WHO YA' GONNA' CALL?

Your Guide to Finding the Right Real Estate Answers



You've Got Questions. We've Got... Directions!

Whether you're buying, selling, or simply enjoying your home, there are plenty of questions that Google alone can't answer.

Here's your guide to knowing where to start, who to ask, and when to bring in a professional.

Property Records & Ownership

1. Who owns that property?
Start with your county tax assessor's property records. For deeds and recorded ownership documents, contact the Clerk of Superior Court.
2. Where are my property lines?
Recorded plats can offer useful information, but a licensed land surveyor is the professional to call when you need property boundaries established.
3. Are there easements or deed restrictions?
Check recorded documents through the Clerk of Superior Court. An HOA or community association may have additional rules. For legal interpretation, consult a real estate attorney.
4. How much are the property taxes?
Your county tax assessor handles valuations and assessments; the tax commissioner handles billing and collection. Remember that current taxes may not reflect what a new owner will pay.

What Can I Do With My Property?

5. Can I have chickens, goats, or a backyard beehive?
Start with local zoning ordinances, then check recorded covenants and HOA rules. What's permitted in one neighborhood may be prohibited in another.
6. Can I build a fence, pool, workshop, or guesthouse?
Contact the appropriate planning, zoning, and building departments. Check subdivision restrictions, too.
7. Can I run a business from my home?
Local zoning and business licensing offices are good starting points. Your HOA or recorded covenants may impose additional restrictions.
8. Can I divide my land or build another home on it?
Contact local planning and zoning officials about subdivision requirements, lot sizes, access, and permitting. Additional professional guidance may be necessary.

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The House & Its Systems

9. Does this property have a septic system?
Start with your county environmental health office for available permit records. A qualified septic professional can evaluate the system itself.
10. What should I know about a private well?
Contact your local environmental health office or appropriate state resources for guidance. Qualified well professionals and certified laboratories can help with testing and evaluation.
11. Is this property in a flood zone?
Start with FEMA's Flood Map Service Center and your local floodplain administrator. A lender or insurance professional can help explain coverage requirements.
12. What is that strange structure, opening, or equipment on the property?
Ask your home inspector or an appropriate specialist. Don't enter or disturb unknown structures or openings without a safety assessment.
Neighborhood & Community
13. Which school will my children attend?
Confirm directly with the local school district. Online listings and third-party maps may not reflect current attendance boundaries.
14. Are there major developments or road projects planned nearby?
Check city and county planning offices, public meeting agendas, comprehensive plans, and transportation department project information.
15. Who provides utilities and internet service?
Contact providers directly to verify service availability at the specific address. Nearby service doesn't always guarantee a connection.

<u>One Last Thing...</u>
Finding information is one thing. Knowing what it means for your particular property is another. Real estate professionals help clients research, ask questions, coordinate with specialists, and understand the information that matters to their decisions.
You can absolutely do the research yourself. But you don't have to do it alone.
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Richardson-Free Realty, Inc.
Property Management

Houston County	
Perry, Warner Robins, Bonaire, Kathleen, Centerville	
Department	Contact
County Government	houstoncountyga.gov
Tax Assessor	478-218-4750
Tax Commissioner	478-542-2110
Planning / Building	478-542-2018
Clerk of Superior Court	478-218-4720 (real estate records)

Macon - Bibb County	
Macon and surrounding areas	
Department	Contact
County Government	maconbibb.us
Tax Assessor	478-200-5550
Tax Commissioner	478-621-6500
Planning / Building	478-241-2554
Clerk of Superior Court	478-621-6527

Peach County	
Perry, Warner Robins, Bonaire, Kathleen, Centerville	
Department	Contact
County Government	peachcounty.gov
Tax Assessor	478-825-5924
Tax Commissioner	478-825-3161
Planning / Building	478-825-2799
Clerk of Superior Court	Confirm direct number

Bleckley County	
Cochran & surrounding areas	
Department	Contact
County Government	bleckley.org · 478-934-3200
Tax Assessor	478-934-3200, option 7
Tax Commissioner	478-934-3200, option 3
Planning / Building	478-934-3200, option 7
Clerk of Superior Court	Contact county office for direct number

Macon County	
Montezuma, Marshallville, Oglethorpe	
Department	Contact
County Government	maconcountyga.gov · 478-472-7021
Tax Assessor	478-472-6560
Tax Commissioner	478-472-7031
Planning / Building	478-472-7023
Clerk of Superior Court	478-472-7661

Statewide Resources	
Resource	What you'll find
Georgia Superior Court Clerks' Cooperative Authority	Recorded deeds, plats, liens and other real estate records. Some searches or documents may require fees.
Georgia Environmental Health	Septic systems, well water and county environmental health contacts.
FEMA Flood Map Service Center	Official flood hazard mapping information.
Georgia Department of Transportation	State transportation plans, projects and road information.

Still Have Questions? Who Ya Gonna Call?

Sometimes knowing where to look is half the battle.
Whether you're researching your first home or your fifth, the agents at Coldwell Banker Free Realty can help you find the right resources and connect with the right professionals.

Because finding answers shouldn't feel like solving a mystery.

Please Note: This guide is provided for general informational purposes only. Contact the appropriate agency to verify current information, requirements, and jurisdiction. For questions requiring legal, surveying, inspection, or other specialized expertise, consult a qualified professional.
Information current as of October 2026.