

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	4	3	N/A	\$267,800	05/19/2004
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	2,812	42,600	1980	SFR	

OWNER INFORMATION			
Owner Name	Rice Rosemary	Tax Billing Zip	30075
Owner Name 2	Ishimoto Guy K	Tax Billing Zip+4	2303
Tax Billing Address	293 Walnutwood Trl	Owner Occupied	Yes
Tax Billing City & State	Roswell, GA	No Mail Flag	

COMMUNITY INSIGHTS			
Median Home Value	\$672,671	School District	FULTON COUNTY
Median Home Value Rating	8 / 10	Family Friendly Score	70 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	58 / 100	Walkable Score	21 / 100
Total Incidents (1 yr)	65	Q1 Home Price Forecast	\$687,115
Standardized Test Rank	78 / 100	Last 2 Yr Home Appreciation	16%

LOCATION INFORMATION			
Subdivision	Heatherwood North	Traffic	
Municipality/Township	Roswell	Location Influence	Neighborhood
School District Code		Zoning	E2
Census Tract	114.17	Flood Zone Code	X
Carrier Route	R002	Flood Zone Panel	13121C0053G
Township Range Sect		Flood Zone Date	06/19/2020
Neighborhood Code	24064	Within 250 Feet of Multiple Flood Zones	No
Topography	Above Street		

TAX INFORMATION			
Tax ID	12-1741-0360-012-6	Tax District Area	45
Parcel ID	12 174103600126	Tax Appraisal Area	45
Alt APN	0568376	City Taxes	
Block No.	E	County Tax	\$3,041
Lot No.	1	Exemption(s)	Homestead
% Improved	82%		
Legal Description	1 E		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$300,800	\$271,880	\$221,120
Assessed Value - Land	\$55,520	\$68,960	\$47,360
Assessed Value - Improved	\$245,280	\$202,920	\$173,760
YOY Assessed Change (\$)	\$28,920	\$50,760	
YOY Assessed Change (%)	10.64%	22.96%	
Market Value - Total	\$752,000	\$679,700	\$552,800
Market Value - Land	\$138,800	\$172,400	\$118,400
Market Value - Improved	\$613,200	\$507,300	\$434,400
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			
Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$3,023		
2023	\$2,479	-\$544	-18%
2024	\$3,041	\$562	22.66%

CHARACTERISTICS			
Land Use - Universal	SFR	Basement Sq Feet	
Land Use- State	Residential Lot	Finished Basement Area	

Land Use - County	Res 1 Family	Unfinished Basement Area	
Lot Acres	0.978	Bsmt Finish	
Lot Area	42,600	Fireplaces	1
Lot Frontage		Floor Cover	
Lot Depth		Heat Type	Warm Air
# of Buildings	1	Heat Fuel Type	Gas
Building Type		Cooling Type	Central
Year Built	1980	Interior Wall	
Effective Year Built		Other Rooms	
Stories	2	Exterior	Brick
Style	Conventional	Roof Material	
Building Sq Ft	2,812	No. Parking Spaces	
Gross Area		Parking Type	Masonry/Brick Garage
Above Gnd Sq Ft		Garage Type	Garage
Ground Floor Area	980	Garage Capacity	
Total Rooms	8	Garage Sq Ft	440
Bedrooms	4	Patio Type	
Total Baths	3	Patio/Deck 1 Area	
Full Baths	3	Porch	Stoop
Half Baths		Porch Type	Stoop
Bath Fixtures	13	Porch 1 Area	40
Kitchens		Pool	
Dining Rooms		Sewer	Septic Tank
Living Rooms		Water	Public
Family Rooms		Electric Service Type	
Basement Type	Partial	Condition	Good

FEATURES					
Feature Type	Unit	Size/Qty	Width	Depth	Year Built
Feature Type			Value		
Building Description			Building Size		
Frame Bay			30		
Frame Bay			30		
Mas Gar Or Brk Porch			440		
Masonry Stoop Or Ter			40		
Open Frame Porch			168		
Frame			440		

SELL SCORE			
Rating	Moderate	Value As Of	2025-04-20 04:35:14
Sell Score	549		

ESTIMATED VALUE			
RealAVM™	\$761,200	Confidence Score	80
RealAVM™ Range	\$688,300 - \$834,100	Forecast Standard Deviation	10
Value As Of	04/07/2025		

(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	3972	Cap Rate	4.2%
Estimated Value High	4470	Forecast Standard Deviation (FSD)	0.13
Estimated Value Low	3474		

(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.

LISTING INFORMATION			
MLS Listing Number		MLS Pending Date	

MLS Status		MLS Contingency Date	
MLS Area		MLS Sale Date	
MLS D.O.M		MLS Sale Price	
MLS Listing Date		Listing Agent Name	
MLS Current List Price		Listing Broker Name	
MLS Orig. List Price			

MLS Listing #
MLS Status
MLS Listing Date
MLS Listing Price
MLS Orig Listing Price
MLS Close Date
MLS Listing Close Price
MLS Listing Expiration Date
MLS Listing Cancellation Date
MLS Sale Type

LAST MARKET SALE & SALES HISTORY			
Recording Date	06/28/2004	Cash Down	
Settle Date	05/19/2004	Multi/Split Sale	
Sale Price	\$267,800	Deed Book & Page	37978-369
Price Per Square Feet	\$95.23	Deed Type	Warranty Deed

Recording Date	10/24/2017	06/28/2004		
Sale/Settlement Date	10/10/2017	05/19/2004	05/23/1984	12/19/1980
Sale Price		\$267,800	\$139,300	\$107,000
Nominal	Y			
Deed Book & Page	58063-271	37978-369	9054-345	7735-290
Document Type	Quit Claim Deed	Warranty Deed	Deed (Reg)	Deed (Reg)
Buyer Name	Rice Rosemary	Rice Rosemary	Donald Peterson H & Donald Rita M	Peterson H Dfonald
Seller Name	Rice Rosemary	Peterson H Donald & Rita M		Hanos Constr Co

MORTGAGE HISTORY			
Mortgage Date	07/27/2011	06/28/2004	
Mortgage Amount	\$140,904	\$160,000	\$70,000
Mortgage Lender	Jp Morgan Chase Bk	Amtrust Mtg Corp	Decatur Fed'l S&L
Mortgage Code/Loan Type	Conventional	Conventional	Conventional
Mortgage Type	Refi	Resale	Resale
Mortgage Int Rate			
Mortgage Int Rate Type			
Mortgage Term	30	30	
Mortgage Term Code	Years	Years	
Borrower Name	Rice Rosemary	Rice Rosemary	Peterson H Dfonald
Borrower Name 2			

FORECLOSURE HISTORY	
Document Type	
Default Date	
Foreclosure Filing Date	
Recording Date	
Document Number	
Book Number	
Page Number	
Default Amount	
Final Judgment Amount	
Original Doc Date	
Original Document Number	
Original Book Page	
Lien Type	

PROPERTY MAP



*Lot Dimensions are Estimated

