

PT OF LOT 5 S-18 & S-25
IN OR 1010/1016
SUB OF S0 PT SEC 12 DB 39/292

SWENSON RICHARD L & HELLA G
4171 LOCH HIGHLAND PKWY
ROSWELL, GA 30075

2024

00-00-30-0760-0005-0180



BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		05	AVERAGE 100	
Roof Structure		03	GABLE/HIP 100	
Roof Cover		03	COMP SHNGL 100	
Interior Wall		05	DRYWALL 100	
Interior Floor		14	CARPET 70	
Interior Floor		11	CLAY TILE 30	
Air Condition		03	CENTRAL 100	
Heating Type		04	AIR DUCTED 100	
Bedrooms			3 100	
Bathrooms			2 100	
Frame		02	WOOD FRAME 100	
Stories		1.5	1.5 100	
Units			0 100	
Occupancy		00	NONE 100	
Quality		03	Quality Level 03	
DOR CODE		0100	SINGLE FAMILY	
MAP NUM			MKT AREA	03
NEIGHBORHOOD/LOC		3027.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,399	100	1,399	119,504
FGR	483	55	266	22,722
FOP	24	30	7	598
FUS	532	100	532	45,444
UOP	32	20	6	512
UOP	174	20	35	2,990
USP	160	30	48	4,100
TOTALS	2,804		2,293	195,870

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,293	106.7220	101.39	232,487	1989	1989	0	0	15.75	84.25	

1 SINGLE FAM - 0% - 2023