



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

**Board of Assessors**  
James D. Vernor, PhD., MAI  
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Assessor  
Genet M. Hopewell  
Assessor

October 15, 2024

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

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

Subject: Parcel 15 186 16 127, 1786 Derrill Dr.

Fair Market Value: \$150,000. Price per Acre/SF: \$288,461/\$6.62

The subject property is approximately 22,651 square feet, (.52+/- acres) unimproved lot with 171' of road frontage. The subject parcel is zoned R-75 and located in a residential neighborhood. A typical lot for this area is .20 to .25+/- acres with 70' to 85' of road frontage and valued at \$70,000 to \$80,000. The estimated appraised value for this vacant lot for tax year 2024 is \$150,000 based on the subject being twice size of similar lots in the area. Currently, the subject is an old firestation with residential properties to the north and commercial to the south. This zoned R-75 lot is being valued 'as if vacant' for this report.

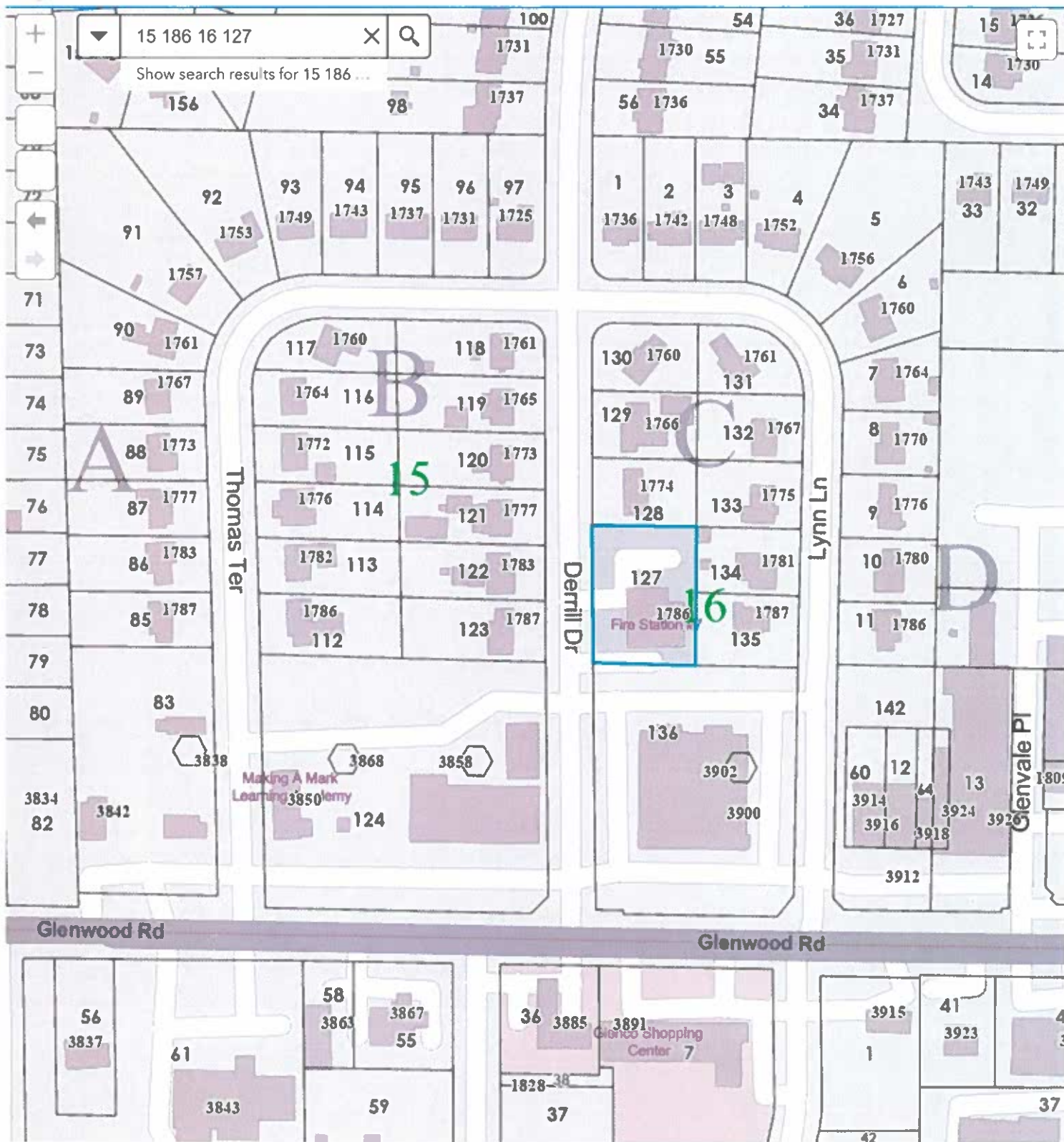
Sincerely,

  
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](mailto:bjjennings@dekalbcountyga.gov)



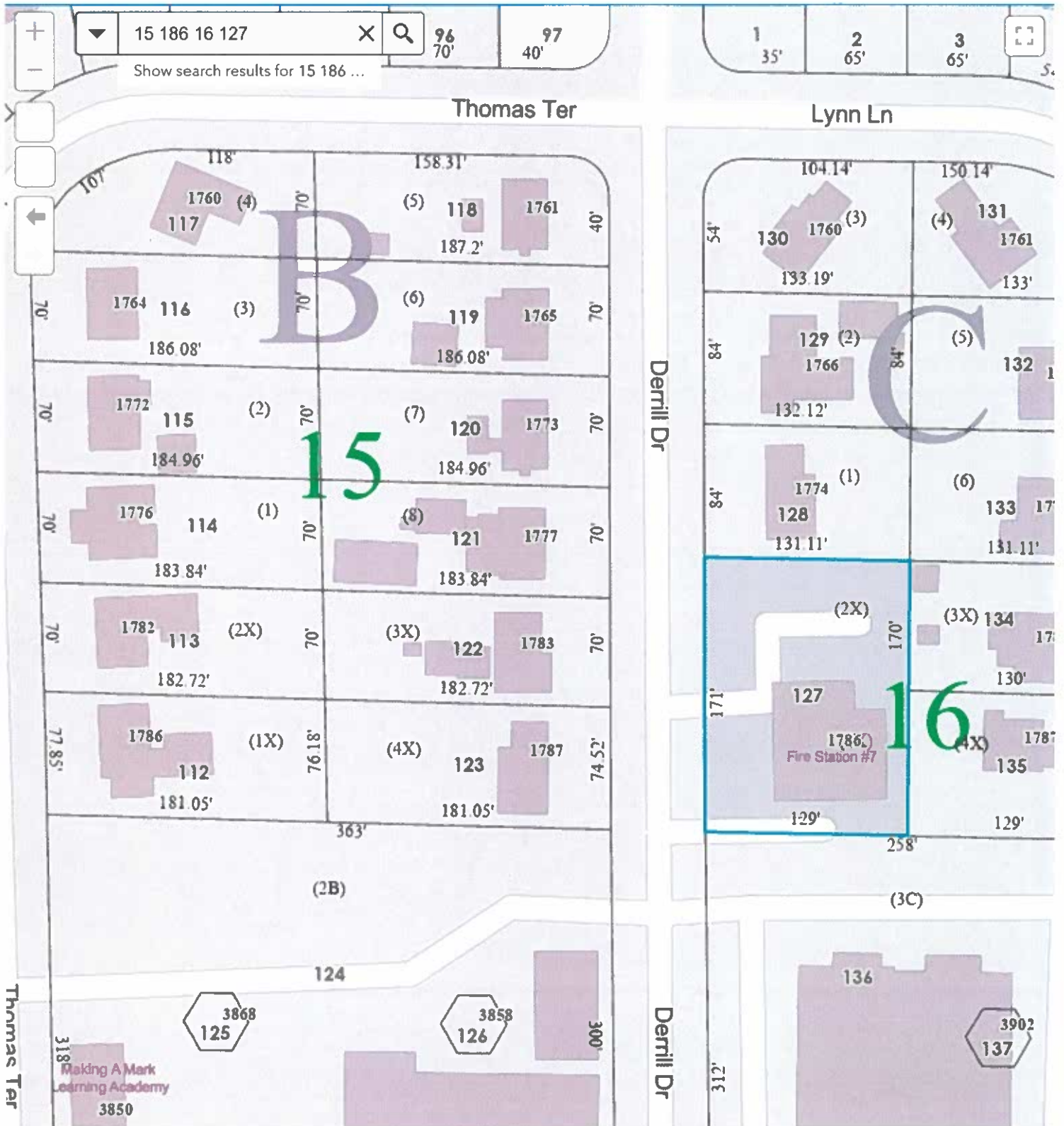


# DeKalb County Parcel Viewer



-84.2581 33.7404 Degrees

# DeKalb County Parcel Viewer



-84.2587 33.7400 Degrees

# 1786 DERRILL DR 15 186 16 127



# 1786 DERRILL DR 15 186 16 127

