

Tuesday, April 20, 2010

4385 Park Center Dr Sw, Atlanta, GA 30331-2067
Fulton County, GA parcel# 14F004700030528

Comparative Market Analysis

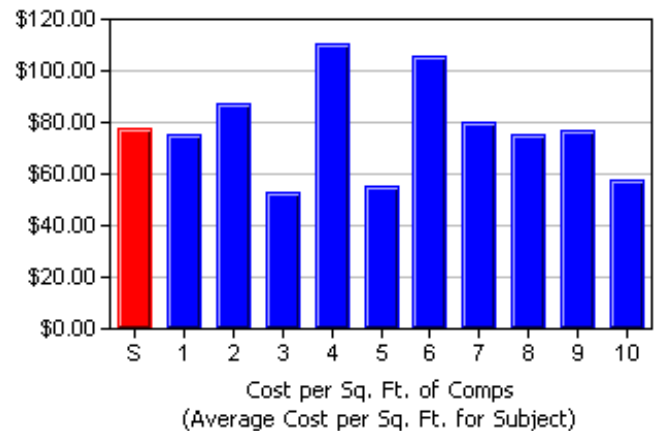
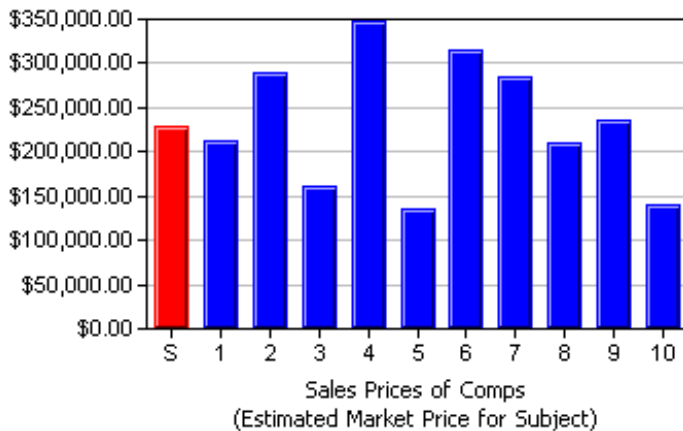
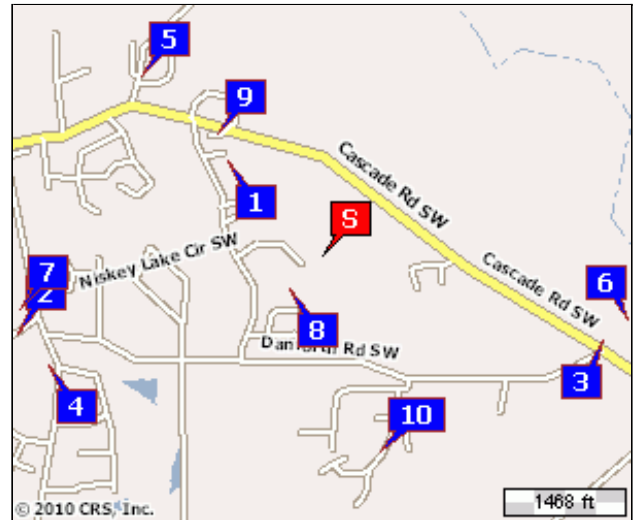
Comparable Sales for:

4385 Park Center Dr Sw
Fulton County, GA - Parcel# 14F004700030528

Average Cost per Square Foot **\$77.62 /sq ft**
(10 Comparables)

Estimated Market Price Base On

Average Cost per Sq. Foot \$228,824
House Price Index \$128,700
Average Sales Price/Tax Appraisal Ratio \$189,516









▲ For Sale
 ▲ Sold
 ▲ Pending
 ▲ Contingent

Subject and Comparable Properties

Property	Address	Subdivision	Distance	RM/BR/BA	Stories	Condition	Total Sq.ft.	Acres	Size Garage	Basement	Basement Size	Year Built	Last Sale Date	Last Sale Price	Price/Sq.ft.
S	4385 Park Center Dr Sw		0	8/4/3.5	2	Excellent	2948	0.42	No			1996	08/05/2008	\$138,001	\$46.81
1	320 Glennhurst Ln Sw		0.30 mi	8/4/3.5	2	Excellent	2830	0.46	Yes	Full		1997	01/15/2010	\$212,000	\$74.91
2	570 Bethany Forest Dr Sw		0.71 mi	8/5/4	2	Excellent	3326	0.33	Yes	Full		2005	12/04/2009	\$290,000	\$87.19

4385 Park Center Dr Sw, Atlanta, GA 30331-2067 - Fulton County, GA parcel# 14F004700030528, cont.

3 	100 Beracah Walk Sw	0.66 mi	8/4/3.5	2	Excellent	3073	0.19	No		2001	11/20/2009	\$162,000	\$52.72
4 	1072 Willowood Ln Sw	0.66 mi	8/5/4	2	Excellent	3147	0.48	Yes	Full	2005	11/06/2009	\$347,000	\$110.26
5	740 Garr Cir Sw	0.57 mi	7/4/2.5	1	Average	2427	0.51	Yes	Full	1991	09/29/2009	\$134,500	\$55.42
6 	155 Beracah Walk Sw	0.70 mi	8/4/3.5	2	Excellent	2982	0.26	Yes	Full	1999	09/01/2009	\$314,383	\$105.43
7 	1002 Willowood Ln Sw	0.69 mi	8/4/4	2	Excellent	3533	0.49	No		2004	09/01/2009	\$284,014	\$80.39
8	4430 Park Center Dr Sw	0.10 mi	8/4/3	2	Excellent	2786	0.41	Yes	Partial	1995	08/28/2009	\$210,000	\$75.38
9 	220 Straton Trce Sw	0.36 mi	9/5/4	2	Excellent	3052	0.53	Yes	Full	1997	05/29/2009	\$235,000	\$77.00
10 	4430 Celebration Dr Sw	0.46 mi	8/4/2.5	2	Good	2437	0.28	No		1996	05/19/2009	\$140,000	\$57.45