

2413 Thompson Mill Rd, Gainesville, GA 30506-1895, Hall County



3	3,264	34,750	\$149,500
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
4	1972	SFR	04/19/1996
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	Ladd G Maxey	Tax Billing Zip:	30506
Owner Name 2:	Ladd Sue P	Tax Billing Zip+4:	1895
Tax Billing Address:	2413 Thompson Mill Rd	Owner Occupied:	Yes
Tax Billing City & State:	Gainesville, GA		

Location Information

Township:	County	Zoning:	R1
Census Tract:	5.00	Flood Zone Code:	X
Carrier Route:	C008	Flood Zone Panel:	13139C0180G
Neighborhood Code:	01087	Flood Zone Date:	04/04/2018
Topography:	Flat/Level		

Tax Information

Tax ID:	10-00135-00-021	Tax Area:	01
Parcel ID:	10135 000021	Tax Appraisal Area:	01
Alt APN:	33362	County Tax:	\$2,828
Lot No.:	135	Exemption(s):	Homestead
% Improved:	91%		
Legal Description:	2413 THOMPSON MILL ROAD		

Assessment & Tax

Assessment Year	2017	2016	2015
Assessed Value - Total	\$100,840	\$86,171	\$86,171
Assessed Value - Land	\$8,760	\$8,200	\$8,200
Assessed Value - Improved	\$92,080	\$77,971	\$77,971
YOY Assessed Change (\$)	\$14,669	\$0	
YOY Assessed Change (%)	17.02%	0%	
Market Value - Total	\$252,100	\$215,428	\$215,428
Market Value - Land	\$21,900	\$20,500	\$20,500
Market Value - Improved	\$230,200	\$194,928	\$194,928

Tax Year	Total Tax	Change (\$)	Change (%)
2015	\$2,367		
2016	\$2,362	-\$6	-0.25%
2017	\$2,828	\$466	19.74%

Characteristics

Land Use - Universal:	SFR	Basement Sq Feet:	768
Land Use - County:	Resid Lot W/Imprv	Finished Basement Area:	768
Lot Acres:	0.7978	Bsmt Finish:	Finished
Lot Area:	34,750	Fireplaces:	2
Lot Frontage:	139	Floor Cover:	Type Unknown
Lot Depth:	250	Heat Type:	Central
# of Buildings:	1	Heat Fuel Type:	Gas
Building Type:	Residential	Cooling Type:	Central

Courtesy of CHRIS MCCALL, First Multiple Listing Service

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

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Year Built: **1972**
 Effective Year Built: **1997**
 Stories: **2**
 Building Sq Ft: **3,264**
 Gross Area: **3,264**
 Above Gnd Sq Ft: **2,496**
 Ground Floor Area: **768**
 Total Rooms: **6**
 Bedrooms: **3**
 Total Baths: **4**
 Full Baths: **3**
 Half Baths: **1**
 Bath Fixtures: **11**
 Basement Type: **Finished**

Interior Wall: **Drywall**
 Other Rooms: **Family Room**
 Exterior: **Masonry**
 Roof Material: **Asphalt Shingle**
 Parking Type: **Type Unknown**
 Garage Type: **Garage**
 Garage Sq Ft: **480**
 Porch: **Open Porch**
 Porch Type: **Open Porch**
 Porch 1 Area: **384**
 Sewer: **Public Service**
 Water: **Public**
 Condition: **Average**

Features

Feature Type	Unit	Size/Qty	Year Built	Value
Homesite - Average			1998	\$4,000
Solid Waste Fee	U	1	2014	
2 Floors	S	768		
Addition	S	252		
Addition	S	420		
Open Porch	S	384		
Garage	S	480		
Addition	S	288		

Estimated Value

RealAVM™ (1): **\$335,007** Confidence Score (2): **71**
 RealAVM™ Range: **\$274,706 - \$395,308** Forecast Standard Deviation (3): **18**
 Value As Of: **04/05/2018**

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Last Market Sale & Sales History

Recording Date:	04/22/1996	Price Per Square Feet:	\$45.80
Settle Date:	04/19/1996	Deed Book & Page:	2596-314
Sale Price:	\$149,500	Deed Type:	Deed (Reg)
Recording Date	04/22/1996	04/22/1996	03/21/1994
Sale/Settlement Date	04/19/1996	04/12/1996	03/21/1994
Sale Price	\$149,500		\$75,300
Nominal		Y	
Deed Book & Page	2596-314	2596-313	2152-321
Document Type	Deed (Reg)	Deed (Reg)	Deed (Reg)
Buyer Name	Ladd G M & Sue	Winkler Patsy A	Campbell Carol
Seller Name	Winkler Larry	Winkler Larry A	Winkler Patsy

Mortgage History

Mortgage Date	02/01/2013	02/09/2007	06/29/2004	04/22/1996	03/21/1994
Mortgage Amount	\$224,800	\$238,000	\$185,000	\$142,000	\$64,500
Mortgage Lender	Citibank Na	American Equity Mtg	Novastar Mtg Inc	San Diego Hsng Commision	Gainesville Bk&Tr
Mortgage Code	Conventional	Conventional	Conventional	Conventional	Conventional
Mortgage Type	Refi	Refi	Refi	Resale	Resale

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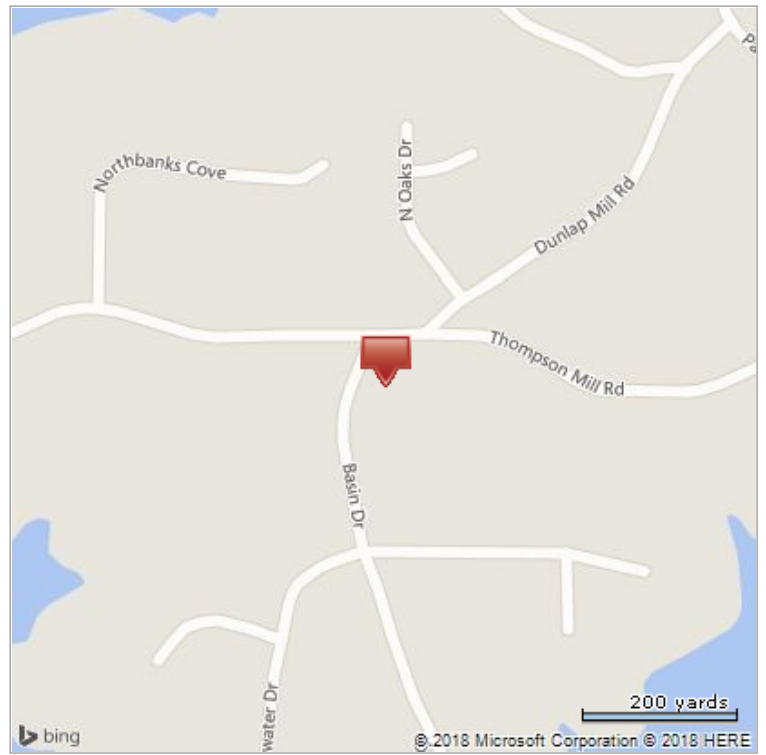
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Property Map



*Lot Dimensions are Estimated