

Block: 10602	Land Desc: .168 AC	Owners Name: US BANK TRUST NA C/O RESICAP	Land: 71,400	Exemption	Net Taxable Value	Deductions
Lot: 28	Bldg Desc:	Street Address: 3630 PEACHTREE RD NE 1500	Bank: 00000	Impr: 101,800	Code:	Cd No-Ow
Qual:	Addl Lots:	City & State: ATLANTA, GA	Zip: 30326	Total: 173,200	Value: 0	173,200
Card: M (#1 of 1)	Acreage: 0.168	Class: 2	Property Loc: 493 OTTERHOLE RD.	Zone:	Map:	WEST MILFORD

SALES HISTORY										ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS							
Grantor					Date	Book/Page	Price	Nu#	Year	Land	Impr	Total	Date	Work Description		Amount	Compl.				
RICHARD BERDNIK SHERIFF					12/27/16	3000 / 116	100	12	2011	38300	80000	118300	05/14/96	ELEC		100	06/05/96				
					12/27/16	3000 / 116	100	12	2012	71400	101800	173200									
MT. GLEN LAKES ASSOC					05/08/11	2069 / 105	0														
WALKER, HARTMAN, JOHNSON, BUGEL, E					06/05/97	W150 / 314	136500														
LAND CALCULATIONS										SITE INFORMATION				RESIDENTIAL COST APPROACH							
Frt	Rr	SB	T	FF	Avgd	Tabl	EqF	Rate	Site	Cond	Value	Road:		Utilities:		Basement					
												PAVED		Sewer: NONE							
												Curbs: NO		Water: NONE							
												Sidewalk: NO		Gas: YES							
TRAFFIC 95					Units		Rate	Site	Cond	Value	Measured: CA		Topo: LEVEL		Main Bldg						
USE/ UNDERIMP 85					0.168 AC		20000	85000	100	100 100	88360	Info:				FIRST STORY 1026 x 49.180 +22440 x1.00 x1.00= 72899					
												Inspected: Y		Neigh: 10		UPPER STORY 884 x 34.910 + 6732 x1.00 x1.00= 37592					
												080911		VCS: A010		SLAB 1026 x -1.110 +-1104 x1.00 x1.00= -2243					
Net Adj: 80.75					SF: 7,325		Auto: Y	Land Value: 71,350										UNFIN STY 58 x -11.100 + 0 x1.00 x1.00= -644			
												BUILDING INFORMATION									
												Type and Use:		Class/Quality:		Heat/AC					
												ONE FAMILY		16		HW BASEBOARD 1852 x 3.250 + 1200 x1.00 x1.00= 7219					
												Story Height:		Condition:		Plumbing					
														FAIR		3 FIXTURE BATH 2- 2 x2595.000 + 0 x1.00 x1.00= 0					
												Style:		Year Built/EffA:		2 FIXTURE BATH 0- 1 x1895.000 + 0 x1.00 x1.00= -1895					
												COLONIAL		1950 / 61 (Y)							
												Exterior Finish:		Info By:							
												ALUM/VINYL									
												Roof Type:		Livable Area:		Fireplace					
												GABLE		1852 SF		Attic					
												Roof Material:		Interior Cond:							
												ASPHALT SHINGLE		AVERAGE							
												Foundation:		Interior Wall:		Deck/Patio/Garage/Misc					
												CONC/CIND BLK		SR/PL							
												Baths: M:		A: 1 O: 1							
												Kitchens: M:		A: 1 O:							
												ROOM COUNT									
													B	1	2	3/A	Tot				
												Living Rm		1			1	Base Cost: 112928			
												Dining Rm		1			1	Phys Depr: 40.26 (Y) CCF: 140 CLA:100			
												Kitchen		1			1	Cost New: 158099			
												Dinette						Func Depr: 59.74			
												5 Fixt Bath						Loc Depr: 94448			
												4 Fixt Bath						Mkt+: Mkt-:			
												3 Fixt Bath		1	1		2	Detached Items:			
												2 Fixt Bath						DETACHED GA 280 x 15.910 + 3096 x1.00 x0.70 x1.40= 7400			
												Bed Room			4		4	RB 0			
												Fam Room									
												Den/Other									
												Old B: 486.D 7					Land: 71,400				
												Old L: 37 08/12/20					Impr: 101,800				
																	Total: 173,200				

A: 2S/SLAB u0 r0;u34 r26
 B: 1S/SLAB 24
 C: 1S/SLAB 60
 D: UA/1S/SLAB u34 r26;r4 e2 s2 d8 l6 u10
 E:
 F:
 G:
 H:
 I:
 J:
 K:
 L:

884
 24
 60
 58
 0
 0
 0
 0

M:
 N:
 O:
 P:

Scale: 20