ENGLEWOOD	Land Desc: 46 X 100	Owners Name:	US BANK TRUST NA TRSTE	Land:	125,000		
Block: 2223	Bldg Desc: 1S-B-AG	Street Address:	3630 PEACHTREE RD NE 1500	Impr:	115,200	Reval Date:	2010/10/01
Lot: 7	Addl Lots:	City & State:	ATLANTA, GA Zip: 30326	Total:	240,200	Map:	1FAM
Qual:	Acreage: 0.106 Class: 2	Property Location:	287 TIETJEN AVE	Exempt:		Seq#:	4764 (#1 of 1)

SALES HISTORY

Grantor	Date	Book/Page	Price	Nu#
CURETON, ANTHONY BC SHERIFF	01/15/19	3202 /1147	100	12

ASSESSMENT HISTORY

Year	Land	Impr	Total
2019	125000	115200	240200
2020	125000	115200	240200

BUILDING PERMITS/REMARKS

Date	Work Description	Amount	Compl.

LAND CALCULATIONS

Frt	Eff D	Back L	Tri	Dpf	FFF	Dep	Reason	Value
45	100			1.00		1.00		45000
1 LOT(S)				1.00		1.00		80000

Neigh:
VCS: FS07 Front Ft Value: 1000
Zone: R-E Acre Value:
Min Front: 65 Lot Value: 80000
Std Depth: 100 Land Value: 125,000

SITE INFORMATION

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

STAFF CONTROL

Info By:	ESTIMATED	Date:	10/01/05
Visits:	4	Collector:	40
Old B:		Prtd:	08/07/20
Old L:		Card:	M LR

BUILDING INFORMATION

Class: 16	Roof Type: GABLE
Age/Eff Age: 57 / 35 (Y)	Roof Material: SHINGLE
Exterior Walls: ALUM/VINYL BRICK	Room Count: Total Rooms:7 Bed Rooms: 4
Style: CAPE COD	Row/End: N.A.
Story Height: 1.5 STORY	Conversion:
Exterior Condition: NORMAL	Number of Units: 1
Interior Condition: NORMAL	Heat Source: GAS
Foundation: CONCRETE BLOCK	Livable Area: 1497 SF

DEPRECIATION

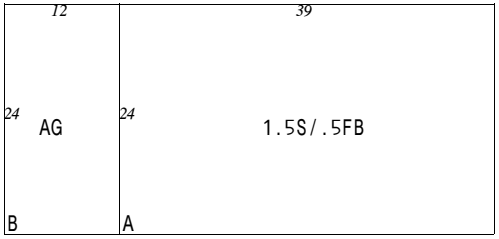
Physical:	39 %	Auto:	Y
Func Obs:	%	Over Imp:	%
Econ Obs:	%	Under Imp:	%
		Final Net:	0.61

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

NOTES

OWNER IN NURSING HOME
OBTAINED INFORMATION FROM NEIGHBORS

BUILDING SKETCH



A:	1.5S/.5FB w39 l24	936
B:	AG al w12 l24	288
C:		0
D:		0
E:		0
F:		0
G:		0
H:		0
I:	M:	
J:	N:	
K:	O:	
L:	P:	

Scale: 20

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RESIDENTIAL COST APPROACH

Basement	Area	Rate	Const	Q/F	Mult	Value
BASEMENT	936 x	9.520 +	2160	x1.00	x1.00=	11071
BASEMENT FINISH	468 x	13.450 +	1220	x1.00	x1.00=	7515
Main Bldg						
FIRST STORY	936 x	49.390 +	22230	x1.00	x1.00=	68459
HALF STORY	936 x	20.420 +	3249	x1.00	x1.00=	22362
BRICK SF	1078 x	10.390 +	0	x1.00	x1.00=	11200
Heat/AC						
FORCED HOT AIR	1497 x	2.460 +	864	x1.00	x1.00=	4547
Plumbing						
3 FIXTURE BATH	2- 2 x	2595.000 +	0	x1.00	x1.00=	0
2 FIXTURE BATH	1- 1 x	1895.000 +	0	x1.00	x1.00=	0
Fireplace						
Attic						
SMALL DORMER	1 x	1935.000 +	0	x1.00	x1.00=	1935
LARGE DORMER	1 x	3075.000 +	0	x1.00	x1.00=	3075
Deck/Patio						
Garage						
ATTACHED GARAGE	288 x	15.170 +	2364	x1.00	x1.00=	6733

Base Cost: 136897 CCF: 1.38 Cost New: 188918
Net Cond: 0.61 Bldg Value: 115240

Detached Items:

Land: 125,000 Impr: 115,200 Total: 240,200