

	MLS Beds	MLS Full Baths	MLS Half Baths	Sale Price	Sale Date
	3	2	1	\$84,000	12/11/2013
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	1,628	6,800	2004	SFR	

OWNER INFORMATION			
Owner Name	Seals Annette	Tax Billing Zip	30067
Owner Name 2	Seals Berwick Samuel Doss	Tax Billing Zip+4	5088
Tax Billing Address	469 Manor Oak Ln Se	Owner Occupied	No
Tax Billing City & State	Marietta, 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	Cityside Developers LLC	Traffic	
Municipality/Township	Atlanta-Fulton	Location Influence	Neighborhood
School District Code		Zoning	R4A
Census Tract	86.01	Flood Zone Code	X
Carrier Route	C030	Flood Zone Panel	13121C0239F
Township Range Sect		Flood Zone Date	09/18/2013
Neighborhood Code	170815	Within 250 Feet of Multiple Flood Zone	No
Topography	Flat/Level		

TAX INFORMATION			
Tax ID	<a href="#">17-0248-0007-016-5</a>	Tax District Area	05
Parcel ID	17 024800070165	Tax Appraisal Area	05
Alt APN	2366630	City Taxes	\$5,090
Block No.	5	County Tax	\$1,442
Lot No.	2	Exemption(s)	
% Improved	69%		
Legal Description	02 5		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$159,560	\$159,560	\$57,600
Assessed Value - Land	\$49,160	\$49,160	\$14,160
Assessed Value - Improved	\$110,400	\$110,400	\$43,440
YOY Assessed Change (\$)	\$0	\$101,960	
YOY Assessed Change (%)	0%	177.01%	
Market Value - Total	\$398,900	\$398,900	\$144,000
Market Value - Land	\$122,900	\$122,900	\$35,400
Market Value - Improved	\$276,000	\$276,000	\$108,600
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			
Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$2,331		
2023	\$6,534	\$4,203	180.3%
2024	\$6,532	-\$2	-0.02%

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

Land Use - County	Res 1 Family
Lot Acres	0.1561
Lot Area	6,800
Lot Frontage	
Lot Depth	
# of Buildings	1
Building Type	
Year Built	Tax: 2006 MLS: 2004
Effective Year Built	
Stories	2
Style	Conventional
Building Sq Ft	1,628
Gross Area	MLS: 1,628
Above Gnd Sq Ft	
Ground Floor Area	814
Total Rooms	10
Bedrooms	Tax: 4 MLS: 3
Total Baths	4
Full Baths	Tax: 3 MLS: 2
Half Baths	1
Bath Fixtures	20
Kitchens	
Dining Rooms	
Living Rooms	
Family Rooms	
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	
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	64
Porch	Open Frame Porch
Porch Type	Open Frame Porch
Porch 1 Area	132
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			132		
Wood Deck			64		
Open Frame Porch			16		

SELL SCORE			
Rating	High	Value As Of	2025-06-08 04:34:49
Sell Score	808		

ESTIMATED VALUE			
RealAVM™	\$322,600	Confidence Score	82
RealAVM™ Range	\$292,400 - \$352,800	Forecast Standard Deviation	9
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	2569	Cap Rate	5%
Estimated Value High	3081	Forecast Standard Deviation (FSD)	0.2
Estimated Value Low	2057		

(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	3897955	MLS Pending Date	05/12/2009
MLS Status	Closed	MLS Contingency Date	
MLS Area	22 - ATLANTA NORTH	MLS Sale Date	05/28/2009
MLS D.O.M	11	MLS Sale Price	\$47,000
MLS Listing Date	05/01/2009	Listing Agent Name	Kolarich-Kris Kolarich

MLS Current List Price	\$51,900	Listing Broker Name	BO BRIDGEPORT BROKERS, INC.
MLS Orig. List Price	\$51,900		

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	Tax: 12/11/2013 MLS: 05/28/2009	Multi/Split Sale			
Sale Price	\$84,000	Deed Book & Page	53431-423		
Price Per Square Feet	\$51.60	Deed Type	Warranty Deed		

Recording Date	05/24/2019	12/17/2013	06/04/2009	06/04/2009	08/05/2008
Sale/Settlement Date	05/13/2019	12/11/2013	05/28/2009	04/30/2009	05/06/2008
Sale Price		\$84,000	\$47,000		\$170,000
Nominal	Y			Y	
Deed Book & Page	60047-346	53431-423	48017-4	48017-1	47055-484
Document Type	Quit Claim Deed	Warranty Deed	Limited Warranty Deed	Special Warranty Deed	Foreclosure Deed
Buyer Name	Seals Annette	Seals Annette	Wce Properties LLC	Villa Services LLC	Nationstar Mortgage LLC
Seller Name	Seals Annette	Wce Properties LLC	Villa Services LLC	Nationstar Mortgage LLC	Oboh Hagar

Recording Date	08/08/2007	04/21/2005	07/23/2004
Sale/Settlement Date	07/18/2007	04/14/2005	07/19/2004
Sale Price	\$265,000	\$84,000	\$80,000
Nominal			
Deed Book & Page	45502-286	39852-396	38082-287
Document Type	Warranty Deed	Warranty Deed	Warranty Deed
Buyer Name	Oboh Hagar	Cityside Developers LLC	Carroll Richard
Seller Name	Cityside Developers LLC	Carroll Richard	Marathon Hldg LLC

MORTGAGE HISTORY					
Mortgage Date	12/17/2013	06/04/2009	08/08/2007	04/21/2005	07/23/2004
Mortgage Amount	\$71,400	\$45,092	\$251,750	\$492,600	\$65,000
Mortgage Lender	Private Individual		Nationstar Mtg LLC	Bank Of North Ga	Private Individual
Mortgage Code/Loan Type	Private Party Lender	Private Party Lender	Conventional		Private Party Lender
Mortgage Type	Resale	Resale	1st Time Sale	Construction	Resale
Mortgage Int Rate			10.16		
Mortgage Int Rate Type			Adjustable Int Rate Loan	Fixed Rate Loan	
Mortgage Term	5	3	30	1	1
Mortgage Term Code	Years	Years	Years	Years	Years
Borrower Name	Seals Annette	Wce Properties LLC	Oboh Hagar	Cityside Developers LLC	Carroll Richard
Borrower Name 2					

Mortgage Date	03/25/2003
Mortgage Amount	\$68,174
Mortgage Lender	* Other Institutional Lenders
Mortgage Code/Loan Type	
Mortgage Type	Construction
Mortgage Int Rate	
Mortgage Int Rate Type	Fixed Rate Loan

Mortgage Term	1
Mortgage Term Code	Years
Borrower Name	Wilson Hamilton
Borrower Name 2	

FORECLOSURE HISTORY	
Document Type	Notice Of Sale
Default Date	
Foreclosure Filing Date	
Recording Date	
Document Number	
Book Number	
Page Number	
Default Amount	
Final Judgment Amount	
Original Doc Date	07/18/2007
Original Document Number	
Original Book Page	45502000288
Lien Type	

PROPERTY MAP

\*Lot Dimensions are Estimated