

DeKalb County Property Appraisal

Land Worksheet

6/15/2021

Appraiser: **HWA WEN**

		SALES COMPARABLES:			
Parcel ID	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4
18 003 08 002	7019	15 236 02 006	15 211 01 075	12 211 01 062	
Neighborhood	30307				
Sale Date	03/30/16		02/08/17	05/31/18	
Sale Price	\$240,000		\$875,000	\$500,000	
Price / Sq Ft	\$28		\$31	\$22	
Address / Name	1463 OXFORD RD	106 MEAD ROAD	1970 DEKALB AVE	292 GORDON AVE	
Zoning					
Effective Rate					
Influence Factor					
Acres	0.06	0.20	0.50	0.52	
Land Sq Ft	2,919	8,712	21,780	22,651	
Appraised Value	\$64,218	NEW CONSTRUCTION AFTER SALE	NEW CONSTRUCTION AFTER SALE	NEW CONSTRUCTION AFTER SALE	
Value / Sq Ft	\$22.00	\$0.00	\$0.00	\$0.00	
NOTES		3.5 MILES	3.0 MILES	2.9 MILES	

VALUE RANGES FROM \$22.00 TO \$100. PER SQ.FT FOR LAND. APPRAISER USED THE LOW END VALUE PER SQ.FT. DUE TO FACT LAND CAN NOT BE SEPARATED

MEDIAN \$25.00

INDICATED VALUE \$ 72,975.00
RECOMMEND VALUE \$ 64,218.00

106-108 Mead Rd



Land - Decatur Submarket
Decatur, GA 30030

Mar 30,
2016
Sale Date

\$240K
Sale
Price

\$1,200,000
Price/AC

\$27.55
Price/SF

161 days
On
Market

0.2
AC

8,712
SF

C-1
Zoning

Buyer

Recorded Buyer
True Buyer

Buyer Contacts

Country of Origin
Buyer Origin
Buyer Type
Secondary Type
Activity (Last 5 Yrs)

Transaction Details

Sale Date	Mar
Sale Price	\$240K
Price/AC Land	\$1,200,000
Price/SF Land	\$27.55
Price Status	Completed
Asking Price	\$275,000
Price Discount	\$35,000
Hold Period	41 days
Sale Type	Investment
Document #	2541
Comp Status	Resale

Assessment at Sale

2015 Assessment

Land



Land

Type	2 Star Commercial
Location	Suburban
Zoning	C-1
Land AC - Gross	0.20 AC
Topography	Level
On Sites	Previously occupied
Off Sites	Cable, Curb
Frontage	Mead Rd
Parcel	15-236-02-C
Taxes	\$0.44/SF (2)
Walk Score®	Very Walkable
Transit Score®	Good Transit

1970 Dekalb Ave



Land - Decatur Submarket
Atlanta, GA 30307

Feb 8,
2017
Sale Date

\$675K
Sale
Price

\$1,350,000
Price/AC

\$30.99
Price/SF

611 days
On
Market

0.5
AC

21,780
SF

C1
Zoning

Buyer

True Buyer

Buyer Contacts

Country of Origin
Buyer Origin
Buyer Type
Secondary Type
Activity (Last 5 Yrs)

Transaction Details

Sale Date **Feb**
Sale Price **\$675K**
Price/AC Land **\$1,350,000**
Price/SF Land **\$30.99**
Price Status **Con**
Asking Price **\$650K**

Sale Type **Invest**
Comp Status **Res**

Land

Type **2 Star Com**
Location **Suburban**
Zoning **C1**

Land AC - Gross **0.50 AC**

Off Sites **Cable, Curb**

Parcel **15-211-01-C**

Taxes **\$0.49/SF (2)**

Walk Score® **Car-Depend**
Transit Score® **Some Trans**

Demographics

Population
Households
Median Age
Median HH Income
Daytime Employees

Population Growth '21 - '26
Household Growth '21 - '26



292 Gordon Ave

Public Record



Land - Decatur Submarket
Atlanta, GA 30307

May 31, 2018
Sale Date

\$500K
Sale Price

\$961,547
Price/AC

\$22.07
Price/SF

0.52
AC

22,651
SF

C-1 & R-LC,
DeK...
Zoning

Buyer

Recorded Buyer
Recorded Buyer

Transaction Details

Sale Date **May**
Sale Price **\$500K**
Price/AC Land **\$961,547**
Price/SF Land **\$22.07**
Hold Period **8 Mths**

Financing **1st F**

Document # **2691**
Comp Status **Publ**

Assessment at Sale

2017 Assessment

Land

Land

Type **2 Star Com**
Location **Suburban**
Zoning **C-1 & R-LC**

Land AC - Gross **0.52 AC**
Land AC - Net **0.52 AC**
Topography **Level**

Off Sites **Cable, Curb**
Current Use **Vacant**
Proposed Use **Apartment I**

Frontage **Gordon Ave**

Parcel **15-211-01-C**

Taxes **\$0.15/SF (2**

Walk Score® **Somewhat I**
Transit Score® **Some Trans**

Demographics

Population
Households
Median Age
Median HH Income
Daytime Employees

Population Growth '21 - '26

Household Growth '21 - '26



