

1103 , BLOCK 2267 LOT 6

QUAL.

UPDATED ON 030119

OWNER INFORMATION

PROPERTY INFORMATION

LSF9 MASTER PART. TRUST C/O RESICAP
3630 PEACHTREE RD NE, 1500
ATLANTA GA 30326

PROP LOC: 1613 GENESEE ST
PROPERTY CLASS 2 ACCOUNT#
BLDG DESC 2SF
LAND/ACRE 17X100 / .03
ADDITIONL LOTS

DED AMT #OWN 01
BANK# 660 MORT# SS#

06092-
ZONE MAP 221 USER#1 #2
BULT 1910 UNITS 01 BCLASS 27
VCS CDLN SFLA 01358

SALES INFORMATION

DATE	BOOK	PAGE	PRICE	PCD	NU	4TYPE
CUR: 011718	06356	1228	177280		09	
-1: 092616	06264	00845	1		12	
-2: 020509	05994	00319	128000			

VALUES

LAND 23400
IMPR 70800

TENANT REBATE
BASE YR TAXES FLAG
15 3677.55 N

EXEMPT PROPERTY DATA

EPL CD STAT.
FACILITY DEED# 181750
INIT FILE FUR FILE
ASMT CODE

TAXES
18 TOTAL 3304.54
19 HALF1 1652.27
19 TOTAL 3348.81
20 HALF1 1674.41
SPTAX CDS: F03

NEXT ACCESS: BLK LOT QUAL
EN=CHANGE F1=NO ACTION F3=ASSMT HISTORY F5=RECORD CARD F7=MORE

BLK 2267 LOT 6
BLDG CLS= 27
TYPE+USE= ONE FAMILY
DESIGN = TWIN
STY HGHT= 2 STY W/AT
ROOF TYP= HIP
MATER= ASPH SHNGL
PITCH=
EXT FIN.= ALUMINUM
STUCCO

FOUNDATN= BLK/CONCRT

INT FIN.= DRYWALL

FLR FIN.= MIXED

HEAT SRC= OIL

HEAT SYS= HOTWTR BB 1358

ELECTRIC= ADEQUATE

01 OF 01 VCS CDLN
AIR COND= NONE 1358 EXP ATT= FIN ATTIC 560
PLUMBING= 3FIX BATH 1 DORMERS=
BASEMNT= TOTAL AREA 560
FIREPLCE= NONE FULL ST= GROUND FLR 560
UPPER STYS 574
MISCELL. = HALF ST=

WRITEINS= 0

ROOM COUNT	B	1	2	3
LIV ROOM	0	1	0	0
DIN ROOM	0	1	0	0
BATHROOM	0	0	1	0
BEDROOM	0	0	3	1
KITCHEN	0	1	0	0
REC ROOM	0	0	0	0
DEN/OFF	0	0	0	0
TOTAL	0	3	4	1

-CONDITION-	—YEARS—
INTER GOOD	BUILT 1910
EXTER GOOD	EFFECT 1985
LAYOT GOOD	

-MKT INFLUENCE-	NET
	COND
	69%

2267	6	01 OF 01	VCS= CDLN	1613	GENESEE ST	
FRONT FOOT METHOD		UNIT RATE METHOD		ADJUSTMENTS		
LN	FRNT	AVER	DEP	UNIT	UNIT	NO OF
NO	FOOT	DPTH	FAC	RATE	DESCRPT.	UNITS
1.	17	100	1.00	200		
2.					SITE VALUE	1 20000
3.						
4.						
5.						
6.						

CD	PCT	CD	PCT	CALC.
				VALUE
				3400
				20000

PROP CLASS= 2
 LAND ZONE=
 NEIGHBORHD= TYPICAL
 ROAD= PAVED
 CURBING= YES
 SIDEWALK= YES
 VIEW= TYPICAL

COMMENTS: EXT AVG, FIN ATTIC-P/O/R

TOTAL VALUE	23400
OTHER VALUE	
NET VALUE	23400

INFO BY= EST INT
 INSPECTED
 MEAS. BY JJ 022315
 LIST BY
 PRICE BY
 RVIEW BY
 CALL1 BY JJ 022315
 CALL2 BY
 H86 LAND
 IMPROVE

BLK 2267 LOT 6

CLASS 2 VCS CDLN -FLAGS-
LOC: 1613 GENESEE ST CWS = *
OWNER: LSF9 MASTER PART. TRUST PRC = *

BLDG CLASS 27
MAIN BLDG VALUE 53,727 ==>
ATTACH ITEM VALUE 2,517 ==>
ADD/DEDUCT VALUE 17,076 ==>
BASE REPLACE COST 73,320
COST CONV FACTOR 1.40
REPLACE COST NEW 102,648
NET COND. - TAB 99 .690
MARKET ADJUSTMT 1.00
APPRAISED VALUE 70,827
DETACH ITEM VALUE 0 ==>
TOTAL IMPROVMENT 70,800
TOTAL LAND VALUE 23,400
TOTAL VALUE 94,200

DESCRIPT	UNITS	RATE	CNST	QFAC	COND	VALUE
1ST FLOOR	560	49.15	22465	.70		34992
UPPER FLOO	574	34.88	6743	.70		18735
CONC PATIO	192	5.22	195	.92		1101
OPEN PORCH	112	9.80	441	.92		1416
ALUMINUM	53727	-.02	0	1.00		-1075
BASEMENT	560	10.13	1220	.97		6686
HOTWTR BB	1358	3.20	1280	1.00		5626
FIN ATTIC	560	8.55	1232	.97		5839

LAST UPDATE: 11/18/

DATE= 07/25/19

TIME= 11:26:52

VALUATION: CARD 01 OF 01
MODFOUR COMPUTED OVERRIDE

CLASS	2	2	2
LND	23400	23400	
BLD	70800	70800	
TOT	94200	94200	

1103 BLOCK 2267 LOT 6 QUAL. 1613 GENESEE ST

		ASSESSMENT	HISTORY	DISPLAY
YEAR	CLASS	LAND VAL	IMPR VAL	NET VALUE
2019	2	23,400	70,800	94,200
2018	2	23,400	70,800	94,200
2017	2	23,400	70,800	94,200
2016	2	23,400	70,800	94,200

OWNERSHIP HISTORY DISPLAY

		DEED			SALES			
		DATE	BOOK	PAGE	PRICE	CD	ASSMNT	CLS
CUR:	LSF9 MASTER PART. TRUST C/O RE	011718	06356	01228	177280	09	94200	2
-1:	LSF9 MASTER PART. TRUST C/O RE	092616	06264	00845		1 12	94200	2
-2:	GONZALEZ ANGEL L & VEGA CARMEN	020509	05994	00319	128000		94200	2
-3:	HOBBS KATIE D	011696	03042	00208	73000		70600	2
-4:								
-5:								

EN=RETURN F2=CHANGE SALE HIST