

## What's Your Home Worth?

The property value presented is an estimate based on public record data and other factors; the actual value of the property may vary.



Enter an Address:

Example: 9577 Sunset Beverly Hills CA 90210

Address: **3035 Park St, East Point, GA 30344-4662**

Estimate Range  
\$32,000 - \$68,000



### Home Facts

Bedrooms	4
Baths	1
Living Area	1,342
Lot Size	7,501
Type	Single Family Residential
Garage	
Parcel	14 -0158-0001-006-7
County	FULTON
Year Built	1920
Total Rooms	7
Heating	Yes
Cooling	
Number of Stories	
Legal Description	

### Sales History

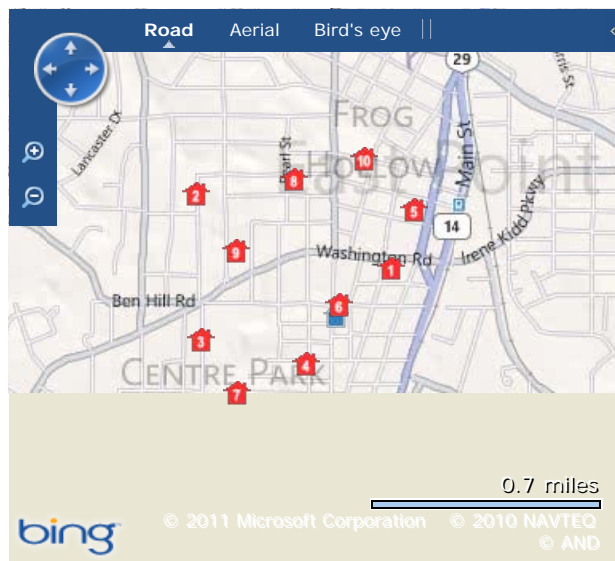
Sales History is not available for this property

### Tax Info

Tax Year	Improvements + Land	Total
2009	\$18,760 + \$12,280 =	\$31,040
2008	\$20,160 + \$13,200 =	\$33,360
2007	\$19,200 + \$7,520 =	\$26,720

### Comparable Homes

These are the homes with characteristics similar to the home you are looking at that have been sold recently. They are important for understanding home market trends.

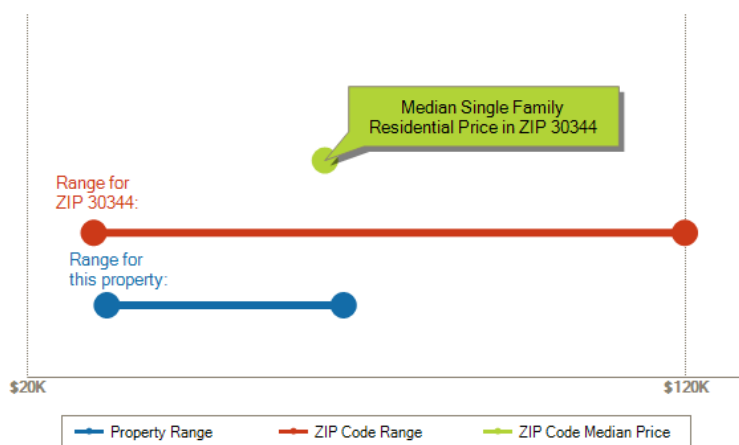


**This Home**

Estimate: **\$50,000**

3035 PARK ST, EAST POINT, GA 30344

Property Value (value range) is \$32,000 - \$68,000



EAST POINT, GA 30344

# of Single Family Homes Sold

PARID: 14 015800010067  
 GREEN SUE C & BILLY R

3035 PARK ST

**Parcel**

Parcel ID 14 -0158-0001-006-7  
 Address 3035 PARK ST  
 City EP  
 Neighborhood 14475  
 Class R3  
 Land Use Code 101-Residential 1 family  
 Acres .1722  
 Utilities 1-ALL PUBLIC/-/-  
 Tax District 20  
 Tax Year 2011

**Owner(s)**

Owner Name GREEN SUE C & BILLY R  
 Owner Name 2

**Building**

Card 1  
 Stories 1  
 Physical Condition 4-FAIR  
 Grade C-  
 CDU AV-AVERAGE  
 Exterior Wall 1-FRAME  
 Year Built 1920  
 Living Area 1,342  
 Bedrooms 4  
 Attic 1  
 Basement 2-CRAWL  
 Full Baths 1  
 Half Baths 0  
 Pre Fab Fireplace  
 Masonry Fireplaces  
 Garage

**Current Values - 2011**

Year	2011
Appraised Land	\$6,600
Appraised Building	\$18,800
Total Appraised Value	\$25,400
Assessed Land	\$2,640
Assessed Building	\$7,520
Assessed Total	\$10,160

**Values History**

Tax Year	Total Appraised Value	Total Assessed Value
2011	25400	10160
2010	36800	14720
2009	77600	31040

**Sales**

Sale Date	Sale Price	Grantee	Grantor
12-FEB-02	\$0	GREEN SUE C & BILLY R	GREEN SUE C
14-FEB-83	\$20,300		

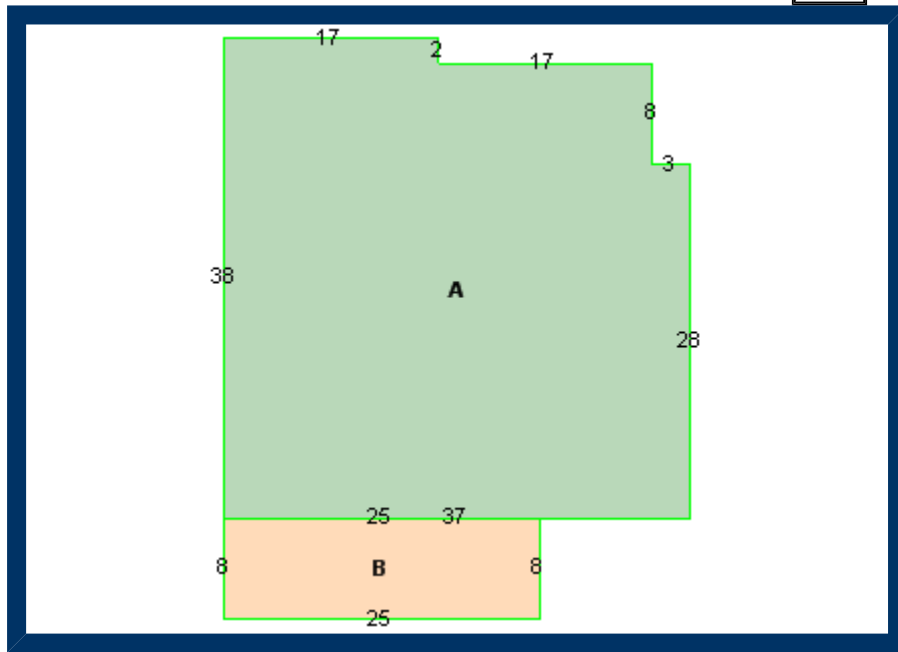
**Sale Details**

Sale Date 12-FEB-02  
 Sale Price \$0  
 Grantee GREEN SUE C & BILLY R  
 Grantor GREEN SUE C  
 Book 32014  
 Page 00501

PARID: 14 015800010067  
GREEN SUE C & BILLY R

3035 PARK ST

1 of 1



**A** MAIN 1342 Sq. Ft.      **B** OMP OPEN MASONRY PORCH 200 Sq. Ft.



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ALL LISTINGS: Count: 2 Min LP: \$59,900 Max LP: \$137,900 Ave LP: \$98,900  
 SOLD ONLY: Count: 2 Min SP: \$65,150 Max SP: \$128,000 Ave SP: \$96,575

i [Print](#) [Email Page](#) Above / Below Avg LP

LN	Typ	Stat	Photos	VT	Address	City	County	Area	Map	Tax	Acres	SQFT	BR	BAF	BAH	SUBD	LB	LP	SP	LD	CLD	DOM
<a href="#">2983344</a>	SF	S			1847 THOMPSON AVE	EAST POINT	FULTON	31		<a href="#">View</a>	0.00	0	3	2	0	CONLEY HILLS	<a href="#">RDRG01</a>	\$137,900	\$128,000	12/07/2010	08/30/2011	217
<a href="#">3100158</a>	SF	S		--	1773 NEELY AVE	EAST POINT	FULTON	31		<a href="#">View</a>	0.00	0	3	2	0	FROG HOLLOW	<a href="#">SOPT</a>	\$59,900	\$65,150	07/22/2011	08/26/2011	18

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# Comparative Market Analysis

Tuesday, October 25, 2011

3035 Park St, East Point, GA 30344-4662  
Fulton County, GA parcel# 14 015800010067

## Comparative Market Analysis

### Comparable Sales for:

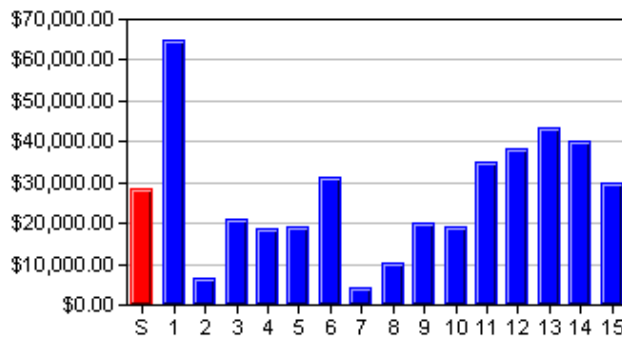
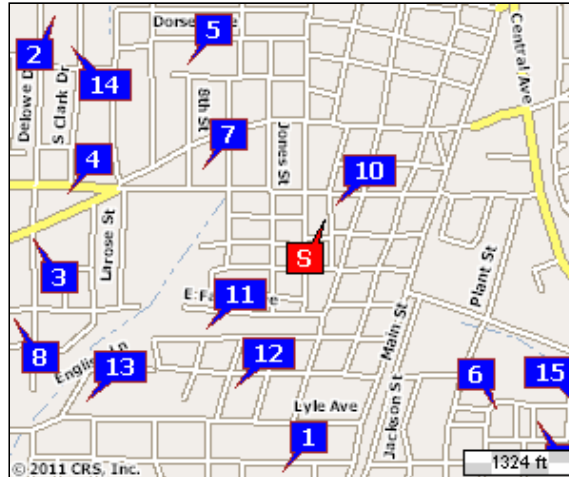
3035 Park St  
Fulton County, GA - Parcel#  
14 015800010067

**Average Cost per Square Foot** **\$21.25 /sq ft**

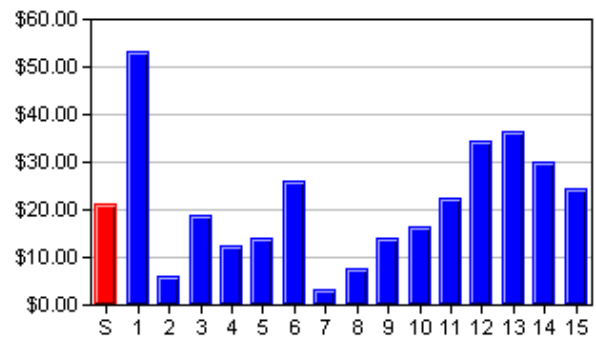
(15 Comparables)

### Estimated Market Price Base On

Average Cost per Sq. Foot **\$28,518**  
Average Sales Price/Tax **\$24,288**  
Appraisal Ratio



Sales Prices of Comps  
(Estimated Market Price for Subject)



Cost per Sq. Ft. of Comps  
(Average Cost per Sq. Ft. for Subject)

For Sale Sold Pending Contingent

### Subject and Comparable Properties

Property	Address	Subdivision	Distance	RM/BR/BA	Stories	Condition	Square ft.	Acres	Size Garage	Basement	Basement Sq. ft.	Year Built	Last Sale Date	Last Sale Price	Price/Sq.ft.
S	3035 Park St		0	7/4/1	1	Average	1342	0.17	No			1920	02/12/2002		
1	1820 Mercer Ave		0.56 mi	6/3/1	1	Average	1225	0.33	Yes	Partial		1930	08/22/2011	\$65,000	\$53.06
2	2804 Delowe Dr		0.74 mi	6/3/1	1	Average	1092	0.36	No			1956	08/22/2011	\$6,563	\$6.01
3	3050 Washington Rd		0.64 mi	6/3/2	1	Average	1114	0.24	No			1949	08/03/2011	\$21,000	\$18.85
4	2066 Ben Hill Rd		0.57 mi	6/3/1	1	Excellent	1476	0.19	Yes	Full		1950	07/29/2011	\$18,500	\$12.53
5	1937 Westwood Ave		0.45 mi	8/4/2	1	Excellent	1374	0.23	No			1950	07/07/2011	\$19,000	\$13.83

6	3264 Myrtle St		0.56 mi	6/3/1	1	Good	1216	0.27		No		1935	07/05/2011	\$31,500	\$25.90
7	2972 8Th St		0.29 mi	6/3/1	1	Excellent	1284	0.23		Yes	Partial	1985	07/05/2011	\$4,158	\$3.24
8	3164 Pollard St		0.71 mi	8/3/2	1	Good	1386	0.22		No		1958	06/30/2011	\$10,500	\$7.58
9	3281 Dogwood St		0.64 mi	7/3/1	1	Excellent	1433	0.26		No		1935	06/24/2011	\$20,000	\$13.96
10	1774 Taylor Ave		0.04 mi	6/3/1	1	Good	1176	0.16		No		1920	06/20/2011	\$19,100	\$16.24
11	1917 Dunlap Ave		0.35 mi	8/3/2	1	Excellent	1570	0.13		No		2006	06/13/2011	\$35,100	\$22.36
12	3242 College St		0.42 mi	7/3/2	1	Excellent	1104	0.22		Yes	Partial	1990	06/07/2011	\$38,200	\$34.60
13	2043 Lyle Ave		0.66 mi	5/3/1.5	1	Good	1184	0.46		Yes	Full	1940	05/31/2011	\$43,200	\$36.49
14	2835 S Clark Dr		0.67 mi	6/3/2	1	Good	1341	0.29		No		1958	05/25/2011	\$40,000	\$29.83
15	3264 Elm St		0.69 mi	6/3/2	1	Good	1235	0.21		No		1960	04/27/2011	\$30,000	\$24.29

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