3422 Town Square Dr Nw #1, Kennesaw, GA 30144-2372, Cobb County

APN: 20-0105-0-184-0 CLIP: 8341968579

4



MLS Beds

MLS Full Baths

Half Baths N/A

MLS Sale Price \$305,000

MLS Sale Date 08/18/2023

MLS Sq Ft Lot Sq Ft 1,742 1,742

MLS Yr Built 2000

Type TH/RH

OWNER INFORMATION			
Owner Name	Kulasevig Matthew	Tax Billing Zip	30144
Owner Name 2	<u>_</u>	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	L
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	<u> </u>
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 Z one	No
Topography			L
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%		L
Legal Description	TOWN HOUSE #7		
ASSESSMENT & TAX			
ssessment Year	2025	2024	2023
ssessed Value - Total	\$122,000	\$122,000	\$105,208
ssessed Value - Land	\$23,920	\$23,920	\$16,000
ssessed Value - Improved	\$98,080		\$89,208
OY Assessed Change (\$)	\$0	\$16,792	
OY Assessed Change (%)	0%	15.96%	
arket Value - Total	\$305,000		\$263,020
arket Value - Land	\$59,800	\$59,800	\$40,000
arket Value - Improved	\$245,200	\$245,200	\$223,020
xempt Building Value		72 TO 5200	
xempt building value xempt Land Value			
xempt Land Value xempt Total Value			
	Tabel Tabe	Ol (0)	Oh (61)
ax Year	Total Tax	Change (\$)	Change (%)
	\$2,038		
023		4 4.	
)25 024 025	\$3,678 \$3,676	\$1,640 -\$2	80.48% -0.07%

CHARACTERISTICS Land Use - Universal

Land Use- State

Basement Sq Feet

Finished Basement Area

Townhouse/Rowhouse

Residential

eature Type	Unit	Size/Qty	Width Deg	oth Year Built
FEATURES				
Basement Type	MLS: SI	ab	Condition	Average
Family Rooms	1	-L	Electric Service Type	
Living Rooms			Water	
Dining Rooms			Sewer	
Kitchens			Pool	
Bath Fixtures	12		Porch 1 Area	144
Half Baths			Porch Type	Screened Porch
Full Baths	3		Porch	Screened Porch
Total Baths	3		Patio/Deck 1 Area	
Bedrooms	4		Patio Type	
Total Rooms	7		Garage Sq Ft	
Ground Floor Area	770		Garage Capacity	
Above Gnd Sq Ft	1,558		Garage Type	Parking Avail
Gross Area	Tax: 1,5	58 MLS: 1,742	Parking Type	Off Street
Building Sq Ft	Tax: 1,5	58 MLS: 1,742	No. Parking Spaces	
Style	Townho	ouse	Roof Material	
Stories	2		Exterior	Brick/Stone
Effective Year Built			Other Rooms	Family Room
Year Built	2000		Interior Wall	
Building Type	Townho	ouse	Cooling Type	Central
# of Buildings	1		Heat Fuel Type	Gas
Lot Depth			Heat Type	Central
Lot Frontage			Floor Cover	
Lot Area	1,742		Fireplaces	
Lot Acres	0.04		Bsmt Finish	
Land Use - County			Unfinished Basement Area	l

FEATURES					
Feature Type	Unit	Size/Qty	Width	Depth	Year Built

Feature Type	Value
Duilding Description	Duilding Oins
Building Description	Building Size
Screen Porch	144
Frame Utility Building	32
Masonary 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.

(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.

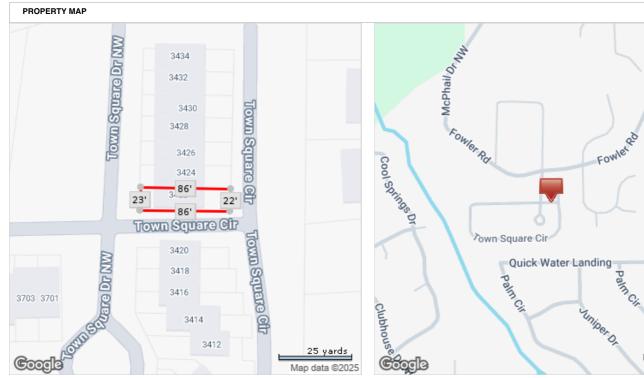
LISTING INFORMATION			
MLS Listing Number	7239821	MLS Pending Date	07/05/2023
MLS Status	Closed	MLS Contingency Date	
MLS Area	KENNESAW	MLS Sale Date	08/18/2023

⁽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.

MLS D.O.M			MLS Sale Price	\$305,000	
MLS Listing Date	5 06/30/	2023	Listing Agent Name		o-Pamela B Rogers
MLS Current List Price	\$305,0		Listing Broker Name		AROUND ATLANTA
MLS Orig. List Price	\$305,0	000			
LS Listing #		5764113		5109155	
ILS Status		Closed		Expired	
ILS Listing Date		10/19/2016		02/10/2013	
ILS Listing Price		\$129,900		\$1,150	
ILS Orig Listing Price		\$140,000		\$1,250	
ILS Close Date		03/17/2017			
ALS Listing Close Price		\$129,000			
ALS Listing Expiration Da		03/31/2017		05/18/2013	
MLS Listing Cancellation [Jate 				
ILS Sale Type					
LAST MARKET SALE & SAI	LES HISTORY				
Recording Date	08/21/	2002	Cash Down		
Settle Date	08/18/		Multi/Split Sale		
Sale Price	\$305,0		Deed Book & Page	16154-49	36
Price Per Square Feet	\$195.7		Deed Type		Varranty Deed
Recording Date	08/21/2023	03/25/2022	02/20/2019	03/24/2017	01/18/2006
ale/Settlement Date	08/18/2023	02/09/2021	02/15/2019	03/17/2017	11/04/2005
ale Price	\$305,000		\$175,000	\$129,000	\$128,000
Iominal		Υ			
eed Book & Page	16154-4936	16040-658	15606-5099	15428-2757	14278-4168
ocument Type	Limited Warranty	Deed Quit Claim Deed	Limited Warranty Deed	Limited Warranty Deed	Warranty Deed
uyer Name	Kulasevig Matthew	w Devillers Gerald B	Hancock William H & L aura A	Williams Calvin L & Oli via M	Nembhard Orlando
Seller Name	Hancock William I	H & L Devillers Jane A Rs	Williams Calvin L & Oli	Nembhard Orlando	Arnett Kimberly
eller Ivallie	aura A		VI2 M		
	aura A		via M		
ener ivanie	aura A		via M		
Recording Date	aura A		10/06/2000		
Recording Date Sale/Settlement Date	aura A		10/06/2000 09/28/2000		
lecording Date sale/Settlement Date	aura A		10/06/2000		
lecording Date sale/Settlement Date sale Price Iominal	aura A		10/06/2000 09/28/2000 \$127,700		
decording Date sale/Settlement Date sale Price lominal leed Book & Page	aura A		10/06/2000 09/28/2000 \$127,700 13298-5328		
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Recording Date sale/Settlement Date sale Price lominal leed Book & Page locument Type suyer Name seller Name MORTGAGE HISTORY fortgage Date		02/20/2019 \$167,200	10/06/2000 09/28/2000 \$127,700 13298-5328 Warranty Deed Arnett Kimberky Olde Town Properties In		01/18/2006 \$20,000
Recording Date Sale/Settlement Date Sale Price Jominal Deed Book & Page Document Type Suyer Name Seller Name MORTGAGE HISTORY Mortgage Date Mortgage Amount	08/21/2023 \$213,500 Capital City Hm Li	\$167,200	10/06/2000 09/28/2000 \$127,700 13298-5328 Warranty Deed Arnett Kimberky Olde Town Properties In	01/18/2006	
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Mortgage Int Rate Type	Fixed Rate Loan	Fixed Rate Loan
Mortgage Term	30	30
Mortgage Term Code	Years	Years
Borrower Name	Arnett Kimberly	Arnett Kimberky
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	



€owler Rd

Northfield W

200 yards

Map data @2025