Block: 903.07	**Land Desc:** 63X167IRR	**Owners Name:**	US BANK TRUST-TRUSTEE LSF9 %RESICAP	**Land:**	74,500	**Exemption**	**Net Taxable Value**	**Deductions**
Lot: 11	**Bldg Desc:** CHATHAM II	**Street Address:**	3630 PEACHTREE RD NE#1500 **Bank:** 00000	**Impr:**	216,800	**Code:**		**Cd No-Ow**
Qual:	**Addl Lots:**	**City & State:**	ATLANTA, GA **Zip:** 30326	**Total:**	291,300	**Value:** 0	291,300	
Card: M (#1 of 1)	**Acreage:** 0.270 **Class:** 2	**Property Loc:**	10 HUNTINGTON WAY **Zone:** HUCG			**Map:**	MT. LAUREL	

SALES HISTORY

Grantor	Date	Book/Page	Price	Nu#
ALLY BANK	08/22/17	13296/2152	1	18
SHERIFF JEAN E STANFIELD	09/12/16	13244/5837	100	12
	09/12/16	13244/5837	100	12
THOMAS, ANTONIO D & RUTHIE B	04/14/05	6272 /165	325000	

ASSESSMENT HISTORY

Year	Land	Impr	Total
2013	50000	123800	173800
2014	74500	216800	291300

BUILDING PERMITS/REMARKS

Date	Work Description	Amount	Compl.
10/13/06	RENOVATING SUNROOM-NO AA	14480	11/07/06
11/15/99	SPA	7550	05/23/01

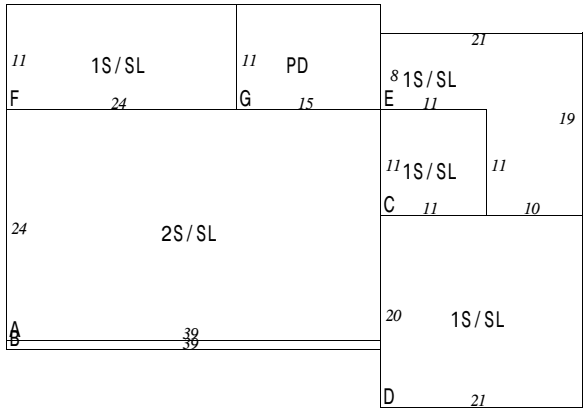
LAND CALCULATIONS

Frt	Rr	SB	T	FF	Avgd	Tabl	EqF	Rate	Site	Cond			Value

Units	Rate	Site	Cond			Value
0.270 AC	50000	61000	100	100	100	74500

Net Adj: 100.00 **SF:** 11,761 **Auto:** Y **Land Value:** 74,500

CHATHAM II W/T ADDITION AND 2 CAR CONVERTED GARAGE,
NEWER VINYL WINDOWS OLDER ROOF NEWER SIDING, OPT PART



A:2S/SL	cd24r39	936
B:2NDOH	d24cd1r39	39
C:1S/SL	r39cd11r11	121
D:1S/SL	d11r39cd20r21	420
E:1S/SL	u8r39cd8r11d11r10u19l21	278
F:1S/SL	u11cd11r24	264
G:PD	u11r24cd11r15	165
H:		0
I:	M:	
J:	N:	
K:	O:	
L:	P:	

Scale: 20

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SITE INFORMATION

Road: PAVED		**Utilities:**	
		Sewer:	YES
Curbs:	YES	**Water:**	YES
Sidewalk:	YES	**Gas:**	YES
Measured:	PD	**Topo:** LEVEL	
Inspected:		**Neigh:**	HUCG
		VCS:	HUCG

BUILDING INFORMATION

Type and Use: ONE FAMILY	**Class/Quality:** 17
Story Height: TWO STORY	**Condition:** AVERAGE
Style: COLONIAL	**Year Built/EffA:** 1979 / 20 (N)
Exterior Finish: VINYL SIDING BRICK	**Windows:**
Roof Type: GABLE	**Livable Area:** 2994 SF
Roof Material: ASPHALT SHINGLE	**Interior Cond:** AVERAGE
Foundation: CONCRETE SLAB	**Interior Wall:** SHEETROCK/DRYWA

Baths: M: A: 3 O:
Kitchens: M: A: 1 O:

ROOM COUNT

	B	1	2	3/A	Tot
Living Rm		1			1
Dining Rm		1			1
Kitchen		1			1
Dinette					
5 Fixt Bath					
4 Fixt Bath					
3 Fixt Bath			2		2
2 Fixt Bath		1			1
Bed Room			4		4
Fam Room		1			1
Den/Other					

Old B: 8
Old L: 04/08/19

RESIDENTIAL COST APPROACH

Basement

Main Bldg

FIRST STORY	2019 x	59.220	+26620	x1.00	x1.00	=	146185
UPPER STORY	975 x	41.670	+ 8360	x1.00	x1.00	=	48988
BRICK SF	100 x	11.430	+ 30	x1.15	x1.00	=	1349
SLAB	2019 x	-1.730	+ 0	x1.14	x1.00	=	-3982

Heat/AC

FORCED HOT AIR	2994 x	2.820	+ 0	x1.15	x1.00	=	9710
AC ADDED TO HOT	2994 x	1.790	+ 0	x1.12	x1.00	=	6002

Plumbing

3 FIXTURE BATH	2- 2 x	2595.000	+ 0	x1.12	x1.00	=	0
2 FIXTURE BATH	1- 1 x	1895.000	+ 0	x1.12	x1.00	=	0
SINGLE FIXTURE	1 x	910.000	+ 0	x1.12	x1.00	=	1019

Fireplace

FIREPLACE 2STY	1 x	2500.000	+ 0	x1.00	x1.00	=	2500

Attic

Deck/Patio/Garage/Misc

PATIO	165 x	5.310	+ 182	x1.15	x1.00	=	1217

Base Cost: 212988 **CCF:** 125 **CLA:** 100 **Cost New:** 266235
Phys Depr: 20.00(Y) **Func Depr:** **Net Depr:** 80.00
Loc Depr: **Mkt+:** **Mkt-:** **Bldg Value:** 212988

Detached Items:

VINYL POOL	512 x	25.000	+ 0	x1.20	x0.20	x1.25	= 3840

Land: 74,500 **Impr:** 216,800 **Total:** 291,300