

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	3	2	1	\$72,000	12/11/2013
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,760	18,060	2006	SFR	

OWNER INFORMATION			
Owner Name	Seals Samuel Doss	Tax Billing Zip	30318
Owner Name 2		Tax Billing Zip+4	8331
Tax Billing Address	864 Capitol View Ave Nw	Owner Occupied	Yes
Tax Billing City & State	Atlanta, GA	No Mail Flag	

COMMUNITY INSIGHTS			
Median Home Value	\$269,166	School District	ATLANTA PUBLIC SCHOOLS
Median Home Value Rating	4 / 10	Family Friendly Score	4 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	2 / 100	Walkable Score	61 / 100
Total Incidents (1 yr)	526	Q1 Home Price Forecast	\$268,751
Standardized Test Rank	8 / 100	Last 2 Yr Home Appreciation	15%

LOCATION INFORMATION			
Subdivision	Hall Prop	Traffic	
Municipality/Township	Atlanta-Fulton	Location Influence	Neighborhood
School District Code		Zoning	R4A
Census Tract	86.01	Flood Zone Code	X
Carrier Route	C031	Flood Zone Panel	13121C0239F
Township Range Sect		Flood Zone Date	09/18/2013
Neighborhood Code	14772	Within 250 Feet of Multiple Flood Zone	No
Topography	Flat/Level		

TAX INFORMATION			
Tax ID	14-0208-0002-057-9	Tax District Area	05
Parcel ID	14 020800020579	Tax Appraisal Area	05
Alt APN	1565839	City Taxes	\$4,646
Block No.		County Tax	\$1,317
Lot No.	50	Exemption(s)	
% Improved	68%		
Legal Description			

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$145,640	\$119,600	\$119,600
Assessed Value - Land	\$46,680	\$18,200	\$18,200
Assessed Value - Improved	\$98,960	\$101,400	\$101,400
YOY Assessed Change (\$)	\$26,040	\$0	
YOY Assessed Change (%)	21.77%	0%	
Market Value - Total	\$364,100	\$299,000	\$299,000
Market Value - Land	\$116,700	\$45,500	\$45,500
Market Value - Improved	\$247,400	\$253,500	\$253,500
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			
Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$4,840		
2023	\$4,898	\$57	1.19%
2024	\$5,963	\$1,065	21.74%

CHARACTERISTICS			
Land Use - Universal	SFR	Basement Sq Feet	
Land Use- State	Residential Lot	Finished Basement Area	

Land Use - County	Res 1 Family
Lot Acres	0.4146
Lot Area	18,060
Lot Frontage	
Lot Depth	
# of Buildings	1
Building Type	
Year Built	2006
Effective Year Built	2015
Stories	2
Style	Conventional
Building Sq Ft	1,760
Gross Area	
Above Gnd Sq Ft	
Ground Floor Area	880
Total Rooms	6
Bedrooms	3
Total Baths	3
Full Baths	2
Half Baths	1
Bath Fixtures	10
Kitchens	
Dining Rooms	
Living Rooms	
Family Rooms	1
Basement Type	Crawl

Unfinished Basement Area	
Bsmt Finish	
Fireplaces	1
Floor Cover	
Heat Type	Warm Air
Heat Fuel Type	Gas
Cooling Type	Central
Interior Wall	
Other Rooms	Family Room
Exterior	Frame
Roof Material	
No. Parking Spaces	
Parking Type	On & Off Street
Garage Type	Parking Avail
Garage Capacity	
Garage Sq Ft	
Patio Type	Wood Deck
Patio/Deck 1 Area	32
Porch	Open Frame Porch
Porch Type	Open Frame Porch
Porch 1 Area	30
Pool	
Sewer	Public Service
Water	Public
Electric Service Type	
Condition	Good

FEATURES					
Feature Type	Unit	Size/Qty	Width	Depth	Year Built
Feature Type			Value		
Building Description			Building Size		
Open Frame Porch			30		
Wood Deck			32		
Open Frame Porch			66		
Open Frame Porch			36		

SELL SCORE			
Rating	High	Value As Of	2025-06-08 04:34:48
Sell Score	767		

ESTIMATED VALUE			
RealAVM™	\$326,700	Confidence Score	79
RealAVM™ Range	\$293,500 - \$359,800	Forecast Standard Deviation	10
Value As Of	06/02/2025		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS			
Estimated Value	2596	Cap Rate	5.1%
Estimated Value High	3063	Forecast Standard Deviation (FSD)	0.18
Estimated Value Low	2129		

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number		MLS Pending Date	
MLS Status		MLS Contingency Date	
MLS Area		MLS Sale Date	
MLS D.O.M		MLS Sale Price	

MLS Listing Date		Listing Agent Name	
MLS Current List Price		Listing Broker Name	
MLS Orig. List Price			

MLS Listing #
MLS Status
MLS Listing Date
MLS Listing Price
MLS Orig Listing Price
MLS Close Date
MLS Listing Close Price
MLS Listing Expiration Date
MLS Listing Cancellation Date
MLS Sale Type

LAST MARKET SALE & SALES HISTORY					
Recording Date		12/17/2013		Cash Down	
Settle Date		12/11/2013		Multi/Split Sale	
Sale Price		\$72,000		Deed Book & Page	
Price Per Square Feet		\$40.91		Deed Type	
				53431-411	
				Warranty Deed	
Recording Date	03/06/2019	04/11/2016	12/17/2013	11/05/2008	10/29/2004
Sale/Settlement Date	02/04/2019	04/06/2016	12/11/2013	10/07/2008	10/22/2004
Sale Price			\$72,000	\$66,671	\$16,000
Nominal	Y	Y			
Deed Book & Page	59780-609	56040-538	53431-411	47335-264	38758-352
Document Type	Correction Deed	Quit Claim Deed	Warranty Deed	Foreclosure Deed	Limited Warranty Deed
Buyer Name	Williamson Denise	Seals Samuel D	Seals Samuel D	Tribeca Lending Corp	Morgan Andrea
Seller Name	Williamson Denise	Wce Properties LLC	Wce Properties LLC	Dennis Anthony L	Foxworthy Inc

Recording Date	
Sale/Settlement Date	11/07/2000
Sale Price	
Nominal	
Deed Book & Page	29682-74
Document Type	Trustee Deed
Buyer Name	Owner Record
Seller Name	Owner Record

MORTGAGE HISTORY				
Mortgage Date	03/06/2019	12/17/2013	09/14/1999	08/10/1998
Mortgage Amount	\$76,312	\$61,200	\$115,000	\$86,250
Mortgage Lender	Quicken Lns Inc	Private Individual	American Summit Mtg Corp	Bayrock Mtg Corp
Mortgage Code/Loan Type	Fha	Private Party Lender	Conventional	Conventional
Mortgage Type	Refi	Resale	Refi	Refi
Mortgage Int Rate				
Mortgage Int Rate Type				Fixed Rate Loan
Mortgage Term	30	5	15	
Mortgage Term Code	Years	Years	Years	
Borrower Name	Williamson Denise	Seals Samuel D	Dennis Anthony L	Dennis Athony L
Borrower Name 2				

FORECLOSURE HISTORY		
Document Type	Notice Of Sale	Notice Of Sale
Default Date		
Foreclosure Filing Date		
Recording Date	09/11/2008	
Document Number		
Book Number		
Page Number		
Default Amount		

Final Judgment Amount		
Original Doc Date	08/13/1999	08/13/1999
Original Document Number		
Original Book Page	27674000029	27674000029
Lien Type		

