



Property Appraisal
Calvin C. Hicks, Jr., CAE, RES, GCA
Chief Appraiser

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November 21, 2024

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


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

Subject: ROW unimproved section of Elam Rd.

Fair Market Value: \$7,500. Price per Acre/SF: \$12,931/\$0.30

The subject property is approximately 25,397 square feet, (.58+/- acres) unimproved ROW. This ROW is an unimproved section of Elam Road. The subject parcel is zoned R-100 and located in a residential neighborhood. A typical lot for this area is .70 to 1.50+ acres with 90' to 110' of road frontage and valued at \$40,000 to \$50,000. The estimated appraised value for this vacant lot for tax year 2024 is \$7,500 based on the subject being the ROW between two lots. The parcel by itself is unbuildable but becomes valuable when combined with lots 15 256 02 009 & 15 256 02 014.

Sincerely,


Brian Jennings
Deputy Chief Appraiser
DeKalb County Property Appraisal
Maloof Annex
1300 Commerce Ave
Decatur, Ga. 30030
Phone: 404-371-2808
Email: bjjennings@dekalbcountyga.gov



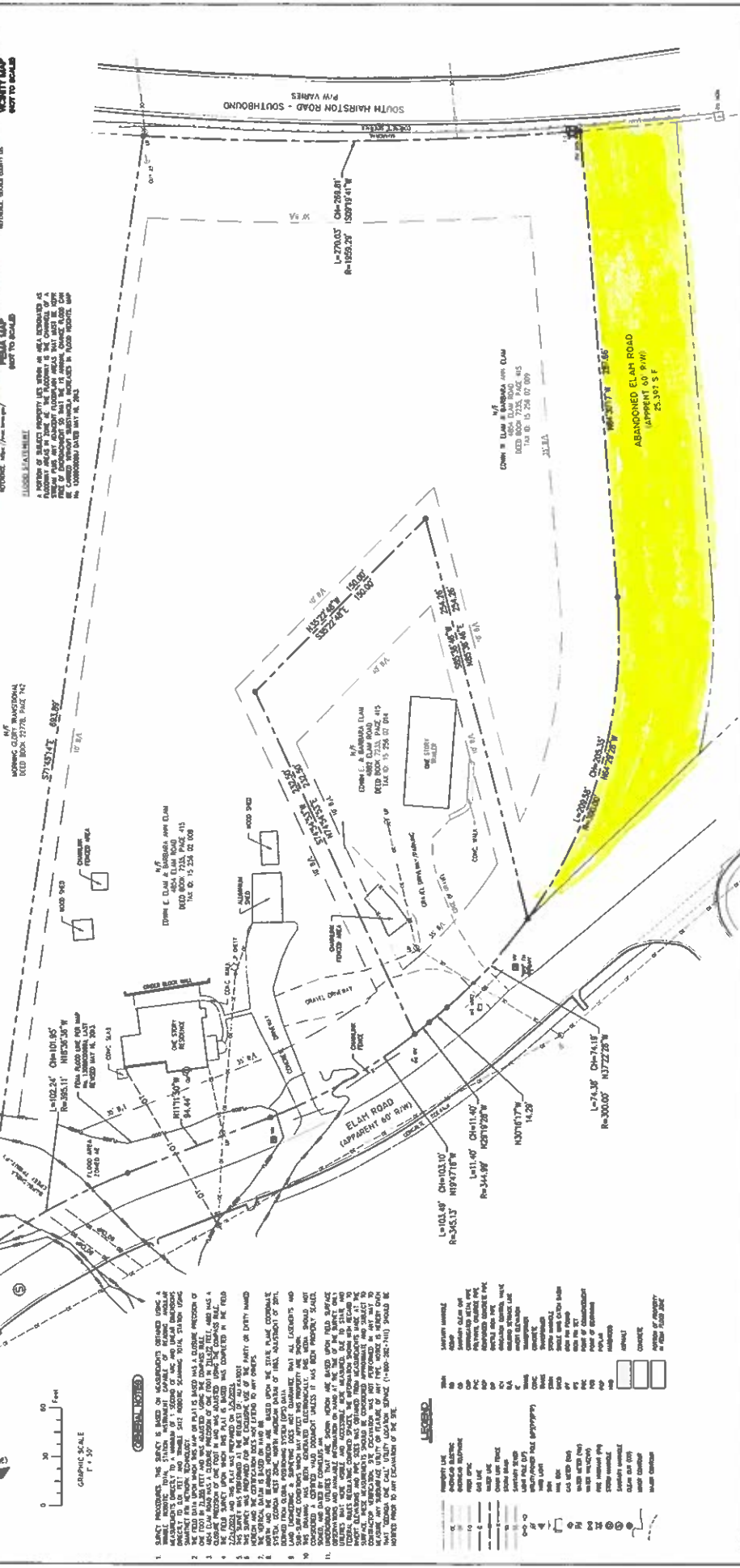


AREA 4854 ELAM ROAD
160,422 S.F.
3.6863 ACES

AREA 4882 ELAM ROAD
27,455 S.F.
0.6300 ACES

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
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DATE: 3/23/2024

SCALE: 1" = 30'

DRAWN BY: OLP

CHECKED BY: COM

PROJECT ID: 2024-02-011

SHEET No: 1 OF 1

PROPERTY: PWR INDUSTRIES, LLC
4854 & 4882 ELAM ROAD
STONE MOUNTAIN GA 30083
TALK TO: 770.259.02.009 &
10.259.02.016
LOCATED IN LAND LOT 256
15 TH DISTRICT
DEKALB COUNTY, GEORGIA

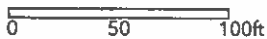
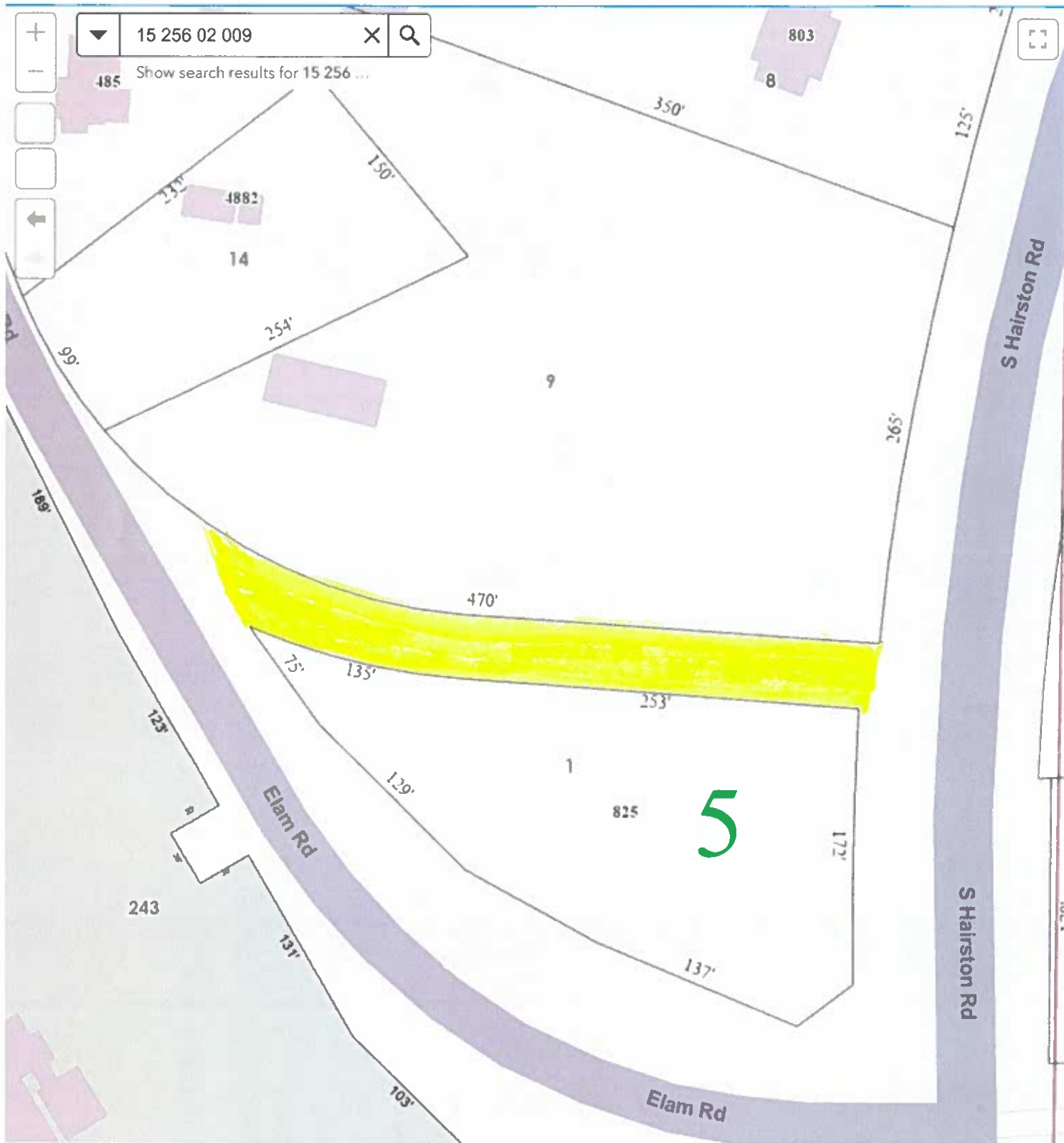
LAND ENGINEERING & SURVEYING, INC.
2401 Northchase Avenue
Atlanta, GA 30328
Tel: (404) 594-0102
land_engineering@yahoo.com

CERTIFICATION:
I, the undersigned, being a duly licensed and qualified Professional Engineer in the State of Georgia, do hereby certify that the foregoing is a true and correct copy of the original as the same appears on the records of the State of Georgia.

REVISIONS:

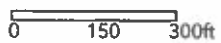
No.	DATE	DESCRIPTION

DeKalb County Parcel Viewer



-84 1946 33.7739 Degrees

DeKalb County Parcel Viewer



-84 1961 33.7774 Degrees

