

Bennett Family Trust / Bennett Barbara P. Trustee
1861 Clairmont Road., Apt. 405A
Decatur GA 30033

B414P434 B4240P7

Previous Owner
Bennett, Richard
Bennett, Barbara
2242 Wide Reach Drive
Fleming Island 32003
Sale Date: 8/28/2020

Property Data			Assessment Record					
Neighborhood 5 NBHD 5			Year	Land	Buildings	Exempt	Total	
Tree Growth Year 1994			2011	15,840	0	0	15,840	
1ST MORTGAGE 0			2012	15,520	0	0	15,520	
2ND MORTGAGE 0			2013	15,760	0	0	15,760	
Zone/Land Use 1 New Sharon all			2014	16,530	0	0	16,530	
Secondary Zone			2015	16,400	0	0	16,400	
Topography			2016	16,300	0	0	16,300	
1.Level 4.Below St 7.LevelBog			2017	16,300	0	0	16,300	
2.Rolling 5.Low 8.			2018	16,300	0	0	16,300	
3.Above St 6.Swampy 9.			2019	21,410	0	0	21,410	
Utilities			2020	21,440	0	0	21,440	
1.Public 4.Dr Well 7.Cesspool			2021	19,850	0	0	19,850	
2.Water 5.Dug Well 8.			2022	19,590	0	0	19,590	
3.Sewer 6.Septic 9.Non			2024	20,510	0	0	20,510	
Street								
1.Paved 4.Proposed								
2.Semi Imp 5.R/O/W								
3.Gravel 6. Non								
TG PLAN YEAR 2014			Land Data					
Tif District # 0			Front Foot	Type	Effective		Influence	
			11.Com-Site		Frontage	Depth	Factor	Code
			12.Ind-Site				%	1.Unimproved
			13.Res-Site PR				%	2.Excess Frtg
			14.Res-Site DR				%	3.Topography
			15.Res-Site RMT				%	4.Size/Shape
							%	5.Access
							%	6.Restriction
							%	7.Open Space
							%	8.View/Environ
			Square Foot	Square Feet				9.Fract Share
			16.Not Used				%	Acres
			17.Not Used				%	30.Rear Land >10
			18.Not Used				%	31.Tillable
			19.Not Used				%	32.Pasture
			20.Residential-Si				%	33.Orchard
							%	34.Softwood F&O
			Fract. Acre	Acreege/Sites				35.Mixed Wood F&O
			21.Homesite (Frac	37		3.00	100 %	0
			22.Baselot (Fract	38		37.00	100 %	0
			23.Misc (Fract)	39		30.00	100 %	0
			Acres				%	36.Hardwood F&O
			24.Homesite				%	37.Softwood TG
			25.Baselot				%	38.Mixed Wood TG
			26.Not Used				%	39.Hardwood TG
			27.Not Used				%	40.Wasteland
			28.Rear Land <5				%	41.Open Space
			29.Rear Land 5-10				%	42.Mobile Home Si
								43.Condo Site
								44.Lot Improvemen
								45.Subdivision Lo
								46.Golf Course
					Total Acreege	70.00		

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

1/24 - LD VACANT, WATERFRONT = SANDY RIVER

New Sharon

New Sharon

Map Lot 19-40

Account 63

Location Lane Road

Card 1 Of 1 10/16/2024

Building Style 0	SF Bsmt Living 0	Layout 0
1.Conv. 5.Garrison 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Gar/Apt	Secondary Heat 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Cottage	Heat Type 100% 0	3.Poor 6. 9.
4.Cape 8.Log 12.Dblewid	1.HWBB 5.FWA 9.No Heat	Attic 0
Dwelling Units 0	2.HWCI 6.GravWA 10.Radiant	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories 0	4.Steam 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 0
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5. 8.
Exterior Walls 0	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.Other	Kitchen Style 0	Unfinished % 0%
2.Vin/Al 6.Brick 10.Cement	1.Modern 4.Obsolete 7.	Grade & Factor 0 0%
3.Compos. 7.Stone 11.	2.Typical 5. 8.	1.E Grade 4.B Grade 7.
4.Asbestos 8.Concrete 12.	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.SC Grade
Roof Surface 0	Bath(s) Style 0	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.SS	1.Modern 4.Obsolete 7.	SQFT (Footprint) 0
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 0
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
Solar Voltaic 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 0	Phys. % Good 0%
Year Built 0	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 0	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.	 <p>TRIO Software A Division of Harris Computer Systems</p>	2.O-Built 5.Bsmt 8.No Power
2.C Block 5.Slab 8.		3.Damage 6.Common 9.No Power
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 0		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 7.
2.1/2 Bmt 5.None 8.		1.Location 4.General 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars 0		Entrance Code 4 Unoccupied
Wet Basement 0		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Exterior 5.Estimate 8.
2.Damp 5. 8.	3.Informal 6.Reviewed 9.	
3.Wet 6. 9.	Information Code 5 Estimate	
	1.Owner 4.Agent 7.	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 1/31/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	1.One Story Fram
					%	%	2.Two Story Fram
					%	%	3.Three Story Fr
					%	%	4.1 & 1/2 Story
					%	%	5.1 & 3/4 Story
					%	%	6.2 & 1/2 Story
					%	%	21.Open Frame Por
					%	%	22.Encl Frame Por
					%	%	23.Frame Garage
					%	%	24.Frame Shed
					%	%	25.Frame Bay Wind
					%	%	26.1SFr Overhang
					%	%	27.Unfin Basement
					%	%	28.Unfinished Att
					%	%	29.Finished Attic

Proposed Value