Block: 1001	**Land Desc:** 1AC	**Owners Name:**	US BANK TRUST % RESICAP		**Land:**	77,500	**Exemption**	**Net Taxable Value**	**Deductions**
Lot: 16	**Bldg Desc:** 1 1/2SCB	**Street Address:**	3630 PEACHTREE RD NE 1500	**Bank:** 00000	**Impr:**	71,400	**Code:**		**Cd No-Ow**
Qual:	**Addl Lots:**	**City & State:**	ATLANTA, GA	**Zip:** 30326	**Total:**	148,900	**Value:** 0	148,900	
Card: M (#1 of 1)	**Acreage:** 1.000 **Class:** 2	**Property Loc:**	139 FLYATT ROAD	**Zone:**			**Map:** M10	TABERNACLE	

SALES HISTORY

Grantor	Date	Book/Page	Price	Nu#
SHERIFF JEAN E STANFIELD	03/27/17	13273/5010	100	12
BERGSTROM, THOMAS	05/28/04	6189 /12	185000	

ASSESSMENT HISTORY

Year	Land	Impr	Total
2013	92500	53900	146400
2014	77500	71400	148900

BUILDING PERMITS/REMARKS

Date	Work Description	Amount	Compl.

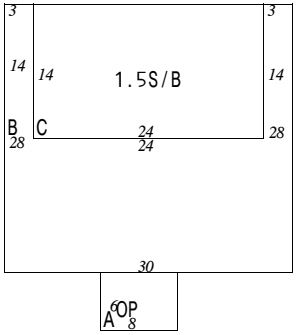
LAND CALCULATIONS

Frt	Rr	SB	T	FF	Avgd	Tabl	EqF	Rate	Site	Cond			Value

Units	Rate	Site	Cond			Value
1.000 AC	2500	75000	100	100	100	77500

Net Adj: 100.00 **SF:** 43,560 **Auto:** Y **Land Value:** 77,500

NEXT TO ABANDONED CHURCH, EXT UPD, GAZEBO-OLDER, RMVBL
FLG STN PD-N/V, HAS LOW REAR 1.5STY DORMER, LC@FD



A:OP	cd6r8	48
B:FA/1S/B	u14l7cu14l3d28r30u28l3d14l24	504
C:1.5S/B	u28l7cd14r24	336
D:		0
E:		0
F:		0
G:		0
H:		0
I:	M:	
J:	N:	
K:	O:	
L:	P:	

Scale: 20

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SITE INFORMATION

Road: PAVED	**Utilities:**
Curbs:	**Sewer:**
Sidewalk:	**Water:**
Measured: JJ	**Gas:**
	Topo: LEVEL
Inspected:	**Neigh:**
	VCS: RGRC

BUILDING INFORMATION

Type and Use: ONE FAMILY	**Class/Quality:** 16
Story Height: 1.5 STORY	**Condition:** GOOD
Style: BUNGALOW	**Year Built/EffA:** 1950 / 38 (N)
Exterior Finish: VINYL SIDING	**Windows:**
Roof Type: GABLE	**Livable Area:** 1008 SF
Roof Material: ASPHALT SHINGLE	**Interior Cond:** AVERAGE
Foundation: CONCRETE BLOCK	**Interior Wall:** SHEETROCK

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

ROOM COUNT

	B	1	2	3/A	Tot
Living Rm		1			1
Dining Rm		1			1
Kitchen		1			1
Dinette					
5 Fixt Bath					
4 Fixt Bath					
3 Fixt Bath		1			1
2 Fixt Bath					
Bed Room		2	1		3
Fam Room					
Den/Other					

Old B: 6
Old L: 04/12/19

RESIDENTIAL COST APPROACH

Basement
BASEMENT 840 x 9.520 + 2160 x1.00 x1.00= 10157

Main Bldg
FIRST STORY 840 x 49.000 +22576 x1.00 x1.00= 63736
HALF STORY 336 x 20.250 + 3360 x1.00 x1.00= 10164

Heat/AC
FORCED HOT AIR 1008 x 2.380 + 960 x1.00 x1.00= 3359
AC ADDED TO HOT 1008 x 0.870 + 2160 x1.00 x1.00= 3037

Plumbing
3 FIXTURE BATH 1- 2 x2595.000 + 0 x1.00 x1.00= -2595
2 FIXTURE BATH 0- 1 x1895.000 + 0 x1.00 x1.00= -1895

Fireplace

Attic
FIN ATTIC 504 x 8.310 + 1380 x1.00 x1.00= 5568

Deck/Patio/Garage/Misc
OPEN PORCH 48 x 10.920 + 437 x1.00 x1.00= 961

Base Cost: 92492 **CCF:** 122 **CLA:** 100 **Cost New:** 112840
Phys Depr: 38.00(Y) **Func Depr:** **Net Depr:** 62.00
Loc Depr: **Mkt+:** **Mkt-:** **Bldg Value:** 69961

Detached Items:
SHED 1STY 220 x 12.000 + 0 x1.00 x0.25 x1.22= 805
GAZEBO 112 x 10.680 + 441 x1.00 x0.30 x1.22= 599

Land: 77,500 **Impr:** 71,400 **Total:** 148,900