PARCEL **17 -0009-0003-094-5** CARD NO. 1 OF 1 TAX YEAR 2023 TIEBACK
ALT ID **7039745** MAP/ROUTE FIELD REVIEW FLAG

TAX CODE ZONING R3 TAX DIST 05 ATLANTA CITY CODE 05
ADDRESS 3635 EAST PACES CIR UNIT 1101
NEIGHBORHOOD 17093 RESTRICTIONS / /
LAND USE CODE 106 -------OWNER INFORMATION------
LIVING UNITS 1 G & S INVESTMENT PROPERTIES LLC
CLASS R3
BOOK/PAGE: 48863/0450

------ PROPERTY FACTORS ------
TOPO 1 / / LEVEL / ROLLING /
UTILITY 1 / 8 / / /
STR/RDS 1 / / / /
FRT 9
LOC 6 SPOT LOC %
PARKING TYPE 1 QUANTITY 2 PROXIMITY 3
AVAIL OFF STREET / ADEQUATE / ON SITE

---------- SALES INFORMATION -------

DATE	TYPE	PRICE	SRC	VAL
26-FEB-10		0	6	T
17-JUL-09	2	299,900	6	0

--- ENTRANCE INFORMATION ---

DATE	CODE	INFO CD	ID
08/25/08	4		T17

---------- BUILDING PERMIT RECORD ----------

DATE	NUMBER	AMOUNT	PURPOSE	O/C

---------- NOTES ----------
NOTE CD:
NOTE CD:
NOTES: KA PARK @ EAST PACES CONDO
NOTES: AN THE EAST LAKE UNIT #1101
NOTES:
NOTES:

-------- DWELLING DESCRIPTION --------
Story Height 1.00
EXT. WALL 7 BRICK
STYLE 10 CONDOMINIUM
YR BLT/RMDL/EFF 2008 / /
TOT RM 6 BDRM 2 FRMS 1
FBTHS 2 HBTH 0 ADDN 7 TOT-FIX 13
KIT/BATH RMDL
BASEMENT 1 NONE
HEATING 4 CENTRAL WITH A/C
FUEL TYPE 1 GAS
SYSTEM 1 WARM AIR
ATTIC 1 NONE
PHYS. COND
INTERIOR/EXTERIOR

Masonry Trim	0	0
Unfinished Area	0	0
Recreational Room	0	0
Finished Basement Liv:	0	0
Bsmt Finish	0	0
Fireplace - s 0 Fireplace open	0	
Fireplace - prefab	1	3144
BSMT.GAR.(NO CARS)	0	0
MISC O.F. DESC QUAN.		0
MISC O.F. DESC QUAN.		0

NOTES1
NOTES2
G.F.L.A. 1,401
GRADE FACTOR B+ 1.35
COST/DESIGN FACTOR %
CDU EX
--- C O N D O M I N I U M D A T A ---
LEVEL 1
INTERIOR
TYPE 1 CLASS:
VIEW RSN :
COMPLEX NO:

MH substructure

MH Roof Strcuture

--------- L A N D D A T A ---------

TY PE	LN	CD	AC/SQFT/UNIT FRONT	DEPTH	PRICE	INFL-FAC	BASE SIZE	CLASS	BASE RATE	INCR CHG /DECR	RSN	LAND-VAL
S	1	7	1,401		41		18,000		12	12.00		57770
CONDO LAND							ADJ FACTOR (CA14)		3.4360	12.00		

---------- C A L P T A B L E ----------

GROSS	LN	CD	VALUE	IN FL-	FAC	LAND-VAL
TOTAL ACRES			.0322		TOTAL LAND-VALUE	57,800
TOTAL SIZE			ACRES N/MDL 1	ZONE 6	LOC 0	UTILITY 1 STREET 1
			LAND ADJ	ADJ FACTOR (CA11)	1.0000	ADJ FACTOR (AA44) 1.0000

MISC.IMPROV 0

TOTAL OBY & MISC IMPROV. VALUE 0
GROSS BUILDING SUMMARY
DESCR VALUE 0

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G.F.L.A. 1,401
S.F.L.A. 1,401

---------- DWELLING COMPUTATIONS ----------

BASE PRICE		121,480
BASEMENT	1 NONE	-15,825
HEAT	4 CENTRAL W/F	4,338
PLUMBING (TOT=	13)	7,398
ATTIC	1 NONE	0
OTHER FEATURES		3,144
*SUB TOTAL		120,540
GRADE FACTOR	B+	1.35
C & D FACTOR	X	0%
CDU		EX
BASE RCN/SF	86.04	120,540
USER FACTOR		1.00
USER AMOUNT		0
ADDITIONS RCNLD		1,100
PERCENT GOOD	X	100%
FUNCTIONAL DEP	X	%
ECONOMIC DEP	X	%
RCNLD PER SF	86.82	121,640
PERCENT COMPLETE	X	100%
DWELLING FACTOR	X	2.8143
SUB TOTAL		342,330
O.B. & Y. VALUE		0
GROSS IMPRV.		0
TOTAL CARD VALUE		342,330
CONDO BASE VALUE		0
CONDO ADJ. VALUE		0

---------- SKETCH VECTORS ----------

A0N
A1N

---------- OBY VECTORS ----------

---------- ADDITIONS ----------

LINE	LOW	1ST	2ND	3RD	AREA	YRBLT	EFFYR	GRADE	CDU	%COMP.	RSN	VALUE
0					1401							
1		35			56							1,100

----- PARCEL SUMMARY COST VALUE --------

TOTAL LAND VALUE	57,800
TOTAL BLDG VALUE	342,300
TOTAL COST VALUE	400,100

---------- OTHER BUILDING & YARD IMPROVEMENTS ----------

TYP	YR	CLASS	EFF	SIZE	GRD	QN	MODS	CF	%COMP	MA%	VALUE

CURRENT LAND	57,800	BUILDING	342,300	TOTAL	400,100
ASSESSED LAND	0	BUILDING	0	TOTAL	0

REVIEW CODE 1 COST APPROACH REVIEW REASON
REVIEW DATE REVIEWER ID 478

ESTIMATE LAND _____ BUILDING _____ TOTAL _____

REVIEW CODE ___ REVIEW REASON _____

REVIEW DATE _____ REVIEWER ID _____

DATA MAILER: SENT 00/00/00 RECEIVED 00/00/00 MAINTAINED ON 24-APR-22