

LOT 33 QUAIL RIDGE S/D.

LEGG PATRICK A  
5085 NEW CHAPEL HILL WAY  
CUMMING, GA 30941-1517

905-742, WD 995-2301, WD 995-230

2026

35-6S-16-04066-034



**BUILDING CHARACTERISTICS**

**MARKET ADJUSTMENTS**

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ELEMENT	CD	CONSTRUCTION

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
<b>BUILDING MARKET VALUE</b>		0
<b>TOTAL MARKET OB/XF VALUE</b>		0
<b>TOTAL LAND VALUE - MARKET</b>		27,846
<b>TOTAL MARKET VALUE</b>		27,846
SOH/AGL Deduction		1,372
<b>ASSESSED VALUE</b>		26,474
<b>TOTAL EXEMPTION VALUE</b>		0
<b>BASE TAXABLE VALUE</b>		26,474
<b>TOTAL JUST VALUE</b>		27,846
NCON VALUE		0
<b>INCOME VALUE</b>		
<b>PREVIOUS YEAR MKT VALUE</b>		27,846

DOR CODE	0000	VACANT
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35616.010 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1471/614	7/07/2022	PB U	V	V	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: LEGG PATRICK A						
1065/2332	11/18/2005	WD Q	V			27,000
GRANTOR: LEAVENWORTH						
GRANTEE: LEGG						

**TOTALS**

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

**EXTRA FEATURES**

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

**BUILDING NOTES**

**BUILDING DIMENSIONS**

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0000	C	VAC RES	0		00	0.00	0.00	2.34	AC		1.00	1.00	0.85	14,000.00	11,900.00	27,846							