FREEHOLD TWP	**Land Desc:** 42X113	**Owners Name:**	U.S. BANK TRUST NA, TRUSTEE	**Land:**	100,000		
Block: 42.09	**Bldg Desc:** ARIA	**Street Address:**	3630 PEACHTREE RD NE 1500	**Impr:**	214,100	**Reval Date:**	2018/10/01
Lot: 4	**Addl Lots:**	**City & State:**	ATLANTA, GA **Zip:** 30326	**Total:**	314,100	**Map:**	1707
Qual: S08	**Acreage:** 0.112 **Class:** 2	**Property Location:**	15 BROWNING CT	**Exempt:**		**Seq#:**	3117 (#1 of 1)

SALES HISTORY

Grantor	Date	Book/Page	Price	Nu#
GOLDEN, SHAUN, SHERIFF	12/07/18	9330 /9427	1000	12
	06/24/05	8479 /3799	320000	
MAURO, DAVID W	01/28/99	5793 /564	145000	
	08/26/92	05164/00798	146000	

ASSESSMENT HISTORY

Year	Land	Impr	Total
2016	135000	159900	294900
2017	120000	163000	283000
2018	100000	202900	302900
2019	100000	214100	314100

BUILDING PERMITS/REMARKS

Date	Work Description	Amount	Compl.
05/01/90	NEW HOUSE	64930	08/20/92

LAND CALCULATIONS

Frt	Eff D	Back L	Tri	Dpf	FFF	Dep	Reason	Value
1791	UN	@ 0.00	+	100000		100%		100000

Neigh: POET
VCS: POET **Front Ft Value:**
Zone: PUD **Acre Value:** 0
Min Front: **Lot Value:**
Std Depth: **Land Value:** 100,000

SITE INFORMATION

Road:	PAVED	**Util:**	SEW/WATER
Curbs:	YES	**Gas:**	YES
Sidewalk:	NO	**Elec:**	YES
Loc:		**Topo:**	LEVEL

STAFF CONTROL

Info By:	OWNER	**Date:**	04/27/17
Visits:	2	**Collector:**	15
Old B:		**Prtd:**	07/18/19
Old L:		**Card:**	M TW

BUILDING INFORMATION

Class: 29	**Roof Type:** GABLE
Age/Eff Age: 25 / 20 (Y)	**Roof Material:** SHINGLE
Exterior Walls: ALUM/VINYL	**Room Count:** Total Rooms:7 Bed Rooms: 2
Style: DUPLEX	**Row/End:** N.A.
Story Height: TWO STORY	**Conversion:**
Exterior Condition: NORMAL	**Number of Units:** 1
Interior Condition: NORMAL	**Heat Source:** GAS
Foundation: CONCRETE SLAB	**Livable Area:** 1791 SF

DEPRECIATION

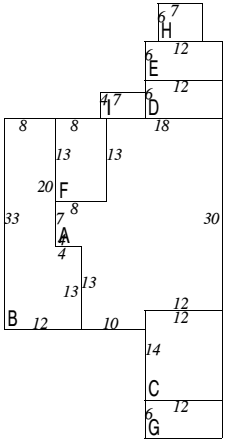
Physical:	21 %	**Auto:**	Y
Func Obs:	%	**Over Imp:**	%
Econ Obs:	%	**Under Imp:**	%
		Final Net:	0.79

Baths: M:0 A: 3 O:
Kitchens: M: A: 1 O:

NOTES

[2000 CWT]
ARIA
REVIEWED 2018 MLS

BUILDING SKETCH



A:2S/SL	u30r8u7r8u13r18d30l12d3l10u13l4		666
B:PATIO	u17r0u33r8d20r4d13l12		316
C:2S/SL/BIG	u6r22cu14r12		168
D:1.5S/SL	u50r22cu6r12		72
E:1S/SL	u56r22cu6r12		72
F:1S/SL	u37r8cu13r8		104
G:AG	u0r22cu6r12		72
H:PATIO	u62r24cu6r7		42
I:EP	u50r15cu4r7	M:	
J:		N:	
K:		O:	
L:		P:	

Scale: 30

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RESIDENTIAL COST APPROACH

Basement	Area	Rate	Const	Q/F	Mult	Value
Main Bldg						
FIRST STORY	1082 x	68.480	+15480	x1.00	x1.00=	89575
UPPER STORY	834 x	48.410	+ 5688	x1.00	x1.00=	46062
HALF STORY	72 x	42.900	+ 0	x1.00	x1.00=	3089
CONC. SLAB	1082 x	-1.110	+-1104	x1.14	x1.00=	-2628
BUILT-IN GARAGE	168 x	-14.550	+-1500	x1.14	x1.00=	-4497
Heat/AC						
FORCED HOT AIR	1791 x	2.400	+ 960	x1.12	x1.00=	5889
AC (COMB DUCTS)	1791 x	0.890	+ 2160	x1.12	x1.00=	4204
Plumbing						
3 FIXTURE BATH	2- 1 x	2595.000	+ 0	x1.12	x1.00=	2906
2 FIXTURE BATH	1- 1 x	1895.000	+ 0	x1.12	x1.00=	0
Fireplace						
PRE-FAB FIREPLACE	1 x	3505.000	+ 0	x1.15	x1.00=	4031
Attic						
SMALL DORMER	1 x	1935.000	+ 0	x1.15	x1.00=	2225
Deck/Patio						
ENCLOSED PORCH	28 x	27.150	+ 1080	x1.15	x1.00=	2116
PATIO	358 x	5.203	+ 203	x1.15	x1.00=	2376
Garage						
ATTACHED GARAGE	72 x	26.990	+ 0	x1.13	x1.00=	2196

Base Cost: 157544 **CCF:** 1.72 **Cost New:** 270976
Net Cond: 0.79 **Bldg Value:** 214071

Detached Items:

Land: 100,000 **Impr:** 214,100 **Total:** 314,100