

LUNSFORD ELIZABETH/HUFF LULA TRSTE OF RESIDUE TRT
4301 HAMMERSTONE COURT
NORCROSS, GA 30092

00-00-30-010A-0002-0110

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

15

CONC BLOCK 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

04

PLYWOOD 50

Interior Wall

05

DRYWALL 50

Interior Floo

09

PINE WOOD 100

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

2 100

Bathrooms

2 100

Frame

02

WOOD FRAME 100

Stories

1.

1. 100

Units

0 100

BUD8 Adjustme

05

DIST 1A 100

Occupancy

00

NONE 100

Quality

03

Quality Level 03

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

03

NEIGHBORHOOD/LOC

3038.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,500

100

1993

1,500

96,697

PTO

832

5

1993

42

2,708

SFB

264

80

2008

211

13,602

SFB

396

80

2008

317

20,435

TOTALS

2,992

2,070

133,441

EXTRA FEATURES

L N

OB/XF CODE

DESCRIPTION

BLD CAP

L

W

UNITS

UT

Adj R

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OB/XF MKT VALUE

NOTES

1

0810

CONCRETE A

0

0

0

0

396.00

SF

6.50

6.50

100

1950

1950

3

20

515

2

0500

FP-PRE FAB

0

0

0

0

1.00

UT

3,500.00

3,500.00

100

1950

1950

3

20

700

3

0810

CONCRETE A

0

0

0

0

396.00

SF

6.50

6.50

100

1950

1950

3

20

515

4

1242

WD DECK A

0

0

58

4

232.00

SF

10.00

10.00

100

1990

1990

3

20

464

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000120

C

RES OCEAN

0

RSF-2

50.00

100.00

50.00

FF

1.00

1.00

1.00

18,000.00

18,000.00

900,000

REVIEW DATE

01/11/2024

BY

KBA

Total Acres:

0.00

Total Land Value:

900,000

Market:

0

Agricultural:

0

Common:

900,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

2,070

90.1600

90.16

186,631

1950

1970

0

0

0

28.50

71.50

1 SINGLE FAM - 0% - 0

Heated Area: 2028

HX Base Yr

VALUATION BY

Tax Group: 8

Tax Dist:

STANDARD

BUILDING MARKET VALUE

133,441

TOTAL MARKET OB/XF VALUE

2,194

TOTAL LAND VALUE - MARKET

900,000

TOTAL MARKET VALUE

1,035,635

SOH/AGL Deduction

291,275

ASSESSED VALUE

744,360

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

744,360

TOTAL JUST VALUE

1,035,635

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

1,030,290

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1573/0156

6/23/2008

PR Q

I

01

100

GRANTOR: HUFF LULA L P/R

GRANTEE: HUFF LULA L TRUSTEE

0258/0688

2/01/1978

WD Q

I

14,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W16 N17 W30 S24 E13 BAS=[YR=1993] S50 E30 N50 W30\$ E33 N7\$ PTR=E10 SFB=[YR=2008] E12 SFB=[YR=2008] E18 S22 W18 N22\$ S22 W12 N22\$ W10\$.