

10060 Peaks Pkwy, Alpharetta, GA 30004-1431, Fulton County

APN: 22-4680-0190-133-2 CLIP: 7906410851

	MLS Beds	MLS Full Baths	Half Baths	MLS Sale Price	MLS Sale Date
	5	4	N/A	\$640,000	07/28/2017
	Bldg Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	3,983	60,766	2016	SFR	

OWNER INFORMATION			
Owner Name	Roy Amber	Tax Billing Zip	30004
Owner Name 2	Roy Evelyn R	Tax Billing Zip+4	1431
Tax Billing Address	10060 Peaks Pkwy	Owner Occupied	Yes
Tax Billing City & State	Alpharetta, GA		

COMMUNITY INSIGHTS			
Median Home Value	\$1,371,896	School District	FULTON COUNTY
Median Home Value Rating	10 / 10	Family Friendly Score	99 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	90 / 100	Walkable Score	6 / 100
Total Incidents (1 yr)	13	Q1 Home Price Forecast	\$1,367,388
Standardized Test Rank	90 / 100	Last 2 Yr Home Appreciation	14%

LOCATION INFORMATION			
Subdivision	Northpoint Forest Sub	Zoning	AG1
Municipality/Township	Unincorp Milton	Flood Zone Code	X
Census Tract	115.14	Flood Zone Panel	13121C0016G
Carrier Route	R134	Flood Zone Date	06/19/2020
Neighborhood Code	22710	Within 250 Feet of Multiple Flood Zone	No
Topography	Above Street		

TAX INFORMATION			
Parcel ID	22 468001901332	Tax District Area	56
Tax ID	22-4680-0190-133-2	Tax Appraisal Area	56
Alt APN	7109591	County Tax	\$11,246
Lot No.	4	Exemption(s)	Homestead
% Improved	68%		

ASSESSMENT & TAX			
Assessment Year	2025	2024	2023
Assessed Value - Total	\$459,600	\$433,680	\$433,680
Assessed Value - Land	\$147,480	\$136,160	\$136,160
Assessed Value - Improved	\$312,120	\$297,520	\$297,520
YOY Assessed Change (\$)	\$25,920	\$0	
YOY Assessed Change (%)	5.98%	0%	
Market Value - Total	\$1,149,000	\$1,084,200	\$1,084,200
Market Value - Land	\$368,700	\$340,400	\$340,400
Market Value - Improved	\$780,300	\$743,800	\$743,800
Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$11,358		
2024	\$11,027	-\$331	-2.91%
2025	\$11,246	\$219	1.98%

CHARACTERISTICS			
Land Use - Universal	SFR	Fireplaces	1
Land Use - State	Residential Lot	Heat Type	Warm Air
Land Use - County	Res 1 Family	Heat Fuel Type	Gas
Lot Acres	1.395	Cooling Type	Central
Lot Area	60,766	Other Rooms	Family Room
# of Buildings	1	Exterior	Frame
Year Built	2016	No. Parking Spaces	MLS: 3
Stories	2	Parking Type	Frame Garage
Style	Conventional	Garage Type	Garage

Building Sq Ft	3,983
Ground Floor Area	1,643
Total Rooms	14
Bedrooms	5
Total Baths	4
Full Baths	4
Bath Fixtures	19
Family Rooms	1
Basement Type	Full

Garage Capacity	MLS: 3
Garage Sq Ft	161
Patio Type	Wood Deck
Patio/Deck 1 Area	120
Porch	Open Frame Porch
Porch Type	Open Frame Porch
Porch 1 Area	200
Condition	Good

FEATURES

Building Description	Building Size
Frame Garage	161
Open Frame Porch	200
Frame Garage	540
Open Frame Porch	24
Wood Deck	120
Frame Bay	32
Frame	256

SELL SCORE

Rating	High	Value As Of	2026-01-04 06:33:02
Sell Score	770		

ESTIMATED VALUE

RealAVM™	\$1,315,200	Confidence Score	89
RealAVM™ Range	\$1,214,200 - \$1,416,200	Forecast Standard Deviation	8
Value As Of	12/29/2025		

(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	5001	Cap Rate	2.5%
Estimated Value High	5831	Forecast Standard Deviation (FSD)	0.17
Estimated Value Low	4171		

(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	5870537	MLS Orig. List Price	\$648,800
MLS Status	Closed	MLS Pending Date	07/07/2017
MLS Area	13 - FULTON NORTH	MLS Sale Date	07/28/2017
MLS D.O.M	10	MLS Sale Price	\$640,000
MLS Listing Date	06/27/2017	Listing Agent Name	Diciocci-Paula Diciocci
MLS Current List Price	\$648,800	Listing Broker Name	SHARP REALTY ASSOCIATES

MLS Listing #	5801616	5692689
MLS Status	Expired	Expired
MLS Listing Date	02/04/2017	05/17/2016
MLS Listing Price	\$649,900	\$649,900
MLS Orig Listing Price	\$649,900	\$669,172
MLS Listing Expiration Date	06/30/2017	01/31/2017

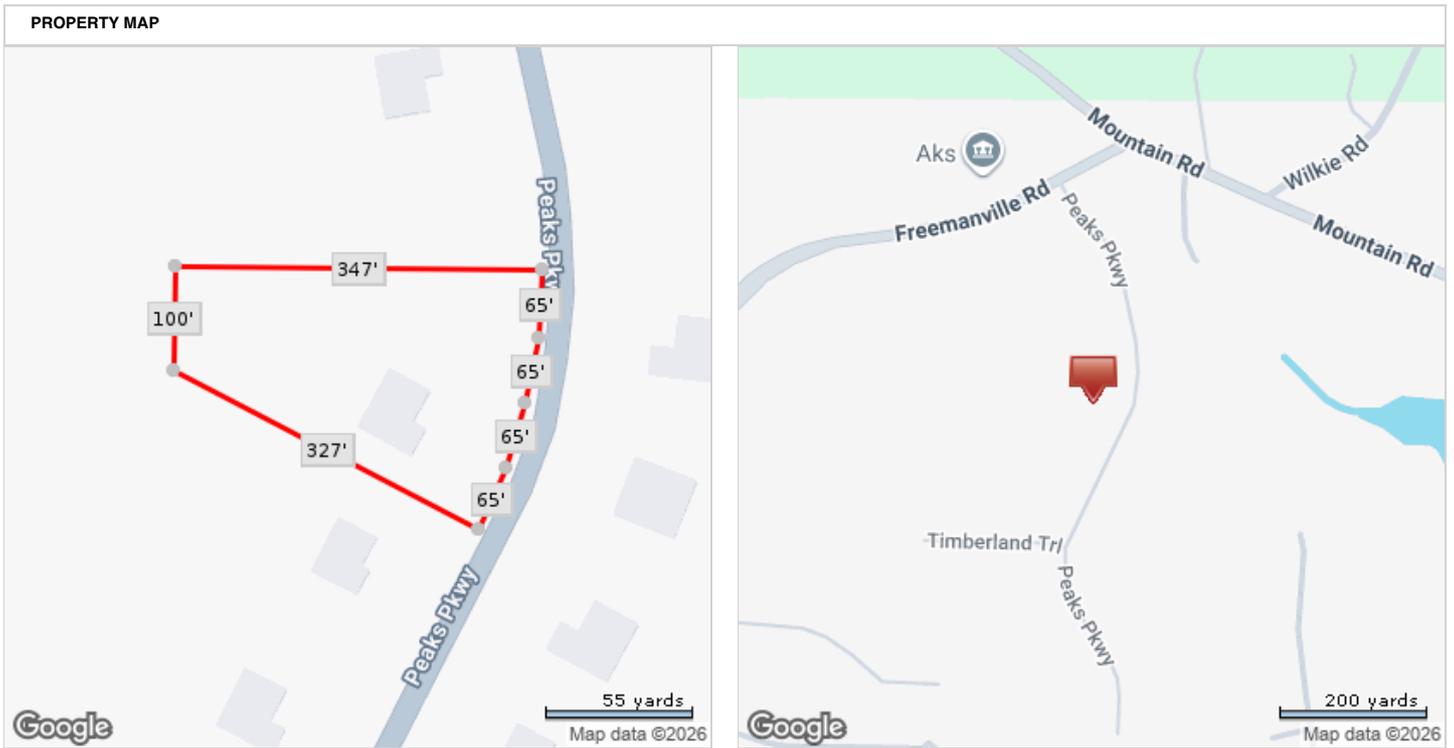
LAST MARKET SALE & SALES HISTORY

Recording Date	07/31/2017	Price Per Square Feet	\$160.68
Settle Date	07/28/2017	Deed Book & Page	57784-435
Sale Price	\$640,000	Deed Type	Limited Warranty Deed

Recording Date	07/31/2017	06/01/2016
Sale/Settlement Date	07/28/2017	05/19/2016
Sale Price	\$640,000	\$98,000

Deed Book & Page	57784-435	56226-390
Document Type	Limited Warranty Deed	Limited Warranty Deed
Buyer Name	Roy Amber & Evelyn R	Sharp Residential LLC
Seller Name	Sharp Residential LLC	Northpoint Forest LLC

MORTGAGE HISTORY					
Mortgage Date	05/20/2022	01/21/2021	07/09/2019	07/31/2017	06/01/2016
Mortgage Amount	\$250,000	\$541,800	\$133,900	\$448,000	\$25,000,000
Mortgage Lender	Bank Of America Na	Quicken Loans Inc	Bank Of America Na	Suntrust Mtg Inc	Texas Cap Bk Nat'l Assn
Mortgage Code/Loan Type	Conventional	Conventional	Conventional	Conventional	
Mortgage Type	Refi	Refi	Refi	1st Time Sale	Construction
Mortgage Term	30	30	30	30	2
Mortgage Term Code	Years	Years	Years	Years	Years
Borrower Name	Roy Amber	Roy Evelyn R	Roy Amber	Roy Amber	Sharp Residential LLC
Borrower Name 2	Roy Evelyn R	Roy Amber	Roy Evelyn R	Roy Evelyn R	



*Lot Dimensions are Estimated