	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	\$50,000	07/22/2015
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	1,265	27,878	1964	RES-NEC	

OWNER INFORMATION			
Owner Name	Johnson Nancy	Tax Billing Zip	30008
Tax Billing Address	3865 Story Dr Sw	Tax Billing Zip+4	5851
Tax Billing City & State	Marietta, GA	Owner Occupied	Yes

COMMUNITY INSIGHTS			
Median Home Value	\$230,499	School District	COBB COUNTY
Median Home Value Rating	3 / 10	Family Friendly Score	10 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	19 / 100	Walkable Score	38 / 100
Total Incidents (1 yr)	190	Q1 Home Price Forecast	\$234,688
Standardized Test Rank	25 / 100	Last 2 Yr Home Appreciation	4%

LOCATION INFORMATION			
Subdivision	Blue Rdg Manor Sub	Location Influence	Street
Municipality/Township	Mableton	Zoning	OI
Census Tract	314.12	Flood Zone Code	X
Carrier Route	C030	Flood Zone Panel	13067C0201G
Neighborhood Code	025c	Flood Zone Date	12/16/2008
Topography	Flat/Level	Within 250 Feet of Multiple Flood Zone	No

TAX INFORMATION			
Tax ID	19-0856-0-037-0	% Improved	66%
Parcel ID	19085600370	Tax District Area	9
Alt APN	19-0856-0-037-0-0003-D-00	Tax Appraisal Area	M
Block No.	D	County Tax	\$802
Lot No.	3		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$66,600	\$61,028	\$58,556
Assessed Value - Land	\$22,528	\$19,588	\$18,476
Assessed Value - Improved	\$44,072	\$41,440	\$40,080
YOY Assessed Change (\$)	\$5,572	\$2,472	
YOY Assessed Change (%)	9.13%	4.22%	
Market Value - Total	\$166,500	\$152,570	\$146,390
Market Value - Land	\$56,320	\$48,970	\$46,190
Market Value - Improved	\$110,180	\$103,600	\$100,200
Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$1,777		
2023	\$1,840	\$63	3.53%
2024	\$2,111	\$271	14.71%

CHARACTERISTICS			
Land Use - Universal	Residential (NEC)	Year Built	1964
Land Use- State	Residential On Commercial Land	Building Sq Ft	1,265
Lot Acres	0.64	Gross Area	1,265
Lot Area	27,878	Parking Type	Off Street
# of Buildings	1	Garage Type	Parking Avail

FEATURES				
Feature Type	Unit	Size/Qty	Year Built	Value
Paving Concrete Average	S	1,200	1964	\$2,500

SELL SCORE			
Rating	High	Value As Of	2025-02-02 04:34:25
Sell Score	730		

ESTIMATED VALUE			
RealAVM™	\$285,200	Confidence Score	59
RealAVM™ Range	\$237,700 - \$332,800	Forecast Standard Deviation	17
Value As Of	01/27/2025		

(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	2173	Cap Rate	6.2%
Estimated Value High	2777	Forecast Standard Deviation (FSD)	0.28
Estimated Value Low	1569		

(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.

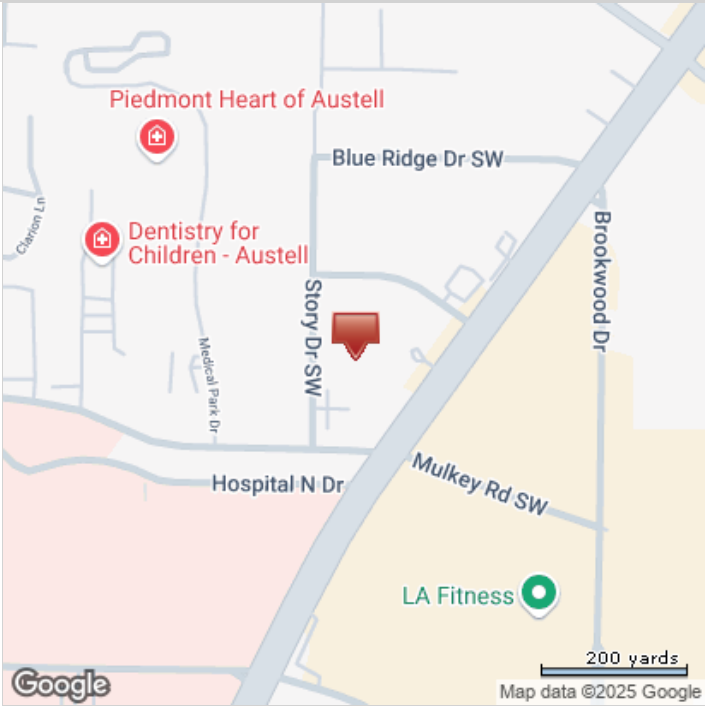
LISTING INFORMATION			
MLS Listing Number	5334052	MLS Current List Price	\$106,900
MLS Status	Expired	MLS Orig. List Price	\$106,900
MLS Area	73 - COBB-WEST	Listing Agent Name	Jkesler-Jonathan Kesler
MLS D.O.M	92	Listing Broker Name	KELLER WILLIAMS REALTY INTO WN ATL
MLS Listing Date	08/19/2014		

MLS Listing #	3903511
MLS Status	Closed
MLS Listing Date	05/13/2009
MLS Listing Price	\$800
MLS Orig Listing Price	\$800
MLS Close Date	06/01/2009
MLS Listing Close Price	\$750
MLS Listing Expiration Date	12/15/2009

LAST MARKET SALE & SALES HISTORY			
Recording Date	07/24/2015	Price Per Square Feet	\$39.53
Settle Date	07/22/2015	Deed Book & Page	15262-3707
Sale Price	\$50,000	Deed Type	Warranty Deed

Recording Date	12/05/2024	07/24/2015	04/13/2015
Sale/Settlement Date	11/27/2024	07/22/2015	03/27/2015
Sale Price		\$50,000	\$49,900
Nominal	Y		
Deed Book & Page	16249-843	15262-3707	15231-6076
Document Type	Affidavit	Warranty Deed	Warranty Deed
Buyer Name	Johnson Nancy	Johnson Terry P	Habitat Of Humanity/Northwest Met
Seller Name	Johnson Terry P	Habitat Of Humanity/Northwest Met	Hall George W

PROPERTY MAP



*Lot Dimensions are Estimated