

Block: 413	Land Desc: 50X150	Owners Name: US BANK AS TR LSF9 % RESICAP	Land: 40,000	Exemption	Net Taxable Value	Deductions
Lot: 4	Bldg Desc: 1SF	Street Address: 3630 PEACHTREE NE STE1500	Bank: 00660	Impr: 95,900	Code:	Cd No-Ow
Qual:	Addl Lots:	City & State: ATLANTA, GA	Zip: 30326	Total: 135,900	Value: 0	135,900
Card: M (#1 of 1)	Acreage: 0.172	Class: 2	Property Loc: 713 S RANDOLPH AVE	Zone: ER	Map:	CINNAMINSON TWP

SALES HISTORY										ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS							
Grantor					Date	Book/Page	Price	Nu#	Year	Land	Impr	Total	Date	Work Description		Amount	Compl.				
FLEMING, KEITH A					04/02/18	13331/1249	100	12	2013	63000	110000	173000									
					07/29/05	6303 /915	39000		2014	40000	95900	135900									
LAND CALCULATIONS										SITE INFORMATION				RESIDENTIAL COST APPROACH							
Frnt	Rr	SB	T	FF	Avgd	Tabl	EqF	Rate	Site	Cond		Value	Road:		Utilities:		Basement				
				50	150	1.00		200	30000	100		40000	PAVED		Sewer: YES		BASEMENT				
													Curbs: YES		Water: YES		741 x 9.630 + 2072 x1.00 x1.00=				
					Units		Rate	Site	Cond		Value	Sidewalk:		Gas: YES		Main Bldg					
												Measured: UB		Topo: LEVEL		FIRST STORY					
												Inspected:		Neigh: ER		HALF STORY					
												VCS: ER				741 x 20.140 + 3465 x1.00 x1.00=					
Net Adj: 100.00					SF: 7,492		Auto: Y		Land Value: 40,000												
C⁷₁₄ 1⁵ 1S/CR B₁₉ 3⁹ 1.5S/B A₁₉ D⁸ EP₁₉ A: 1.5S/B B: 1S/CR C: 1S/CR D: EP E: F: G: H: I: J: K: L: cd39r19 u15cd15r19 u22r5cd7r14 d39cd8r19 M: N: O: P: Scale: 30										BUILDING INFORMATION				Heat/AC							
										Type and Use:				Class/Quality:				FORCED HOT AIR			
										ONE FAMILY				16				1568 x 2.460 + 864 x1.00 x1.00=			
										Story Height:				Condition:				AC ADDED TO HOT			
										1.5 STORY				GOOD				1568 x 0.950 + 2064 x1.00 x1.00=			
										Style:				Year Built/EffA:				Plumbing			
										CAPE COD				1930 / 33 ()				3 FIXTURE BATH			
										Exterior Finish:				Windows:				1- 1 x2595.000 + 0 x1.00 x1.00=			
										VINYL SIDING								0			
										Roof Type:				Livable Area:				Fireplace			
HIP				1568 SF				Attic													
Roof Material:				Interior Cond:				Deck/Patio/Garage/Misc													
ASPHALT SHINGLE				AVERAGE				ENCLOSED PORCH													
Foundation:				Interior Wall:				152 x 26.990 + 1092 x1.00 x1.00=													
CONCRETE BLOCK				DRYWALL				51940													
Baths: M:				A: O:																	
Kitchens: M:				A: O:																	
ROOM COUNT										Base Cost: 118779				CCF: 125 CLA:100				Cost New: 148474			
										Phys Depr: 32.00 (Y)				Func Depr:				Net Depr: 64.60			
										Loc Depr:				Mkt+: Mkt:-5				Bldg Value: 95914			
										Detached Items:											
										157085 109960 116359				2				0			
										Land: 40,000				Impr: 95,900				Total: 135,900			
										Old B: 7											
										Old L: 05/18/19											

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C ⁷ 14
15 1S/CR
B 19
39 1.5S/B
A 19
D ⁸ EP 19

A: 1.5S/B
B: 1S/CR
C: 1S/CR
D: EP
E:
F:
G:
H:
I:
J:
K:
L:

cd39r19
u15cd15r19
u22r5cd7r14
d39cd8r19

741
285
98
152
0
0
0
0

M:
N:
O:
P:

Scale: 30