

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.