

RPL HOMES LLC
41 PARKCREEK COURT
ROSWELL, GA 30076

2026



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall31VINYL SID 90

Exterior Wall19COMMON BRK 10

Roof Structure03GABLE/HIP 100

Roof Cover14PREFIN MT 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 90

Interior Floor08SHT VINYL 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories01NONE 100

Architectual Units1. 1. 100

Condition Adj0303 100

Kitchen Adjus0101 100

Quality0505

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA06

NEIGHBORHOOD/LOC3417.11001.10/

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,2191001,219115,847

FGR3125517216,346

FOP6030181,711

FSP9040363,421

FSP9640383,612

TOTALS1,7771,483140,937

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,483117.4140144.65214,516199619960034.3065.70

1 SINGLE FAM 0% - 2024Heated Area: 1219HX Base Yr

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

04/21/2023MLU

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSAUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10166CONC, PAVMT0000450.00UT3.003.001001996199631001,350

20294SHED WOOD/00081296.00UT12.0012.001002004200431001,152

LAND DESCRIPTIONTOTAL OB/XF2,502

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTYPEUNIT PRICE% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10100CSFR0RSF-10.000.001.00LT1.001.001.3822,500.0030,937.5030,938

REVIEW DATE09/28/2023BYMETotal Acres: 0.39Total Land Value: 30,938Market: 0Agricultural: 0Common: 30,938PRINTED 09/11/2025 BY SYS

COLUMBIA COUNTY PROPERTY

PAGE 1 of 12

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE140,937

TOTAL MARKET OB/XF VALUE2,502

TOTAL LAND VALUE - MARKET30,938

TOTAL MARKET VALUE174,377

SOH/AGL Deduction0

ASSESSED VALUE174,377

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE174,377

TOTAL JUST VALUE174,377

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE174,377

PERMIT NUMDESCRIPTIONAMTISSUED

000042768Roof Replacement10009/17/2021

11212SFR21005/29/1996

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSNCDSALE PRICE

1497/13158/18/2023WDQI01225,000

GRANTOR:DICICCO PAUL M

GRANTEE:RPL HOMES LLC

1253/09374/18/2013WDQI01107,900

GRANTOR:JENNIFER ANN SPRENGER

GRANTEE:PAUL M & HELEN F DI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FSP= W1 FSP= N8 W12 S8 E12\$ W14 S6 E15 N6\$ S6 W15 N6
W13 S17 FGR= S24 E13 N24 W13\$ E13 S20 FOP= S4 E15 N4 W15\$ E15
S4 E13 N41\$.