

Comparable Sales For 5575 Downs Way, Lithonia, GA 30058-7853

Projected Values Calculated by:

| | | | |
|----------------|---|--------------|---|
| Assessed value | ⋮ | Sq Footage | ⋮ |
| \$103,950.00 | | \$102,417.48 | |

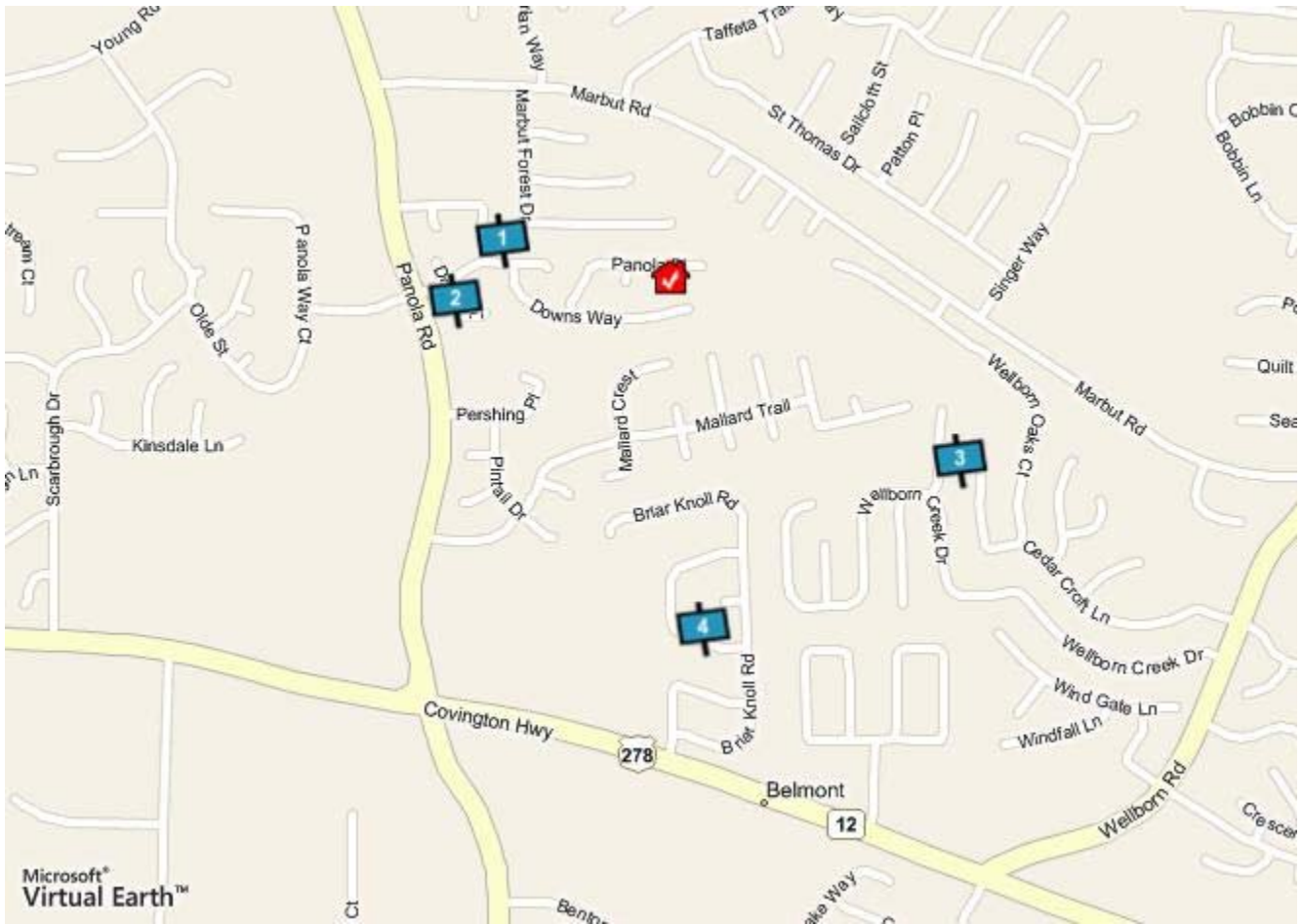
Comparable Statistics:

| | Subject Property | High | Low | Median | Average |
|----------------------|------------------|--------------|--------------|--------------|--------------|
| Assessed Value | \$148,500.00 | \$146,800.00 | \$131,600.00 | \$137,150.00 | \$138,175.00 |
| Assessed Value Ratio | 0.86 | 0.90 | 0.41 | 0.74 | 0.70 |
| Sq Footage | 1,998 | 2,036 | 1,824 | 1,844 | 1,887 |
| Sale Price | \$128,100.00 | \$129,400.00 | \$54,000.00 | \$103,100.00 | \$97,400.00 |
| Price/Sq Footage | \$64.11 | \$66.38 | \$29.61 | \$54.53 | \$51.26 |

Summary

| Address | City State Zip | Recording Date | Settle Date | Sale Price | Price Per Sq Ft | Building Sq Ft | Bedrooms | Total Baths | Year Built | Dist (miles) | Total Assessm |
|---------------------------|-------------------|----------------|-------------|------------|-----------------|----------------|----------|-------------|------------|--------------|---------------|
| 1. 5480 Panola Downs Rd | Lithonia GA 30058 | 10/27/2008 | 10/08/2008 | \$54,000 | \$29.61 | 1,824 | 3 | 2 | 1989 | .213201 | \$131,600 |
| 2. 2035 Downs Pl | Lithonia GA 30058 | 11/17/2008 | 11/12/2008 | \$122,000 | \$66.38 | 1,838 | 3 | 3 | 1988 | .273238 | \$135,200 |
| 3. 2421 Wellborn Creek Ct | Lithonia GA 30058 | 10/10/2008 | 10/03/2008 | \$84,200 | \$45.51 | 1,850 | 3 | 3 | 1998 | .441898 | \$139,100 |
| 4. 5548 Glen Ridge Bnd | Lithonia GA 30058 | 09/18/2008 | 09/05/2008 | \$129,400 | \$63.56 | 2,036 | 3 | 3 | 1996 | .45879 | \$146,800 |

Realist Map



[Disclaimer](#) | [Terms of Use](#) | [Privacy](#)

Details

| | Subject | Comp#1 | Comp#2 | Comp#3 |
|--------------------|-----------------|----------------------|-----------------|------------------------|
| Address | 5575 Downs Way | 5480 Panola Downs Rd | 2035 Downs Pl | 2421 Wellborn Creek Ct |
| Tax ID | 16-0059-01-371 | 16-0038-08-004 | 16-0038-08-021 | 16-0071-11-202 |
| Township | Unincorporated | Unincorporated | Unincorporated | Unincorporated |
| Recording Date | 12/10/2003 | 10/27/2008 | 11/17/2008 | 10/10/2008 |
| Settle Date | 11/06/2003 | 10/08/2008 | 11/12/2008 | 10/03/2008 |
| Sale Price | \$128,100 | \$54,000 | \$122,000 | \$84,200 |
| Price Per Sq Ft | \$64.11 | \$29.61 | \$66.38 | \$45.51 |
| Building Sq Ft | 1,998 | 1,824 | 1,838 | 1,850 |
| Style | Unknown | Bi-Level | Bi-Level | |
| Stories | 2 | 1 | 1 | 1.75 |
| Bedrooms | 3 | 3 | 3 | 3 |
| Total Baths | 2 | 2 | 3 | 3 |
| Full Baths | 2 | 2 | 3 | 2 |
| Half Baths | | | | 1 |
| Fireplaces | 1 | 1 | 1 | 1 |
| Exterior | Frame Wood | Frame Wood | Frame Wood | Frame Wood |
| Garage Type | Garage | Built-In | Built-In | Garage |
| Heat Type | | | | |
| Cooling Type | Building | Building | Building | Building |
| Lot Acres | .17 | .1224 | .1813 | .18 |
| State Use | Residential Lot | Residential Lot | Residential Lot | Residential Lot |
| Lot Sq Ft | 7405.2 | 5331.592 | 7899.4366 | 7840.8 |
| Annual Tax | \$2,669 | \$2,484 | \$2,453 | \$1,498 |
| Universal Land Use | SFR | SFR | SFR | SFR |
| Quality | Average | Average | Average | Average |
| Subdivision | Panola Downs | Panola Downs | Panola Downs | Wellborn Creek |
| Dist (miles) | | .213201 | .273238 | .441898 |
| Total Assessment | \$148,500 | \$131,600 | \$135,200 | \$139,100 |
| Year Built | 1989 | 1989 | 1988 | 1998 |

| | Subject | Comp#4 | | | |
|--------------------|-----------------|---------------------|--|--|--|
| Address | 5575 Downs Way | 5548 Glen Ridge Bnd | | | |
| Tax ID | 16-0059-01-371 | 16-0058-01-057 | | | |
| Township | Unincorporated | Unincorporated | | | |
| Recording Date | 12/10/2003 | 09/18/2008 | | | |
| Settle Date | 11/06/2003 | 09/05/2008 | | | |
| Sale Price | \$128,100 | \$129,400 | | | |
| Price Per Sq Ft | \$64.11 | \$63.56 | | | |
| Building Sq Ft | 1,998 | 2,036 | | | |
| Style | Unknown | Split Level | | | |
| Stories | 2 | 1 | | | |
| Bedrooms | 3 | 3 | | | |
| Total Baths | 2 | 3 | | | |
| Full Baths | 2 | 2 | | | |
| Half Baths | | 1 | | | |
| Fireplaces | 1 | 1 | | | |
| Exterior | Frame Wood | Frame Wood | | | |
| Garage Type | Garage | Built-In | | | |
| Heat Type | | Forced Air | | | |
| Cooling Type | Building | Building | | | |
| Lot Acres | .17 | .24 | | | |
| State Use | Residential Lot | Residential Lot | | | |
| Lot Sq Ft | 7405.2 | 10454.4 | | | |
| Annual Tax | \$2,669 | \$2,643 | | | |
| Universal Land Use | SFR | SFR | | | |
| Quality | Average | Average | | | |
| Subdivision | Panola Downs | Covington Place | | | |
| Dist (miles) | | .45879 | | | |
| Total Assessment | \$148,500 | \$146,800 | | | |
| Year Built | 1989 | 1996 | | | |

Courtesy of DOUGLAS A QUANCE
FMLS

The data within this report is compiled by First American CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.