

SILBERBERG LUIS J.

875 OLD PEACHTREE RD NE

LAWRENCEVILLE, GA 30043

NB: 100 NEW RIVER AREA

#24A-C DE LA ARENA

Property Location: ROLANDO DE LA ARENA #24 3.2000 AC

CARD NO. 1 of 1

TWP: PRATHERS CREEK

FIRE:PINEY CREE

DEED INFORMATION

DEED DATE: 6/2007

DEED BOOK/PAGE: 00307/1369

Parcel ID: 3041214597

Account: 10472

Reval Year: 2021 Tax Year: 2021

Appraised By RK on 10/08/2019

EX- LAST ACTION 20201102

MARKET VALUE												CORRELATION OF VALUE					
PROPERTY TYPE		USE		CDU	PHYSICAL CONDITION		GRADE	EYB		AYB		CREDENCE TO MARKET					
		R										PARCEL VALUATION SUMMARY					
DWELLING DATA												BILLABLE LAND VALUE				33,500	
CONDO STYLE	KITCHEN REMODELED	HOUSE COLOR	STYLE	WALLS	STORY HT.	# ROOMS	BED ROOMS	FAMILY ROOMS	KITCHENS	FULL BATHS	HALF BATHS	BILLABLE IMPROVEMENT VALUE				0	
												TOTAL BILLABLE VALUE				33,500	
												PERMIT					
BMST		ATTIC		BATH REMODELED	HEATING	HEATING SYSTEM	TYPE	UNFINISHED AREA	UNHEATED AREA	BSMT LIVING AREA	BSMT REC AREA	ADD'L FIXTURES	TOTAL FIXTURES				
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA		TRUE TLA					
SKETCH INFORMATION												BUILDING VALUATION SUMMARY					
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		Base Price					
NOTES												Plumbing					
												Additions					
												Unfin. Area					
												Basement					
												Attic					
												Heat / AC Adj.					
												FBLA					
												Rec Room					
												Fireplace					
												Basement Garage					
												SUBTOTAL					
												Grade Factor()					
												C & D Factor					
												TOTAL RCN					
												% Good					
												Market Adjustment Factor					
												Market Value Per Sq. Ft.					
												RCNLD					
												BUILDING ADJUSTMENTS					

CODE	DESCRIPTION	COUNT	LTH	WTH	SIZE	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
TOTAL OB/XF VALUE															
BLDG DIMENSIONS															
LAND INFORMATION															
HIGHEST AND BEST USE	USE CODE	FRONTAGE	DEPTH	DEPTH / SIZE	COND FACT	INFLUENCES AND TOPOGRAPHY		LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
FOREST LAND	09	0	0		1.0000	BELOW STREET/ROLLING		5,000.00	3.200	AC	0.000	10,471.88	33510		
TOTAL MARKET LAND DATA									3.2				33510		
TOTAL PRESENT USE DATA															
3041214597 (797366) Group:0															

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CARD NO. 1 of 1

6/16/2021 3:25:00 AM.