ASBURY PARK	**Land Desc:** 25X150	**Owners Name:**	U.S. BANK TRUST NA,TRUSTEE% RESICAP	**Land:**	123,600		
Block: 401	**Bldg Desc:** 2SF 1UG	**Street Address:**	3630 PEACHTREE RD NE#1500	**Impr:**	165,900	**Reval Date:**	2019/10/01
Lot: 19	**Addl Lots:**	**City & State:**	ATLANTA, GA **Zip:** 30326	**Total:**	289,500	**Map:**	4
Qual:	**Acreage:** 0.086 **Class:** 2	**Property Location:**	1019 FIRST AVENUE	**Exempt:**		**Seq#:** 212	(#1 of 1)

SALES HISTORY

Grantor	Date	Book/Page	Price	Nu#
GOLDEN, SHAUN, SHERIFF	04/07/17	9231 /9280	1000	12
	01/29/08	8719 /6000	1	10

ASSESSMENT HISTORY

Year	Land	Impr	Total
2017	89800	96600	186400
2018	106100	127100	233200
2019	117700	143400	261100
2020	123600	165900	289500

BUILDING PERMITS/REMARKS

Date	Work Description	Amount	Compl.

LAND CALCULATIONS

Frt	Eff D	Back L	Tri	Dpf	FFF	Dep	Reason	Value
25	150			1.17		1.00		18574
1	LOT(S)			1.00		1.00		105000

Neigh: NW9A
VCS: R19A **Front Ft Value:** 635
Zone: R1 **Acre Value:**
Min Front: 50 **Lot Value:** 105000
Std Depth: 100 **Land Value:** 123,600

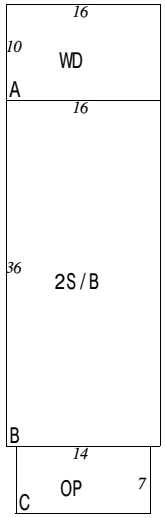
SITE INFORMATION

Road:	PAVED	**Util:**	SEW/WATER
Curbs:	YES	**Gas:**	YES
Sidewalk:	YES	**Elec:**	YES
Loc:		**Topo:**	LEVEL

STAFF CONTROL

Info By:	ESTIMATED	**Date:**	04/07/17
Visits:	2	**Collector:**	17
Old B:	36	**Prtd:**	02/10/20
Old L:	6	**Card:**	M TW

BUILDING SKETCH



A:WD	u36r0cu10r16	160
B:2S/B	u0r0cu36r16	576
C:OP	u0r1cr14d7	98
D:		0
E:		0
F:		0
G:		0
H:		0
I:	M:	
J:	N:	
K:	O:	
L:	P:	

Scale: 20

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BUILDING INFORMATION

Class: 17	**Roof Type:** HIP
Age/Eff Age: 99 / 35 (Y)	**Roof Material:** SHINGLE
Exterior Walls: FRAME	**Room Count:** Total Rooms: 6 Bed Rooms: 3
Style: COLONIAL	**Row/End:** N.A.
Story Height: TWO STORY	**Conversion:**
Exterior Condition: NORMAL	**Number of Units:** 1
Interior Condition: NORMAL	**Heat Source:** GAS
Foundation: CONCRETE BLOCK	**Livable Area:** 1152 SF

DEPRECIATION

Physical:	34 %	**Auto:**	Y
Func Obs:	%	**Over Imp:**	%
Econ Obs:	%	**Under Imp:**	%
		Final Net:	0.66

Baths:	**M:**	**A:** 1	**O:**	
Kitchens:	**M:**	**A:** 1	**O:**	

NOTES

RESIDENTIAL COST APPROACH

Basement	Area	Rate	Const	Q/F	Mult	Value
BASEMENT	576 x	9.600 +	2100	x1.15	x1.00=	8774
Main Bldg						
FIRST STORY	576 x	92.800 +	0	x1.00	x1.00=	53453
UPPER STORY	576 x	41.800 +	8184	x1.00	x1.00=	32261
Heat/AC						
FORCED HOT AIR	1152 x	2.380 +	960	x1.12	x1.00=	4146
Plumbing						
3 FIXTURE BATH	1- 2 x	2595.000 +	0	x1.12	x1.00=	-2906
2 FIXTURE BATH	0- 1 x	1895.000 +	0	x1.12	x1.00=	-2122
Fireplace						
Attic						
Deck/Patio						
OPEN PORCH	98 x	11.080 +	424	x1.15	x1.00=	1736
DECK	160 x	5.310 +	182	x1.15	x1.00=	1186
Garage						
1						0
1						0

Base Cost:	96528	**CCF:** 2.37	**Cost New:**	228771
Net Cond:	0.66		**Bldg Value:**	150989

Detached Items:
DET GARAGE 380 x 15.950 + 3084 x1.13 x0.61 x2.37= 14940

Land: 123,600 **Impr:** 165,900 **Total:** 289,500