

DeKalb County Property Appraisal

Land Worksheet

8/16/2022

Appraiser: **Wen**

SALES COMPARABLES:

| | Subject | Comparable 1 | Comparable 2 | Comparable 3 | Comparable 4 |
|-------------------------|--------------------------|-------------------------------|-------------------------------|------------------------------|-------------------------------|
| Parcel ID | | | | | |
| Neighborhood | Conley | Forest Park | Atlanta | Atlanta | Hapeville |
| Sale Date | | 11/17/20 | 02/05/21 | 10/23/21 | 06/12/18 |
| Sale Price | | \$55,000 | \$50,000 | \$83,000 | \$80,000 |
| Adjustment | | 25% (FRONTAGE) | 20% (Corner Lot) | 20% (Corner Lot) | 20% (Corner Lot) |
| Adjustment Value | | \$41,250 | \$37,500 | \$64,400 | \$64,000 |
| Adjustment \$PSF | | \$2 | \$2 | \$3 | \$5 |
| Price / Sq Ft | | \$3 | \$3 | \$4 | \$7 |
| Address / Name | <i>Mountain View Way</i> | <i>4552 Jonesboro Road</i> | <i>1123 Dobbs Drive</i> | <i>DaleView Drive</i> | <i>0 College Street</i> |
| Zoning | unknown | unknown | R75 | R-4 | CR |
| Effective Rate | | | | | |
| Influence Factor | | | | | |
| Acres | 0.11 | 0.45 | 0.40 | 0.50 | 0.27 |
| Land Sq Ft | 4,681 | 19,602 | 17,424 | 21,780 | 11,761 |
| Appraised Value | | | | | |
| Value / Sq Ft | | | | | |
| NOTES | | <i>1.7 miles from subject</i> | <i>4.3 miles from subject</i> | <i>6.6 mile from subject</i> | <i>4.8 miles from subject</i> |

Using Median of \$2.5 PSF. Recommend \$11,700