

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	4	4	N/A	\$885,000	07/21/2006
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	4,434	47,480	2001	SFR	

OWNER INFORMATION			
Owner Name	Leekley John T	Tax Billing Zip	30004
Owner Name 2	Leekley Silvia E C	Tax Billing Zip+4	0950
Tax Billing Address	745 Champions Close	Owner Occupied	Yes
Tax Billing City & State	Alpharetta, GA		

COMMUNITY INSIGHTS			
Median Home Value	\$1,178,320	School District	FULTON COUNTY
Median Home Value Rating	9 / 10	Family Friendly Score	100 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	87 / 100	Walkable Score	24 / 100
Total Incidents (1 yr)	19	Q1 Home Price Forecast	\$1,190,216
Standardized Test Rank	94 / 100	Last 2 Yr Home Appreciation	27%

LOCATION INFORMATION			
Subdivision	Champions Overlook	Location Influence	Neighborhood
Municipality/Township	Unincorp Milton	Zoning	AG1
Census Tract	115.08	Flood Zone Code	X
Carrier Route	R117	Flood Zone Panel	13121C0018G
Neighborhood Code	2240	Flood Zone Date	06/19/2020
Topography	Above Street	Within 250 Feet of Multiple Flood Zone	No

TAX INFORMATION			
Tax ID	<a href="#">22-5040-0546-043-6</a>	% Improved	79%
Parcel ID	22 504005460436	Tax District Area	56
Alt APN	5586910	Tax Appraisal Area	56
Lot No.	5	County Tax	\$12,283
Legal Description	5 CHAMPIONS OVERLOOK SUB		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$470,240	\$481,600	\$322,080
Assessed Value - Land	\$98,160	\$98,160	\$74,400
Assessed Value - Improved	\$372,080	\$383,440	\$247,680
YOY Assessed Change (\$)	-\$11,360	\$159,520	
YOY Assessed Change (%)	-2.36%	49.53%	
Market Value - Total	\$1,175,600	\$1,204,000	\$805,200
Market Value - Land	\$245,400	\$245,400	\$186,000
Market Value - Improved	\$930,200	\$958,600	\$619,200
Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$8,474		
2023	\$8,435	-\$39	-0.46%
2024	\$12,283	\$3,847	45.61%

CHARACTERISTICS			
Land Use - Universal	SFR	Bsmt Finish	Full
Land Use- State	Residential Lot	Fireplaces	2
Land Use - County	Res 1 Family	Heat Type	Warm Air
Lot Acres	1.09	Heat Fuel Type	Gas
Lot Area	47,480	Cooling Type	Central
# of Buildings	1	Other Rooms	Family Room
Year Built	2001	Exterior	Frame
Stories	1.5	Parking Type	Frame Garage
Style	Cape Cod	Garage Type	Garage

Building Sq Ft	4,434	Garage Sq Ft	783
Ground Floor Area	1,921	Patio Type	Wood Deck
Total Rooms	10	Patio/Deck 1 Area	240
Bedrooms	4	Porch	Open Frame Porch
Total Baths	4	Porch Type	Open Frame Porch
Full Baths	4	Porch 1 Area	455
Bath Fixtures	18	Sewer	Septic Tank
Family Rooms	1	Water	Public
Basement Type	Full	Condition	Excellent
Finished Basement Area	1,000		

FEATURES	
Building Description	Building Size
Wood Deck	240
Open Frame Porch	455
Frame Garage	783
Masonry	289

SELL SCORE			
Rating	Moderate	Value As Of	2025-05-18 04:35:18
Sell Score	584		

ESTIMATED VALUE			
RealAVM™	\$1,415,000	Confidence Score	74
RealAVM™ Range	\$1,245,600 - \$1,584,500	Forecast Standard Deviation	12
Value As Of	05/05/2025		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS			
Estimated Value	5335	Cap Rate	2.6%
Estimated Value High	6226	Forecast Standard Deviation (FSD)	0.17
Estimated Value Low	4444		

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY				
Recording Date	07/28/2006	Price Per Square Feet	\$199.59	
Settle Date	07/21/2006	Deed Book & Page	43111-383	
Sale Price	\$885,000	Deed Type	Warranty Deed	
Recording Date	07/28/2006	07/28/2006	10/07/2002	11/05/2001
Sale/Settlement Date	07/21/2006	07/21/2006	08/19/2002	10/25/2001
Sale Price		\$885,000		
Nominal	Y		Y	Y
Deed Book & Page	43111-412	43111-383	33252-421	31245-164
Document Type	Quit Claim Deed	Warranty Deed	Quit Claim Deed	Quit Claim Deed
Buyer Name	Leekley John T & Silvia E C	Leekley John T	Papaik Christian A & Jennifer L	Papaik Christian A
Seller Name	Leekley John T	Papaik Christian A & Jennifer L	Papaik Christian A	Atlantic Classics Building Group

MORTGAGE HISTORY					
Mortgage Date	12/26/2012	09/08/2011	07/28/2006	02/15/2006	10/07/2002
Mortgage Amount	\$410,000	\$417,000	\$619,500	\$142,500	\$570,000
Mortgage Lender	Acopia LLC	Provident Fndg	Wells Fargo Bk Na	Georgian Bk	Nbank
Mortgage Code/Loan Type	Conventional	Conventional	Conventional	Conventional	Conventional
Mortgage Type	Refi	Refi	Resale	Refi	Nominal
Mortgage Int Rate			6.5		3.875
Mortgage Int Rate Type			Adjustable Int Rate Loan	Fixed Rate Loan	Adjustable Int Rate Loan

Mortgage Term	30	30	30	1	30
Mortgage Term Code	Years	Years	Years	Years	Years
Borrower Name	Leekley John T	Leekley John T	Leekley John T	Papaik Christian A	Papaik Christian A
Borrower Name 2	Leekley Silvia E C	Leekley Silvia E C		Papaik Jennifer L	Papaik Jennifer L

Mortgage Date	11/05/2001
Mortgage Amount	\$532,500
Mortgage Lender	Branch Bkng & Tr Co
Mortgage Code/Loan Type	Conventional
Mortgage Type	Nominal
Mortgage Int Rate	
Mortgage Int Rate Type	Fixed Rate Loan
Mortgage Term	30
Mortgage Term Code	Years
Borrower Name	Papaik Christian A
Borrower Name 2	

