

Forsyth County, GA

Summary

Parcel Number 259 214
Location Address 7445 GENTRY WAY
 CUMMING GA 30041
Legal Description 14-1 540 LT 9 GENTRY MEAD OWS
Property Class R3 - Residential Lots
Neighborhood 02577
Tax District 0
Zoning R2R
Acres 0.5
Homestead N
Exemptions

[View Map](#)

Owner

RUSSELL DUSTIN L
 6905 KEW GARDENS WAY
 CUMMING GA 30040

Assessment Information

	2024	2023	2022
LUC	0100	0100	0100
Class	R3	R3	R3
+ Land Value	\$115,000	\$100,000	\$80,000
+ Building Value	\$657,850	\$624,170	\$519,390
= Total Value	\$772,850	\$724,170	\$599,390
Assessed Value	\$309,140	\$289,668	\$239,756

Tax Commissioner

[Tax Commissioner Link](#)

Assessment Notices 2024

2024 Assessment Notice (PDF)

Land

Description	Land Type	Land Code	Square Feet	Acres	Price
SINGLE FAMILY RESIDENTIAL	U	100	21,780	0.5000	\$115,000

Total Acres:
 0.5000
Total Land-Value:
 \$115,000

Residential Improvement Information

Card 1
 Stories 1
 Exterior Wall MASONITE
 Style Single Family Residence
 Year Built 2008
 Res Sq Ft 2758
 Basement
 Finished Bsmt Sqft 0
 Full Bath/Half Bath 4/0
 Bedrooms 3
 Attic
 Additional Fixtures 0

Heating System HEAT PUMP
 Heat CENTRAL AIR
 Total Fixtures 12
 Masonry Fireplaces 1
 Heating Fuel Type ELECTRIC
 Pre Fab Fireplace 0
 Miscellaneous Feature
 Miscellaneous Feature 2
 Grade Factor C+
 Cost/Design Factor 0%
 CDU GD

Additions

Card 1

Line	Lower	First	Second	Third	Area	Value
0					2758	0
1		FGD - GARAGE,FIN.WITH DOOR			575	39,959
2		FOP - PORCH,OPEN,FIN.			90	4,415
3		FOP - PORCH,OPEN,FIN.			468	22,739
4		FOP - PORCH,OPEN,FIN.			132	6,402
5		FUT - UTILITY,FIN.			382	29,252
6	UBM - BASEMENT,UNFIN.				2758	76,606

Accessory Information

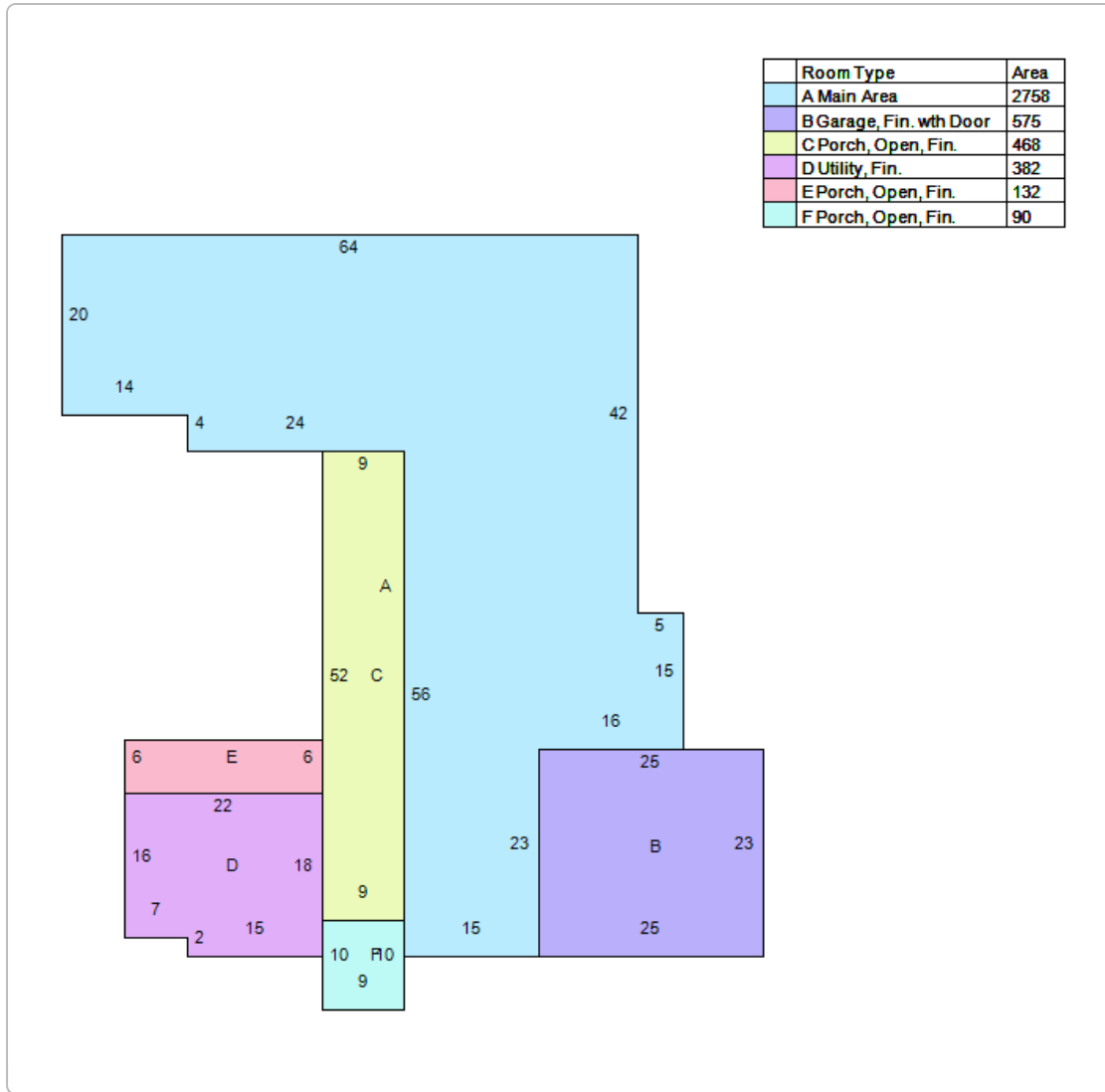
Card 1

Description	Year Built	Area	Grade	Value
CON PAVING	2008	1,600	C -AVERAGE	\$11,320
POOL/GUNIT	2008	448	B -GOOD	\$36,490
SPA/TUB	2008	1	B -GOOD	\$10,440

Sales Information

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Qualification	Sales Validity	Grantee	Grantor	Recording
8/4/2017	\$427,000	LW	8286	0134	Qualified		RUSSELL DUSTIN L	URRUTIA NORM	8286 0134
11/26/2007	\$74,000	WD	4976	656	Qualified		URRUTIA NORM	RUSSELL ALAN F	4976 656
10/1/2005	\$0	QC	04031	0146	Unqualified	UNKNOWN			04031 0146
7/1/2004	\$40,000	WD	03428	0399	Qualified				03428 0399
6/1/1998	\$28,500	WD	01326	0385	Qualified				01326 0385

Sketches



No data available for the following modules: Online Appeal, Commercial Improvement Information, Interior/Exterior Information, Other Features, Photos.

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