

Gilmer County, GA

Summary

Parcel Number 3055H 004
Location Address 110 SUNSET CV
Legal Description LT 4 THE HAMMOCK PH 1
 (Note: Not to be used on legal documents)
Class R3-Residential
 (Note: Class code is for digest purposes only. Not to be used as a zoning code)
Zoning R2
 (Note: Contact the P&Z Department for verification)
Tax District County (District 03)
Millage Rate 15.494
Acres 0.75
Neighborhood UL-Sub-Talking Rock-The Hammock (236198)
Homestead Exemption No (S0)
Landlot/District 285 / 11



Owner

[TROTTER FAMILY TRUST](#)
 TROTTER GARYD/MARILYNN A TRUSTEES
 11400 BIG CREEK RD
 ELLIJAY, GA 30536

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	The Hammock	Lot	0	0	0	0.75	1

Residential Improvement Information

Style 1 Family (Detached)
Heated Square Feet 1643 (If applicable, finished attic and finished basement included)
Interior Walls Drywall
Exterior Walls Cement Fiber/Stone
Foundation Slab
Attic Square Feet 0
Basement Square Feet 0
Year Built 2021
Roof Type 310 (Arch shingle)
Flooring Type Simulated Hardwood
Heating Type Central Heat/AC
Number Of Rooms 0
Number Of Bedrooms 0
Number Of Full Bathrooms 2
Number Of Half Bathrooms 0
Value \$375,900
Condition Average
Fireplaces\Appliances Pre-fab 1 sty 1 Box 1
House Address 110 SUNSET

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
HS/Avg	2021	0x0 / 1	0	\$4,000

Permits

Permit Date	Permit Number	Type
03/30/2021	11295	FY RECHECK NC

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/25/2022	2485 77	66 52	\$371,900	Fair Market Value - Improved	ARNOLD BUILDING GROUP LLC	TROTTER FAMILY TRUST
2/2/2021	2340 320	66 52	\$45,000	Fair Market Value - Land	ROLLING BROOKE FARMS LLC	ARNOLD BUILDING GROUP LLC

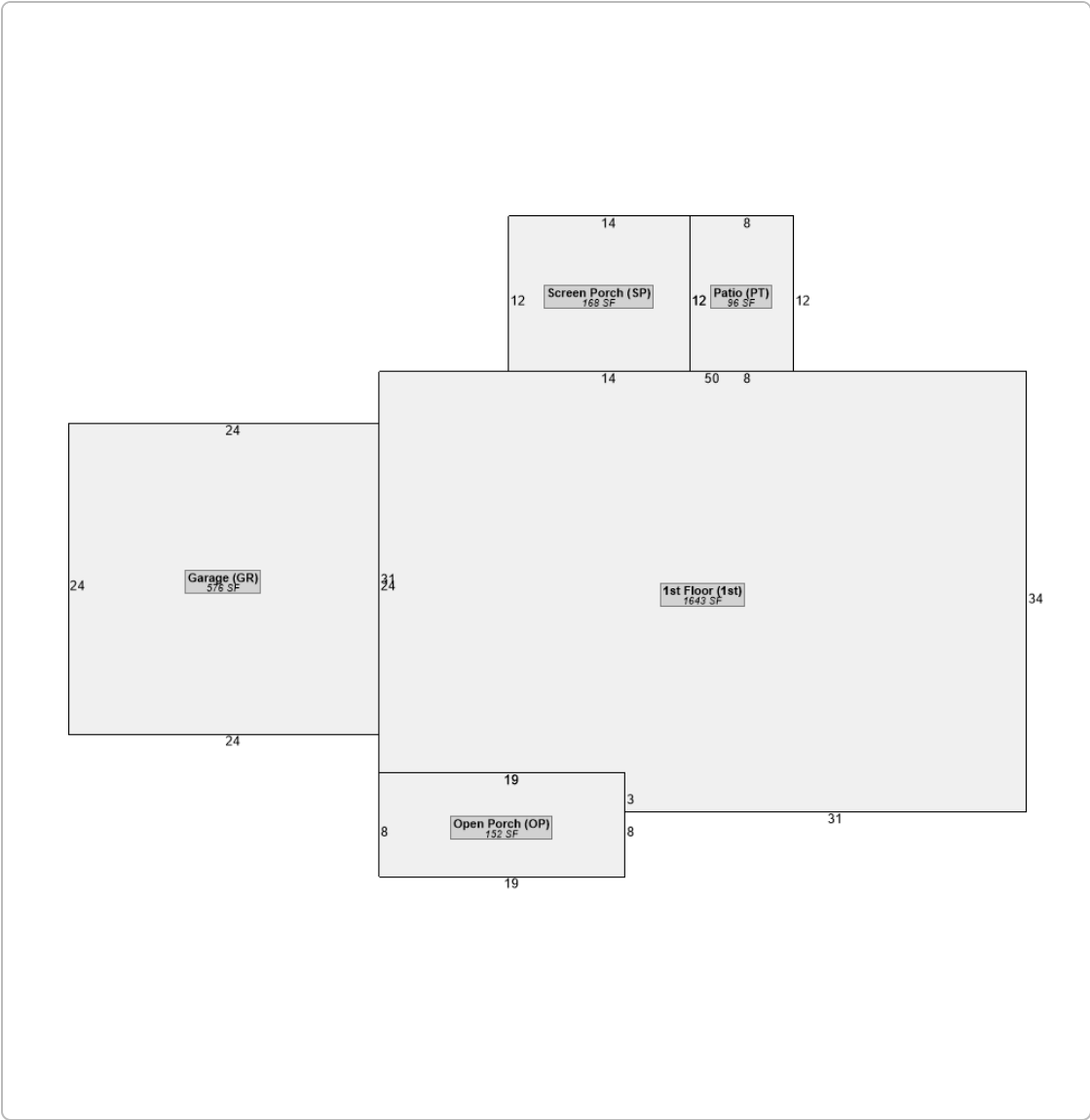
Valuation

	2025 Values are preliminary and subject to change until certified.				
	2025	2024	2023	2022	2021
Previous Value	\$420,400	\$371,900	\$51,700	\$42,000	\$0
Land Value	\$50,000	\$50,000	\$37,779	\$45,000	\$42,000
+ Improvement Value	\$375,900	\$366,400	\$330,763	\$2,700	\$0
+ Accessory Value	\$4,000	\$4,000	\$3,358	\$4,000	\$0
= Current Value	\$429,900	\$420,400	\$371,900	\$51,700	\$42,000

Photos



Sketches



Estimated Tax Detail

USE THE FOLLOWING ESTIMATES AT YOUR OWN DISCRETION.

The amounts below do not represent, nor are they intended to represent, the actual property tax for this parcel.

These amounts represent unofficial property tax estimates based on the current year's property value, applicable exemptions and the 2024 millage/tax rates for your tax district.

Please note: the millage/tax rates used in these estimates are not official, and they have not been approved by the respective levying authorities for taxation for the current year.

Tax Type	Description	Asmt Pct	Cov Exempt	HS Exempt	Millage	Est Tax
2	County M & O	0.4			5.329	\$916.37
3	County Bond	0.4			0.75	\$128.97
4	School M & O	0.4			9.415	\$1,619.00

Total Est Tax
\$2,664.34

No data available for the following modules: Online Appeal, Linked Personal Property, Rural Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, 2024 Prebill Mobile Home Valuation.

The Gilmer County Board of Assessors makes every effort to provide the most accurate information possible. The assessment data is based on the most recent certified tax roll. The information on this website represents current data from a working file that is continuously updated. While the information is believed to be reliable, its accuracy cannot be guaranteed.
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