

LOCATION & OWNER INFORMATION	
PARCEL ID	74-43-43-33-16-000-0640
NBHD	742100RS
PARCEL ADDR	3109 ROBERT RD
LEGAL	MACKLE PARK FIRST ADDITION LT 64
TAX DISTRICT	74402
OWNER	FYR SFR BORROWER LLC
ADDRESS	3505 KOGER BLVD STE 400 DULUTH GA 30096-7672



ENTER INFORMATION				
TYPE	DATE	E	I	AP
IMP	26-JUN-25	3	A	73
INCOME				
AG				

0100 PROPERTY USE /SINGLE FAMILY	
LIVING UNITS:1	GIS ACRES: .1572
TOTAL CARDS:1	AUTOCAD:

TOTAL PARCEL	
TYPE	VALUE
MASS	338,065
OVERRIDE	
INCOME	0
PRIOR YR VAL	339,288
BUILDING	106,322
OBY's	0
LAND	231,743
MARKET	338,065
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
LB Ratio (value)	0.69
SOH%	
1 CAMA VALUE	

SALES INFORMATION						
BOOK	PAGE	DC	QC	S	PRICE	DATE
30063	197	WD	Q	I	17,375,043	06-AUG-18
27330	49	WD	QD	I	128,000	27-JAN-15
26125	914	WD	QD	I	47,000	10-JUN-13

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

PERMIT INFORMATION							
PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT	
25061275-PAVING	31-JUL-25	F	05	T	2026	1,500	
18041350	30-APR-18	F	05	T	2019	0	
17010090	18-JAN-17	F	05	T	2018	5,000	
15031147	20-AUG-15	F	05	T	2016	1,750	

NOTES
PETN2025-3477

OBY INFORMATION																					
CRD	L#	CODE	YRBLT	EFFYB	YRRMD	WIDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH	VALUE
OBY VALUE																					

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	SF7			S	S1			0	6,847	0.16	1	38.00	T	1		0	100	231,743.00		
NOTES:											TOTAL ACRES			.1572	FUTURE LAND USE:			TOTAL LAND VALUE			231,743.00
																		REV: 92 A		02-APR-25	

SUB-AREA INFORMATION				SIZE
LINE	CODE	PCT		
A	0	BAS	100	936
BASE AREA				
A1	1	SFB	96	304
SEMI FINISHED BASE AREA				
A2	2	UOP	24	52
UNFINISHED OPEN PORCH				
A3				
A4				
A5				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
TOTAL SQ FT				1292

74-43-43-33-16-000-0640 **RESIDENTIAL** 3109 ROBERT RD

VECTOR:
BAS(A0L19D16CL20D24R18R21U24L19)SFB(A1CL19D16R19U16)UOP(A2L19D16L20D24R18CD4R13U4L13)

BUILDING INFORMATION			
1	/	1	SYS CRD# /TOT BLDGS
0100	ID	1	SFR
			C&D
.9			NBHD FACTOR
			LEVEL / UNIT TYPE
1	/		UNIT HEIGHT / BLDG HEIGHT
0	/		BED RM / TOT RM
1	/	0	FULL BA / HALF BA
	/	3	ADD FIX / TOTAL FIX
1950	/	1980	YRBLT / EFFYR
	/		YR / % REMODELED
			REMOD KTCH / BATH
R2	/	AV	GRADE / CDU
66	/		% GOOD / DEPR TB
			FPLC STACK / OPEN
17			EW1 MSY: CB STUCCO
00			EW2 NONE
03			RS GABLE/HIP
03			RC ASPHALT/COMPOSI
03			IW1 PLASTER
00			IW2 N/A
14			FT1 CARPETING
00			FT2 N/A
3			HEAT HTG & AC
3			HEAT SYS FORCED/NO DUCT
			KB_ADJ
			MKT_ADJ
			FUNC
			ECON
100			SOH%
1,240 EFF BLDG AREA			
1,240 SQ FT LIVING AREA			
1,240 TOTAL EBA			
178,994 RCN			
118,136 RCNLD			
106,322 ADJRCNLD			
1 TOTAL ID UNIT VALUE			

NOTES:

L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE

178,994 RCN
118,136 RCNLD
106,322 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	YB	SIZE	PERM	TYPE NAME	HT	WALL TYPE	TYP	FIN	PAR	HT	AC	PLB	LGT	CND	UT	RSN	%GD	RSN	%GD