

RESIDENTIAL / RURAL REVIEW DOCUMENT

PARCEL 17-0223-0007-091-7

ALT ID 2344521

MAP/ROUTE

CARD NO. 1 OF 1

TAX YEAR 2025

TIEBACK

TAX CODE ZONING R4A TAX DIST 05 ATLANTA CITY CODE 05

ADDRESS 1783 WENLOCK AVE NW

NEIGHBORHOOD 1736

LAND USE CODE 100

LIVING UNITS 0

CLASS R3

BOOK/PAGE:

RESTRICTIONS

-----OWNER INFORMATION-----

DODSON ALEXANDER CHARLES & HERMAN CORNELIA BETZ

SALES INFORMATION

DATE TYPE PRICE SRC VAL

01-MAY-23 1 290,000 0

15-NOV-18 1 66,400 P

15-NOV-18 2 90,000 4

MISC. IMPROV

TOTAL OBY & MISC IMPROV. VALUE 0

GROSS BUILDING SUMMARY VALUE 0

----- PROPERTY FACTORS -----

TOPO 1 / / LEVEL / ROLLING /

UTILITY 1 / / STR/RDS 1 / /

FRT 9

LOC 6

PARKING TYPE 3 QUANTITY 2 SPOT LOC PROXIMITY 3 %

AVAIL ON AND OFF STRE / ADEQUATE / ON SITE

----- BUILDING PERMIT RECORD -----

DATE NUMBER AMOUNT PURPOSE O/C

NOTE CD: 22 Callback 2022

NOTES: DOI 2/1/24

NOTES: VACANT

NOTES:

ENTRANCE INFORMATION

DATE CODE INFO CD ID

02/01/24 100 413

07/13/23 121 028

07/20/22 7 620

----- L A N D D A T A -----

TY AC/SQFT/UNIT

PE LN CD FRONT DEPTH PRICE INFL-FAC BASE SIZE CLASS BASE INCR CHG

S 1 6 16,200 16 9,000 2.2 .55

UNDEVELOPED ADJ FACTOR (CA14) 10.9427 .55

LAND-VAL 260000

GROSS LN CD VALUE IN FL- FAC LAND-VAL

TOTAL ACRES .3719 TOTAL LAND-VALUE 260,000

TOTAL SIZE .0000 ACRES N/MDL 1 ZONE 23 LOC 0 UTILITY 1 STREET 1

LAND ADJ ADJ FACTOR (CA11) 1.0000 ADJ FACTOR (AA44) 1.0000



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CARD NO. 1 OF 1
FIELD REVIEW FLAG

TIEBACK

G.F.L.A.
S.F.L.A.

0

SKETCH VECTORS

DWELLING COMPUTATIONS

0

BASE PRICE 0
BASEMENT 0
HEAT 0
PLUMBING (TOT= 0
ATTIC 0
OTHER FEATURES 0

*SUB TOTAL 0
GRADE FACTOR 0.00
C & D FACTOR 0%
CDU X
BASE RCN/SF .00
USER FACTOR 0
USER AMOUNT
ADDITIONS RCNLD 0
PERCENT GOOD 0%
FUNCTIONAL DEP X %
ECONOMIC DEP X %
RCNLD PER SF .00
PERCENT COMPLETE 0
DWELLING FACTOR X 100%
SUB TOTAL X

O.B. & Y. VALUE 0
GROSS IMPRV. 0
TOTAL CARD VALUE 0
CONDO BASE VALUE 0
CONDO ADJ. VALUE 0

LINE	LOW	1ST	2ND	3RD	AREA	YRBLT	EFFYR	GRADE	CDU	%COMP.	RSN	VALUE
0												

----- PARCEL SUMMARY COST VALUE -----

TOTAL LAND VALUE 260,000
TOTAL BLDG VALUE 0
TOTAL COST VALUE 260,000

CURRENT LAND 260,000 BUILDING 0 TOTAL 260,000 TYP YR CLASS EFF SIZE GRD QN MODS CF %COMP MA% VALUE
ASSESSED LAND 0 BUILDING 0 TOTAL 0
REVIEW CODE 1 COST APPROACH REVIEW REASON REVIEWER ID 028
REVIEW DATE REVIEWER ID
ESTIMATE LAND BUILDING TOTAL
REVIEW CODE REVIEW REASON
REVIEW DATE REVIEWER ID

DATA MAILER: SENT 00/00/00 RECEIVED 00/00/00 MAINTAINED ON 20-AUG-24

