



Property Appraisal
Calvin C. Hicks, Jr., CAE, RES, GCA
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September 18, 2020

To: Christopher Bell, Real Estate Specialist, DeKalb County GIS Department

From: Brian Jennings, Deputy Chief Appraiser, Property Appraisal Department

Subject: Parcel 15 201 02 045, 1331 Veasey Rd

Fair Market Value: \$15,200

The subject property is a 20,473 square foot, (.47 acres) unimproved lot. The parcel is zoned R-75 and is located in a residential neighborhood. A typical lot for this area is .25+/- acres and is valued at \$95,000. The estimated appraised value for this vacant lot for tax year 2020 is \$15,200. This parcel receives -90% for being landlocked and a +60 for size. Per GIS maps, there appears to be space for a road on the east side of the lot, see attachment. If a road is cut through, the value would increase to \$152,000.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Brian Jennings'.

Brian Jennings
Deputy Chief Appraiser
DeKalb County Property Appraisal
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Decatur, Ga. 30030
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