

# **Affordable Housing Provider Field Training**

## **Saturday Properties**

**2005 Lown Farm Lane, Lithonia, GA 30058**

**5468 Panola Downs Rd, Lithonia, GA 30058**

**4186 Riverbank Ct, Decatur, GA 30034**

**2176 Lilac Lane, Decatur, GA 30032**



**2005 Lown Farm Lane  
Lithonia, GA 30058**

**Asking Price: \$64,900 (Corp) DOM: 44**

**Framed Bi-Level 2 Car Garage**

**4 BR / 3 BA Built: 1991 Sq. Ft: 2070**

**Acre: ~~.34~~  
.23 Tax Appr. Value: \$22,600**

**FMV: \$**

**Profit: \$**

**Repairs: \$**

**MACO: \$**

**Cash Offer: \$**



**Residential Detached**

#: 5168049    **Broker:** [LITE01](#)  
**2005 Lown Farm Lane**  
**County:** DeKalb  
**Subd/Complex:** Grea Oaks  

Lvls	Bdrms	Baths	Hlf Bth
Upper	3	2	0
Main	0	0	0
Lower	1	1	0
<b>Total</b>	<b>4</b>	<b>3</b>	<b>0</b>

**Active**  
**Area:** 41    **PPVT**

**\$64,900**

**State:** Georgia  
**Yr Built:** 1991  
**Lake:** Other  
**Stories:** 2 Or + Stories

**City:** Lithonia  
**Zip:** 30058  
**Age Desc:** Resale  
**Waterfront:** 0  
**Elem:** Redan  
**Middle:** Salem  
**High:** Lithonia

**Style:** Contemporary, Other

**Directions:**

I-20 East Exit 71 Panola Rd, L on Panola R on Covington Hwy, L on Wellborn Rd, R on Great Oaks Dr, R on Giles Rd, R on Lown Farm

**Public:** FIRST TIME BUYERS DREAM HOUSE!! LARGE SPACE TO MAKE YOUR OWN!! FULL FINISHED BASEMENT, CORNER LOT WITH TO DIE FOR MASTER BEDROOM AND BATH!! NICE QUITE SUBDIVISION WITHIN WALKING DISTANCE TO SCHOOLS. HOME SOLD AS IS/NO DISCLOSURES!!

**Features**

**Bedroom:** In-Law Ste/Apt  
**Master Bath:** Garden Tub, Sep His/Hers

**# FP:** 0

**Kitchen:** View To Fmly Rm  
**Dining:** Dining/Great Rm  
**Const:** Cedar  
**Parking:** 2 Car Garage  
**Road:** Paved  
**Rooms:** Great Room  
**Basement:** Full, Finished, Daylight  
**Lot Size:** 1/3 to 1/2 Acre  
**Lot Desc:** Corner

**House Faces:** North  
**Tennis on Prop:** N  
**Pool:** None  
**Home Warranty:** No

**Setting:**

**Lot Dimensions:** 1/3-1/2 Acre

**HERS Index:**

**Green Building Certification:**

**Other Descriptive Information**

**Neigh. Amenities:** None

**Appliance Desc:** Other

**Interior:** 9 ft+ Ceil Upper, 9 ft + Ceil Lower

**Exterior:** Deck

**Disability Access:** Other

**Fireplace:** None  
**Heat Type:** Electric  
**Cooling Desc:** Central Electric  
**Energy Feat:** Other  
**Water Source:** Public Water  
**Laundry Feat:** Laundry Room  
**Dock:** None

**Sewer Desc:** Pub Swr Connectd

**Boat House:**

**Legal, Financial and Tax Information**

**Tax ID:** [16-102-13-001](#)  
**Plat Book/Page:** 0/0  
**Special:** Foreclosure, Fixer Upper

**LandLot:** 0    **District:** 16  
**Deed Book/Page:** 23601/00137  
**Owner Finance:** N  
**Annl Master Assoc Fee Desc:** \$0  
**Annl Assoc Fee:**

**Section/GMD:** 0  
**Tax/Tax Yr:** \$1,338 / 2012  
**Owner Second:** N

**Lot:** 0    **Block:** 0  
**Sq Ft:** 2,070    **Sq Ft Source:** Tax Record  
**Assumable:** N  
**Asmnt Due/Contemp.:** N  
**Init. Fee:**

**CPHB:**  
**Swim/Tennis:**  
**Mgmt Co:**

**HOA Phone:**  
**Mgmt Phone:**

**Mgmt Email:**

**Sold**

**Sale Price:**  
**Original List Price:** \$64,900  
**SP/OLP %:**  
**Sell Agent ID:**

**Due Diligence Ends:**  
**Prop Closing Date:**  
**Costs Paid by Seller:**  
**Sell Agent:**

**Closing Date:**  
**DOM:**  
**Terms:**  
**Lender Mediated:**

**Binding Agreement Date:**  
**Total DOM:**  
**Sell Office:**

# 2005 Lown Farm Ln, Lithonia, GA 30058-3945, Dekalb County



<b>4</b>	<b>2,070</b>	<b>10,116</b>	<b>\$64,900</b>
<b>MLS Beds</b>	<b>MLS Sq Ft</b>	<b>Lot Sq Ft</b>	<b>MLS List Price</b>
<b>3</b>	<b>1991</b>	<b>SFR</b>	<b>07/03/2013</b>
<b>MLS Baths</b>	<b>Yr Built</b>	<b>Type</b>	<b>MLS List Date</b>

Bank Owned   
Active Listing 

## Owner Information

Owner Name:	<b>Freedom Mtg Corp</b>	Tax Billing Zip:	<b>08054</b>
Tax Billing Address:	<b>907 Pleasant Valley Ave #300</b>	Tax Billing Zip+4:	<b>1287</b>
Tax Billing City & State:	<b>Mount Laurel, NJ</b>	Owner Occupied:	<b>No</b>

## Location Information

Subdivision:	<b>Great Oaks Sub Un 3 Sec 4</b>	Carrier Route:	<b>C006</b>
Township:	<b>Unincorporated</b>	Neighborhood Code:	<b>1880</b>
Census Tract:	<b>233.13</b>	Zoning:	<b>RCH</b>

## Tax Information

Tax ID:	<b>16-102-13-001</b>	Lot No.:	<b>23</b>
Parcel ID:	<b>16 102 13 001</b>	% Improved:	<b>83%</b>
Alt APN:	<b>3196163</b>	Tax Area:	<b>04</b>
Block No.:	<b>E</b>	County Tax:	<b>\$1,339</b>
Legal Description:	<b>85 X 115 X 85 X 115 . . . . . 0.22AC 4-10-89 GREAT OAKS U-3 SEC 4 BLOCK E LOT 23</b>		

## Assessment & Tax

Assessment Year	2012	2011	2010
Assessed Value - Total	\$22,600	\$46,560	\$46,560
Assessed Value - Land	\$3,840	\$12,480	\$10,542
Assessed Value - Improved	\$18,760	\$34,080	\$36,018
YOY Assessed Change (\$)	-\$23,960	\$0	
YOY Assessed Change (%)	-51.46%	0%	
Market Value - Total	\$56,500	\$116,400	\$116,400
Market Value - Land	\$9,600	\$31,200	\$26,355
Market Value - Improved	\$46,900	\$85,200	\$90,045

Tax Year	Total Tax	YOY Tax Change (\$)	YOY Tax Change (%)
2010	\$2,180		
2011	\$2,382	\$203	9.29%
2012	\$1,339	-\$1,043	-43.8%

## Characteristics

Land Use - Universal:	<b>SFR</b>	Full Baths:	<b>Tax: 2 MLS: 3</b>
Land Use - County:	<b>Residential Lot</b>	Cooling Type:	<b>Yes</b>
Lot Acres:	<b>0.2322</b>	Interior Wall:	<b>Drywall</b>
Lot Area:	<b>10,116</b>	Exterior:	<b>Frame Wood</b>
# of Buildings:	<b>1</b>	No. Parking Spaces:	<b>MLS: 2</b>
Year Built:	<b>1991</b>	Parking Type:	<b>Built-In Garage</b>
Stories:	<b>Tax: 1 MLS: 2</b>	Garage Type:	<b>Built-In</b>
Style:	<b>Bi-Level</b>	Garage Capacity:	<b>MLS: 2</b>
Building Sq Ft:	<b>2,070</b>	Garage Sq Ft:	<b>250</b>
Gross Area:	<b>2,320</b>	Patio Type:	<b>Wood Deck</b>
Above Gnd Sq Ft:	<b>2,070</b>	Patio/Deck 1 Area:	<b>180</b>
Bedrooms:	<b>Tax: 3 MLS: 4</b>	Condition:	<b>Average</b>

Courtesy of DEBBY HENNING, First Multiple Listing Service

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## Property Detail

Total Baths: 2

## Features

Feature Type	Unit	Size/Qty
Split Foyer	S	1,125
L/L Frame Finish	S	875
Garage Frame Built In	S	250
Garage Frame 1 Story	S	250
Overhang	S	70
Wood Deck	S	180
Patio	S	144

## Estimated Value

RealAVM™(1):	<b>\$68,152</b>	Confidence Score:	<b>82</b>
RealAVM™ Range:	<b>\$60,655 - \$75,649</b>	Forecast Standard Deviation:	<b>11</b>
Value As Of:	<b>09/27/2013</b>		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

## Listing Information

MLS Listing Number:	<b>5168049</b>	MLS Listing Date:	<b>07/03/2013</b>
MLS Status:	<b>Active</b>	MLS Current List Price:	<b>\$64,900</b>
MLS Area:	<b>41 - DEKALB-EAST</b>	MLS Orig. List Price:	<b>\$64,900</b>
MLS D.O.M.:	<b>100</b>	Listing Agent Name:	<b>Chynita Raines</b>
MLS Status Change Date:	<b>07/04/2013</b>	Listing Broker Name:	<b>Elite Realty Group</b>

<b>MLS Listing #</b>	3523228
<b>MLS Status</b>	Sold
<b>MLS Listing Date</b>	07/10/2007
<b>MLS Listing Price</b>	\$153,500
<b>MLS Orig Listing Price</b>	\$153,500
<b>MLS Close Date</b>	08/20/2007
<b>MLS Listing Close Price</b>	\$150,000
<b>MLS Listing Expiration Date</b>	11/10/2007

## Last Market Sale & Sales History

Recording Date:	<b>08/23/2007</b>	Price Per Square Feet:	<b>\$72.46</b>
Settle Date:	<b>08/20/2007</b>	Document Number:	<b>20245-37</b>
Sale Price:	<b>\$150,000</b>	Deed Type:	<b>Warranty Deed</b>

<b>Recording Date</b>	08/12/2013	02/26/2013	02/26/2013	08/23/2007	04/04/2007
<b>Sale/Settlement Date</b>	08/01/2013	02/05/2013	02/05/2013	08/20/2007	04/02/2007
<b>Sale Price</b>			\$142,241	\$150,000	
<b>Nominal</b>	Y	Y			Y
<b>Document Number</b>	23955-212	23601-137	23601-121	20245-37	19821-657
<b>Document Type</b>	Quit Claim Deed	Special Warranty Deed	Foreclosure Deed	Warranty Deed	Special Warranty Deed
<b>Buyer Name</b>	Freedom Mtg Corp	Federal Natl Mtg Assn Fnma	Freedom Mtg Corp	Morris Arthur W Sr & Pamela	Glover Joseph
<b>Seller Name</b>	Federal Natl Mtg Assn Fnma	Freedom Mtg	Morris Pamela & Arthur W Sr	Glover Joseph	Hud
<b>Recording Date</b>	07/29/2005	07/29/2005	01/30/2004		
<b>Sale/Settlement Date</b>	04/05/2005	04/05/2005	12/11/2003		
<b>Sale Price</b>		\$138,495	\$133,900		
<b>Nominal</b>					
<b>Document Number</b>	17712-138	17712-135	15765-375		
<b>Document Type</b>	Special Warranty Deed	Foreclosure Deed	Warranty Deed		
<b>Buyer Name</b>	Hud	Wells Fargo Bk Na	Taylor David		
<b>Seller Name</b>	Wells Fargo Bk Na	Taylor David	Callender-Carter Sylvia		

## Mortgage History

<b>Mortgage Date</b>	08/23/2007	07/10/2007	04/04/2007	01/30/2004	12/01/1998
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## Property Detail

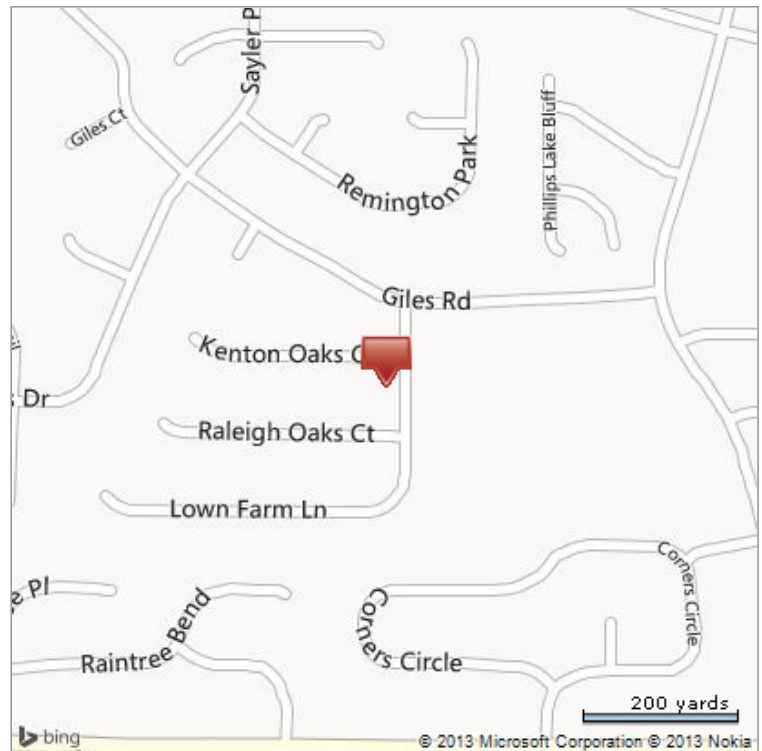
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Page 2 of 3

<b>Mortgage Amount</b>	\$150,000	\$128,000	\$126,800	\$131,831	\$100,409
<b>Mortgage Lender</b>	Freedom Mtg Corp	United Fndg Mtg Corp	Citizens Bk&Tr/West Ga	Rbmg Inc	Home South Mtg
<b>Mortgage Code</b>	Conventional	Conventional		Fha	Fha
<b>Mortgage Type</b>	Resale	Refi	Construction	Resale	Refi
<b>Mortgage Date</b>	09/25/1996	11/25/1991	11/25/1991		
<b>Mortgage Amount</b>	\$96,400	\$77,250			
<b>Mortgage Lender</b>	Allstate Fin'l	Unity Mtg Corp	Fleet Mtg Corp		
<b>Mortgage Code</b>	Fha	Fha			
<b>Mortgage Type</b>	Resale	Resale	Resale		

## Foreclosure History

<b>Document Type</b>	Notice Of Sale	Notice Of Sale	Notice Of Sale	Notice Of Sale	Notice Of Sale
<b>Recording Date</b>	01/10/2013	08/09/2012	04/05/2012	07/11/2011	12/09/2010
<b>Original Doc Date</b>	08/23/2007	08/23/2007	08/20/2007	08/20/2007	08/20/2007
<b>Original Book Page</b>	20245000038	20245000038	20245000038	20245000038	20245000038

## Property Map



\*Lot Dimensions are Estimated

## History Report

Activity Date	ML#	Type	Address	Date Stamp	Status	Agent	Office	Price
07/03/13	<a href="#">5168049</a>	RES	2005 Lown Farm LN	07/03/2013	ACT	<a href="#">RAINESCH</a>	<a href="#">LITE01</a>	\$64,900
08/29/07	<a href="#">3523228</a>	RES	2005 Lown Farm LN	08/03/2010	CLOSD	<a href="#">JOHNCALL</a>	<a href="#">AEGI01</a>	\$150,000
07/10/07	<a href="#">3523228</a>	RES	2005 Lown Farm LN	08/03/2010	INCOM	<a href="#">JOHNCALL</a>	<a href="#">AEGI01</a>	\$153,500
07/10/07	<a href="#">3523228</a>	RES	2005 Lown Farm LN	08/03/2010	ACT	<a href="#">JOHNCALL</a>	<a href="#">AEGI01</a>	\$153,500

Thursday, October 10, 2013 5:21 PM

Requested By: DEBBY HENNING

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# 2005 Lown Farm Ln, Lithonia, GA 30058-3945, Dekalb County

## Demographics

Based on ZIP Code: **30058**

### Population

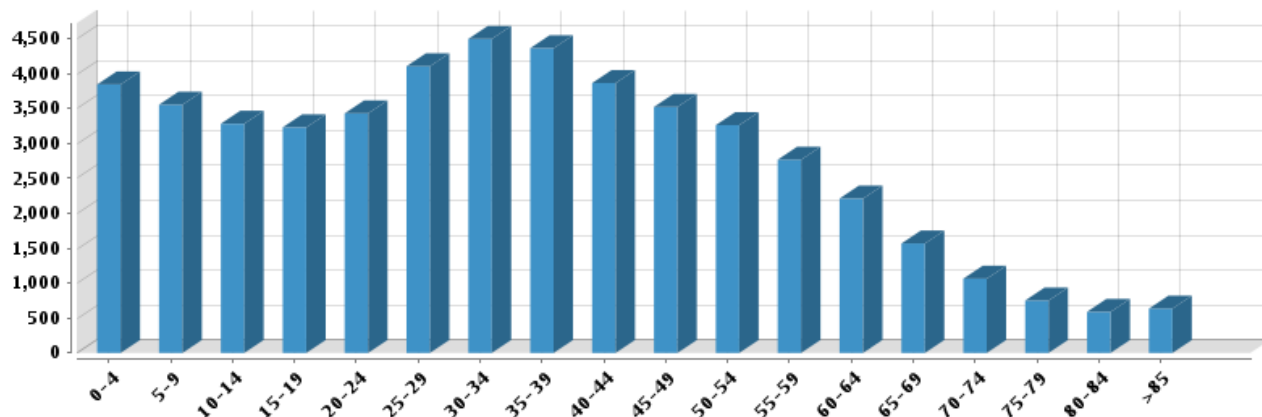
#### Summary

Estimated Population: **50,555**  
 Population Growth (since 2000): **18%**  
 Population Density (ppl / mile): **1,628**  
 Median Age: **33.25**

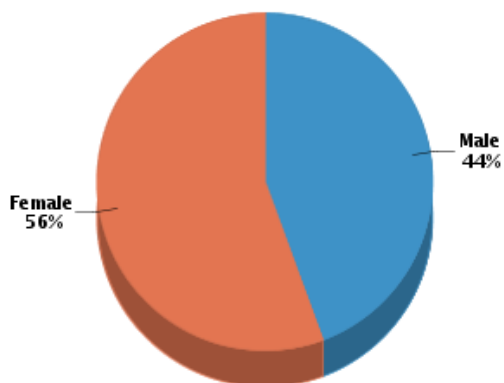
### Household

Number of Households: **18,735**  
 Household Size (ppl): **2.68**  
 Households w/ Children: **8,283**

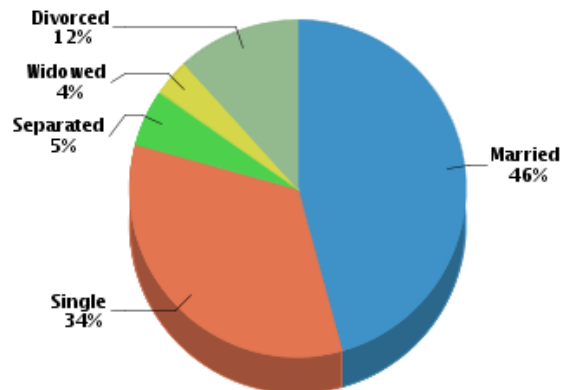
### Age



### Gender



### Marital Status



### Housing

#### Summary

Median Home Sale Price: **\$82,187**  
 Median Dwelling Age: **12 years**  
 Median Value of Home Equity: **\$196,612**  
 Median Mortgage Debt: **\$119,449**

### Stability

Annual Residential Turnover: **20.65%**  
 5+ Years in Residency: **28.06%**  
 Median Years in Residency: **3.04**

Courtesy of DEBBY HENNING, First Multiple Listing Service

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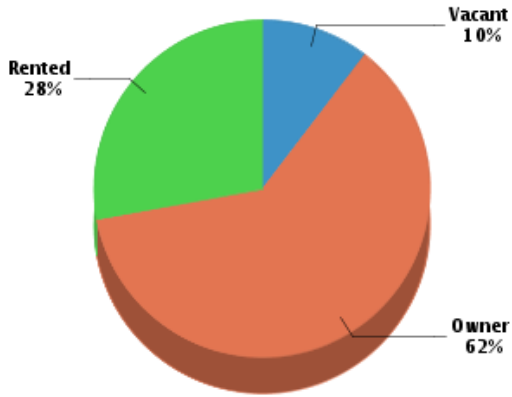
## Neighborhood Profile

Generated on 10/10/2013

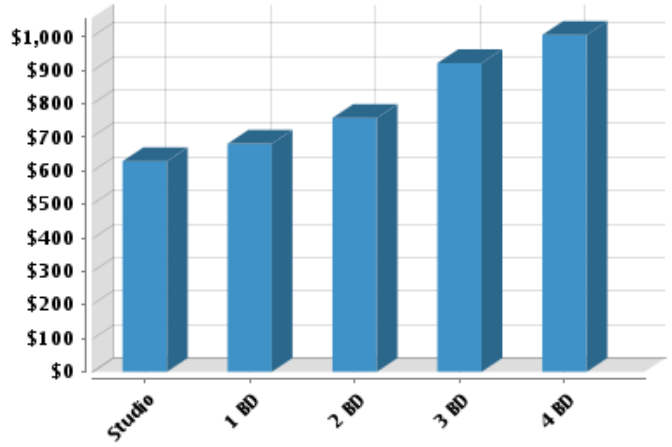
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**Occupancy**



**Fair Market Rents**

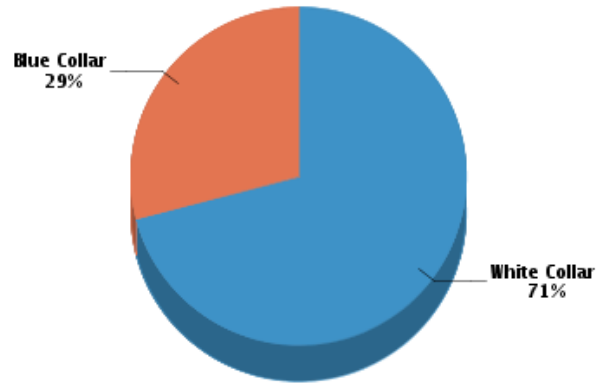


**Quality of Life**

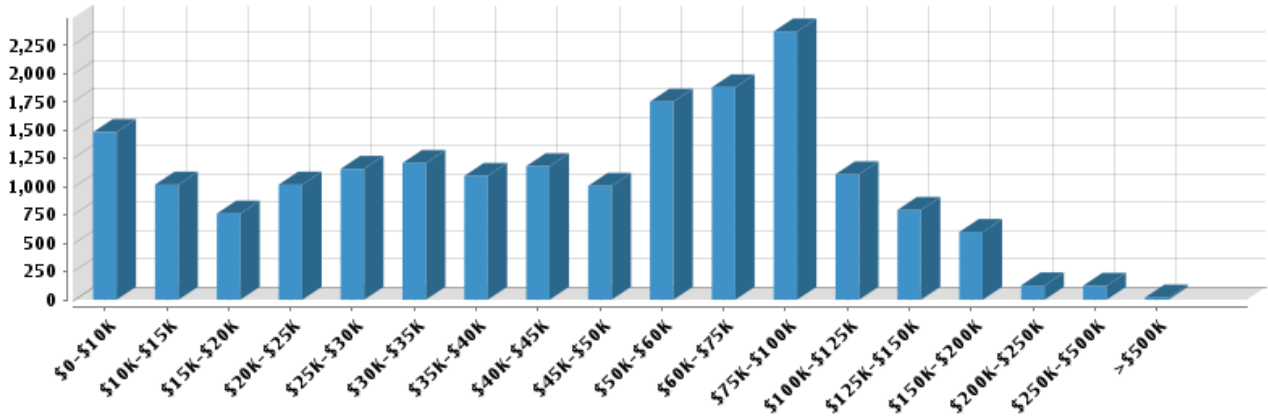
**Workers by Industry**

Agricultural, Forestry, Fishing:	196
Mining:	61
Construction:	759
Manufacturing:	1,461
Transportation and Communications:	431
Wholesale Trade:	626
Retail Trade:	1,638
Finance, Insurance and Real Estate:	277
Services:	4,257
Public Administration:	252
Unclassified:	68

**Workforce**



**Household Income**



Average Household Income: \$55,366

Average Per Capita Income: \$20,685

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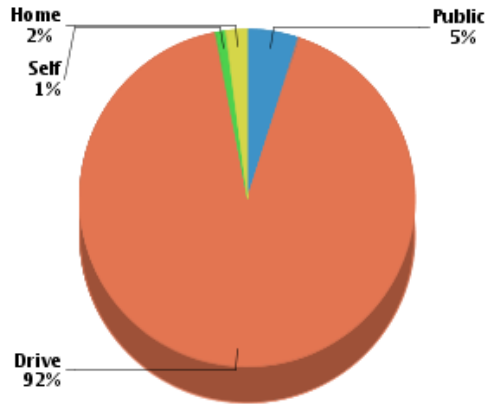
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**Neighborhood Profile**

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## Commute Method



Median Travel Time: **35.34 min**

## Weather

January High Temp (avg °F):	<b>52.1</b>
January Low Temp (avg °F):	<b>31.3</b>
July High Temp (avg °F):	<b>90.6</b>
July Low Temp (avg °F):	<b>68.3</b>
Annual Precipitation (inches):	<b>49.1</b>

## Education

### Educational Climate Index (1)



### Highest Level Attained

Less than 9th grade:	<b>1,304</b>
Some High School:	<b>1,806</b>
High School Graduate:	<b>9,115</b>
Some College:	<b>7,811</b>
Associate Degree:	<b>3,293</b>
Bachelor's Degree:	<b>6,684</b>
Graduate Degree:	<b>3,199</b>

(1) This measure of socioeconomic status helps identify ZIP codes with the best conditions for quality schools. It is based on the U.S. Census Bureau's Socioeconomic Status (SES) measure with weights adjusted to more strongly reflect the educational aspect of social status (education 2:1 to income & occupation). Factors in this measure are income, educational achievement and occupation of persons within the ZIP code. Since this measure is based on the population of an entire ZIP code, it may not reflect the nature of an individual school.  
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## Schools

Radius: **1.00 mile(s)**

### Public - Middle/High

Dekalb County School District	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)	Community Rating (2)
Lithonia High School 2440 Phillips Rd	0.5	9th-12th	1,400	15	<b>4</b>	★★★★☆

(1) GreatSchools Ratings provide an overview of a school's test performance. The ratings are based strictly on test score performance for that state's standardized tests. Based on a scale of 1-10. (Public School Test Score Copyright © 2012 GreatSchools.net)  
 (2) The community rating is the overall rating that is submitted by either a Parent/Guardian, Teacher, Staff, Administrator, Student or Former Student. There will be only one rating per school. Based on a scale of 1-5.  
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## Local Businesses

Radius: **1.00 mile(s)**

### Eating - Drinking

Address	Phone #	Distance	Description
<b>Batter's Box LLC</b> 2075 W Morgans Bluff Ct	(770) 484-0454	0.41	Restaurants
<b>Nisa's Catering Svc</b> 6362 Laurel Post Dr	(770) 482-2822	0.42	Caterers

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## Neighborhood Profile

Generated on 10/10/2013

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<b>Tastee Pleasures Catering Svc</b>	6172 Waterton Dr	(770) 000-1111	0.49	Caterers
<b>Tastee Pleasures LLC</b>	Waterton Drive	(678) 472-2630	0.67	Caterers
<b>Jackos Mind Body &amp; Soul Food</b>	6251 Mathews Dr	(678) 418-8819	0.76	Restaurants - Soul Food
<b>Briana's Kakerly</b>	5791 Giles Rd	(770) 484-5739	0.9	Bakers - Retail
<b>Georgia Sweetwater Catfish</b>	2361 Dekalb Medical Pkwy	(770) 981-8977	0.96	Seafood - Retail
<b>Wing Busters Usa</b>	2361 Dekalb Medical Pkwy	(770) 808-0904	0.97	Restaurants - Barbecue
<b>Ameri Bistro</b>	6746 Covington Hwy # 102	(770) 322-9900	0.99	Restaurants - Bistro
<b>China Panda</b>	6746 Covington Hwy # 111	(770) 808-8022	0.99	Restaurants - Chinese

### Shopping

	Address	Phone #	Distance	Description
<b>Le Chic Pet Boutique</b>	6182 Remington Park	(770) 374-9977	0.13	Pet Shops
<b>Athletic Fitness Equipment Rpr</b>	6256 Phillips Ct	(770) 596-1895	0.32	Exercise Equipment - Retail
<b>Angelic Treasures</b>	1950 Big Branch Ct	(678) 851-1295	0.36	Retail Shops
<b>Vlb Technology Bluff</b>	2065 W Morgans Bluff Ct	(770) 666-5685	0.4	Computer And Equipment Dealers
<b>L &amp; H Fashions</b>	6108 Phillip Ln	(770) 987-5153	0.41	Clothing - Retail
<b>Wells Designs In Jewelry</b>	2023 Quilt Ct	(770) 981-6058	0.64	Jewelers - Retail
<b>Copper &amp; Hall Enterprises</b>	6521 Eastbriar Dr	(404) 867-4342	0.64	General Merchandise - Retail
<b>Msv Fashions</b>	6030 Creekford Dr	(770) 981-1188	0.68	Clothing - Retail
<b>Smartt Tees</b>	2782 Rambling Way	(770) 322-1261	0.68	T - Shirts - Custom Printed
<b>Flammable Fashions</b>	2720 Rambling Way	(678) 851-2409	0.69	Clothing - Retail

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# 2005 Lown Farm Ln, Lithonia, GA 30058-3945, Dekalb County

## Foreclosure Summary

Foreclosure Document Type: **FORECLOSURE DEED** Foreclosure Document #: **23601-121**  
Recording Date: **02/26/2013** Foreclosure Stage: **REO**  
Buyer 1: **FREEDOM MTG CORP** Buyer City: **MOUNT LAUREL**  
Buyer Address: **907 PLEASANT VALLEY AVE #300**  
Sale Date: **02/05/2013** Sale Price: **\$142,241**

## Mortgage Information

Mortgage Recording Date: **08/23/2007** Mortgage Book/Page: **20245000038**

## Foreclosure History

Document Type	Notice Of Sale	Notice Of Sale	Notice Of Sale	Notice Of Sale	Notice Of Sale
Recording Date	01/10/2013	08/09/2012	04/05/2012	07/11/2011	12/09/2010
Original Document Date	08/23/2007	08/23/2007	08/20/2007	08/20/2007	08/20/2007
Original Book Page	020245000038	020245000038	020245000038	020245000038	020245000038
Lender Name	FREEDOM MTG CORP	FREEDOM MTG CORP	FREEDOM MTG CORP	FREEDOM MTG CORP	FREEDOM MTG CORP
Trustee Sale Order #			53266	53266GPN14	53266GPN14
Buyer 1	MORRIS ARTHUR W SR	MORRIS ARTHUR W SR	MORRIS PAMELA	MORRIS PAMELA	MORRIS PAMELA
Buyer 2	MORRIS PAMELA	MORRIS PAMELA	MORRIS ARTHUR W SR	MORRIS ARTHUR W SR	MORRIS ARTHUR W SR
Mortgage Amount	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000

## Location Information

County: **Dekalb** Tax ID: **16-102-13-001**  
Lot No.: **23** Subdivision: **GREAT OAKS SUB UN 3 SEC 4**  
Block No.: **E**  
Legal Description: **85 X 115 X 85 X 115 . . . . .0.22AC 4-10-89 GREAT OAKS U-3 SEC 4 BLOCK E LOT 23**

## Last Market Sale

Settle Date: **08/20/2007** Deed Type: **WARRANTY DEED**  
Recording Date: **08/23/2007** Deed Document #: **20245-37**  
Sale Price: **\$150,000** Seller: **GLOVER JOSEPH**

## Owner Information

Owner Name: **FREEDOM MTG CORP** State: **NJ**  
Mailing Address: **907 PLEASANT VALLEY AVE #300** Zip: **08054**  
City: **MOUNT LAUREL**

## Characteristics

Living Area: **2,070** Year Built: **1991**  
Bedrooms: **Tax: 3 MLS: 4** # of Stories: **Tax: 1 MLS: 2**  
Full Baths: **Tax: 2 MLS: 3**

## Site Information

Land Use - Universal: **SFR** Lot Acres: **0.2322**  
Zoning: **RCH** Lot Sq Ft: **10,116**

## Tax Information

Total Assessment: **\$56,500** Improved Assessment: **\$46,900**  
Land Assessment: **\$9,600** Annual Tax: **\$1,339**

Courtesy of DEBBY HENNING, First Multiple Listing Service

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

**Foreclosure**

Generated on 10/10/2013  
Page 1 of 1



Search Results i

Quick Comps Summary Statistics

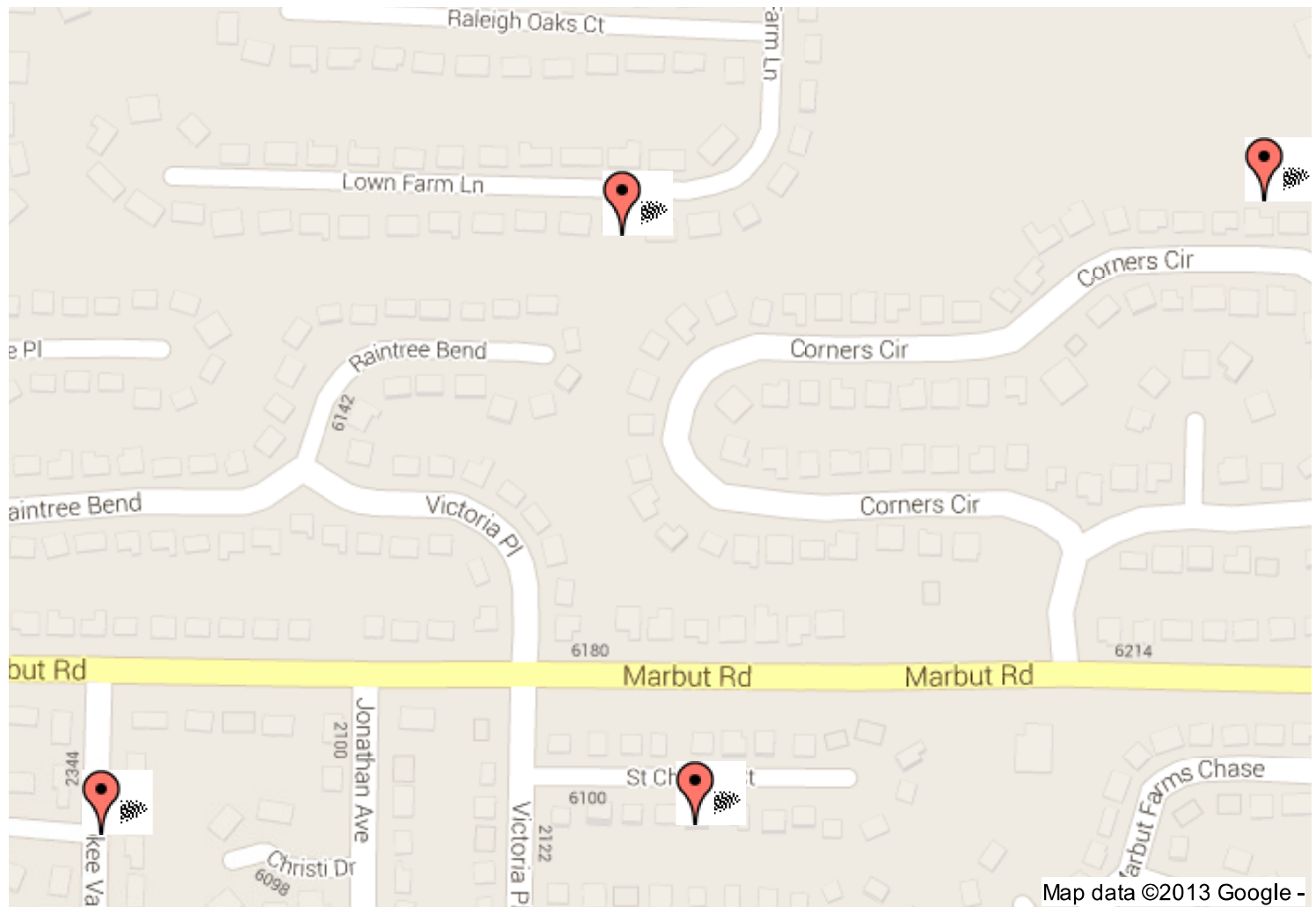
Status	Count	List Price				Sold Price				Days On Market	
		Min LP	Max LP	Ave LP	Median LP	Min SP	Max SP	Ave SP	Median SP	Ave DOM	Median DOM
Sold	4	\$70,900	\$79,900	\$76,013	\$76,625	\$65,000	\$79,900	\$71,173	\$69,896	46	5

<input type="checkbox"/> LN	Typ	Stat	Address	Subdivision	City	County	Zip	BR	BAF	BAH	YR	SQFT	Acres	Frcls	LP	SP	LD	OMD	CLD	DOM
<b>Sold Listings</b>																				
<input type="checkbox"/>			7131095 SFD S	2062 Lown Farm Ln	Great Oaks	Lithonia DeKalb	30058	3	2	0	1993	1,531	0.25	0	\$79,900	\$79,900	07/23/13	07/29/13	08/28/13	5
<input type="checkbox"/>			7136444 SFD S	2016 Corners Cir	The Corners	Lithonia DeKalb	30058	5	3	0	1987	0	0.20	0	\$79,000	\$65,000	08/05/13	08/06/13	09/05/13	1
<input type="checkbox"/>			7134476 SFD S	2171 Cherokee Valley Cir	Cherokee Valley	Lithonia DeKalb	30058	3	2	0	1982	0		0	\$74,250	\$70,791	07/22/13	08/05/13	08/26/13	5
<input type="checkbox"/>			7031123 SFD S	6182 Saint Charles Ct	Oxford Square	Lithonia DeKalb	30058	3	2	1	1984	1,248	0.00	0	\$70,900	\$69,000	12/26/12	06/14/13	06/19/13	173

## Search Results

Checked:

- 2062 Lown Farm Ln
- 2016 Corners Cir
- 2171 Cherokee Valley Cir
- 6182 Saint Charles Ct



Map data ©2013 Google -

Search Results

ALL LISTINGS: Count: 4 Min LP: \$70,900 Max LP: \$79,900 Ave LP: \$76,013  
 SOLDS ONLY: Count: 4 Min SP: \$65,000 Max SP: \$79,900 Ave SP: \$71,173

Print Email Page

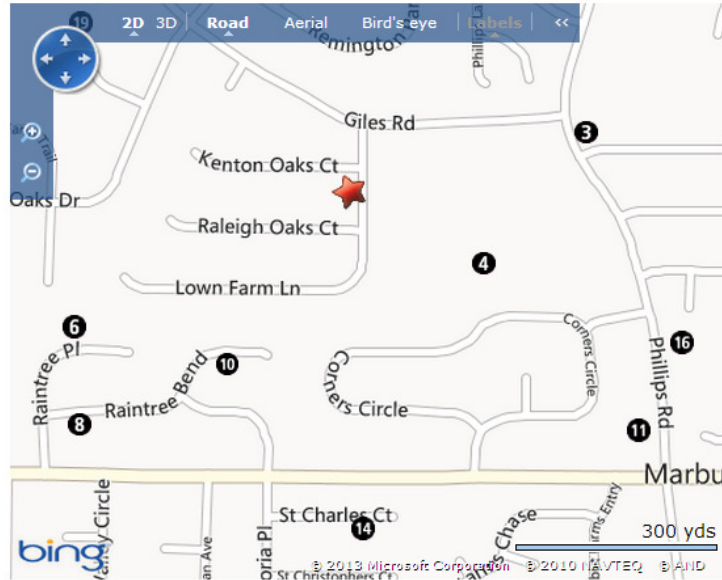
FACTOR



LISTING_NUMBER	<input type="checkbox"/> 7131095	<input type="checkbox"/> 7136444	<input type="checkbox"/> 7134476	<input type="checkbox"/> 7031123
PROPERTY_TYPE	SFD	SFD	SFD	SFD
HASPHOTO	1	1	1	1
STATUS	Sold	Sold	Sold	Sold
ADDRESS	2062 Lown Farm Ln	2016 Corners Cir	2171 Cherokee Valley Cir	6182 Saint Charles Ct
CITY_ZIP	Lithonia 30058	Lithonia 30058	Lithonia 30058	Lithonia 30058
SUBDIVISION	Great Oaks	The Corners	Cherokee Valley	Oxford Square
COUNTY	DeKalb	DeKalb	DeKalb	DeKalb
TAX_ID	16 102 03 128	16 102 03 076	16 090 01 024	16 103 01 068
ACRES	0.25	0.20		0.00
BR_BAF_BAH	3 / 2 / 0	5 / 3 / 0	3 / 2 / 0	3 / 2 / 1
SQFT	1531	0	0	1248
STORIES	Split Level	2 Stories	2 Stories	2 Stories
BASEMENT	Partial	Bath Finished, Daylight	Slab/None	Slab/None
PARKING	Attached	Garage, 2 Car	Garage	Garage, 1 Car
HEATING	Gas	Gas	Other (See Remarks)	Gas
COOLING	Electric	Electric	Other (See Remarks)	Electric
CONSTRUCTION	Other (See Remarks)	Aluminum/Vinyl	Other (See Remarks)	Other (See Remarks)
LOT_SIZE	Less than 1/3 Acre	Less than 1/3 Acre	Less than 1/3 Acre	Less than 1/3 Acre
LOT_DESCRIPTION	Level Lot, Wooded	Level Lot	Level Lot, Wooded	Level Lot
EXTERIOR	Fenced Yard, Out Building	Deck/Patio		Deck/Patio
HAS_POOL	No	No	No	No
OWNERSHIP				
YEAR_BUILT	1993	1987	1982	1984
ELEM_SCHOOL	Marbut	Marbut	Panola Way	Marbut
MIDDLE_SCHOOL	Salem	Miller Grove	Lithonia	Redan
HIGH_SCHOOL	Lithonia	Lithonia	Lithonia	Lithonia
LIST_DATE	07/23/2013	08/05/2013	07/22/2013	12/26/2012
CLOSED_DATE	08/28/2013	09/05/2013	08/26/2013	06/19/2013
DOM	6	1	14	170
LIST_PRICE	\$79,900	\$79,000	\$74,250	\$70,900
SOLD_PRICE	\$79,900	\$65,000	\$70,791	\$69,000



Welcome Louis



**Subject Property Location**

**2005 LOW FARM LN, LITHONIA, GA 30058-3945**

County:	<b>DEKALB GA</b>	Census Tract:	0233.13
Property Use:	Single Family Residential	Zoning:	RCH: SF CLUSTER RES DIST
Parcel Number:	16-102 -13-001	Thomas Bros Pg-Grid:	

**Current Owner:**

Owner Name:	FEDERAL NATIONAL MTG ASSOCIATI	Recording Date:	03/06/2013
Care Of Name:			
Mailing Address:	PO BOX 650043, DALLAS, TX 75265-0043		

**County Tax & Assessment:**

Assessment Year:	2012	Market Value Year:	2012	Tax Rate Code Area:	4
Assd Land Value:		Market Land Value:	\$9,600	Tax Year:	2011
Assd Improvement:		Market Improvement Value:	\$46,900	Total Tax Amount:	\$2,382.13
Total Assessed Value:	\$22,600	Total Assessor Market Value:	\$56,500	Delinquent Year:	
<b>Assessee Name:</b>	<b>MORRIS PAMELA</b>		Tax Account ID:	R3196163	
<b>Mailing Address:</b>	<b>2005 LOW FARM LN</b>		Homeowner's Exemption:		
	<b>LITHONIA, GA 30058-3945</b>		Tax Exemptions:		

**Assessment Legal Description**

Abbreviated Description: 85 X 115 X 85 X 115 0.22AC 4-10-8 GREAT OAKS U-3 SEC 4 BLOCK E LOT 23  
City/Muni/Twp: UNINCORPORATED



**Property Characteristics:**

Lot Size:	9,583 SF	Bedrooms:	3	Pool:	
Building Area:	2,070 SF	Baths:	2	Fireplace:	
Year Built:	1991	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Aluminum/Vinyl Siding
Number of Units:	1	Garage Type:	Garage	Heating:	
Number of Stories:	1	Number of Cars:	2	A/C:	Yes
Style:		Basement:		Roof Cover:	
		Foundation:	Concrete	Elevator:	

**Subject Property Deed/Transfer History:****Prior Transfer**

Recording Date: 03/06/2013      Sales Price:      N/A  
Document #: 2013-007789BK-      Type of Sale:  
PG: 23601-137  
Contract Date: 02/05/2013  
Document Type: Warranty Deed  
Multi APN Flag:  
Buyer Names: FEDERAL NATIONAL MTG Buyer Vesting ASSOCIATI,  
Care of Name:  
Mailing Address: PO BOX 650043, DALLAS, TX 75265-0043  
Seller Name: FREEDOM MTG CORP,  
Mortgage Doc #:      Loan Amount:      N/A  
Lender Name:      Interest Rate:  
Loan Type:      2nd Loan Amt:      N/A  
Type Financing:

**Legal Description:**

Lot: 23 Block: E Subdivision: GREAT OAKS  
Abbreviated Description: 85 X 115 X 85 X 115 .0.22AC 4-

**Prior Transfer**

Recording Date: 03/06/2013      Sales Price:      N/A  
Document #: 2013-007787BK-      Type of Sale:  
PG: 23601-121  
Contract Date: 02/05/2013  
Document Type: Foreclosure  
Multi APN Flag:  
Buyer Names: FREEDOM MTG CORP,      Buyer Vesting  
Care of Name:  
Mailing Address: 3637 SENTARA WAY, VIRGINIA BEACH, VA 23452-4262  
Seller Name: MORRIS, PAMELA  
Mortgage Doc #:      Loan Amount:      N/A  
Lender Name:      Interest Rate:  
Loan Type:      2nd Loan Amt:      N/A  
Type Financing:

**Legal Description:**

Lot: 23 Block: E Subdivision: GREAT OAKS  
Abbreviated Description: 85 X 115 X 85 X 115 .0.22AC 4-

**Prior Transfer**

Recording Date: 08/23/2007      Sales Price:      \$150,000  
Document #: BK-PG: 20245-37      Type of Sale:      Full-Computed from Transfer Tax  
Contract Date: 08/20/2007  
Document Type:  
Multi APN Flag:  
Buyer Names: MORRIS, ARTHUR W SR; Buyer Vesting MORRIS, PAMELA  
Care of Name:  
Mailing Address: N/A, , -  
Seller Name: GLOVER, JOSEPH  
Mortgage Doc 020245/00038      Loan Amount:      \$150,000

#: Lender Name: FREEDOM MTG CORP Interest Rate:  
Loan Type: New Conventional 2nd Loan Amt: N/A  
Type Financing:

**Legal Description:**

Lot: 23 Block: E District: 16 Subdivision: GREAT OAKS 03 SEC 04 Land Lot: 102

**Prior Transfer**

Recording Date: 08/20/2007 Sales Price: \$150,000  
Document #: BK-PG: 20245 -37 Type of Sale: Per Assessor Transaction History

Contract Date:  
Document Type: N/A  
Multi APN Flag:  
Buyer Names: MORRIS PAMELA Buyer Vesting  
Care of Name:  
Mailing Address: 2005 LOWN FARM LN, LITHONIA, GA 30058-3945  
Seller Name: N/A

Mortgage Doc #: Loan Amount: N/A  
#: Lender Name: N/A Interest Rate:  
Loan Type: 2nd Loan Amt: N/A  
Type Financing:

**Legal Description:**

Abbreviated Description: 85 X 115 X 85 X 115 0.22AC 4-10-8 GREAT OAKS U-3  
SEC 4 BLOCK E LOT 23  
City/Muni/Twp: UNINCORPORATED

**Prior Transfer**

Recording Date: 04/04/2007 Sales Price:  
Document #: BK-PG: 19821-657 Type of Sale: Full-Computed from Transfer Tax

Contract Date: 04/02/2007  
Document Type:  
Multi APN Flag:  
Buyer Names: GLOVER, JOSEPH Buyer Vesting  
Care of Name:  
Mailing Address: N/A, , -  
Seller Name: HUD,

Mortgage Doc #: Loan Amount: \$126,800  
#: Lender Name: CITIZENS BK&TR/WEST GA Interest Rate:  
Loan Type: 2nd Loan Amt: N/A  
Type Financing:

**Legal Description:**

Lot: 23 Block: E District: 16 Subdivision: GREAT OAKS 03 SEC 04 Land Lot: 102

**Prior Transfer**

Recording Date: 07/29/2005 Sales Price: N/A  
Document #: BK-PG: 17712-138 Type of Sale:

Contract Date: 04/05/2005  
Document Type:  
Multi APN Flag:  
Buyer Names: HUD, Buyer Vesting  
Care of Name:  
Mailing Address: N/A, , -  
Seller Name: WELLS FARGO BK NA,

Mortgage Doc #: Loan Amount: N/A  
#: Lender Name: Interest Rate:  
Loan Type: 2nd Loan Amt: N/A  
Type Financing:

**Legal Description:**

Lot: 23 Block: E District: 16 Subdivision: GREAT OAKS Legal Unit: 3 Land Lot: 102

**Prior Transfer**

Recording Date: 07/29/2005 Sales Price: \$138,495  
Document #: BK-PG: 17712-135 Type of Sale: Full-Computed from

## Transfer Tax

Contract Date: 04/05/2005  
 Document Type: Foreclosure  
 Multi APN Flag:  
 Buyer Names: WELLS FARGO BK NA, Buyer Vesting  
 Care of Name:  
 Mailing Address:N/A, , -  
 Seller Name:TAYLOR, DAVID  
 Mortgage Doc #: Loan Amount: N/A  
 Lender Name: Interest Rate:  
 Loan Type: 2nd Loan Amt: N/A  
 Type Financing:

**Legal Description:**

Lot: 23 Block: F District: 16 Subdivision: GREAT OAKS Legal Unit: 3 Land Lot: 102

**Prior Transfer**

Recording Date: 01/30/2004 Sales Price: \$133,900  
 Document #: BK-PG: 15765-375 Type of Sale: Full-Computed from Transfer Tax  
 Contract Date: 12/11/2003  
 Document Type:  
 Multi APN Flag:  
 Buyer Names: TAYLOR, DAVID, Buyer Vesting  
 Care of Name:  
 Mailing Address:N/A, , -  
 Seller Name:CALLENDER-CARTER, SYLVIA,  
 Mortgage Doc #: Loan Amount: \$131,831  
 Lender Name: RBMG INC Interest Rate:  
 Loan Type: VA 2nd Loan Amt: N/A  
 Type Financing:

**Legal Description:**

Lot: 23 Block: E District: 16 Subdivision: GREAT OAKS SEC 04 Legal Unit: 3 Land Lot: 102

**Mortgage Record**

Recording Date: 12/01/1998 Loan Amount: \$100,409  
 Document #: BK-PG: 10369-133 Loan Type: Stand Alone Refi  
 Contract Date: 11/23/1998  
 TD Due Date: Type Finance:  
 Interest Rate:  
 Borrower Name:CALLENDER-CARTER,SYLVIA  
 Vesting Type:  
 Lender Name:HOME SOUTH MORTGAGE  
 Lender Type:Mortgage company

**Legal Description:**

Lot: 23 Block: E Section: 4 District: 16 Subdivision: GREAT OAKS Legal Unit: 3 Land Lot: 0102

**Prior Transfer**

Recording Date: 09/25/1996 Sales Price: \$96,500  
 Document #: BK-PG: 9151-480 Type of Sale: Full Amount on Deed  
 Contract Date: 09/03/1996  
 Document Type:  
 Multi APN Flag:  
 Buyer Names: CALLENDER CARTE, SYLVIA Buyer Vesting  
 Care of Name:  
 Mailing Address:N/A, , -  
 Seller Name:POWELL, ADRIAN L  
 Mortgage Doc #: Loan Amount: N/A  
 Lender Name: ALLSTATE FINANCIAL Interest Rate:  
 Loan Type: FHA 2nd Loan Amt: N/A  
 Type Financing: FIX

**Legal Description:**

Lot: 23 Block: E Section: 4 District: 16 Subdivision: GREAT OAKS Legal Unit: 3 Land Lot: 102

**Area Sales Analysis**

Total Area Sales	\$875,650	Median # of Bedrooms	3
Median Lot Size		Median # of Baths	3
Median Living Area	1,513 SF	Median Year Built	1986
Price Range - 2 Yrs	to \$80,000	Aqe Range	11 years to 31 years
Median Value	\$41,750	Median Age	27 years

**Comparable Sales Data**

No.	Proxim.	Address	Recording Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
<b>1</b>	.38Mi.	<b>6362 STABLEWOOD WAY</b>	08/16/2013	\$31,000	\$18	1672	/3/2	1989	6,970 SF	
<b>LITHONIA, GA 30058-8975</b>										
APN: 16-102 -02-132 Document #: 2013-021254										
Document Type:Warranty Deed Price Code: D										
Contract Date:08/01/2013										
Land Use: Single Family Residential										
Legal Lot:15 Block:A Subdivision:WOODCLIFFE WEST Abbreviated Description:Lot:15 Subdivision:WOODCLIFFE WEST Abbreviated Description:64 X 122 X 50 X 125 0.16AC WOO										
Buyer Name: BROWN, DANIEL										
Seller Name: FEDRICK, LEOTIES										
Loan Amount: Lender Name:										
Stories:1+B Exterior:S										
<b>2</b>	.37Mi.	<b>2100 HILDA BURNS PL</b>	07/06/2013	\$38,000	\$28	1350	/3/3	1984		
<b>LITHONIA, GA 30058-3946</b>										
APN: 16-091 -02-028 Document #: 2013-018591										
Document Type:Warranty Deed Price Code: D										
Contract Date:06/26/2013										
Land Use: Single Family Residential										
Legal										
Buyer Name: PRESTIGE HOME INVESTMENTS LLC										
Seller Name: US BANK NATIONAL ASSOCIATI										
Loan Amount: Lender Name:										
Stories:2 Exterior:S										
<b>3</b>	.21Mi.	<b>1988 PHILLIPS RD</b>	07/06/2013	\$	\$	1642	/3/2	1990	6,970 SF	
<b>LITHONIA, GA 30058-8911</b>										
APN: 16-102 -05-032 Document #: 2013-018827										
Document Type:Warranty Deed Price Code:										
Contract Date:12/04/2012										
Land Use: Single Family Residential										
Legal Lot:158 Subdivision:LAUREL POST CLOSE Abbreviated Description:Abbreviated Description:LAUREL POST CLOSE LOT 158 105										
Buyer Name: SEC OF THE DEPT OF HOUSING AND AND C, O MICHAELSON CONN										
Seller Name: BANK OF AMERICA NA										
Loan Amount: Lender Name:										
Stories:2+B Exterior:S										
<b>4</b>	.14Mi.	<b>2033 PHILLIPS RD</b>	06/29/2013	\$63,000	\$33	1862	/3/4	1982	200,812.39 SF	Yes
<b>LITHONIA, GA 30058-5345</b>										
APN: 16-102 -03-007 Document #: 2013-017841										
Document Type:Warranty Deed Price Code: D										
Contract Date:06/20/2013										
Land Use: Single Family Residential										
Legal										
Buyer Name: BUTLER, DONALD L										
Seller Name: FEDERAL NATIONAL MTG ASSOC										
Loan Amount: Lender Name:										
Stories:1+B Exterior:S										

<b>5</b>	.39Mi.	<b>2169 VICTORIA PL</b>	05/31/2013	\$23,000	\$17	1344	/3/3	1985		
		<b>LITHONIA, GA 30058-7912</b>								
		APN: 16-090 -08-299 Document #: 2013-015165								
		Document Type:Warranty Deed Price Code: D								
		Contract Date:05/23/2013								
		Land Use: Single Family Residential								
		Legal								
		Buyer Name: KILLIAN, TAYLOR								
		Seller Name: MENJOR, FRANCIS								
		Loan Amount: Lender Name:								
		Stories:2 Exterior:S								
<b>6</b>	.26Mi.	<b>2057 RAINTREE PL</b>	05/24/2013	\$69,500	\$44	1566	/3/2	1985		
		<b>LITHONIA, GA 30058-7956</b>								
		APN: 16-091 -02-101 Document #: 2013-014209								
		Document Type:Warranty Deed Price Code: D								
		Contract Date:05/10/2013								
		Land Use: Single Family Residential								
		Legal								
		Buyer Name: MCLEOD, MARGUERITA AND MCLEOD, CERBERT								
		Seller Name: RICHARDSON, TRAVIS C								
		Loan Amount: Lender Name:								
		Stories:1 Exterior:S								
<b>7</b>	.24Mi.	<b>6284 KATELYN PARK</b>	05/01/2013	\$70,000	\$26	2691	/4/4	2001	13,068 SF	
		<b>LITHONIA, GA 30058-6444</b>								
		APN: 16-102 -01-132 Document #: 2013-012775								
		Document Type:Warranty Deed Price Code: D								
		Contract Date:04/15/2013								
		Land Use: Single Family Residential								
		Legal Lot:45 Block:A Subdivision:CHESHIRE ESTATES Abbreviated Description:Lot:45 Abbreviated Description:CHESHIRE ESTATES BLOCK A LOT 4								
		Buyer Name: MTUANWI, AARON								
		Seller Name: HERMITT, MARLENE								
		Loan Amount: Lender Name:								
		Stories:2 Exterior:S								
<b>8</b>	.31Mi.	<b>6083 RAINTREE BND</b>	04/12/2013	\$30,000	\$16	1829	/3/3	1986		
		<b>LITHONIA, GA 30058-7972</b>								
		APN: 16-091 -05-007 Document #: 2013-011492								
		Document Type:Warranty Deed Price Code: D								
		Contract Date:04/01/2013								
		Land Use: Single Family Residential								
		Legal								
		Buyer Name: ROBERTS, ERIC								
		Seller Name: HICKMAN, TERRY D								
		Loan Amount: Lender Name:								
		Stories:1 Exterior:S								
<b>9</b>	.24Mi.	<b>6258 REMINGTON PARK</b>	04/06/2013	\$80,000	\$28	2808	/4/3	2001	12,632 SF	
		<b>LITHONIA, GA 30058-6453</b>								
		APN: 16-102 -01-096 Document #: 2013-010486								
		Document Type:Warranty Deed Price Code: D								
		Contract Date:03/25/2013								
		Land Use: Single Family Residential								
		Legal Lot:77 Block:A Subdivision:CHESHIRE ESTATES Abbreviated Description:Lot:77 Abbreviated Description:CHESHIRE ESTATES BLOCK A LOT 7								

Buyer Name: SHEPHERD, ROBIN  
Seller Name: DEGOURNEY, WAYNE A  
Loan Amount: Lender Name:  
Stories:2 Exterior:S

**10** .18Mi. **6145**  
**RAINTREE** 03/22/2013 \$43,000 \$23 1830 /3/2 1986  
**BND**

**LITHONIA, GA 30058-8942**

APN: 16-091 -02-209 Document #: 2013-009376  
Document Type:Warranty Deed Price Code: D  
Contract Date:03/14/2013  
Land Use: Single Family Residential  
Legal  
Buyer Name: BUILDERS OF HOPE INC  
Seller Name: FEDERAL NATIONAL MTG ASSOC  
Loan Amount: Lender Name:  
Stories:1 Exterior:S

**11** .33Mi. **2097**  
**PHILLIPS RD** 03/19/2013 \$40,500 \$33 1200 /3/2 1987

**LITHONIA, GA 30058-8913**

APN: 16-102 -07-030 Document #: 2013-008685  
Document Type:Warranty Deed Price Code: D  
Contract Date:02/28/2013  
Land Use: Single Family Residential  
Legal  
Buyer Name: MARTINEZ, JOSE DAVID MANCHAME  
Seller Name: FEDERAL NATIONAL MTG ASSOC  
Loan Amount: Lender Name:  
Stories:1 Exterior:S

**12** .48Mi. **2154**  
**TIFFANY LN** 03/16/2013 \$55,000 \$42 1295 /3/2 1984

**LITHONIA, GA 30058-5319**

APN: 16-090 -01-221 Document #: 2013-008394  
Document Type:Warranty Deed Price Code: D  
Contract Date:02/25/2013  
Land Use: Single Family Residential  
Legal  
Buyer Name: STEEL DIANS  
Seller Name: HSBC BANK USA NATIONAL ASS  
Loan Amount: Lender Name:  
Stories:1 Exterior:S

**13** .42Mi. **6637**  
**EASTBRIAR** 03/02/2013 \$40,000 \$27 1438 /3/2 1989 6,970 SF  
**DR**

**LITHONIA, GA 30058-8945**

APN: 16-102 -05-079 Document #: 2013-007724  
Document Type:Warranty Deed Price Code: D  
Contract Date:02/21/2013  
Land Use: Single Family Residential  
Legal Lot:91 Subdivision:LAUREL POST CLOSE Abbreviated Description:Lot:91 Subdivision:LAUREL POST CLOSE  
Abbreviated Description:70 X 101 X 70 X 101. .0.16AC L  
Buyer Name: VARGAS, MELANIE AND UFCD, LAND TRUST  
Seller Name: ALLEN-BLAND, SEGEETA L  
Loan Amount: Lender Name:  
Stories:1 Exterior:S

**14** .30Mi. **6196 SAINT**  
**CHARLES CT** 01/26/2013 \$25,000 \$19 1296 /3/3 1984

**LITHONIA, GA 30058-7910**

APN: 16-103 -01-065 Document #: 2013-000950  
Document Type:Warranty Deed Price Code: D  
Contract Date:10/17/2012

Land Use: Single Family Residential  
Legal  
Buyer Name: KENSEY, ROBERT AND FOREMAN, CHRISTOPHER  
Seller Name: DIXON, HUGH  
Loan Amount: Lender Name:  
Stories:2 Exterior:S

**15** .48Mi. **6287**  
**MARBUT** 01/26/2013 \$49,000 \$35 1382 /3/2 1986  
**FARMS TRL**

**LITHONIA, GA 30058-5395**

APN: 16-103 -07-005 Document #: 2013-000866  
Document Type:Warranty Deed Price Code: D  
Contract Date:12/20/2012  
Land Use: Single Family Residential  
Legal  
Buyer Name: THE AMERICAN HOME REAL ESTATE  
Seller Name: FEDERAL HOME LOAN MTG CORP  
Loan Amount: Lender Name:  
Stories:1 Exterior:S

**16** .32Mi. **2070**  
**PHILLIPS RD** 01/17/2013 \$29,250 \$13 2201 /5/3 2002 18,731 SF  
**LITHONIA, GA 30058-8912**

APN: 16-102 -02-169 Document #: 2012-032568  
Document Type:Warranty Deed Price Code: D  
Contract Date:12/17/2012  
Land Use: Single Family Residential  
Legal Abbreviated Description:Abbreviated Description:100 X 157 X 100 X 186 0.43AC 8  
Buyer Name: EH POOLED 1212 LP  
Seller Name: BRANCH BANKING & TRUST CO  
Loan Amount: Lender Name:  
Stories:2 Exterior:S

**17** .40Mi. **6189**  
**MARBUT** 01/15/2013 \$50,000 \$41 1218 /3/2 1985  
**FARMS**  
**CHASE**

**LITHONIA, GA 30058-7998**

APN: 16-103 -01-106 Document #: 2012-030702  
Document Type:Warranty Deed Price Code: D  
Contract Date:11/30/2012  
Land Use: Single Family Residential  
Legal  
Buyer Name: AMERICAN HOME REAL ESTATE PART  
Seller Name: PEACHTREE CITY FINANCIAL L  
Loan Amount: Lender Name:  
Stories:1 Exterior:S

**18** .37Mi. **6169**  
**CHARRING** 01/15/2013 \$59,900 \$41 1460 /4/3 1985  
**CROSS CT**

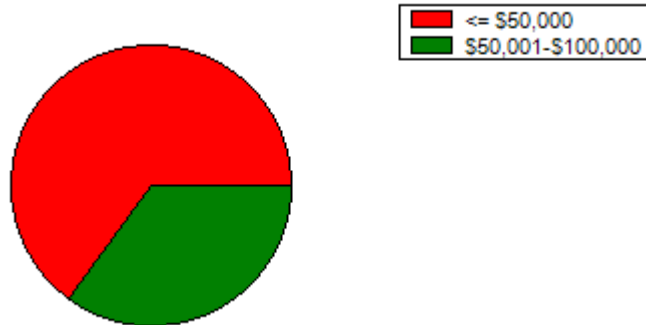
**LITHONIA, GA 30058-7965**

APN: 16-103 -01-221 Document #: 2013-000841  
Document Type:Warranty Deed Price Code: D  
Contract Date:12/14/2012  
Land Use: Single Family Residential  
Legal  
Buyer Name: AMERICAN HOME REAL ESTATE PART  
Seller Name: PEACHTREE CITY FINANCIAL L  
Loan Amount: Lender Name:  
Stories:2 Exterior:S

<b>19</b>	.26Mi.	<b>6089 GILES CT</b>	12/15/2012	\$58,000	\$26	2172	/4/3	1991	13,068 SF
<b>LITHONIA, GA 30058-3902</b>									
APN: 16-091 -06-078 Document #: 2012-029955									
Document Type:Warranty Deed Price Code: D									
Contract Date:11/26/2012									
Land Use: Single Family Residential									
Legal Lot:44 Block:C Subdivision:GREAT OAKS Abbreviated Description:Lot:44 Subdivision:GREAT OAKS									
Abbreviated Description:43 X 133 X 166 X 113 .3AC; 43									
Buyer Name: DP, ATLANTA LC									
Seller Name: US BANK NATIONAL ASSOCIATI									
Loan Amount: Lender Name:									
Stories:2 Exterior:S									
<b>20</b>	.37Mi.	<b>2053 HILDA BURNS PL</b>	12/15/2012	\$21,500	\$15	1432	/2/3	1984	
<b>LITHONIA, GA 30058-5385</b>									
APN: 16-091 -04-007 Document #: 2012-031002									
Document Type:Warranty Deed Price Code: D									
Contract Date:12/03/2012									
Land Use: Single Family Residential									
Legal									
Buyer Name: BLACK, SASHA AND PERRY, GARFIELD									
Seller Name: WELLS FARGO BANK NA									
Loan Amount: Lender Name:									
Stories:2 Exterior:S									

#### Comparable Sales Chart

% Distribution Sales for Two Years



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths, etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.



### Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Recording Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0	2005 LOWN FARM LN	08/20/2007	\$56,500	\$22,600	2,070	/3/2	1991	9,583 SF	
.02	6179 KENTON OAKS CT	02/12/1999	\$47,700	\$19,080	1,525	/3/3	1993	8,712 SF	
.02	2015 LOWN FARM LN	10/26/2004	\$40,200	\$16,080	1,211	/3/2	1991	9,583 SF	
.03	6180 RALEIGH OAKS CT	08/29/2003	\$41,200	\$16,480	1,294	/3/2	1991	8,712 SF	
.03	2008 LOWN FARM LN	05/13/2002	\$52,600	\$21,040	1,791	/3/3	1991	8,276 SF	
.03	6173 KENTON OAKS CT	03/16/1992	\$62,200	\$24,880	2,383	/3/3	1990	8,712 SF	
.03	1993 LOWN FARM LN	05/10/2004	\$44,900	\$17,960	1,170	/4/2	1991	9,583 SF	
.03	2002 LOWN FARM LN	01/15/2003	\$47,500	\$19,000	1,529	/3/2	1992	8,276 SF	
.03	2014 LOWN FARM LN	06/24/2002	\$47,900	\$19,160	1,532	/3/3	1993	8,276 SF	
.03	6174 RALEIGH OAKS CT	05/03/2008	\$46,500	\$18,600	1,481	/3/2	1992	8,712 SF	
.03	6180 KENTON OAKS CT	12/09/1992	\$50,800	\$20,320	1,708	/3/3	1992	8,712 SF	
.04	2020 LOWN FARM LN	04/11/2006	\$48,000	\$19,200	1,610	/3/3	1990	8,276 SF	
.04	1996 LOWN FARM LN	05/29/2002	\$39,200	\$15,680	1,046	/3/2	1990	8,276 SF	
.04	6167 KENTON OAKS CT	04/01/1997	\$60,000	\$24,000	2,207	/3/3	1992	8,712 SF	
.04	6174 KENTON OAKS CT	07/14/2006	\$60,300	\$24,120	2,277	/3/3	1990	8,712 SF	

**Flood Report**

The Subject Property of **2005 LOWN FARM LN, LITHONIA, GA 30058-3945** is in **Zone X** and is considered to be **OUT** of the Special Flood Hazard Area (SFHA).

**AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.**

The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

**Contaminated Sites Report**

Item Proximity Name/Facility Status Address

EPA Definitions

**Hazardous Waste Facilities Report**

Item Proximity Name/Facility Status Address

EPA Definitions

**Solid Waste Facilities Report**

Item Proximity Name/Facility Status Address

EPA Definitions

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**5468 Panola Downs Rd  
Lithonia, GA 30058**

**Asking Price: \$59,900 (FNMA) DOM: 30**

**Framed 2-story                      1 Car Garage**

**3 BR / 2 BA                      Built: 1987                      Sq. Ft: 1381**

**Acre: .18                      Tax Appr. Value: \$27,700**

**FMV: \$**

**Profit: \$**

**Repairs: \$**

**MACO: \$**

**Cash Offer: \$**



**Georgia MLS No.:** 7116937  
**Property Type:** Single Family Detached  
**Address:** 5468 Panola Downs Rd  
 Lithonia, GA 30058  
**Subdivision:** Panola Downs  
**MLS Area:** 41  
**Status:** Active  
**Own Condition:**  
**List Date:** 06/22/2013  
**List Price:** \$59,900  
**Off Market:**  
**Projected Close:**  
**Closed Date:**  
**Sold Price:**  
**Days On Market:** 109

#### PROPERTY INFORMATION

<b>County:</b>	<a href="#">DeKalb</a>	<b>Total SQFT:</b>	1,381	<b>Elem:</b>	Panola Way
<b>Tax ID:</b>	16 038 08 006	<b>Year Built:</b>	1987	<b>Middle:</b>	Miller Grove
<b>Tax Records:</b>	<a href="#">View</a>	<b>New Construction?</b>	N	<b>High:</b>	Redan
<b>Legal:</b>	Lot: Dist: <b>16</b> Sect: <b>4</b> Blk: <b>B</b> Unit:	<b>Lot Size:</b>	Less than 1/3 Acre		
<b>Plat Book / Page:</b>	/	<b>Total Acres:</b>	0.180 Acres		
<b>Annual Taxes:</b>	\$381	<b>Waterfront Ft:</b>	0		
<b>Tax Year:</b>	2012	<b>Property Description:</b>			
<b>Ownership:</b>	Fee Simple Detached	<b>Feature Name:</b>			

**Public Remarks:** EXCELLENT INVESTMENT - TRUE FIXER-UPPER STYLE! CERAMIC TILE, COVERED AND SCREEN PORCH! CONVENIENT TO SHOPPING!  
**Private Remarks:** MUST SUBMIT ALL OFFERS THROUGH ONLINE OFFER SYSTEM @ WWW.HOMEPATH.COM this property is on SUPRA lockbox  
**Showing Instr:** Lockbox GAMLS Compatible, Vacant  
**Directions:** 1-20 EAST TO PANOLA ROAD EXIT. TURN RIGHT ONTO PANOLA ROAD. TRAVEL APPROX 2 MILES TO RIGHT ON PANOLA DOWNS ROAD.

#### INTERIOR

<b>Bedrooms:</b>	Up: <b>3</b> Mid: <b>0</b> Low: <b>0</b> Tot: <b>3</b>	<b>Heating Source:</b>	Gas
<b>Full Baths:</b>	Up: <b>2</b> Mid: <b>0</b> Low: <b>0</b> Tot: <b>2</b>	<b>Heating Type:</b>	Central, Zoned/Dual
<b>Half Baths:</b>	Up: <b>0</b> Mid: <b>0</b> Low: <b>0</b> Tot: <b>0</b>	<b>Interior:</b>	Cable TV Connections, Wall-to-Wall Carpet
<b>Basement:</b>	Slab/None	<b>Kitchen:</b>	Breakfast Area
<b>Cooling Source:</b>	Electric	<b>Kitchen Equip:</b>	Range/Oven, Refrigerator
<b>Cooling Type:</b>	Central	<b>Laundry:</b>	
<b>Energy:</b>	None	<b>Laundry Type:</b>	Closet
<b>Equipment:</b>		<b>Rooms:</b>	Great Room
<b>Fireplaces:</b>	1		
<b>FP Location:</b>	In Great/Family Room		
<b>FP Type:</b>			

#### EXTERIOR

<b>Stories:</b>	2 Stories	<b>Amenities:</b>	None
<b>Style:</b>	Traditional	<b>Lot Description:</b>	Level Lot
<b>Construction:</b>	Other (See Remarks)	<b>Parking:</b>	Attached, Garage, 1 Car
<b>Exterior:</b>		<b>Roof:</b>	
<b>Boathouse:</b>		<b>Water Source:</b>	Public Water, Sewer Connected
<b>Water Descr:</b>			

#### OTHER INFORMATION

<b>Owner:</b>	CORPORATE	<b>Home Warranty:</b>	N
<b>Owner Phone:</b>		<b>Possession:</b>	At Closing
<b>Association Fees:</b>	\$0	<b>Possible Financing:</b>	
<b>Fees Include:</b>	None	<b>Financing (Solds):</b>	

Listing Agent:

Listing Office:

Selling Agent:

Thursday, October 10, 2013

5468 Panola Downs Rd, Lithonia, GA 30058-7844  
 Dekalb County, GA parcel# 16 038 08 006

## Property Report

### Location

**Property Address** | 5468 Panola Downs Rd  
 Lithonia, GA 30058-7844

**Subdivision** | Panola Downs

**County** | Dekalb County, GA

### Current Owner

**Name** | Federal National Mtg Association

**Mailing Address** | 3900 Wisconsin Ave Nw  
 Washington, DC 20016-2806

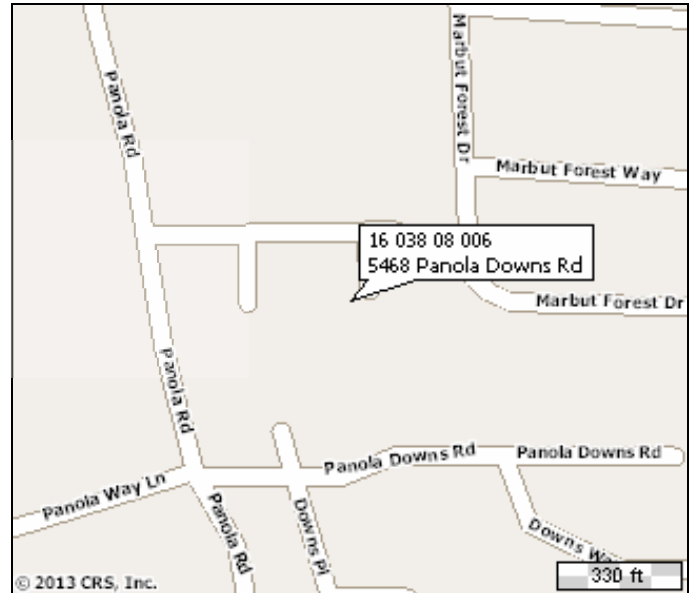
### Property Summary

**Property Type** | Residential

**Land Use** | Residential

**Improvement Type** | Single Family Residential

**Square Feet** | 1381 sf



### General Parcel Information

**Parcel/Tax ID** | 16 038 08 006

**Alternate Parcel ID** |

**Account Number** | R2067276

**District/Ward** | 4

**2010 Census Trct/Blk** | 233.09/2

### Sales History through 10/05/2013

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	Quality	Book/Page or Document#
12/05/2012	\$116,185	Federal National Mtg Association		Warranty Deed		23511/753 2013-000748
12/04/2012	\$116,185	Wells Fargo Bank Na		Foreclosure		23511/739 2013-000747
04/13/2007	\$110,600	Hernandez Jacklyn M		Warranty Deed		19879/466
05/28/2002		Dennis Edward A		Quit Claim Deed		13313/266

### Tax Assessment

Appraisals	Amount	Taxes	Amount
Tax Year	2012	City Taxes	\$0
Appraised Land	\$8,700	County Taxes	\$0
Appraised Improvements	\$19,000	Total Taxes	\$380.76
Total Tax Appraisal	\$27,700	Exempt Amount	
Total Assessment	\$11,080	Exempt Reason	Basic Exemption & Freeze

## Mortgage History

Date	Loan Amount	Borrower	Lender	Book/Page or Document#	Assignments/Releases
4/13/2007	\$110,600	Hernandez Jacklyn M	Wachovia Mortgage	19879/467	A

## Property Characteristics: Building

Building #	Type	Condition	Sq Feet	Year Built	Effective Year	BRs	Baths	Rooms	Stories	Units			
1	Single Family Residential	Average	1381	1987		3	2		2	1			
<b>Building Square Feet (Living Space)</b>						<b>Building Square Feet (Other)</b>							
<b>First Story (Base)</b>			1381										
<b>Construction</b>													
<b>Quality</b>		Average		<b>Roof Framing</b>			Drywall Yes/Unknown						
<b>Shape</b>		Frame Siding		<b>Roof Cover Deck</b>									
<b>Partitions</b>				<b>Cabinet Millwork</b>									
<b>Common Wall</b>				<b>Floor Finish</b>									
<b>Foundation</b>				<b>Interior Finish</b>									
<b>Floor System</b>				<b>Air Conditioning</b>									
<b>Exterior Wall</b>				<b>Heat Type</b>									
<b>Structural Framing</b>				<b>Bathroom Tile</b>									
<b>Fireplace</b>				1							<b>Plumbing Fixtures</b>		
<b>Other</b>													
<b>Occupancy</b>				<b>Building Data Source</b>									

## Property Characteristics: Extra Features

No extra features were found for this parcel.

## Property Characteristics: Lot

<b>Land Use</b>	Residential	<b>Lot Dimensions</b>	
<b>Block/Lot</b>	B/20	<b>Lot Square Feet</b>	7,841
<b>Latitude/Longitude</b>	33.730911°/-84.166168°	<b>Acreage</b>	0.18

## Property Characteristics: Utilities/Area

<b>Gas Source</b>		<b>Road Type</b>	
<b>Electric Source</b>		<b>Topography</b>	
<b>Water Source</b>		<b>District Trend</b>	
<b>Sewer Source</b>		<b>Special School District 1</b>	
<b>Zoning Code</b>	Single Family Residential District - Ra5	<b>Special School District 2</b>	
<b>Owner Type</b>			

## Legal Description

<b>Subdivision</b>	Panola Downs	<b>Plat Book/Page</b>	
<b>Block/Lot</b>	B/20	<b>Description</b>	77 X 134 X 41 X 134. .0.18Ac Panola Downs Unit 1 Block B Lot 20
<b>District/Ward</b>	4		

Thursday, October 10, 2013

5468 Panola Downs Rd, Lithonia, GA 30058-7844  
DeKalb County, GA parcel# 16 038 08 006

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**Information Deemed Reliable But Not Guaranteed.**

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## Property Listing & Sales History

[Back](#)

5468 Panola Downs Rd, Lithonia 30058  
DeKalb COUNTY  
Parcel ID: 16 038 08 006

### STATUS AND PRICE CHANGE HISTORY OF THIS LISTING

LN	MC	STAT	List Price	Sold Price	List Date	Closed Date	Change Date
7116937	A	A	\$59,900	\$0	06/22/2013	--	10/08/2013
7116937	A	R	\$59,900	\$0	06/22/2013	--	09/30/2013
7116937	A	A	\$68,900	\$0	06/22/2013	--	07/09/2013
7116937	A	N	\$68,900	\$0	06/22/2013	--	06/24/2013

### LISTINGS IN GEORGIA MLS FOR THIS PROPERTY

LN	Typ	Photos	Address	Subdivision	Status	LP	SP	LD	OMD or CLD	DOM
<a href="#">7116937</a>	SFD	 11	5468 Panola Downs Rd	Panola Downs	A	\$59,900	\$0	06/22/2013		109

### SALES HISTORY FROM TAX RECORDS FOR THIS PROPERTY

Date	Amount	Buyers/Owners	Instrument	Quality	Book/Page or Document
12/05/2012	\$116,185	FEDERAL NATIONAL MTG ASSOCIATION	WARRANTY DEED		23511/ 753 2013-000748
12/04/2012	\$116,185	WELLS FARGO BANK NA			23511/ 739 2013-000747
04/13/2007	\$110,600	HERNANDEZ JACKLYN M	WARRANTY DEED		19879/ 466
05/28/2002	\$0	DENNIS EDWARD A	QUIT CLAIM DEED		13313/ 266

### PROPERTY DESCRIPTION FROM COUNTY TAX RECORDS\*\*

County:	DEKALB	Year Built:	1987
Parcel ID:	<a href="#">16 038 08 006</a>	Legal Description:	77 X 134 X 41 X 134. .0.18AC PANOLA DOWNS UNIT 1 BLOCK B LOT 20
Alternate PID:		Acreage:	0.18
Census Tract/Block:	023309 /2	Owner 1 Name:	FEDERAL NATIONAL MTG ASSOCIATION
Subdivision:	PANOLA DOWNS	Owner 2 Name:	
Plat Book / Page:	/		

### TAX ASSESSMENT

Tax Year:	2012	City Taxes:	\$ 0.00
Appraised Land:	\$8,700	County Taxes:	\$ 0.00
Appraised Improvements:	\$19,000	Total Taxes:	\$ 380.76
Total Tax Appraisal:	\$27,700	Exemption:	
Total Assessment:	\$11,080	Exemption Amount:	\$ 0.00

### BUILDING SQUARE FEET (LIVING SPACE)

Gross Living Area SQFT:	1,381
-------------------------	-------

### BUILDING CHARACTERISTICS

Type:	RESIDENTIAL	Stories:	2.0
Condition:	AVERAGE	Foundation:	
Year Built:	1987	Exterior Wall:	FRAME SIDING
Total Rooms:		Structural Framing:	
Bedrooms:	3	Roof Framing:	
Full Baths:	2	Roof Cover Deck:	
Half Baths:	0	Gas Source:	
Interior Finish:	DRYWALL	Electric Source:	
Air Conditioning:		Water Source:	
Heat Type:		Sewer Source:	

\*\*Information deemed reliable but not guaranteed.

## Panola Downs

Dekalb County, GA

### Subdivision Property Characteristics

Number of Properties in the Subdivision	125	Average Year Built	1989
Number of Homes (Improvements)	125	Average Age of Home	24
Maximum Building Square Feet	2308	Maximum Lot Size (acres)	0.65
Average Square Footage	1504	Average Lot Size (acres)	0.16

### Subdivision Sales Data and History

Maximum Sale Price	\$129,900	Average Property Turnaround	10.41 years
Sales Timeframe	Last 2 Years	2-5 Years Ago	5-10 Years Ago
# of Sales during that period	11	17	28
Average Price	\$44,582	\$63,235	\$106,832
Median Price	\$42,000	\$68,800	\$114,150

### Subdivision Appraisal Values

Average Appraised Land	\$8,652	Median Appraised Land	\$8,700
Average Appraised Building	\$21,392	Median Appraised Building	\$20,850
Average Appraised Value	\$29,873	Median Appraised Value	\$29,500

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## Demographics

Demographics for 5468 Panola Downs Rd, Lithonia, GA 30058-7844

2007-2011 American Community Survey 5-Year Estimates  
for Dekalb County, GA Tract 233.09 BlockGroup 2

Population Profile Total Population: 1803

Age	0-14	15-21	22-34	35-44	45-54	55-64	65+
Male	17.75%	4.27%	5.27%	5.77%	7.60%	3.00%	0.83%
Female	8.54%	4.94%	17.19%	6.38%	8.10%	6.27%	4.10%

Socio-Economic Profile Median Household Income: \$44,400.00

Household Income	Profession	Education	Cars Owned
\$0-10k	113	Management/ Professional	273
\$10-25k	132	Service	135
\$25-35k	67	Sales/Admin	290
\$35-50k	103	Trades	0
\$50-75k	184	Production/ Transportation	57
\$75-100k	86		
\$100k+	39		

## Housing Profile

Occupancy	Bedrooms	Year	Move-In	Built
Owner	501	No Bedrooms	0	2005+
Renter	223	1 Bedrooms	16	2000-04
SFR Det	700	2 Bedrooms	48	1990-99
SFR Att	123	3 Bedrooms	645	1980-89
MF 2-4	0	4 Bedrooms	79	1970-79
MF 5+	0	5+ Bedrooms	35	Before 1970

%	Mortgage	Mortgage Costs	Gross Rent
0-24%	189	\$0 - 499	0
25-29%	55	\$500 - 799	79
30-34%	131	\$800 - 1499	357
35%+	109	\$1500+	65
		Average	1,124.00

Cost as of % of income for year

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Information Deemed Reliable But Not Guaranteed.

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Search Results i

Quick Comps Summary Statistics

Status	Count	List Price				Sold Price				Days On Market	
		Min LP	Max LP	Ave LP	Median LP	Min SP	Max SP	Ave SP	Median SP	Ave DOM	Median DOM
Sold	8	\$49,900	\$79,000	\$67,056	\$67,750	\$50,250	\$75,250	\$63,138	\$63,000	32	22

<input type="checkbox"/> LN	Typ	Stat	Address	Subdivision	City	County	Zip	BR	BAF	BAH	YR	SQFT	Acres	Frcls	LP	SP	LD	OMD	CLD	DOM	
<b>Sold Listings</b>																					
<input type="checkbox"/>	7068186	SFD	S	5441 Mallard Trl	Leisure Valley	Lithonia	DeKalb	30058	3	2	1	1987	1,512	0.16	0	\$79,000	\$75,250	03/19/13	05/31/13	05/24/13	73
<input type="checkbox"/>	7137871	SFD	S	1968 Overton Trl	Scarborough Square	Stone Mountain	DeKalb	30088	4	3	0	1985	0	0.00	0	\$75,000	\$56,000	08/05/13	08/13/13	09/04/13	6
<input type="checkbox"/>	7139991	SFD	S	5492 Mallard Trl	Leisure Valley	Lithonia	DeKalb	30058	4	2	1	1987	0	0.00	0	\$74,900	\$69,000	08/12/13	09/20/13	10/03/13	51
<input type="checkbox"/>	7071398	SFD	S	5457 Gadwall Cir	Lakeside Manor	Lithonia	DeKalb	30058	3	2	1	1998	1,603	0.00	0	\$72,500	\$75,100	03/25/13	04/25/13	05/15/13	31
<input type="checkbox"/>	7090410	SFD	S	5474 Panola Downs Rd	Panola Downs	Lithonia	DeKalb	30058	3	2	0	1987	0	0	\$63,000	\$63,000	05/01/13	05/03/13	05/24/13	7	
<input type="checkbox"/>	7143237	SFD	S	2415 Briar Knoll Rd	Covington Place	Lithonia	DeKalb	30058	3	2	1	1996	1,646	0.00	0	\$62,150	\$63,000	08/19/13	08/22/13	10/04/13	7
<input type="checkbox"/>	7074202	SFD	S	1981 Marbut Forest Dr	Marbut Forest	Lithonia	DeKalb	30058	3	2	0	1986	0	0	\$60,000	\$50,250	03/30/13	06/25/13	06/27/13	73	
<input type="checkbox"/>	7076192	SFD	S	2107 Mallard Way	Leisure Valley	Lithonia	DeKalb	30058	3	2	0	1989	1,200	0.13	0	\$49,900	\$53,500	03/29/13	04/17/13	05/03/13	14

## Search Results i

ALL LISTINGS: Count: 8 Min LP: \$49,900 Max LP: \$79,000 Ave LP: \$67,056

SOLDS ONLY: Count: 8 Min SP: \$50,250 Max SP: \$75,250 Ave SP: \$63,138

Print
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### FACTOR



LISTING_NUMBER	<input type="checkbox"/> 7068186	<input type="checkbox"/> 7137871	<input type="checkbox"/> 7139991	<input type="checkbox"/> 7071398
PROPERTY_TYPE	SFD	SFD	SFD	SFD
HASPHOTO	1	1	1	1
STATUS	Sold	Sold	Sold	Sold
ADDRESS	5441 Mallard Trl	1968 Overton Trl	5492 Mallard Trl	5457 Gadwall Cir
CITY_ZIP	Lithonia 30058	Stone Mountain 30088	Lithonia 30058	Lithonia 30058
SUBDIVISION	Leisure Valley	Scarborough Square	Leisure Valley	Lakeside Manor
COUNTY	DeKalb	DeKalb	DeKalb	DeKalb
TAX_ID	16 039 01 017	16 038 06 239	16 058 03 005	16 038 09 002
ACRES	0.16	0.00	0.00	0.00
BR_BAF_BAH	3 / 2 / 1	4 / 3 / 0	4 / 2 / 1	3 / 2 / 1
SQFT	1512	0	0	1603
STORIES	2 Stories	Split Level	2 Stories	Split Level
BASEMENT	Slab/None	Bath Finished, Daylight, Entrance Outside, Finished Rooms, Full	Finished Rooms	Slab/None
PARKING	Attached, Auto Garage Door, Garage, 1 Car, Kitchen Level Entry	Garage, 1 Car	Garage, 2 Car	Garage, 2 Car
HEATING	Gas	Gas	Gas	Gas
COOLING	Electric	Electric	Electric	Electric
CONSTRUCTION	Aluminum/Mynl	Brick/Frame	Wood Siding	Aluminum/Mynl
LOT_SIZE	Less than 1/3 Acre	Less than 1/3 Acre	1/3-1/2 Acre	Less than 1/3 Acre
LOT_DESCRIPTION	Private Backyard	Cul De Sac	Level Lot	Level Lot
EXTERIOR	Deck/Patio, Fenced Yard, Garden Area	Porch		Deck/Patio, Tennis Court
HAS_POOL	No	No	No	No
OWNERSHIP	Investor Owned		Recently Renovated	
YEAR_BUILT	1987	1985	1987	1998
ELEM_SCHOOL	Panola Way	Woodridge	Panola Way	Panola Way
MIDDLE_SCHOOL	Miller Grove	Miller Grove	Miller Grove	Miller Grove
HIGH_SCHOOL	Miller Grove	Miller Grove	Miller Grove	Redan
LIST_DATE	03/19/2013	08/05/2013	08/12/2013	03/25/2013
CLOSED_DATE	05/24/2013	09/04/2013	10/03/2013	05/15/2013
DOM	73	8	39	31
LIST_PRICE	\$79,000	\$75,000	\$74,900	\$72,500
SOLD_PRICE	\$75,250	\$56,000	\$69,000	\$75,100

**FACTOR**

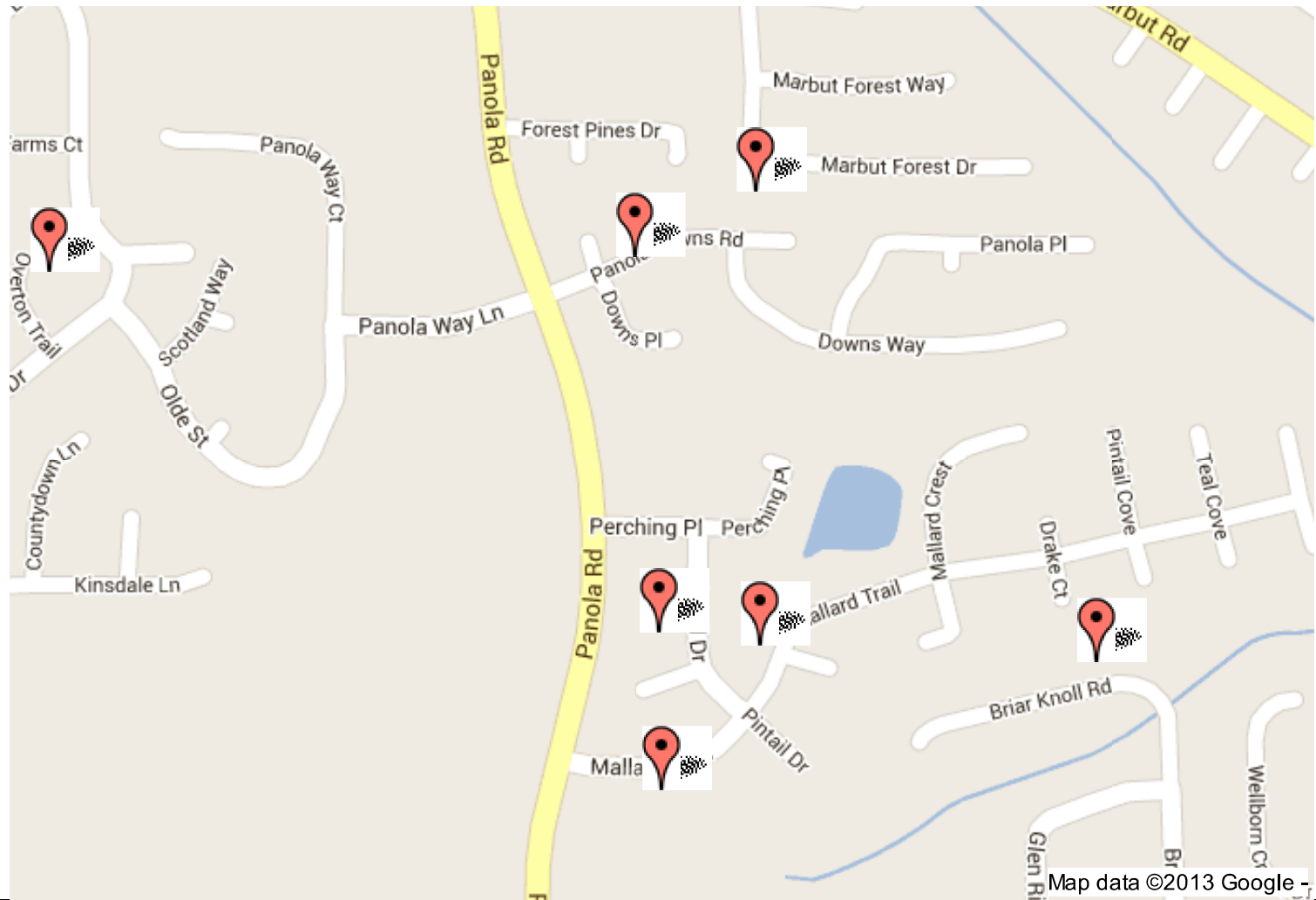


LISTING_NUMBER	<input type="checkbox"/> 7090410	<input type="checkbox"/> 7143237	<input type="checkbox"/> 7074202	<input type="checkbox"/> 7076192
PROPERTY_TYPE	SFD	SFD	SFD	SFD
HASPHOTO	1	1	1	1
STATUS	Sold	Sold	Sold	Sold
ADDRESS	5474 Panola Downs Rd	2415 Briar Knoll Rd	1981 Marbut Forest Dr	2107 Mallard Way
CITY_ZIP	Lithonia 30058	Lithonia 30058	Lithonia 30058	Lithonia 30058
SUBDIVISION	Panola Downs	Covington Place	Marbut Forest	Leisure Valley
COUNTY	DeKalb	DeKalb	DeKalb	DeKalb
TAX_ID	16 038 08 005	16 058 01 098	16 059 01 038	16 059 01 251
ACRES		0.00		0.13
BR_BAF_BAH	3 / 2 / 0	3 / 2 / 1	3 / 2 / 0	3 / 2 / 0
SQFT	0	1646	0	1200
STORIES	1 Story	Split Level	1 Story	1 Story
BASEMENT	Slab/None	Slab/None	Slab/None	Slab/None
PARKING	Garage, 1 Car	Attached, Garage, 1 Car, 2 Car	Garage, 1 Car	None
HEATING	Gas	Gas	Gas	Gas
COOLING	Electric	Electric	Electric	Other (See Remarks)
CONSTRUCTION	Wood Siding	Aluminum/Vinyl	Wood Siding	Other (See Remarks)
LOT_SIZE	1/3-1/2 Acre	Less than 1/3 Acre	Less than 1/3 Acre	Less than 1/3 Acre
LOT_DESCRIPTION	Sloping, Wooded	Level Lot	Sloping	Cul De Sac, Level Lot, Private Backyard
EXTERIOR	Deck/Patio	Deck/Patio		Other
HAS_POOL	No	No	No	No
OWNERSHIP		Short Sale	Investor Owned	Recently Renovated
YEAR_BUILT	1987	1996	1986	1989
ELEM_SCHOOL	Panola Way	Marbut	Panola Way	Panola Way
MIDDLE_SCHOOL	Miller Grove	Lithonia	Lithonia	Miller Grove
HIGH_SCHOOL	Redan	Miller Grove	Lithonia	Redan
LIST_DATE	05/01/2013	08/19/2013	03/30/2013	03/29/2013
CLOSED_DATE	05/24/2013	10/04/2013	06/27/2013	05/03/2013
DOM	2	3	87	19
LIST_PRICE	\$63,000	\$62,150	\$60,000	\$49,900
SOLD_PRICE	\$63,000	\$63,000	\$50,250	\$53,500

**Search Results** 

Checked:

- 5441 Mallard Trl
- 1968 Overton Trl
- 5492 Mallard Trl
- 5457 Gadwall Cir
- 5474 Panola Downs Rd
- 2415 Briar Knoll Rd
- 1981 Marbut Forest Dr
- 2107 Mallard Way



Map data ©2013 Google



**4168 Riverbank Ct  
Decatur, GA 30034**

**Asking Price: \$79,900 (FNMA) DOM: 30**

**Brick/Framed Bi-Level          2 Car Garage**

**4 BR / 3 BA          Built: 2002          Sq. Ft: 1121**

**Acre: .16          Tax Appr. Value: \$39,100**

**FMV: \$**

**Profit: \$**

**Repairs: \$**

**MACO: \$**

**Cash Offer: \$**



**Georgia MLS No.:** 7156553  
**Property Type:** Single Family Detached  
**Address:** 4186 Riverbank Ct  
 Decatur, GA 30034  
**Subdivision:** Riverside Station  
 Estates  
**MLS Area:** 43  
**Status:** Active  
**Own Condition:** Foreclosure

**List Date:** 09/12/2013  
**List Price:** \$79,900  
**Off Market:**  
**Projected Close:**  
**Closed Date:**  
**Sold Price:**  
**Days On Market:** 28

#### PROPERTY INFORMATION

<b>County:</b>	<a href="#">DeKalb</a>	<b>Total SQFT:</b>	0	<b>Elem:</b>	Oak View
<b>Tax ID:</b>	15 039 01 387	<b>Year Built:</b>	2002	<b>Middle:</b>	Cedar Grove
<b>Tax Records:</b>	<a href="#">View</a>	<b>New Construction?</b>	N	<b>High:</b>	Cedar Grove
<b>Legal:</b>	Lot: Dist: Sect: Blk: Unit:	<b>Lot Size:</b>	Less than 1/3 Acre		
<b>Plat Book / Page:</b>	/	<b>Total Acres:</b>	0.000 Acres		
<b>Annual Taxes:</b>	\$512	<b>Waterfront Ft:</b>	0		
<b>Tax Year:</b>	2012	<b>Property Description:</b>			
<b>Ownership:</b>	Fee Simple Detached	<b>Feature Name:</b>			

**Public Remarks:** Nice split foyer 4 bedroom/3 bath home located in established neighborhood in DeKalb County. Spacious rooms, open floor plan with great room and separate dining room. Close to shopping and restaurants, major highways and interstate. Sold as-is, no seller disclosures. Property approved for HomePath Renovation Mortgage.

**Private Remarks:** All offers must be submitted online at [www.homepath.com](http://www.homepath.com)

**Showing Instr:** Vacant, Lockbox Non-GAMLS Compatible

**Directions:** I-285 to Flat Shoals Pkwy, right onto Waldrop Rd, left onto River Rd., right onto Riverside Cswy, left onto Cress Way Dr., right onto River Run Trl., left onto Riverbank Ct., house on left.

#### INTERIOR

<b>Bedrooms:</b>	Up: 0 Mid: 3 Low: 1 Tot: 4	<b>Heating Source:</b>	Gas
<b>Full Baths:</b>	Up: 0 Mid: 2 Low: 1 Tot: 3	<b>Heating Type:</b>	Central, Forced Air
<b>Half Baths:</b>	Up: 0 Mid: 0 Low: 0 Tot: 0	<b>Interior:</b>	Cable In Street, Ceilings Trey, Ceilings 9 ft Plus, Foyer Entrance, Pulldown Attic Stairs, Wall-to-Wall Carpet, Double Vanity, Garden Tub, Walk-in Closet
<b>Basement:</b>	Slab/None	<b>Kitchen:</b>	Breakfast Area
<b>Cooling Source:</b>	Electric	<b>Kitchen Equip:</b>	Dishwasher, Icemaker Line, Other (See Remarks)
<b>Cooling Type:</b>	Ceiling Fan, Central	<b>Laundry:</b>	
<b>Energy:</b>	Double Pane/Thermo, Insulation-Ceiling	<b>Laundry Type:</b>	
<b>Equipment:</b>		<b>Rooms:</b>	DR-Separate, Great Room, Master on Main Level
<b>Fireplaces:</b>	1		
<b>FP Location:</b>	In Great/Family Room, Outdoor		
<b>FP Type:</b>	Factory Built		

#### EXTERIOR

<b>Stories:</b>	Split Foyer	<b>Amenities:</b>	Street Lights, Underground Utilities
<b>Style:</b>	Traditional	<b>Lot Description:</b>	Level Lot, Private Backyard
<b>Construction:</b>	Aluminum/Vinyl	<b>Parking:</b>	Garage, 2 Car
<b>Exterior:</b>	Deck/Patio, Garden Area	<b>Roof:</b>	
<b>Boathouse:</b>		<b>Water Source:</b>	Public Water, Sewer Connected
<b>Water Descr:</b>			

#### OTHER INFORMATION

<b>Owner:</b>	Fannie Mae/Homepath	<b>Home Warranty:</b>	N
<b>Owner Phone:</b>		<b>Possession:</b>	At Closing
<b>Association Fees:</b>	\$0	<b>Possible Financing:</b>	
<b>Fees Include:</b>	None	<b>Financing (Solds):</b>	

Thursday, October 10, 2013

4186 Riverbank Ct, Decatur, GA 30034-6760  
 Dekalb County, GA parcel# 15 039 01 387

## Property Report

### Location

**Property Address** | 4186 Riverbank Ct  
 Decatur, GA 30034-6760  
**Subdivision** | Riverside Station Estates  
**County** | Dekalb County, GA

### Current Owner

**Name** | Federal National Mtg Association  
**Mailing Address** | 3900 Wisconsin Ave Nw  
 Washington, DC 20016-2806

### Property Summary

**Property Type** | Residential  
**Land Use** | Residential  
**Improvement Type** | Bi-Level  
**Square Feet** | 1121 sf



### General Parcel Information

**Parcel/Tax ID** | 15 039 01 387  
**Alternate Parcel ID**  
**Account Number** | R4314512  
**District/Ward** | 4  
**2010 Census Trct/Blk** | 234.22/2

### Sales History through 10/05/2013

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	Quality	Book/Page or Document#
06/11/2013	\$45,000	Federal National Mtg Association		Warranty Deed		23871/193 2013-017625
06/04/2013	\$45,000	Everbank		Foreclosure		23871/190 2013-017624
03/15/2004		Sevier Kamilah A		Warranty Deed		15921/75

### Tax Assessment

Appraisals	Amount	Taxes	Amount
Tax Year	2012	City Taxes	\$0
Appraised Land	\$12,800	County Taxes	\$0
Appraised Improvements	\$26,300	Total Taxes	\$511.90
Total Tax Appraisal	\$39,100	Exempt Amount	
Total Assessment	\$15,640	Exempt Reason	Basic Homestead Exemption

### Mortgage History

No mortgages were found for this parcel.



**Property Characteristics: Building**

Building #	Type	Condition	Sq Feet	Year Built	Effective Year	BRs	Baths	Rooms	Stories	Units																					
1	Bi-Level	Average	1121	2002		4	3		1	1																					
<b>Building Square Feet (Living Space)</b>					<b>Building Square Feet (Other)</b>																										
<b>First Story (Base)</b>				1121																											
<b>Construction</b>																															
<b>Quality</b>		Average			<b>Roof Framing</b>			Drywall Yes/Unknown																							
<b>Shape</b>					<b>Roof Cover Deck</b>																										
<b>Partitions</b>											<b>Cabinet Millwork</b>																				
<b>Common Wall</b>														<b>Floor Finish</b>																	
<b>Foundation</b>																	<b>Interior Finish</b>														
<b>Floor System</b>																				<b>Air Conditioning</b>											
<b>Exterior Wall</b>																				Frame Siding			<b>Heat Type</b>								
<b>Structural Framing</b>																										<b>Bathroom Tile</b>					
<b>Fireplace</b>																										1			<b>Plumbing Fixtures</b>		
<b>Other</b>																															
<b>Occupancy</b>				<b>Building Data Source</b>																											

**Property Characteristics: Extra Features**

No extra features were found for this parcel.

**Property Characteristics: Lot**

<b>Land Use</b>	Residential	<b>Lot Dimensions</b>	
<b>Block/Lot</b>	A/18	<b>Lot Square Feet</b>	6,970
<b>Latitude/Longitude</b>	33.670288°/-84.254318°	<b>Acreage</b>	0.16

**Property Characteristics: Utilities/Area**

<b>Gas Source</b>	Single Family Residential District - Ra5	<b>Road Type</b>	
<b>Electric Source</b>		<b>Topography</b>	
<b>Water Source</b>		<b>District Trend</b>	
<b>Sewer Source</b>		<b>Special School District 1</b>	
<b>Zoning Code</b>		<b>Special School District 2</b>	
<b>Owner Type</b>			

**Legal Description**

<b>Subdivision</b>	Riverside Station Estates	<b>Plat Book/Page</b>	
<b>Block/Lot</b>	A/18	<b>Description</b>	Riverside Station Estates Block A Lot 18 5-7-01 66 X 104 X 63 X 124 0.16Ac
<b>District/Ward</b>	4		
Thursday, October 10, 2013		4186 Riverbank Ct, Decatur, GA 30034-6760 DeKalb County, GA parcel# 15 039 01 387	

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Information Deemed Reliable But Not Guaranteed.

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## Property Listing & Sales History



[Back](#)

4186 Riverbank Ct, Decatur 30034  
DeKalb COUNTY  
Parcel ID: 15 039 01 387

### STATUS AND PRICE CHANGE HISTORY OF THIS LISTING

LN	MC	STAT	List Price	Sold Price	List Date	Closed Date	Change Date
7156553	A	A	\$79,900	\$0	09/12/2013	--	09/27/2013
7156553	A	R	\$79,900	\$0	09/12/2013	--	09/19/2013
7156553	A	N	\$92,500	\$0	09/12/2013	--	09/17/2013

### LISTINGS IN GEORGIA MLS FOR THIS PROPERTY

LN	Typ	Photos	Address	Subdivision	Status	LP	SP	LD	OMD or CLD	DOM
<a href="#">7156553</a>	SFD	 1	4186 Riverbank Ct	Riverside Station Estates	A	\$79,900	\$0	09/12/2013		28
<a href="#">7137567</a>	SFD	 8	4186 Riverbank Ct	Riverside Station Estates	WD	\$92,500	\$0	08/06/2013	09/25/2013	49

### SALES HISTORY FROM TAX RECORDS FOR THIS PROPERTY

Date	Amount	Buyers/Owners	Instrument	Quality	Book/Page or Document
06/11/2013	\$45,000	FEDERAL NATIONAL MTG ASSOCIATION	WARRANTY DEED		23871/ 193 2013-017625
06/04/2013	\$45,000	EVERBANK			23871/ 190 2013-017624
03/15/2004	\$0	SEVIER KAMILAH A	WARRANTY DEED		15921/ 75

### PROPERTY DESCRIPTION FROM COUNTY TAX RECORDS\*\*

County:	DEKALB	Year Built:	2002
Parcel ID:	<a href="#">15 039 01 387</a>	Legal Description:	RIVERSIDE STATION ESTATES BLOCK A LOT 18 5-7-01 66 X 104 X 63 X 124 0.16AC
Alternate PID:		Acreeage:	0.16
Census Track/Block:	023422 /2	Owner 1 Name:	FEDERAL NATIONAL MTG ASSOCIATION
Subdivision:	RIVERSIDE STATION ESTATES	Owner 2 Name:	
Plat Book / Page:	/		

### TAX ASSESSMENT

Tax Year:	2012	City Taxes:	\$ 0.00
Appraised Land:	\$12,800	County Taxes:	\$ 0.00
Appraised Improvements:	\$26,300	Total Taxes:	\$ 511.90
Total Tax Appraisal:	\$39,100	Exemption:	
Total Assessment:	\$15,640	Exemption Amount:	\$ 0.00

### BUILDING SQUARE FEET (LIVING SPACE)

Gross Living Area SQFT:	1,121
-------------------------	-------

### BUILDING CHARACTERISTICS

Type:	RESIDENTIAL	Stories:	1.0
Condition:	AVERAGE	Foundation:	
Year Built:	2002	Exterior Wall:	FRAME SIDING
Total Rooms:		Structural Framing:	
Bedrooms:	4	Roof Framing:	
Full Baths:	3	Roof Cover Deck:	
Half Baths:	0	Gas Source:	
Interior Finish:	DRYWALL	Electric Source:	
Air Conditioning:		Water Source:	
Heat Type:		Sewer Source:	

\*\*Information deemed reliable but not guaranteed.

## Riverside Station Estates

Dekalb County, GA

### Subdivision Property Characteristics

<b>Number of Properties in the Subdivision</b>	99	<b>Average Year Built</b>	2002
<b>Number of Homes (Improvements)</b>	99	<b>Average Age of Home</b>	11
<b>Maximum Building Square Feet</b>	1976	<b>Maximum Lot Size (acres)</b>	0.89
<b>Average Square Footage</b>	1431	<b>Average Lot Size (acres)</b>	0.3

### Subdivision Sales Data and History

<b>Maximum Sale Price</b>	\$167,000	<b>Average Property Turnaround</b>	6.37 years
<b>Sales Timeframe</b>	<b>Last 2 Years</b>	<b>2-5 Years Ago</b>	<b>5-10 Years Ago</b>
<b># of Sales during that period</b>	14	16	29
<b>Average Price</b>	\$51,969	\$83,503	\$129,845
<b>Median Price</b>	\$45,250	\$81,500	\$140,000

### Subdivision Appraisal Values


<b>Average Appraised Land</b>	\$12,692	<b>Median Appraised Land</b>	\$12,800
<b>Average Appraised Building</b>	\$31,824	<b>Median Appraised Building</b>	\$32,100
<b>Average Appraised Value</b>	<b>\$43,866</b>	<b>Median Appraised Value</b>	<b>\$44,600</b>

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  Email | 
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Need Help 

## Demographics

Demographics for 4186 Riverbank Ct, Decatur, GA 30034-6760

2007-2011 American Community Survey 5-Year Estimates  
for Dekalb County, GA Tract 234.22 BlockGroup 2

Population Profile Total Population: 3425

Age	0-14	15-21	22-34	35-44	45-54	55-64	65+
Male	14.57%	3.74%	7.09%	6.51%	5.17%	8.03%	0.47%
Female	10.22%	6.95%	14.16%	4.76%	13.08%	4.85%	0.41%

Socio-Economic Profile Median Household Income: \$50,347.00

Household Income	Profession	Education	Cars Owned
\$0-10k	62	Management/ Professional	583
\$10-25k	82	Service	284
\$25-35k	114	Sales/Admin	509
\$35-50k	339	Trades	233
\$50-75k	345	Production/ Transportation	180
\$75-100k	126		
\$100k+	156		

## Housing Profile

Occupancy	Bedrooms	Year	Move-In	Built
Owner	901	No Bedrooms	0	2005+
Renter	323	1 Bedrooms	0	2000-04
SFR Det	1208	2 Bedrooms	40	1990-99
SFR Att	201	3 Bedrooms	803	1980-89
MF 2-4	0	4 Bedrooms	601	1970-79
MF 5+	0	5+ Bedrooms	26	Before 1970

%	Mortgage	Mortgage Costs	Gross Rent
0-24%	332	\$0 - 499	0
25-29%	194	\$500 - 799	21
30-34%	57	\$800 - 1499	560
35%+	271	\$1500+	273
		Average	1,253.00

Cost as of % of income for year

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Information Deemed Reliable But Not Guaranteed.

Contact GAMLS at (770)493-9000 ext 391 for Help.



Search Results i

Quick Comps Summary Statistics

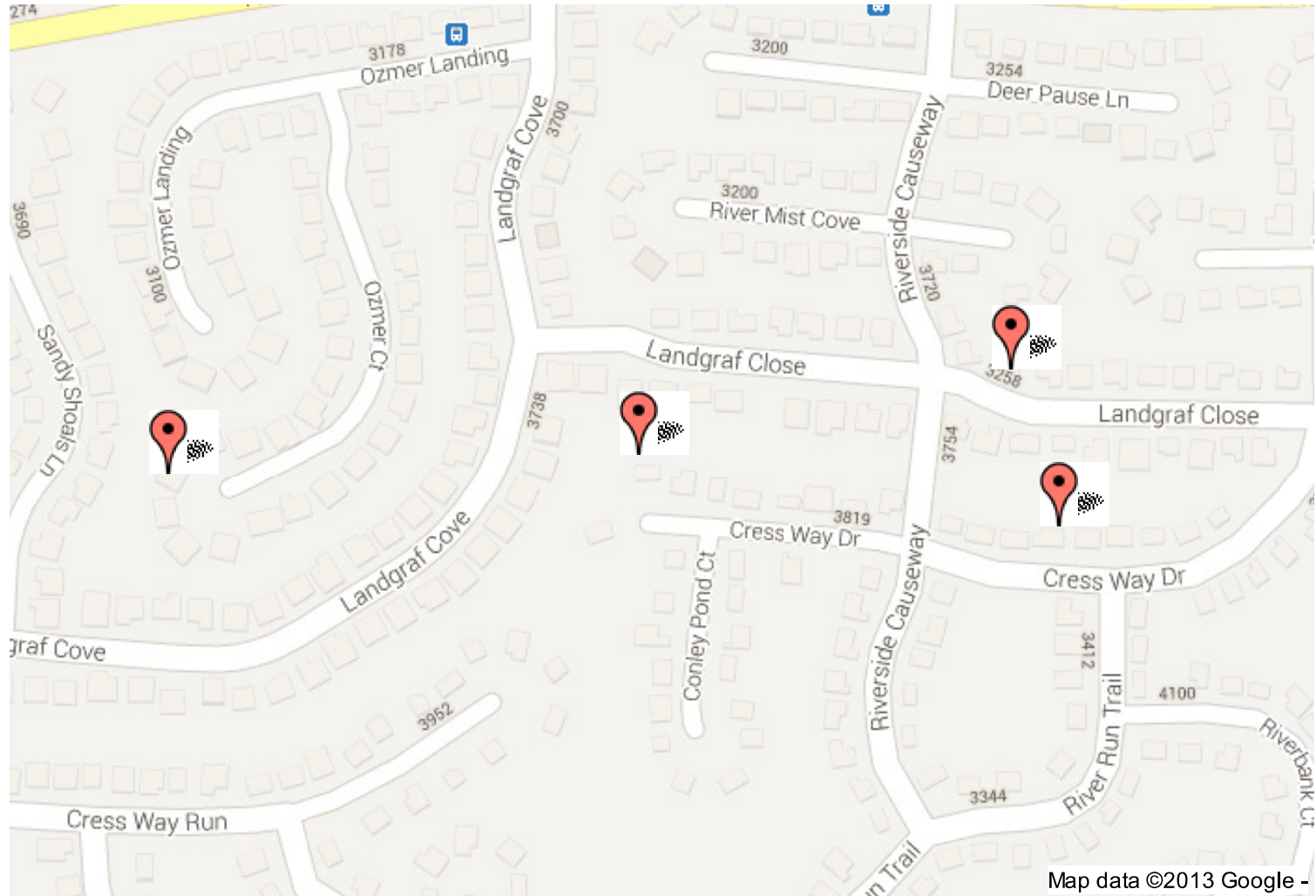
Status	Count	List Price				Sold Price				Days On Market	
		Min LP	Max LP	Ave LP	Median LP	Min SP	Max SP	Ave SP	Median SP	Ave DOM	Median DOM
Sold	4	\$64,900	\$94,900	\$76,175	\$72,450	\$64,900	\$90,000	\$75,300	\$73,150	13	7

<input type="checkbox"/> LN	Typ	Stat	Address	Subdivision	City	County	Zip	BR	BAF	BAH	YR	SQFT	Acres	Frcls	LP	SP	LD	OMD	CLD	DOM	
<b>Sold Listings</b>																					
<input type="checkbox"/>	7147450	SFD	S	3777 Ozmer Ct	Riverside Station	Decatur	DeKalb	30034	4	3	0	1993	0	0.20	0	\$94,900	\$90,000	08/28/13	09/03/13	09/19/13	5
<input type="checkbox"/>	7134256	SFD	S	3865 Cress Way Dr	Riverside Station	Decatur	DeKalb	30034	3	2	0	2001	1,474	0.23	0	\$79,900	\$76,800	07/30/13	08/30/13	09/13/13	33
<input type="checkbox"/>	7116185	SFD	S	3272 Landgraf Close	Riverside Station	Decatur	DeKalb	30034	3	2	0	1992	0	0	\$65,000	\$69,500	06/21/13	06/26/13	07/12/13	5	
<input type="checkbox"/>	7094780	SFD	S	3795 Cress Way Dr	Riverside Station	Decatur	DeKalb	30034	3	2	0	2000	1,397	0.18	0	\$64,900	\$64,900	05/09/13	05/18/13	06/25/13	9

Search Results 

Checked:

- 3777 Ozmer Ct
- 3865 Cress Way Dr
- 3272 Landgraf Close
- 3795 Cress Way Dr



## Search Results i

**ALL LISTINGS:** Count: 4 **Min LP:** \$64,900 **Max LP:** \$94,900 **Ave LP:** \$76,175

**SOLDS ONLY:** Count: 4 **Min SP:** \$64,900 **Max SP:** \$90,000 **Ave SP:** \$75,300



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### FACTOR



LISTING_NUMBER	<input type="checkbox"/> 7147450	<input type="checkbox"/> 7134256	<input type="checkbox"/> 7116185	<input type="checkbox"/> 7094780
PROPERTY_TYPE	SFD	SFD	SFD	SFD
HASPHOTO	1	1	1	1
STATUS	Sold	Sold	Sold	Sold
ADDRESS	3777 Ozmer Ct	3865 Cress Way Dr	3272 Landgraf Close	3795 Cress Way Dr
CITY_ZIP	Decatur 30034	Decatur 30034	Decatur 30034	Decatur 30034
SUBDIVISION	Riverside Station	Riverside Station	Riverside Station	Riverside Station
COUNTY	DeKalb	DeKalb	DeKalb	DeKalb
TAX_ID	15 039 02 126	15 039 06 045	15 039 01 205	15 039 04 014
ACRES	0.20	0.23		0.18
BR_BAF_BAH	4 / 3 / 0	3 / 2 / 0	3 / 2 / 0	3 / 2 / 0
SQFT	0	1474	0	1397
STORIES	1.5 Stories	Split Foyer	Split Level	Split Foyer
BASEMENT	Slab/None	Slab/None	Slab/None	Slab/None
PARKING	Garage, 2 Car	Garage, 2 Car	Off Street	Attached, Auto Garage Door, 2 Car, Storage
HEATING	Gas	Gas	Gas	Gas
COOLING	Other (See Remarks)	Electric	Other (See Remarks)	Gas
CONSTRUCTION	Aluminum/Vinyl	Other (See Remarks)	Aluminum/Vinyl	Aluminum/Vinyl
LOT_SIZE	1/3-1/2 Acre	Less than 1/3 Acre	Less than 1/3 Acre	Less than 1/3 Acre
LOT_DESCRIPTION	Cul De Sac	Level Lot	Sloping, Private Backyard	Sloping
EXTERIOR	Deck/Patio	Deck/Patio		
HAS_POOL	No	No	No	No
OWNERSHIP	Recently Renovated			Recently Renovated
YEAR_BUILT	1993	2001	1992	2000
ELEM_SCHOOL	Oak View	Oak View	Oak View	Other
MIDDLE_SCHOOL	Cedar Grove	Cedar Grove	Cedar Grove	Other
HIGH_SCHOOL	Cedar Grove	Cedar Grove	Cedar Grove	Other
LIST_DATE	08/28/2013	07/30/2013	06/21/2013	05/09/2013
CLOSED_DATE	09/19/2013	09/13/2013	07/12/2013	06/25/2013
DOM	6	31	5	9
LIST_PRICE	\$94,900	\$79,900	\$65,000	\$64,900
SOLD_PRICE	\$90,000	\$76,800	\$69,500	\$64,900



**2176 Lilac Lane  
Decatur, GA 30032**

**Asking Price: \$42,900 (Corp) DOM: 57**

**4-sided Brick Ranch 1 Car Carport**

**3 BR / 2 BA Built: 1960 Sq. Ft: 1180**

**Acre: .22 Tax Appr. Value: \$13,000**

**FMV: \$**

**Profit: \$**

**Repairs: \$**

**MACO: \$**

**Cash Offer: \$**





**Georgia MLS No.:** 7082761  
**Property Type:** Single Family Detached  
**Address:** 2176 Lilac Ln  
 Decatur, GA 30032  
**Subdivision:** None  
**MLS Area:** 43  
**Status:** Active  
**Own Condition:**

**List Date:** 04/16/2013  
**List Price:** \$42,900  
**Off Market:**  
**Projected Close:**  
**Closed Date:**  
**Sold Price:**  
**Days On Market:** 155

#### PROPERTY INFORMATION

<b>County:</b>	<a href="#">DeKalb</a>	<b>Total SQFT:</b>	1,180	<b>Elem:</b>	Ronald E McNair
<b>Tax ID:</b>	15 148 02 095	<b>Year Built:</b>	1960	<b>Middle:</b>	McNair
<b>Tax Records:</b>	<a href="#">View</a>	<b>New Construction?</b>	N	<b>High:</b>	McNair
<b>Legal:</b>	Lot: Dist: Sect: Blk: Unit:	<b>Lot Size:</b>	1/3-1/2 Acre		
<b>Plat Book / Page:</b>	/	<b>Total Acres:</b>	0.000 Acres		
<b>Annual Taxes:</b>	\$929	<b>Waterfront Ft:</b>	0		
<b>Tax Year:</b>	2012	<b>Property Description:</b>			
<b>Ownership:</b>	Fee Simple Detached	<b>Feature Name:</b>			

**Public Remarks:** Great ranch style home in Decatur awaits your family - wood floors in living room, dining room, master bedroom entry, bedrooms & hall - ceramic tile in kitchen & bathrooms - wired for security system - This property is now under auction terms. This property is subject to a 5% buyer's premium pursuant to the Auction Terms & Conditions (minimums may apply). All auction assets will be sold subject to seller approval. Please contact listing agent for details.

**Private Remarks:** must submit all offers through online offer system @ www.auction.com this property is on SUPRA lockbox

**Showing Instr:** Lockbox GAMLS Compatible, Vacant

**Directions:** I-20 East to Flat Shoals Road exit - left on Flat Shoals Road - 2nd right on 2nd Avenue - left on Camellia Drive - 1st left on Lilac Lane - house on left

#### INTERIOR

<b>Bedrooms:</b>	Up: 0 Mid: 3 Low: 0 Tot: 3	<b>Heating Source:</b>	Gas
<b>Full Baths:</b>	Up: 0 Mid: 2 Low: 0 Tot: 2	<b>Heating Type:</b>	Central
<b>Half Baths:</b>	Up: 0 Mid: 0 Low: 0 Tot: 0	<b>Interior:</b>	Hardwood Floors
<b>Basement:</b>	Daylight, Entrance Inside, Entrance Outside, Full	<b>Kitchen:</b>	
<b>Cooling Source:</b>	Electric	<b>Kitchen Equip:</b>	None
<b>Cooling Type:</b>	Central	<b>Laundry:</b>	
<b>Energy:</b>	None	<b>Laundry Type:</b>	
<b>Equipment:</b>		<b>Rooms:</b>	Great Room
<b>Fireplaces:</b>	0		
<b>FP Location:</b>			
<b>FP Type:</b>			

#### EXTERIOR

<b>Stories:</b>	1 Story	<b>Amenities:</b>	None
<b>Style:</b>	Ranch	<b>Lot Description:</b>	None
<b>Construction:</b>	Brick/Frame, Concrete Siding	<b>Parking:</b>	Attached, Carport, 1 Car
<b>Exterior:</b>	Deck/Patio	<b>Roof:</b>	Composition
<b>Boathouse:</b>		<b>Water Source:</b>	Public Water
<b>Water Descr:</b>			

#### OTHER INFORMATION

<b>Owner:</b>	Corporate Owned	<b>Home Warranty:</b>	N
<b>Owner Phone:</b>		<b>Possession:</b>	At Closing
<b>Association Fees:</b>	\$0	<b>Possible Financing:</b>	Cash, Conventional
<b>Fees Include:</b>	None	<b>Financing (Solds):</b>	

# 2176 Lilac Ln, Decatur, GA 30032-5265, Dekalb County



<b>3</b>	<b>1,180</b>	<b>9,750</b>	<b>\$78,100</b>
<b>MLS Beds</b>	<b>MLS Sq Ft</b>	<b>Lot Sq Ft</b>	<b>MLS Sale Price</b>
<b>2</b>	<b>1960</b>	<b>SFR</b>	<b>12/27/2007</b>
<b>MLS Baths</b>	<b>Yr Built</b>	<b>Type</b>	<b>MLS Sale Date</b>

Bank Owned

## Owner Information

Owner Name:	<b>Federal Natl Mtg Assn Fnma</b>	Tax Billing Zip:	<b>30338</b>
Tax Billing Address:	<b>4514 Chamblee Dunwoody Rd #100</b>	Tax Billing Zip+4:	<b>6272</b>
Tax Billing City & State:	<b>Atlanta, GA</b>		

## Location Information

Subdivision:	<b>Longdale Park</b>	Neighborhood Code:	<b>1250</b>
Township:	<b>Unincorporated</b>	Topography:	<b>Rolling/Hilly</b>
Census Tract:	<b>237.00</b>	Zoning:	<b>R75</b>
Carrier Route:	<b>C001</b>		

## Tax Information

Tax ID:	<b>15-148-02-095</b>	Lot No.:	<b>37</b>
Parcel ID:	<b>15 148 02 095</b>	% Improved:	<b>75%</b>
Alt APN:	<b>0222658</b>	Tax Area:	<b>04</b>
Block No.:	<b>2</b>	County Tax:	<b>\$929</b>
Legal Description:	<b>PB 20 PG 1</b>		

## Assessment & Tax

Assessment Year	2012	2011	2010
Assessed Value - Total	\$13,000	\$26,000	\$26,000
Assessed Value - Land	\$3,200	\$3,200	\$9,454
Assessed Value - Improved	\$9,800	\$22,800	\$16,546
YOY Assessed Change (\$)	-\$13,000	\$0	
YOY Assessed Change (%)	-50%	0%	
Market Value - Total	\$32,500	\$65,000	\$65,000
Market Value - Land	\$8,000	\$8,000	\$23,636
Market Value - Improved	\$24,500	\$57,000	\$41,364

Tax Year	Total Tax	YOY Tax Change (\$)	YOY Tax Change (%)
2010	\$1,381		
2011	\$1,321	-\$60	-4.36%
2012	\$929	-\$392	-29.68%

## Characteristics

Land Use - Universal:	<b>SFR</b>	Bsmt Finish:	<b>Unfinished</b>
Land Use - County:	<b>Residential Lot</b>	Heat Type:	<b>Forced Air</b>
Lot Acres:	<b>0.2238</b>	Heat Fuel Type:	<b>Gas</b>
Lot Area:	<b>9,750</b>	Cooling Type:	<b>Yes</b>
Lot Frontage:	<b>65</b>	Interior Wall:	<b>Drywall</b>
Lot Depth:	<b>150</b>	Exterior:	<b>Wood Siding</b>
# of Buildings:	<b>1</b>	Roof Material:	<b>Asphalt</b>
Building Type:	<b>Ranch</b>	No. Parking Spaces:	<b>MLS: 1</b>
Year Built:	<b>1960</b>	Parking Type:	<b>Carport</b>
Stories:	<b>1</b>	Garage Type:	<b>Carport</b>

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## Property Detail

Generated on 10/10/2013  
Page 1 of 3

Style: **Unknown**  
 Building Sq Ft: **1,180**  
 Gross Area: **2,180**  
 Above Gnd Sq Ft: **1,180**  
 Total Rooms: **5**  
 Bedrooms: **3**  
 Total Baths: **2**  
 Full Baths: **2**  
 Basement Type: **Full**  
 Basement Sq Feet: **1,000**

Garage Capacity:  
 Patio Type:  
 Patio/Deck 1 Area:  
 Porch:  
 Porch Type:  
 Porch 1 Area:  
 Sewer:  
 Electric Service Type:  
 Condition:

**MLS: 1**  
**Type Unknown**  
**88**  
**Open Porch**  
**Open Porch**  
**88**  
**Septic Tank**  
**Type Unknown**  
**Good**

## Features

Feature Type	Unit	Size/Qty
Residence	S	1,000
Open Carport	S	209
Open	S	88
Add Fr 1 Story	S	180

## Estimated Value

RealAVM™(1): **\$63,225** Confidence Score: **65**  
 RealAVM™ Range: **\$47,419 - \$79,031** Forecast Standard Deviation: **25**  
 Value As Of: **09/27/2013**

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

## Listing Information

MLS Listing Number: **3575575** MLS Orig. List Price: **\$99,900**  
 MLS Status: **Sold** MLS Sale Date: **12/27/2007**  
 MLS Area: **52 - DEKALB-WEST** MLS Sale Price: **\$78,100**  
 MLS Status Change Date: **08/06/2009** Listing Agent Name: **Eric Maurer**  
 MLS Listing Date: **09/27/2007** Listing Broker Name: **Coldwell Banker Residential Br**  
 MLS Current List Price: **\$89,900**

## Last Market Sale & Sales History

Recording Date: **01/04/2008** Price Per Square Feet: **\$66.19**  
 Settle Date: **12/27/2007** Document Number: **20545-588**  
 Sale Price: **\$78,100** Deed Type: **Special Warranty Deed**

Recording Date	04/12/2013	04/12/2013	01/04/2008	09/13/2007	01/02/2007
<b>Sale/Settlement Date</b>	03/05/2013	03/05/2013	12/27/2007	09/04/2007	11/06/2006
<b>Sale Price</b>		\$71,262	\$78,100	\$79,900	\$175,000
<b>Nominal</b>	Y				
<b>Document Number</b>	23699-685	23699-682	20545-588	20298-316	19524-631
<b>Document Type</b>	Special Warranty Deed	Foreclosure Deed	Special Warranty Deed	Foreclosure Deed	Quit Claim Deed
<b>Buyer Name</b>	Federal Natl Mtg Assn Fnma	Onewest Bk Fsb	Livnat Oded	US Bank Na	Urban Community Developers
<b>Seller Name</b>	Onewest Bk Fsb	Livnat Oded	US Bank Na	Foushee Debra	Foushee Debra
<b>Recording Date</b>	06/23/2006	01/11/2006	01/11/2006		
<b>Sale/Settlement Date</b>	05/24/2006	01/11/2006	10/04/2005		
<b>Sale Price</b>	\$175,000	\$85,000	\$131,488		
<b>Nominal</b>					
<b>Document Number</b>	18850-134	18312-669	18312-666		
<b>Document Type</b>	Warranty Deed	Limited Warranty Deed	Foreclosure Deed		
<b>Buyer Name</b>	Foushee Debra	Lott Angela	Aames Home Ln		
<b>Seller Name</b>	Lott Angela	Aames Hm Ln	Riley Nitosha		

## Mortgage History

Mortgage Date	01/04/2008	06/23/2006	06/23/2006	01/11/2006	01/11/2005
<b>Mortgage Amount</b>	\$70,290	\$140,000	\$35,000	\$113,600	\$122,400

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**Property Detail**

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<b>Mortgage Lender</b>	Indymac Bk Fsb	Mortgage Lenders Network Usa	Mortgage Lenders Network Usa	Capstone Fndg LLC	Aames Fndg Corp
<b>Mortgage Code</b>	Conventional	Conventional	Conventional		Conventional
<b>Mortgage Type</b>	Resale	Resale	Resale	Construction	Resale
<b>Mortgage Date</b>	01/11/2005	10/19/2000			
<b>Mortgage Amount</b>	\$30,600	\$76,000			
<b>Mortgage Lender</b>	Aames Fndg Corp	Real Est Fin'l Svcs			
<b>Mortgage Code</b>	Conventional	Conventional			
<b>Mortgage Type</b>	Resale	Resale			

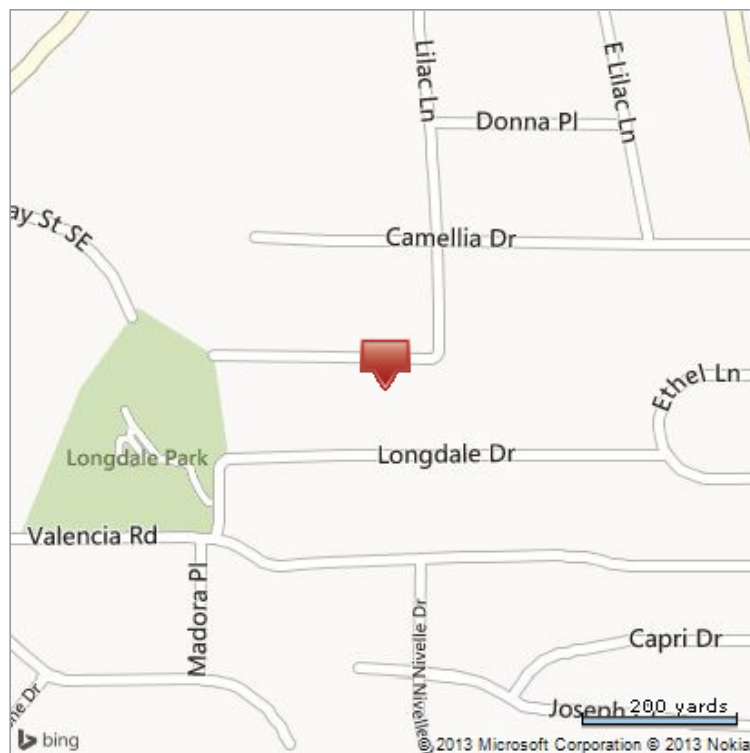
## Foreclosure History

<b>Document Type</b>	Notice Of Sale	Notice Of Sale	Notice Of Sale
<b>Foreclosure Filing Date</b>		08/2007	02/2007
<b>Recording Date</b>	02/07/2013		
<b>Original Doc Date</b>	12/27/2007	05/24/2006	05/24/2006
<b>Original Book Page</b>	20545000591	18850000136	18850000136

## Property Map



\*Lot Dimensions are Estimated



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**Property Detail**

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**Property Listing & Sales History**

2176 Lilac Ln, Decatur 30032  
 DeKalb COUNTY  
 Parcel ID: 15 148 02 095

**STATUS AND PRICE CHANGE HISTORY OF THIS LISTING**

LN	MC	STAT	List Price	Sold Price	List Date	Closed Date	Change Date
7082761	A	A	\$42,900	\$0	04/16/2013	--	09/17/2013
7082761	A	R	\$42,900	\$0	04/16/2013	--	09/09/2013
7082761	A	B	\$44,900	\$0	04/16/2013	--	07/03/2013
7082761	O	U	\$44,900	\$0	04/16/2013	--	07/02/2013
7082761	A	A	\$44,900	\$0	04/16/2013	--	06/19/2013
7082761	A	R	\$44,900	\$0	04/16/2013	--	06/11/2013
7082761	A	A	\$49,900	\$0	04/16/2013	--	05/26/2013
7082761	A	R	\$49,900	\$0	04/16/2013	--	05/18/2013
7082761	A	A	\$59,900	\$0	04/16/2013	--	05/02/2013
7082761	A	N	\$59,900	\$0	04/16/2013	--	04/17/2013

**LISTINGS IN GEORGIA MLS FOR THIS PROPERTY**

LN	Typ	Photos	Address	Subdivision	Status	LP	SP	LD	OMD or CLD	DOM
<a href="#">7082761</a>	SFD	11	2176 Lilac Ln	None	A	\$42,900	\$0	04/16/2013		155
<a href="#">3002549</a>	RR	6	2176 Lilac Ln	Longdale	X	\$2,176	\$0	01/21/2011	04/21/2011	92
<a href="#">2286433</a>	SFD	--	2176 Lilac Ln	Longdale Park	S	\$89,900	\$78,100	09/27/2007	12/27/2007	71

**SALES HISTORY FROM TAX RECORDS FOR THIS PROPERTY**

Date	Amount	Buyers/Owners	Instrument	Quality	Book/Page or Document
03/05/2013	\$0	ONEWEST BANK FSB			23699/ 682 2013-011484
03/05/2013	\$0	FEDERAL NATIONAL MTG ASSOCIATION	WARRANTY DEED		23699/ 685 2013-011485
12/27/2007	\$78,100	LIVANT ODED	WARRANTY DEED		20545/ 588
11/06/2006	\$175,000	URBAN COMMUNITY DEVELOPERS	QUIT CLAIM DEED		19524/ 631
05/24/2006	\$175,000		WARRANTY DEED		18850/ 134
01/03/2005	\$153,000		WARRANTY DEED		17002/ 579

**PROPERTY DESCRIPTION FROM COUNTY TAX RECORDS\*\***

<b>County:</b>	DEKALB	<b>Year Built:</b>	1960
<b>Parcel ID:</b>	<a href="#">15 148 02 095</a>	<b>Legal Description:</b>	
<b>Alternate PID:</b>		<b>Acreage:</b>	0.00
<b>Census Tract/Block:</b>	023700 /3	<b>Owner 1 Name:</b>	ONEWEST BANK FSB
<b>Subdivision:</b>		<b>Owner 2 Name:</b>	
<b>Plat Book / Page:</b>	/		

**TAX ASSESSMENT**

<b>Tax Year:</b>	2012	<b>City Taxes:</b>	\$ 0.00
<b>Appraised Land:</b>	\$8,000	<b>County Taxes:</b>	\$ 0.00
<b>Appraised Improvements:</b>	\$24,500	<b>Total Taxes:</b>	\$ 929.08
<b>Total Tax Appraisal:</b>	\$32,500	<b>Exemption:</b>	
<b>Total Assessment:</b>	\$13,000	<b>Exemption Amount:</b>	\$ 0.00

**BUILDING SQUARE FEET (LIVING SPACE)**

<b>Gross Living Area SQFT:</b>	1,180	<b>CARPENT FINISHED BASEMENT</b>	209
			1,000

**BUILDING CHARACTERISTICS**

<b>Type:</b>	RESIDENTIAL	<b>Stories:</b>	1.0
<b>Condition:</b>	AVERAGE	<b>Foundation:</b>	
<b>Year Built:</b>	1960	<b>Exterior Wall:</b>	MASONRY COMMON BRICK
<b>Total Rooms:</b>		<b>Structural Framing:</b>	
<b>Bedrooms:</b>	3	<b>Roof Framing:</b>	
<b>Full Baths:</b>	2	<b>Roof Cover Deck:</b>	

# 2176 Lilac Ln, Decatur, GA 30032-5265, Dekalb County

## Foreclosure Summary

Foreclosure Document Type:	<b>FORECLOSURE DEED</b>	Foreclosure Document #:	<b>23699-682</b>
Recording Date:	<b>04/12/2013</b>	Foreclosure Stage:	<b>REO</b>
Buyer 1:	<b>FEDERAL NATL MTG ASSN FNMA</b>	Buyer City:	<b>ATLANTA</b>
Buyer Address:	<b>4514 CHAMBLEE DUNWOODY RD #100</b>		
Sale Date:	<b>03/05/2013</b>	Sale Price:	<b>\$71,262</b>

## Mortgage Information

Mortgage Recording Date:	<b>12/27/2007</b>	Mortgage Book/Page:	<b>20545000591</b>
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## Foreclosure History

Document Type	Notice Of Sale	Notice Of Sale	Notice Of Sale
<b>Filing Date</b>		08/2007	02/2007
<b>Recording Date</b>	02/07/2013		
<b>Original Document Date</b>	12/27/2007	05/24/2006	05/24/2006
<b>Original Book Page</b>	020545000591	018850000136	018850000136
<b>Lender Name</b>	ONEWEST BK FSB	US BK NATIONAL ASSN	US BK NATIONAL ASSN
<b>Trustee Sale Order #</b>	1206-398A		
<b>Buyer 1</b>	LIVNAT ODED	FOUSHEE DEBRA	FOUSHEE DEBRA
<b>Mortgage Amount</b>	\$70,290	\$140,000	\$140,000

## Location Information

County:	<b>Dekalb</b>	Tax ID:	<b>15-148-02-095</b>
Lot No.:	<b>37</b>	Subdivision:	<b>LONGDALE PARK</b>
Block No.:	<b>2</b>		
Legal Description:	<b>PB 20 PG 1</b>		

## Last Market Sale

Settle Date:	<b>12/27/2007</b>	Deed Type:	<b>SPECIAL WARRANTY DEED</b>
Recording Date:	<b>01/04/2008</b>	Deed Document #:	<b>20545-588</b>
Sale Price:	<b>\$78,100</b>	Seller:	<b>US BANK NA</b>

## Owner Information

Owner Name:	<b>FEDERAL NATL MTG ASSN FNMA</b>	State:	<b>GA</b>
Mailing Address:	<b>4514 CHAMBLEE DUNWOODY RD #100</b>	Zip:	<b>30338</b>
City:	<b>ATLANTA</b>		

## Characteristics

Living Area:	<b>1,180</b>	Year Built:	<b>1960</b>
Bedrooms:	<b>3</b>	# of Stories:	<b>1</b>
Full Baths:	<b>2</b>		

## Site Information

Land Use - Universal:	<b>SFR</b>	Lot Acres:	<b>0.2238</b>
Zoning:	<b>R75</b>	Lot Sq Ft:	<b>9,750</b>

## Tax Information

Total Assessment:	<b>\$32,500</b>	Improved Assessment:	<b>\$24,500</b>
Land Assessment:	<b>\$8,000</b>	Annual Tax:	<b>\$929</b>

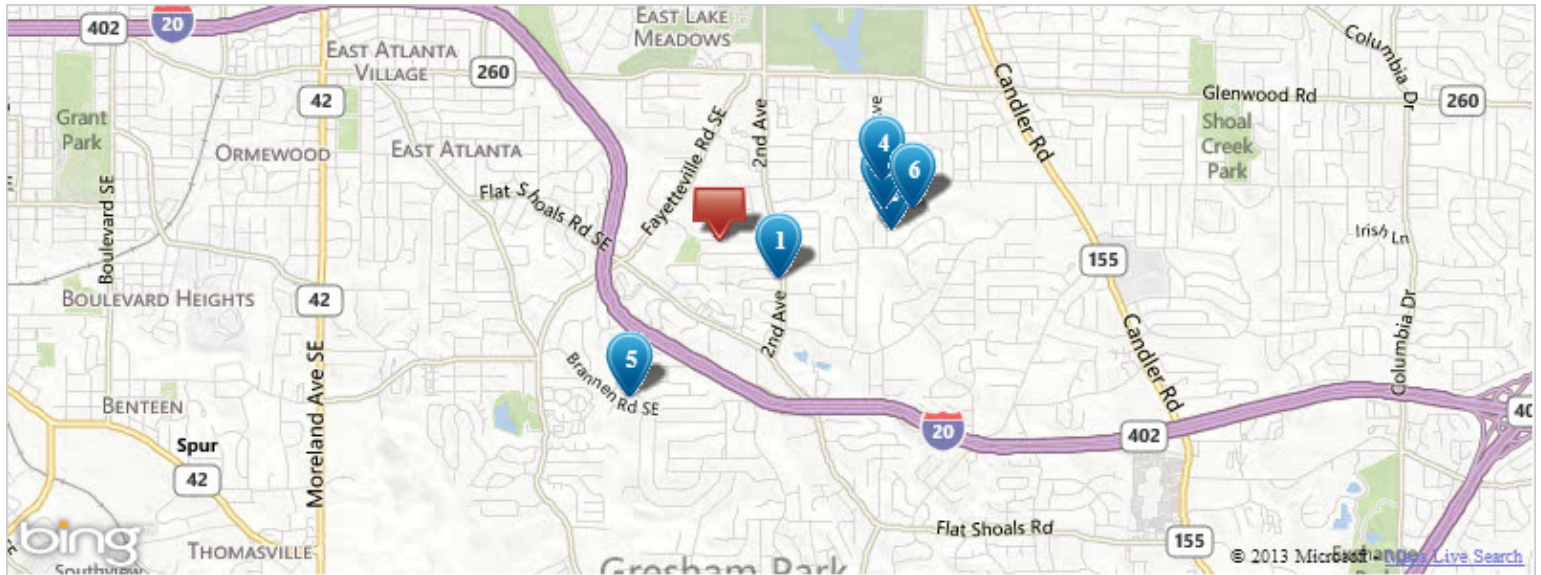
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**Foreclosure**

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Page 1 of 1

# 2176 Lilac Ln 30032-5265, Dekalb County



## Search Criteria

Number of Comparables:	<b>6</b>	Stories:	<b>1 - 1.5</b>
Sort Method:	<b>Distance From Subject (Closest)</b>	Search Period:	<b>10/10/2012 - 10/10/2013</b>
Pool:	<b>Without Pool</b>	Living/Building Area:	<b>1,003 - 1,357 Sq Ft</b>
Distance from Subject:	<b>1 miles</b>	Lot Area:	<b>8,288 - 11,212 Sq Ft</b>
Bedrooms:	<b>3 - 3</b>	Land Use:	<b>Same As Subject</b>
Bathrooms:	<b>2 - 2</b>		

## Summary Statistics

	Subject Property	High	Low	Median	Average
<b>Sale Price</b>	\$78,100	\$85,000	\$53,000	\$65,000	\$67,317
<b>Price Per Sq Ft</b>	\$66.19	\$74.30	\$44.16	\$52.44	\$55.26
<b>Building Sq Ft</b>	1,180	1,356	1,075	1,235	1,220
<b>Bedrooms</b>	3	3	3	3	3
<b>Total Baths</b>	2	2	2	2	2
<b>Stories</b>	1	1	1	1	1
<b>Year Built</b>	1960	1961	1953	1955	1956
<b>Lot Sq Ft</b>	9,750	10,570	9,844	10,500	10,365.3333
<b>Distance (miles)</b>		0.96	0.35	0.83	0.79
<b>Total Assessment</b>	\$32,500	\$68,400	\$24,900	\$29,950	\$39,817
<b>RealAVM™(1)</b>	\$63,225	\$80,934	\$20,484	\$62,996	\$60,911
<b>Value Projected by Assessment</b>	\$60,424				
<b>Value Projected by Sq Ft</b>	\$65,207				

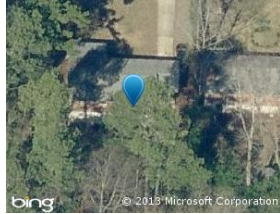
(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

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**Comparables**

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**Subject Property****Comparable 1****Comparable 2****Comparable 3**

<b>Address</b>	2176 Lilac Ln	1999 Capri Dr	2126 Windell Dr	2225 Alpha Dr
<b>Tax ID</b>	15-148-02-095	15-149-12-007	15-150-02-028	15-150-05-001
<b>Recording Date</b>	01/04/2008	12/17/2012	12/13/2012	04/05/2013
<b>Settle Date</b>	12/27/2007	Tax: 11/29/2012 MLS: 10/25/2012	11/30/2012	03/28/2013
<b>Sale Price</b>	\$78,100	\$67,000	\$79,900	\$63,000
<b>Price Per Sq Ft</b>	\$66.19	\$52.47	\$58.92	\$52.41
<b>MLS Sale Date</b>	12/27/2007	10/25/2012	11/30/2012	03/28/2013
<b>MLS Sale Price</b>	\$78,100	\$30,000	\$79,900	\$63,000
<b>MLS Listing #</b>	3575575	5054147	5035156	5118637
<b>Building Sq Ft</b>	1,180	1,277	1,356	1,202
<b>Style</b>	Unknown	Unknown	Unknown	Unknown
<b>Stories</b>	1	1	1	1
<b>Total Rooms</b>	5	5	6	6
<b>Bedrooms</b>	3	3	3	3
<b>Bathrooms (Total)</b>	2	2	2	2
<b>Bathrooms (Full)</b>	2	Tax: 1 MLS: 2	1	Tax: 1 MLS: 2
<b>Bathrooms (Half)</b>		1	1	1
<b>Interior Wall</b>	Drywall	Plaster	Plaster	Plaster
<b>Exterior</b>	Wood Siding	Wood Siding	Wood Siding	Wood Siding
<b>Foundation</b>	Block	Block	Stone	Stone
<b>Garage Type</b>	Carport	Carport	Garage/Carport	Carport
<b>Garage Capacity</b>	MLS: 1	MLS: 1		MLS: 2
<b>Roof Type</b>	Gable	Gable	Gable	Gable
<b>Roof Material</b>	Asphalt	Asphalt	Asphalt	Asphalt
<b>Sewer</b>	Septic Tank	Public Service	Public Service	Public Service
<b>Heat Type</b>	Forced Air	Forced Air	Floor Furnace	Forced Air
<b>Cooling Type</b>	Yes		Yes	
<b>Lot Acres</b>	0.2238	0.226	0.2427	0.241
<b>Lot Sq Ft</b>	9,750	9,844	10,570	10,500
<b>Lot Depth</b>	150	107	151	150
<b>Lot Frontage</b>	65	92	70	70
<b>Land Use - County</b>	Residential Lot	Residential Lot	Residential Lot	Residential Lot
<b>Land Use - Universal</b>	SFR	SFR	SFR	SFR
<b>Annual Tax</b>	\$929	\$438	\$1,399	\$377
<b>Condition</b>	Good	Average	Good	Average
<b>Quality</b>	Average	Average	Average	Average
<b>Subdivision</b>	Longdale Park	L C Warren 2nd Ave Sub	Longdale Park Sub	Longdale Prcl
<b>Distance (miles)</b>		0.35	0.82	0.83
<b>Year Built</b>	1960	1953	1955	1955

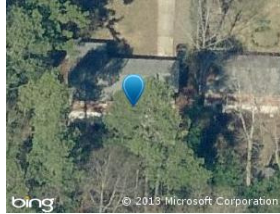
Courtesy of DEBBY HENNING, First Multiple Listing Service

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**Comparables**

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**Subject Property****Comparable 4****Comparable 5****Comparable 6**

<b>Address</b>	2176 Lilac Ln	2021 Rebecca Ln	2465 Rockcliff Rd Se	2078 Keheley Dr
<b>Tax ID</b>	15-148-02-095	15-150-08-011	15-142-01-069	15-150-02-023
<b>Recording Date</b>	01/04/2008	06/25/2013		04/22/2013
<b>Settle Date</b>	12/27/2007	06/21/2013	Tax: 09/26/1986 MLS: 07/12/2013	04/17/2013
<b>Sale Price</b>	\$78,100	\$56,000	\$53,000	\$85,000
<b>Price Per Sq Ft</b>	\$66.19	\$44.16	\$49.30	\$74.30
<b>MLS Sale Date</b>	12/27/2007	06/21/2013	07/12/2013	04/17/2013
<b>MLS Sale Price</b>	\$78,100	\$56,000	\$15,000	\$85,000
<b>MLS Listing #</b>	3575575	5156158	5160146	5052803
<b>Building Sq Ft</b>	1,180	1,268	1,075	1,144
<b>Style</b>	Unknown	Unknown	Unknown	Unknown
<b>Stories</b>	1	1	1	1
<b>Total Rooms</b>	5	6	6	6
<b>Bedrooms</b>	3	3	3	3
<b>Bathrooms (Total)</b>	2	2	2	2
<b>Bathrooms (Full)</b>	2	1	2	Tax: 1 MLS: 2
<b>Bathrooms (Half)</b>		1		1
<b>Interior Wall</b>	Drywall	Plaster	Drywall	Plaster
<b>Exterior</b>	Wood Siding	Wood Siding	Brick/Masonry	Wood Siding
<b>Foundation</b>	Block	Stone	Block	Block
<b>Garage Type</b>	Carport	Carport	Garage	Carport
<b>Garage Capacity</b>	MLS: 1	MLS: 1		MLS: 1
<b>Roof Type</b>	Gable	Gable	Gable	Gable
<b>Roof Material</b>	Asphalt	Asphalt	Asphalt	Asphalt
<b>Sewer</b>	Septic Tank	Public Service	Public Service	Public Service
<b>Heat Type</b>	Forced Air	Floor Furnace	Forced Air	Floor Furnace
<b>Cooling Type</b>	Yes			Yes
<b>Lot Acres</b>	0.2238	0.2427	0.2343	0.241
<b>Lot Sq Ft</b>	9,750	10,570	10,208	10,500
<b>Lot Depth</b>	150	151	176	150
<b>Lot Frontage</b>	65	70	58	70
<b>Land Use - County</b>	Residential Lot	Residential Lot	Residential Lot	Residential Lot
<b>Land Use - Universal</b>	SFR	SFR	SFR	SFR
<b>Annual Tax</b>	\$929	\$367	\$841	\$902
<b>Condition</b>	Good	Average	Poor	Good
<b>Quality</b>	Average	Average	Average	Average
<b>Subdivision</b>	Longdale Park	Luke Lewis Hayes Prop	Bouldercrest Acres Sec 02 07	Longdale Park
<b>Distance (miles)</b>		0.83	0.96	0.94
<b>Year Built</b>	1960	1954	1961	1956

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**Comparables**

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