

INVOICE

Date: 08/13/2026

File No. S HWy 29 1180

Case No.

Prepared for:

Tom Barron, Realtor
1180 S Hwy 219
Newnan, GA 30263

Property Appraised:

1180 S Highway 219
Newnan, GA 30263

Work Performed:

Sketch	\$	150.00
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
Total Amount Due:		\$

Please make checks payable to:

Wood Appraisal Services, LLC
223 Lake Coweta Trail
Newnan, GA 30263

Borrower N/A							
Property Address 1180 S Highway 219							
City	Newnan	County	Coweta	State	GA	Zip Code	30263
Lender/Client	Tom Barron, Realtor			Address	1180 S Hwyioghway 219; Newnan, GA 30263		

Coweta County, GA

Summary

Parcel Number	088 2058 003
Location Address	1180 S HIGHWAY 29
Legal Description	BLDGS/4.94 AC LL 58 2LD
	(Note: Not to be used on legal documents)
Tax District	COUNTY 01 UNINCORPORATED (District 01)
Millage Rate	23.626
Acres	4.94
Homestead Exemption	No (50)
Landlot/District	58 / 2

[View Map](#)

Owner

CORNERSTONE PROPERTIES AND
REAL
ESTATE LLC
131 ROY ROAD
SHARPSBURG, GA 30277

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-85 Exit 41 West	Acres	215,186	0	0	4.94	1

Commercial Improvement Information

Description	Warehouse-Storage-Good
Value	\$247,890
Actual Year Built	1979
Effective Year Built	
Square Feet	6000
Wall Height	12
Wall Frames	
Exterior Wall	
Roof Cover	
Interior Walls	
Floor Construction	
Floor Finish	35%
	65%
Ceiling Finish	
Lighting	
Heating	65%
	35%
Number of Buildings	1

Description	Garage-Service Repair-Good
Value	\$98,910
Actual Year Built	1983
Effective Year Built	
Square Feet	1200
Wall Height	16
Wall Frames	
Exterior Wall	
Roof Cover	
Interior Walls	
Floor Construction	
Floor Finish	

Borrower N/A

Property Address 1180 S Highway 219

City NewnanCountyCowetaState GAZip Code30263

Lender/Client Tom Barron, RealtorAddress 1180 S Hwyioghighway 219; Newnan, GA 30263

Ceiling Finish
Lighting
Heating
Number of Buildings 1

DescriptionGarage-Service Repair-Good
Value\$140,559
Actual Year Built1986
Effective Year Built
Square Feet1800
Wall Height16
Wall Frames
Exterior Wall
Roof Cover
Interior Walls
Floor Construction
Floor Finish
Ceiling Finish
Lighting
Heating
Number of Buildings 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Comm-Fence-Chain Link 6FT	1979	7x500 / 500	1	\$1,000
Comm-Paving-Asphalt	1979	1x0 / 25000	1	\$10,000

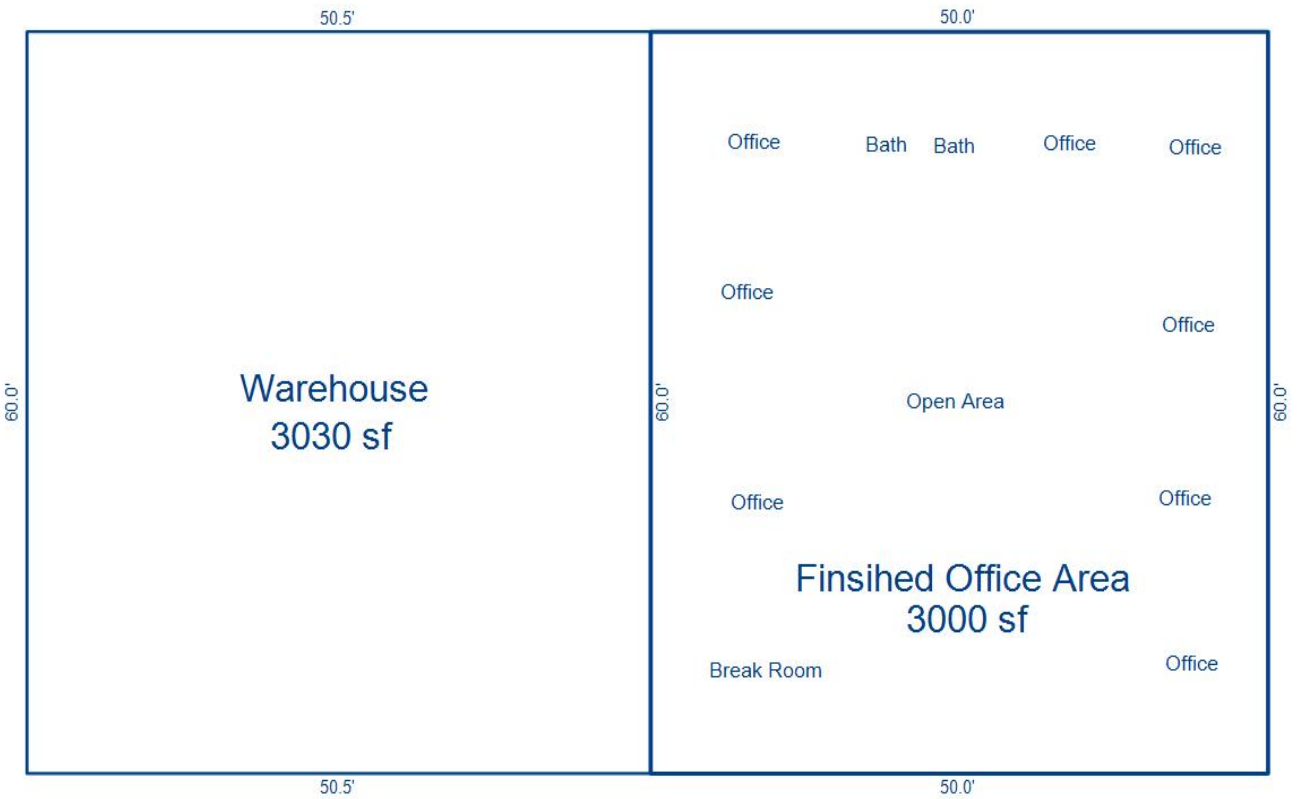
Permits

Permit Date	Permit Number	Type	Description
02/14/2018	18-00010	RENOVATIONS	RENOVATIONS FOR ZONING COMPLIANCE
02/14/2018	18-00011	RENOVATIONS	RENOVATIONS FOR ZONING COMPLIANCE & DUMPSTER ENCLOSURE

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/20/2021	5487 191	86 335	\$950,000	QUALIFIED IMPROVED	JOHNSO LLC	CORNERSTONE PROPERTIES AND REAL
8/29/2016	4423 152	86 335	\$125,000	UNQUALIFIED IMPROVED	SOUTHERN SPIRAL PIPE INCORPORA	JOHNSO LLC
1/19/2016	4320 409	86 335	\$125,000	QUALIFIED IMPROVED	JODACO INC	SOUTHERN SPIRAL PIPE INCORPORATED
10/3/2006	3060 172	86 335	\$399,000	QUALIFIED IMPROVED	CALHOUN HERSCHELL	JODACO INC
8/31/1976	268 737		\$55,000	UNKNOWN STATUS		CALHOUN HERSCHELL

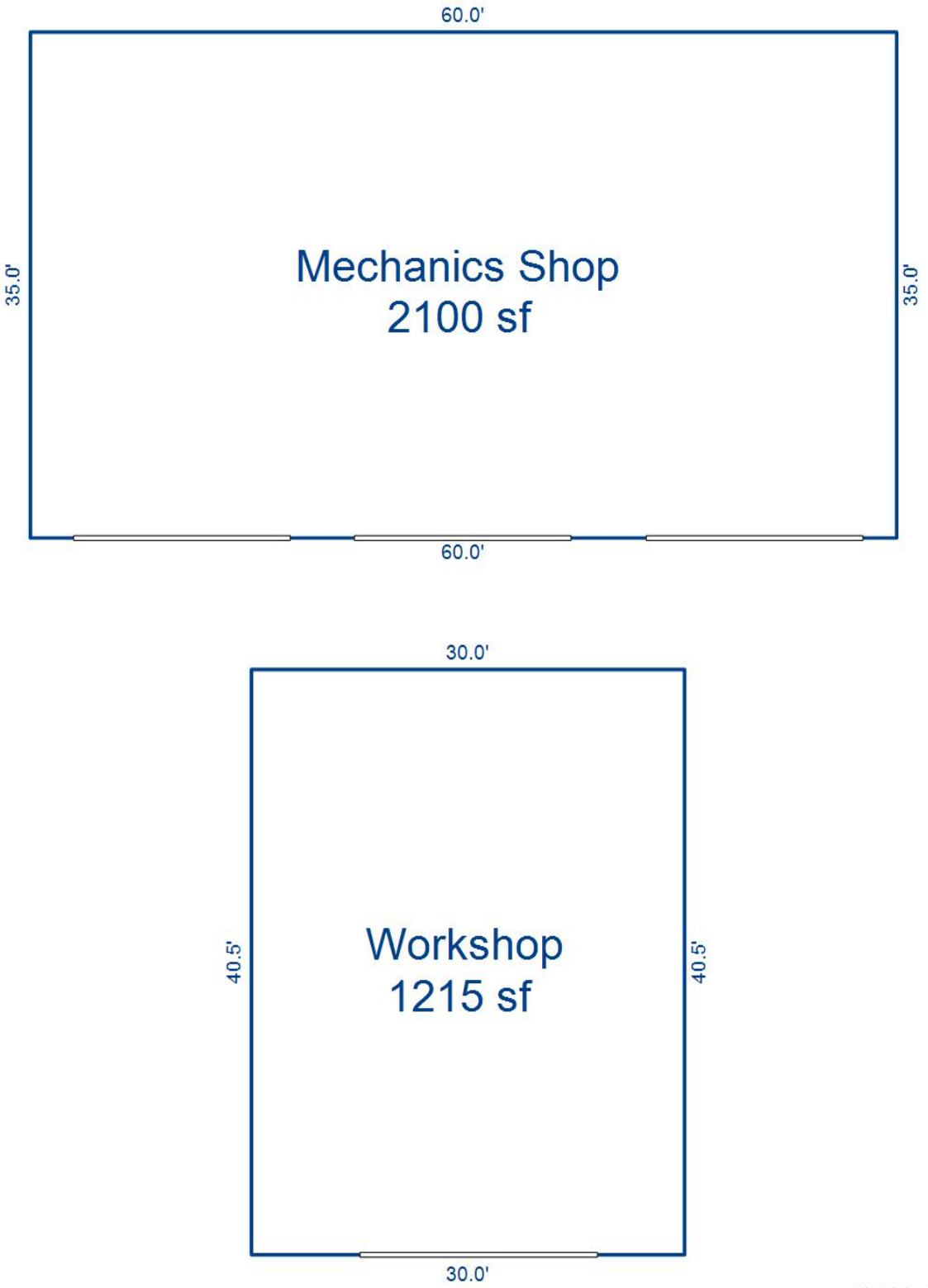
Owner Cornerstone Properties and Real Estate LLC							
Property Address		1180 S Highway 219					
City	Newnan	County	Coweta	State	GA	Zip Code	30263
Client Tom Barron, Realtor		Address 1180 S Hwyioghway 219; Newnan, GA 30263					



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GLA1	Finsihed Office A	1.0	3000.0	220.0	3000.0	Finsihed Office Ar		60.0 x	50.0 =	3000.0
OTH	Warehouse	1.0	3030.0	221.0	3030.0					
Net LIVABLE						1 total items			(rounded)	3,000

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Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
OTH	Mechanics Shop	1.0	2100.0	190.0	3315.0					
	Workshop	1.0	1215.0	141.0						