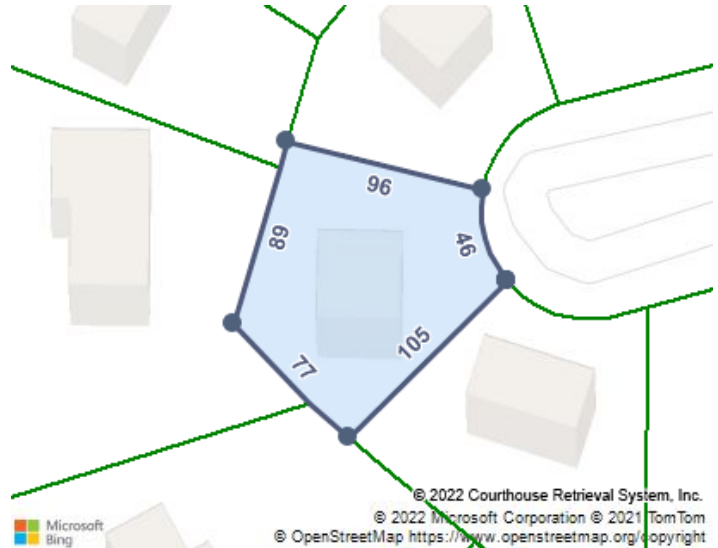


Monday, July 25, 2022



LOCATION

Property Address	104 Silver Spur Peachtree City, GA 30269-1855
Subdivision	Fetlock Meadows Iv
County	Fayette County, GA

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	071710013
Alternate Parcel ID	071710013 01
Account Number	
District/Ward	5
2010 Census Trct/Blk	1403.04/3
Assessor Roll Year	2021

PROPERTY SUMMARY

Property Type	Residential
Land Use	Residential Lots
Improvement Type	Residential Improvements
Square Feet	2216

CURRENT OWNER

Name	Conduff Vivian Frances
Mailing Address	104 Silver Spur Peachtree City, GA 30269-1855

SCHOOL ZONE INFORMATION

Huddleston Elementary School	1.2 mi
Elementary: Pre K to 5	Distance
J.C. Booth Middle School	0.6 mi
Middle: 6 to 8	Distance
McIntosh High School	1.1 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 07/13/2022

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
		Conduff Vivian Frances				3384/301

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
Appraisal Year	2021	Assessment Year	2021
Appraised Land	\$55,000	Assessed Land	
Appraised Improvements	\$242,600	Assessed Improvements	

Total Tax Appraisal	\$297,600	Total Assessment	\$119,040
		Exempt Amount	
		Exempt Reason	Homestead

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2021			\$3,657.03
2020			\$3,497.34
2019			\$3,420.83
2018			\$3,289.86
2017			\$3,535.08
2016			\$2,993.01
2015			\$2,515.13
2014			\$2,493.49
2013			\$2,448.45

MORTGAGE HISTORY

No mortgages were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Residential Improvements	Condition	Units
Year Built	1978	Effective Year	Stories 2
BRs		Baths	Rooms

Total Sq. Ft. 2,216

Building Square Feet (Living Space)	Building Square Feet (Other)
	Porch Screened 250
	Basement (unfinished) 1,108

- CONSTRUCTION

Quality	Roof Framing
Shape	Roof Cover Deck
Partitions	Cabinet Millwork
Common Wall	Floor Finish
Foundation	Interior Finish
Floor System	Air Conditioning
Exterior Wall Frame/Shingle/Siding	Heat Type
Structural Framing	Bathroom Tile
Fireplace Y	Plumbing Fixtures 5

- OTHER

Occupancy	Building Data Source
------------------	-----------------------------

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
He			

PROPERTY CHARACTERISTICS: LOT

Land Use	Residential Lots	Lot Dimensions
Block/Lot	/38	Lot Square Feet
Latitude/Longitude	33.401681°/-84.559250°	Acreage

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Road Type
Electric Source	Topography
Water Source	District Trend
Sewer Source	Special School District 1
Zoning Code	Special School District 2
Owner Type	

LEGAL DESCRIPTION

Subdivision	Fetlock Meadows Iv	Plat Book/Page
Block/Lot	/38	District/Ward 5
Description	Lot 38 Fetlock Meadows Iv/Landlot: 65	

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	13113C0093E	09/26/2008