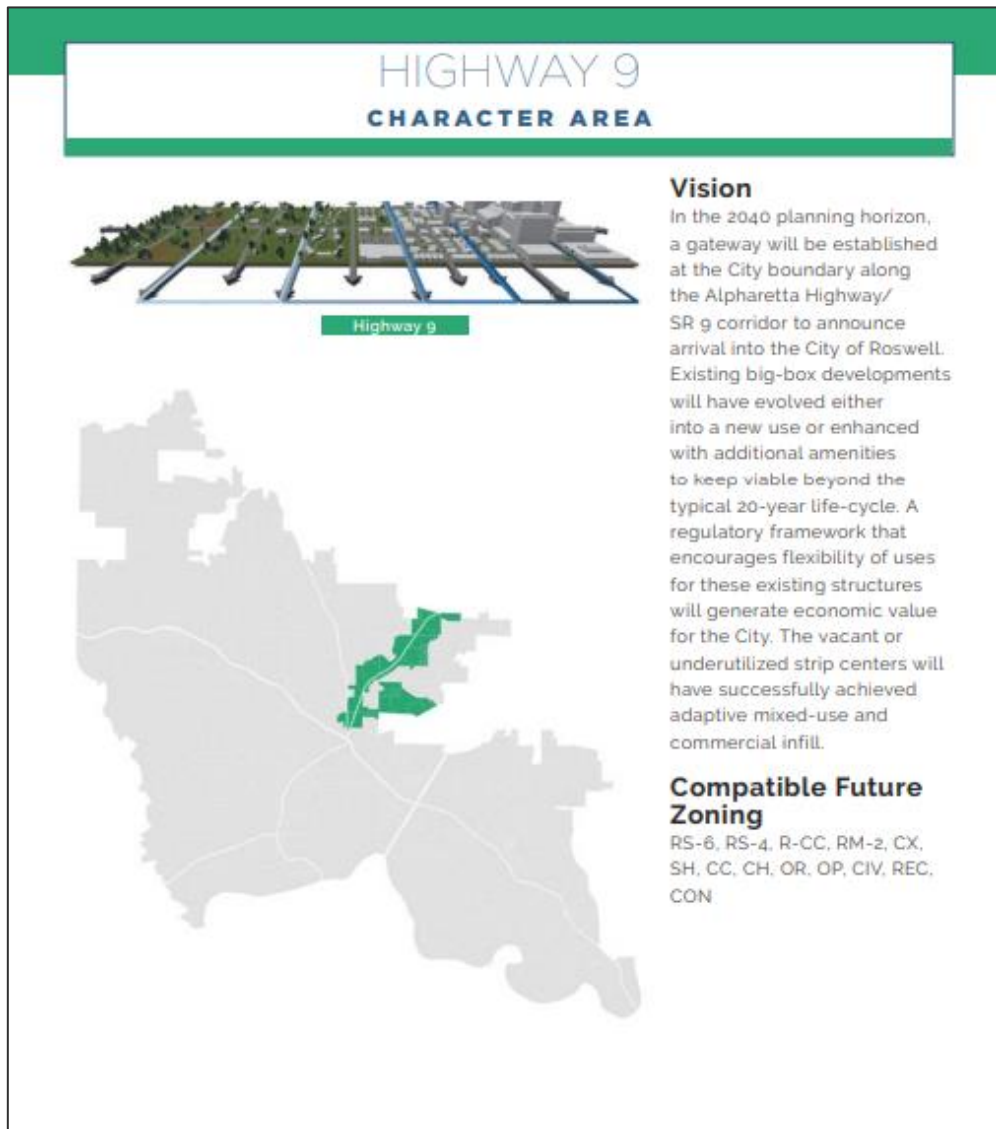


Source: Roswell 2040 Comprehensive Plan

### Highway 9 Character Area

The Comprehensive Plan identifies most of the Alpharetta Highway corridor north of Holcomb Bridge Road as the *Highway 9* Character area. This corridor is conceived of as an area of the city that is in need of a newer, more sustainable pattern of development to replace existing vacant and underutilized big-box developments in the area.

As the plan points out, this corridor is currently characterized mostly by big-box retailers which are aging, many of which are beyond their planned lifespan and are in need of replacement with more sustainable and more amenitized forms of development.



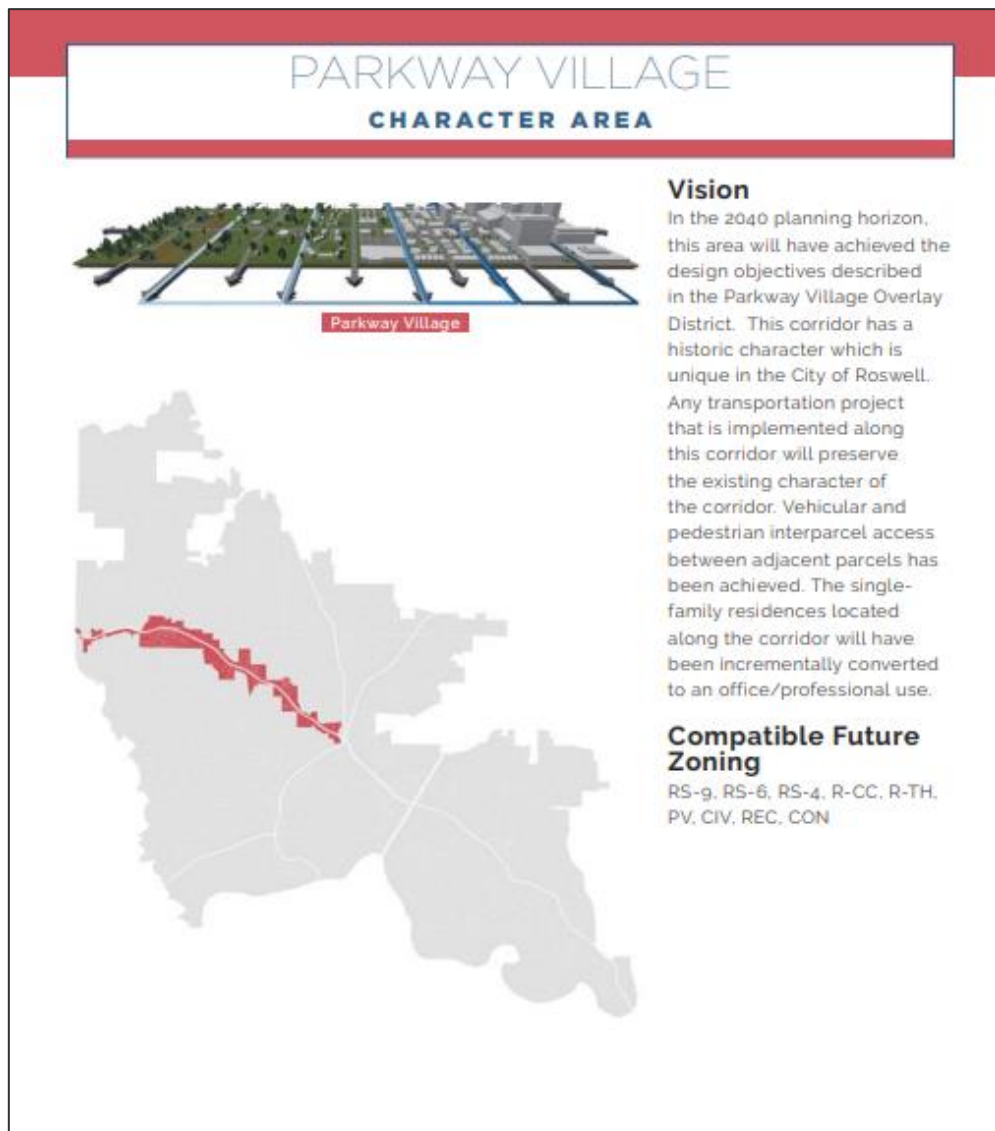
Source: Roswell 2040 Comprehensive Plan



### Parkway Village Character Area

The Comprehensive Plan identifies the areas to the west of Alpharetta Highway along the Holcomb Bridge Corridor as the *Parkway Village* Character area. This corridor is conceived of as an area of the city where preservation of structures is important, but where preservation of use is not.

The corridor identified within the Parkway Village Character Area is identified as unique and historic and has an associated overlay district which aims to impose certain design requirements onto new development along the corridor. New development is not identified as the most important thing along this corridor, however the plan presents the idea that many of the existing historic residential structures along the corridor should transition from residential to retail or office uses, which may require creative financing to make conversions possible while also respecting the historic nature of the structures.



Source: Roswell 2040 Comprehensive Plan



## D. Redevelopment Projects Within the Redevelopment Area

### Major Projects Within the Redevelopment Area

This Redevelopment Plan anticipates the successful redevelopment of two key projects within East Roswell. The first project is the planned creation of a Roswell Entertainment District in the Georgia 400 North subarea, as well as the development of the planned Riverwalk North Mixed-Medical Center in the South Gateway area.

- The **Roswell Entertainment District**, at build-out, will have an estimated tax-appraised value of \$398.7 million, with an assessed value of \$159.5 million, compared to today's tax value (base) of \$19.5 million for the two tax parcels underlying the proposed project.
- This project is anticipated to add up to 120,000 square feet of retail to the area in addition to 100,000 square feet of traditional office space and 1,000 market rate multifamily units. The district will not only serve as its own self-contained community but will represent a regional destination similar to Avalon in Alpharetta or The Battery in Cobb County.

The second major project within the Redevelopment Area will be the redevelopment of the Riverwalk North Mixed-Medical Center.

- The **Riverwalk North Mixed-Medical Center**, at build-out, will have an estimated tax-appraised value of \$332 million, with an assessed value of \$132.8 million, compared to today's tax value (base) of \$12.8 million for the single tax parcel underlying the proposed project.
- This project is projected to add 270,000 square feet of medical office to the area, which will greatly increase the area's economic vitality through the healthcare industry jobs that it will create and the added visits to the area by new patients of the medical center.

### Redevelopment Opportunities

The plan further anticipates that the successful redevelopment of these two projects could catalyze further redevelopment and property value appreciation in, and adjacent to, the TAD resulting from the "halo effect" of both the entertainment district and medical center development. This plan considers five potential projects that might occur as part of this halo effect. These potential projects might take the following shape:

- The potential **development of another office project** south of the planned Riverwalk North Mixed-Medical Center at build-out, would have an estimated tax-appraised value of \$154 million, with an assessed value of \$61.6 million, compared to today's tax value (base) of \$1.6 million for the two tax parcels underlying the proposed office development. The project has the potential to add 75,000 square feet of traditional office space to the area and would further cement the area as a regional center for employment.
- The **redevelopment of the Kohl's shopping center** south of Scott Road and west of Old Scott Road, at build-out, will have an estimated tax-appraised value of \$71 million, with an assessed value of \$28.4 million, compared to today's tax value (base) of \$2.4 million for the three tax parcels underlying the proposed project. This project has the potential to add 34,000 square



feet of experiential retail space to the area, which would greatly boost activity on the now underused site. In addition to this retail space, the redevelopment will feature the creation of new community facilities which will serve the residents of Roswell.

- The **redevelopment of Studio Movie Grill and surrounding shopping center** at the northwest corner of the intersection of Nesbit Ferry Road and Holcomb Bridge Road, at build-out, will have an estimated tax-appraised value of \$74.5 million, with an assessed value of \$29.8 million, compared to today's tax value (base) of \$3.8 million for the four tax parcels underlying the proposed redevelopment project. This project has the potential to add 40,000 square feet of retail to the area in addition to up to 400 units of new market rate multifamily units. This potential project would represent the creation of a new mixed-use node that will generate a new center of attraction towards Roswell's easternmost border.

#### **Holcomb Bridge Road Corridor Redevelopment**

- The **gradual redevelopment of unspecified parcels along the Holcomb Bridge Road Corridor**, at build-out, will have an estimated tax-appraised value of \$212.6 million, with an assessed value of \$85 million, compared to today's tax value (base) of \$5 million for the four parcels that have been chosen as theoretical development sites. This development forecast is based on the vision that the corridor may witness the addition of 70,000 square feet of new retail space, 40,000 square feet of traditional office and 300 multifamily units over the next 10 years as the Holcomb Bridge Corridor increases in attractiveness as a regional destination anchored by a strong job core near the 400 gateway and the planned entertainment district.

#### **Roswell Tech Village**

- The **envisioned redevelopment of a Roswell Tech Village**, at build-out, will have an estimated tax-appraised value of \$161 million, with an assessed value of \$64.4 million, compared to today's tax value (base) of \$22.4 million for the one parcel underlying the proposed office park redevelopment. This development forecast is based on the vision that an underutilized suburban office park may witness the addition of 500,000 square feet of new class A and highly specialized office space over the next 10 years as part of city-led efforts to create a major high-tech and professional job hub within the City of Rowell.

#### **Roswell Town Center**

- The **envisioned redevelopment of the Roswell Town Center shopping center**, at build-out, will have an estimated tax-appraised value of \$245.2 million, with an assessed value of \$98 million, compared to today's tax value (base) of \$8 million for the eleven tax parcels underlying the proposed corridor redevelopment. This development forecast is based on the vision that the Roswell Town Center may witness the addition of 115,000 square feet of new retail space, 110,000 square feet of traditional office, 70 townhomes and 305 multifamily units over the next 10 years as other catalytic projects in the area begin to deliver.





### **Additional Redevelopment Opportunities**

- The **gradual redevelopment of unspecified parcels along the Alpharetta Highway Corridor as well as west of Alpharetta Highway along Holcomb Bridge Road**, at build-out, will have an estimated tax-appraised value of \$199.3 million, with an assessed value of \$79.7 million, compared to today's tax value (base) of \$3.7 million for the six parcels that are envisioned for potential redevelopment. This development forecast is based on the vision that the corridor may witness the addition of 40,000 square feet of new retail space, 20,000 square feet of traditional office and 300 multifamily units over the next 10 years as the Alpharetta Highway Corridor increases in attractiveness as a regional destination anchored by a strong job core near the GA400 gateway, the Roswell Tech Village and Roswell Town Center.

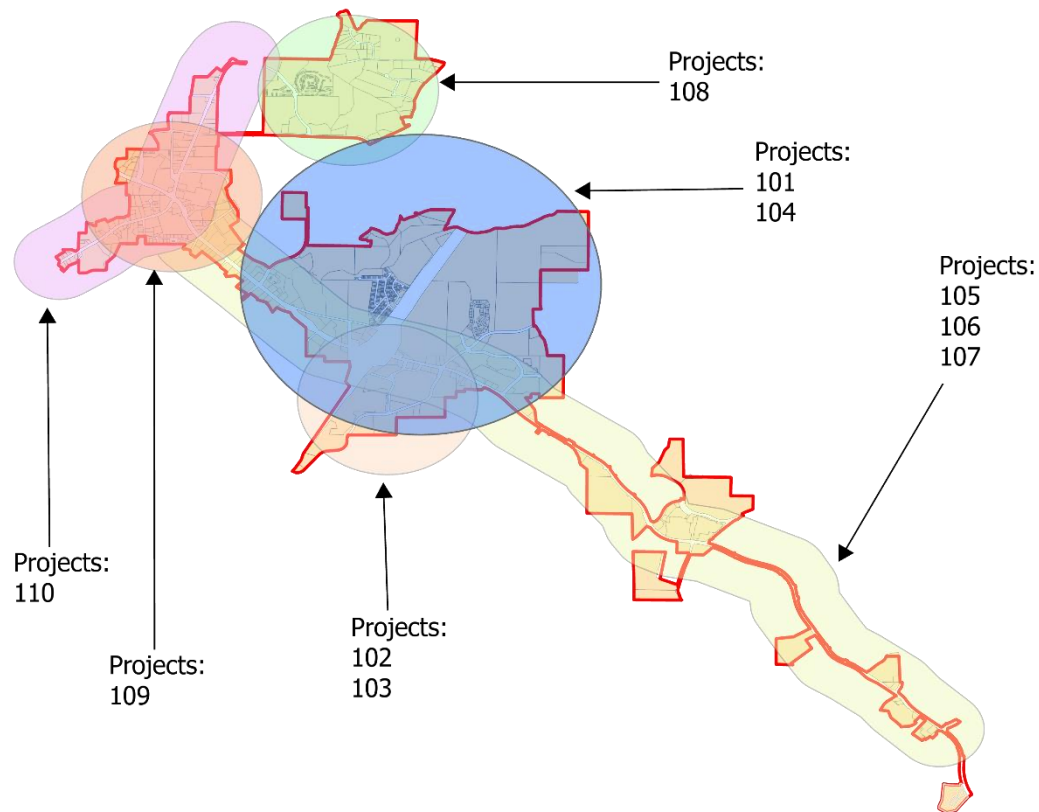


Summary of Proposed TAD Redevelopment Opportunities

	Roswell Entertainment District	Riverwalk Medical	Old Alabama Office Development	Residential Redevelopment	Kohl's Redevelopment	Studio Movie Grill Redevelopment	Holcomb Bridge Corridor Redevelopment	Roswell Tech Village	Roswell Town Center	Additional Redevelopment Opportunities	All Projects
	101	102	103	104	105	106	107	108	109	110	
Parcels	2	1	2	2	3	4	4.2	1	11	6	36
Acres	96.747	33.38	18.35	45	6.31	15.4032	9.71646	35.807	38.3564	8.792385	307.86
Appraised Value	\$48,700,000	\$32,000,000	\$3,963,600	\$99,697,900	\$6,113,600	\$9,535,150	\$12,626,565	\$56,001,200	\$20,152,100	\$9,338,320	\$298,128,435.00
Tax Value (Base)	\$19,480,000	\$12,800,000	\$1,585,440	\$39,879,160	\$2,445,440	\$3,814,060	\$5,050,626	\$22,400,480	\$8,060,840	\$3,735,328	\$119,251,374.00
<b>New Residential Development</b>											
Townhomes	135	-	-	-	-	-	-	-	70	-	205
Single-Family Homes	-	-	-	-	-	-	-	-	-	-	-
Multifamily Rental Units	1,000	-	-	-	-	400	300	-	305	400	2,405
Senior/Student Housing Units	-	-	-	-	-	-	-	-	-	-	-
Total Housing Units	1,135	-	-	-	-	400	300	-	375	400	2,610
<b>New Commercial Development</b>											
Retail SF	120,000				34,000	40,000	70,000	-	115,000	40,000	419,000
Office-General SF	100,000		75,000				40,000	500,000	110,000	20,000	845,000
Office-Medical SF		270,000						-	-	-	270,000
Hotel SF								-	125,000	-	125,000
Total Commercial SF	220,000	270,000	75,000	-	34,000	40,000	110,000	500,000	350,000	60,000	1,659,000
Total Appraised Value of Potential Redevelopment	\$398,700,000	\$332,000,000	\$153,963,600	\$119,697,900	\$71,113,600	\$74,535,150	\$212,626,565	\$161,001,200	\$245,152,100	\$199,338,320	\$1,968,128,435
Total Assessed Value of Potential Redevelopment (40%)	\$159,480,000	\$132,800,000	\$61,585,440	\$47,879,160	\$28,445,440	\$29,814,060	\$85,050,626	\$64,400,480	\$98,060,840	\$79,735,328	\$787,251,374
Original Appraised Value before Development (100%)	\$48,700,000	\$32,000,000	\$3,963,600	\$99,697,900	\$6,113,600	\$9,535,150	\$12,626,565	\$56,001,200	\$20,152,100	\$9,338,320	\$298,128,435
Original Assessed Value After Redevelopment (40%, Base)	\$19,480,000	\$12,800,000	\$1,585,440	\$39,879,160	\$2,445,440	\$3,814,060	\$5,050,626	\$22,400,480	\$8,060,840	\$3,735,328	\$119,251,374
Increase in Appraised Value	\$350,000,000	\$300,000,000	\$150,000,000	\$20,000,000	\$65,000,000	\$65,000,000	\$200,000,000	\$105,000,000	\$225,000,000	\$190,000,000	\$1,670,000,000
Increase in Assessed Value (Increment)	\$140,000,000	\$120,000,000	\$60,000,000	\$8,000,000	\$26,000,000	\$26,000,000	\$80,000,000	\$42,000,000	\$90,000,000	\$76,000,000	\$668,000,000

Source: Fulton County Tax Assessor, KB Advisory Group

### Roswell TAD #1 Redevelopment Opportunities



Source: Roswell, KB Advisory Group

- **101: Roswell Entertainment District**
- **102: Riverwalk North Mixed-Medical Center,**
- **103: Old Alabama Office Development**
- **104: Residential Redevelopment**
- **105: Kohl's Redevelopment**
- **106: Studio Movie Grill Redevelopment**
- **107: Holcomb Bridge Corridor Redevelopment**
- **108: Roswell Tech Village**
- **109: Roswell Town Center**
- **110: Additional Redevelopment Opportunities**

Collectively, redeveloped parcels in the TAD area could be valued at close to **\$2 billion after** redevelopment, with an assessed value of **\$787.3 million**, compared to the current assessed value of **\$119.3 million**.





### **E. Contracts, Agreements, or Other Instruments**

Pursuant to O.C.G.A. §34-44-3(a), The City of Roswell will act as the redevelopment agent and will exercise redevelopment powers as needed to implement this plan. In doing so, Roswell, either directly or through a designated development agent, may conduct the following activities and enter into the following contracts:

1. Coordinate implementation activities with other major participants in the Redevelopment Plan and their respective development and planning entities involved in implementing this Redevelopment Plan.
2. Enter into development agreements with private developers to construct infrastructure and vertical developments to implement the Redevelopment Plan.
3. Negotiate and enter into commercial financing agreements and intergovernmental agreements as needed.
4. Coordinate public improvement planning, design and construction among City, County and State agencies and departments.
5. Prepare (either directly or through subcontract to other appropriate entities) economic and financial analyses, project-specific feasibility studies and assessments of tax base increments in support of the issuance of tax allocation bonds or other forms of financing by Roswell.
6. Enter into contractual relationships with qualified vendors for the provision of professional and other services required in qualifying and issuing the bonds or other forms of financing, including, but not limited to, legal, underwriting, financial analysis and other related services.
7. Enter into agreements with Development Authority or Public Facilities Authority
8. Perform other duties as necessary to implement the Redevelopment Plan.

### **F. Relocation Payments**

As is currently foreseen, no relocation of businesses, tenants or residents from private homes is anticipated within the proposed Roswell TAD #1. In the future, should the relocation of existing homes or businesses be required, such relocation expenses may be provided for under all applicable federal, state, and local guidelines if public funds are used for property acquisition. If such funding sources require relocation, benefits would be offered to tenants and users for relocation.

### **G. Conformity with Local Comprehensive Plan, Master Plan, Zoning Ordinance, etc.**

All proposed uses within this Redevelopment Plan, including proposed redevelopment projects, are consistent with local Comprehensive Plan, master plan, zoning ordinance, and building codes. Proposed redevelopment projects outlined in this plan are consistent with locally managed public visioning and planning processes. All projects are consistent with the Roswell 2040 Comprehensive Land Use Plans. All development and redevelopment projects proposed within this Redevelopment Plan will be subject to all relevant local, state, and federal laws, policies and procedures regarding land use, zoning, and construction.



## H. Estimate of Redevelopment Costs to be Incurred

Improvements to Roswell infrastructure and other eligible redevelopment costs will be necessary to support the community's vision of redevelopment for the area and to support the growth and development envisioned in this redevelopment plan and the Roswell 2040 Comprehensive Land Use Plans. The Tax Allocation District will help fund the infrastructure improvements necessary to support this vision.

The total public cost for implementing the potential public improvements, including construction and improvement of the necessary public infrastructure and other eligible redevelopment costs, could reach up to \$757.5 million based on the upper limit of the pay-as-you go tax allocation revenue potential (including city, county, and school property tax millage) as outlined in section N of this Redevelopment Plan. Actual redevelopment expenses incurred will be commensurate with TAD revenues as accrued, as projects and grants are added to potential project lists based on timely and accurate revenue forecasts.

The purpose of the proposed infrastructure improvements funded by the TAD would be:

- Transportation and mobility enhancements;
- Site-specific development activities;
- Area-wide infrastructure improvements including (but not limited to) streets, water, sewer, drainage and stormwater mitigation;
- Improved public space, landscaping, lighting, and other improvements;
- Public safety facilities, including construction of and capital improvements to fire department, police and other public safety and law-enforcement facilities;
- Other redevelopment initiatives, including land acquisition for property assemblage and right-of way for multi-use paths and transportation enhancements.

The following table presents target allocations for each category of TAD spending as a basis and guideline for future TAD funding considerations by the Redevelopment Agent.

Roswell TAD #1: Roswell East-West Connection - Potential Use of TAD Funds					
	TAD #1 Allocation	City	County	Schools	City, County & Schools
Transportation and mobility enhancements	15%	\$18,000,000	\$33,000,000	\$62,550,000	\$113,550,000
Site-specific development programs	35%	\$42,000,000	\$77,000,000	\$145,950,000	\$264,950,000
Area-wide infrastructure improvements	15%	\$18,000,000	\$33,000,000	\$62,550,000	\$113,550,000
Public space, landscaping, lighting, and other uses	5%	\$6,000,000	\$11,000,000	\$20,850,000	\$37,850,000
Parks, recreation and community facilities	15%	\$18,000,000	\$33,000,000	\$62,550,000	\$113,550,000
Public Safety Facilities	5%	\$6,000,000	\$11,000,000	\$20,850,000	\$37,850,000
Other Uses & Land Acquisition	10%	\$12,000,000	\$22,000,000	\$41,700,000	\$75,700,000
<b>Total</b>	<b>100%</b>	<b>\$120,000,000</b>	<b>\$220,000,000</b>	<b>\$417,000,000</b>	<b>\$757,000,000</b>

*Categories and cost allocations are estimates for potential projects as of 2024 and are subject to revision as the Redevelopment Plan is implemented. As priorities are identified or addressed, specific project amounts, allocations and priorities are subject to change.*

## I. Last Known Assessed Valuation and Estimated Valuation After Redevelopment

The Redevelopment Area for Roswell Tax Allocation District #1 has a current (2023) appraised value of \$1.7 billion and a taxable value of \$681.4 million. Pursuant to the Redevelopment Powers Law, upon adoption of the Redevelopment Plan and the creation of the Tax Allocation District, the County will request that the Commissioner of Revenue of the State of Georgia certify the tax base for 2024, the base year for the proposed Tax Allocation District.

The tax base will increase in the future through the private investment stimulated by the implementation of the Redevelopment Plan, public investment, through the application of TAD revenue on a pay-as-you-go basis or the issuance of tax allocation bonds or a combination of such sources. In addition, this redevelopment is intended to stimulate other development in the district and lead to a substantial increase in property values as the Redevelopment Plan is implemented.

Upon the projected 2049 completion of the redevelopment of the Roswell East-West Connection TAD Redevelopment Area as presented in this plan, this Tax Allocation District is projected to have a taxable value of \$1.8 billion. This represents an increment of \$1.1 billion above the Redevelopment Area's 2024 base taxable value.

Roswell TAD #1: Roswell East-West Connection Value	Appraised/Market Value	Tax value (40%)
TAD Area Redevelopment Parcels 2024 Value	\$ 538,033,170	\$ 215,213,268
TAD Area Other Parcels (Non-Exempt) 2024 Value	\$ 987,956,825	\$ 395,182,730
TAD Area Other Parcels (Exempt) 2024 Value	\$ 0	\$ 0
<b>Total TAD Area Parcels 2024 values</b>	<b>\$ 1,703,418,075</b>	<b>\$ 681,367,230</b>
New Development At Build-Out Market Value	\$ 3,091,958,628	\$ 1,236,783,451
Redevelopment Value Displaced	-\$ 298,128,435	-\$ 119,251,374
<b>Total TAD Area Value after Build-out</b>	<b>\$ 4,497,248,268</b>	<b>\$ 1,798,899,307</b>
Net Increase in Value after Build-Out	\$ 2,793,830,193	
<b>Net Increase in Taxable value (Increment)</b>		<b>\$ 1,117,532,077</b>

Source: KB Advisory Group, Fulton County Tax Assessor

## J. Historic Property

While there are no properties within the TAD area that are officially designated as historic, the Gerard property, which is located at the far east extremity of the TAD area, carries historic value for the area. The property consists of a house, a canopy, a shed and a barn, all of which were built between 1910 and 1930. This property has been included within the TAD to allow for the option to maintain it as a historic attraction for Roswell citizens.

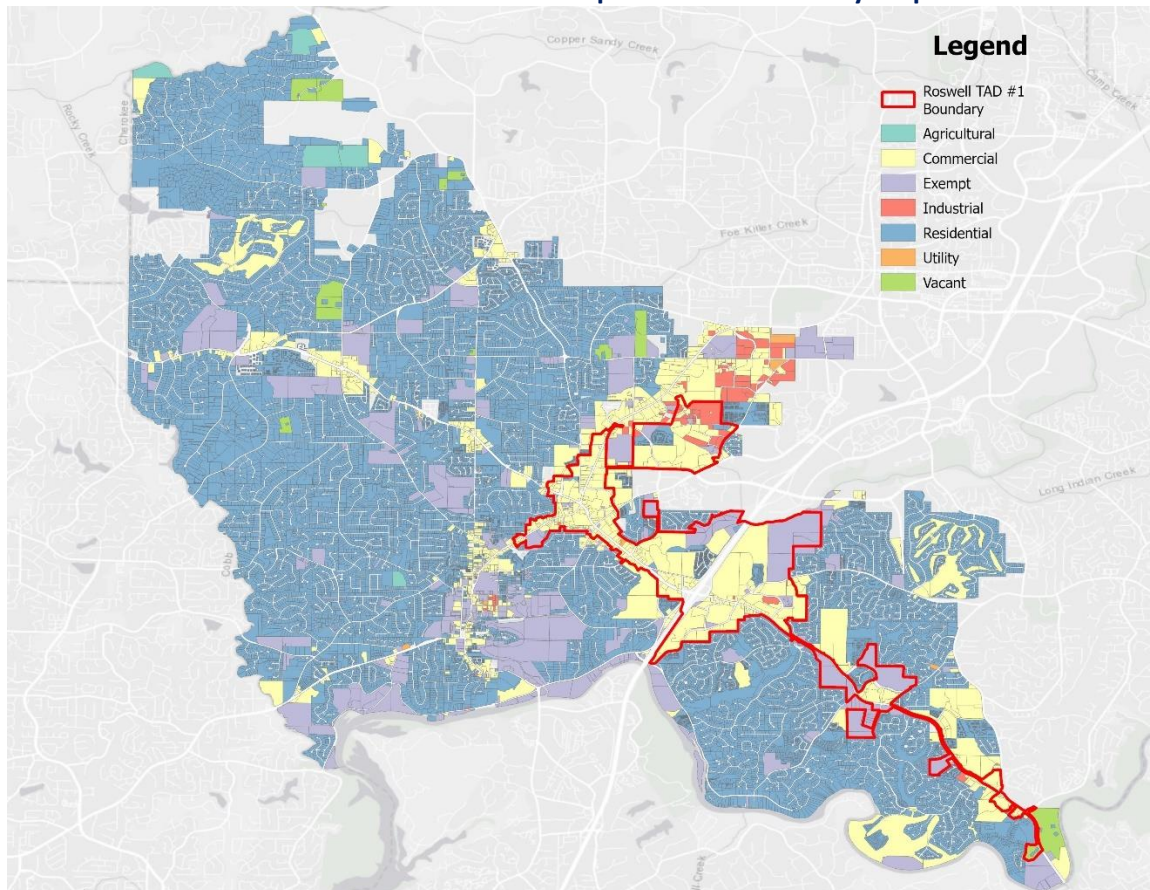
## K. Proposed Effective Date and Termination Date

Roswell Tax Allocation District #1 will be created effective December 31, 2024. The Redevelopment Powers Law provides that the district will be in existence until all obligations and redevelopment costs, including debt service, are paid in full. This repayment could take up to 25 years or more, with a targeted termination date of December 31, 2049.

### L. Map with Boundaries of the Proposed TAD and Existing Land Uses

The Roswell TAD #1 Redevelopment Area contains primarily commercial and exempt properties held by either the City of Roswell or Fulton County and affiliated subsidiaries including the Fulton County Board of Education. A small number of single-family residential properties are included due to a city-identified interest in potential redevelopment of those properties in the future. Existing land use is shown on the map below.

**Roswell TAD #1 and Redevelopment Area Boundary Map**



Source: KB Advisory Group, Roswell, Fulton County GIS





### M. Estimated Tax Allocation Increment Base

On or before December 31, 2024, the City of Roswell, acting as the redevelopment agent, will apply to the State Revenue Commissioner for a certification of the Tax Allocation increment base of the proposed Tax Allocation District. The estimated taxable value for property tax purposes in the TAD is \$681,367,230, which represents 9.95% of Roswell's Tax Digest of \$6.8 billion, 0.79% of Fulton County's Tax Digest of \$86.7 billion and 1.46% of Fulton County Schools' property Tax Digest of \$46.6 billion.

The base is estimated as follows:

Roswell TAD #1: Roswell East-West Connection - Tax Digest		Roswell TAD #1
TAD Area Parcels		1,195
TAD Area Parcels Acreage		1,968
Total TAD Area Parcels 2024 Appraised value		\$ 1,703,418,075
<b>Total TAD Area Parcels 2024 Assessed value</b>		<b>\$ 681,367,230</b>
2023 Roswell Tax Digest		\$6,846,682,464
TAD as % of Roswell Tax Digest		9.95%
2023 Fulton County Tax Digest		\$ 86,703,948,750
TAD as % of Fulton County Tax Digest		0.79%
2023 Fulton County Schools Tax Digest		\$ 46,623,086,081
TAD as % of Fulton County Schools Tax Digest		1.46%

Source: KB Advisory Group, City of Roswell GIS, Georgia Department of Revenue

### N. Ad Valorem Property Taxes for Computing Tax Allocation Increments

As provided in the Redevelopment Powers Law, the taxes that will be included in the tax increment base for the Tax Allocation District are based on the authorized millage rates shown in the chart below.

#### Property Taxes Collected Within Tax District to Serve as Base

Roswell TAD #1: Roswell East-West Connection - Valuation		
Base Appraised value (100%)		\$ 1,703,418,075
Base Assessed Value (40%)		\$ 681,367,230
Roswell TAD #1: Roswell East-West Connection - Property Taxes		
Ad Valorem Tax Rates (M&O Only)	2023 Millage Rate	Taxes
Roswell City Millage	4.95	\$ 3,372,209
Fulton County Total Millage	9.05	\$ 6,166,373
Fulton Schools M&O Millage	17.14	\$ 11,678,634
<b>Total Property Taxes, City, Schools, County</b>	<b>31.14</b>	<b>\$ 21,217,217</b>

Source: KB Advisory Group, Georgia Department of Revenue



## O. Estimate of TAD Revenue

Based on the parcels included in the TAD and the potential redevelopment being considered, this planning effort created a forecast for how much potential TAD revenue could be generated by the TAD. The forecast also assessed the financing potential that could be supported based on that revenue the TAD's parcels, buildings, and adjacent infrastructure would be improved incrementally over time, through a number of self-contained pay-as-you-go TAD agreements, TAD bond issuances, or bank loans financed by TAD revenue.

The forecasting model is based on several assumptions:

- \$1.7 billion of new redevelopment investment with an estimated value of \$4.5 billion by the 25<sup>th</sup> year of the TAD;
- \$1.1 billion incremental increase in taxable property values;
- Ten-year build-out of incremental development (2025-2034);
- Constant 2023 property tax millage rates;
- 3% annual property value inflation;
- Roswell, Fulton County, and Fulton County Schools revenue calculated separately and collectively;
- TAD dissolved after 25 years; and
- This model assumes a single bond issuance, which is fully repaid within the 25-year TAD period.

### Based on these assumptions:

- **The base value** of the 1,192 parcels in the TAD, frozen at \$681.4 million through the life of the TAD, would continue to generate a total of approximately \$84.3 million in property tax revenue to the General Funds of Roswell, a total of \$154.2 million to the General Funds of Fulton County and a total of approximately \$292 million in property tax revenue to the Fulton County School System over a projected 25-year life of the TAD.
- **Year 10:** In 2034, the 10<sup>th</sup> year of the TAD, the incremental growth of property values within the TAD area, driven by redevelopment of parcels within the TAD, would generate approximately \$4.2 million in TAD incremental revenue from Roswell millages, \$11.9 million in TAD incremental revenue from Roswell and Fulton County millages, and \$26.4 million from Roswell, Fulton County and Fulton County Schools millage. Cumulative TAD incremental revenue from years 1 through 10 would be \$24.4 million for Roswell millage alone, \$69 million from City and County millage combined, and \$153.6 million from City, County and, Schools millage combined.
- **Year 25:** In 2049, the 25<sup>th</sup> year of the TAD, the incremental growth of property values within the TAD area, driven by redevelopment of parcels within the TAD, would generate approximately \$8.6 million in TAD incremental revenue from Roswell millages, \$24.2 million in TAD incremental revenue from Roswell and Fulton County millages, and \$53.8 million from Roswell, Fulton County and Fulton County Schools millage. Cumulative TAD incremental revenue from years 1 through 25 would be \$120.4 million for Roswell millage alone, \$340.5 million from City and County millage combined, and \$757.5 million from City, County, and Schools millage combined.



## TAD Cash Flow Forecast based on 25-year Development Assumptions, in millions of dollars

Year	City Only TAD Annual Revenue	Cumulative City TAD Revenue
2024	\$0.00	\$0.00
2025	\$0.40	\$0.40
2026	\$0.56	\$0.97
2027	\$1.12	\$2.09
2028	\$1.96	\$4.04
2029	\$2.53	\$6.58
2030	\$2.95	\$9.53
2031	\$3.25	\$12.78
2032	\$3.56	\$16.34
2033	\$3.87	\$20.21
2034	\$4.19	\$24.41
2035	\$4.45	\$28.86
2036	\$4.75	\$33.61
2037	\$4.99	\$38.60
2038	\$5.24	\$43.84
2039	\$5.50	\$49.34
2040	\$5.77	\$55.11
2041	\$6.04	\$61.15
2042	\$6.32	\$67.47
2043	\$6.61	\$74.09
2044	\$6.91	\$81.00
2045	\$7.22	\$88.23
2046	\$7.54	\$95.77
2047	\$7.87	\$103.63
2048	\$8.21	\$111.84
2049	\$8.55	\$120.39
		<b>\$120.39</b>

Year	City + County TAD Annual Revenue	Cumulative City + County Revenue
2024	\$0.00	\$0.00
2025	\$1.14	\$1.14
2026	\$1.59	\$2.74
2027	\$3.18	\$5.91
2028	\$5.53	\$11.44
2029	\$7.16	\$18.60
2030	\$8.35	\$26.95
2031	\$9.20	\$36.15
2032	\$10.07	\$46.22
2033	\$10.95	\$57.18
2034	\$11.86	\$69.04
2035	\$12.59	\$81.63
2036	\$13.43	\$95.06
2037	\$14.12	\$109.18
2038	\$14.83	\$124.01
2039	\$15.56	\$139.57
2040	\$16.31	\$155.88
2041	\$17.09	\$172.97
2042	\$17.89	\$190.86
2043	\$18.71	\$209.57
2044	\$19.56	\$229.12
2045	\$20.43	\$249.55
2046	\$21.33	\$270.88
2047	\$22.26	\$293.14
2048	\$23.21	\$316.35
2049	\$24.19	\$340.54
		<b>\$340.54</b>



Year	City + County + Schools TAD Annual Revenue	Cumulative City + County + Schools Revenue
2024	\$0.00	\$0.00
2025	\$2.55	\$2.55
2026	\$3.54	\$6.09
2027	\$7.06	\$13.15
2028	\$12.30	\$25.45
2029	\$15.93	\$41.38
2030	\$18.57	\$59.96
2031	\$20.46	\$80.42
2032	\$22.39	\$102.82
2033	\$24.37	\$127.18
2034	\$26.38	\$153.56
2035	\$28.01	\$181.57
2036	\$29.87	\$211.45
2037	\$31.41	\$242.85
2038	\$32.98	\$275.84
2039	\$34.61	\$310.45
2040	\$36.29	\$346.73
2041	\$38.01	\$384.74
2042	\$39.79	\$424.53
2043	\$41.62	\$466.15
2044	\$43.50	\$509.65
2045	\$45.44	\$555.10
2046	\$47.44	\$602.54
2047	\$49.50	\$652.04
2048	\$51.63	\$703.67
2049	\$53.81	\$757.48
		<b>\$757.48</b>

Source: KB Advisory Group, Fulton County Tax Assessor



**TAD Cash Flow Forecast based on 25-year Development Assumptions, in \$ millions of dollars**



Source: KB Advisory Group, Fulton County Tax Assessor



- **Bonding potential:** Based on this development model, TAD revenue would build up slowly as new development is added over a 10-year period, after which existing and new property value would continue to increase through inflation modeled at 3%/year. Jurisdictions often issue bonds secured by anticipated TAD revenues. Those revenues can be used to service debt on those bonds. This model assumes a single bond issuance, which would fully be repaid by the proposed TAD expiration date of 2049, after 25 years. Collectively, those bonds would generate:
  - \$49.3 million based on City millage alone;
  - \$139.4 million based on City and County millage;
  - \$310 million based on City, County and, Schools millage;

	City Only	City + County	City + County + Schools
<b>Bondable Property Tax (120% DCR)</b>	\$ 5,761,836	\$ 16,297,847	\$ 36,252,237
<b>Semi Annual Bond Payment</b>	\$ 2,880,918	\$ 8,148,923	\$ 18,126,118
<b>TAD Bond Amount (20-year @ 6%)</b>	\$ 66,591,761	\$ 188,360,507	\$ 418,981,093
<b>Capitalized Interest 24 Months</b>	\$ 7,991,011	\$ 22,603,261	\$ 50,277,731
<b>Debt Reserve at 11%</b>	\$ 7,325,094	\$ 20,719,656	\$ 46,087,920
<b>Issuance Cost at 3%</b>	\$ 1,997,753	\$ 5,650,815	\$ 12,569,433
<b>Net Bond Amount</b>	<b>\$ 49,277,904</b>	<b>\$ 139,386,775</b>	<b>\$ 310,046,009</b>

Source: KB Advisory Group, Fulton County Tax Assessor

- Another funding alternative is “pay-as-you-go” funding which uses TAD funds directly as they accrue in the TAD account.
  - Up to \$120.4 million over 25 years based on City revenue alone;
  - Up to \$340.5 million over 25 years based on City and County revenue;
  - Up to \$757.5 million over 25 years based on City, County, and Schools revenue.

Pay-as-you-go Funding Potential	City Only	City + County	City + County + Schools
<b>Years 1-5</b>	\$ 6,577,458	\$ 18,604,903	\$ 41,383,955
<b>Years 1-10</b>	\$ 24,406,625	\$ 69,036,233	\$ 153,561,256
<b>Years 1-15</b>	\$ 49,341,709	\$ 139,567,255	\$ 310,447,460
<b>Years 1-20</b>	\$ 81,002,682	\$ 229,123,032	\$ 509,651,517
<b>Years 1-25</b>	\$ 120,391,955	\$ 340,538,967	\$ 757,480,379

Source: KB Advisory Group, Fulton County Tax Assessor



## P. Estimate of positive tax allocation increments

Upon the projected 2034 completion of the redevelopment of the Roswell Tax Allocation District #1 Redevelopment Area as presented in this plan, this Tax Allocation District is projected to have a taxable value of \$1.8 billion. This represents an increment of \$1.1 billion above the Redevelopment Area's 2024 base taxable value.

Roswell TAD #1: Roswell East-West Connection Value	Appraised/Market Value	Tax value (40%)
TAD Area Redevelopment Parcels 2024 Value	\$ 538,033,170	\$ 215,213,268
TAD Area Other Parcels (Non-Exempt) 2024 Value	\$ 987,956,825	\$ 395,182,730
TAD Area Other Parcels (Exempt) 2024 Value	\$ 0	\$ 0
<b>Total TAD Area Parcels 2024 values</b>	<b>\$ 1,703,418,075</b>	<b>\$ 681,367,230</b>
New Development At Build-Out Market Value	\$ 3,091,958,628	\$ 1,236,783,451
Redevelopment Value Displaced	-\$ 298,128,435	-\$ 119,251,374
<b>Total TAD Area Value after Build-out</b>	<b>\$ 4,497,248,268</b>	<b>\$ 1,798,899,307</b>
Net Increase in Value after Build-Out	\$ 2,793,830,193	
<b>Net Increase in Taxable value (Increment)</b>		<b>\$ 1,117,532,077</b>

Source: KB Advisory Group, Fulton County Tax Assessor

## Q. Property Proposed to be Pledged for payment or Security of TAD Bonds

Tax Allocation Bonds may be secured by positive tax allocation increments derived from the tax allocation district, all or part of general funds derived from the tax allocation district, and any other property from which bonds may be paid under Code Section 36-44-14, subject to the limitations of Code Sections 36-44-9 and 36-44-20.



## R. School System Impact Analysis

Georgia's Redevelopment Powers Law, which governs the operation of tax allocation districts in the state, was amended during the 2009 legislative session to include a new provision under section 36-44-3(9)(R) for preparation of a "School System Impact Analysis." This section presents the school impacts of the proposed Tax Allocation District in Roswell in order to address the requirements of this portion of the Redevelopment Powers Law.

### Current Value of TAD vs. the Roswell Schools Tax Digest

The current (2023) property taxes generated to Fulton County Schools by the TAD area equals \$11,678,634 annually. According to the Georgia Department of Revenue, the most recent published taxable value for the Fulton County Schools net taxable digest (M&O) is \$46,623,086,081. Thus, the TAD currently represents less than one percent (1.46%) of the Fulton County School District's total tax digest.

The amount of ad valorem school taxes collected from the properties in the designated TAD, as determined by the tax assessor on December 31, 2024, will continue to flow to the Fulton County School District throughout the operation of the TAD.

Tax Digest as a Percentage of Fulton County School District Digest	
TAD #1 Appraised Property Value	\$ 1,702,721,850
TAD #1 Assessed Property Value	\$ 681,367,230
Fulton County School District Net M&O Digest	\$46,623,086,081
TAD #1 as a % of Fulton County School District Tax Digest	1.4614%

The TAD Special Fund will only receive any additional property taxes collected above the 2024 base amount for use to support redevelopment in the designated TAD.

### Estimated Number of Public-School Students from the Redevelopment

The hypothetical redevelopment plans associated with the TAD forecasts the creation of 2,405 housing units over the course of a ten year build out period, of which all will be multifamily rental housing. An estimate of the number of residents and school-age children is shown in the following table.

Unit Type	Total Units at Buildout	Population Multiplier	Estimated Population	School Aged Children Multiplier	Estimated School Aged Children
Multifamily	2,405	1.41	3,386	0.13	315
Single-Family Detached	-				
Townhome	135	1.96	265	0.26	35
<b>Total at Build-Out</b>	<b>2,540</b>		<b>3,651</b>		<b>350</b>
<b>New Public School Children at Build Out*</b>					<b>315</b>

\*Assumes that 90% of School Aged Children Will Attend Public School

As shown above, after the 10-year build-out, there will be an estimated 3,651 residents in the 2,540 housing units created. This represents an average growth of 365 residents per year over the build-out.

In terms of school-age children, the 2,540 housing units will be composed of multifamily rental units and for-sale townhome units. Using demographic multipliers developed from the US Census





Bureau's ACS Public Use Microdata Sample (PUMS) database makes it possible to estimate the number of school-age children by unit and bedroom type. As shown above, there will be an estimated 350 school-age children living in the development once it is complete. Of these children, an estimated 315 will be enrolled in Fulton County's public school system assuming that 90% of the new children attend public schools.

The arrival of these students will occur gradually over the build-out period, and these students will be enrolled at several different schools across different grade levels. As it stands, enrollment at the five public school facilities within the redevelopment area has seen a 17% decline since the 2018-2019 academic year and as of the 2022-2023 academic year these five facilities were reported to be nearly 2,000 students under capacity collectively.

#### Estimated School Costs From TAD #1

	At Build Out
Estimated Public School Students	315
Per Pupil Expenditures	\$16,296
Percent of Costs Covered by Local Revenues	63%
Estimated Annual Local Costs to Schools from New Students	\$3,250,393

Based on data from the Department of Education on per pupil expenditures for the schools both within the Redevelopment Area and those that would still receive students from new residents of the area, the estimated annual costs for education would increase by \$3,250,393, which considers that 63% of this cost would be the responsibility of Fulton County Schools, with the remainder of the funds coming from the state and federal levels.

#### The Location of School Facilities within the Redevelopment Area

The proposed Tax Allocation District #1 contains six Fulton County Schools facilities including Vickery Mill Elementary School, Mimosa Elementary School, Northwood Elementary School, Hillside Elementary School, Holcomb Bridge Middle School, and Centennial High School. Many of these school facilities are aging and may require renovation in the near future. The inclusion of these facilities within the TAD Redevelopment Area is intentional and represents a part of the City of Roswell's vision for the area, which will include some level of funding for school facility improvement projects.

#### Proposed Redevelopment in TAD

The proposed Tax Allocation District will support commercial and residential development on sites that are currently vacant and underutilized. Build-out is expected to reach 419,000 square feet of new or reconditioned retail space, 845,000 square feet of office, and 270,000 square feet of medical office. Additional components of the area's redevelopment will include the creation of a Roswell Entertainment District near the Georgia 400 North subarea, the creation of a Roswell Tech Village, and will also include the improvement and expansion of parks and trails facilities. The scope of this redevelopment is expected to reach full build-out over a ten-year period between 2025-2034.



### Projection of the Average Value of Residential Properties Resulting from Redevelopment

The collective redevelopment projects within the Roswell East-West Connection TAD will include 1,700 net-new rental apartments. The overall average fair market value of the planned multifamily rental apartment units is estimated at \$641,000 per housing unit. Additionally, the Roswell East-West Connection TAD will include 135 new for-sale townhome units that could be valued greater than \$800,000 per unit.

### Estimate of School District Revenue Impacts from TAD Development Including ESPLOST

Currently, the entire 1,956-acre TAD area generates roughly \$11,673,861 per year in property taxes levied on real estate for the school system. These annual real estate taxes associated with the base value of the TAD would continue to flow to the School District's general fund throughout the operation of the TAD, as would current and future personal property taxes levied on business furnishings, inventories, and equipment.

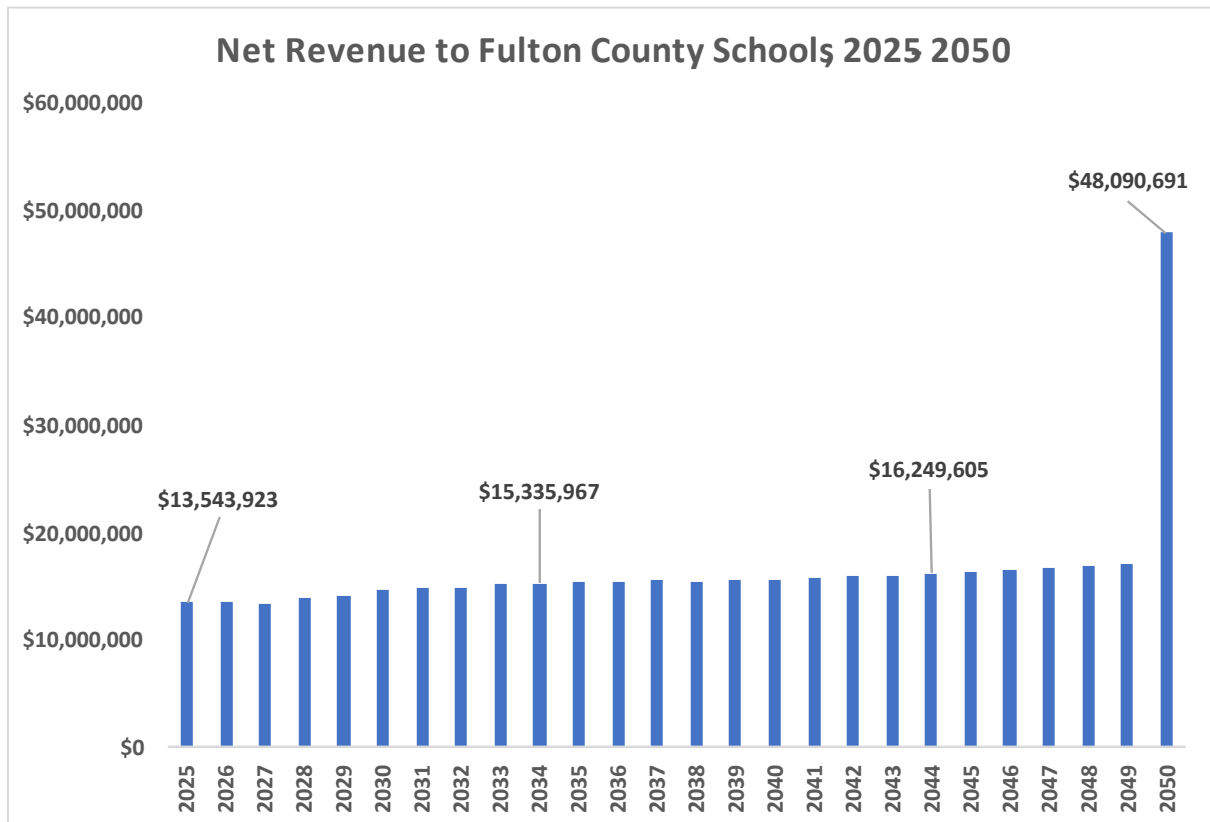
The value of commercial and industrial personal property throughout Roswell averages 13% of total M&O digest value, so a similar ratio is used to determine the value of additional personal property digest created from the hypothetical redevelopment projects. At build out, the assessed digest value of personal property could exceed \$1.8 billion. This generates an additional \$4.4 million in personal property taxes for Fulton County Schools each year—significantly increasing the TAD revenue each year.

Personal Property From TAD After Redevelopment Projects Build-Out	
Real Property Assessed Value at Build-Out	\$ 1,798,620,817
Roswell Personal Property % of Commercial Digest	12.51%
Estimated Personal Property (Assessed)	\$257,237,526
Annual (Personal) Property Taxes to Fulton County Schools	\$4,409,051

*Source: KB Advisory Group, Georgia Dept. of Revenue*

In addition, the new retail space added to the TAD area will generate sales taxes for Fulton County Schools during years in which a special purpose local option sales tax for educational purposes (ESPLOST) is in effect. At completion, the commercial space will generate an estimated \$277.8 million in net sales annually (assuming 90% occupancy). This results in \$1.8 million in ESPLOST revenue annually to Fulton County Schools, by build-out.

The following chart describes the estimated annual revenue stream that Fulton County Schools will receive from the redevelopment area across the life of the TAD and also depicts the revenue that the school district will receive in the year after the TAD is dissolved. The chart considers total annual Fulton County School's revenues including real property taxes from the base value of the TAD, plus personal property and sales taxes, considering planned developments as well as areawide value appreciation. After the TAD is dissolved, the School District would receive substantial additional property taxes on real estate that were pledged to the TAD, amounting to \$47.9 million annually.



### Conclusion Regarding School District Impacts

As demonstrated in the preceding analysis, the economic impacts to Fulton County Schools from participating in the Roswell East-West Connection TAD are as follows:

1. Local students generated by new development in the TAD will add an estimated \$2.5 million in locally based education expenses to Fulton County Schools.
2. The current amount of property taxes generated from within the TAD, approximately \$6,884,466, will continue to flow to the school system—only taxes associated with incremental real estate digest growth above the base amount are pledged to the TAD.
3. Development in the TAD area will add a total of approximately 315 new public-school children to Fulton County Schools at build-out, which will help to bolster attendance numbers at redevelopment area schools which have seen declining enrollment over the past five years.
4. There are six Fulton County Schools facilities within the TAD boundary which would be eligible to receive TAD-based funding for capital projects.
5. At build-out the proposed redevelopment in TAD should generate roughly \$15 million per year in School District revenues in base real estate taxes, personal property taxes, and ESPLOST, which represents a large increase over current revenues from the TAD revenues.
6. After the TAD is dissolved, \$42.5 million will flow to the Fulton County School district annually and additional revenue streams will bring the district's total revenue from the area to nearly \$47.9 million.

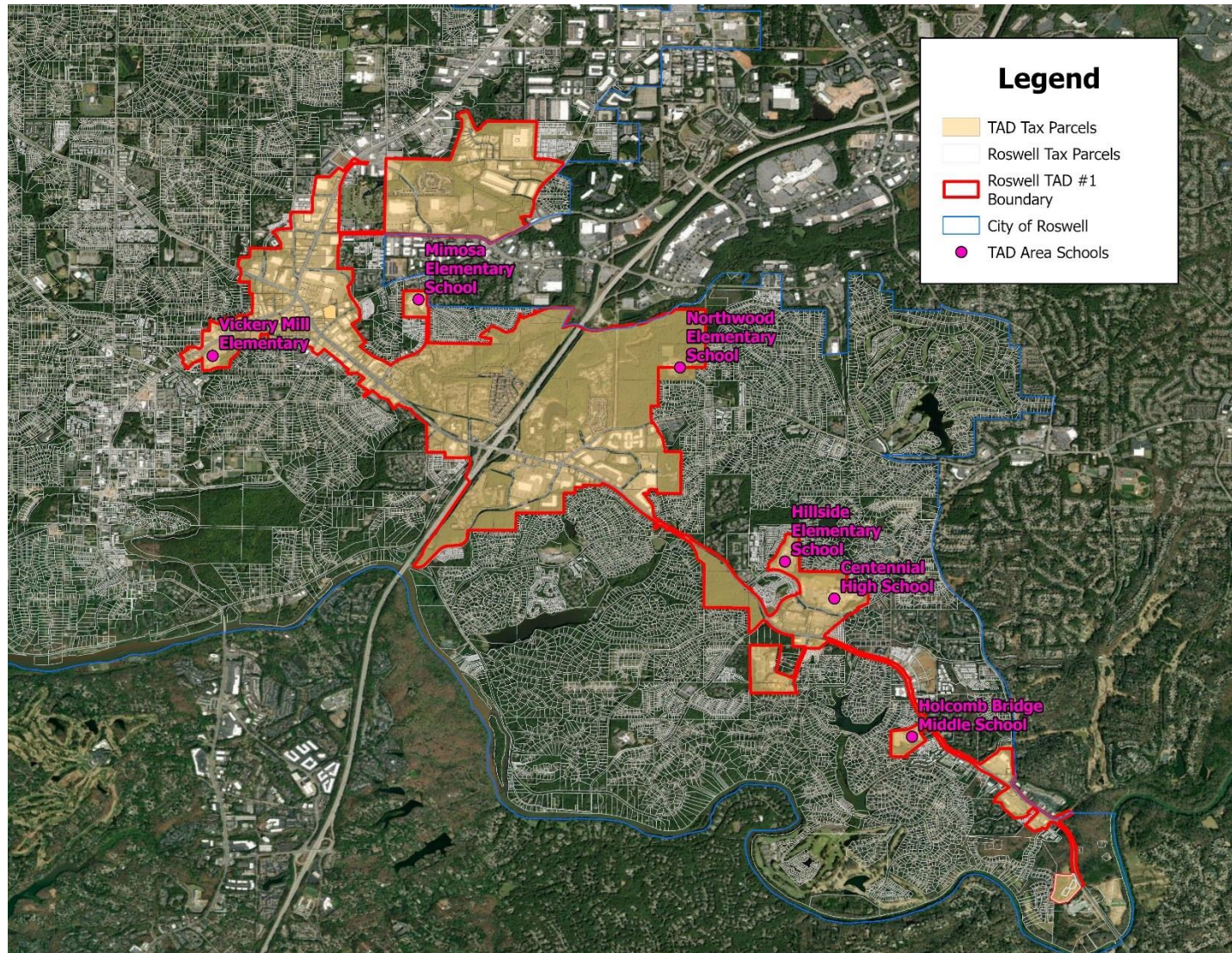


Thus, the potential gains to Fulton County Schools from participating in the TAD will be substantially net positive from a financial perspective due to the future growth in its tax digest and ESPLOST revenues, with moderate impacts on the demand for school services.





Appendix A: Map of Roswell Tax Allocation District #1: Roswell East-West Connection Redevelopment Area with Educational Facilities

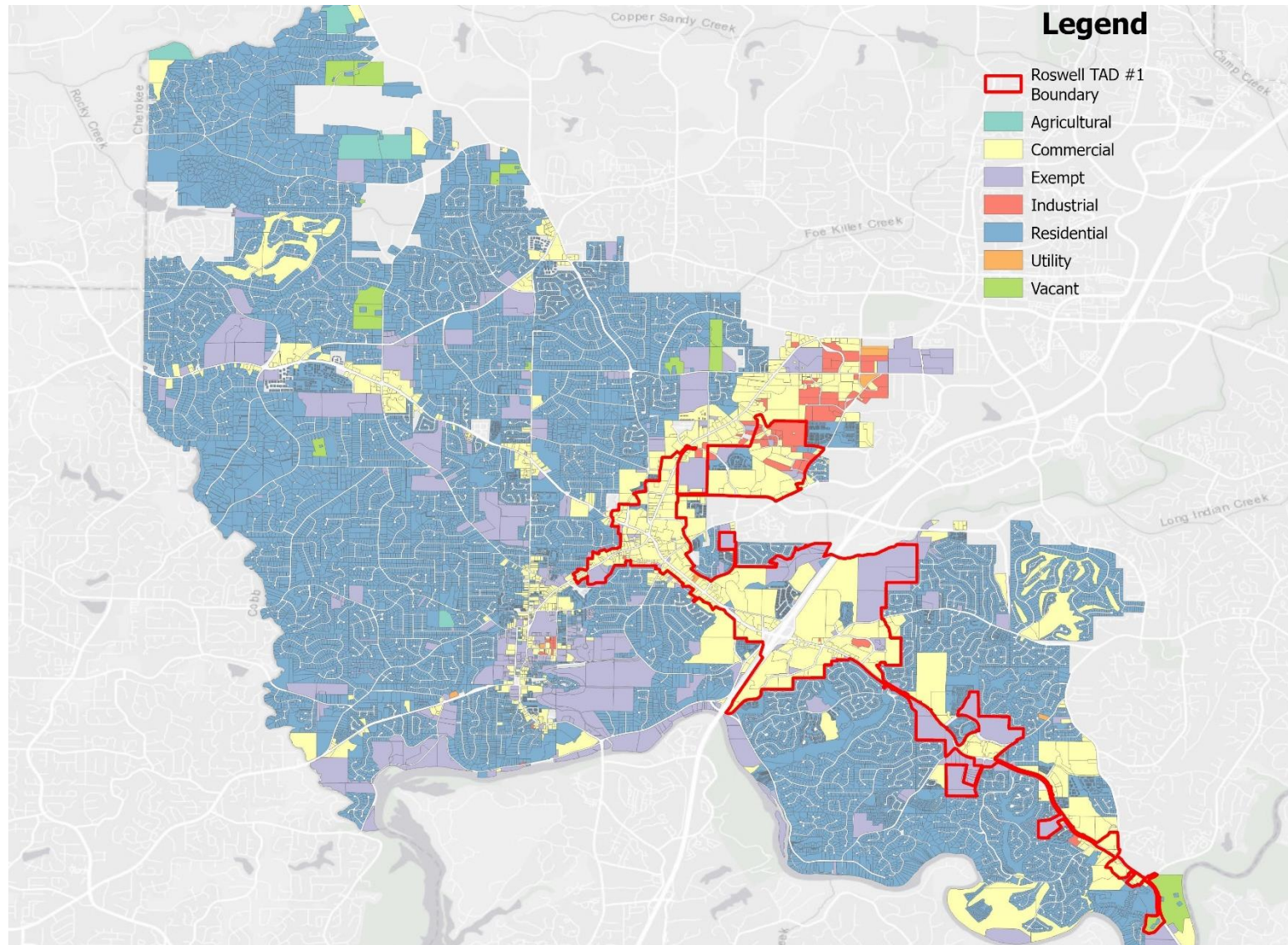


Source: City of Roswell, KB Advisory Group





## Appendix B: Proposed TAD Area Existing Zoning 2022



Source: Fulton County GIS



## Appendix C: Parcels to be Included in Roswell Tax Allocation District #1: Roswell East-West Connection

Parcel ID	Address	Owner	Property Class	Acres	Appraised Value	Assessed Value
12 198004480544	445 CROSSVILLE RD	BARON HYMAN J & HOWARD R	C4	2.60	\$584,100	\$233,640
12 199204270156	1173 ALPHARETTA ST	BEAUREGARD PROP LLC	C3	0.51	\$679,300	\$271,720
12 199204270305	1166 ALPHARETTA ST	KIM KON & SOON JA	C3	0.31	\$565,700	\$226,280
12 199204270313	1170 ALPHARETTA ST	F & B PARTNERS LLC	C3	0.33	\$569,700	\$227,880
12 199204270321	0 ALPHARETTA ST	AVALONPET SANCTUARY LLC	C3	0.23	\$241,900	\$96,760
12 199204270339	1176 ALPHARETTA ST	AVALONPET SANCTUARY LLC	C3	0.45	\$384,900	\$153,960
12 199204270768	1167 ALPHARETTA ST	CHAMP MOTORS INC	C3	0.32	\$518,700	\$207,480
12 199204270776	1187 ALPHARETTA ST	V & T PROPERTIES L L C	C3	0.41	\$497,600	\$199,040
12 199204270784	1160 THOMAS DR	MATHIS JAMES P & ELEANOR LOUISE	I3	0.11	\$177,600	\$71,040
12 199204270883	1180 ALPHARETTA ST	PEREZ LAW OFFICE LLC	C3	0.23	\$518,500	\$207,400
12 199204270891	1184 ALPHARETTA ST	GEORGIA'S OWN CREDIT UNION	C3	0.64	\$2,020,100	\$808,040
12 199204270941	1177 ALPHARETTA ST	ROSWELL AUTO SERVICE CENTER LLC	C3	0.87	\$693,800	\$277,520
12 199304490290	1245 ALPHARETTA ST	3844 WHITE PLAINS HOLDINGS LLC	C3	0.14	\$321,100	\$128,440
12 199304490415	1237 STRICKLAND RD	STRICKLAND PROPERTY INVESTMENT LLC	I3	0.58	\$331,725	\$132,690
12 199304500429	1212 ALPHARETTA ST	PILGRIM SQUARE L L C	C3	1.06	\$560,000	\$224,000
12 199304500577	354 CHARLES PL	THOMAS MAXWELL M	R4	3.89	\$41,600	\$16,640
12 199404490182	10350 ALPHARETTA ST	UNITED CONSOLIDATED MASTER L L C	C3	0.74	\$683,000	\$273,200
12 199404490232	1300 ALPHARETTA ST	STP HOLDINGS L L C	C3	0.84	\$880,300	\$352,120
12 199404490539	10465 HWY 19	RODDEN RANDOLPH F	C3	0.52	\$452,600	\$181,040
12 199404490604	1232 ALPHARETTA ST	ZUCCALA DANIEL	C3	0.36	\$658,200	\$263,280
12 199404490612	1237 STRICKLAND RD	STRICKLAND PROPERTY INVESTMENT LLC	C3	0.25	\$119,800	\$47,920
12 207004830150	10955 STATE HWY 9	DAVENHALL THOMAS E	C3	0.43	\$417,000	\$166,800
12 207004831380	11030 STATE HIGHWAY 9	KJM HOLDINGS LLC	C3	0.33	\$639,700	\$255,880
12 207004840431	10903 STATE HWY 9	BEL AIR HOLDINGS LLC	C3	0.50	\$593,800	\$237,520
12 207004840688	10885 ALPHARETTA HWY	NATIONAL RETAIL PROPERTIES LP	C3	1.69	\$4,253,300	\$1,701,320

## Roswell Tax Allocation District #1: East Roswell Redevelopment Plan



12 207004840704	10915 STATE HWY 9	ILEX GROUP L L C	C3	0.38	\$703,400	\$281,360
12 207004840928	10800 ALPHARETTA HWY	ECA BULIGO ROSWELL PARTNERS LP	C3	1.72	\$7,440,000	\$2,976,000
12 208004680686	675 MANSELL RD	MANSELL PARTNERS LLC	C4	6.00	\$11,504,600	\$4,601,840
12 208004850305	10790 ALPHARETTA HWY	W ROSWELL REALTY LLC	C3	0.38	\$518,800	\$207,520
12 208004850321	10640 U S HIGHWAY 19	JIFFY LUBE INTERNATIONAL INC	C3	0.53	\$705,300	\$282,120
12 208004850339	10670 ALPHARETTA HWY	KOLLME MARTHA BURNS	C3	0.60	\$768,700	\$307,480
12 208004850354	10730 STATE HWY 9	DREAMLAND ATLANTA REAL ESTATE LLC	C3	1.43	\$1,560,800	\$624,320
12 208004850370	10601 ALPHARETTA HWY	MAFUNZALO LLC	C3	0.75	\$1,128,100	\$451,240
12 208004850453	10761 STATE HWY # 9	10761 ALPHARETTA LLC	C3	0.51	\$2,172,400	\$868,960
12 208004850495	10678 U S HIGHWAY 19	BRANNON SQUARE LLC	C4	8.69	\$8,101,900	\$3,240,760
12 208004850503	10684 U S HIGHWAY 19	STOCKDALE FAMILY PARTNERSHIP LLC	C3	0.89	\$1,674,300	\$669,720
12 208004850529	10686 U S HIGHWAY 19	ALLIANCE REALTY GA LLC	C3	1.14	\$1,100,000	\$440,000
12 208004850537	10705 HOUZE RD	HUGHES PHILIP G	C3	0.54	\$593,600	\$237,440
12 208004850545	10700 HWY 19	HUGHES PHILIP G	C3	0.77	\$721,100	\$288,440
12 208004850701	0 HOUZE RD	HUGHES PHILIP G	C3	0.47	\$158,400	\$63,360
12 208004850719	0 MANSELL RD	CITY OF ROSWELL GEORGIA	E1	0.12	\$0	\$0
12 208004850743	10675 ALPHARETTA HWY	BRANNON SQUARE LLC	C4	5.44	\$3,698,100	\$1,479,240
12 208004850750	10775 ALPHARETTA HWY	VILLAGE SQUARE OF TALLAHASSEE LLC	C3	0.30	\$1,360,000	\$544,000
12 208104670082	10495 CLARA DR N	BANK OF NORTH GEORGIA	C3	0.52	\$180,500	\$72,200
12 208104670231	10525 CLARA DR N	DRAKE HOUSE INC THE	E3	1.20	\$0	\$0
12 208104670140	10510 CLARA DR N	DRAKE HOUSE INC THE	C3	0.53	\$255,800	\$102,320
12 208104670157	10500 CLARA DR N	DRAKE HOUSE INC THE	E3	0.54	\$0	\$0
12 208104670256	595 EAST CROSSVILLE RD	SHAFaq ENTERPRISES LLC	C3	0.54	\$850,000	\$340,000
12 208104670264	10515 CLARA DR N	BANK OF NORTH GEORGIA	C3	0.39	\$162,700	\$65,080
12 208104670272	10505 CLARA DR N	BANK OF NORTH GEORGIA	C3	0.31	\$150,300	\$60,120
12 208104670298	0 STATE HIGHWAY 9 REAR	HARDY SUSAN T ET AL	C3	1.61	\$434,800	\$173,920
12 208104670330	525 CROSSVILLE RD	525 CROSSVILLE LLC ET AL	C3	0.15	\$165,300	\$66,120
12 208104670348	0 CROSSVILLE RD	CITY OF ROSWELL	E1	0.15	\$0	\$0



## Roswell Tax Allocation District #1: East Roswell Redevelopment Plan



12 208204860088	616 HOLCOMB BRIDGE RD	ROSWELL TOWN CENTER LLC	C1	-	\$408,700	\$163,480
12 209004660785	570 COLONIAL PARK DR	ELLIS COMMERCIAL HOLDINGS LLC	C3	0.39	\$180,300	\$72,120
12 209004660793	576 COLONIAL PARK DR	ELLIS COMMERCIAL HOLDINGS LLC	C3	0.42	\$1,574,600	\$629,840
12 209004660801	570 COLONIAL PARK DR	ELLIS COMMERCIAL HOLDINGS LLC	C3	1.39	\$2,098,700	\$839,480
12 209004870483	675 HOLCOMB BRIDGE RD	PNC BANK NATIONAL ASSOCIATION	C3	1.23	\$1,470,500	\$588,200
12 209004870509	680 HOLCOMB BRIDGE RD	REPETTO ROSWELL VERIZON LLC	C3	0.44	\$864,900	\$345,960
12 209004870525	1200 GRIMES BRIDGE RD	ILM ACADEMY INC	E6	2.04	\$0	\$0
12 209004870541	676 HOLCOMB BRIDGE RD	HOLCOMB BRIDGE FS LLC	C3	0.92	\$1,101,700	\$440,680
12 209004870624	650 HOLCOMB BRIDGE RD	BROWN FRANK V	C3	0.58	\$570,300	\$228,120
12 209004870665	630 COLONIAL PARK DR	ECOLOGICAL HOLDING LLC	C3	0.59	\$951,900	\$380,760
12 209004870707	674 HOLCOMB BRIDGE RD	F & B PARTNERS LLC	C3	0.91	\$1,860,100	\$744,040
12 209004870715	0 OLD ROSWELL RD	F & B PARTNERS LLC	C3	0.65	\$465,900	\$186,360
12 209104660057	105 MANSELL CIR	LEFKO PROPERTIES LLC	C3	0.34	\$272,500	\$109,000
12 209104660180	100 MANSELL CIR	FINGARSON EDWARD A	C3	0.84	\$638,700	\$255,480
12 209104660230	475 HORTON DR	SHURGARD INCOME PROPERTIES TWELVE	C3	0.61	\$3,153,200	\$1,261,280
12 209104660305	115 MANSELL CIR	OASIS REAL ESTATE INVESTMENTS LLC	C3	0.48	\$292,000	\$116,800
12 209104660362	0 CLARA DR N	JONES E SAM JR	C3	0.49	\$174,200	\$69,680
12 209104660453	110 MANSELL CIR	FUNSTON PROPERTY COMPANY LLC	C3	0.88	\$1,153,000	\$461,200
12 209104660495	10440 ALPHARETTA HWY	CAR SPA INC	C3	1.52	\$2,134,500	\$853,800
12 209104660529	104 MANSELL CIR	FBD PROPERTIES LLC	C3	0.38	\$381,000	\$152,400
12 209104660537	10475 ALPHARETTA ST	STARR PROPERTIES EC LLLP	C3	0.52	\$459,100	\$183,640
12 209104660545	10473 ALPHARETTA ST	PARM REAL ESTATE LLC	C3	0.58	\$705,000	\$282,000
12 209104660602	10471 ALPHARETTA ST	PARM REAL ESTATE LLC	C3	0.44	\$678,200	\$271,280
12 209104660610	10469 ALPHARETTA ST	PARM REAL ESTATE LLC	C3	0.23	\$567,600	\$227,040
12 209104660644	555 COLONIAL PARK DR	116 PC LLC	C3	0.42	\$583,900	\$233,560
12 209104660651	565 COLONIAL PARK DR	FERRILL ROBERT S JR	C3	0.39	\$428,000	\$171,200
12 209104660669	575 COLONIAL PARK DR	BZA HOLDINGS LLC	C3	0.39	\$620,300	\$248,120
12 209104660677	585 COLONIAL PARK DR	SERENITY PARTNERS LLC	C3	0.41	\$769,800	\$307,920
12 209104660685	595 COLONIAL PARK DR	595 CPD LLC	C3	0.41	\$410,000	\$164,000

## Roswell Tax Allocation District #1: East Roswell Redevelopment Plan



12 209104660750	590 COLONIAL PARK DR	WOODALL COMPANY LLC THE	C3	0.28	\$533,200	\$213,280
12 209104660784	0 MANSELL CIR	CAIN CARLISLE CO THE	C3	0.09	\$2,000	\$800
12 209104660792	0 HORTON DR	SHURGARD INCOME PROPERTIES TWELVE	I3	0.52	\$215,400	\$86,160
12 209104660800	475 HORTON DR	SHURGARD INCOME PROPERTIES TWELVE	C4	2.64	\$772,100	\$308,840
12 209104660826	10479 ALPHARETTA ST	OLP LAND TRUST THE	C4	3.67	\$3,202,500	\$1,281,000
12 209104660834	10467 ALPHARETTA ST	10467 LLC	C3	0.25	\$203,200	\$81,280
12 209104660859	10400 STATE HWY 9	JANE TOLBERT TRUST NUMBER ONE	C3	1.07	\$2,624,000	\$1,049,600
12 209304880331	755 HOLCOMB BRIDGE RD	ALPHA BRIDGE L L C	C3	0.94	\$1,778,400	\$711,360
12 209304880612	715 HOLCOMB BRIDGE RD	PERLIS DEBORAH M & ISAAC D	C3	0.52	\$515,000	\$206,000
12 209304880661	0 MARKET PL # REAR	WATFORD JULIA	C3	0.05	\$1,100	\$440
12 209304880646	0 MARKET PL	VENTURE DEVELOPMENT CORP	C3	0.15	\$6,900	\$2,760
12 209304880711	695 HOLCOMB BRIDGE RD	LKE INVESTMENTS LLC	C3	0.79	\$1,212,500	\$485,000
12 209304880729	705 HOLCOMB BRIDGE RD	STORE MASTER FUNDING VII LLC	C3	0.46	\$696,900	\$278,760
12 217005200527	11195 ALPHARETTA HWY # REAR	STORAGE TRUST PROP L P	C4	4.01	\$3,455,200	\$1,382,080
12 217005200659	165 FINCHLEY DR	SARDANA FAMILY TRUST THE	R3	0.02	\$370,000	\$148,000
12 217005200667	175 FINCHLEY DR	SETH PUNEET & SHAILJA	R3	0.02	\$360,800	\$144,320
12 217005200675	185 FINCHLEY DR	QURESHI ALMASOOD & LIYA SAUDA	R3	0.02	\$375,000	\$150,000
12 217005200683	195 FINCHLEY DR	MISBACH WILLIAM C & MISBACH INDIRA	R3	0.02	\$370,000	\$148,000
12 217005200691	205 FINCHLEY DR	THAKUR ALAKH N	R3	0.02	\$375,000	\$150,000
12 217005200709	215 FINCHLEY DR	CHEN HANG & LIN	R3	0.02	\$360,800	\$144,320
12 217005200717	405 SEDGEWICK CT	OSTWANI LUMA AL & ALOSTWANI ZEINA	R3	0.02	\$383,300	\$153,320
12 217005200725	415 SEDGEWICK CT	DOUGLAS FRANK D	R3	0.02	\$374,200	\$149,680
12 217005200733	425 SEDGEWICK CT	BAHR CAROLYN	R3	0.02	\$380,800	\$152,320
12 217005200741	435 SEDGEWICK CT	MANDAVELLI VAMSI KANNA KRISHNA GUPTHA	R3	0.02	\$404,400	\$161,760
12 217005200758	445 SEDGEWICK CT	BARCELO JOSE LUIS ARANGUREN & MORENO ELIANA KATHERYN RAMIREZ	R3	0.02	\$415,700	\$166,280
12 217005200766	455 SEDGEWICK CT	DOKE RAHUL & KULAL SHALAKA RAJARAM	R3	0.02	\$416,000	\$166,400
12 217005200774	465 SEDGEWICK CT	DETTELBAACH ALISSA JUNE	R3	0.02	\$380,800	\$152,320
12 217005200782	475 SEDGEWICK CT	SCHLANGER JON	R3	0.02	\$391,200	\$156,480

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12 217005200790	170 FINCHLEY DR	ZILLOW HOMES PROPERTY TRUST	R3	0.02	\$422,000	\$168,800
12 217005200808	160 FINCHLEY DR	VIJAPU HEMANTH KUMAR	R3	0.02	\$363,000	\$145,200
12 217005200816	150 FINCHLEY DR	BOUROVA ANASTASIA D & BRAZIER LIOUDMILA YURYEVNA BOUROVA	R3	0.02	\$370,000	\$148,000
12 217005200824	140 FINCHLEY DR	PROSPERO PATRICIA & GOMEZ ERIK	R3	0.02	\$385,900	\$154,360
12 217005200832	130 FINCHLEY DR	SHLYAKHOV FAMILY 2015 REVOCABLE TR THE	R3	0.02	\$360,800	\$144,320
12 217005200840	120 FINCHLEY DR	DEVINENI SANGHAMITRA & GARIMIDI ANIL KUMAR	R3	0.02	\$409,400	\$163,760
12 217005200857	110 FINCHLEY DR	KAWALIE FATAKI SIMVERAY S	R3	0.02	\$370,000	\$148,000
12 217005200865	100 FINCHLEY DR	PEARSON SANDRA F	R3	0.02	\$375,000	\$150,000
12 217005200873	105 FINCHLEY DR	ALHABBAL AHMAD M & SABBAGH NIVEEN	R3	0.04	\$382,400	\$152,960
12 217005200881	115 FINCHLEY DR	KONERU ABHISHEK	R3	0.04	\$389,000	\$155,600
12 217005200899	125 FINCHLEY DR	NICHOLS BYRON M	R3	0.04	\$392,200	\$156,880
12 217005200907	135 FINCHLEY DR	NISAR MUSTAFA	R3	0.04	\$392,200	\$156,880
12 217005200915	145 FINCHLEY DR	SRINIVASAN MALARVIZHI & SRINIVASAN SANTHANA	R3	0.04	\$382,400	\$152,960
12 217005200923	155 FINCHLEY DR	LIDAT LLC	R3	0.04	\$391,500	\$156,600
12 217005200931	505 WARWICK PL	LOO GEORGE & EMILY	R3	0.04	\$392,200	\$156,880
12 217005200949	515 WARWICK PL	TOUIR MAATALLAH & LAMMARI FARIDA	R3	0.04	\$388,700	\$155,480
12 217005200956	525 WARWICK PL	BUZETA FELIPE	R3	0.04	\$382,400	\$152,960
12 217005200964	535 WARWICK PL	WU DI	R3	0.04	\$383,400	\$153,360
12 217005200972	530 WARWICK PL	CAMPBELL MELVIN	R3	0.04	\$388,700	\$155,480
12 217005200980	520 WARWICK PL	SAMEIE RAMIN	R3	0.04	\$426,400	\$170,560
12 217005200998	510 WARWICK PL	CHICOS DANIELA	R3	0.04	\$393,600	\$157,440
12 217005201004	500 WARWICK PL	DI MARCO GIACOMO ET AL TRUSTEE	R3	0.04	\$391,500	\$156,600
12 217005201012	310 FINCHLEY DR	CHANDRASEKARAN SIVARAM & GOVINDARAJAN SUDHA	R3	0.04	\$391,500	\$156,600
12 217005201020	300 FINCHLEY DR	DICKERSON JAROD & LOVINS MARISSA	R3	0.04	\$382,400	\$152,960
12 217005201038	290 FINCHLEY DR	SALIB MAGDY & BEKHIT GEHAN	R3	0.04	\$389,000	\$155,600
12 217005201046	280 FINCHLEY DR	HAMAN HOLLY F & HAMAN CHARLES E	R3	0.04	\$388,700	\$155,480
12 217005201053	270 FINCHLEY DR	VYAVAHARE ANIKET & KULKARNI TANVI R	R3	0.04	\$389,000	\$155,600
12 217005201061	260 FINCHLEY DR	BEALL JOHN L	R3	0.04	\$381,700	\$152,680

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12 217005201079	250 FINCHLEY DR	BHATTACHARJEA LOPA	R3	0.04	\$392,200	\$156,880
12 217005201087	240 FINCHLEY DR	RICHARDS ALETHEA TRICIA T	R3	0.04	\$392,200	\$156,880
12 217005201095	230 FINCHLEY DR	GIBBONS GERALD C JR	R3	0.04	\$389,000	\$155,600
12 217005201103	220 FINCHLEY DR	ROBERTS HENSLEY STEPHEN ANDREW & MENAND MICHAEL	R3	0.04	\$426,800	\$170,720
12 217005201111	210 FINCHLEY DR	SCHEINFELD HAROLD & ANDREA	R3	0.04	\$393,800	\$157,520
12 217005201129	200 FINCHLEY DR	GHAZANFAR NAIRA R	R3	0.04	\$391,500	\$156,600
12 217005201137	190 FINCHLEY DR	LU CUIWEI	R3	0.04	\$389,000	\$155,600
12 217005201145	180 FINCHLEY DR	GREENPOINT INVESTMENTS LLC	R3	0.04	\$382,400	\$152,960
12 217005210567	976 MANSELL RD # REAR	MANSELL PROPERTY MANAGEMENT LLC	C3	1.44	\$2,191,800	\$876,720
12 219005020558	775 HOLCOMB BRIDGE RD	VENTURE PROPERTIES	C3	1.73	\$3,000,000	\$1,200,000
12 219005020624	770 HOLCOMB BRIDGE RD	NALI LLC	C4	2.48	\$3,528,400	\$1,411,360
12 219005020723	0 HOLCOMB BRIDGE RD	PALS 2019 LLC	U3	-	\$0	\$0
12 219005020731	820 HOLCOMB BRIDGE RD	MIDAS REALTY CORP	C3	0.41	\$694,200	\$277,680
12 219005020749	780 HOLCOMB BRIDGE RD	MERIDIAN REAL ESTATE HOLDINGS LLC	C3	1.21	\$1,157,800	\$463,120
12 219005250973	960 WARSAW RD	960 HOLCOMB BRIDGE LL C	C3	0.72	\$463,300	\$185,320
12 220005010797	905 HOLCOMB BRIDGE RD	FCPT RESTAURANT PROPERTIES LLC	C3	1.56	\$2,202,600	\$881,040
12 220005260582	0 HOLCOMB BRIDGE RD	DEPARTMENT OF TRANSPORTATION	E1	0.89	\$0	\$0
12 220005260640	910 HOLCOMB BRIDGE RD	TRIARC PROPERTIES LLC	C3	1.30	\$998,700	\$399,480
12 220005260673	990 HOLCOMB BRIDGE RD	MK ENERGY HOLCOMB BRIDGE LLC & KAMARA MAKHTAR	C3	1.17	\$1,250,000	\$500,000
12 220005260681	920 HOLCOMB BRIDGE RD	ELLIS COMMERCIAL HOLDINGS LLC	C3	1.12	\$1,764,900	\$705,960
12 220005260756	930 HOLCOMB BRIDGE RD	TURNER JOHN M JR	C3	0.62	\$692,300	\$276,920
12 220005260764	936 HOLCOMB BRIDGE RD # REAR	WEST GEORGIA BLUEBERRY LLC	C3	0.44	\$557,900	\$223,160
12 220005260814	1000 HOLCOMB BRIDGE RD	SMRE ROSWELL SPE LLC	C4	7.72	\$12,972,500	\$5,189,000
12 220005260889	410 OLD HOLCOMB BRIDGE RD	DAWSON JEWEL & AHMAD	R3	0.02	\$362,200	\$144,880
12 220005260897	420 OLD HOLCOMB BRIDGE RD	MORALES KARINA & MENA SANTIAGO	R3	0.02	\$362,200	\$144,880
12 22000521,19205	430 OLD HOLCOMB BRIDGE RD	MERRIWEATHER TIA	R3	0.02	\$325,500	\$130,200
12 22000521,19213	0 OLD HOLCOMB BRIDGE RD	HABITAT FOR HUMANITY OF NORTH FULTON INC	R3	1.43	\$57,800	\$23,120

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12 225205460098	5105 OLD ELLIS POINTE	DAUGHERTY HILL L L C	C3	0.73	\$984,400	\$393,760
12 225205460114	5120 OLD ELLIS POINTE	NAZCO HOLDINGS LLC	I3	0.91	\$866,500	\$346,600
12 225205460122	5110 OLD ELLIS POINTE	WINKS INC	I3	0.71	\$636,400	\$254,560
12 225205460148	5090 OLD ELLIS POINTE	NSTC LLC	C3	1.20	\$1,109,200	\$443,680
12 225205460155	5080 OLD ELLIS POINTE	DEARBED LLC	C3	1.65	\$1,635,900	\$654,360
12 225205570011	0 OLD ELLIS POINTE	FREEPORT TITLE & GUARANTY INC TR	I3	0.40	\$151,700	\$60,680
12 225205570029	0 OLD ELLIS POINTE	FREEPORT TITLE & GUARANTY INC TR	I3	0.52	\$163,700	\$65,480
12 225205570045	5055 OLD ELLIS POINTE	OIP 555 OLD ELLIS LLC	I3	1.94	\$2,522,100	\$1,008,840
12 225205570052	0 OLD ELLIS POINTE	5085 OLD ELLIS POINT ROAD LLC	I3	0.67	\$180,300	\$72,120
12 225205570060	0 OLD ELLIS POINTE	5085 OLD ELLIS POINT ROAD LLC	I3	0.64	\$177,500	\$71,000
12 225205570078	5085 OLD ELLIS POINTE	5085 OLD ELLIS POINT ROAD LLC	C3	1.40	\$456,400	\$182,560
12 225205570219	5020 OLD ELLIS POINTE	R & T LLC	I3	0.49	\$753,700	\$301,480
12 225205570227	5010 OLD ELLIS POINTE	GALT EQUITY HOLDINGS LLC	I3	0.52	\$574,200	\$229,680
12 226005580051	1305 OLD ELLIS RD	THREE BEARS LLC	I3	2.00	\$2,072,600	\$829,040
12 226005580796	2000 NORTHFIELD CT	BPVIF V HOLDINGS 25 LLC	C4	4.67	\$4,157,000	\$1,662,800
12 228005400207	0 HOLCOMB BRIDGE RD	FULTON COUNTY	E1	0.25	\$0	\$0
12 228005620085	0 WARSAW RD # REAR	CITY OF ROSWELL	E1	4.21	\$0	\$0
12 228005620184	0 LIBERTY TRC	CITY OF ROSWELL	E1	4.00	\$0	\$0
12 228005630225	450 HIGH CREEK TRC	BOMMARITO CAROLYN P	R3	0.07	\$250,700	\$100,280
12 228005630233	448 HIGHCREEK TRC	RUTLEDGE PATRICIA M	R3	0.05	\$249,900	\$99,960
12 228105620456	1285 WORTHINGTON HILLS DR	GAETA MARIA	R3	0.21	\$325,200	\$130,080
12 228105620464	1270 MISSION HILLS CT	2017 1 IH BORROWER LP	R3	0.26	\$249,300	\$99,720
12 228105620472	1295 WORTHINGTON HILLS DR	DEPAZ ELDIA & ANA G	R3	0.20	\$290,300	\$116,120
12 228105620480	1305 WORTHINGTON HILLS DR	ERANDI CONSTRUCTION SERVICES LLC	R3	0.22	\$323,400	\$129,360
12 228305630016	446 HIGH CREEK TRC	WALLACE KAMARIA MARIE FRANCISCO & QUENTIN R	R3	0.07	\$250,900	\$100,360
12 228305630024	444 HIGH CREEK TRC	HENRY HAYWOOD	R3	0.05	\$249,600	\$99,840
12 228305630032	442 HIGH CREEK TRC	BROWN AARON L & LORI M	R3	0.05	\$249,600	\$99,840



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12 228305630040	440 HIGH CREEK TRC	LAWRENCE CARMEN	R3	0.05	\$249,600	\$99,840
12 228305630057	438 HIGH CREEK TRC	PAVON OSCAR A & HERRERA MARTHA P	R3	0.05	\$249,600	\$99,840
12 228305630065	436 HIGH CREEK TRC	FUGAZZI KENNY ET AL	R3	0.08	\$251,600	\$100,640
12 228305630073	434 HIGH CREEK TRC	LONEY RUDOLPH M	R3	0.08	\$251,600	\$100,640
12 228305630081	432 HIGH CREEK TRC	JIMENEZ SAMANTHA KTHLEEN & JIMENEZ ROLANDO ANTONIO JR	R3	0.05	\$249,600	\$99,840
12 228305630099	430 HIGH CREEK TRC	GAMINO HORACIO GARCIA	R3	0.05	\$272,200	\$108,880
12 228305630107	428 HIGH CREEK TRC	WALKER KENNETH FREDRIC	R3	0.05	\$249,600	\$99,840
12 228305630115	426 HIGH CREEK TRC	TURNER LORENZO & TYRAN WELDON	R3	0.05	\$292,000	\$116,800
12 228305630123	424 HIGH CREEK TRC	HICKS MARIE M & THOMAS W	R3	0.08	\$251,600	\$100,640
12 228305630131	422 HIGH CREEK TRC	PECUNIOSUS LLC	R3	0.08	\$251,600	\$100,640
12 228305630149	420 HIGH CREEK TRC	HAYNES NICOLA A	R3	0.05	\$249,600	\$99,840
12 228305630156	418 HIGH CREEK TRC	SECK BIRANE	R3	0.05	\$258,100	\$103,240
12 228305630164	416 HIGH CREEK TRC	LOVETT STEPHANIE	R3	0.05	\$249,600	\$99,840
12 228305630172	414 HIGH CREEK TRC	SHYAMSUNDAR GURU	R3	0.05	\$249,600	\$99,840
12 228305630180	412 HIGH CREEK TRC	SLUCHOK ALEXANDER ET AL	R3	0.08	\$251,600	\$100,640
12 228305630198	410 HIGH CREEK TRC	GRANT JUDITH A	R3	0.08	\$251,600	\$100,640
12 228305630206	408 HIGH CREEK TRC	HIA INVESTMENTS LLC	R3	0.05	\$249,600	\$99,840
12 228305630214	406 HIGH CREEK TRC	DMA HOLDONGS LLC	R3	0.05	\$249,600	\$99,840
12 228305630222	404 HIGH CREEK TRC	BISHOP SEAN A	R3	0.05	\$249,600	\$99,840
12 228305630230	402 HIGH CREEK TRC	BONTEMPO JOSE FRANCISCO DEL ALMEIDA	R3	0.05	\$308,100	\$123,240
12 228305630248	400 HIGH CREEK TRC	JRM CONSULTING LLC	R3	0.13	\$254,300	\$101,720
12 228305630255	165 HOLCOMB FERRY RD	LAMA URKEN & SALIKA	R3	0.18	\$219,000	\$87,600
12 228305630263	163 HOLCOMB FERRY RD	SOUTHERN EXPOSURE PROPERTIES LLC	R3	0.05	\$252,000	\$100,800
12 228305630271	161 HOLCOMB FERRY RD	COLLANTES MARTHA M	R3	0.05	\$216,300	\$86,520
12 228305630289	159 HOLCOMB FERRY RD	HOPEWELL BRANDON M	R3	0.05	\$256,500	\$102,600
12 228305630297	157 HOLCOMB FERRY RD	SHELNUTT J JASON & YVONNE C	R3	0.06	\$216,900	\$86,760
12 228305630305	155 HOLCOMB FERRY RD	TABRIZI MOHAMMAD A	R3	0.10	\$218,800	\$87,520
12 228305630313	153 HOLCOMB FERRY RD	PROFIN LLC	R3	0.28	\$311,100	\$124,440

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12 228305630321	151 HOLCOMB FERRY RD	PITTS DARYL A	R3	0.11	\$252,900	\$101,160
12 228305630339	149 HOLCOMB FERRY RD	ZHAO WEN CONG	R3	0.09	\$252,000	\$100,800
12 228305630347	147 HOLCOMB FERRY RD	COLEMAN ADRIENNE L	R3	0.08	\$251,600	\$100,640
12 228305630354	145 HOLCOMB FERRY RD	KODELA SRINIVASA RAO & KODELA REALTY LLC	R3	0.08	\$277,900	\$111,160
12 228305630362	143 HOLCOMB FERRY RD	AMY LOWELL LIVING TRUST THE	R3	0.29	\$247,900	\$99,160
12 229005380399	1100 HOLCOMB BRIDGE RD	TAREK REAL ESTATES LLC	C3	0.83	\$1,469,300	\$587,720
12 229005380555	575 HOLCOMB BRIDGE RD	ANK ROSWELL LLC	C3	1.78	\$3,950,000	\$1,580,000
12 229005380589	1050 HOLCOMB BRIDGE RD	FNWRL LLC	C4	3.51	\$3,113,400	\$1,245,360
12 229005380639	1055 HOLCOMB BRIDGE RD	U S REALTY ADVISORS LLC & RI CK2 LLC	C3	1.14	\$1,372,200	\$548,880
12 229005380720	1085 HOLCOMB BRIDGE RD	OH SUNG UK ET AL	C4	2.33	\$4,498,300	\$1,799,320
12 229005390711	100 OLD HOLCOMB BRDG RD	CREEKSIDE WAY FEE OWNER LLC	C5	22.30	\$37,050,000	\$14,820,000
12 229005640677	0 HOLCOMB FERRY RD	HOLCOMBS CROSSING HOMEOWNERS C/O TODAY AMERICAN MANAGEMENT	R3	0.58	\$100	\$40
12 229005650122	743 HOLCOMB BRIDGE RD	FRICKER RICHARD E	C3	1.06	\$905,000	\$362,000
12 229005650353	741 OLD HOLCOMB BRIDGE RD	HARE KRISHNA ROSWELL HOTEL LLC	C3	1.68	\$500,000	\$200,000
12 229005650502	9955 OLD DOGWOOD RD	HARE KRISHNA ROSWELL HOTEL LLC	C4	3.22	\$10,544,000	\$4,217,600
12 229005650742	9995 DOGWOOD RD	STABLEGOLD HOSPITALITY LLC	C4	2.91	\$6,273,200	\$2,509,280
12 229205640204	1028 OLD HOLCOMB BRDG RD	LDF PARTNERS LLC	R3	0.05	\$216,500	\$86,600
12 229205640212	1030 OLD HOLCOMB BRDG RD	DLZ PROPERTIES LLC	R3	0.05	\$232,100	\$92,840
12 229205640220	1032 OLD HOLCOMB BRDG RD	WARMUS PROPERTIES LLC	R3	0.09	\$218,500	\$87,400
12 229205640238	1034 OLD HOLCOMB BRDG RD	KAZEROUNI ABDOULRAHIM	R3	0.09	\$226,100	\$90,440
12 229205640246	1036 OLD HOLCOMB BRIDGE RD	JEAN LOUIS FAITH J	R3	0.05	\$180,000	\$72,000
12 229205640253	1038 OLD HOLCOMB BRDG RD	CHAUDREY ARSHAD NASEEM	R3	0.05	\$218,600	\$87,440
12 229205640261	1040 OLD HOLCOMB BRDG RD	ADEKAYODE ADEMOLA & OLUFUNKE	R3	0.05	\$216,500	\$86,600



12 229205640279	1042 OLD HOLCOMB BRDG RD	ESTTAIFAN MUAYAD	R3	0.05	\$216,500	\$86,600
12 229205640287	1044 OLD HOLCOMB BRDG RD	ESTTAIFAN ANWER	R3	0.09	\$218,600	\$87,440
12 229205640295	1046 OLD HOLCOMB BRDG RD	QUISPE ROLANDO & REGINALDO JOSE LUIS CARBAJAL	R3	0.09	\$220,700	\$88,280
12 229205640303	1048 OLD HOLCOMB BRDG RD	JONES DELORES A	R3	0.05	\$213,900	\$85,560
12 229205640311	1050 OLD HOLCOMB BRDG RD	ARTHA REALTY LLC	R3	0.05	\$216,300	\$86,520
12 229205640329	1052 OLD HOLCOMB BRDG RD	ABREU YNDIANA	R3	0.05	\$211,700	\$84,680
12 229205640337	1054 OLD HOLCOMB BRDG RD	SHYAMSUNDAR GURU	R3	0.05	\$221,800	\$88,720
12 229205640345	1056 OLD HOLCOMB BRDG RD	STATEN FELISHA	R3	0.13	\$216,500	\$86,600
12 229205640352	100 OLD FERRY WAY	PATHWAY HOMES BUYER LLC	R3	0.18	\$259,200	\$103,680
12 229205640360	102 OLD FERRY WAY	TAYLOR IMONI U	R3	0.05	\$250,100	\$100,040
12 229205640378	104 OLD FERRY WAY	ARMSTRONG DERRICK	R3	0.05	\$216,200	\$86,480
12 229205640386	106 OLD FERRY WAY	CRIFASI MICHAEL L & JUDITH M	R3	0.05	\$180,000	\$72,000
12 229205640394	108 OLD FERRY WAY	WILLIAMS KURT M	R3	0.05	\$210,800	\$84,320
12 229205640402	110 OLD FERRY WAY	ALI AHMED KAMAL & BAKKAR NADIA AHMED	R3	0.08	\$218,200	\$87,280
12 229205640410	112 OLD FERRY WAY	LES BOIS LLC	R3	0.08	\$218,200	\$87,280
12 229205640428	114 OLD FERRY WAY	RAVIPATI SAI DURGA & NEELAM PRATAP	R3	0.05	\$251,900	\$100,760
12 229205640436	116 OLD FERRY WAY	AHP REAL ESTATE VENTURES LLC	R3	0.05	\$216,200	\$86,480
12 229205640444	118 OLD FERRY WAY	CHACON LUZ MARINA	R3	0.05	\$215,000	\$86,000
12 229205640451	120 OLD FERRY WAY	MALLOY CLAIRE C	R3	0.05	\$216,200	\$86,480
12 229205640469	122 OLD FERRY WAY	MANI MAHESH & MANI KAJAL P	R3	0.08	\$218,200	\$87,280
12 229205640477	124 OLD FERRY WAY	BALOGH AMY L	R3	0.08	\$218,200	\$87,280
12 229205640485	126 OLD FERRY WAY	RAMIC ELDIN	R3	0.05	\$216,200	\$86,480
12 229205640493	128 OLD FERRY WAY	STOILOV IVAYLO & VIDEVA IRENE	R3	0.05	\$263,800	\$105,520
12 229205640501	130 OLD FERRY WAY	GOFORTH LESLIE	R3	0.05	\$216,200	\$86,480
12 229205640519	132 OLD FERRY WAY	YU SHIMENG & SHU XIN	R3	0.05	\$174,900	\$69,960

## Roswell Tax Allocation District #1: East Roswell Redevelopment Plan



12 229205640527	134 OLD FERRY WAY	STILLIONS MOLLY SAMANTHA	R3	0.07	\$265,700	\$106,280
12 229305640013	253 MILL CREEK PL	GREEN JOSHUA A	R3	0.53	\$257,800	\$103,120
12 229305640021	251 MILL CREEK PL	MARTIN PATRICIA	R3	0.07	\$217,600	\$87,040
12 229305640039	249 MILL CREEK PL	PELKEY GREGORY S	R3	0.08	\$217,900	\$87,160
12 229305640047	247 MILL CREEK PL	BOLTON JAMES O JR	R3	0.08	\$218,100	\$87,240
12 229305640054	245 MILL CREEK PL	REID RICHARD S	R3	0.09	\$266,100	\$106,440
12 229305640062	243 MILL CREEK RD	LOVING CONSTANCE	R3	0.17	\$253,400	\$101,360
12 229305640070	241 HIGH CREEK DR	POTENCIANO CHRISTIAN C & JOANNE T	R3	0.23	\$227,400	\$90,960
12 229305640088	239 HIGH CREEK DR	HERRERA JESUS TOVAR	R3	0.08	\$218,200	\$87,280
12 229305640096	237 HIGH CREEK DR	INDUPURI VENKANT	R3	0.07	\$217,500	\$87,000
12 229305640104	235 HIGH CREEK DR	PEMBERTON GLENARA	R3	0.07	\$217,200	\$86,880
12 229305640112	233 HIGH CREEK DR	MERCEDES FLERIDA	R3	0.06	\$217,000	\$86,800
12 229305640120	231 HIGH CREEK DR	JONES ROBERT & LEAH S	R3	0.11	\$219,600	\$87,840
12 229305640138	229 HIGH CREEK DR	INDUPURI VENKAT	R3	0.11	\$230,800	\$92,320
12 229305640146	227 HIGH CREEK DR	HICKS THOMAS W & MARIE M	R3	0.06	\$217,000	\$86,800
12 229305640153	225 HIGH CREEK DR	HANNA PROPERTIES LLC	R3	0.06	\$217,000	\$86,800
12 229305640161	223 HIGH CREEK DR	MARTINS CICERO DAVID & SANCHEZ SUILEN CEBALLOS	R3	0.06	\$217,000	\$86,800
12 229305640179	221 HIGH CREEK DR	HOLMES THERIA	R3	0.06	\$217,000	\$86,800
12 229305640187	219 HIGH CREEK DR	NADIF ALY	R3	0.11	\$219,100	\$87,640
12 229305640195	217 HIGH CREEK DR	DAWKINS CHADWICK D & RUTLEDGE ANGELA	R3	0.11	\$259,200	\$103,680
12 229305640203	215 HIGH CREEK DR	PATEL SNECHA	R3	0.06	\$170,000	\$68,000
12 229305640211	213 HIGH CREEK DR	FAST IMPACT REAL ESTATE LLC	R3	0.06	\$185,200	\$74,080
12 229305640229	211 HIGH CREEK DR	MCLAUGHLIN MORGAN T & PATTI G	R3	0.06	\$217,000	\$86,800
12 229305640237	209 HIGH CREEK DR	RICKS DIANE	R3	0.06	\$217,000	\$86,800
12 229305640245	207 HIGH CREEK DR	JUNGBERG ELIZABETH F	R3	0.11	\$219,600	\$87,840
12 229305640252	205 HIGH CREEK DR	ANDERSON JOHN H III	R3	0.11	\$219,600	\$87,840
12 229305640260	203 HIGH CREEK DR	ABEDIAN HAMIK	R3	0.06	\$217,000	\$86,800
12 229305640278	201 HIGH CREEK DR	SMITH GLADSTONE R	R3	0.06	\$217,000	\$86,800
12 229305640286	199 HIGH CREEK DR	GRAY CANDICE E	R3	0.06	\$243,500	\$97,400

## Roswell Tax Allocation District #1: East Roswell Redevelopment Plan



12 229305640294	197 HIGH CREEK DR	KAZULA FAMILY TRUST THE	R3	0.06	\$217,000	\$86,800
12 229305640302	195 HIGH CREEK DR	HILL JOAN W	R3	0.15	\$217,800	\$87,120
12 229305640310	193 HIGH CREEK DR	JAYCO PROPERTIES LLC	R3	0.15	\$217,800	\$87,120
12 229305640328	191 HIGH CREEK DR	GLOVER CLARA B	R3	0.06	\$216,300	\$86,520
12 229305640336	189 HIGH CREEK DR	SANDERS DEVIN RAY & SANDERS SAMUEL KYLE	R3	0.06	\$228,200	\$91,280
12 229305640344	187 HIGH CREEK DR	HALEY GLORIA D & KEITH L	R3	0.06	\$244,400	\$97,760
12 229305640351	185 HIGH CREEK DR	JONES LEAH S & ROBERT D	R3	0.12	\$220,400	\$88,160
12 229305640369	236 HIGH CREEK DR	GARCIA JUAN J	R3	0.14	\$284,200	\$113,680
12 229305640377	234 HIGH CREEK DR	PIERRIE LEVON & BARBARA J	R3	0.04	\$244,400	\$97,760
12 229305640385	232 HIGH CREEK DR	ORTEGA GUILLERMO AVILES & TORRES MARTINA SOSA	R3	0.04	\$275,700	\$110,280
12 229305640393	230 HIGH CREEK DR	PATTERSON GENEVA & RIVERA DAWN RENEE	R3	0.04	\$243,900	\$97,560
12 229305640401	228 HIGH CREEK DR	VORWERK CARL	R3	0.04	\$244,400	\$97,760
12 229305640419	226 HIGH CREEK DR	POPADYUK NADIYA	R3	0.07	\$259,000	\$103,600
12 229305640427	224 HIGH CREEK DR	JUNIOUS JOYCELYN & LAURA	R3	0.07	\$246,100	\$98,440
12 229305640435	222 HIGH CREEK DR	MC KEEVER DEMARCO	R3	0.04	\$244,400	\$97,760
12 229305640443	220 HIGH CREEK DR	JONES RONALD	R3	0.04	\$233,200	\$93,280
12 229305640450	218 HIGH CREEK DR	YUROVITSKAYA LILIYA & KATSOVICH VLADIMIR	R3	0.04	\$243,900	\$97,560
12 229305640468	216 HIGH CREEK DR	DEERING JOHN I & MARY S	R3	0.04	\$207,700	\$83,080
12 229305640476	214 HIGH CREEK DR	J RIGGS & ASSOCIATES II LLC	R3	0.08	\$233,800	\$93,520
12 229305640484	212 HIGH CREEK DR	REID RICHARD S	R3	0.08	\$275,900	\$110,360
12 229305640492	210 HIGH CREEK DR	CANCADO MARIO & MARY DE SOUZA	R3	0.04	\$238,300	\$95,320
12 229305640500	208 HIGH CREEK DR	KAYJAY INVESTMENTS LLC	R3	0.04	\$244,400	\$97,760
12 229305640518	206 HIGH CREEK DR	O SULLIVAN JONATHAN & LILIAN M	R3	0.04	\$244,400	\$97,760
12 229305640526	204 HIGH CREEK DR	HUME ROBERT	R3	0.04	\$244,400	\$97,760
12 229305640534	202 HIGH CREEK DR	GRANT SHANNOL V	R3	0.08	\$245,300	\$98,120
12 229305640542	200 HIGH CREEK DR	SJS RENTALS LLC	R3	0.08	\$251,700	\$100,680
12 229305640559	198 HIGH CREEK DR	DREWES ERIC E	R3	0.04	\$244,400	\$97,760
12 229305640567	196 HIGH CREEK DR	PORTER DYLAN & REEDY MARY L	R3	0.04	\$244,400	\$97,760
12 229305640575	194 HIGH CREEK DR	KAZANTSEVA GALINA	R3	0.07	\$289,400	\$115,760



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12 229305640583	192 HIGH CREEK DR	HAMAYOUN FARAZ	R3	0.07	\$246,100	\$98,440
12 229305640591	190 HIGH CREEK DR	GODFREY GRACE	R3	0.04	\$215,000	\$86,000
12 2293056401,192	188 HIGH CREEK DR	AYALA GIOVANA & PUCCIO LORENA	R3	0.08	\$297,900	\$119,160
12 229305640617	186 HIGH CREEK DR	CECEN LISA MARIE WATKINS	R3	0.08	\$256,000	\$102,400
12 229305640625	184 HIGH CREEK DR	NOOR MOHANNAD M & AKTHER NASIMA	R3	0.04	\$247,000	\$98,800
12 229305640633	182 HIGH CREEK DR	DALEY ERLINE E	R3	0.04	\$240,200	\$96,080
12 229305640641	229 HOLCOMB FERRY RD	MYERS VELMAR ANN	R3	0.24	\$217,200	\$86,880
12 229305640658	227 HOLCOMB FERRY RD	WILSON BLAKE	R3	0.06	\$216,700	\$86,680
12 229305640666	225 HOLCOMB FERRY RD	RAMIC BAHRIJA & SABINA	R3	0.07	\$217,600	\$87,040
12 229305640674	223 HOLCOMB FERRY RD	LAW NADEEN NATASHA	R3	0.09	\$219,000	\$87,600
12 229305640682	221 HOLCOMB FERRY RD	ESPINAL FABIO SUSANA	R3	0.08	\$217,800	\$87,120
12 229305640690	219 HOLCOMB FERRY RD	WINGFIELD SHANNA DIONA	R3	0.12	\$256,200	\$102,480
12 229305640708	217 HOLCOMB FERRY RD	DAWKINS YOLANDA COLLEEN	R3	0.11	\$219,800	\$87,920
12 229305640716	215 HOLCOMB FERRY RD	FERRARI JAMES J & AZIANE MUSTAPHA	R3	0.06	\$216,800	\$86,720
12 229305640724	213 HOLCOMB FERRY RD	WHITE CORA & JONES WILLIS	R3	0.06	\$229,900	\$91,960
12 229305640732	211 HOLCOMB FERRY RD	GOOD SISTERS LLC	R3	0.05	\$216,800	\$86,720
12 229305640740	209 HOLCOMB FERRY RD	STRICKLAND SARAH	R3	0.08	\$254,000	\$101,600
12 229305640757	207 HOLCOMB FERRY RD	JONES CYNTHIA LYNN	R3	0.08	\$251,700	\$100,680
12 229305640765	205 HOLCOMB FERRY RD	HINES JEREMY	R3	0.08	\$258,400	\$103,360
12 229305640773	203 HOLCOMB FERRY RD	OUANZIN LUCIEN & JENNIFER F	R3	0.04	\$215,900	\$86,360
12 229305640781	201 HOLCOMB FERRY RD	MC KNIGHT SIDNEY J	R3	0.04	\$216,400	\$86,560
12 229305640799	199 HOLCOMB FERRY RD	KUMAR SENTHIL K & VEENA S	R3	0.07	\$217,600	\$87,040
12 229305640807	197 HOLCOMB FERRY RD	DERVAN JAMES A	R3	0.07	\$217,600	\$87,040
12 229305640815	195 HOLCOMB FERRY RD	DOLEV ELDAD & DOLEV DORIT	R3	0.04	\$215,900	\$86,360
12 229305640823	193 HOLCOMB FERRY RD	RUSH CARL	R3	0.08	\$218,200	\$87,280
12 229405640012	102 HOLCOMB FERRY RD	TSGAYE SELAM	R3	0.12	\$257,200	\$102,880
12 229405640020	104 HOLCOMB FERRY RD	BLANCO JOSUE	R3	0.09	\$181,700	\$72,680
12 229405640038	106 HOLCOMB FERRY RD	CRIFASI MICHAEL L & JUDITH M	R3	0.09	\$181,700	\$72,680
12 229405640046	108 HOLCOMB FERRY RD	BAKUN LARRY & LIDIA	R3	0.10	\$248,100	\$99,240

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12 229405640053	110 HOLCOMB FERRY RD	ARTHAM REALTY LLC	R3	0.15	\$217,500	\$87,000
12 229405640061	112 HOLCOMB FERRY RD	YOUSIF LAMYAA	R3	0.13	\$220,700	\$88,280
12 229405640079	114 HOLCOMB FERRY RD	LAKE BREE A	R3	0.06	\$216,700	\$86,680
12 229405640087	116 HOLCOMB FERRY RD	HICKS THOMAS W & MARIE M	R3	0.06	\$216,800	\$86,720
12 229405640103	118 HOLCOMB FERRY RD	DOUGLAS GWENDOLYN	R3	0.06	\$217,000	\$86,800
12 229405640111	120 HOLCOMB FERRY RD	OBIAYA JUSTICE C	R3	0.06	\$217,200	\$86,880
12 229405640129	122 HOLCOMB FERRY RD	DANIEL SAMMARA M	R3	0.10	\$232,300	\$92,920
12 229405640137	124 HOLCOMB FERRY RD	HUBBARD WILLIE A & IRUNGU LUCY W	R3	0.10	\$219,000	\$87,600
12 229405640145	126 HOLCOMB FERRY RD	HICKS THOMAS W & HICKS MARIE M	R3	0.05	\$216,600	\$86,640
12 229405640152	128 HOLCOMB FERRY RD	LENTZ ELAD	R3	0.09	\$218,400	\$87,360
12 229405640160	130 HOLCOMB FERRY RD	MADRIGAL GUSTAVO	R3	0.05	\$250,100	\$100,040
12 229405640178	132 HOLCOMB FERRY RD	132 HOLCOMB FERRY ROAD LLC	R3	0.05	\$252,100	\$100,840
12 229405640186	134 HOLCOMB FERRY RD	DOLEV ELDAD & DORIT	R3	0.10	\$219,000	\$87,600
12 229405640194	136 HOLCOMB FERRY RD	AWAD SHERIF	R3	0.09	\$250,500	\$100,200
12 229405640202	138 HOLCOMB FERRY RD	JENNIFER HUI NG REVOCABLE TRUST THE	R3	0.05	\$248,000	\$99,200
12 229405640210	140 HOLCOMB FERRY RD	OUR SPANGLE GROUP INC	R3	0.05	\$247,900	\$99,160
12 229405640228	142 HOLCOMB FERRY RD	TAH MS BORROWER LLC	R3	0.05	\$247,800	\$99,120
12 229405640236	144 HOLCOMB FERRY RD	PECUNIOSUS LLC	R3	0.04	\$247,700	\$99,080
12 229405640244	146 HOLCOMB FERRY RD	HSU CHUN KIT	R3	0.07	\$248,700	\$99,480
12 229405640251	148 HOLCOMB FERRY RD	PARHAM JUDITH ANDREA	R3	0.07	\$299,400	\$119,760
12 229405640269	150 HOLCOMB FERRY RD	TABACHNICK ROBERT C & ROSLYN	R3	0.04	\$247,600	\$99,040
12 229405640277	152 HOLCOMB FERRY RD	RAMIC ELDIN	R3	0.04	\$247,600	\$99,040
12 229405640285	154 HOLCOMB FERRY RD	PERSAUD VIDYA KUMARIE	R3	0.04	\$298,300	\$119,320
12 229405640293	156 HOLCOMB FERRY RD	BHADANI AKASH	R3	0.04	\$287,000	\$114,800
12 229405640301	158 HOLCOMB FERRY RD	POTENCIANO CHRISTIAN EVANGELISTA JOANNE	R3	0.07	\$249,300	\$99,720
12 229405640319	160 HOLCOMB FERRY RD	OSMANBASIC AZUR	R3	0.08	\$218,800	\$87,520
12 229405640459	248 CHADS FORD WAY	MANCINI ELZA FULVIA S	R3	0.10	\$248,300	\$99,320
12 229405640467	246 CHADS FORD WAY	SWINN CHRISTOPHER J & SWINN MARY C	R3	0.07	\$249,200	\$99,680
12 229405640475	244 CHADS FORD WAY	BENDERS NORMAN	R3	0.04	\$319,400	\$127,760

## Roswell Tax Allocation District #1: East Roswell Redevelopment Plan



12 229405640483	242 CHADS FORD WAY	CMF INVESTMENTS LLC	R3	0.04	\$294,900	\$117,960
12 229405640491	240 CHADS FORD WAY	YANCEY KENEA & LEWIS JACQUES	R3	0.04	\$294,900	\$117,960
12 229405640509	238 CHADS FORD WAY	JEAN LOUIS LEOCHARLSON & FAITH	R3	0.04	\$247,700	\$99,080
12 229405640517	236 CHADS FORD WAY	BRISTOL DAWN PROPERTIES LLC	R3	0.08	\$250,000	\$100,000
12 229405640525	234 CHADS FORD WAY	AYRAPETYAN ARMEN & KRISTINA	R3	0.08	\$250,000	\$100,000
12 229405640533	232 CHADS FORD WAY	ADAMS WILLIAM HUNTER IV	R3	0.05	\$296,500	\$118,600
12 229405640541	230 CHADS FORD WAY	GALLAGHER WILLIAM R	R3	0.04	\$247,800	\$99,120
12 229405640558	228 CHADS FORD WAY	NWT INVESTMENTS LLC	R3	0.04	\$247,700	\$99,080
12 229405640566	226 CHADS FORD WAY	ADAMS MONICA L & KYLE J	R3	0.04	\$247,700	\$99,080
12 229405640574	224 CHADS FORD WAY	MC CLAIN SUZANNE	R3	0.09	\$270,700	\$108,280
12 229405640582	222 CHADS FORD WAY	XU JIEFENG	R3	0.10	\$155,600	\$62,240
12 229405640590	220 CHADS FORD WAY	PIERCE JEFFERSON	R3	0.05	\$216,900	\$86,760
12 229405640608	218 CHADS FORD WAY	NG GLENN NAYHORN	R3	0.05	\$216,600	\$86,640
12 229405640616	216 CHADS FORD WAY	WILLIAMS GREGORY & LINDA M	R3	0.06	\$216,700	\$86,680
12 229405640624	214 CHADS FORD WAY	SMITH ADRIANE MARIA & LLOYD KELLON	R3	0.07	\$253,500	\$101,400
12 229405640632	212 CHADS FORD WAY	COLE CHRIS GLADDYS SUSON & GREGORY ALLEN	R3	0.11	\$219,600	\$87,840
12 229405640640	210 CHADS FORD WAY 4 A	RAMIREZ CAROLS U VILLEDA	R3	0.11	\$220,000	\$88,000
12 229405640657	208 CHADS FORD WAY	THANGAVEL VEERAMANI & VEERAMANI KAVITHA	R3	0.07	\$217,400	\$86,960
12 229405640665	206 CHADS FORD WAY	PASSMORE CARLA L	R3	0.07	\$217,600	\$87,040
12 229405640673	204 CHADS FORD WAY	YADAV SALIK	R3	0.07	\$217,400	\$86,960
12 229405640681	202 CHADS FORD WAY	GREEN WILLIAM SCOTT	R3	0.07	\$217,300	\$86,920
12 229405640699	200 CHADS FORD WAY	GOINS RALPH J JR	R3	0.17	\$223,200	\$89,280
12 229505640011	241 CHADS FORD WAY	CAMPOS JOSE C DE SOUZA JR	R3	0.08	\$266,000	\$106,400
12 229505640029	239 CHADS FORD WAY	BROOKS LATONYA VACHONE	R3	0.04	\$215,600	\$86,240
12 229505640037	237 CHADS FORD WAY	NGUYEN DUNG L	R3	0.04	\$215,600	\$86,240
12 229505640045	235 CHADS FORD WAY	MC CLURE JOSHUA A	R3	0.04	\$215,600	\$86,240
12 229505640052	233 CHADS FORD WAY	STONE CHAKIRA N	R3	0.06	\$216,800	\$86,720
12 229505640060	231 CHADS FORD WAY	VADAPALLI SWARAN K	R3	0.04	\$215,700	\$86,280

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12 229505640078	229 CHADS FORD WAY	CAMP LARISSA	R3	0.03	\$215,500	\$86,200
12 229505640086	227 CHADS FORD WAY	SMITH MORGAN DANIELLE	R3	0.07	\$217,400	\$86,960
12 229505640094	225 CHADS FORD WAY	JONES ROBERT D & LEAH S	R3	0.05	\$216,400	\$86,560
12 229505640102	223 CHADS FORD WAY	WARREN KIMBERLI R	R3	0.04	\$215,600	\$86,240
12 229505640110	221 CHADS FORD WAY	ASTWANI MAHER	R3	0.04	\$215,600	\$86,240
12 229505640128	219 CHADS FORD WAY	JAMES & SIRLENE FELKINS LIVING TRUST THE	R3	0.04	\$249,100	\$99,640
12 229505640136	217 CHADS FORD WAY	217 CHADS FORD WAY LLC	R3	0.04	\$270,000	\$108,000
12 229505640144	215 CHADS FORD WAY	KONOP SAMANTHA R	R3	0.11	\$250,000	\$100,000
12 229505640193	409 PAPER MILL LANDING	JOSEPH RONEN SHLOMB	R3	0.08	\$186,100	\$74,440
12 229505640201	407 PAPER MILL LANDING	JONES ROBERT D & LEAH S	R3	0.11	\$220,400	\$88,160
12 229505640219	405 PAPER MILL LANDING	GRAHAM MARTHA SIMS	R3	0.05	\$229,600	\$91,840
12 229505640227	403 PAPER MILL LANDING	YEPES FABIOLA	R3	0.05	\$216,400	\$86,560
12 229505640235	401 PAPER MILL LANDING	KIKER JOLANTA S	R3	0.11	\$219,700	\$87,880
12 237005920353	1000 NORTHFIELD CT	NORTHFIELD COURT, LLC	I4	5.00	\$3,805,000	\$1,522,000
12 237005920429	0 ELLIS RD	TOP PROPERTIES LLC	R3	1.02	\$121,600	\$48,640
12 239005870166	1300 GRAN CRIQUE DR	PC ASPEN POINTE LLC	C5	25.92	\$29,435,000	\$11,774,000
12 239005880199	0 OLD ROSWELL RD # REAR	CITY OF ROSWELL	E1	15.45	\$0	\$0
12 239005880215	0 LIBERTY TRC	CITY OF ROSWELL	E1	4.00	\$0	\$0
12 239005880231	0 WORTHINGTON HILLS DR	CITY OF ROSWELL	E1	4.00	\$0	\$0
12 240005860249	1200 GRAN CRIQUE PKWY	ESCOFFERY ERROL & BEVERLEY	C3	0.79	\$411,400	\$164,560
12 208204860054	0 ROSWELL RD # REAR	CEMETERY	E4	0.45	\$0	\$0
12 208204860195	5001 COMMERCE PKWY	ROSWELL TOWN CENTER LLC	C3	1.40	\$352,600	\$141,040
12 209004660587	10485 ALPHARETTA ST	SVAP II ROSWELL LLC	C5	13.71	\$21,125,400	\$8,450,160
12 209004870442	591 HOLCOMB BRIDGE RD	ORKIN SANFORD H	C3	1.28	\$1,599,000	\$639,600
12 219005020566	855 HOLCOMB BRIDGE RD	WENDY JANE PROPERTIES LLC	C3	1.67	\$2,385,500	\$954,200
12 208204860070	616 HOLCOMB BRIDGE RD	ROSWELL TOWN CENTER LLC	C3	0.96	\$716,500	\$286,600
12 209104660628	535 COLONIAL PARK DR	COLONIAL PARK MANAGEMENT LLC	C3	0.34	\$459,700	\$183,880
12 209104660883	535 COLONIAL PARK DR UNIT 18	COLONIAL PARK MANAGEMENT LLC	C3	0.29	\$246,600	\$98,640

## Roswell Tax Allocation District #1: East Roswell Redevelopment Plan



12 198004681174	610 MANSELL RD	PRINCE & PRINCE INVESTMENTS INC	C3	0.77	\$166,200	\$66,480
12 198004471204	620 MANSELL RD	PRINCE & PRINCE INVESTMENTS INC	C3	1.02	\$41,100	\$16,440
12 198004471196	410 E CROSSVILLE RD	PRINCE & PRINCE INVESTMENTS INC	C3	0.92	\$52,900	\$21,160
12 198004681182	630 MANSELL RD	PRINCE & PRINCE INVESTMENTS INC	C3	1.27	\$457,000	\$182,800
12 207004840860	10825 STATE HWY #9	WACHOVIA BANK OF GEORGIA	C4	3.00	\$4,849,700	\$1,939,880
12 207004840662	800 MANSELL RD	DESTINY & ASSOCIATES LLC	C3	0.69	\$2,149,000	\$859,600
12 209004870376	688 HOLCOMB BRIDGE RD	DEVELOPMENT AUTHORITY OF FULTON COUNTY	E1	0.52	\$0	\$0
12 209004870699	690 HOLCOMB BRIDGE RD	DEVELOPMENT AUTHORITY OF FULTON COUNTY	C4	3.09	\$3,429,700	\$1,371,880
12 219705030923	900 OLD ROSWELL LAKES PKWY	WPN PARTNERS LLC & NEW VENTURE ATLANTA LLC	C3	1.29	\$55,700	\$22,280
12 241006130574	1490 HOLCOMB BRIDGE RD	ROSWELL BANK	C3	1.68	\$2,915,000	\$1,166,000
12 241006130640	1500 HOLCOMB BRIDGE RD	FELTON FAMILY PARTNERSHIP LLLP	C3	1.51	\$1,974,700	\$789,880
12 229005650361	1360 HOLCOMB BRIDGE RD	HOLCOMB BRIDGE CHEVRON INC	C3	0.54	\$715,300	\$286,120
12 240006120387	1544 OLD ALABAMA RD	SRD LLC & RDUS LLC	C4	6.28	\$10,617,000	\$4,246,800
12 240006120403	1570 OLD ALABAMA RD	HOLCOMB WOODS OFFICE CENTER LLC	C3	1.65	\$3,948,700	\$1,579,480
12 240006110347	1560 OLD ALABAMA RD	NEW COMMUNITY CHURCH OF FULTON CO INC	E2	0.83	\$0	\$0
12 241005840470	0 HOLCOMB BRIDGE RD	HOLCOMB PLACE ASSOC III LLC	I3	0.42	\$383,400	\$153,360
12 241005840355	1540 OLD ALABAMA RD	CRIM JAN	C3	0.88	\$1,436,000	\$574,400
12 252006330502	1805 OLD ALABAMA RD	BROTHERS PROPERTIES OLD ALABAMA LLC	C4	9.20	\$7,355,000	\$2,942,000
12 251006580165	10200 WOOTEN RD	FULTON COUNTY BOARD OF EDUCATION	E1	26.50	\$0	\$0
12 251006580207	0 BIG CREEK	CITY OF ROSWELL	E1	11.81	\$0	\$0
12 251006350122	0 BIG CREEK	CITY OF ROSWELL	E1	98.80	\$0	\$0
12 252006330510	1801 OLD ALABAMA RD	ALPHARETTA HOLDINGS LLC	C4	2.18	\$5,424,500	\$2,169,800
12 253106310832	1590 HOLCOMB BRIDGE RD	HDK PROPERTIES LLLP	C3	1.15	\$2,000,000	\$800,000
12 253106310840	1580 HOLCOMB BRIDGE RD	SVAP II ROSWELL MARKET LLC	C4	8.23	\$5,279,300	\$2,111,720
12 253406130070	0 HOLCOMB WOODS PKWY	HOLCOMB WOODS INC	C3	0.83	\$39,600	\$15,840
12 253406610246	1 ROYAL OAK AVE	PATIO CHEF THE	C5	25.31	\$8,024,200	\$3,209,680
12 253406320150	1580 HOLCOMB WOODS PKWY	HD DEVELOPMENT OF MARYLAND	C5	10.12	\$8,234,400	\$3,293,760



## Roswell Tax Allocation District #1: East Roswell Redevelopment Plan



12 253406130229	1560 HOLCOMB BRIDGE RD	FULTON TEACHERS CREDIT UNION	C3	0.88	\$3,656,900	\$1,462,760
12 253406320325	3000 HOLCOMB WOODS PKWY	V & V LAND LLC	C3	0.81	\$923,500	\$369,400
12 253406320309	0 HOLCOMB WOODS PKWY	ATLANTA ACADEMY INC THE	E6	0.93	\$0	\$0
12 253406120055	1605 OLD ALABAMA RD	EXTRA SPACE PROPERTIES TWO LLC	C4	2.95	\$4,871,700	\$1,948,680
12 253406130237	1570 HOLCOMB BRIDGE RD SUITE 605	BRIXMOR CONNEXION SC LLC	C5	11.77	\$27,600,000	\$11,040,000
12 253406120279	1003 HOLCOMB WOODS PKWY	KR HOLCOMB INC	C5	11.95	\$11,000,400	\$4,400,160
12 253406120113	1515 HOLCOMB WOODS PKWY	HOLCOMB WOODS REAL ESTATE LLC	I4	7.25	\$4,125,500	\$1,650,200
12 253406130211	1574 HOLCOMB BRIDGE RD	CANTON PROPERTY GROUP LLC	C3	0.62	\$795,100	\$318,040
12 253406320317	2000 HOLCOMB WOODS PKWY	ATLANTA ACADEMY INC THE	E6	5.94	\$0	\$0
12 253406130120	1568 HOLCOMB BRIDGE RD	R T D ASSOCIATES	C3	0.65	\$917,600	\$367,040
12 253406130187	1564 HOLCOMB BRIDGE RD	VEREIT REAL ESTATE L P	C3	1.07	\$1,181,600	\$472,640
12 253406320069	0 HOLCOMB WOODS PKWY	HOLCOMB WOODS INC	C4	3.42	\$6,800	\$2,720
12 253406320291	2000 HOLCOMB WOODS PKWY	ATLANTA ACADEMY INC THE	E6	6.95	\$0	\$0
12 267007130669	2270 HOLCOMB BRIDGE RD	2270 HOLCOMB BRIDGE ROAD LLC	C3	1.36	\$1,788,400	\$715,360
12 267007130719	2300 HOLCOMB BRIDGE RD	JIM COWART INC	C3	0.41	\$683,400	\$273,360
12 267007120702	0 NEW SCOTT RD	A MELTEL LLC	C3	0.63	\$513,400	\$205,360
12 267007130651	2250 HOLCOMB BRIDGE RD	S R PROPERTIES USA LLC	C3	1.37	\$5,497,100	\$2,198,840
12 267007130644	0 SCOTT RD	CENTENNIAL VILLAGE LLC	C3	0.61	\$7,700	\$3,080
12 231005310269	0 OLD ALABAMA RD	MARQUISE ROSWELL LLC	C4	3.67	\$79,300	\$31,720
12 230005670441	0 OLD ALABAMA RD	568 ALABAMA LLC	C5	10.56	\$2,281,000	\$912,400
12 230005660350	0 NORTH FULTON EXPWY	GEORGIA DEPARTMENT OF TRANSPORTATION	E1	1.11	\$0	\$0
12 230005660418	0 MARKET BLV	MARQUISE ROSWELL LLC	C5	10.75	\$4,998,000	\$1,999,200
12 231005310244	0 RIVERSIDE RD	MARQUISE ROSWELL LLC	C3	1.41	\$30,500	\$12,200
12 230005660392	1500 MARKET PL	A&S HOSPITALITY ROSWELL LLC	C4	4.50	\$7,714,900	\$3,085,960
12 230005670458	0 OLD ALABAMA RD	568 ALABAMA LLC	C4	7.79	\$1,682,600	\$673,040
12 231005350273	0 OLD ALABAMA RD	MARQUISE ROSWELL LLC	C5	20.21	\$3,055,800	\$1,222,320
12 241006130483	1597 HOLCOMB BRIDGE RD	ROBINSON REAL ESTATE INVESTMENTS LLC	C3	0.83	\$729,700	\$291,880
12 241005830851	1455 OLD ALABAMA RD	KAS ROSWELL LLC	C5	11.01	\$10,045,900	\$4,018,360
12 241005830760	1400 OLD ALABAMA RD	CITY OF ROSWELL GEORGIA	E1	3.18	\$0	\$0

## Roswell Tax Allocation District #1: East Roswell Redevelopment Plan



12 241006130814	1577 HOLCOMB BRIDGE RD	KJM HOLDINGS LLC	C3	0.85	\$809,500	\$323,800
12 241006130608	1475 HOLCOMB BRIDGE RD	HOLCOMB 400 IMPROVEMENTS LLC	C5	10.97	\$19,998,800	\$7,999,520
12 241006130509	1585 HOLCOMB BRIDGE RD	JFPRO INVESTMENTS LLC	C3	1.55	\$1,108,000	\$443,200
12 241006130830	1565 HOLCOMB BRIDGE RD REAR	REGINA CAELI INC	E6	1.02	\$0	\$0
12 241005840538	1555 HOLCOMB BRIDGE RD	BOSTON MARKET REAL ESTATE COMPANY	C3	0.84	\$1,157,600	\$463,040
12 241005830869	1405 OLD ALABAMA RD	EARTHLY PROPERTIES ONE LLC	C4	3.15	\$2,650,000	\$1,060,000
12 241005840736	0 HOLCOMB BRIDGE RD	BRIXMOR KINGS MARKET LLC	C3	0.64	\$553,600	\$221,440
12 241005830661	1327 HOLCOMB BRIDGE RD	GUVEN ISA	C3	0.95	\$1,092,100	\$436,840
12 241006130368	1601 HOLCOMB BRIDGE RD	CITY OF ROSWELL	E1	0.74	\$0	\$0
12 241005840793	1465 HOLCOMB BRIDGE RD	1465 HOLCOMB LLC	C3	0.67	\$1,781,300	\$712,520
12 241006130517	1575 HOLCOMB BRIDGE RD	1575 HOLCOMB BRIDGE LLC	C3	0.59	\$731,200	\$292,480
12 241005830638	1329 HOLCOMB BRIDGE RD	CITIZENS & SOUTHERN NATL BANK	C3	1.00	\$1,468,900	\$587,560
12 241005830745	0 OLD ALABAMA RD	BRIXMOR KINGS MARKET LLC	C3	1.69	\$30,000	\$12,000
12 241006130806	1579 HOLCOMB BRIDGE RD	RADIAN ASSET MANAGEMENT LLC	C3	0.71	\$856,000	\$342,400
12 254006630238	0 HOLCOMB BRIDGE RD	CITY OF ROSWELL	E1	2.84	\$0	\$0
12 267007300593	9000 HOLCOMB BRIDGE RD	FULTON COUNTY GEORGIA	E1	2.90	\$0	\$0
12 267007130610	0 HOLCOMB BRIDGE RD	CITY OF ROSWELL	E1	8.91	\$0	\$0
12 266006780052	0 HOLCOMB BRIDGE RD	COOK ELIZABETH T M	R3	0.04	\$15,500	\$6,200
12 267007140387	0 FOUTS RD	CITY OF ROSWELL	E1	28.70	\$0	\$0
12 266006780060	0 HOLCOMB BRIDGE RD	CITY OF ROSWELL	E1	7.54	\$0	\$0
12 266006770194	0 HOLCOMB BRIDGE RD	CITY OF ROSWELL	E1	32.00	\$0	\$0
12 279007290534	0 HOLCOMB BRIDGE RD	IGLESIA PENTECOSTES CRM INC	E2	3.87	\$1,061,300	\$424,520
12 294007810371	2700 HOLCOMB BRIDGE RD	FULTON COUNTY BOARD OF EDUCATION	E1	19.96	\$0	\$0
12 308008780498	8400 HOLCOMB BRIDGE RD	ORF II ELLARD VILLAGE LLC & INIVAS LLC	C4	3.37	\$4,818,200	\$1,927,280
12 308008780258	8514 HOLCOMB BRIDGE RD	ORF V RIVERMONT SQUARE LLC	C3	0.80	\$1,019,600	\$407,840
12 308008311245	8500 HOLCOMB BRIDGE RD	ORF V RIVERMONT SQUARE LLC	C3	0.62	\$1,084,200	\$433,680
12 308008320261	2975 HOLCOMB BRIDGE RD	FIRST NATIONAL BANK OF ATLANTA THE	C3	0.91	\$2,003,700	\$801,480
12 308008780464	8430 HOLCOMB BRIDGE RD	KANAHN ALPHARETTA LLC	C3	1.18	\$3,205,300	\$1,282,120
12 308008780985	8460 HOLCOMB BRIDGE RD	ORF II ELLARD VILLAGE LLC & INIVAS LLC	C3	0.13	\$2,267,900	\$907,160

## Roswell Tax Allocation District #1: East Roswell Redevelopment Plan



12 268007150152	0 EVES RD REAR	CITY OF ROSWELL	E1	10.00	\$0	\$0
12 307008330288	3350 HOLCOMB BRIDGE RD	RAMCO GERSHENSON PROP L P	C5	12.55	\$4,900,950	\$1,960,380
12 308008320352	2970 HOLCOMB BRIDGE RD	KK USA PROPERTIES LLC	C3	0.99	\$2,455,400	\$982,160
12 308008320170	8650 NESBIT FERRY RD	HURST JULIAN P ET AL	C3	0.99	\$559,300	\$223,720
12 308008320345	2950 HOLCOMB BRIDGE RD	MC DONALDS REAL ESTATE COMPANY	C3	0.87	\$1,619,500	\$647,800
12 199204270750	1155 ALPHARETTA ST	JOHN SINGLETON & CO	C3	1.00	\$1,000,000	\$400,000
12 199404490430	1270 ALPHARETTA ST	HOFMEISTER HOWARD F TRUSTEE	C3	0.31	\$464,100	\$185,640
12 199404490448	1280 ALPHARETTA ST	FIVE BROTHERS AUTOMOTIVE LLC	C4	3.77	\$3,906,400	\$1,562,560
12 199404490463	1255 ALPHARETTA ST	THOMAS FAMILY L L C	C4	3.16	\$1,542,200	\$616,880
12 199404490489	1260 ALPHARETTA ST	BILAL INC	C3	0.56	\$685,000	\$274,000
12 199404490497	1264 ALPHARETTA ST	HAYES CUSTOM DESIGNS LLC	C3	0.20	\$200,000	\$80,000
12 199404490547	10425 ALPHARETTA ST	PARM REAL ESTATE LLC	C3	0.31	\$406,200	\$162,480
12 199404490562	10435 ALPHARETTA ST	ROBERT F SOBOTKA REVOCABLE TRUST THE	C3	0.62	\$633,500	\$253,400
12 199404490570	10425 ALPHARETTA ST	PARM REAL ESTATE LLC	C3	0.36	\$287,600	\$115,040
12 199404490620	1294 ALPHARETTA ST	AMY INC	C3	1.19	\$1,254,000	\$501,600
12 207004840274	10900 ALPHARETTA HWY	JACKSON SONS RE HOLDINGS LLC	C3	0.50	\$402,000	\$160,800
12 207004840936	10800 STATE HWY #9	ECA BULIGO ROSWELL PARTNERS LP	C5	11.62	\$13,750,300	\$5,500,120
12 208004670471	10524 STATE HWY #9	ADAMS CROSSVILLE VILLAGE LLC	C3	0.63	\$1,445,400	\$578,160
12 208004670489	10488 ALPHARETTA HWY	ADAMS CROSSVILLE VILLAGE LLC	C4	8.01	\$9,006,000	\$3,602,400
12 208004670737	570 CROSSVILLE RD E	MANSELL VILLAGE STATION LLC	C5	10.51	\$13,101,900	\$5,240,760
12 208004850255	10775 HOUZE RD	MOSHIRI SHAHRAM	C3	1.69	\$667,100	\$266,840
12 208004850289	10750 U S HIGHWAY 19	EAST POINT REAL EST HOLDING CO	C4	2.46	\$2,400,000	\$960,000
12 208004850313	10790 ALPHARETTA HWY	W ROSWELL REALTY LLC	C3	0.99	\$1,640,000	\$656,000
12 208004850578	10695 ALPHARETTA HWY	MANSELL SHOPS LLC	C4	6.16	\$11,110,500	\$4,444,200
12 208104670033	495 CROSSVILLE RD	CITY OF ROSWELL	E1	1.33	\$0	\$0
12 208104670165	10446 ALPHARETTA ST	BANK OF NORTH GEORGIA	C4	2.71	\$5,000,000	\$2,000,000
12 208104670249	595 CROSSVILLE RD	SHAFaq ENTERPRISES LLC	C3	0.19	\$261,500	\$104,600
12 208104670280	0 STATE HIGHWAY 9 REAR	JANE TOLBERT TRUST NUMBER ONE	C3	1.61	\$347,900	\$139,160

## Roswell Tax Allocation District #1: East Roswell Redevelopment Plan



12 208104670306	515 CROSSVILLE RD	ELLIS COMMERCIAL HOLDINGS LLC	C4	2.77	\$6,872,200	\$2,748,880
12 208104670322	525 CROSSVILLE RD	525 CROSSVILLE LLC ET AL	C4	2.10	\$5,516,500	\$2,206,600
12 209004870723	750 OLD ROSWELL RD	F & B PARTNERS LLC	C3	0.39	\$528,600	\$211,440
12 209104660636	545 COLONIAL PARK DR	545 COLONIAL PARK DRIVE LLC	C3	0.48	\$586,500	\$234,600
12 209104660719	625 COLONIAL PARK DR	625 CPD LLC	C3	0.42	\$345,200	\$138,080
12 209104660727	620 COLONIAL PARK DR	ALTADENA PROPERTIES L L C	C3	0.28	\$400,000	\$160,000
12 209104660735	610 COLONIAL PARK DR	PWM HOLDINGS LLC	C3	0.28	\$394,000	\$157,600
12 209104660743	600 COLONIAL PARK DR	GALLMAN HOLDINGS LLC	C3	0.28	\$412,200	\$164,880
12 209104660768	580 COLONIAL PARK DR	MILLARD ROBIN J & REBECCA S	C3	0.28	\$551,100	\$220,440
12 209104660842	475 HORTON DR	STORAGE EQUITIES INC	C4	2.29	\$2,050,600	\$820,240
12 209304870191	685 HOLCOMB BRIDGE RD	AMAN PROPERTIES LLC	C3	0.92	\$2,124,500	\$849,800
12 217005200543	1020 SUN VALLEY DR	POSTELL PROPERTIES ONE LLC	I4	3.20	\$2,200,000	\$880,000
12 219005020509	850 HOLCOMB BRIDGE RD	PALS 2019 LLC	U3	-	\$0	\$0
12 220005270524	0 HOLCOMB BRIDGE RD	CROSS POINTE PROPERTIES LLC	C3	0.58	\$392,000	\$156,800
12 220105010242	865 HOLCOMB BRIDGE RD	HARRIS INVESTMENT HOLDINGS LLC	C3	0.32	\$766,400	\$306,560
12 220105010697	891 HOLCOMB BRIDGE RD	GLENRIDGE WARSAW L L C	C3	1.29	\$1,270,800	\$508,320
12 225005460538	5015 OLD ELLIS POINTE	OZZIS PROPERTIES LLC	C3	1.16	\$632,600	\$253,040
12 225005570617	1300 ELLIS RD	GALANTA CO	C1	-	\$13,085,000	\$5,234,000
12 225205460106	5115 OLD ELLIS POINTE	ERPW LAND HOLDINGS LLC	C3	1.00	\$386,800	\$154,720
12 225205460130	5100 OLD ELLIS POINTE	BIBLER PROPERTIES LLC	I3	1.24	\$1,055,200	\$422,080
12 225205460163	5070 OLD ELLIS POINTE	DST GROUP LLC	I3	0.84	\$949,400	\$379,760
12 226005580143	1050 NORTHFIELD CT	NORTHFIELD COURT, LLC	C4	6.13	\$4,148,700	\$1,659,480
12 228005400157	0 OLD HOLCOMB BRIDGE RD .	CITY OF ROSWELL	E1	9.65	\$0	\$0
12 228005400264	38 HILL ST	CITY OF ROSWELL	E1	15.13	\$0	\$0
12 228005630241	452 HIGHCREEK TRC	HOLCOMB CROSSING HOMEOWNERS	R4	9.66	\$100	\$40
12 228305630370	177 HIGH CREEK DR	REGALADO VERONICA	R3	0.15	\$255,400	\$102,160
12 228305630388	179 HIGH CREEK DR	HESS MALAN & CAMILA	R3	0.06	\$217,000	\$86,800
12 228305630396	181 HIGH CREEK DR	DMA HOLDINGS LLC	R3	0.06	\$250,500	\$100,200
12 228305630404	183 HIGH CREEK DR	LAPUT NELSON C	R3	0.12	\$215,800	\$86,320

## Roswell Tax Allocation District #1: East Roswell Redevelopment Plan



12 228305630412	180 HIGH CREEK DR	CASTRO DIEGO & DE CASTRO MANUELA MARTINEZ	R3	0.09	\$250,300	\$100,120
12 228305630420	185 HOLCOMB FERRY RD	OMERASEVIC ENISA	R3	0.09	\$218,700	\$87,480
12 228305630438	187 HOLCOMB FERRY RD	ILOKO GABRIELLE	R3	0.04	\$215,900	\$86,360
12 228305630446	189 HOLCOMB FERRY RD	PHAN LUC & LILY NGOC	R3	0.04	\$215,900	\$86,360
12 228305630453	191 HOLCOMB FERRY RD	S4 VENTURES LLC	R3	0.08	\$218,300	\$87,320
12 229005380472	1090 HOLCOMB BRIDGE RD	SCOTT CHARLES C ENTERPRISES INC	C4	9.99	\$9,340,000	\$3,736,000
12 229005380761	1075 HOLCOMB BRIDGE RD	HOLCOMB BRIDGE HOTEL LLC	C4	4.39	\$19,025,400	\$7,610,160
12 229005380779	600 OLD HOLCOMB BRDG RD	OHBR L L C	C5	21.22	\$74,484,700	\$29,793,880
12 229005390521	700 HOLCOMB BRIDGE RD	SIMFA OHB FEE SIMPLE LLC	C5	21.21	\$45,183,300	\$18,073,320
12 229005640685	0 OLD HOLCOMB BRDG RD	HOLCOMBS CROSSING HOMEOWNERS	R3	0.17	\$100	\$40
12 229105640015	155 OLD FERRY WAY	WILEY SHAWANA	R3	0.19	\$249,600	\$99,840
12 229105640023	153 OLD FERRY RD	BUTLER MANEEYAH	R3	0.04	\$251,700	\$100,680
12 229105640031	151 OLD FERRY WAY	QIU YINI	R3	0.04	\$216,000	\$86,400
12 229105640049	149 OLD FERRY RD	CONNER VANESSA F	R3	0.08	\$217,900	\$87,160
12 229105640056	147 OLD FERRY WAY	MOTTA VERONICA	R3	0.08	\$217,900	\$87,160
12 229105640064	145 OLD FERRY WAY	STRAW ELIZABETH F	R3	0.04	\$216,000	\$86,400
12 229105640072	143 OLD FERRY WAY	DEERING JOHN I & MARY S	R3	0.04	\$178,900	\$71,560
12 229105640080	141 OLD FERRY WAY	RAMIC HARIZ & SUADA	R3	0.04	\$216,000	\$86,400
12 229105640098	139 OLD FERRY WAY	SMITH GAIL H	R3	0.04	\$216,000	\$86,400
12 229105640106	137 OLD FERRY WAY	FULLER SHAWN	R3	0.08	\$217,400	\$86,960
12 229105640114	135 OLD FERRY WAY	ESTRADA SYLVIA & GIRALDO GEOVANNA	R3	0.08	\$217,900	\$87,160
12 229105640122	133 OLD FERRY WAY	BROWN TAMARRA	R3	0.04	\$267,600	\$107,040
12 229105640130	131 OLD FERRY WAY	BROWN CHANTALE K	R3	0.04	\$215,500	\$86,200
12 229105640148	129 OLD FERRY WAY	DARVICS LLC	R3	0.04	\$207,500	\$83,000
12 229105640155	127 OLD FERRY WAY	FELDER BRIAN A	R3	0.04	\$213,600	\$85,440
12 229105640163	125 OLD FERRY WAY	DEL GUERCIO ALFONSE VINCENT JR & DEL GUERCIO AMY MARIE	R3	0.08	\$229,100	\$91,640
12 229105640171	123 OLD FERRY WAY	CURRENCE ANNETTE	R3	0.08	\$217,900	\$87,160
12 229105640189	121 OLD FERRY WAY	ESBROOK MARK J	R3	0.04	\$216,000	\$86,400



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12 229105640197	119 OLD FERRY WAY	GHADERPANAH FARIBA	R3	0.04	\$261,200	\$104,480
12 229105640205	117 OLD FERRY WAY	DARVICS LLC	R3	0.04	\$216,000	\$86,400
12 229105640213	115 OLD FERRY WAY	SULLIVAN LAHAMA A	R3	0.04	\$216,000	\$86,400
12 229105640221	113 OLD FERRY WAY	DLZ PROPERTIES LLC	R3	0.08	\$217,900	\$87,160
12 229105640239	111 OLD FERRY WAY	YANNI JOHN & TRACI BECTON	R3	0.08	\$217,400	\$86,960
12 229105640247	109 OLD FERRY WAY	GLOBAL REAL ESTATE MANAGEMENT LLC	R3	0.04	\$216,000	\$86,400
12 229105640254	107 OLD FERRY WAY	AZIANE MUSTAPHA & FERRARI JAMES J	R3	0.04	\$216,500	\$86,600
12 229105640262	105 OLD FERRY WAY	GARAY HERRERA FLORENCIO GARAY LINDA ANNE	R3	0.04	\$216,000	\$86,400
12 229105640270	103 OLD FERRY WAY	PIERCE JEFFERSON	R3	0.04	\$216,000	\$86,400
12 229105640288	101 OLD FERRY WAY	THATCHER CIERRA & FURR CHERYL	R3	0.17	\$170,000	\$68,000
12 229105640296	200 MILL CREEK PL	REID RICHARD S	R3	0.17	\$266,400	\$106,560
12 229105640304	202 MILL CREEK PL	PERL KOT MAYA	R3	0.04	\$216,000	\$86,400
12 229105640312	204 MILL CREEK PL	ARREDONDO MARIA GUADALUPE & SALAZAR ENRIQUE	R3	0.04	\$250,100	\$100,040
12 229105640320	206 MILL CREEK PL	KODELA SRINIVASA RAO & KODELA REALTY LLC	R3	0.04	\$227,200	\$90,880
12 229105640338	208 MILL CREEK PL	CARROWAY DELLA J	R3	0.04	\$216,000	\$86,400
12 229105640346	210 MILL CREEK PL	KOVALEV ANDREY I & KOVALEVA LIDIYA N	R3	0.08	\$215,500	\$86,200
12 229105640353	212 MILL CREEK PL	FISCINA DALE	R3	0.08	\$217,900	\$87,160
12 229105640361	214 MILL CREEK PL	KAYJAY INVESTMENTS LLC	R3	0.04	\$216,000	\$86,400
12 229105640379	216 MILL CREEK PL	ZOLLARS KATHRYN THRASHER	R3	0.04	\$216,000	\$86,400
12 229105640387	218 MILL CREEK PL	HOME BUSINESS VENTURES LLC	R3	0.04	\$216,500	\$86,600
12 229105640395	220 MILL CREEK PL	HARROP JAMES D & THELMA C	R3	0.04	\$216,500	\$86,600
12 229105640403	222 MILL CREEK PL	MABRY IRIS	R3	0.08	\$266,100	\$106,440
12 229105640411	224 MILL CREEK PL	MAGEE SABRINA L	R3	0.08	\$217,900	\$87,160
12 229105640429	226 MILL CREEK PL	ARTHA REALTY LLC	R3	0.04	\$216,000	\$86,400
12 229105640437	228 MILL CREEK PL	GUILLETTE ALESIA	R3	0.04	\$216,000	\$86,400
12 229105640445	230 MILL CREEK PL	GLENN CATRICE B	R3	0.04	\$223,700	\$89,480
12 229105640452	232 MILL CREEK PL	SSY INVESTMENT LLC	R3	0.04	\$216,000	\$86,400
12 229105640460	234 MILL CREEK PL	BO WENDONG	R3	0.08	\$165,000	\$66,000
12 229105640478	236 MILL CREEK PL	CHERAGHI MOHSEN & SADEGHI AZADEH	R3	0.08	\$180,000	\$72,000

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12 229105640486	238 MILL CREEK PL # 19 B	HARRIS QUANDRAS	R3	0.04	\$216,000	\$86,400
12 229105640494	240 MILL CREEK PL	DELGADO MARIANGEL DENISMAR	R3	0.04	\$216,000	\$86,400
12 229105640502	242 MILL CREEK PL	RIVERA MARIA S	R3	0.04	\$216,000	\$86,400
12 229105640510	244 MILL CREEK PL	CRIFASI MICHAEL L & JUDITH M	R3	0.04	\$178,900	\$71,560
12 229105640528	246 MILL CREEK PL	MC ABEE SYLVIA	R3	0.07	\$217,500	\$87,000
12 229105640536	248 MILL CREEK PL	OKOYE RICHARD	R3	0.09	\$252,300	\$100,920
12 229105640544	250 MILL CREEK PL	ORTIZ HERNANDEZ ADRIANA C	R3	0.07	\$252,900	\$101,160
12 229105640551	252 MILL CREEK PL	INR CAPITAL INVESTMENTS LLC	R3	0.07	\$217,400	\$86,960
12 229105640569	254 MILL CREEK PL	IRA CLUB FBO ROBERT D KONCERAK 1001117	R3	0.39	\$218,600	\$87,440
12 229205640535	136 OLD FERRY WAY	THANUMOORTHY NAGARAJAN & RAJENDRAN ARCHANA	R3	0.33	\$216,200	\$86,480
12 229205650013	988 OLD HOLCOMB BRDG RD	KONCERAK ROBERT	R3	0.09	\$178,200	\$71,280
12 229205650021	990 OLD HOLCOMB BRDG RD	JIANG NAIZHUI	R3	0.05	\$216,400	\$86,560
12 229205650039	992 OLD HOLCOMB BRDG RD	NGUYEN TRANG MINH	R3	0.05	\$262,100	\$104,840
12 229205650047	994 OLD HOLCOMB BRDG RD	JAMES & SIRLENE FELKINS LIVING TRUST THE	R3	0.05	\$215,900	\$86,360
12 229205650054	996 OLD HOLCOMB BRDG RD	RUFFO DIANNE L	R3	0.05	\$216,400	\$86,560
12 229205650062	998 OLD HOLCOMB BRDG RD	ALI AHMED K & BAKKAR NADIA	R3	0.19	\$219,800	\$87,920
12 229205650070	1002 OLD HOLCOMB BRDG RD	SHEPPARD ALANA M	R3	0.11	\$219,800	\$87,920
12 229205650088	1004 OLD HOLCOMB BRDG RD	MERCEDES JACQUELIN	R3	0.05	\$216,200	\$86,480
12 229205650096	1006 OLD HOLCOMB BRDG RD	USHERSON ARTHUR A	R3	0.05	\$216,200	\$86,480
12 229205650104	1008 OLD HOLCOMB BRDG RD	1008 OLD HOLCOMB BRIDGE LLC	R3	0.09	\$255,100	\$102,040
12 229205650112	1010 OLD HOLCOMB BRDG RD	CARDOSO MARIA ELENA & LLORENTE ANA I	R3	0.09	\$220,900	\$88,360
12 229205650120	1012 OLD HOLCOMB BRDG RD	LOPEZ ROBERT G & SHARON M	R3	0.05	\$216,200	\$86,480
12 229205650138	1014 OLD HOLCOMB BRDG RD	REED JOHN K	R3	0.05	\$238,500	\$95,400

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12 229205650146	1016 OLD HOLCOMB BRDG RD	WU JESSICA CARMELA CHIRITO	R3	0.05	\$227,400	\$90,960
12 229205650153	1018 OLD HOLCOMB BRDG RD	HUMMEL SIRKA M	R3	0.05	\$216,300	\$86,520
12 229205650161	1020 OLD HOLCOMB BRDG RD	GUNN HARRISON	R3	0.09	\$218,500	\$87,400
12 229205650179	1022 OLD HOLCOMB BRDG RD	ARTHAM REALTY LLC	R3	0.09	\$220,700	\$88,280
12 229205650187	1024 OLD HOLCOMB BRIDGE RD	PATTERSON WILLE	R3	0.05	\$216,400	\$86,560
12 229205650195	1026 OLD HOLCOMB BRIDGE RD	EJP TRUST THE	R3	0.05	\$252,100	\$100,840
12 229205650542	138 OLD FERRY WAY	JIWANI AMBREEN	R3	0.04	\$215,700	\$86,280
12 229205650559	140 OLD FERRY WAY	SDW VENTURES LLC	R3	0.04	\$215,700	\$86,280
12 229205650567	142 OLD FERRY WAY	M SUBASRI LLC	R3	0.04	\$215,700	\$86,280
12 229205650575	144 OLD FERRY WAY	FRENCH AUSTIN L	R3	0.04	\$263,400	\$105,360
12 229205650583	146 OLD FERRY WAY	RAMAGLIA JOHN	R3	0.12	\$260,500	\$104,200
12 229405640327	162 HOLCOMB FERRY RD	LEWIN REAL ESTATE SERVICES LLC	R3	0.05	\$247,800	\$99,120
12 229405640335	164 HOLCOMB FERRY RD	VAN BEEK BRET J	R3	0.11	\$251,400	\$100,560
12 229405640343	176 HOLCOMB FERRY RD	CATALAN ROSAURA & HERNANDES PAGA FABIAN	R3	0.08	\$217,800	\$87,120
12 229405640350	168 HOLCOMB FERRY RD	OSMAN BASHAR J	R3	0.04	\$216,000	\$86,400
12 229405640368	170 HOLCOMB FERRY RD	DAVIS CHRISTINA	R3	0.04	\$231,500	\$92,600
12 229405640376	172 HOLCOMB FERRY RD # 45C	TH2 MANAGEMENT LLC	R3	0.04	\$227,200	\$90,880
12 229405640384	174 HOLCOMB FERRY RD	JUAREZ SANCHEZ PEDRO	R3	0.04	\$229,200	\$91,680
12 229405640392	166 HOLCOMB FERRY RD	YODER JOHN W & SARINNA S	R3	0.26	\$218,500	\$87,400
12 229405640400	258 CHADS FORD WAY	KOTZ JOSEPH E	R3	0.06	\$248,500	\$99,400
12 229405640418	256 CHADS FORD WAY	FAKUNLE FAROUK KOLAWOLE OLAYEMI	R3	0.04	\$295,000	\$118,000
12 229405640426	254 CHADS FORD WAY	HPA CL2 LLC	R3	0.04	\$260,800	\$104,320
12 229405640434	252 CHADS FORD WAY	BRIGHAM ALEXANDREA	R3	0.04	\$247,700	\$99,080
12 229405640442	250 CHADS FORD WAY	DAMAS MANUEL & JANETH	R3	0.05	\$247,800	\$99,120
12 229505640151	417 PAPER MILL LANDING	KARIKARAN VETHANAYAGAM	R3	0.21	\$216,100	\$86,440
12 229505640169	415 PAPER MILL LANDING	MEHRRAFIEI FARZANEH	R3	0.05	\$216,500	\$86,600

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12 229505640177	413 PAPER MILL LANDING	BURKS FREDRICK N	R3	0.05	\$216,500	\$86,600
12 229505640185	411 PAPER MILL LANDING	PEREZ CARLOS H	R3	0.05	\$229,700	\$91,880
12 229505640243	429 PAPER MILL LANDING	ALEXANDER LISA M	R3	0.43	\$220,000	\$88,000
12 229505640250	427 PAPER MILL LANDING	CROSS MARC	R3	0.05	\$264,200	\$105,680
12 229505640268	425 PAPER MILL LANDING	SKV GROUP LLC	R3	0.05	\$264,200	\$105,680
12 229505640276	423 PAPER MILL LANDING	NACHYLA PAWEL	R3	0.05	\$216,600	\$86,640
12 229505640284	421 PAPER MILL LANDING	HANSON REBECCA J	R3	0.05	\$216,600	\$86,640
12 229505640292	419 PAPER MILL LANDING	GUZMAN JORGE ALVAREZ & MALDONADO MARIA G	R3	0.18	\$239,900	\$95,960
12 237005910370	0 NORTHFIELD PL	ULF NORTHFIELD BUSINESS CENTER LLC	I3	0.48	\$10,500	\$4,200
12 237005920015	0 ELLIS RD	TOP PROPERTIES LLC	R4	3.20	\$201,700	\$80,680
12 239005880256	0 LIBERTY TRC	CITY OF ROSWELL	E1	8.07	\$0	\$0
12 208004670422	10630 U S HIGHWAY 19	U S SOUTH HOSPITALITY INC	C3	0.49	\$823,000	\$329,200
12 208204860112	624 HOLCOMB BRIDGE RD	F & B PARTNERS LLC	C3	1.72	\$3,543,600	\$1,417,440
12 208204860146	0 HOLCOMB BRIDGE RD	CITY OF ROSWELL	E1	0.16	\$0	\$0
12 208304870011	770 OLD ROSWELL RD # A 100	CHAI 9 LLC	C3	0.02	\$118,300	\$47,320
12 208304870029	770 OLD ROSWELL RD A 200	CHAI 9 LLC	C3	0.02	\$92,900	\$37,160
12 208304870037	770 OLD ROSWELL RD A 300	CHAI 9 LLC	C3	0.02	\$92,900	\$37,160
12 208304870045	770 OLD ROSWELL RD A 400	CHAI 9 LLC	C3	0.02	\$92,900	\$37,160
12 208304870052	770 OLD ROSWELL RD A 500	BISKEY DEAN F & PATRICIA W	C3	0.02	\$92,900	\$37,160
12 208304870060	770 OLD ROSWELL RD B 100	CHAI 9 LLC	C3	0.02	\$92,900	\$37,160
12 208304870078	770 OLD ROSWELL RD B 200	CHAI 9 LLC	C3	0.02	\$92,900	\$37,160
12 208304870086	770 OLD ROSWELL RD B 300	CHAI 9 LLC	C3	0.02	\$92,900	\$37,160
12 208304870094	770 OLD ROSWELL RD B 400	CHAI 9 LLC	C3	0.02	\$92,900	\$37,160
12 208304870102	770 OLD ROSWELL RD B 500	CHAI 9 LLC	C3	0.02	\$92,900	\$37,160
12 208304870110	770 OLD ROSWELL RD C 100	CHAI 9 LLC	C3	0.02	\$92,900	\$37,160

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12 208304870128	770 OLD ROSWELL RD C 200	CHAI 9 LLC	C3	0.02	\$49,900	\$19,960
12 208304870136	770 OLD ROSWELL RD C 300	CHAI 9 LLC	C3	0.02	\$92,900	\$37,160
12 208304870144	770 OLD ROSWELL RD C 400	MAGICROCKS LLC	C3	0.02	\$92,900	\$37,160
12 208304870151	770 OLD ROSWELL RD # C 500	BALDWIN JEFFREY W	C3	0.02	\$74,700	\$29,880
12 208304870169	770 OLD ROSWELL PL D 100	SHEPPARD O GRAY JR	C3	0.02	\$92,900	\$37,160
12 208304870177	770 OLD ROSWELL PL D 200	SHEPPARD O GRAY JR	C3	0.02	\$92,900	\$37,160
12 208304870185	770 OLD ROSWELL RD D 300	R I Z Q INC	C3	0.02	\$92,900	\$37,160
12 208304870193	770 OLD ROSWELL RD D 400	CHAI 9 LLC	C3	0.02	\$102,300	\$40,920
12 208304870201	770 OLD ROSWELL RD D 500	CHAI 9 LLC	C3	0.02	\$82,700	\$33,080
12 208304870219	770 OLD ROSWELL RD E 100	CHAI 9 LLC	C3	0.02	\$126,200	\$50,480
12 208304870227	770 OLD ROSWELL RD E 200	CHAI 9 LLC	C3	0.02	\$93,600	\$37,440
12 208304870235	770 OLD ROSWELL RD E 300	MAGICROCKS LLC	C3	0.02	\$88,600	\$35,440
12 208304870243	770 OLD ROSWELL RD E 400	NEWMAN GEARY THOMAS	C3	0.02	\$90,900	\$36,360
12 208304870250	770 OLD ROSWELL RD E # 500	MAKHMALBAF ALI	C3	0.02	\$92,900	\$37,160
12 208304870268	770 OLD ROSWELL RD F 100	SP 770 OLD RPSWELL PLACE LLC	C3	0.02	\$81,900	\$32,760
12 208304870276	770 OLD ROSWELL RD F 200	LI RONG	C3	0.02	\$92,900	\$37,160
12 208304870284	770 OLD ROSWELL RD F 300	O & E PROPERTY HOLDINGS LLC	C3	0.02	\$81,900	\$32,760
12 208304870292	770 OLD ROSWELL RD F 400	BALDWIN JEFFREY W	C3	0.02	\$54,900	\$21,960
12 208304870300	770 OLD ROSWELL RD F 500	MAGICROCKS LLC	C3	0.02	\$83,700	\$33,480
12 208304870318	770 OLD ROSWELL RD G 100	EARP WARREN P & WALDRIP THOS J	C3	0.02	\$101,300	\$40,520
12 208304870326	770 OLD ROSWELL RD G 200	EARP WARREN P & WALDRIP THOS J	C3	0.02	\$92,900	\$37,160
12 208304870334	770 OLD ROSWELL RD G 300	DAVIDOW JAYNE L	C3	0.02	\$92,900	\$37,160



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12 208304870342	770 OLD ROSWELL RD G 400	MAGICROCKS LLC	C3	0.02	\$114,300	\$45,720
12 208304870359	770 OLD ROSWELL RD H 100	CHAI 9 LLC	C3	0.02	\$92,900	\$37,160
12 208304870367	770 OLD ROSWELL RD H 200	CHAI 9 LLC	C3	0.02	\$62,400	\$24,960
12 208304870375	770 OLD ROSWELL RD H 300	CHAI 9 LLC	C3	0.02	\$49,900	\$19,960
12 208304870383	770 OLD ROSWELL PL H 400	PARHAM MAHTAB MELISSA & PARHAM MELANIE MAHSHEED	C3	0.02	\$90,900	\$36,360
12 208304870391	770 OLD ROSWELL RD H 500	CRAWFORD GLYNDA F	C3	0.02	\$90,900	\$36,360
12 208304870409	770 OLD ROSWELL RD I 100	MAGICROCKS LLC	C3	0.02	\$112,200	\$44,880
12 208304870417	770 OLD ROSWELL RD I 200	CHAI 9 LLC	C3	0.02	\$90,900	\$36,360
12 208304870425	770 OLD ROSWELL RD I 300	CHAI 9 LLC	C3	0.02	\$90,900	\$36,360
12 208304870433	770 OLD ROSWELL RD I 400	CHAI 9 LLC	C3	0.02	\$90,900	\$36,360
12 208304870441	770 OLD ROSWELL RD I 500	CHAI 9 LLC	C3	0.02	\$90,900	\$36,360
12 208304870458	770 OLD ROSWELL RD J 100	BIBER IGOR	C3	0.02	\$92,900	\$37,160
12 208304870466	770 OLD ROSWELL RD J 200	BIBER IGOR	C3	0.02	\$92,900	\$37,160
12 208304870474	770 OLD ROSWELL RD J 300	CHAI 9 LLC	C3	0.02	\$49,900	\$19,960
12 208304870482	770 OLD ROSWELL RD J 400	MC WHORTER WOODROW K & JUDITH	C3	0.02	\$92,900	\$37,160
12 208304870490	770 OLD ROSWELL RD J 500	HAROLD & ANNE GRONHOLM FAMILY TRUSTS THE	C3	0.02	\$90,900	\$36,360
12 219005030656	787 OLD ROSWELL RD	AGC PROPERTY HOLDINGS LLC	C3	1.96	\$2,494,800	\$997,920
12 219005030755	795 OLD ROSWELL RD	DAVIS & FRASER INVESTMENTS LLC	C3	0.84	\$495,000	\$198,000
12 219005030821	760 OLD ROSWELL RD	760 ROSWELL OFFICE LLC	C3	1.54	\$2,150,000	\$860,000
12 218005030252	780 OLD ROSWELL RD	ROSWELL DESIGN CENTER LLC	C4	2.16	\$2,600,000	\$1,040,000
12 218005030278	784 OLD ROSWELL RD	ROSWELL INVESTMENT PROPERTIES LLC	C3	0.66	\$260,600	\$104,240
12 220105010267	863 HOLCOMB BRIDGE RD	HARRIS INVESTMENT HOLDINGS LLC	C3	0.93	\$1,287,100	\$514,840
12 209004870434	10515 ALPHARETTA ST	MAEW COMPANY LLC	C3	0.72	\$2,083,700	\$833,480
12 198004481153	420 E CROSSVILLE RD	MOUNTAINPRIZE INC	C3	1.91	\$1,704,100	\$681,640

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12 198004481161	600 MANSELL RD	ALDI INC	C4	2.09	\$2,684,700	\$1,073,880
12 209004870459	1,192 HOLCOMB BRIDGE RD	SVAP II ROSWELL LLC	C1	-	\$231,500	\$92,600
12 267007300767	2340 HOLCOMB BRIDGE RD	ENA GROUP LLC	C4	8.20	\$9,321,200	\$3,728,480
12 266007120241	0 SCOTT RD	CENTENNIAL VILLAGE LLC	C3	1.81	\$5,700	\$2,280
12 267007300759	2300 HOLCOMB BRIDGE RD	ENA GROUP LLC	C3	1.22	\$98,900	\$39,560
12 267007300726	2342 HOLCOMB BRIDGE RD	ENA GROUP LLC	C4	5.09	\$6,014,700	\$2,405,880
12 266007110218	9250 SCOTT RD	FULTON COUNTY BOARD OF EDUCATION	E1	21.06	\$0	\$0
12 278107320878	9315 NESBIT LAKES DR	DAMASCUS LONGUE VUE LLC	R3	0.60	\$720,400	\$288,160
12 278107321421	0 NESBIT LAKES DR	NESBIT LAKES HOMEOWNERS ASSOCIATION INC	R3	0.43	\$100	\$40
12 267007300742	0 NEW SCOTT RD	M & J CENTENNIAL LLC & CENTENNIAL FWV LLC	C3	0.28	\$17,800	\$7,120
12 267007130636	2300 HOLCOMB BRIDGE RD	CENTENNIAL VILLAGE LLC	C5	10.99	\$15,900,000	\$6,360,000
12 267007120694	2300 HOLCOMB BRIDGE RD	CCP SHURGARD VENTURE LLC	C4	3.40	\$3,990,800	\$1,596,320
12 278007120394	9310 SCOTT RD	FULTON COUNTY BOARD OF EDUCATION	E1	51.89	\$0	\$0
12 308008780878	8470 HOLCOMB BRIDGE RD	ORF II ELLARD VILLAGE LLC & INIVAS LLC	C4	2.13	\$5,684,700	\$2,273,880
12 308008781231	8480 HOLCOMB BRIDGE RD	CASA ELLARD LLC	C3	0.08	\$1,590,300	\$636,120
12 220005260772	925 HOLCOMB BRIDGE RD	TOP VENTURES GROUP LLC	C3	1.93	\$1,895,300	\$758,120
12 217005210575	980 MANSELL RD	ASBURY ATLANTA LEX L L C	C4	6.65	\$12,500,000	\$5,000,000
12 225005460454	1200 OLD ELLIS RD	R R A FOUNDATION INC	E3	1.88	\$0	\$0
12 225205570235	5000 OLD ELLIS POINTE	RAWLINS SAMUEL M & ANNIE S	I3	0.60	\$525,900	\$210,360
12 226005210337	2010 WARSAW RD	GENERAL MOTORS LLC	C5	25.02	\$21,336,800	\$8,534,720
12 226005580804	1205 OLD ELLIS RD	MHC 160 ROSWELL GA LLC	C4	3.30	\$2,000,000	\$800,000
12 237005580496	0 NORTHFIELD PL	CITY OF ROSWELL	E1	4.45	\$0	\$0
12 226005450131	1175 ELLIS RD	VENN LAND & CREEK L L C	C5	12.00	\$2,117,500	\$847,000
12 226005580192	1075 NORTHFIELD WAY	MEZUZAH REALTY ROSWELL GEORGIA ADA COMPLIANT LIMITED PARTNERSHIP	C4	9.89	\$10,747,300	\$4,298,920
12 226005580697	3080 NORTHFIELD PL	3080 NORTHFIELD PLACE LLC	I4	9.54	\$6,700,000	\$2,680,000
12 237005580439	4000 NORTHFIELD CT	ULF NORTHFIELD BUSINESS CENTER LLC	I4	3.39	\$4,411,900	\$1,764,760
12 237005920445	3000 NORTHFIELD CT	ULF NORTHFIELD BUSINESS CENTER LLC	I4	4.70	\$5,292,500	\$2,117,000

## Roswell Tax Allocation District #1: East Roswell Redevelopment Plan



12 237005910578	0 OLD ROSWELL RD	CITY OF ROSWELL	E1	2.81	\$0	\$0
12 226005210238	990 MANSELL RD	WOODHAVEN PARTNERS REAL ESTATE LLC	C4	4.58	\$8,850,000	\$3,540,000
12 226005430299	1010 MANSELL RD	M & P LAKESIDE AT MANSELL LLC	C4	2.56	\$2,709,000	\$1,083,600
12 226005600313	10990 WESTSIDE PKWY	AD DUHA LLC	C3	1.89	\$11,489,800	\$4,595,920
12 226005590712	0 MANSELL RD REAR	GENERAL MOTORS LLC	C5	13.53	\$6,491,500	\$2,596,600
12 237005910602	0 ROCKMILL RD	GEORGIA DEPARTMENT OF TRANSPORTATION	E1	0.12	\$0	\$0
12 226005590811	0 OLD ROSWELL RD	PSH BUCKHEAD LLC	C3	1.87	\$805,200	\$322,080
12 226005590837	300 COLONIAL CENTER PKWY	SUN BELT OFFICE I LLC	C5	35.81	\$56,001,200	\$22,400,480
12 209104660404	10460 ALPHARETTA ST	JONES E SAM JR	C3	0.50	\$463,400	\$185,360
12 237005920049	11090 OLD ROSWELL RD	BRUTCH PROPERTIES LLC	C3	0.90	\$653,600	\$261,440
12 237005920205	11080 OLD ROSWELL RD	HAYJOSH LLC	C3	1.50	\$1,520,000	\$608,000
12 237005920411	1425 ELLIS RD	KRAFTSOUTH REAL ESTATE HOLDINGS LLC	R3	1.54	\$684,100	\$273,640
12 220005260863	912 HOLCOMB BRIDGE RD	140 WARSAW LLC	C3	0.33	\$299,800	\$119,920
12 198004471212	400 E CROSSVILLE RD	PRINCE & PRINCE INVESTMENTS INC	C4	3.53	\$429,700	\$171,880
12 208004680991	30 WREN DR	KAMDAR DHWANI & SHARMA KESHAV	R3	0.06	\$489,100	\$195,640
12 220005010789	915 HOLCOMB BRIDGE RD	HOLCOMB YC LLC	C3	0.98	\$977,000	\$390,800
12 220005011126	915 HOLCOMB BRIDGE RD	ROSWELL LOUNGE HOLDINGS LLC	C3	1.03	\$600,000	\$240,000
12 208104670223	0 CROSSVILLE RD	TUCKER KIEFER G JR	C3	0.03	\$1,000	\$400
12 209304880638	1255 GRIMES BRIDGE RD	GRIMES SQUARE CENTER LLC	C3	1.78	\$2,302,100	\$920,840
12 217105200393	4806 TIMBERCREEK CIR	COLE NATALIE J	R3	0.04	\$361,800	\$144,720
12 217105200401	4804 TIMBERCREEK CIR	JAIN SOURABH	R3	0.04	\$376,500	\$150,600
12 217105200419	4802 TIMBERCREEK CIR	BUNN ROBERT P	R3	0.03	\$342,500	\$137,000
12 217105200716	4111 TIMBERCREEK CIR	ZIA HIMAYUN	R3	0.03	\$362,600	\$145,040
12 217105200427	4612 TIMBERCREEK CIR	DISIMONE DEBRA	R3	0.04	\$365,500	\$146,200
12 217105200708	4109 TIMBERCREEK CIR	RAMACHANDRAN LINU ET AL	R3	0.04	\$362,500	\$145,000
12 217105200435	4610 TIMBERCREEK CIR	ANIGNOSHTEV PLAMEN	R3	0.04	\$379,300	\$151,720

## Roswell Tax Allocation District #1: East Roswell Redevelopment Plan



12 217105200690	4107 TIMBERCREEK CIR	DHILLON APPLÉE	R3	0.04	\$395,100	\$158,040
12 217105200443	4608 TIMBERCREEK CIR	GOVINDARAJ SHANTHOSH KUMAR & NARAYANAN GAYATRI	R3	0.04	\$399,000	\$159,600
12 217105200682	4105 TIMBERCREEK CIR	MCGOWAN HEATHER A	R3	0.04	\$365,500	\$146,200
12 217105200450	4606 TIMBERCREEK CIR	SPENCER XAVIER L & SPENCER NYELLA	R3	0.04	\$362,500	\$145,000
12 217105200674	4103 TIMBERCREEK CIR	ADESANYA VICTOR	R3	0.04	\$362,500	\$145,000
12 217105200468	4604 TIMBERCREEK CIR	GHUMAN SATENDER	R3	0.04	\$365,500	\$146,200
12 217105200666	4101 TIMBERCREEK CIR	VLORA LLC	R3	0.04	\$365,500	\$146,200
12 217105200476	4602 TIMBERCREEK CIR	DOTY KAREN MARIE	R3	0.03	\$343,100	\$137,240
12 217105200658	3911 TIMBERCREEK CIR	LOPEZ ANADELIA	R3	0.03	\$343,100	\$137,240
12 217105200484	4406 TIMBERCREEK CIR	OHANA ELIZABETH A	R3	0.04	\$362,500	\$145,000
12 217105200641	3909 TIMBERCREEK CIR	LOPEZ MARIA PEREIRA	R3	0.04	\$362,500	\$145,000
12 217105200492	4404 TIMBERCREEK CIR	LYNCH MAUREEN KAREN & NICHOLS JONATHAN DANIEL	R3	0.04	\$375,000	\$150,000
12 217105200633	3907 TIMBERCREEK CIR	COLLINS JIMMY WAYNE JR	R3	0.04	\$365,500	\$146,200
12 217105200500	4402 TIMBERCREEK CIR	PINGILI SATHEESH & PINGILI SRUJANA VIMANTHALA	R3	0.03	\$343,100	\$137,240
12 217105200625	3905 TIMBERCREEK CIR	FISCHER URIEL	R3	0.04	\$362,500	\$145,000
12 217105200617	3903 TIMBERCREEK CIR	WALLACE JENNIFER ELIZABETH	R3	0.04	\$365,500	\$146,200
12 217105200518	4212 TIMBERCREEK CIR	OLIVER MARGIE MEEKS	R3	0.03	\$343,100	\$137,240
12 2171052001,192	3901 TIMBERCREEK CIR	HOWARD SHELLEY R	R3	0.03	\$343,100	\$137,240
12 217105200526	4210 TIMBERCREEK CIR	REID LEKISHA & REID ANDRE	R3	0.04	\$362,500	\$145,000
12 217105200534	4208 TIMBERCREEK CIR	BAREL TAL	R3	0.04	\$424,700	\$169,880
12 217105200591	3705 TIMBERCREEK CIR	NELSON SITA M & BEVERLY D	R3	0.04	\$362,500	\$145,000
12 217105200542	4206 TIMBERCREEK CIR	CHEN TONG ET AL	R3	0.04	\$365,500	\$146,200

## Roswell Tax Allocation District #1: East Roswell Redevelopment Plan



12 217105200583	3703 TIMBERCREEK CIR	MUIR TARA LYNN	R3	0.04	\$362,500	\$145,000
12 217105200559	4204 TIMBERCREEK CIR	HARRIS RICHARD J	R3	0.04	\$362,500	\$145,000
12 217105200575	3701 TIMBERCREEK CIR	SHEFLER OREN	R3	0.04	\$389,200	\$155,680
12 217105200567	4202 TIMBERCREEK CIR	DESAI PRAFULLABALA & ARJUN	R3	0.04	\$365,500	\$146,200
12 226005450453	4012 TIMBERCREEK CIR	VAN DER MERWE GERTRUIDA	R3	0.04	\$373,200	\$149,280
12 217105450204	7012 RICHLAND CT	LAWWILL JOYCE & LAWWILL MICHAEL	R3	0.03	\$342,500	\$137,000
12 217105450196	7010 RICHLAND CT	AGEE JASON S	R3	0.04	\$376,500	\$150,600
12 217105450188	7008 RICHLAND CT	RAI PRAGYARATNA & PANT ANISHA	R3	0.04	\$361,800	\$144,720
12 217105450170	7006 RICHLAND CT	BAR OR RAN & BAR OR PERACH REUT	R3	0.04	\$376,500	\$150,600
12 217105450162	7004 RICHLAND CT	ZUNIGA HAROLD & CARMEN QUINTERO	R3	0.04	\$361,800	\$144,720
12 217105450154	7002 RICHLAND CT	SPICELAND GEORGE WASHINGTON	R3	0.04	\$376,500	\$150,600
12 217105450097	2602 TIMBERCREEK CIR	DANIEL DYLAN	R3	0.04	\$376,500	\$150,600
12 217105200088	2410 TIMBERCREEK CIR	MANDULA VAMSI & KOSSIREDDI VENKATA ARCHANA	R3	0.04	\$361,800	\$144,720
12 217105450212	7202 RICHLAND CT	GO NOEL VINCENT O	R3	0.04	\$376,500	\$150,600
12 217105450105	2604 TIMBERCREEK CIR	WIGGLETON GREGORY W	R3	0.04	\$361,800	\$144,720
12 217105200070	2408 TIMBERCREEK CIR	MACK BRANDEE	R3	0.04	\$376,500	\$150,600
12 217105450220	7204 RICHLAND CT	MILLER LAURA M & BASSLER JOHN	R3	0.04	\$361,800	\$144,720
12 217105450113	2606 TIMBERCREEK CIR	KUMAR VIJAY J	R3	0.03	\$410,500	\$164,200
12 217105200062	2406 TIMBERCREEK CIR	ROBERTS JAMES E III	R3	0.04	\$361,800	\$144,720
12 217105200054	2404 TIMBERCREEK CIR	DOKIPARTHI VAMSIDHAR	R3	0.04	\$376,500	\$150,600
12 217105200047	2402 TIMBERCREEK CIR	HANSEN KARIN L FKA RADOSTA KARIN L	R3	0.03	\$342,500	\$137,000
12 217105450121	2802 TIMBERCREEK CIR	PEKCAN SEDEF & KAYA FAITH	R3	0.04	\$416,700	\$166,680
12 217105200039	2206 TIMBERCREEK CIR	PATEL DARPAN	R3	0.04	\$392,500	\$157,000
12 217105450238	7507 RICHLAND CT	NAIMOGLU MAHMUT ILKER	R3	0.04	\$376,500	\$150,600



## Roswell Tax Allocation District #1: East Roswell Redevelopment Plan



12 217105450139	2804 TIMBERCREEK CIR	ARJAN2 REALESTATESOLUTIONS LLC	R3	0.04	\$376,500	\$150,600
12 217105200021	2204 TIMBERCREEK CIR	HERNANDEZ DANIELLE	R3	0.04	\$419,100	\$167,640
12 217105200013	2202 TIMBERCREEK CIR	HUGHES ROBERT E JR	R3	0.03	\$339,500	\$135,800
12 217105450147	2806 TIMBERCREEK CIR	ISMOILOV FARROOH S	R3	0.04	\$311,700	\$124,680
12 217105450246	7505 RICHLAND CT	MABREY JOSEPH CLARK	R3	0.04	\$376,500	\$150,600
12 217105450253	7503 RICHLAND CT	DODSON LORI	R3	0.04	\$373,100	\$149,240
12 217105450261	7501 RICHLAND CT	FISCHER DUBSON URIEL	R3	0.03	\$342,500	\$137,000
12 217105200369	2301 TIMBERCREEK CIR	KASHER JEFFREY T & JORI	R3	0.03	\$342,500	\$137,000
12 217105450311	2501 TIMBERCREEK CIR	WALKER SONYA	R3	0.04	\$376,500	\$150,600
12 217105200351	2303 TIMBERCREEK CIR	VANEGAS JANET E	R3	0.04	\$376,500	\$150,600
12 217105450303	2503 TIMBERCREEK CIR	K HOMES LLC	R3	0.04	\$373,100	\$149,240
12 217105200344	2305 TIMBERCREEK CIR	SOTO RITA ISELA ENAMORADO	R3	0.04	\$361,800	\$144,720
12 217105450295	2505 TIMBERCREEK CIR	MAONGA MICHAEL	R3	0.04	\$376,500	\$150,600
12 217105200336	2307 TIMBERCREEK CIR	SARAH HALIM	R3	0.04	\$376,500	\$150,600
12 217105450287	2507 TIMBERCREEK CIR	GHAJ SHWETA & BHATIA GAURAV	R3	0.04	\$373,100	\$149,240
12 217105200328	2309 TIMBERCREEK CIR	PROSENICA LEONIDA	R3	0.04	\$400,400	\$160,160
12 217105450279	2509 TIMBERCREEK CIR	PATEL MAHESHKUMAR C & JAYA	R3	0.03	\$342,500	\$137,000
12 226005450396	7111 RICHLAND CT	MUNTEANU LAURA C & CRACIUN VALENTIN	R3	0.04	\$320,000	\$128,000
12 226005450404	7109 RICHLAND CT	HE MELISSA YING	R3	0.04	\$397,000	\$158,800
12 226005450412	7107 RICHLAND CT	SOWUNMI OLUMIDE	R3	0.04	\$400,200	\$160,080
12 226005450420	7105 RICHLAND CT	RENGIFO HERMAN	R3	0.04	\$400,200	\$160,080
12 226005450438	7103 RICHLAND CT	KANDYALA NARAYANI & GUTTIKONDA SRINIVAS	R3	0.04	\$390,000	\$156,000
12 226005450446	7101 RICHLAND CT	NATARAJAN VENKATESAN & KANNAN RENU	R3	0.04	\$397,000	\$158,800
12 226005450347	7309 RICHLAND CT	GOEL AAYUSH	R3	0.04	\$397,000	\$158,800
12 226005450354	7307 RICHLAND CT	SWAMY ARUN GOVINDA & BALAM SHOBHA	R3	0.04	\$400,200	\$160,080

## Roswell Tax Allocation District #1: East Roswell Redevelopment Plan



12 226005450362	7305 RICHLAND CT	CHERRY ROSALIND	R3	0.04	\$397,000	\$158,800
12 226005450370	7303 RICHLAND CT	7303 RICHLAND COURT LLC	R3	0.04	\$469,000	\$187,600
12 226005450388	7301 RICHLAND CT	SIDIK FIROZE & WASIM ALMAS	R3	0.04	\$400,200	\$160,080
12 217105450741	4901 FALLING WATER TER	CLEMENTS STEVE T	R3	0.04	\$373,200	\$149,280
12 217105450758	4903 FALLING WATER TER	DENISE DUNN BROWN REVOCABLE TRUST THE	R3	0.04	\$370,200	\$148,080
12 217105450766	4905 FALLING WATER TER	PARANJPE RICHA	R3	0.04	\$373,200	\$149,280
12 217105450774	4907 FALLING WATER TER	SANCHEZ CAMARAZA DANIELA & PRUNA MAURICE	R3	0.04	\$377,700	\$151,080
12 217105450782	4909 FALLING WATER TER	RAMASWAMY PADMA	R3	0.04	\$373,200	\$149,280
12 217105450790	4911 FALLING WATER TER	SHEFLER OREN	R3	0.04	\$370,200	\$148,080
12 217105200807	5101 FALLING WATER TER	STUART MARSHALL FRANK IRREVOCABLE TRUST THE	R3	0.04	\$373,200	\$149,280
12 217105200815	5103 FALLING WATER TER	HERITAGE SELECT HOMES LLC	R3	0.04	\$255,000	\$102,000
12 217105200823	5105 FALLING WATER TER	TUCKER FRANKLIN & DAYATRA N	R3	0.04	\$370,200	\$148,080
12 217105200831	5301 FALLING WATER TER	FRANCIS JOSEPH SHIBU & FRANCIS RESHMI JOSEPH	R3	0.03	\$407,500	\$163,000
12 217105200849	5303 FALLING WATER TER	LEPORE STEPHEN L	R3	0.04	\$373,200	\$149,280
12 217105200856	5305 FALLING WATER TER	HERDERSON CHELSEA ELYSE	R3	0.04	\$370,200	\$148,080
12 217105451145	5002 FALLING WATER TER	MEDVED ELIZABETH ASHLEY	R3	0.04	\$377,000	\$150,800
12 217105451137	5004 FALLING WATER TER	DA SILVA ARNAUD MARQUES & HUMANEZ LAURA CEJAS	R3	0.04	\$370,200	\$148,080
12 217105451129	5006 FALLING WATER TER	FREDERICK JOSNIE M & FREDERICK MELVIN A	R3	0.04	\$373,200	\$149,280
12 217105201110	5008 FALLING WATER TER	EPPS STACEY ANDERSON	R3	0.04	\$373,200	\$149,280
12 217105201102	5010 FALLING WATER TER	LEETZ MARLEIDES S	R3	0.04	\$370,200	\$148,080
12 217105201094	5012 FALLING WATER TER	GUARDADO AMILCAR E	R3	0.04	\$373,200	\$149,280
12 217105201086	5202 FALLING WATER TER	BRUNNER DAN & SCHWARTZ LILIANA	R3	0.04	\$373,200	\$149,280
12 217105200864	5501 FALLING WATER TER	FENNELL ERNEST A	R3	0.04	\$370,200	\$148,080
12 217105201078	5204 FALLING WATER TER	SHVETS PETER & TATYANA	R3	0.04	\$370,200	\$148,080
12 217105200872	5503 FALLING WATER TER	OAKMAN ELAINE	R3	0.04	\$373,200	\$149,280
12 217105201060	5206 FALLING WATER TER	KEARNEY DELORAS M	R3	0.04	\$373,200	\$149,280
12 217105200880	5505 FALLING WATER TER	LACKEY DIONNE	R3	0.04	\$373,200	\$149,280

## Roswell Tax Allocation District #1: East Roswell Redevelopment Plan



12 217105451020	5602 FALLING WATER TER	BEHI FARIBORZ & MAHNAZ ZINALIN	R3	0.03	\$447,600	\$179,040
12 217105200898	5507 FALLING WATER TER	FAINTICH ROBYN	R3	0.04	\$370,200	\$148,080
12 217105451012	5604 FALLING WATER TER	BROWN ERIN SHEA	R3	0.04	\$370,200	\$148,080
12 217105200906	5509 FALLING WATER TER	KERR CASEY	R3	0.04	\$373,200	\$149,280
12 217105451004	5606 FALLING WATER TER	BRADLEY KIMBERLY MARIE	R3	0.04	\$373,200	\$149,280
12 217105450998	5608 FALLING WATER TER	URIELL MARK WAYNE	R3	0.04	\$373,200	\$149,280
12 217105200914	5701 FALLING WATER TER	GREENLANDS INVESTMENT LLC	R3	0.03	\$407,500	\$163,000
12 217105200922	5703 FALLING WATER TER	JEAN LOUIS LEOCHARLSON & FAITH JASMINE JEAN	R3	0.04	\$370,200	\$148,080
12 217105450980	5907 FALLING WATER TER	RODRIGUEZ RUBEN	R3	0.04	\$373,200	\$149,280
12 217105450972	5905 FALLING WATER TER	RADUKA JOSHUA & BARR KELSEY	R3	0.04	\$370,200	\$148,080
12 217105200930	5705 FALLING WATER TER	ONDORTOGLU MATT	R3	0.04	\$373,200	\$149,280
12 217105200963	5903 FALLING WATER TER	HENDERSON STEPHEN & SAVANNAH	R3	0.04	\$373,200	\$149,280
12 217105200955	5901 FALLING WATER TER	MELOY SUSAN R	R3	0.04	\$373,200	\$149,280
12 217105200948	5707 FALLING WATER TER	SMITH CHRISTY & DUSTIN	R3	0.04	\$373,200	\$149,280
12 217105451053	5402 FALLING WATER TER	CASE NELSON HARRY III FISCHER STEPHANIE	R3	0.04	\$373,200	\$149,280
12 226005450594	3002 TIMBERCREEK CIR	SEIDEL TANNER	R3	0.04	\$397,000	\$158,800
12 217105451046	5404 FALLING WATER TER	BLAUW SARAH	R3	0.04	\$370,200	\$148,080
12 217105451038	5406 FALLING WATER TER	KAMINSKY GWEN R	R3	0.04	\$370,200	\$148,080
12 217105451152	0 FALLING WATER TER	CREEKSIDE AT MANSELL TOWNHOME ASSOC INC	R4	3.27	\$2,700	\$1,080
12 226005450586	3004 TIMBERCREEK CIR	PARKER DONIKA	R3	0.04	\$400,200	\$160,080
12 226005450578	3006 TIMBERCREEK CIR	YUZBASIOGLU ELMA	R3	0.04	\$400,200	\$160,080
12 226005450560	3008 TIMBERCREEK CIR	DENNING JOHN W & TAMARA A	R3	0.04	\$397,000	\$158,800
12 226005450552	3010 TIMBERCREEK CIR	SOLOMON NEHEMIAH S	R3	0.04	\$400,200	\$160,080
12 226005450602	2701 TIMBERCREEK CIR	MH 3 HOLDINGS LLC	R3	0.03	\$351,200	\$140,480
12 226005450610	2703 TIMBERCREEK CIR	SHEFFIELD RICHARD G	R3	0.04	\$370,200	\$148,080
12 226005450545	3202 TIMBERCREEK CIR	JEAN LOUIS LEOCHARLSON & FAITH	R3	0.04	\$397,000	\$158,800

## Roswell Tax Allocation District #1: East Roswell Redevelopment Plan



12 226005450628	2705 TIMBERCREEK CIR	2705 TIMBERCREEK CIRCLE LLC	R3	0.04	\$373,200	\$149,280
12 226005450537	3204 TIMBERCREEK CIR	TRIFANESCU OVIDIU & MIHAELA	R3	0.04	\$397,000	\$158,800
12 226005450529	3206 TIMBERCREEK CIR	YANG YU TRUST THE	R3	0.04	\$400,200	\$160,080
12 226005450511	3208 TIMBERCREEK CIR	LIN CHIH SHENG & LEE WAN PING	R3	0.04	\$433,300	\$173,320
12 226005450644	2901 TIMBERCREEK CIR	ALNAJAR GROUP LLC	R3	0.04	\$370,200	\$148,080
12 226005450651	2903 TIMBERCREEK CIR	ARAD AFSHIN & FAZAELI ZARINTAJ	R3	0.04	\$370,200	\$148,080
12 226005450669	2905 TIMBERCREEK CIR	MC ABEE AMANDA JANE	R3	0.04	\$373,200	\$149,280
12 226005450677	2907 TIMBERCREEK CIR	MATANA MEIR & ROTTelman MATANA Yael	R3	0.04	\$370,300	\$148,120
12 226005450636	2707 TIMBERCREEK CIR	FRANCIS JOSEPH SHIBU & FRANCIS RESHMI JOSEPH	R3	0.04	\$418,900	\$167,560
12 217105451418	6305 FALLING WATER CT	VON WERDER REGINA	R3	0.03	\$350,800	\$140,320
12 226005450461	4010 TIMBERCREEK CIR	MOSTOFISALEHI MEHDI & NOURISHIRAZI FARAH	R3	0.04	\$370,200	\$148,080
12 226005450479	4008 TIMBERCREEK CIR	WEBB CAROL	R3	0.04	\$400,200	\$160,080
12 226005450487	4006 TIMBERCREEK CIR	SAXENA ANANT & ARORS SAKSHI	R3	0.04	\$373,200	\$149,280
12 226005450495	4004 TIMBERCREEK CIR	HOYT KELLY	R3	0.04	\$396,900	\$158,760
12 226005450503	4002 TIMBERCREEK CIR	BELTRAN EDWARD	R3	0.04	\$397,000	\$158,800
12 226005450685	0 TIMBERCREEK CIR	CREEKSIDE AT MANSELL TOWNHOME ASSOCIATION INC	R3	0.03	\$100	\$40
12 217105451400	6303 FALLING WATER CT	BRUST ROSEANN & WILLIAM J	R3	0.04	\$370,200	\$148,080
12 217105451426	6006 FALLING WATER CT	BATEMAN WILLIAM M	R3	0.04	\$373,200	\$149,280
12 217105451434	6004 FALLING WATER CT	GREENLANDS INVESTMENTS LLC	R3	0.04	\$370,200	\$148,080
12 217105451392	6301 FALLING WATER CT	ALBABA ALI MAZEN	R3	0.04	\$373,200	\$149,280
12 217105451442	6002 FALLING WATER CT	LAFAYETTE GLADSTONE G	R3	0.04	\$370,200	\$148,080
12 217105451384	6111 FALLING WATER CT	KESKI TOLGA	R3	0.04	\$400,200	\$160,080
12 217105451376	6109 FALLING WATER CT	BHARDE IRFANULLAH & FEMIDAH	R3	0.04	\$422,900	\$169,160
12 217105451459	3101 TIMBERCREEK CIR	PANGA LLC	R3	0.04	\$380,000	\$152,000

## Roswell Tax Allocation District #1: East Roswell Redevelopment Plan



12 217105451368	6107 FALLING WATER CT 3103 TIMBERCREEK CIR	PITMAN RICHARD G & PITMAN MARY A	R3	0.04	\$467,300	\$186,920
12 217105451467	6105 FALLING WATER CT	LOTH SUSAN L	R3	0.04	\$400,200	\$160,080
12 217105451343	6103 FALLING WATER CT 3105 TIMBERCREEK CIR	ARANGO GABRIEL F	R3	0.04	\$397,000	\$158,800
12 217105451475	3402 TIMBERCREEK CIR	LOWE MARIA M & JEFFREY T	R3	0.04	\$370,200	\$148,080
12 217105451327	6101 FALLING WATER CT	ENGIDA MIKIAS & ABEBE ALEMTSEHAY	R3	0.04	\$400,200	\$160,080
12 217105451335	3107 TIMBERCREEK CIR	DONALD CHAD W & LAURIE E	R3	0.04	\$397,000	\$158,800
12 217105451483	3404 TIMBERCREEK CIR	HERRON TERRI	R3	0.03	\$350,800	\$140,320
12 217105451319	3301 TIMBERCREEK CIR	GUTKE STEVEN W	R3	0.04	\$397,000	\$158,800
12 217105451491	3303 TIMBERCREEK CIR	SAMEDI SEYEDFARID & SADEGHI FAHIMEH FALAHATI	R3	0.04	\$373,200	\$149,280
12 217105451509	3305 TIMBERCREEK CIR	BRETT ALAINE M	R3	0.04	\$373,200	\$149,280
12 217105201516	3406 TIMBERCREEK CIR	BARNETT KAREN W	R3	0.04	\$370,200	\$148,080
12 217105451301	3307 TIMBERCREEK CIR	MESHMAN GRIGORIY	R3	0.04	\$400,200	\$160,080
12 217105201524	3505 TIMBERCREEK CIR	BHAT GOVIND K	R3	0.04	\$373,200	\$149,280
12 217105201557	3503 TIMBERCREEK CIR	MC MURRAY BETTY M	R3	0.04	\$373,200	\$149,280
12 217105201540	3501 TIMBERCREEK CIR	SEAGRAVES ROSIE MARIE	R3	0.04	\$370,200	\$148,080
12 217105201532	3408 TIMBERCREEK CIR	MILLER TIMOTHY M	R3	0.04	\$373,200	\$149,280
12 217105451293	3410 TIMBERCREEK CIR	MERCER PATRICIA NELSON	R3	0.04	\$460,300	\$184,120
12 217105451285	3802 TIMBERCREEK CIR	MOVVA SRIDHAR & PUTTAGUNTA RAMASAILAJA	R3	0.04	\$397,000	\$158,800
12 217105201219	3804 TIMBERCREEK CIR	RICHMOND HEATHER MAUREEN	R3	0.04	\$370,200	\$148,080
12 217105201201	3806 TIMBERCREEK CIR	COSTA MARIA PAULA	R3	0.04	\$370,200	\$148,080
12 217105201193	3808 TIMBERCREEK CIR	COLEMAN STEPHANIE L	R3	0.04	\$373,200	\$149,280
12 217105201185		AREVALO MARGARET	R3	0.04	\$373,200	\$149,280



## Roswell Tax Allocation District #1: East Roswell Redevelopment Plan



12 217105201177	3810 TIMBERCREEK CIR	DONALDSON PATRICK J & DONALDSON AMANDA L	R3	0.04	\$382,900	\$153,160
12 217105201169	3812 TIMBERCREEK CIR	SULLIVAN EDWARD	R3	0.04	\$373,200	\$149,280
12 217105451277	3602 TIMBERCREEK CIR	KASRAVI KHOSRO	R3	0.04	\$397,000	\$158,800
12 217105451269	3604 TIMBERCREEK CIR	PAWLOWSKI JULIAN EDWARD JR	R3	0.04	\$403,800	\$161,520
12 217105451251	3606 TIMBERCREEK CIR	ZAMBRANO VARELA YSIDRO J & RODRIGUEZ DE ZAMBRANO HERIMAR C	R3	0.04	\$400,200	\$160,080
12 217105451244	3608 TIMBERCREEK CIR	LU XIAOYAN & GUO LIZHENG	R3	0.04	\$454,100	\$181,640
12 217105451236	3610 TIMBERCREEK CIR	DONG SHI LIANG & HE SHU Z	R3	0.04	\$412,400	\$164,960
12 217105451228	3612 TIMBERCREEK CIR	ORR RYAN J & ORR SUSAN M	R3	0.04	\$422,600	\$169,040
12 217005200592	2100 TIMBERCREEK CIR	CREEKSIDE AT MANSELL TOWNHOME ASSOC INC	R5	10.24	\$100	\$40
12 225205460171	5060 OLD ELLIS POINTE	APOLLO ROOFING CO INC	I3	1.01	\$987,300	\$394,920
12 225205570193	5040 OLD ELLIS POINTE	B S S INC	I3	0.48	\$293,700	\$117,480
12 225205570201	5030 OLD ELLIS POINTE	DUST ON CRUST LLC	I3	0.48	\$491,400	\$196,560
12 239005870273	2200 BELCOURT PKY	PHOENIX REALTY SPECIAL ACC ULP	C5	70.17	\$71,303,700	\$28,521,480
12 252006330122	0 OLD ALABAMA RD	CITY OF ROSWELL	E1	46.70	\$0	\$0
12 252006330429	1000 HOLCOMB WOODS PKWY	1615 HOLCOMB MEMBER LLC & 1625 HOLCOMB MEMBER LLC	C5	21.60	\$28,710,000	\$11,484,000
12 240006120411	900 HOLCOMB WOODS PKWY	XYZ REALTY LLC	C4	2.32	\$4,462,900	\$1,785,160
12 240006110263	0 OLD ALABAMA RD	KIMBERLY CLARK CORP	C5	30.00	\$5,700,000	\$2,280,000
12 240006121187	1001 ROSWELL MANOR CIR	PROKOPOV SERGEI V & BOGDASAROVA KARINA O	R3	0.37	\$310,400	\$124,160
12 240006120437	1015 ROSWELL MANOR CIR	DOWELL RICHARD L	R3	0.10	\$799,800	\$319,920
12 240006120445	1025 ROSWELL MANOR CIR	KLOSTERMAN ETHAN	R3	0.10	\$733,500	\$293,400
12 240006120429	1005 ROSWELL MANOR CIR	KUSCHMIDER RONALD C & SUK H	R3	0.14	\$810,300	\$324,120
12 240006121161	1000 ROSWELL MANOR CIR	ROSWELL MANOR HOMEOWNERS ASSOCIATION INC	R3	0.96	\$100	\$40
12 240006121203	1035 ROSWELL MANOR CIR	CHOUDHRY ZESHAN	R3	0.10	\$680,100	\$272,040

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12 240006120940	1010 ROSWELL MANOR CIR	PIERCE DAVID HILSENRAD & PIERCE EMILY DAVIDSON	R3	0.13	\$586,200	\$234,480
12 240006120957	1045 ROSWELL MANOR CIR	FANTA BEGASHAW A & DESTA TEWABECH	R3	0.18	\$669,900	\$267,960
12 240006120965	1105 ROSWELL MANOR CIR	DRITS KEREN & LEVIATAN DAVID	R3	0.10	\$687,700	\$275,080
12 240006120973	1115 ROSWELL MANOR CIR	MILLER CYBIL LEEANN & GONZALEZ RODRIGO F	R3	0.10	\$707,100	\$282,840
12 240006120981	1125 ROSWELL MANOR CIR	JACOBSON CHRISTOPHER & MOHAN	R3	0.10	\$675,300	\$270,120
12 240006120999	1135 ROSWELL MANOR CIR	COOPER TIMOTHY C & WILLIAMS DAMALIA J	R3	0.13	\$683,600	\$273,440
12 240006121005	1145 ROSWELL MANOR CIR	JEAN ADER & JESSICA	R3	0.11	\$766,200	\$306,480
12 240006121013	1155 ROSWELL MANOR CIR	JOSE L VILLARREAL REVOCABLE TRUST THE	R3	0.10	\$630,600	\$252,240
12 240006121021	1165 ROSWELL MANOR CIR	PATEL MANAL R & SHIVANI B	R3	0.11	\$795,200	\$318,080
12 240006111030	1175 ROSWELL MANOR CIR	SAMAILOVIC HANNAE BERHANU & SAMAILOVIC NEMANJA	R3	0.15	\$702,200	\$280,880
12 240006111048	1205 ROSWELL MANOR CIR	WELLBORN SUMMER	R3	0.10	\$605,900	\$242,360
12 240006111055	1215 ROSWELL MANOR CIR	MONSANTO VINCENTE & STANESCU VIOLETA	R3	0.11	\$695,200	\$278,080
12 240006111063	1225 ROSWELL MANOR CIR	KUMAR AMIT	R3	0.12	\$647,600	\$259,040
12 240006111071	1235 ROSWELL MANOR CIR	BUSTILLOS JAVIER E & SANCHEZ LAURA	R3	0.14	\$725,100	\$290,040
12 240006111089	1245 ROSWELL MANOR CIR	TULLOSS JESSICA HOPE & TULLOSS JOSEPH CHARLES	R3	0.10	\$721,800	\$288,720
12 240006111097	1255 ROSWELL MANOR CIR	BINDEROW PAULA	R3	0.09	\$642,200	\$256,880
12 240006111170	1455 ROSWELL MANOR CIR	ROSWELL MANOR HOMEOWNERS ASSOCIATION INC	R4	2.48	\$100	\$40
12 240006111105	1265 ROSWELL MANOR CIR	RIZVI RUKHSANA	R3	0.13	\$637,000	\$254,800
12 240006111113	1305 ROSWELL MANOR CIR	GURLEY JOSHUA W & GURLEY BRIANA D	R3	0.10	\$576,100	\$230,440
12 240006111121	1315 ROSWELL MANOR CIR	PURUSHOTHAMAN VENKATAKRISHNAN & SHAH AMI	R3	0.10	\$653,400	\$261,360
12 240006111139	1325 ROSWELL MANOR CIR	RIEBESEHL KATHARINA & GOLDSBERRY HAROLD A	R3	0.11	\$691,700	\$276,680
12 240006120932	1020 ROSWELL MANOR CIR	PATEL LOKESH A & SNEH D	R3	0.12	\$645,800	\$258,320
12 240006120924	1030 ROSWELL MANOR CIR	SETH ABHISHEK & RITIKA HARJAI	R3	0.12	\$588,900	\$235,560
12 240006120916	1040 ROSWELL MANOR CIR	KAUSHIK MOHAN & KAUSHIK ASHA	R3	0.10	\$653,900	\$261,560
12 240006120908	1050 ROSWELL MANOR CIR	GUMMANUR PAVAN & KASHYAP NEHA	R3	0.11	\$596,100	\$238,440
12 240006120890	1060 ROSWELL MANOR CIR	KONNO KAZUKI & JEANNE L	R3	0.18	\$732,900	\$293,160

## Roswell Tax Allocation District #1: East Roswell Redevelopment Plan



12 240006120882	1070 ROSWELL MANOR CIR	BERNARD JAMES & BERNARD DORY	R3	0.12	\$642,200	\$256,880
12 240006120452	1540 ROSWELL MANOR CIR	GRACHEK JARED & GRACHEK SAMANTHA BEARE	R3	0.21	\$510,000	\$204,000
12 240006120874	1080 ROSWELL MANOR CIR	ARMSTRONG JOHN J & ARMSTRONG DONNA	R3	0.19	\$639,700	\$255,880
12 240006120460	1530 ROSWELL MANOR CIR	CHILDRESS BRETT WINSTON & GENEVIEVE	R3	0.12	\$626,300	\$250,520
12 240006120866	1090 ROSWELL MANOR CIR	SHAMROE KIM	R3	0.11	\$608,100	\$243,240
12 240006120478	1520 ROSWELL MANOR CIR	MOTE MARTIN & MOTE ERICA ESPIRITU	R3	0.10	\$631,200	\$252,480
12 240006120858	1100 ROSWELL MANOR CIR	AUSTIN SHARON KRANZ	R3	0.11	\$645,400	\$258,160
12 240006121146	1510 ROSWELL MANOR CIR	ROSWELL MANOR HOMEOWNERS ASSOCIATION INC	R3	0.16	\$100	\$40
12 240006120841	1110 ROSWELL MANOR CIR	KOGUT TODD & ADELPHINE	R3	0.11	\$618,500	\$247,400
12 240006120486	1500 ROSWELL MANOR CIR	COZART TODD & MARY	R3	0.09	\$530,000	\$212,000
12 240006120833	1120 ROSWELL MANOR CIR	SNYDER CARMEN & JOHNATHAN	R3	0.15	\$647,000	\$258,800
12 240006120494	1490 ROSWELL MANOR CIR	GARG SIDHARTH & GARG GUNJAN	R3	0.10	\$650,100	\$260,040
12 240006120502	1480 ROSWELL MANOR CIR	ANNABATHULA RAMESH & CHAPPA PRASANTHI	R3	0.10	\$640,900	\$256,360
12 240006120825	1160 ROSWELL MANOR CIR	ASHADELE HELENA	R3	0.14	\$679,500	\$271,800
12 240006120817	1170 ROSWELL MANOR CIR	MAIWAND KAZEM M ET AL	R3	0.11	\$645,200	\$258,080
12 240006120510	1470 ROSWELL MANOR CIR	JACOBSON CHRISTOPHER & JACOBSON MOHAN	R3	0.09	\$610,200	\$244,080
12 240006110800	1180 ROSWELL MANOR CIR	EADY MARY JO & EADY SHAWN ANTWAN	R3	0.19	\$722,100	\$288,840
12 240006110529	1460 ROSWELL MANOR CIR	QUALY KATHLEEN S ET AL	R3	0.09	\$587,700	\$235,080
12 240006110792	1190 ROSWELL MANOR CIR	UGBOKE HOPE	R3	0.16	\$646,500	\$258,600
12 240006110537	1450 ROSWELL MANOR CIR	BUKENHOLTS DANIEL	R3	0.09	\$615,200	\$246,080
12 240006110784	1200 ROSWELL MANOR CIR	ANDERSON TASHA L & GUY T	R3	0.10	\$712,400	\$284,960
12 240006110545	1440 ROSWELL MANOR CIR	PATEL ASHISH & RAKHYA POONAM	R3	0.10	\$610,700	\$244,280
12 240006110776	1210 ROSWELL MANOR CIR	HAYS JAMES	R3	0.10	\$644,800	\$257,920
12 240006110552	1430 ROSWELL MANOR CIR	DAZA ELYN & ALVAREZ RAUL	R3	0.11	\$631,300	\$252,520
12 240006110560	1420 ROSWELL MANOR CIR	GONIGUNTA LAKSHMANA SURENDRA & SAMUDRALA APARNA	R3	0.09	\$628,500	\$251,400
12 240006110768	1220 ROSWELL MANOR CIR	SPRADLEY RACHEL ASHLEY	R3	0.16	\$596,600	\$238,640

## Roswell Tax Allocation District #1: East Roswell Redevelopment Plan



12 240006110578	1410 ROSWELL MANOR CIR	AYOKO OLAWALE K	R3	0.09	\$576,100	\$230,440
12 240006110750	1230 ROSWELL MANOR CIR	NIGRINIS MONICA & JIMENEZ JUAN FERNANDO	R3	0.12	\$548,900	\$219,560
12 240006110586	1400 ROSWELL MANOR CIR	GREBENYUK ANDRIY & VITA	R3	0.09	\$541,600	\$216,640
12 240006110743	1240 ROSWELL MANOR CIR	MC DONALD STEPHEN & LEACY EMMA	R3	0.10	\$635,900	\$254,360
12 240006110594	1390 ROSWELL MANOR CIR	REDDY LOKESH RANGANATHA & REDDY SAVITHA APPAIAH	R3	0.09	\$541,600	\$216,640
12 240006110735	1250 ROSWELL MANOR CIR	VIJ ANKUR	R3	0.11	\$554,000	\$221,600
12 240006110602	1380 ROSWELL MANOR CIR	ST HILAIRE PATRICK & YOLANDA	R3	0.09	\$537,000	\$214,800
12 240006110610	1370 ROSWELL MANOR CIR	JOGI NAVANEETH	R3	0.09	\$540,000	\$216,000
12 240006110727	1260 ROSWELL MANOR CIR	ALVES KEVIN J & DANIELLE K	R3	0.18	\$648,600	\$259,440
12 240006110628	1360 ROSWELL MANOR CIR	KALYAN SRIDHAR & SRIDHAR SRIVIDYA	R3	0.16	\$623,900	\$249,560
12 240006110636	1350 ROSWELL MANOR CIR	DVORKIN ALONA GROSSMAN	R3	0.10	\$636,400	\$254,560
12 240006110719	1270 ROSWELL MANOR CIR	DIAZ FRANKIE & DIAZ SUSAN	R3	0.21	\$717,500	\$287,000
12 240006110701	1280 ROSWELL MANOR CIR	GARVER JUSTIN & HANNA	R3	0.16	\$644,600	\$257,840
12 240006110693	1290 ROSWELL MANOR CIR	GANU SAGAR SUNIL & NAGARAJA SAI MANASWINI PINGALI	R3	0.23	\$703,500	\$281,400
12 240006110685	1300 ROSWELL MANOR CIR	NIMKAR SIDDHARTH P & NIMKAR RUCHA S	R3	0.12	\$590,700	\$236,280
12 240006110677	1310 ROSWELL MANOR CIR	ST AMANT CLARK THOMAS & WILLIAM CLARK	R3	0.12	\$651,000	\$260,400
12 240006110644	1340 ROSWELL MANOR CIR	GRIMM EDWARD A & GRIMM VIVIAN E	R3	0.20	\$676,600	\$270,640
12 240006110669	1320 ROSWELL MANOR CIR	WANG HUANG	R3	0.12	\$723,600	\$289,440
12 240006110651	1330 ROSWELL MANOR CIR	CHOUHDARY ASIF	R3	0.16	\$659,100	\$263,640
12 240006111154	1346 ROSWELL MANOR CIR	ROSWELL MANOR HOMEOWNERS ASSOCIATION INC	R3	0.21	\$100	\$40
12 240006121195	0 ROSWELL MANOR CIR	JTP SL LLC	R4	2.97	\$12,200	\$4,880
12 208004670778	10650 HOUE RD	S & Z CONSULTING & ACCOUNTING CO	C4	2.23	\$2,228,600	\$891,440
12 229005380415	1105 HOLCOMB BRIDGE RD	CENTURY MK LLC	C3	1.01	\$1,329,100	\$531,640
12 229005380654	1080 HOLCOMB BRIDGE	SUGAROK ROSWELL SUMMIT LLC	C4	4.89	\$3,572,300	\$1,428,920
12 230005660244	1325 HOLCOMB BRIDGE RD	MILLWOOD INTERNATIONAL LLC	C3	1.33	\$659,000	\$263,600
12 241005840462	1470 HOLCOMB BRIDGE RD	WAFFLE HOUSE INC	C3	0.45	\$667,000	\$266,800
12 241005840777	1425 OLD ALABAMA RD	BRIXMOR KINGS MARKET LLC	C5	28.00	\$35,458,000	\$14,183,200

## Roswell Tax Allocation District #1: East Roswell Redevelopment Plan



12 241005840348	1530 OLD ALABAMA RD	HOLCOMB PLACE ASSOC III L L C	C3	0.99	\$1,203,500	\$481,400
12 241005840561	1460 HOLCOMB BRIDGE RD	1468 HOLCOMB LLC	C3	1.98	\$1,781,300	\$712,520
12 241005840595	1335 HOLCOMB BRIDGE RD	DRKN PROP LLC	C3	1.20	\$690,000	\$276,000
12 240005850281	0 HOLCOMB BRIDGE RD	KIMBERLY CLARK CORP	C3	0.93	\$651,200	\$260,480
12 240005850299	1400 HOLCOMB BRIDGE RD	KIMBERLY CLARK CORP	C5	66.75	\$43,000,000	\$17,200,000
12 230005360373	1450 RAINTREE WAY	RIVER CROSSING BORROWER LLC ET AL	C5	33.38	\$32,000,000	\$12,800,000
12 199404490653	1240 ALPHARETTA ST	REBA ROSWELL LLC	C4	5.94	\$14,577,700	\$5,831,080
12 199304500742	1191 ALPHARETTA ST	FULTON COUNTY BOARD OF EDUCATION	E1	0.26	\$0	\$0
12 225005450653	1100 OLD ELLIS RD	FELDBERG REAL ESTATE HOLDINGS OLD ELLIS LLC	C4	3.85	\$2,896,300	\$1,158,520
12 209104660875	10360 ALPHARETTA ST	YILMAZ HACI	C3	0.54	\$442,300	\$176,920
12 209104660578	10370 ALPHARETTA ST	LEE JIN & KIM HYUN HEE	C3	0.73	\$847,200	\$338,880
12 209104660586	10364 ALPHARETTA ST	ALPHARETTA STREET PROPERTIES LLC	C3	0.83	\$836,600	\$334,640
12 209104660867	10390 STATE HWY 9	HARDY RIFFE PROPERTIES INC	C3	1.83	\$4,021,000	\$1,608,400
12 217105200385	0 TIMBERCREEK CIR	CREEKSIDE AT MANSELL TOWNHOME ASSOC INC	R3	0.40	\$19,100	\$7,640
12 217105200377	0 TIMBERCREEK CIR	CREEKSIDE AT MANSELL TOWNHOME ASSOC INC	R4	3.34	\$100	\$40
12 217105200732	0 TIMBERCREEK CIR	CREEKSIDE AT MANSELL TOWNHOME ASSOCIATION INC	R4	2.27	\$100	\$40
12 217005200535	0 SUN VALLEY DR	REGENCY AT MANSELL TOWNHOME ASSN INC	R4	9.10	\$100	\$40
12 217005210559	970 MANSELL RD	SCOTT H LEE JR TR	C5	23.00	\$20,331,600	\$8,132,640
12 217005200618	0 SUN VALLEY DR	CITY OF ROSWELL	E1	11.43	\$0	\$0
12 308008310247	8560 HOLCOMB BRIDGE RD	ORF V RIVERMONT SQUARE LLC	C5	11.46	\$11,034,300	\$4,413,720
12 208104670132	10530 CLARA DR N	DRAKE HOUSE INC THE	E3	1.50	\$0	\$0
12 2250055701,192	1300 OLD ELLIS RD	BT OH LLC	I5	38.30	\$3,972,200	\$1,588,880
12 207004841413	10900 ALPHARETTA HWY	JACKSON SONS RE HOLDINGS L L C	C4	6.01	\$8,832,100	\$3,532,840
12 219005020947	740 HOLCOMB BRIDGE RD	RIGA 1 LLC	C4	3.32	\$2,921,000	\$1,168,400
12 219004871027	700 HOLCOMB BRIDGE RD	HOLCOMB RETAIL LLC	C4	5.30	\$7,294,900	\$2,917,960
12 219004871019	775 OLD ROSWELL RD	HOLCOMB STATION PARTNERS LLC	C4	4.92	\$750,000	\$300,000
12 219005030532	785 OLD ROSWELL RD	BW BOWLING PROPERTIES LP	C4	3.62	\$2,924,500	\$1,169,800

## Roswell Tax Allocation District #1: East Roswell Redevelopment Plan



12 207004832586	11040 ALPHARETTA HWY	DEVELOPMENT AUTHORITY OF FULTON COUNTY	C3	1.59	\$0	\$0
12 207004831398	11000 ALPHARETTA HWY	MATTONE GROUP SOUTH LLC	C4	9.27	\$6,996,200	\$2,798,480
12 208004680967	110 WREN DR	JIN ZHONGMING	R3	0.07	\$476,900	\$190,760
12 208004680884	180 WREN DR	XU FENGYUANSAN	R3	0.05	\$470,200	\$188,080
12 225005450638	1150 OLD ELLIS RD	LAWAND INC THE & OLD ELLIS SELF STORAGE LLC	I4	4.95	\$4,801,200	\$1,920,480
12 239005870174	800 HOLCOMB BRIDGE RD	DMC DUMPSTERS INC	R4	3.00	\$24,800	\$9,920
12 199304500726	1201 ALPHARETTA ST	FULTON COUNTY BOARD OF EDUCATION	E1	14.36	\$0	\$0
12 199304490738	1221 ALPHARETTA ST	FULTON COUNTY BOARD OF EDUCATION	E1	2.77	\$0	\$0
12 240005860314	790 PAPER MILL LANDING	CITY OF ROSWELL	E1	11.43	\$0	\$0
12 237005910586	1380 OLD ROSWELL RD	PHOENIX INVESTMENTS MIRAJ LLC	C3	1.73	\$886,500	\$354,600
12 226005590829	0 OLD ROSWELL RD	SUN BELT OFFICE I LLC	C5	11.47	\$2,293,400	\$917,360
12 220105010689	895 HOLCOMB BRIDGE RD	GLENRIDGE WARSAW CVS L L C	C3	1.71	\$2,058,075	\$823,230
12 219005020590	861 HOLCOMB BRIDGE RD	IG CAPITAL LLC	C3	1.61	\$2,531,600	\$1,012,640
12 219005021051	1230 WARSAW RD	CK ROSWELL REALTY LLC	C3	0.65	\$1,927,400	\$770,960
12 219005020848	900 HOLCOMB BRIDGE RD	NINE HUNDRED HOLCOMB BRIDGE ROAD LLC	C3	1.30	\$1,056,400	\$422,560
12 309008780462	0 ELLARD DR	ELLARD COMMUNITY ASSOCIATION INC	R3	0.84	\$100	\$40
12 208004680876	170 WREN DR	NIE SHECHUN & BRUCE L	R3	0.04	\$466,700	\$186,680
12 208004680868	160 WREN DR	DOU SHAOGANG & ZHU JINGYIN	R3	0.04	\$480,900	\$192,360
12 208004680850	150 WREN DR	YANG ZHENHAO	R3	0.04	\$467,100	\$186,840
12 208004680843	140 WREN DR	140 WREN LLC	R3	0.04	\$463,200	\$185,280
12 208004680835	130 WREN DR	MANGU SRINIVAS & NUNNA JAHNAVY	R3	0.04	\$465,600	\$186,240
12 208004680827	120 WREN DR	ZHANG LIFEN	R3	0.05	\$465,400	\$186,160
12 208004680819	605 MANSELL RD	WOODLAND POINTE COMMUNITY ASSN INC	R4	3.24	\$100	\$40
12 208204860138	612 HOLCOMB BRIDGE RD	ROSWELL TOWN CENTER LLC	C3	0.63	\$980,100	\$392,040
12 208204860179	602 HOLCOMB BRIDGE RD	ROSWELL TOWN CENTER LLC	C3	0.67	\$330,200	\$132,080
12 208204860161	604 HOLCOMB BRIDGE RD	ROSWELL TOWN CENTER LLC	C3	1.29	\$1,381,000	\$552,400
12 208204860211	600 HOLCOMB BRIDGE RD	ROSWELL TOWN CENTER LLC	C3	1.18	\$480,200	\$192,080
12 208204860187	606 HOLCOMB BRIDGE RD	ROSWELL TOWN CENTER LLC	C4	7.23	\$1,237,100	\$494,840



## Roswell Tax Allocation District #1: East Roswell Redevelopment Plan



12 208204860120	610 HOLCOMB BRIDGE RD	ROSWELL TOWN CENTER LLC	C4	8.65	\$7,106,200	\$2,842,480
12 208204860203	608 HOLCOMB BRIDGE RD	ROSWELL TOWN CENTER LLC	C5	17.14	\$7,512,100	\$3,004,840
12 220005261119	0 HOLCOMB BRIDGE RD	HERITAGE COMMONS CONDOMINIUM ASSOCIATION	C4	5.60	\$80,600	\$32,240
12 208004680959	100 WREN DR	CHEN KUN & CHUNHUA	R3	0.04	\$468,600	\$187,440
12 208004680942	90 WREN DR	A&D OF CUMMING LLC	R3	0.04	\$468,600	\$187,440
12 208004680934	80 WREN DR	CHEN JAY & WINNE	R3	0.04	\$468,600	\$187,440
12 208004680926	70 WREN DR	LAMBERT CASEY & LAMBERT VALERIE	R3	0.04	\$468,600	\$187,440
12 208004680918	60 WREN DR	ZHAO YIFANG & TAN ZHENG	R3	0.04	\$468,600	\$187,440
12 208004680900	50 WREN DR	DADIA KASHYAP & SHAH NIYATI	R3	0.04	\$468,600	\$187,440
12 208004680892	40 WREN DR	JURACIC DAVID LAWRENCE	R3	0.06	\$474,200	\$189,680
12 218005230175	1500 WARSAW RD	FULTON COUNTY BOARD OF EDUCATION	E6	14.96	\$0	\$0
12 219005021036	882 HOLCOMB BRIDGE RD	880 LAND LLC	C3	1.49	\$2,041,000	\$816,400
12 208004680983	20 WREN DR	GURURAJAN PADMAJA & GURURAJ RAGHAVENDRA	R3	0.05	\$478,100	\$191,240
12 208004680975	10 WREN DR	SURABHI SRILATA & CHENNADY SRINIVAS	R3	0.07	\$485,200	\$194,080
12 219005250619	1035 WARSAW RD	SMRE ROSWELL SPE LLC	C5	12.00	\$33,502,400	\$13,400,960
12 228005400256	1000 HOLCOMB BRIDGE RD	SMRE ROSWELL SPE LLC	C5	33.00	\$66,195,500	\$26,478,200
12 207004842577	10895 ALPHARETTA HWY	HIGHWAY NINE LLC	C4	3.42	\$4,728,700	\$1,891,480
12 219005021044	880 HOLCOMB BRIDGE RD	HP INVESTMENT RE LLC	C4	3.65	\$6,318,800	\$2,527,520
12 229005380605	1080 HOLCOMB BRIDGE RD	SUGAROAK ROSWELL SUMMIT LLC	C4	3.94	\$3,564,000	\$1,425,600
12 209004660819	10495 ALPHARETTA ST	SVAP II ROSWELL LLC	C3	0.43	\$0	\$0
12 22000521,19296	912 HOLCOMB BRIDGE RD UNIT 301	LOKRE ENTERPRISE INC	C3	0.04	\$330,600	\$132,240
12 22000521,19262	912 HOLCOMB BRIDGE RD UNIT 202	WEBBER JLJ INVESTMENT GROUP LLC	C3	0.04	\$336,900	\$134,760
12 220005261002	912 HOLCOMB BRIDGE RD UNIT 302	PIEDMONT CAPITAL LENDING LLC	C3	0.04	\$336,900	\$134,760
12 22000521,19247	912 HOLCOMB BRIDGE RD UNIT 101	SANDOVALS AGENCY INC	C3	0.04	\$376,200	\$150,480
12 22000521,19288	912 HOLCOMB BRIDGE RD UNIT 204	ZABEDO LLC	C3	0.04	\$309,200	\$123,680

## Roswell Tax Allocation District #1: East Roswell Redevelopment Plan



12 22000521,19270	912 HOLCOMB BRIDGE RD UNIT 203	2FG LLC	C3	0.05	\$458,500	\$183,400
12 220005261028	912 HOLCOMB BRIDGE RD UNIT 304	PIEDMONT CAPITAL LENDING LLC	C3	0.04	\$336,900	\$134,760
12 220005261010	912 HOLCOMB RD UNIT 303	LOKRE ENTERPRISE INC	C3	0.04	\$377,400	\$150,960
12 22000521,19254	912 HOLCOMB BRIDGE RD UNIT 201	2FG LLC	C3	0.02	\$221,500	\$88,600
12 22000521,19239	912 HOLCOMB BRIDGE RD UNIT 100	GOLD RIVER HOLDINGS LLC	C3	0.04	\$335,200	\$134,080
12 220005261085	918 HOLCOMB BRIDGE RD UNIT 301D	ASHERIAN PROPERTIES LLC	C3	0.07	\$159,700	\$63,880
12 220005261044	918 HOLCOMB BRIDGE RD UNIT 101D	ASHERIAN PROPERTIES LLC	C3	0.03	\$72,300	\$28,920
12 220005261051	918 HOLCOMB BRIDGE RD UNIT 200D	ASHERIAN PROPERTIES LLC	C3	0.07	\$160,500	\$64,200
12 220005261036	918 HOLCOMB BRIDGE RD UNIT 100D	KYLE A ROBINSON PROPERTIES LLC	C3	0.03	\$274,100	\$109,640
12 220005261069	918 HOLCOMB BRIDGE RD UNIT 202 & 204	ASHERIAN PROPERTIES LLC	C3	0.07	\$159,700	\$63,880
12 220005261077	918 HOLCOMB BRIDGE RD UNIT 300D	ASHERIAN PROPERTIES LLC	C3	0.07	\$160,500	\$64,200
12 209504660103	615 COLONIAL PARK DR 205	615 COLONIAL PARK DRIVE LLC	C3	0.02	\$114,000	\$45,600
12 209504660079	615 COLONIAL PARK DR # 202	615 COLONIAL PARK DRIVE LLC	C3	0.02	\$92,000	\$36,800
12 209504660087	615 COLONIAL PARK DR 203	615 COLONIAL PARK DRIVE LLC	C3	0.02	\$92,000	\$36,800
12 209504660061	615 COLONIAL PARK DR 201	615 COLONIAL PARK DRIVE LLC	C3	0.02	\$92,000	\$36,800
12 209504660020	615 COLONIAL PARK DR 102	615 COLONIAL PARK DRIVE LLC	C3	0.02	\$92,000	\$36,800
12 209504660095	615 COLONIAL PARK DR 204	615 COLONIAL PARK DRIVE LLC	C3	0.02	\$85,000	\$34,000
12 209504660046	615 COLONIAL PARK DR 104	615 COLONIAL PARK DRIVE LLC	C3	0.02	\$92,000	\$36,800
12 209504660038	615 COLONIAL PARK DR 103	615 COLONIAL PARK DRIVE LLC	C3	0.02	\$92,000	\$36,800
12 209504660053	615 COLONIAL PARK DR 105	615 COLONIAL PARK DRIVE LLC	C3	0.02	\$92,000	\$36,800
12 209504660012	615 COLONIAL PARK DR 101	615 COLONIAL PARK DRIVE LLC	C3	0.02	\$92,000	\$36,800
12 323008840101	8240 HOLCOMB BRIDGE RD	HATCH PEARL E G	R3	1	\$279,700	\$111,880
12 323008840176	8250 HOLCOMB BRIDGE RD	HATCH PEARL E G	R3	1	\$317,400	\$126,960
12 323008840168	0 HOLCOMB BRIDGE RD	HATCH PEARL E G	V5	10.719	\$99,125	\$39,650



## Appendix D: Overview of Tax Allocation Districts

Tax allocation districts are Georgia's version of tax increment financing. Tax increment financing is a redevelopment funding mechanism that reinvests the future taxes from real estate development back into a project as an incentive to attract new private investment into an area. As described by the Council of Development Finance Agencies. ([www.cdfa.net](http://www.cdfa.net)), TIF was created and first used in California in 1952. Hundreds of TIF districts have helped spur urban redevelopment in cities across the country. Today, 49 states and the District of Columbia use some form of tax increment financing.

In 1985, the Georgia General Assembly authorized formation of Georgia's form of tax increment financing called Tax Allocation Districts (TADs). The purpose of a Georgia Tax Allocation District is similar to tax increment financing in any other state. It uses the increased property taxes generated by new development in a designated Redevelopment Area to finance costs related to the development such as public infrastructure, land acquisition, relocation, demolition, utilities, debt service and planning costs. Other costs it might cover include:

- Sewer expansion and repair
- Storm drainage
- Street construction & expansion
- Water supply
- Park improvements
- Bridge construction and repair
- Curb and sidewalk work
- Grading and earthwork
- Traffic control
- Multi-use paths

Cities and counties throughout Georgia have created TADs to stimulate major new construction and renovation or rehabilitation in underdeveloped or blighted areas. For example, ten TADs have been created in Atlanta, and additional TADs have been created in Marietta, Smyrna, Acworth, Woodstock, Holly Springs, East Point, Clayton County and Roswell. Over 70 Georgia cities and counties have had local referendums authorizing the use of TADs in their communities. A TAD offers local governments the opportunity to promote redevelopment projects in areas that would otherwise not receive investment.

The creation of Roswell TAD #1 will enhance the private development community's interest in investing in major redevelopment projects in Roswell.

A TAD will bring economic benefits to Roswell. Other Georgia Tax Allocation Districts, areas like Atlantic Station (Midtown Atlanta) and Camp Creek Marketplace (East Point), have demonstrated the benefits of TAD, including:

- **A stronger economic base**—Private development that would not have occurred without the TAD designation is attracted by this incentive.
- **The halo effect**—Several Georgia TADs have generated significant new investment in areas surrounding the TAD as well as within the Tax Allocation Districts, further expanding the positive economic impact.



- **No impact on current tax revenues**—Redevelopment is effectively promoted without tapping into existing general governmental revenues or levying special assessments on property owners.
- **Expanded local tax base**—By stimulating economic activity TAD's expand the local Tax Digest, generate additional retail sales, and as a result, additional sales tax revenues.
- **It is self-financing**—TADs are self-financing, since they are funded by the increased tax revenues from new development within the district.
- **High leverage**—Typically TAD funds represent between 5% -15% of project costs, leveraging 7 to 20 times their value in private investment.

In summary, a Tax Allocation District supports the infrastructure necessary to make an underutilized area attractive to private development, at no additional cost to the taxpayer. It does not create a tax increase for the community, nor does it reduce current tax revenues the community currently receives.

Tax allocation districts are authorized in Georgia under the Redevelopment Powers Law, O.C.G.A. Title 36, Chapter 44. In 2009, the Redevelopment Powers Law was amended again, with the following definition of a "Redevelopment Area":

*'Redevelopment Area' means an urbanized area as determined by current data from the US Bureau of the Census or an area presently served by sewer that qualifies as a 'blighted or distressed area, a 'deteriorating area,' or an 'area with inadequate infrastructure' as follows:*

**(C) A 'blighted or distressed area' is an area that is experiencing one of more conditions of blight as evidenced by:**

- (i) *The presence of structures, buildings, or improvements that by reason of dilapidation; deterioration; age; obsolescence; inadequate provision for ventilation, light, air, sanitation, or open space; overcrowding; conditions which endanger life or property by fire or other causes; or any combination of such factors, are conducive to ill health, transmission of disease, infant mortality, high unemployment, juvenile delinquency, or crime and are detrimental to the public health, safety, morals, or welfare;*
- (ii) *The presence of a predominant number of substandard, vacant, deteriorated, or deteriorating structures, the predominance of a defective or inadequate street layout, or transportation facilities; or faulty lot layout in relation to size, accessibility, or usefulness;*
- (iii) *Evidence of pervasive poverty, defined as being greater than 10 percent of the population in the area as determined by current data from the U.S. Bureau of the Census, and an unemployment rate that is 10 percent higher than the state average;*
- (iv) *Adverse effects of airport or transportation related noise or environmental contamination or degradation or other adverse environmental factors that the political subdivision has determined to be impairing the redevelopment of the area; or*
- (v) *The existence of conditions through any combination of the foregoing that substantially impair the sound growth of the community and retard the provision of housing accommodations or employment opportunities;*

**(D) A 'deteriorating area' is an area that is experiencing physical or economic decline or stagnation as evidenced by two or more of the following:**

- (vii) *The presence of a substantial number of structures or buildings that are 40 years old or older and have no historic significance;*
- (viii) *High commercial or residential vacancies compared to the political subdivision as a whole;*



- (ix) The predominance of structures or buildings of relatively low value compared to the value of structures or buildings in the surrounding vicinity or significantly slower growth in the property Tax Digest than is occurring in the political subdivision as a whole*
- (x) Declining or stagnant rents or sales prices compared to the political subdivision as a whole*
- (xi) In areas where housing exists at present or is determined by the political subdivision to be appropriate after redevelopment, there exists a shortage of safe, decent housing that is not substandard and that is affordable for persons of low and moderate income;*
- (xii) Deteriorating or inadequate utility, transportation, or transit infrastructure; and*

**(E) An 'area with inadequate infrastructure' means an area characterized by:**

- (i) deteriorating or inadequate parking, roadways, bridges, pedestrian access, or public transportation or transit facilities incapable of handling the volume of traffic into or through the area, either at present or following redevelopment; or*
- (ii) Deteriorating or inadequate utility infrastructure either at present or following redevelopment.*