

|                          |                            |                                                  |                                      |                       |                          |                   |
|--------------------------|----------------------------|--------------------------------------------------|--------------------------------------|-----------------------|--------------------------|-------------------|
| <b>Block:</b> 1604       | <b>Land Desc:</b> 70X146   | <b>Owners Name:</b> US BANK AS TR LSF9 % RESICAP | <b>Land:</b> 65,700                  | <b>Exemption</b>      | <b>Net Taxable Value</b> | <b>Deductions</b> |
| <b>Lot:</b> 7            | <b>Bldg Desc:</b> 1.5SF3UG | <b>Street Address:</b> 3630 PEACHTREE NE STE1500 | <b>Bank:</b> 00660                   | <b>Impr:</b> 123,100  | <b>Code:</b>             | <b>Cd No-Ow</b>   |
| <b>Qual:</b>             | <b>Addl Lots:</b>          | <b>City &amp; State:</b> ATLANTA, GA             | <b>Zip:</b> 30326                    | <b>Total:</b> 188,800 | <b>Value:</b> 0          | 188,800           |
| <b>Card:</b> M (#1 of 1) | <b>Acreage:</b> 0.235      | <b>Class:</b> 2                                  | <b>Property Loc:</b> 300 MELROSE AVE | <b>Zone:</b> R3A      | <b>Map:</b>              | CINNAMINSON TWP   |

| SALES HISTORY                  |          |            |        |     |      |        |        |        |       | ASSESSMENT HISTORY   |                  |                  |                  | BUILDING PERMITS/REMARKS  |                                           |                            |                   |
|--------------------------------|----------|------------|--------|-----|------|--------|--------|--------|-------|----------------------|------------------|------------------|------------------|---------------------------|-------------------------------------------|----------------------------|-------------------|
| Grantor                        | Date     | Book/Page  | Price  | Nu# | Year | Land   | Impr   | Total  |       | Date                 | Work Description | Amount           | Compl.           |                           |                                           |                            |                   |
| SNYDER, ALLEN L & B R & BARTON | 04/24/18 | 13334/7608 | 100    | 12  | 2013 | 105400 | 135800 | 241200 |       | 03/15/10             | DEMO DET GAR     | 4000             | 00/00/00         |                           |                                           |                            |                   |
|                                | 12/10/04 | 6241 /874  | 204900 |     | 2014 | 65700  | 123100 | 188800 |       |                      |                  |                  |                  |                           |                                           |                            |                   |
|                                |          |            |        |     |      |        |        |        |       |                      |                  |                  |                  |                           |                                           |                            |                   |
|                                |          |            |        |     |      |        |        |        |       |                      |                  |                  |                  |                           |                                           |                            |                   |
| LAND CALCULATIONS              |          |            |        |     |      |        |        |        |       | SITE INFORMATION     |                  |                  |                  | RESIDENTIAL COST APPROACH |                                           |                            |                   |
| Frnt                           | Rr       | SB         | T      | FF  | Avgd | Tabl   | EqF    | Rate   | Site  | Cond                 | Value            | Road:            | Utilities:       | Basement                  |                                           |                            |                   |
|                                |          |            |        | 60  | 148  | 0.99   |        | 250    | 50000 | 100                  | 64850            | PAVED            | Sewer: YES       | BASEMENT                  | 672 x                                     | 9.530 + 2142 x1.15 x1.00=  | 9828              |
|                                |          |            |        | 5   | 148  | 0.99   |        | 125    |       | 100                  | 619              | Curbs: YES       | Water: YES       | Main Bldg                 |                                           |                            |                   |
|                                |          |            |        | 2   | 146  | 0.99   |        | 125    |       | 100                  | 648              | Sidewalk: YES    | Gas: YES         | FIRST STORY               | 936 x                                     | 59.210 +26847 x1.00 x1.00= | 82268             |
|                                |          |            |        |     |      |        |        |        |       |                      |                  | Measured:        | Topo:            | UPPER STORY               | 672 x                                     | 42.070 + 8008 x1.00 x1.00= | 36279             |
|                                |          |            |        |     |      |        |        |        |       |                      |                  | Inspected:       | Neigh: R3A       |                           |                                           |                            |                   |
|                                |          |            |        |     |      |        |        |        |       |                      |                  |                  | VCS: R3A         |                           |                                           |                            |                   |
| Net Adj: 100.00                |          |            |        |     |      |        |        |        |       | BUILDING INFORMATION |                  |                  |                  | Heat/AC                   |                                           |                            |                   |
|                                |          |            |        |     |      |        |        |        |       |                      |                  | Type and Use:    | Class/Quality:   | FORCED HOT AIR            | 1608 x                                    | 2.400 + 960 x1.15 x1.00=   | 5542              |
|                                |          |            |        |     |      |        |        |        |       |                      |                  | ONE FAMILY       | 17               |                           |                                           |                            |                   |
|                                |          |            |        |     |      |        |        |        |       |                      |                  | Story Height:    | Condition:       | Plumbing                  |                                           |                            |                   |
|                                |          |            |        |     |      |        |        |        |       |                      |                  | TWO STORY        | AVERAGE          | 3 FIXTURE BATH            | 2- 1 x2595.000 +                          | 0 x1.12 x1.00=             | 2906              |
|                                |          |            |        |     |      |        |        |        |       |                      |                  | Style:           | Year Built/EffA: |                           |                                           |                            |                   |
|                                |          |            |        |     |      |        |        |        |       |                      |                  | COLONIAL         | 1930 / 33 ( )    |                           |                                           |                            |                   |
|                                |          |            |        |     |      |        |        |        |       |                      |                  | Exterior Finish: | Windows:         | Fireplace                 |                                           |                            |                   |
|                                |          |            |        |     |      |        |        |        |       |                      |                  | WOOD SIDING      |                  |                           |                                           |                            |                   |
|                                |          |            |        |     |      |        |        |        |       |                      |                  | WOOD SHINGLE     |                  | Attic                     |                                           |                            |                   |
|                                |          |            |        |     |      |        |        |        |       |                      |                  | Roof Type:       | Livable Area:    |                           |                                           |                            |                   |
|                                |          |            |        |     |      |        |        |        |       |                      |                  | GABLE            | 1608 SF          |                           |                                           |                            |                   |
|                                |          |            |        |     |      |        |        |        |       |                      |                  | Roof Material:   | Interior Cond:   |                           |                                           |                            |                   |
|                                |          |            |        |     |      |        |        |        |       |                      |                  | ASPHALT SHINGLE  | AVERAGE          |                           |                                           |                            |                   |
|                                |          |            |        |     |      |        |        |        |       |                      |                  | Foundation:      | Interior Wall:   | Deck/Patio/Garage/Misc    |                                           |                            |                   |
|                                |          |            |        |     |      |        |        |        |       |                      |                  | CONCRETE BLOCK   | PLASTER          | ENCLOSED PORCH            | 160 x                                     | 26.990 + 1092 x1.15 x1.00= | 6222              |
|                                |          |            |        |     |      |        |        |        |       |                      |                  | Baths: M:        | A: 2 O:          | PATIO                     | 160 x                                     | 5.310 + 182 x1.15 x1.00=   | 1186              |
|                                |          |            |        |     |      |        |        |        |       |                      |                  | Kitchens: M:     | A: 1 O:          |                           |                                           |                            |                   |
| ROOM COUNT                     |          |            |        |     |      |        |        |        |       |                      |                  |                  |                  |                           |                                           |                            |                   |
|                                |          |            |        |     |      |        |        |        |       | B                    | 1                | 2                | 3/A              | Tot                       |                                           |                            |                   |
| Living Rm                      |          |            |        |     |      |        |        |        |       |                      | 1                |                  |                  | 1                         | Base Cost:                                | 144231                     | CCF: 125 CLA: 100 |
| Dining Rm                      |          |            |        |     |      |        |        |        |       |                      | 1                |                  |                  | 1                         | Phys Depr:                                | 33.00 (Y)                  | Func Depr:        |
| Kitchen                        |          |            |        |     |      |        |        |        |       |                      | 1                |                  | 0                | 1                         | Loc Depr:                                 |                            | Mkt+: Mkt-:       |
| Dinette                        |          |            |        |     |      |        |        |        |       |                      |                  |                  |                  |                           | Cost New: 180289                          |                            |                   |
| 5 Fixt Bath                    |          |            |        |     |      |        |        |        |       |                      |                  |                  |                  |                           | Net Depr: 67.00                           |                            |                   |
| 4 Fixt Bath                    |          |            |        |     |      |        |        |        |       |                      |                  |                  |                  |                           | Bldg Value: 120793                        |                            |                   |
| 3 Fixt Bath                    |          |            |        |     |      |        |        |        |       |                      |                  | 2                |                  | 2                         | Detached Items:                           |                            |                   |
| 2 Fixt Bath                    |          |            |        |     |      |        |        |        |       |                      |                  |                  |                  |                           |                                           |                            |                   |
| Bed Room                       |          |            |        |     |      |        |        |        |       |                      |                  | 3                |                  | 3                         |                                           |                            |                   |
| Fam Room                       |          |            |        |     |      |        |        |        |       |                      | 1                |                  |                  | 1                         |                                           |                            |                   |
| Den/Other                      |          |            |        |     |      |        |        |        |       |                      | 1                |                  |                  | 1                         |                                           |                            |                   |
| Old B:                         |          |            |        |     |      |        |        |        |       |                      |                  |                  |                  |                           | Land: 65,700 Impr: 123,100 Total: 188,800 |                            |                   |
| Old L:                         |          |            |        |     |      |        |        |        |       |                      |                  |                  |                  |                           |                                           |                            |                   |
|                                |          |            |        |     |      |        |        |        |       |                      |                  |                  |                  |                           | 05/18/19                                  |                            |                   |

A: 2S/B  
B: 1S/CR  
C: EP  
D: PD  
E:  
F:  
G:  
H:  
I:  
J:  
K:  
L:

cd28r24  
u11cd11r24  
d28r2cd8r20  
u16r24cd16r10

M:  
N:  
O:  
P:

Scale: 20