

LOCATION & OWNER INFORMATION

PARCEL ID

00-42-43-12-00-000-3231

NBHD

746500RS

PARCEL ADDR

4559 APPALOOSA ST

LEGAL

12-43-42, WLY 70.88 FT OF ELY 353.88 FT OF N 120 FT OF S 300 FT OF N 1/2 OF S 1/2 OF NW 1/4A/K/A LT 31 BLK 2 NORTH LANDING UNREC

TAX DISTRICT

00197

OWNER

FKH SFR PROPCO B HLD LP FIRSTKEY HOMES LLC C/O

ADDRESS

600 GALLERIA PKWY STE 300
ATLANTA GA 30339-8146



ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	07-JUN-24	3	A	60

INCOME

AG

0100 PROPERTY USE /SINGLE FAMILY

LIVING UNITS:1

GIS ACRES: .1953

TOTAL CARDS:1

AUTOCAD:

AG INFORMATION							
LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL							

TOTAL PARCEL

TYPE	VALUE
MASS	285,813
OVERRIDE	
INCOME	0
PRIOR YR VAL	268,183
BUILDING	134,439
OBY's	1,374
LAND	150,000
MARKET	285,813
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
LB Ratio (value)	0.52
SOH%	
1 CAMA VALUE	

SALES INFORMATION							
BOOK	PAGE	DC	QC	S	PRICE	DATE	
29369	960	WD	Q	I	5,057,570	21-SEP-17	
26436	1668	WD	QD	I	146,900	06-NOV-13	
24351	1656	WD	DF	I	71,000	27-JAN-11	

PERMIT INFORMATION							
PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT	
B-2011-020182-0000	23-JAN-13	F	05	T	2014	500	

NOTES

SHED N/V PETN2023-3559 PETN2025-2673

OBY INFORMATION																					
CRD	L#	CODE	YRBLT	EFFYB	YRRMD	WIDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH	VALUE
1	3	PAT	2012	2012				128	1	C		7.34	A	A	40					100	376.00
1	4	ROF	2016	2016				128	1	C		13.00	A	A	60					100	998.00
																				OBY VALUE	1,374.00

LAND INFORMATION

L#	LUSE	ZONE	AG	AGLND	TP	CDE	AFF	EFF	DEPTH	SQ FT	ACRES	UNITS	RATE	SIZE	NBHDF	INF	PCT	SOH	VALUE
1	0100	RS			U	S4			120	8,506	0.20	1	150,000.00	T	1		0	100	150,000.00

NOTES:

TOTAL ACRES

.1953

FUTURE LAND USE: MR-5

REV: 89 A 27-MAR-25

TOTAL LAND VALUE

150,000.00

SUB-AREA INFORMATION				
LINE	CODE	PCT	SIZE	
A 0	BAS	100	1222	
BASE AREA				
A1 1	FOP	28	20	
FINISHED OPEN PORCH				
A2 2	UOP	24	40	
UNFINISHED OPEN PORCH				
A3 3	FGR	44	242	
FINISHED GARAGE				
A4				
A5				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
TOTAL SQ FT			1524	

00-42-43-12-00-000-3231RESIDENTIAL4559 APPALOOSA ST

Diagram of Main Building (1222) showing dimensions and sub-areas:

- Overall dimensions: 34 (width) x 28 (height)
- Sub-area A1: 4 (width) x 20 (height)
- Sub-area A2: 4 (width) x 10 (height)
- Sub-area A3: 11 (width) x 22 (height)
- Other dimensions: 10, 3, 15, 18, 11, 4, 9, 11

VECTOR:
BAS(A0CL34D34R10U3R4D15R11U18R9U28)FOP(A1L34D34R10CD2R4U5L4D3)UOP(A2L34D34R10D2CD10R4U10L4)FGR
(A3L34D34R10D2D10R4U10L4R4U5L4D3U3R4D15R11CD4R11U22L11D18)

TOTAL SQ FT1524

BUILDING INFORMATION				
1	/	1	SYS CRD# /TOT BLDGS	
0100	ID	1	SFR	
			C&D	
1.06			NBHD FACTOR	
			LEVEL / UNIT TYPE	
1	/		UNIT HEIGHT / BLDG HEIGHT	
0	/		BED RM / TOT RM	
2	/	0	FULL BA / HALF BA	
	/	6	ADD FIX / TOTAL FIX	
1984	/	1984	YRBLT / EFFYR	
	/		YR / % REMODELED	
			REMOD KTCH / BATH	
R2	/	AV	GRADE / CDU	
69	/		% GOOD / DEPR TB	
1		1	FPLC STACK / OPEN	
16			EW1 WSF: STUCCO	
00			EW2 NONE	
03			RS GABLE/HIP	
03			RC ASPHALT/COMPOSI	
05			IW1 DRYWALL	
00			IW2 N/A	
14			FT1 CARPETING	
00			FT2 N/A	
3			HEAT HTG & AC	
4			HEAT SYS FORCED AIR DUCT	
			KB_ADJ	
			MKT_ADJ	
			FUNC	
			ECON	
100			SOH%	
1,344 EFF BLDG AREA				
1,222 SQ FT LIVING AREA				
1,344 TOTAL EBA				

NOTES:	
BLDG 001 DEVBLK 2 LOT 31	

L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE

183,811	RCN
126,829	RCNLD
134,439	ADJRCNLD
1 TOTAL ID UNIT VALUE	

LN	SE	LEVEL	YR	EFF	AREA	EXTER	USE		WA	EXTERIOR	CN	INT	INT	INT	INT	INT	INT	PHY	FNC	FNC	FNC	ENC	ENC
NO	NO	FR	TO	BLT	SIZE	PERM	TYPE	NAME	HT	WALL TYPE	TYP	FIN	PAR	HT	AC	PLB	LGT	CND	UT	RSN	%GD	RSN	%GD