

	Beds N/A	Full Baths N/A	Half Baths N/A	Sale Price N/A	Sale Date N/A
	Bldg Sq Ft N/A	Lot Sq Ft 76,230	Yr Built N/A	Type IND PLNT	

## OWNER INFORMATION

Owner Name	Cooper Letitia W (Te)	Tax Billing Zip	30342
Tax Billing Address	91 Blackland Ct Nw	Tax Billing ZIP + 4 Code	4434
Tax Billing City & State	Atlanta, GA	Owner Occupied	No

## COMMUNITY INSIGHTS

Median Home Value	\$677,987	School District	NEVADA CITY ELEMENTARY
Median Home Value Rating	8 / 10	Family Friendly Score	54 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	39 / 100	Walkable Score	51 / 100
Total Incidents (1 yr)	149	Q1 Home Price Forecast	\$693,358
Standardized Test Rank	74 / 100	Last 2 Yr Home Appreciation	2%

## LOCATION INFORMATION

Census Tract	8.02	Elementary School District	Nevada City
Mailing Carrier Route	C005	Flood Zone Code	X
Topography	Type Unknown	Flood Zone Panel	06057C0369E
School District	Nevada Co Un	Flood Zone Date	02/03/2010
Comm College District Code	Sierra	Within 250 Feet of Multiple Flood Zone	No

## TAX INFORMATION

APN	005-340-025-000	% Improved	71%
Tax Area	02002		
Legal Description	PCL 2 & PTN PCL 1 PM 17/56		

## ASSESSMENT &amp; TAX

Assessment Year	2024	2023	2022
Assessed Value - Total	\$400,202	\$392,356	\$384,664
Assessed Value - Land	\$117,122	\$114,826	\$112,575
Assessed Value - Improved	\$283,080	\$277,530	\$272,089
YOY Assessed Change (\$)	\$7,846	\$7,692	
YOY Assessed Change (%)	2%	2%	

Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$4,166		
2023	\$4,250	\$84	2.01%
2024	\$4,327	\$77	1.82%

## CHARACTERISTICS

Lot Acres	1.75	Universal Land Use	Industrial Plant
Lot Sq Ft	76,230	# of Buildings	1
County Use Code	Ind - Manuf		

## SELL SCORE

Value As Of	2025-05-04 04:32:34
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## LAST MARKET SALE &amp; SALES HISTORY

Owner Name	Cooper Letitia W (Te)		
Recording Date	01/23/1997		01/23/1997
Nominal			Y
Owner Name	Cooper Burton S		Cooper Burton S
Seller Name			Cooper Burton S
Document Number	2046		2045
Deed Type	Deed (Reg)		Deed

**PROPERTY MAP**

\*Lot Dimensions are Estimated

