| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Block:** 4009 | **Land Desc:** .160 | **Owners Name:** | US BANK TRUST NA TR LSF9%RESICAP | **Land:** | 67,400 | **Exemption** | **Net Taxable Value** |
| **Lot:** 12 | **Bldg Desc:** 2SFG | **Street Address:** | 3630 PEACHTREE RD.NE#1500 **Bank:** 00000 | **Impr:** | 93,500 | **Code:** | |
| **Qual:** | **Addl Lots:** | **City & State:** | ATLANTA, GA **Zip:** 30326 | **Total:** | 160,900 | **Value:** 0 | 160,900 |
| **Card:** M (#1 of 1) | **Acreage:** 0.000 **Class:** 2 | **Property Loc:** | 168 BROAD ST **Zone:** R5 | | | **Map:** 40 | SUMMIT |

## SALES HISTORY

| Grantor | Date | Book/Page | Price | Nu# |
|---|---|---|---|---|
| UNION COUNTY SHERIFF | 08/15/17 | 6223 /732 | 1000 | 12 |
| SADIQ, MOHAMMAD & FARZANA PARV | 06/06/02 | 5281 /238 | 83025 | 26 |

## ASSESSMENT HISTORY

| Year | Land | Impr | Total |
|---|---|---|---|
| 2019 | 67400 | 93500 | 160900 |
| 2020 | 67400 | 93500 | 160900 |

## BUILDING PERMITS/REMARKS

| Date | Work Description | Amount | Compl. |
|---|---|---|---|
| 05/19/20 | KITCHEN/BATHS RENOV | 10000 | 00/00/00 |

## LAND CALCULATIONS

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

| Units | Rate | Site | Cond | | | Value |
|---|---|---|---|---|---|---|
| | | | | | | |
| | | | | | | |
| | | | | | | |

**Net Adj:** 100.00 **SF:** 0 **Auto:** Y **Land Value:** 67,387

## SITE INFORMATION

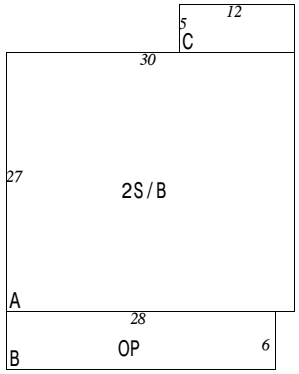
**Info By:** ESTIMATED
**Utilities:**
**Road:**
**Curbs:** YES
**Sidewalk:**
**Measured:**
**Neigh Type/View:** /
**Listed:** 19
**Neigh:** AC51
37
**VCS:** AC51

## BUILDING INFORMATION

**Type and Use:** MULTFAM 2
**Class/Quality:** 17
**Story Height:** 2 STORY
**Livable Area:** 1740 SF
**Style:** COLONIAL
**Year Built/Eff Yr:** 1923 /
**Exterior Finish:** ASBESTOS
**Interior Finish:**
**Roof Type:** HIP
**Layout:**
**Roof Material:** ASPH SHNGL
**Int/Ext Cond:** GOOD /AVG.
**Foundation:** BLK/CONCRT
**Electric:**
**Att Gar:**
**Misc:**
**Heat Source:** OTHER
**Floor Finish**

## BUILDING SKETCH

MOD KIT. a 1




| | | |
|---|---|---|
| A:2S/B | c u27 r30 | 810 |
| B:OP | c r28 d6 | 168 |
| C:2S/SL | u27 r18 c u5 r12 | 60 |
| D: | | 0 |
| E: | | 0 |
| F: | | 0 |
| G: | | 0 |
| H: | | 0 |
| I: | M: | |
| J: | N: | |
| K: | O: | |
| L: | P: | |

Scale: 20

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## ROOM COUNT

| | B | 1 | 2 | 3/A | Tot |
|---|---|---|---|---|---|
| Living Rm | | 1 | 1 | | 2 |
| Dining Rm | | | | | |
| Kitchen | | 1 | 1 | | 2 |
| Bathroom | | 1 | 1 | | 2 |
| Bed Room | | 2 | 2 | | 4 |
| Rec Room | | | | | |
| Den/Off | | | | | |

**Old B:** 22 6
**Old L:** 34 08/25/20

## RESIDENTIAL COST APPROACH

**Basement**
BASEMENT 810 x 3.150 + 700 x1.15 x1.00= 3739

**Main Bldg**
1ST FLOOR 870 x 17.740 + 8120 x1.14 x1.00= 26851
UPPER FLOOR 870 x 12.540 + 2520 x1.14 x1.00= 15310
CONC. SLAB 60 x -0.380 + -350 x1.14 x1.00= -425

**Heat/AC**
RADIATORS 1740 x 1.250 + 500 x1.12 x1.00= 2996

**Plumbing**
3FIX BATH 2- 2 x 855.000 + 0 x1.12 x1.00= 0

**Fireplace**

**Attic**

**Deck/Patio/Garage/Misc**
OPEN PORCH 168 x 3.560 + 147 x1.15 x1.00= 857
3FIXT BATH 0

| | | | | | |
|---|---|---|---|---|---|
| **Base Cost:** | 49328 | **CCF:** 250 **CLA:** 100 | | **Cost New:** | 123320 |
| **Phys Depr:** | 27.54(N) | **Func Depr:** | | **Net Depr:** | 72.46 |
| **Eco Depr:** | | **Mkt+:** | **Mkt-:** | **Bldg Value:** | 89356 |

**Detached Items/Notes:**
DET. GAR. 360 x 5.300 + 1000 x1.00 x0.57 x2.50= 4144

**Land:** 67,400 **Impr:** 93,500 **Total:** 160,900