ENGLEWOOD	**Land Desc:** 50X145	**Owners Name:**	US BK TRUST NA TRSTE		**Land:** 138,000		
Block: 2015	**Bldg Desc:** 2SFRDWG1CG	**Street Address:**	3630 PEACHTREE RD NE 1500		**Impr:** 68,500	**Reval Date:** 2010/10/01	
Lot: 2	**Addl Lots:**	**City & State:**	ATLANTA, GA	**Zip:** 30326	**Total:** 206,500	**Map:** 1FAM	
Qual:	**Acreage:** 0.166 **Class:** 2	**Property Location:**	322 W ENGLEWOOD AVE		**Exempt:**	**Seq#:** 3933	(#1 of 1)

SALES HISTORY

Grantor	Date	Book/Page	Price	Nu#
CURETON, ANTHONY BC SHERIFF	04/12/19	3260 /787	100	12
	10/27/93	7653 /84	1	2

ASSESSMENT HISTORY

Year	Land	Impr	Total
2019	138000	68500	206500
2020	138000	68500	206500

BUILDING PERMITS/REMARKS

Date	Work Description	Amount	Compl.

LAND CALCULATIONS

Frt	Eff D	Back L	Tri	Dpf	FFF	Dep	Reason	Value
50	145			1.16		1.00		58000
1	LOT(S)			1.00		1.00		80000

Neigh:
VCS: FS08 **Front Ft Value:** 1000
Zone: R-E **Acre Value:**
Min Front: 65 **Lot Value:** 80000
Std Depth: 100 **Land Value:** 138,000

SITE INFORMATION

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

STAFF CONTROL

Info By:	ESTIMATED	**Date:**	10/09/05
Visits:	4	**Collector:**	47
Old B:		**Prtd:**	08/07/20
Old L:		**Card:**	M LR

BUILDING INFORMATION

Class: 16	**Roof Type:** GABLE
Age/Eff Age: 87 / 35 (Y)	**Roof Material:** SHINGLE
Exterior Walls: FRAME	**Room Count:** Total Rooms: 6 Bed Rooms: 3
Style: OLD STYLE	**Row/End:** N.A.
Story Height: TWO STORY	**Conversion:**
Exterior Condition: FAIR	**Number of Units:** 1
Interior Condition: FAIR	**Heat Source:** OIL
Foundation: CONCRETE BLOCK	**Livable Area:** 936 SF

DEPRECIATION

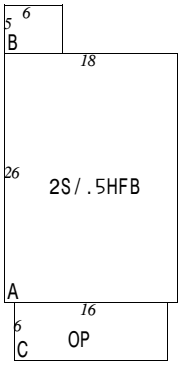
Physical:	41 %	**Auto:**	Y
Func Obs:	%	**Over Imp:**	%
Econ Obs:	%	**Under Imp:**	%
		Final Net:	0.59

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

NOTES

WET BASEMENT

BUILDING SKETCH



A: 2S/.5HFB	w18 l26	468
B: EP	aa w6 l5	30
C: OP	ab+1 w16 l6	96
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	468 x	9.560 +	2120	x1.00	x1.00=	6594
BASEMENT FINISH	234 x	13.440 +	1218	x1.00	x1.00=	4363
Main Bldg						
FIRST STORY	468 x	86.580 +	0	x1.00	x1.00=	40519
UPPER STORY	468 x	34.700 +	6840	x1.00	x1.00=	23080
Heat/AC						
FORCED HOT AIR	936 x	2.380 +	960	x1.00	x1.00=	3188
Plumbing						
3 FIXTURE BATH	1- 2 x	2595.000 +	0	x1.00	x1.00=	-2595
2 FIXTURE BATH	0- 1 x	1895.000 +	0	x1.00	x1.00=	-1895
Fireplace						
Attic						
Deck/Patio						
ENCLOSED PORCH	30 x	27.150 +	1080	x1.00	x1.00=	1895
OPEN PORCH	96 x	11.080 +	424	x1.00	x1.00=	1488
Garage						

Base Cost:	76637	**CCF:** 1.38	**Cost New:**	105759
Net Cond:	0.59		**Bldg Value:**	62398

Detached Items:
DET GAR-FRM 264 x 15.910 + 3096 x1.00 x0.61 x1.38= 6142

Land: 138,000 **Impr:** 68,500 **Total:** 206,500