



MLS Beds	MLS Full Baths	Half Baths	MLS Sale Price	MLS Sale Date
4	3	N/A	\$305,000	08/18/2023
MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
1,742	1,742	2000	TH/RH	

OWNER INFORMATION			
Owner Name	Kulasevig Matthew	Tax Billing Zip	30144
Owner Name 2		Tax Billing Zip+4	2372
Tax Billing Address	3422 Town Square Dr Nw	Owner Occupied	Yes
Tax Billing City & State	Kennesaw, GA	No Mail Flag	

COMMUNITY INSIGHTS			
Median Home Value	\$405,373	School District	COBB COUNTY
Median Home Value Rating	6 / 10	Family Friendly Score	69 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	63 / 100	Walkable Score	25 / 100
Total Incidents (1 yr)	54	Q1 Home Price Forecast	\$407,238
Standardized Test Rank	69 / 100	Last 2 Yr Home Appreciation	13%

LOCATION INFORMATION			
Subdivision	Olde Town Square	Traffic	
Municipality/Township	Acworth	Location Influence	
School District Code		Zoning	
Census Tract	301.10	Flood Zone Code	X
Carrier Route	R026	Flood Zone Panel	13067C0016H
Township Range Sect		Flood Zone Date	10/05/2018
Neighborhood Code	2003	Within 250 Feet of Multiple Flood Zone	No
Topography			

TAX INFORMATION			
Tax ID	20-0105-0-184-0	Tax District Area	1
Parcel ID	20010501840	Tax Appraisal Area	1
Alt APN	20-0105-0-184-0-7000-0-00	City Taxes	
Block No.	7	County Tax	\$1,394
Lot No.	7	Exemption(s)	
% Improved	80%		
Legal Description	TOWN HOUSE #7		

ASSESSMENT & TAX			
Assessment Year	2025	2024	2023
Assessed Value - Total	\$122,000	\$122,000	\$105,208
Assessed Value - Land	\$23,920	\$23,920	\$16,000
Assessed Value - Improved	\$98,080	\$98,080	\$89,208
YOY Assessed Change (\$)	\$0	\$16,792	
YOY Assessed Change (%)	0%	15.96%	
Market Value - Total	\$305,000	\$305,000	\$263,020
Market Value - Land	\$59,800	\$59,800	\$40,000
Market Value - Improved	\$245,200	\$245,200	\$223,020
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			
Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$2,038		
2024	\$3,678	\$1,640	80.48%
2025	\$3,676	-\$2	-0.07%

CHARACTERISTICS			
Land Use - Universal	Townhouse/Rowhouse	Basement Sq Feet	
Land Use- State	Residential	Finished Basement Area	

Land Use - County	
Lot Acres	0.04
Lot Area	1,742
Lot Frontage	
Lot Depth	
# of Buildings	1
Building Type	Townhouse
Year Built	2000
Effective Year Built	
Stories	2
Style	Townhouse
Building Sq Ft	Tax: 1,558 MLS: 1,742
Gross Area	Tax: 1,558 MLS: 1,742
Above Gnd Sq Ft	1,558
Ground Floor Area	770
Total Rooms	7
Bedrooms	4
Total Baths	3
Full Baths	3
Half Baths	
Bath Fixtures	12
Kitchens	
Dining Rooms	
Living Rooms	
Family Rooms	1
Basement Type	MLS: Slab

Unfinished Basement Area	
Bsmt Finish	
Fireplaces	
Floor Cover	
Heat Type	Central
Heat Fuel Type	Gas
Cooling Type	Central
Interior Wall	
Other Rooms	Family Room
Exterior	Brick/Stone
Roof Material	
No. Parking Spaces	
Parking Type	Off Street
Garage Type	Parking Avail
Garage Capacity	
Garage Sq Ft	
Patio Type	
Patio/Deck 1 Area	
Porch	Screened Porch
Porch Type	Screened Porch
Porch 1 Area	144
Pool	
Sewer	
Water	
Electric Service Type	
Condition	Average

FEATURES					
Feature Type	Unit	Size/Qty	Width	Depth	Year Built
Feature Type			Value		
Building Description			Building Size		
Screen Porch			144		
Frame Utility Building			32		
Masonry Overhang			18		
Open Frame Porch			15		

SELL SCORE			
Rating	Very High	Value As Of	2025-10-05 04:35:32
Sell Score	922		

ESTIMATED VALUE			
RealAVM™	\$310,200	Confidence Score	96
RealAVM™ Range	\$291,000 - \$329,400	Forecast Standard Deviation	6
Value As Of	09/29/2025		

(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	2310	Cap Rate	4.9%
Estimated Value High	2549	Forecast Standard Deviation (FSD)	0.1
Estimated Value Low	2071		

(1) Rental Trends is a CoreLogic® derived value and should be used for informational purposes only. Rental Trends is not intended to provide recommendations regarding rental prices, lease renewal terms, or occupancy levels to landlords.

(2) The FSD denotes confidence in a 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 Trends estimate will fall within, based on the consistency of the information available at the time of estimation. The FSD can be used to create confidence that the displayed value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number	7239821	MLS Pending Date	07/05/2023
MLS Status	Closed	MLS Contingency Date	
MLS Area	KENNESAW	MLS Sale Date	08/18/2023

MLS D.O.M	5	MLS Sale Price	\$305,000
MLS Listing Date	06/30/2023	Listing Agent Name	Rogerspb-Pamela B Rogers
MLS Current List Price	\$305,000	Listing Broker Name	RE/MAX AROUND ATLANTA
MLS Orig. List Price	\$305,000		

MLS Listing #	5764113	5109155
MLS Status	Closed	Expired
MLS Listing Date	10/19/2016	02/10/2013
MLS Listing Price	\$129,900	\$1,150
MLS Orig Listing Price	\$140,000	\$1,250
MLS Close Date	03/17/2017	
MLS Listing Close Price	\$129,000	
MLS Listing Expiration Date	03/31/2017	05/18/2013
MLS Listing Cancellation Date		
MLS Sale Type		

LAST MARKET SALE & SALES HISTORY					
Recording Date	08/21/2023		Cash Down		
Settle Date	08/18/2023		Multi/Split Sale		
Sale Price	\$305,000		Deed Book & Page	16154-4936	
Price Per Square Feet	\$195.76		Deed Type	Limited Warranty Deed	

Recording Date	08/21/2023	03/25/2022	02/20/2019	03/24/2017	01/18/2006
Sale/Settlement Date	08/18/2023	02/09/2021	02/15/2019	03/17/2017	11/04/2005
Sale Price	\$305,000		\$175,000	\$129,000	\$128,000
Nominal		Y			
Deed Book & Page	16154-4936	16040-658	15606-5099	15428-2757	14278-4168
Document Type	Limited Warranty Deed	Quit Claim Deed	Limited Warranty Deed	Limited Warranty Deed	Warranty Deed
Buyer Name	Kulasevig Matthew	Devillers Gerald B	Hancock William H & Laura A	Williams Calvin L & Olivia M	Nembhard Orlando
Seller Name	Hancock William H & Laura A	Devillers Jane A Rs	Williams Calvin L & Olivia M	Nembhard Orlando	Arnett Kimberly

Recording Date	10/06/2000
Sale/Settlement Date	09/28/2000
Sale Price	\$127,700
Nominal	
Deed Book & Page	13298-5328
Document Type	Warranty Deed
Buyer Name	Arnett Kimberly
Seller Name	Olde Town Properties Inc

MORTGAGE HISTORY					
Mortgage Date	08/21/2023	02/20/2019	03/24/2017	01/18/2006	01/18/2006
Mortgage Amount	\$213,500	\$167,200	\$122,550	\$95,200	\$20,000
Mortgage Lender	Capital City Hm Lns LLC	Banksouth Mtg Co LLC	Bank South Mtg	Southstar Fndg LLC	Southstar Fndg LLC
Mortgage Code/Loan Type	Conventional	Conventional	Conventional	Conventional	Conventional
Mortgage Type	Resale	Resale	Resale	Resale	Resale
Mortgage Int Rate					
Mortgage Int Rate Type					
Mortgage Term	30	30	30	30	30
Mortgage Term Code	Years	Years	Years	Years	Years
Borrower Name	Kulasevig Matthew	Hancock William H	Williams Calvin L	Nembhard Orlando	Nembhard Orlando
Borrower Name 2		Hancock Laura A	Williams Olivia M		

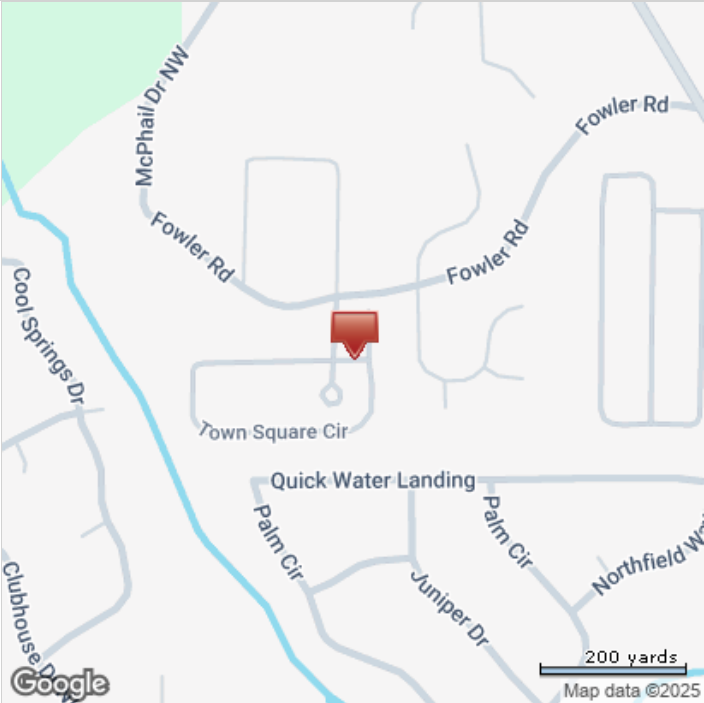
Mortgage Date	11/05/2001	10/06/2000
Mortgage Amount	\$128,200	\$127,650
Mortgage Lender	Monticello Bk	Southstar Fndg LLC
Mortgage Code/Loan Type	Conventional	Conventional
Mortgage Type	Refi	1st Time Sale
Mortgage Int Rate		

Mortgage Int Rate Type	Fixed Rate Loan	Fixed Rate Loan
Mortgage Term	30	30
Mortgage Term Code	Years	Years
Borrower Name	Arnett Kimberly	Arnett Kimberly
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