

LOT 25
RE-PLAT OF CALLAHAN CROSSING
OR 2562/281

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

2026

51-2N-25-4175-0025-0000



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	14	CARPET 60			
Interior Floor	08	SHT VINYL 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 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	632	100	2022	632	70,952
FGR	286	55	2022	157	17,626
FOP	40	30	2022	12	1,347
FOP	48	30	2022	14	1,572
FUS	889	100	2022	889	99,805
STR	48	10	2022	5	561
TOTALS	1,943			1,709	191,863

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,709	108.0000	113.40	193,801	2022	2022	0	0	1.00	99.00
1 TOWNHOUSE 0% - 2023 Heated Area: 1521 HX Base Yr											
8 6 FOP 2022 6 9 12 24 13 16 22 21 13 5 FOP 2022 5 8 13 21 16 4 12 STR 2022 12 4 16 13 8 BAS 2022 FGR 2022 FUS 2022											