



FOR SALE

2860 Lassiter Road - Marietta, GA

.51 acres-Zoned LRO

\$495,000



- Rare offering of zoned office property in East Cobb
- Located just off of Johnson Ferry Road
- Pope School District
- Near intersection of Shallowford Road
- 30,000 VPD

FOR MORE INFORMATION

Jeffrey L. Pittman

Piedmont Real Estate Group, Inc.

770-592-6104

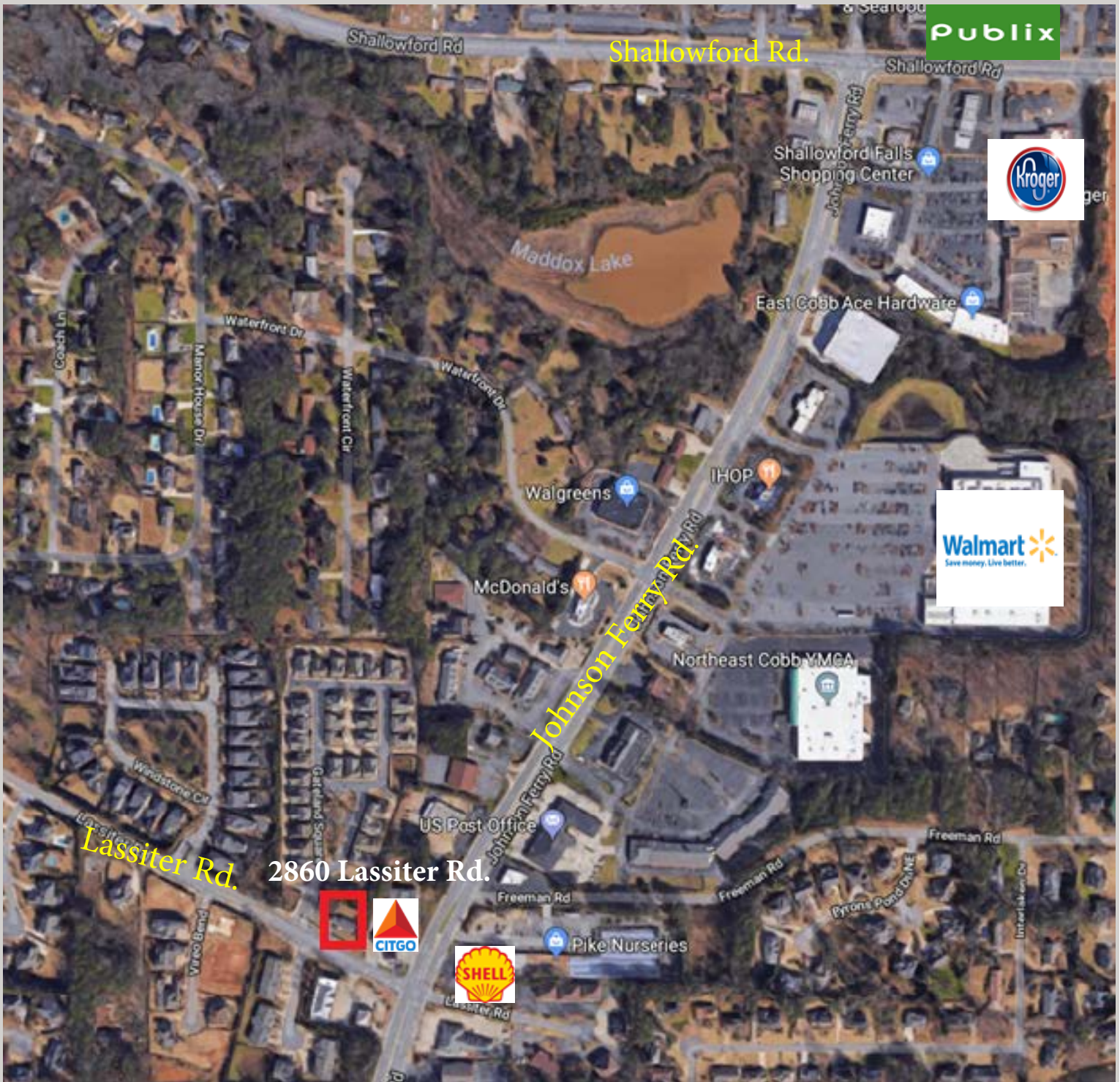
678-463-2948 c

jeff.pittman@piedmontcap.com

PIEDMONT REAL ESTATE GROUP

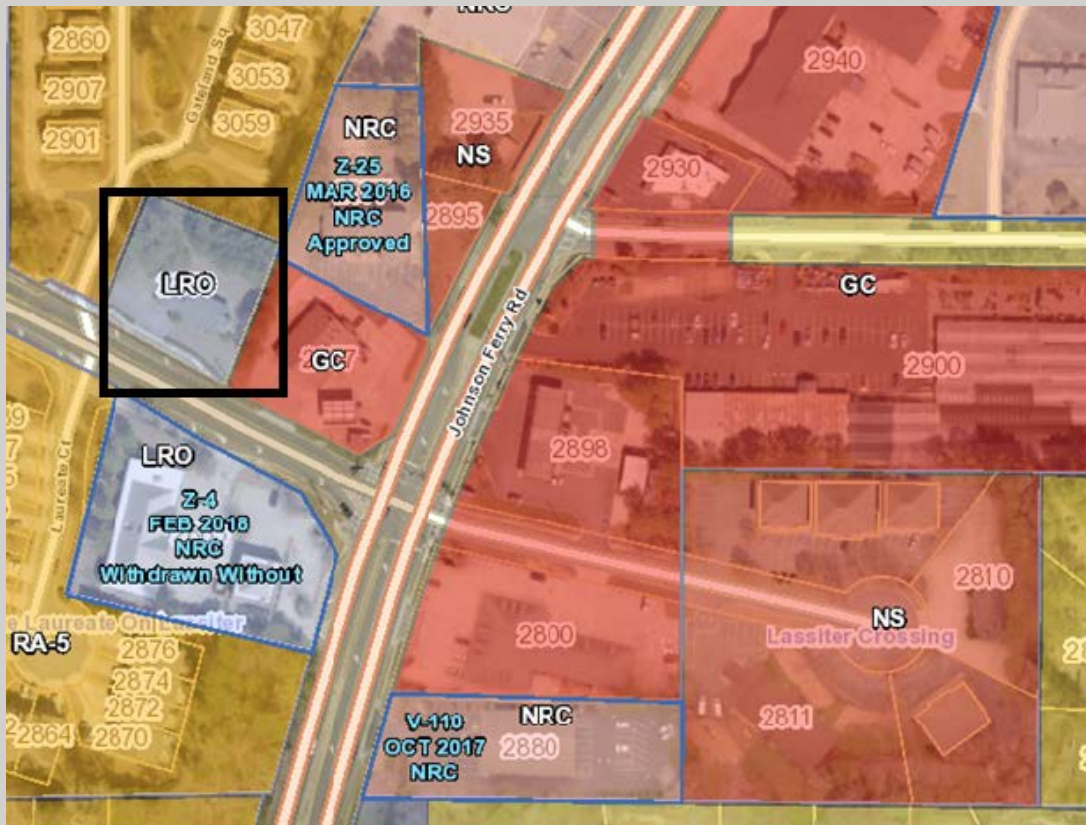
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Aerial Map



Located in high density, high demographics. Easy access to Roswell, Marietta, and Sandy Plains. All utilities available subject to independent verification. Structure available for renovation or occupancy.

Zoning



Zoned Low Rise Office District: Zoning Ordinance 708.22

A. Purpose and Intent: The LRO district is intended to provide suitable areas for small scale professional offices and other

non-retail oriented commercial uses such as offices and day care centers. This district provides a step down from more intense uses and is ideally located between residential zonings and more intense uses.

B. Permitted Uses.

1. Banks and financial institutions, including those with drive-in services and automatic tellers.
2. Cultural facilities.
3. Day care centers and nursery schools, provided:
 - a) Such use must obtain certification from the Georgia Department of Human Resources
 - b) Any outdoor play area shall be enclosed by a fence not less than 4 feet in height and located in the rear yard area of the principal building with a self-closing, self-latching gate.
4. Health service clinics.
5. Offices, professional and general office. Maximum gross floor area of 15,000 square feet.
6. Personal care facilities, provided:
 - a) Such use must obtain all necessary local and state licenses.
 - b) The maximum number of beds permitted shall not exceed one per 200 gross square feet.
7. Other uses which are substantially similar in character and impact to those uses enumerated above. Such uses must clearly meet the purpose and intent of this zoning district.



COBB COUNTY TAX BILL 2017

CARLA JACKSON
TAX COMMISSIONER

Pay online at www.cobbtax.org or 1-866-729-2622
See the back of this bill for more payment information

CHELLY MCDUFFIE
CHIEF DEPUTY

Phone: 770-528-8600
Fax: 770-528-8679



**HAMMETT LASSITER INVESTORS
LLC**

2860 LASSITER RD

Scan to pay online!

PAYMENT DUE DATE: October 15, 2017

Payment must be **U.S. Postmarked** by the due date. Metered or kiosk postmarks are not accepted as proof of timely mailing.

Parcel ID	Fair Market Value	Assessed Value	Acreage	Tax District	Homestead Exemption
16053800010	169,700	67,880	0.49	9 - Unincorporated Cobb	NONE

Taxing Authority	Assessed Value	-	Exemption	=	Net Assessment	x	Millage Rate	=	Taxes Due
STATE	67,880	-	0	=	67,880	x	0	=	\$0.00

The Governor and General Assembly passed a tax relief, lowering your state property taxes each year until they are eliminated.

SCHOOL	67,880	-	0	=	67,880	x	0.0189	=	\$1,282.93
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Levied by the Cobb County Board of Education representing approximately **65.74%** of your taxes due.

COUNTY

Levied by the Board of Commissioners representing approximately **34.26%** of your taxes due.

County General	67,880	-	0	=	67,880	x	0.00676	=	\$458.87
County Bond	67,880	-	0	=	67,880	x	0.00013	=	\$8.82
County Fire	67,880	-	0	=	67,880	x	0.00296	=	\$200.92

Tax Year	Parcel ID	Due Date	Appeal Amount	Total Taxes Due
2017	16053800010	10/15/2017	Pay: N/A	or \$1,951.54

Payment must be **U.S. Postmarked** by the due date. Metered or kiosk postmarks are not accepted as proof of timely mailing.

Tax Year	Parcel ID	Due Date	Appeal Amount	Total Taxes Due	Amount Enclosed
2017	16053800010	10/15/2017 Pay:	N/A	or \$1,951.54	

Late fees apply after
October 15, 2017

IS YOUR INFORMATION UP TO DATE?

2017 COBB COUNTY TAX BILL

My mailing address has changed.

I want to remove homestead exemptions.

HAMMETT LASSITER INVESTORS LLC

or Current Property Owner
1610 BIG CANOE

JASPER, GA 30143

QR Code for



Internal Use

Date Moved:

New Mailing Address:

Signature :