

LOT 24
RE-PLAT OF CALLAHAN CROSSING
OR 2562/281

ET-15 LP
4401 NORTHSIDE PARKWAY NW SUIT
ATLANTA, GA 30327

2026

51-2N-25-4175-0024-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	08	SHT VINYL 50			
Interior Floor	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 07			
NEIGHBORHOOD/LOC	8034.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,185	100	2022	1,185	142,198
FGR	229	55	2022	126	15,119
FOP	48	30	2022	14	1,680
FOP	72	30	2022	22	2,640
TOTALS	1,534			1,347	161,637

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,347	115.4400	121.21	163,270	2022	2022	0	0	1.00	99.00

1 TOWNHOUSE 0% - 2023

Heated Area: 1185

HX Base Yr

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026

ML