

DeKalb County Property Appraisal

Land Worksheet

1/25/2023

Appraiser: #N/A

SALES COMPARABLES:					
	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4
Parcel ID		16 253 01 010	16 257 02 007	GWINNETT	16 158 07 064
Neighborhood		SNELLVILLE	LITHONIA	5 MILES	LITHONIA
Sale Date		03/31/21	06/23/20	06/02/22	11/12/21
Sale Price		\$115,000	\$87,000	\$145,000	\$40,000
Price / Sq Ft		\$0.51	\$0.59	\$1.16	\$0.92
Address / Name	PLEASANT HILL WAY	1563 NORRIS LAKE WAY	8874 PLEASANT HILL RD	4775 ANNISTOWN RD	1286 CYPRESS TRACE
Zoning	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
Acres	1.13	5.20	3.40	2.86	1.00
Land Sq Ft	49,223	226,512	148,104	124,582	43,560
NOTES	WOODED	WOODED	WOODED	WATERFRONT/WOODED	SUBDIVISION LOT

Analysis for 1.13 acres on Pleasant Hill Way. The lot is wooded and undeveloped. The estimate of value is \$37,000 (about \$.75 per sqft), based on sales in the area.