

LOT 31
IN OR 968/31
MARSH LAKES PB 5/159-167

MATTHEWS BRIAN & JENNIFER
2997 GREEN OAKS CIRCLE
ATLANTA, GA 30345

2023

37-2N-28-1320-0031-0000



BUILDING CHARACTERISTICS							
ELEMENT	CD	CONSTRUCTION					
Exterior Wall	16	WD FR STUC 100					
Roof Structure	08	IRREGULAR 100					
Roof Cover	03	COMP SHNGL 100					
Interior Wall	05	DRYWALL 100					
Interior Floor	14	CARPET 60					
Interior Floor	12	HARDWOOD 40					
Air Condition	03	CENTRAL 100					
Heating Type	04	AIR DUCTED 100					
Bedrooms		4 100					
Bathrooms		2 100					
Frame	02	WOOD FRAME 100					
Stories	1.	1. 100					
Units		0 100					
Occupancy	00	NONE 100					
Quality	01	Quality Level 01					
DOR CODE	0100	SINGLE FAMILY					
MAP NUM		MKT AREA	04				
NEIGHBORHOOD/LOC	4015.00						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE			
BAS	2,196	100	2,196	218,839			
DCK	110	10	11	1,096			
FGR	628	55	345	34,381			
FOP	108	30	32	3,189			
FOP	286	30	86	8,571			
STR	50	10	5	498			
STR	63	10	6	598			
TOTALS	3,441		2,681	267,172			

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,681	95.9040	113.89	305,339	1997	1997	0	0	12.50	87.50
1 SNGL FAM - 0% - 0 Heated Area: 2196 HX Base Yr											