

Property Information		Request Information		Update Information
File#:	111111111	Requested Date:	01/02/2025	Update Requested:
Owner:	RUSSELL DUSTIN L	Branch:		Requested By:
Address 1:	7445 GENTRY WAY	Date Completed:	01/02/2025	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	CUMMING, GA 30041	# of Parcel(s):	1	

### Notes

**CODE VIOLATIONS** Per Forsyth County Department of Zoning there are No Code Violation cases on this property.

Collector: Forsyth County  
 Address: 110 E Main St #100, Cumming, GA 30040  
 Business# 770-781-2114

**PERMITS** Per Forsyth County Department of Building there are Multiple Open & Expired Permits on this property.

Collector: Forsyth County  
 Address: 110 E Main St #100, Cumming, GA 30040  
 Business# 770-781-2114

Comments: Per Forsyth County Department of Building there are Multiple Open & Expired Permits on this property. Please refer to the attached documents for more information.

**SPECIAL ASSESSMENTS** Per Forsyth County Tax Collector there are No Special Assessments/Lien on the property.

Collector: Forsyth County  
 Address: 1092 Tribble Gap Rd, Cumming, GA 30040  
 Business# 770-781-2110

**DEMOLITION** NO

**UTILITIES**

**WATER**  
 Account #:NA  
 Payment Status: NA  
 Status: Pvt & Liable  
 Amount: NA  
 Good Thru: NA  
 Account Active: NA  
 Collector: Forsyth County Water Department  
 Payable Address: 110 E Main St # 150, Cumming, GA 30040  
 Business # 770-781-2160

**SEWER**  
 THE HOUSE IS ON A COMMUNITY SEWER. ALL HOUSES GO TO A SHARED SEPTIC SYSTEM.

**GARBAGE**  
 GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

# 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

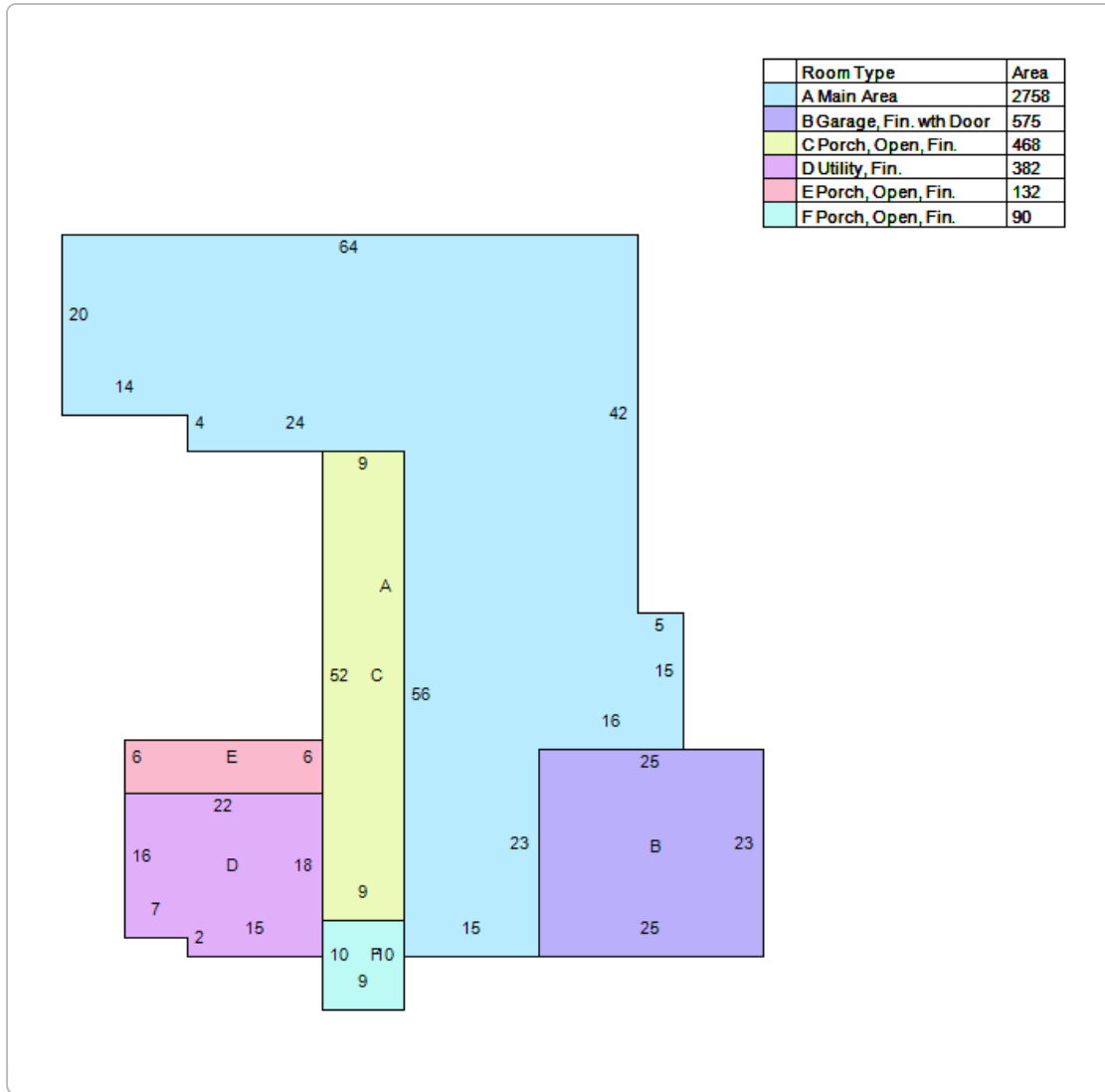
Card 1

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.

The Tax Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is updated periodically and may or may not represent changes either in ownership or physical characteristics from the last certified tax roll. All other data is subject to change.  
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Exact Phrase

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**Permit Number** 20080105 **Applied Date** 01/09/2008  
**Type Building (Residential)** - Single Family Detached **Issued Date** 01/10/2008  
**Project Name** **Expiration Date** 01/10/2009  
**Status** Expired **Finalized Date** 09/26/2008  
**Main Parcel** 259 214  
**Address** 7445 GENTRY WAY CUMMING, GA 30041  
**Description** SINGLE FAMILY RESIDENCE \*\* mtjones - 01/09/08 3:52:27 PM \*\* CO PICKED UP  
 BY TRIEN \*\* 09/26/08 CMWIGGINS - 09/26/08 3:53:45 PM

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**Permit Number** 20081699 **Applied Date** 04/02/2008  
**Type Building (Residential)** - Swimming Pool or Spa **Issued Date** 04/14/2008  
**Project Name** **Expiration Date** 04/14/2009  
**Status** Expired **Finalized Date** 04/14/2009  
**Main Parcel** 259 214  
**Address** 7445 GENTRY WAY CUMMING GA, GA 30041  
**Description** RESIDENTIAL POOL\*\*GUNNITE\*\* aldockery - 04/02/08 11:52:11 AM