

TENANT NAME
Lullwater Wharf, LLC

1534 North Decatur Road
Atlanta, GA 30307

ARCHITECTURAL
SITE
PLAN

project number
201833
date
1/3/2019

seals

printings
9/27/2018 COA Set
1/3/2019 Rev. Elevations

drawn by

checked by

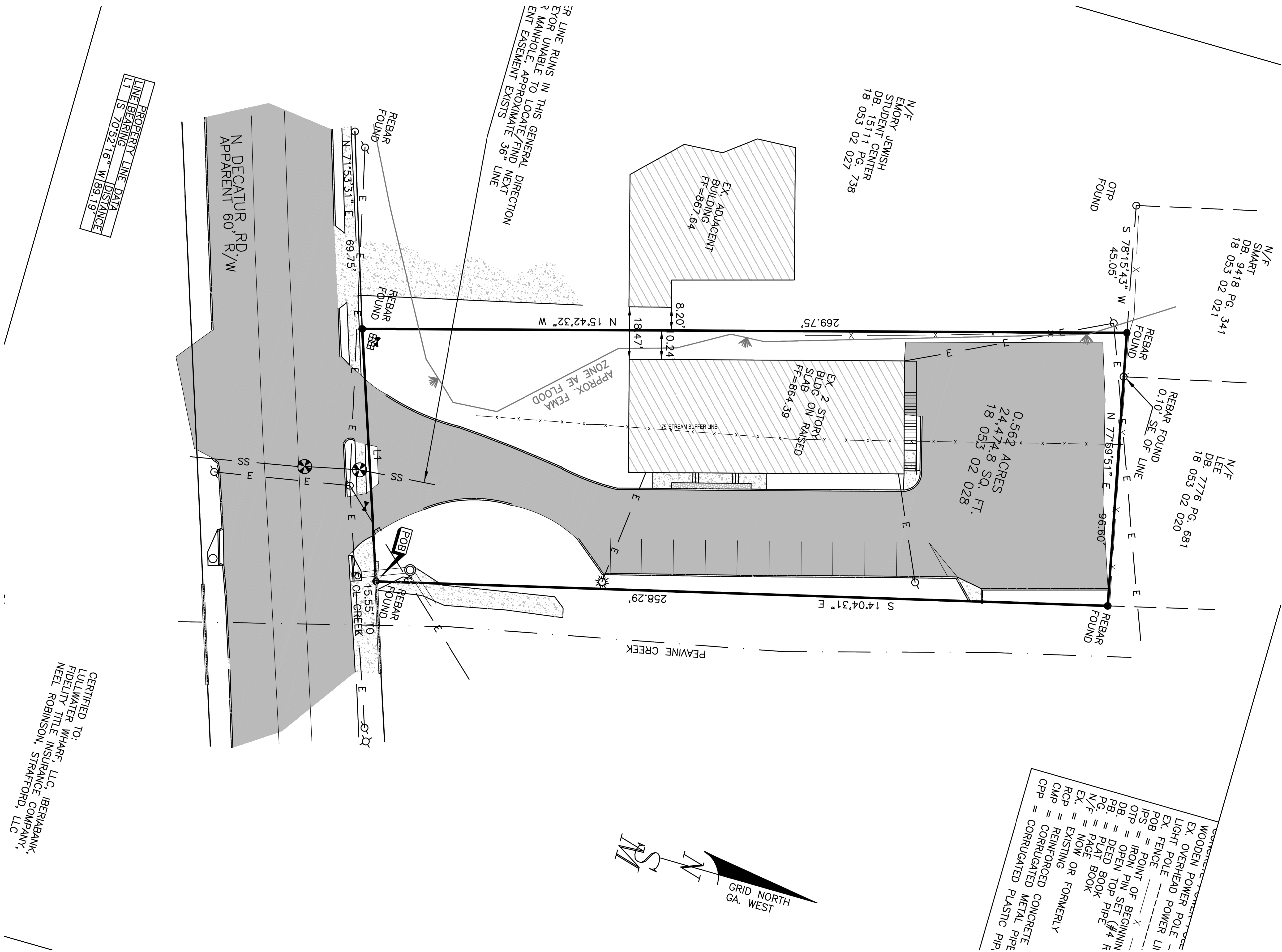
revisions

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sheet number

A1.0

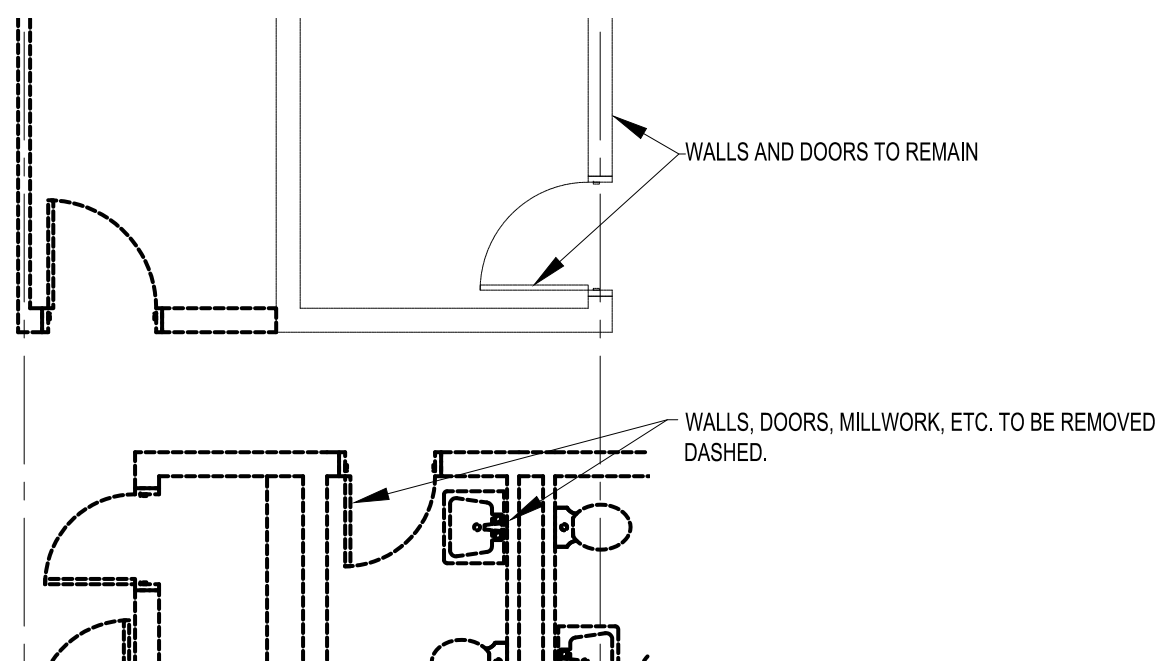
of
201816



LINE	BEARING	DISTANCE
L1	S 70°32'16"	W 89.19'

CERTIFIED TO:
LULLWATER WHARF, LLC, IBERIABANK,
FIDELITY TITLE INSURANCE COMPANY,
NEEL ROBINSON, STRAFORD, LLC

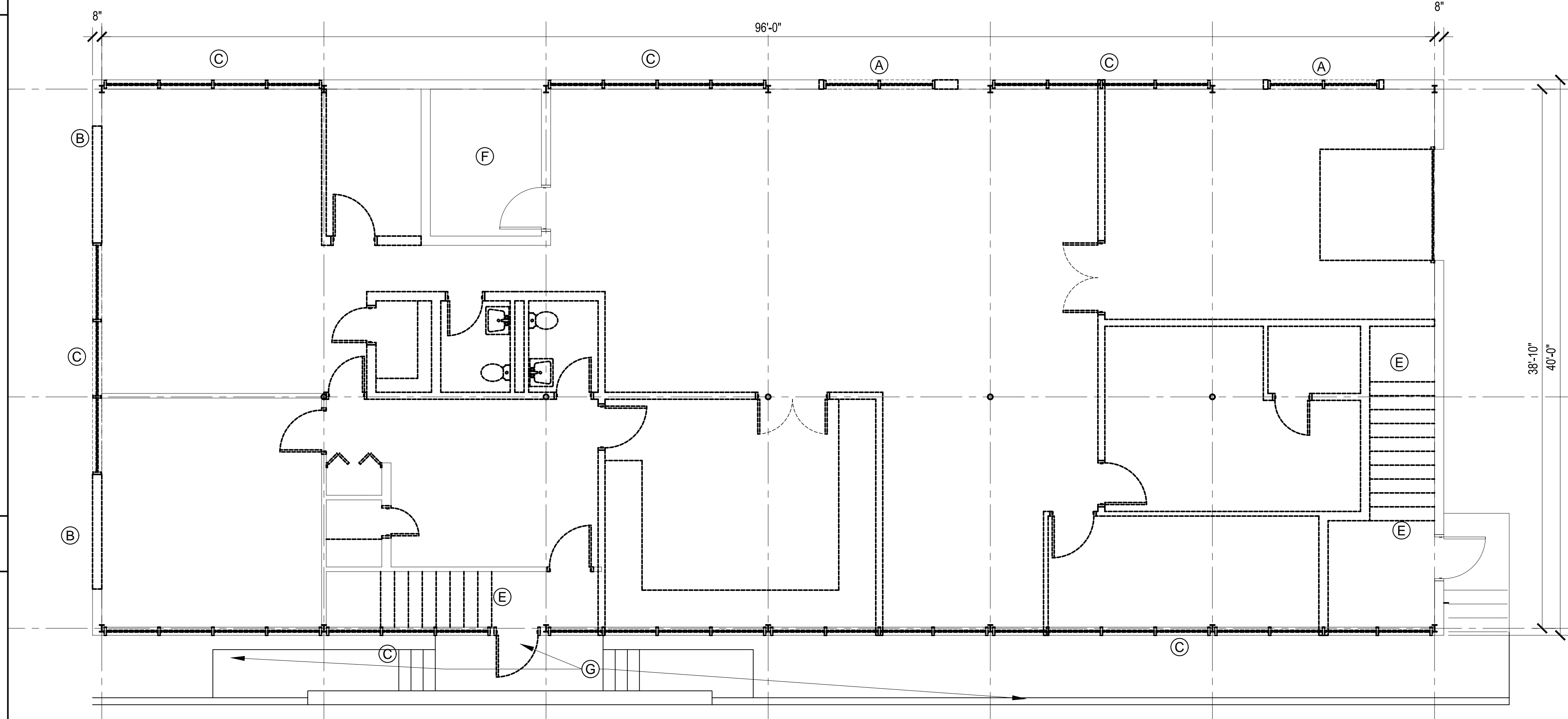
DEMOLITION PLAN LEGEND



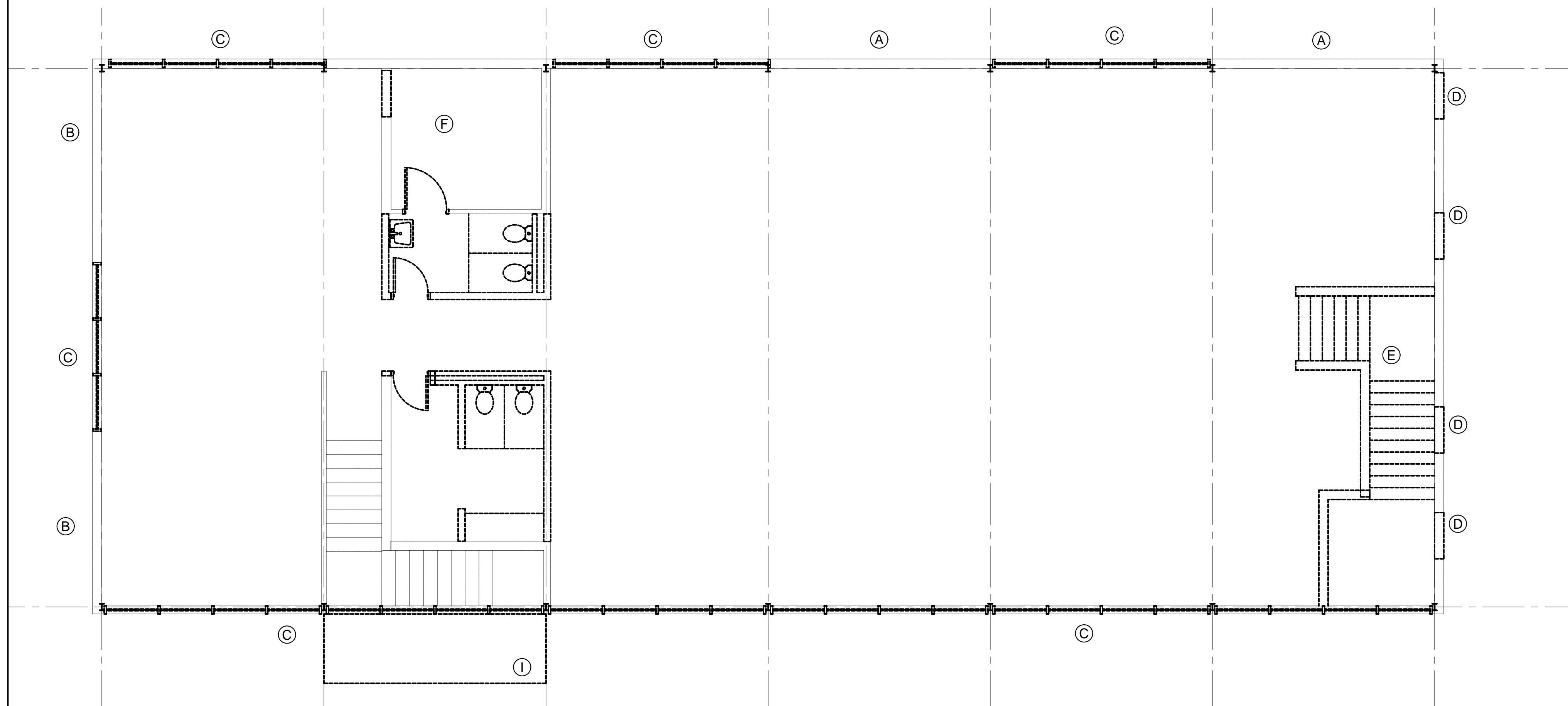
- A. REMOVE WINDOW AND PREP FOR NEW OPENING
- B. REMOVE PRECAST CONCRETE PANEL
- C. REMOVE CURTAIN WALL SYSTEM AND GLASS
- D. REMOVE WALL AS REQUIRED FOR NEW WINDOW/DOOR OPENING.
- E. REMOVE STAIRS
- F. BUILDING MECHANICAL/ELECTRICAL TO REMAIN.
- G. REMOVE SIDE ENTRANCE CURB AND SIDEWALK, TO BE REMOVED.
- H. SALVAGE STAIR WHERE POSSIBLE WITH NEW CONFIGURATION
- I. REMOVE CANOPY
- J.

DEMOLITION GENERAL NOTES

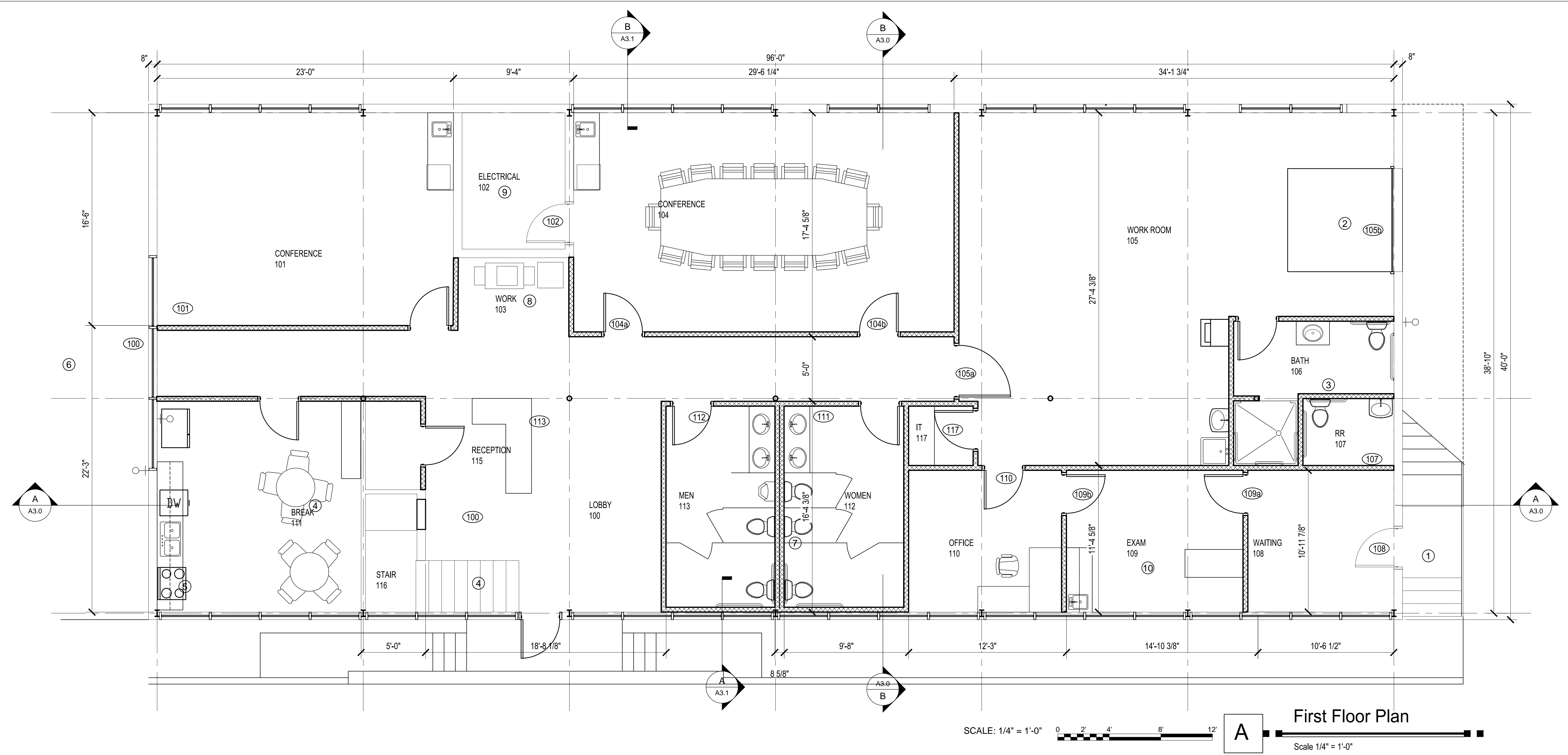
1. THE SCOPE OF DEMOLITION IS THE REMOVAL OF ALL INTERIOR WALLS, FINISHES, DOORS, CEILING, ELECTRICAL, PLUMBING FIXTURES AND MECHANICAL SPACE IS TO BE REMOVED TO THE STRUCTURE AND PREPPED FOR NEW LAYOUT.
2. EXISTING ELECTRICAL ROOM AND MECHANICAL AREA TO REMAIN. REMOVE EXISTING MECHANICAL EQUIPMENT AND PREPARE SPACE FOR NEW MECHANICAL DESIGN AND EQUIPMENT.
3. REMOVE EXISTING CANOPY, STAIRS, LANDING AND CURB.



A First Floor Existing Plan
Scale 3/16" = 1'-0"



SCALE: 3/16" = 1'-0" 0 2' 4' 10' 16'
B Second Floor Existing Plan
Scale 3/16" = 1'-0"



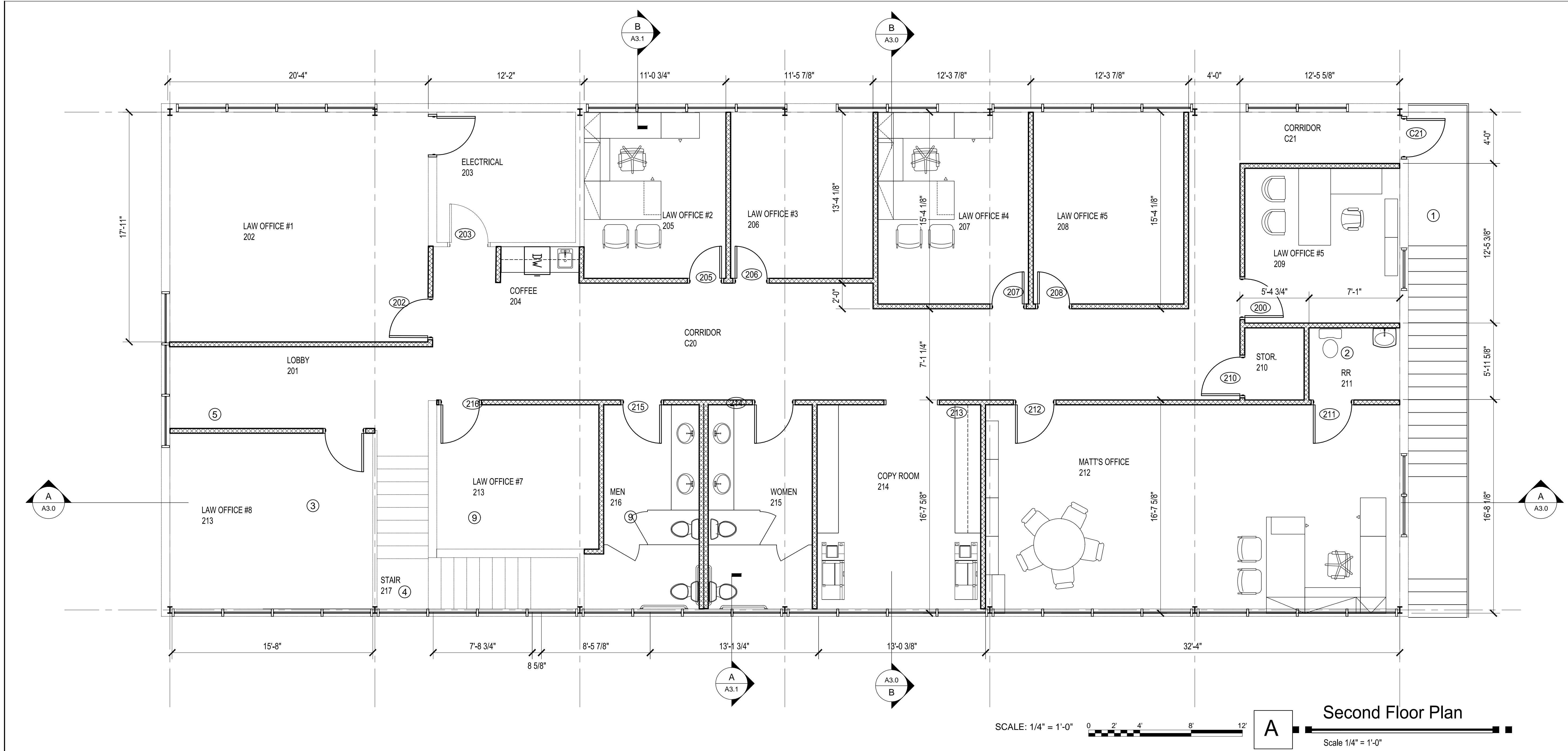
First Floor Plan

SCALE: 1/4" = 1'-0"

PLAN NOTES

PLAN LEGEND

- (100) DOOR TYPE SEE SCHEDULE A1.1
- EXISTING WALL TO REMAIN
- NEW 3 5/8" METAL STUD WALL WITH 1/2" GWB EACH FACE, TO STRUCTURE ABOVE, SOUND WALL SEE A/A2.0
- NEW 3 5/8" METAL STUD WALL WITH 1/2" GWB EACH FACE, TO STRUCTURE ABOVE, SEE B/A2.0



PLAN NOTES

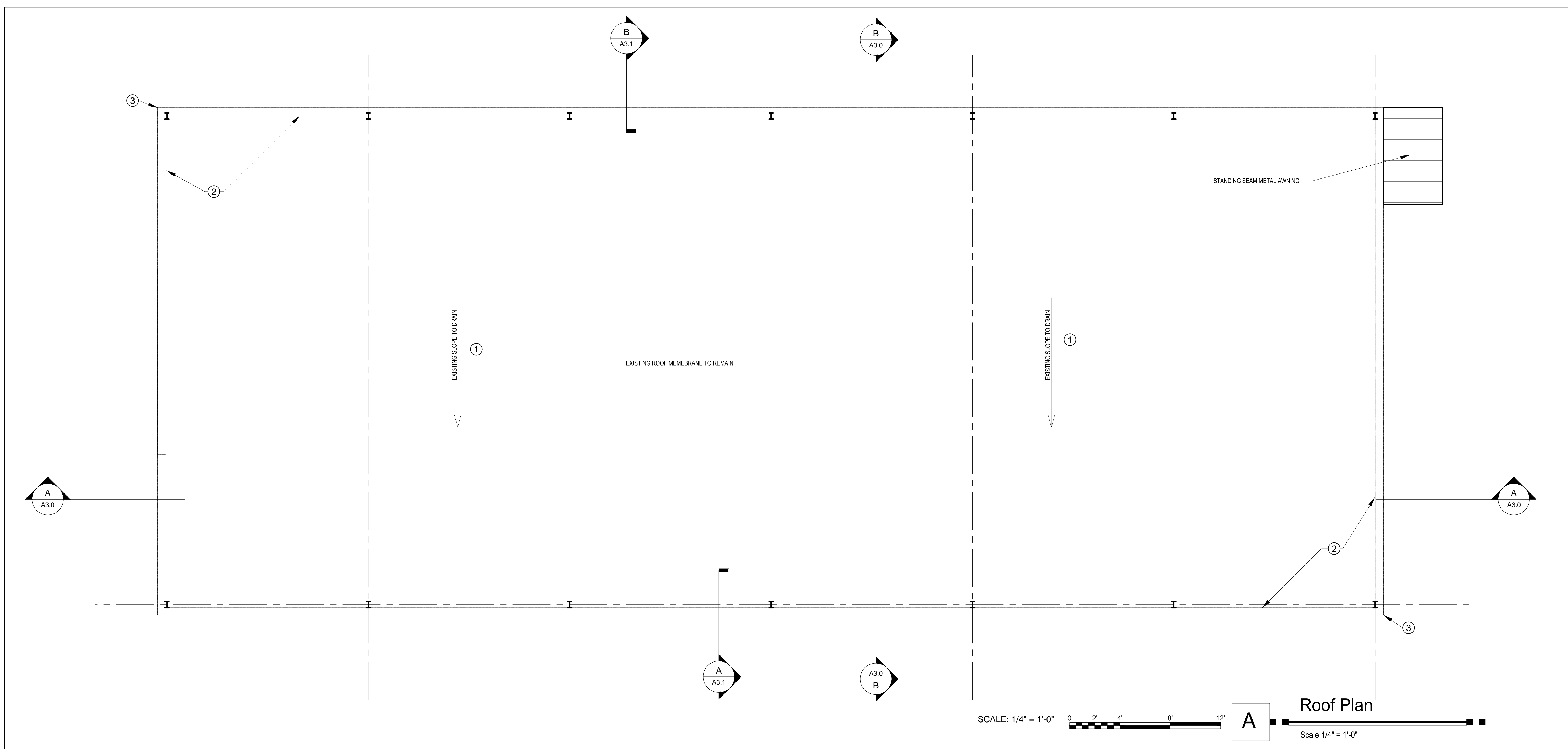
PLAN LEGEND

- (200) DOOR TAG SEE SCHEDULE
- EXISTING WALL TO REMAIN
- ▬ NEW 3 5/8" METAL STUD WALL WITH 1/2" GWB EACH FACE, TO STRUCTURE ABOVE, SOUND WALL SEE A/A2.0
- ▬ NEW 3 5/8" METAL STUD WALL WITH 1/2" GWB EACH FACE, TO STRUCTURE ABOVE, SEE B/A2.0

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sheet number

■ **A1.3**
of
■ 201816

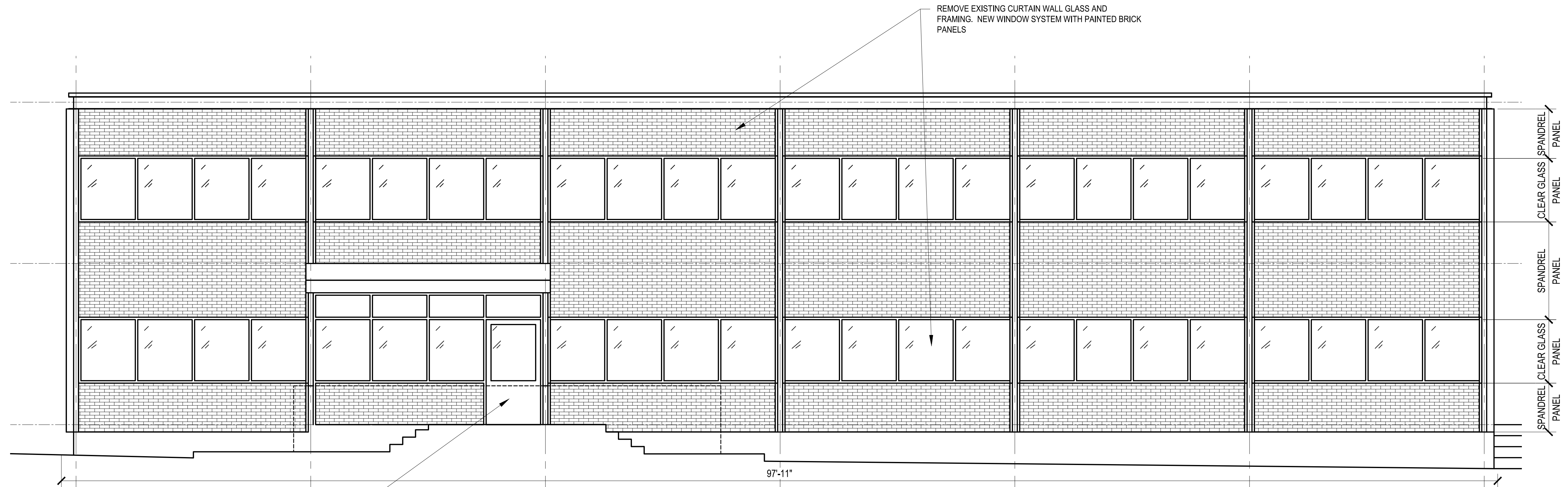


PLAN NOTES

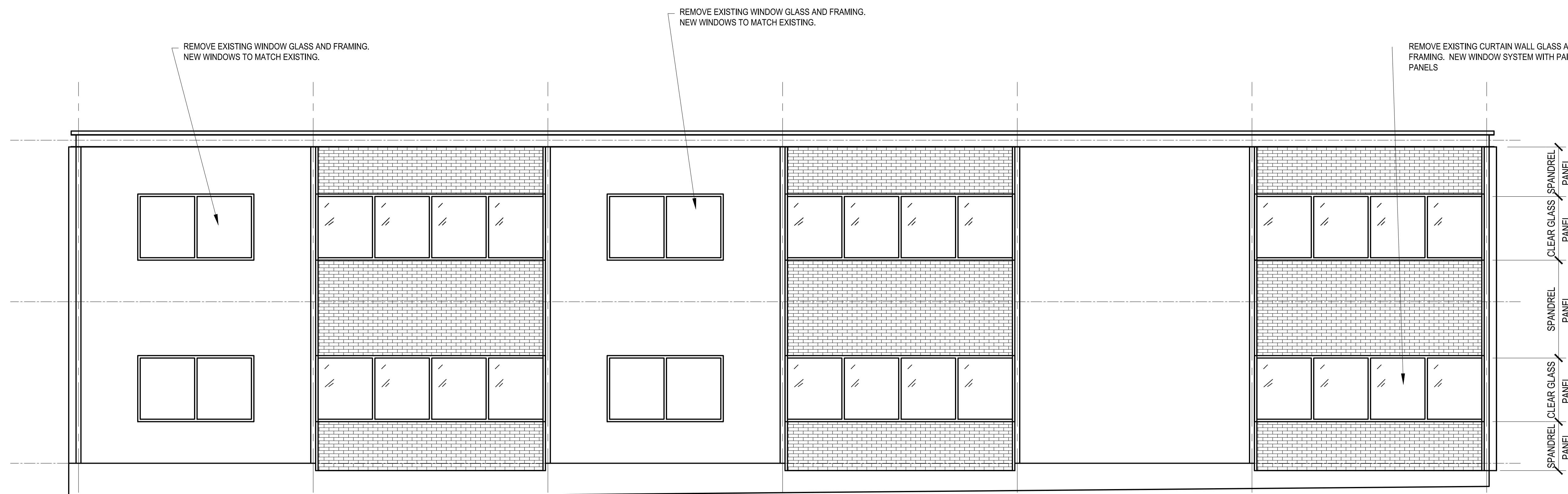
GENERAL NOTES

1. EXISTING ROOF AND DRAINAGE TO REMAIN. REFURBISH AS REQUIRED.
2. PROVIDE NEW PARAPET WATERPROOFING AND FLASHING AS REQUIRED AT PARAPET.
3. PROVIDE NEW PARAPET CAP FLASHING CONTINUOUS AROUND BUILDING TO MATCH EXISTING PROFILE AND FINISH.

Blank area for additional notes or revisions.



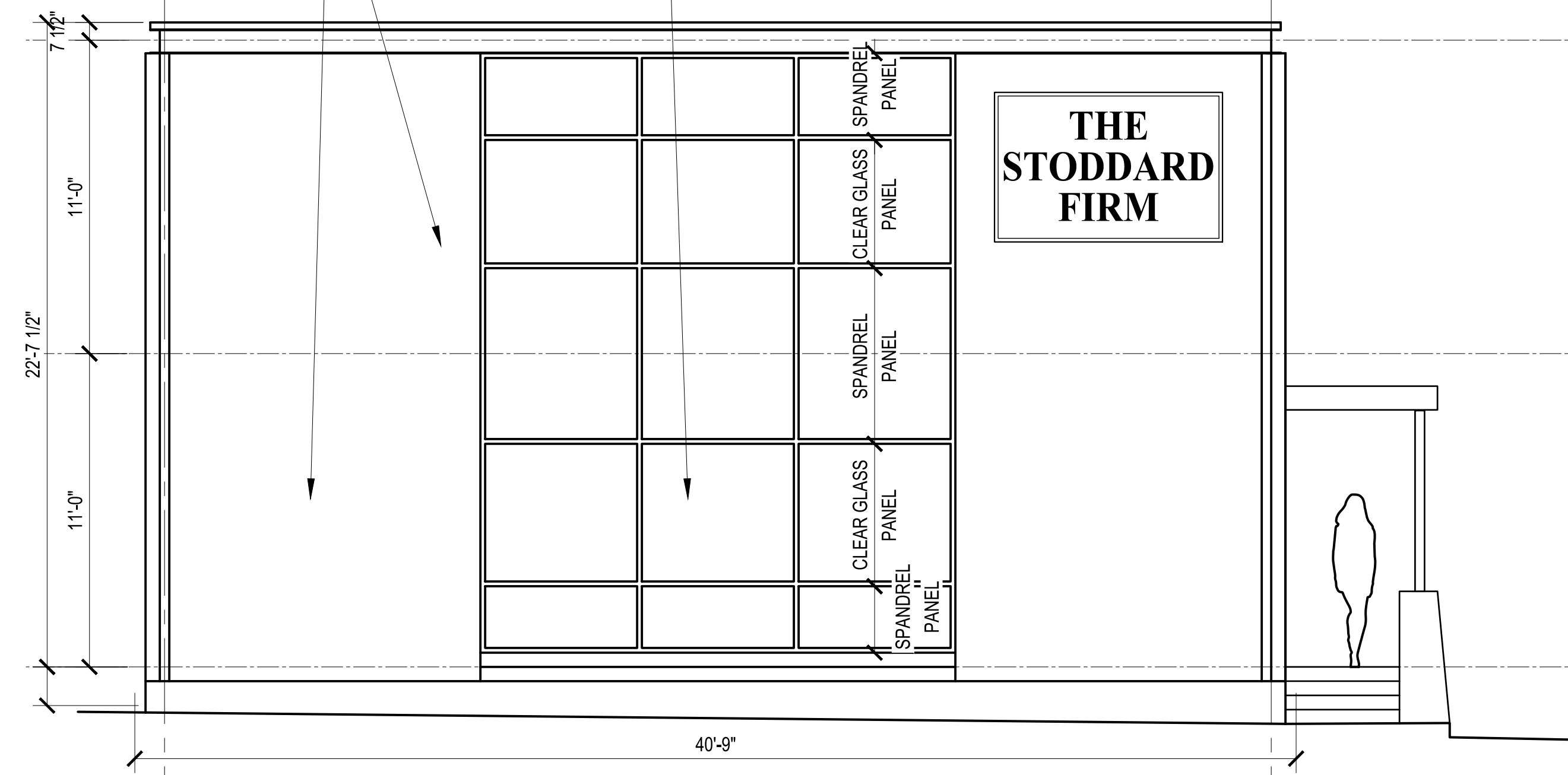
A East Elevation Op. B
Scale 3/8" = 1'-0"



B West Elevation Op. B
Scale 3/8" = 1'-0"

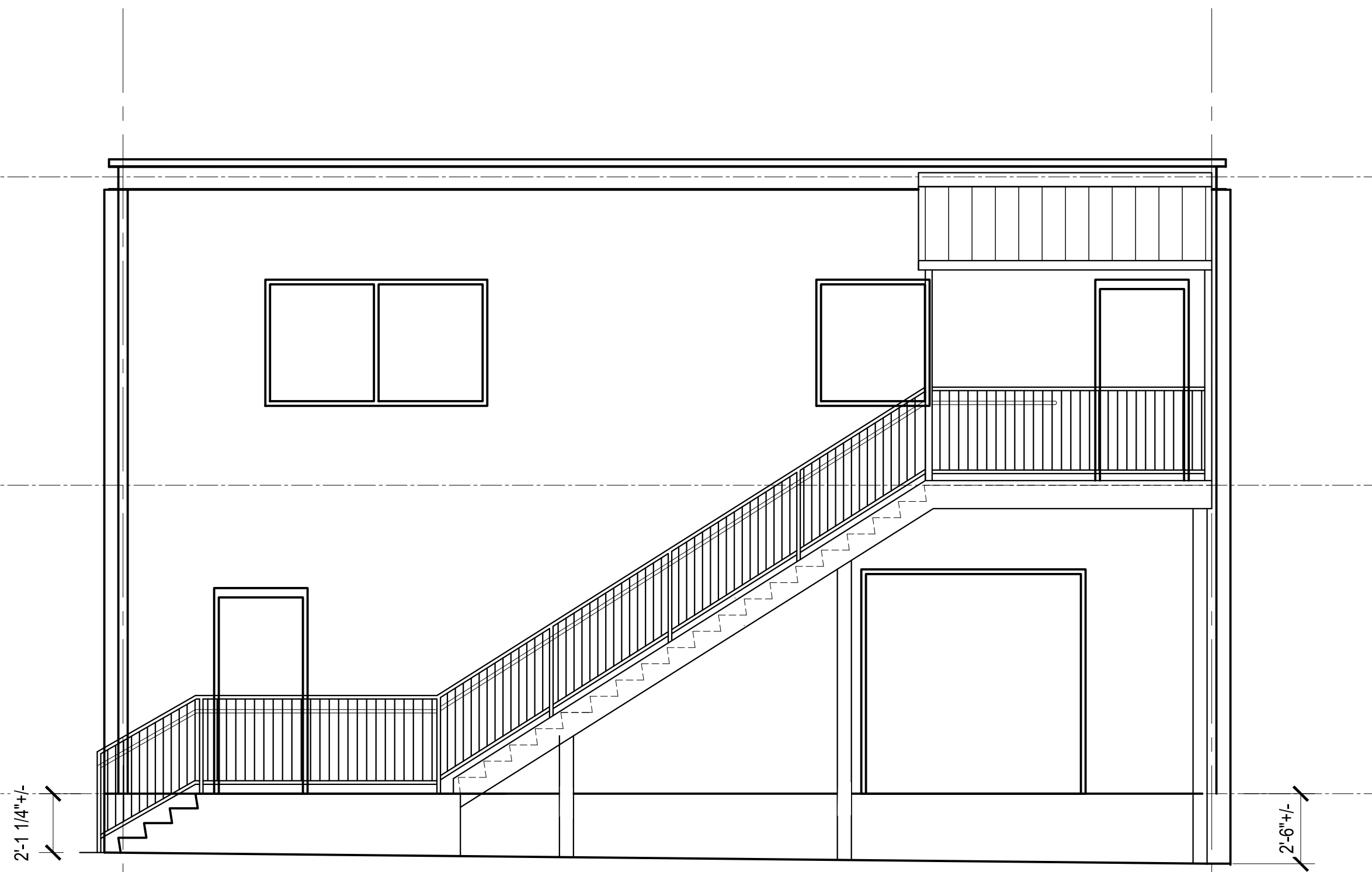
PAINT EXISTING PEBBLE PC PANELS GREY

REMOVE EXISTING CURTAIN WALL GLASS AND FRAMING. NEW CURTAIN WALL SYSTEM TO MATCH EXISTING.



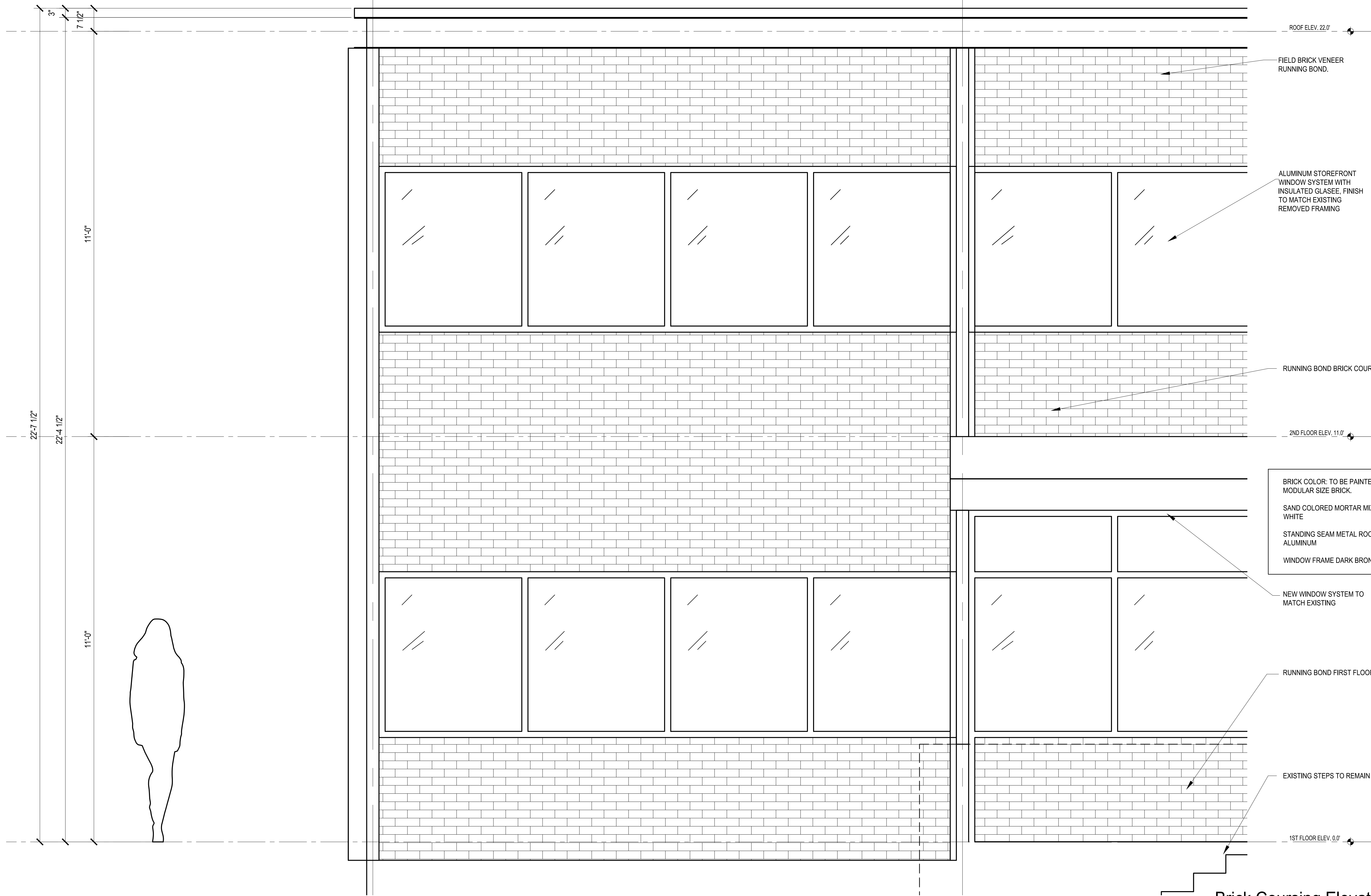
SCOPE OF WORK ON SOUTH ELEVATION IS THE REMOVAL OF THE EXISTING CURTAIN WALL SYSTEM AND PREPARE AREA FOR NEW CURTAIN WINDOW SYSTEMS.

A South Elevation
Scale 3/8" = 1'-0"

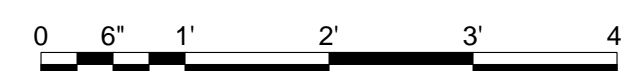


SCOPE OF WORK ON NORTH ELEVATION IS PREPARING THE AREA FOR NEW PAINT (GREY) ON EXISTING CMU VENEER, WINDOW SYSTEMS, AND EXTERIOR STAIR. EXISTING WALL IS CMU, REMOVE CMU AND PROVIDE NEW LINTELS AS REQUIRED FOR NEW WINDOWS. SEE STRUCTURAL.

B North Elevation
Scale 3/8" = 1'-0"



SCALE: 3/4" = 1'-0"



A

Brick Coursing Elevation

Scale 3/4" = 1'-0"

TENANT NAME
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STREET VIEW
ELEVATIONS

project number
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date
■ 1/3/2019

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printings
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■ 1/3/2019 Rev. Elevations
■
■
■

drawn by

checked by

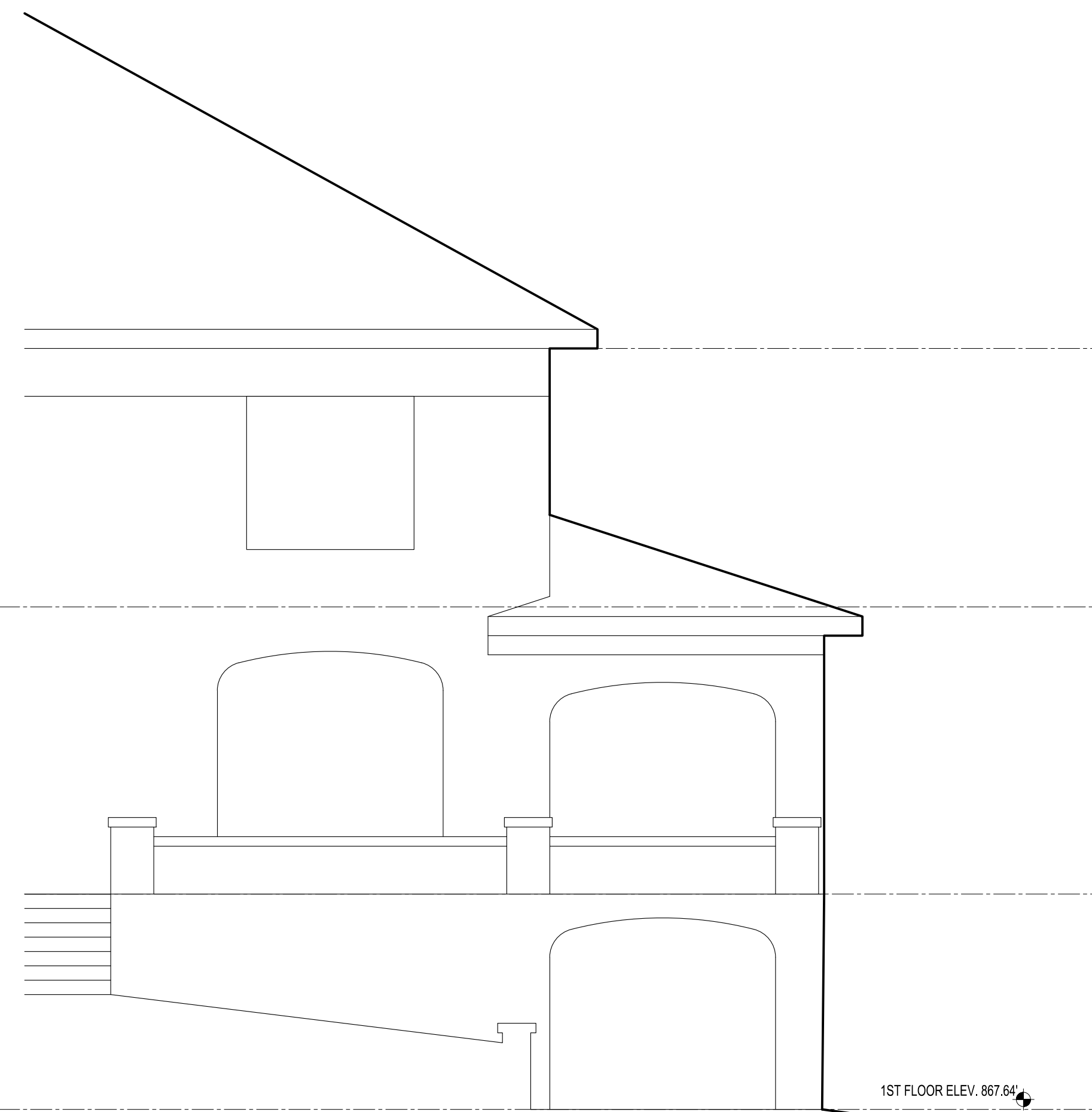
revisions

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sheet number

■ **A2.3**

of
■ 201816



1526 N. Decatur Road



1534 N. Decatur Road

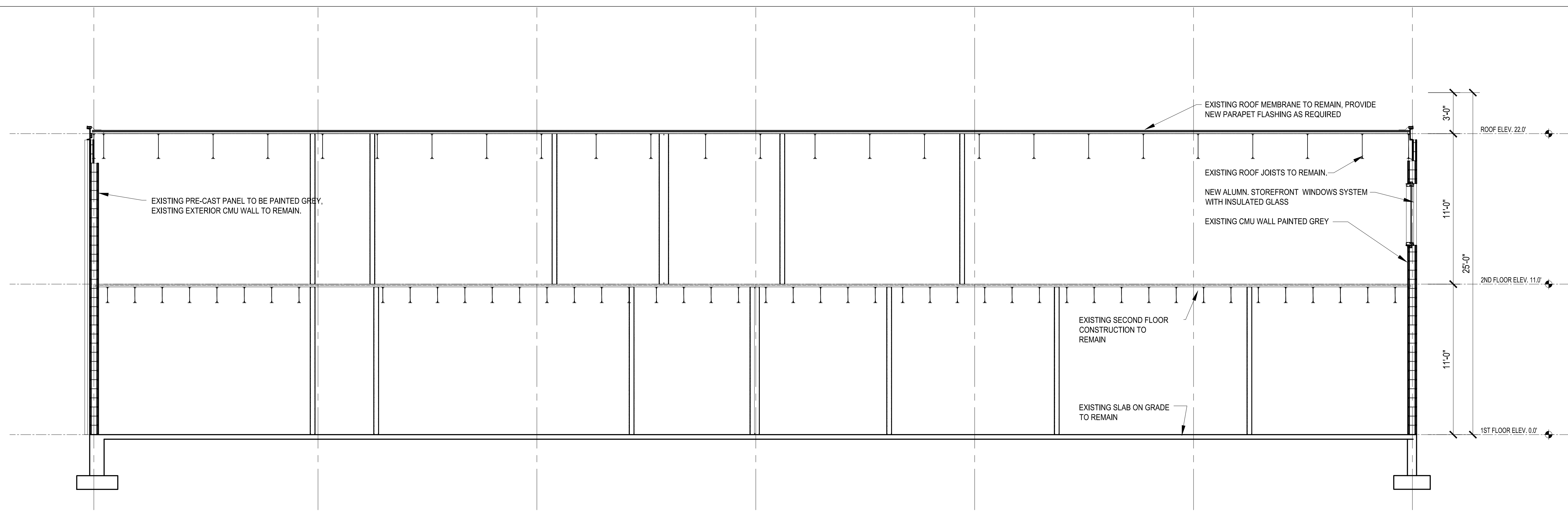
SCALE: 1/4" = 1'-0"



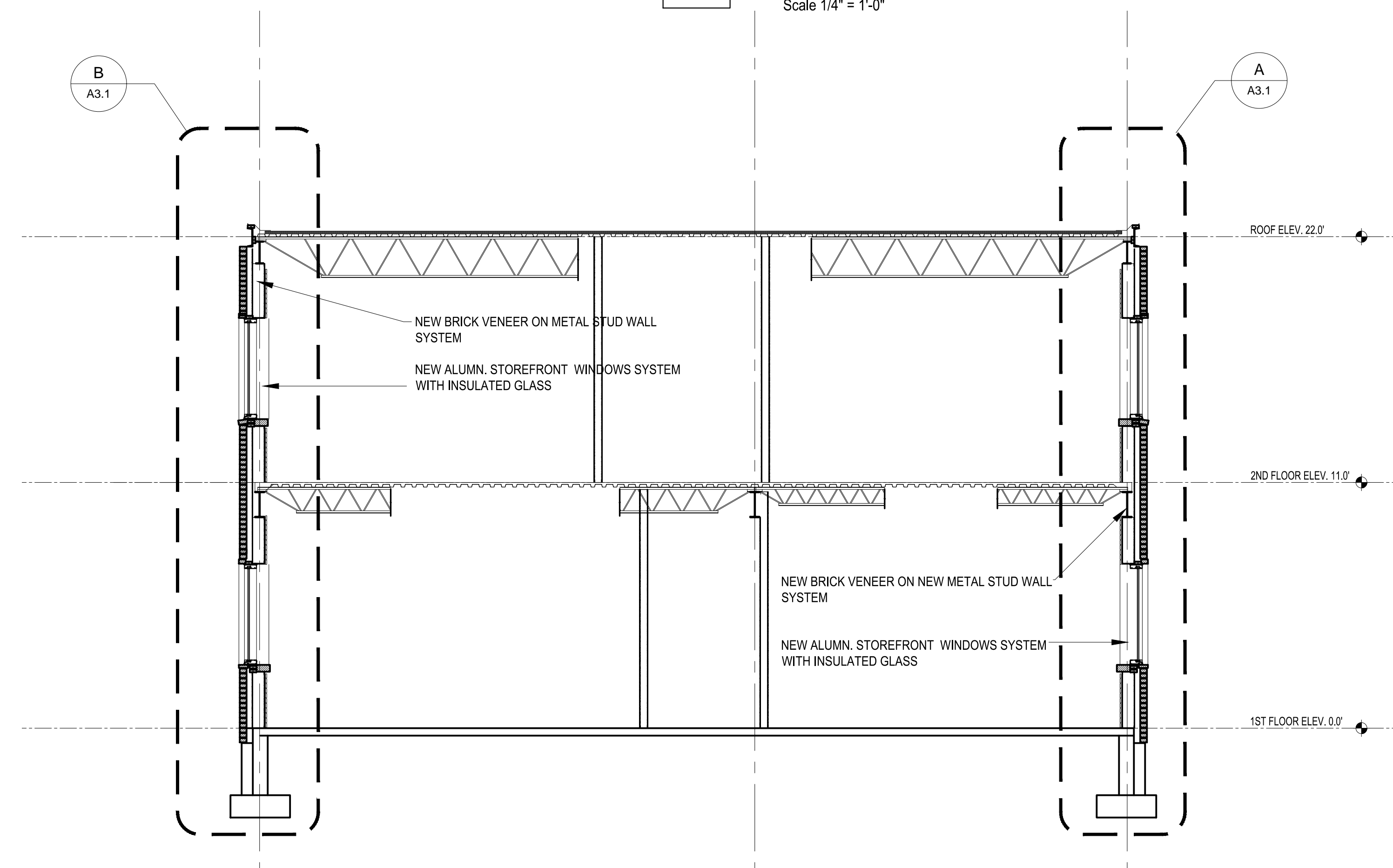
A

Street View Elevations

Scale 1/4" = 1'-0"



A Building Section A-A
Scale 1/4" = 1'-0"



SCALE: 1/4" = 1'-0" 0 2' 4' 8' 12'

B Building Section B-B
Scale 1/4" = 1'-0"

TENANT NAME
Lullwater Wharf, LLC

1534 North Decatur Road
Atlanta, GA 30307

WALL SECTION

project number
■ 201833
date
■ 1/3/2019

seals

printings
■ 9/27/2018 COA Set
■ 1/3/2019 Rev. Elevations
■
■
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drawn by
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checked by
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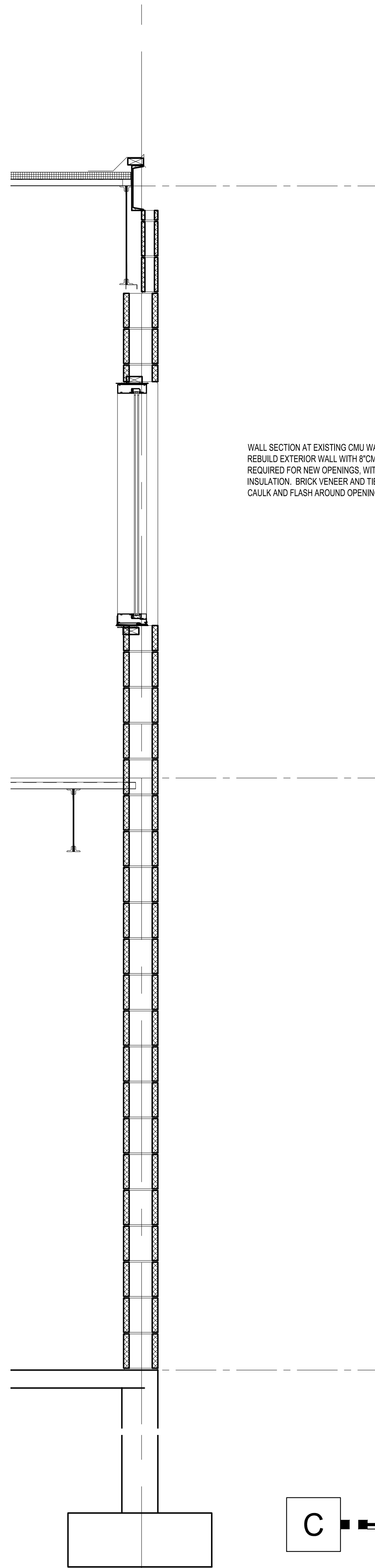
revisions
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sheet number

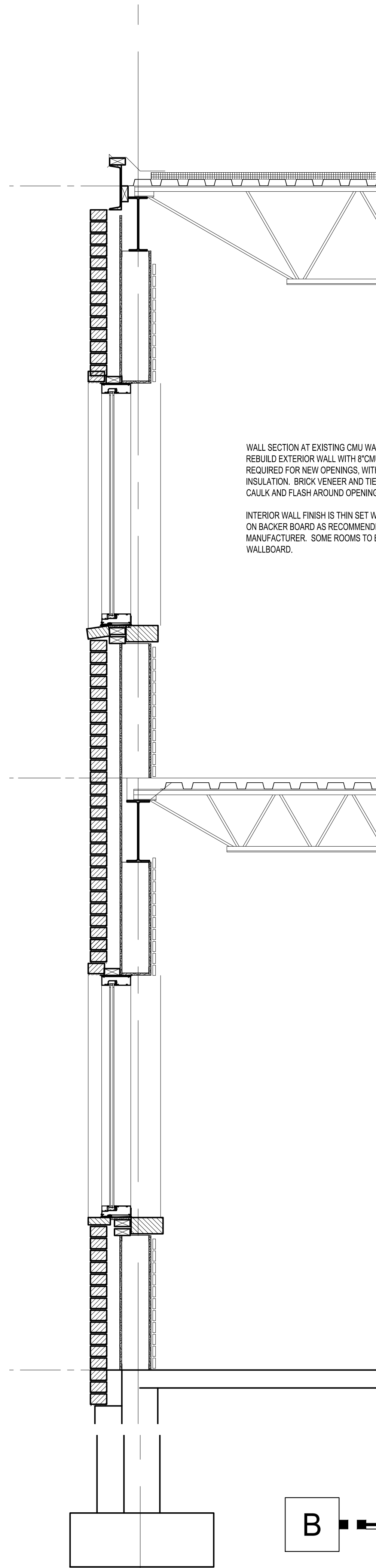
■ **A3.1**

of
■ 201816



WALL SECTION AT EXISTING CMU WALL CONSTRUCTION. REBUILD EXTERIOR WALL WITH 8" CMU INFILL AS REQUIRED FOR NEW OPENINGS, WITH 1" CONTINUOUS INSULATION. BRICK VENEER AND TIES AS REQUIRED. CAULK AND FLASH AROUND OPENINGS AS REQUIRED.

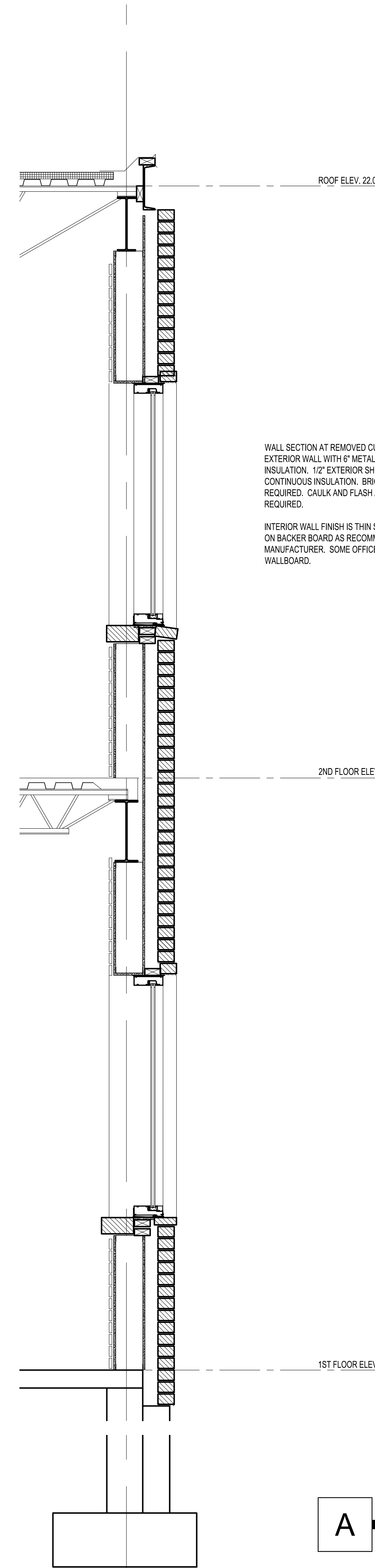
C Wall Section
Scale 3/4" = 1'-0"



WALL SECTION AT EXISTING CMU WALL CONSTRUCTION. REBUILD EXTERIOR WALL WITH 8" CMU INFILL AS REQUIRED FOR NEW OPENINGS, WITH 1" CONTINUOUS INSULATION. BRICK VENEER AND TIES AS REQUIRED. CAULK AND FLASH AROUND OPENINGS AS REQUIRED.

INTERIOR WALL FINISH IS THIN SET WALL BRICK VENEER ON BACKER BOARD AS RECOMMENDED BY MANUFACTURER. SOME ROOMS TO BE PAINTED GYPSUM WALLBOARD.

B Wall Section
Scale 3/4" = 1'-0"



WALL SECTION AT REMOVED CURTAIN WALL. REBUILD EXTERIOR WALL WITH 6" METAL STUDS AND BATT INSULATION. 1/2" EXTERIOR SHEATHING WITH 1" CONTINUOUS INSULATION. BRICK VENEER AND TIES AS REQUIRED. CAULK AND FLASH AROUND OPENINGS AS REQUIRED.

INTERIOR WALL FINISH IS THIN SET WALL BRICK VENEER ON BACKER BOARD AS RECOMMENDED BY MANUFACTURER. SOME OFFICES TO BE PAINTED GYPSUM WALLBOARD.

A Wall Section
Scale 3/4" = 1'-0"

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Lullwater Wharf, LLC				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1534 N Decatur Rd.				Company NAIC Number:	
City Atlanta		State Ga		ZIP Code 30307	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) A parcel of land in Land Lot 53 of the 18th. District, described in deed book 3830, page 175, Dekalb County Georgia records					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Non-Residential</u>					
A5. Latitude/Longitude: Lat. <u>33.788080</u> Long. <u>-84.327937</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>1A</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>NA</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>NA</u>					
c) Total net area of flood openings in A8.b <u>NA</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>NA</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>NA</u>					
c) Total net area of flood openings in A9.b <u>NA</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number Dekalb County 130065			B2. County Name Dekalb		B3. State Georgia
B4. Map/Panel Number 13089C0062	B5. Suffix J	B6. FIRM Index Date May 16, 2013	B7. FIRM Panel Effective/ Revised Date	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 864
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1534 N Decatur Rd			Policy Number:	
City Atlanta	State Ga	ZIP Code 30307	Company NAIC Number	

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: 92 0006 Vertical Datum: NAVD88 890.

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929 NAVD 1988 Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.


Check the measurement used.

- | | | | |
|---|---------------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | <u>864.39</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | _____ | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | _____ | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | _____ | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | <u>862.74</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>862.05</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>863.25</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support. | _____ | <input type="checkbox"/> feet | <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

Certifier's Name Tim Miller	License Number 3150	
Title Land Surveyor		
Company Name Sibley-Miller Surveying & Planning		
Address 2060 Hwy 42 N		
City McDonough	State Ga	ZIP Code 30253
Signature 	Date 4-16-18	Telephone 770-320-7555



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1534 N Decatur Rd			Policy Number:
City Atlanta	State Ga	ZIP Code 30307	Company NAIC Number

**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED)
FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is 1 14 feet meters above or below the HAG.
 - b) Top of bottom floor (including basement, crawlspace, or enclosure) is 2 34 feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is NA feet meters above or below the HAG.
- E3. Attached garage (top of slab) is NA feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is 0 51 feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name			
Address	City	State Georgia	ZIP Code
Signature	Date	Telephone	

Comments

C2e. is AC Pad

Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
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City Atlanta	State Ga	ZIP Code 30307	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____
- G10. Community's design flood elevation: _____ feet meters Datum _____

Local Official's Name	Title
-----------------------	-------

Community Name	Telephone
----------------	-----------

Signature	Date
-----------	------

Comments (including type of equipment and location, per C2(e), if applicable)

Check here if attachments.

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2018

ELEVATION CERTIFICATE

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City Atlanta	State Ga	ZIP Code 30307	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

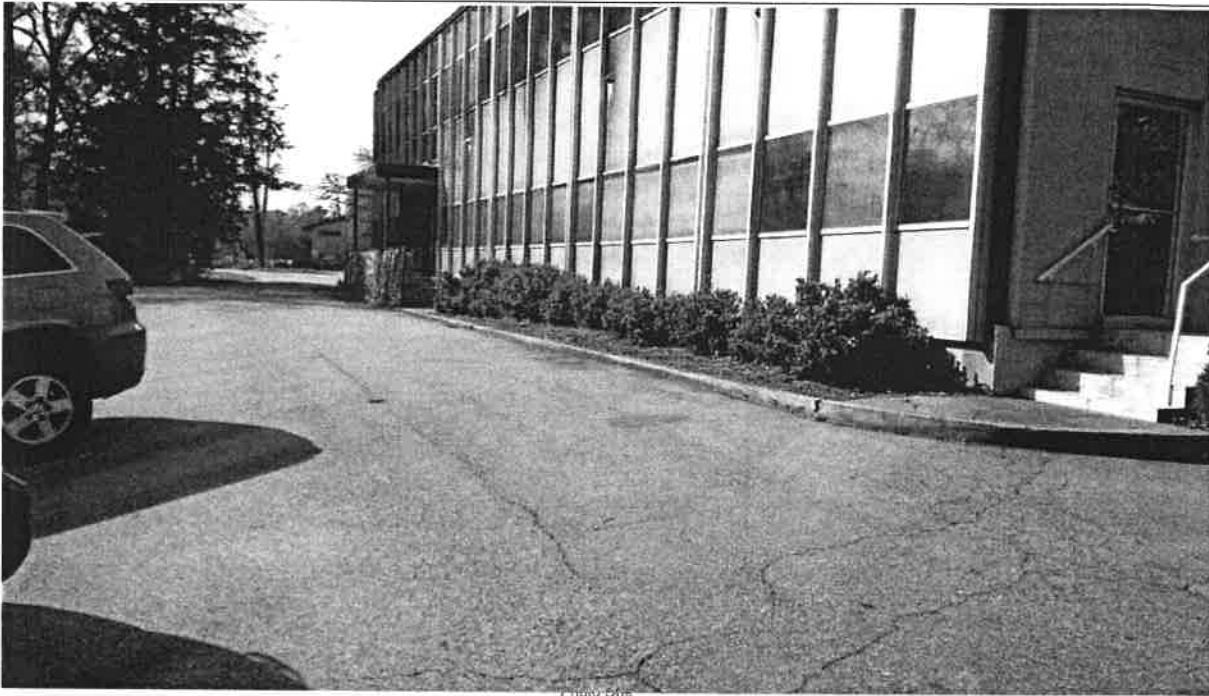


Photo One Caption Front 4-12-18

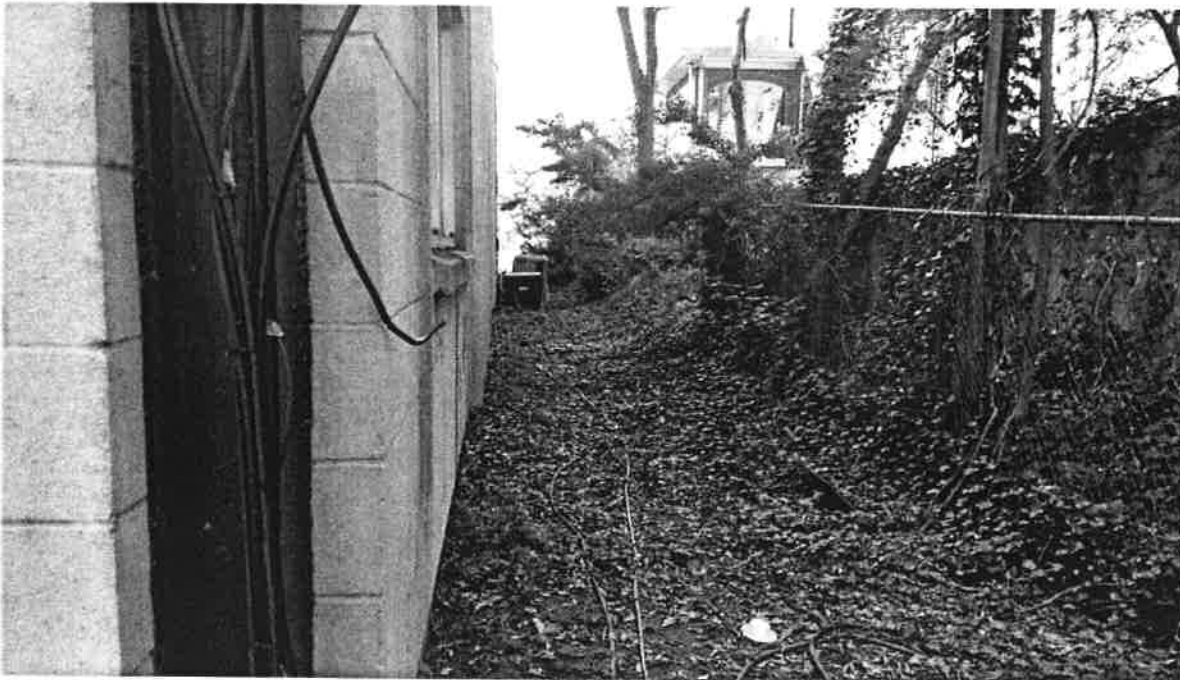


Photo Two Caption Rear 4-12-18

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1534 N Decatur Rd			Policy Number:
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If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

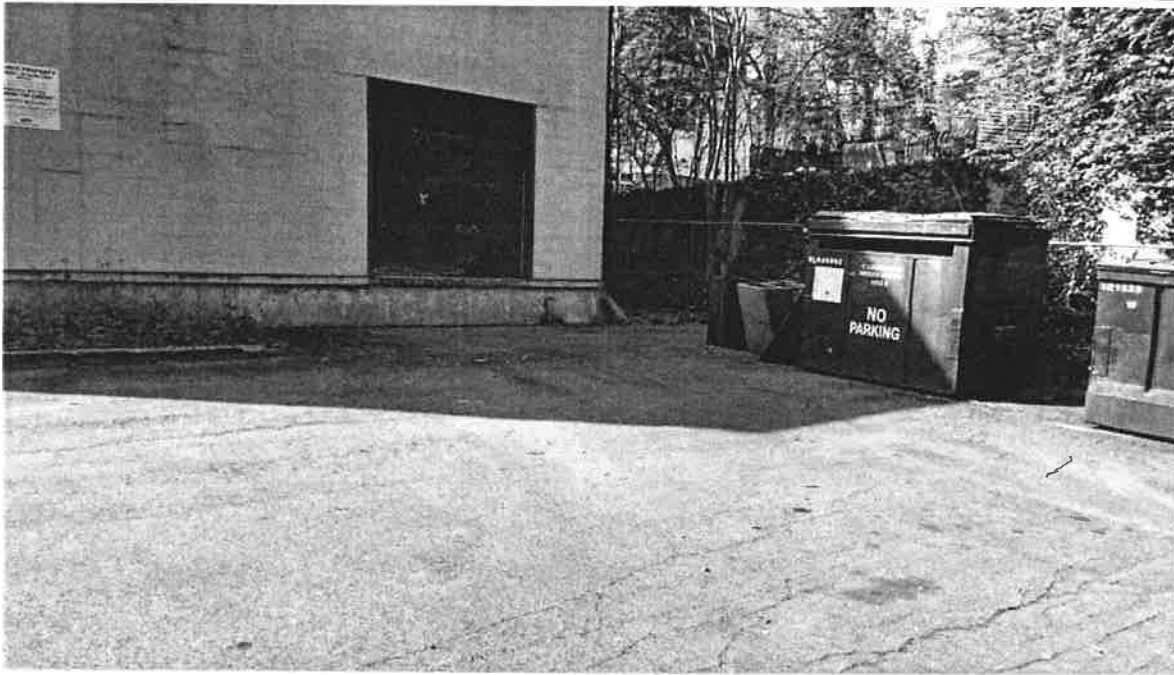


Photo One

Photo One Caption North Side 4-12-18

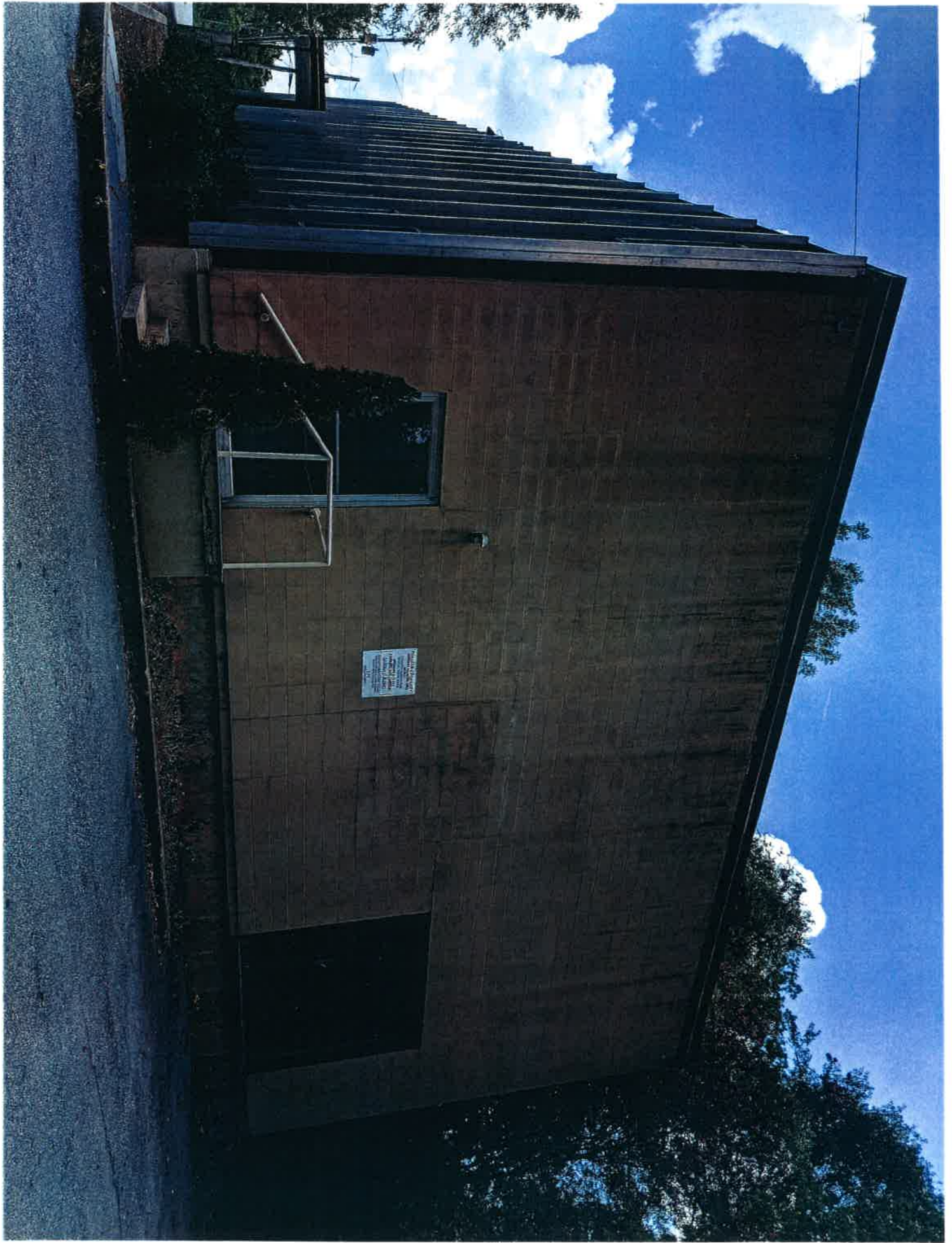


Photo Two

Photo Two Caption South Side 4-12-18

**Existing
Building
at 1534
N. Decatur Road**







**Tax Information for
1534 N.
Decatur Road**

 Print Print this page for your records

Property Tax Information Results

Online Payments are for 2018 Only

For additional assistance, contact (404) 298-4000.

Property Identification	Tax Information Summary																																													
<u>Parcel ID</u> 18 053 02 028 <u>Pin Number</u> 0912930 <u>Property Address</u> 1534 N DECATUR RD NE Property Type Real Estate Tax District 04 - UNINCORPORATED	Taxable Year 2018 Millage Rate 0.04399 1 st Installment Amount \$4,866.52 2 nd Installment Amount \$4,866.52 DeKalb County Taxes Billed \$9,733.04 DeKalb County Taxes Paid \$0.00 DeKalb County Taxes Due \$9,733.04 Total Taxes Billed \$9,733.04 Total Taxes Paid (\$0.00) Total Taxes Due \$9,733.04																																													
Owner Information	DeKalb County Taxes																																													
<u>Last Name, First Name</u> Jan. 1 st <u>Owner</u> DARDEN CLAIBOURNE H JR <u>Co-Owner</u> Current <u>Owner</u> DARDEN CLAIBOURNE H JR <u>Co-Owner</u> Owner Address 1534 N DECATUR RD NE ATLANTA GA 30307-1022 Care of Information ** CHANGE MAILING ADDRESS? **	<input type="button" value="Tax Bill Details"/> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> -- Choose a Tax Year -- ▼ <input type="button" value="Get Tax Payoff Info."/> </div>																																													
Homestead Exemption	Property Tax Mailing Address																																													
<u>Exemption Type</u> - NO EXEMPTION <u>Tax Exempt Amount</u> \$0.00 APPLY FOR BASIC HOMESTEAD EXEMPTION AND PROPERTY ASSESSMENT FREEZE	DeKalb County Tax Commissioner Collections Division PO Box 100004 Decatur, GA 30031-7004 Prior Years Tax *** Please note that payment posting information may be delayed due to batch processing***																																													
Other Exemption Information	DeKalb County Tax																																													
<u>Exemption Type</u> <u>Value Exemption Amount</u> \$0.00	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>TaxYear</th> <th>Total Owed</th> <th>Total Paid</th> <th>Total Due</th> <th>Adjusted Bill Due Date</th> </tr> </thead> <tbody> <tr><td>2018</td><td>\$9,733.04</td><td>\$0.00</td><td>\$9,733.04</td><td></td></tr> <tr><td>2017</td><td>\$9,754.62</td><td>\$9,754.62</td><td>\$0.00</td><td></td></tr> <tr><td>2016</td><td>\$9,776.20</td><td>\$9,776.20</td><td>\$0.00</td><td></td></tr> <tr><td>2015</td><td>\$9,862.52</td><td>\$9,862.52</td><td>\$0.00</td><td></td></tr> <tr><td>2014</td><td>\$10,013.60</td><td>\$10,013.60</td><td>\$0.00</td><td></td></tr> <tr><td>2013</td><td>\$10,024.38</td><td>\$10,024.38</td><td>\$0.00</td><td></td></tr> <tr><td>2012</td><td>\$10,035.16</td><td>\$10,035.16</td><td>\$0.00</td><td></td></tr> <tr><td>2011</td><td>\$9,830.14</td><td>\$9,830.14</td><td>\$0.00</td><td></td></tr> </tbody> </table>	TaxYear	Total Owed	Total Paid	Total Due	Adjusted Bill Due Date	2018	\$9,733.04	\$0.00	\$9,733.04		2017	\$9,754.62	\$9,754.62	\$0.00		2016	\$9,776.20	\$9,776.20	\$0.00		2015	\$9,862.52	\$9,862.52	\$0.00		2014	\$10,013.60	\$10,013.60	\$0.00		2013	\$10,024.38	\$10,024.38	\$0.00		2012	\$10,035.16	\$10,035.16	\$0.00		2011	\$9,830.14	\$9,830.14	\$0.00	
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Deed Information	Delinquent Taxes/ Tax Sale Information																																													
<u>Deed Type</u> WARRANTY DEED <u>Deed Book/Page</u> 05387 / 00320 <u>Plat Book/Page</u> 0 / 0	<u>Tax Sale File Number</u> <u>FiFa-GED Book/Page</u> <u>Levy Date</u> <u>Sale Date</u> <u>Delinquent Amount Due</u>																																													
Property Characteristics/ Sales Information	<input type="button" value="Additional Property"/>																																													
<u>NBHD Code</u> 7019 <u>Zoning Type</u> 01 - OFFICE INSTITUTION Improvement Type <u>Year Built</u> 1965 <u>Condition Code</u> AVERAGE <u>Quality Grade</u> AVERAGE Air Conditioning Fireplaces Stories <u>Square Footage</u> 7,760 Sq. Ft. <u>Basement Area</u> 0 Sq. Ft. <u>% Bsmt Finished</u> 0 Sq. Ft. Bedrooms Bathrooms <u>Last Deed Date</u> 4/2/1986 <u>Last Deed Amount</u> \$33,100.00	Click here to view property map																																													
Property Value/Billing Assessment																																														
<u>Taxable Year</u> 2018 <u>Land Value</u> \$292,700																																														

<u>Building Value</u>	\$246,800
<u>Misc. Improvement Value</u>	\$0
<u>Total Value</u>	\$539,500
<u>40% Taxable Assessment</u>	\$215,800

Information as of 8/22/2018

For additional information on the data above,
contact the Property Appraisal Department at 404-371-2471

For additional assistance, contact (404) 298-4000.

[Contact Us](#)

Property Appraisal Department

Property Overview

8/22/2018 12:22:21 PM

Close

Print

Parcel ID: 18 053 02 028

To view map, click on parcel ID number.

Owner Information

Tax District	04 - UNINCORPORATED	Zoning	01 - OFFICE INSTITUTION
Jan. 1st Owner	DARDEN CLAIBOURNE H JR	Land Use	353 - Office Building - Low Rise - 1-4 Story
Co-Owner		Land Unit	24,394
Current Owner	DARDEN CLAIBOURNE H JR	Calculated Acreage	0.56
Co-Owner		Deeded Acreage	0.7
Owner Address	1534 N DECATUR RD NE ATLANTA GA 30307-1022	Neighborhood	7019
Property Address	1534 N DECATUR RD NE	Property Class	C3 - COMMERCIAL LOT

Appeal Status

Date Notice Mailed	6/1/2018		
Appeal Code	<u>2018</u> N - C.O.A. Notice	2017	N - C.O.A. Notice
Process Code			
Hearing Date			
Hearing Time			

Assessment Notice

You may need to download Adobe Acrobat Reader. It is available at 

Tax Year - ASMT Notice or Letter

2018 - Notice 1
2017 - Notice 1
2016 - Notice 1

The online appeal application is unavailable. Your letter of appeal must be hand-delivered or **POSTMARKED BY THE U.S. POSTAL SERVICE** by the Appeal Deadline Date shown on the front of your **2018** Notice to ensure acceptance as a timely appeal. If you do not file an appeal by this date, your right to file an appeal will be lost. Late appeals will not be processed.

Building Characteristics:

Year Built	1965	Square Footage	7,760
Condition Code	AVERAGE	Unfinished Basement	0 Sq. Ft.
Quality Grade	AVERAGE	Finished Basement	0 Sq. Ft.
Air Conditioning		Bedrooms	
Fireplace		Bathrooms	
Stories			

Current Appraised & Assessment Value

Tax Year	Total Appraised	Taxable Land	Taxable Imp.	Total Taxable	Total Taxable Assessment (40%)
2018	\$539,500	\$292,700	\$246,800	\$539,500	\$215,800

Sales History

Book/Page	Sale Date	Deed Type	Sale Condition	Sale Price
05387 - 00320	4/2/1986	WD - WARRANTY DEED	2 - PARTIAL INTEREST	\$33,100.00
03830 - 00175	6/23/1978	WD - WARRANTY DEED	0 - VALID SALE FMV	\$0.00

Sales which occurred prior to January 1 of this year were used to establish values for the current year. All sales which take place after January 1 will be considered for next year's valuations. These sales are provided for your convenience and may not have been verified or confirmed by our staff. We reserve the right to edit as needed.

[Related Personal Property](#)

[Sales Data Search](#)

[Detailed Property Data](#)

[Property Tax Data](#)

Property Tax Information Results

Parcel ID :18 053 02 028

Print

Back

Land Data

Neighborhood	Commercial Land Use	Zoning	Unit Type	Unit Size
7019 - 353	N/A	OI - OFFICE INSTITUTION	Sq. Ft.	24,394.00

Building Information

Building #1 - Commercial

Building Characteristics

Blt As	353 OFFICE BLDG L/R 1-4S	Structure Type	Brick and Concrete Block	
Blt As SF	7,760	Stories	2	
Actual Year Built	1965	Basement %	0.00	
Functional Obsolescence	0	Economic Obsolescence	0	
Wall Height	HVAC	Sprinkler	Condition	Quality Grade
12	NORMAL	NO	AVERAGE	AVERAGE

Building Permit Data

No Building Permit Data Available

History of Values

Tax Year	Total Appraised	Taxable Land	Taxable Improvement	Total Taxable	Total Assessment
2018	539,500	292,700	246,800	539,500	215,800
2017	539,500	292,700	246,800	539,500	215,800
2016	539,500	292,700	246,800	539,500	215,800
2015	539,500	292,700	246,800	539,500	215,800
2014	539,500	292,700	246,800	539,500	215,800
2013	539,500	292,700	246,800	539,500	215,800
2012	539,500	292,700	246,800	539,500	215,800
2011	539,500	292,700	246,800	539,500	215,800
2010	539,500	292,700	246,800	539,500	215,800
2009	539,500	292,700	246,800	539,500	215,800
2008	539,500	292,700	246,800	539,500	215,800
2007	539,500	292,700	246,800	539,500	215,800
2006	539,500	292,700	246,800	539,500	215,800
2005	468,200	195,100	273,100	468,200	187,280

For information on property characteristics, contact (404) 371-2471.

Back

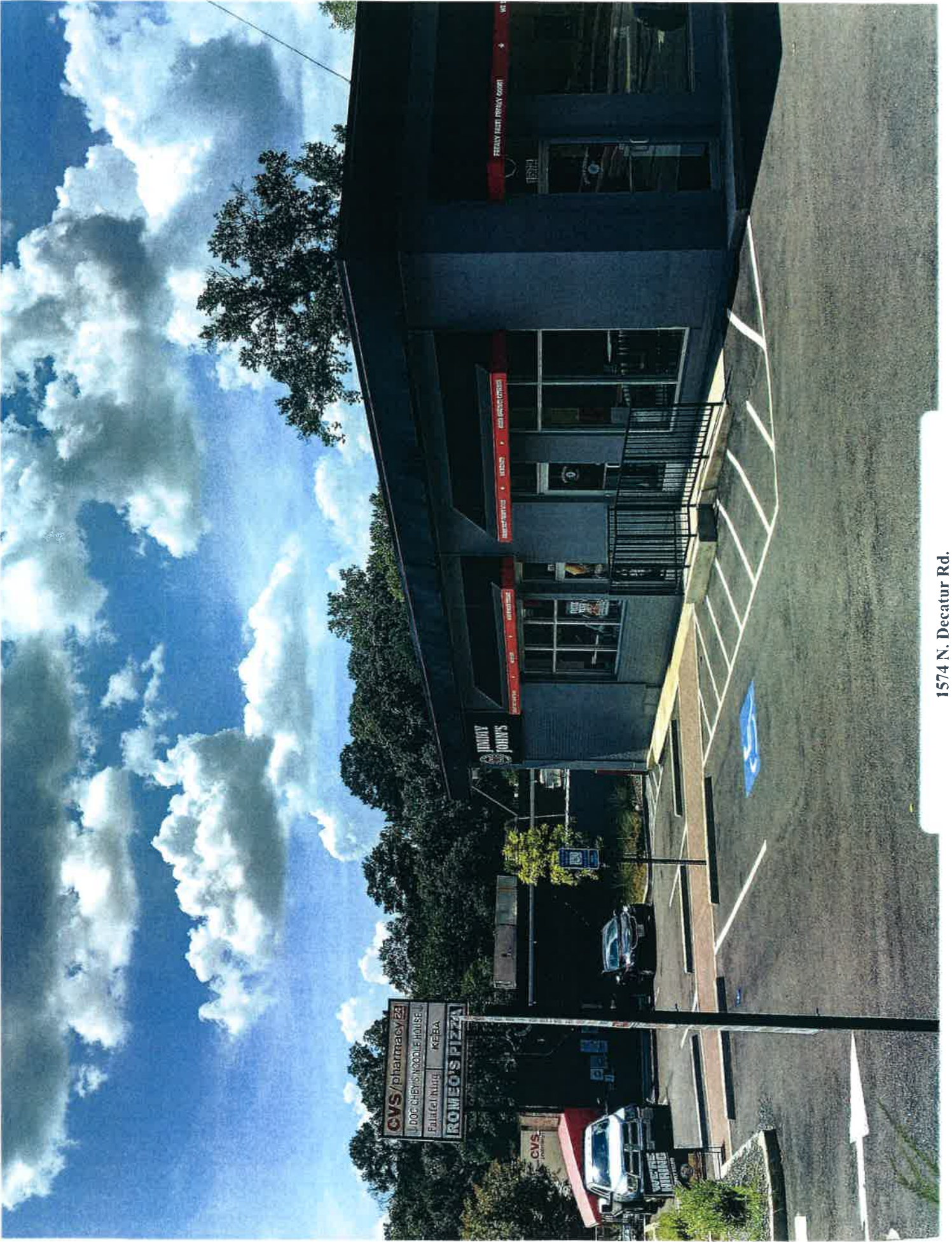
**Proximate
Non-Residential
Properties**



1554 N. Decatur Rd.
Heading east on N. Decatur Rd; same side as subject property



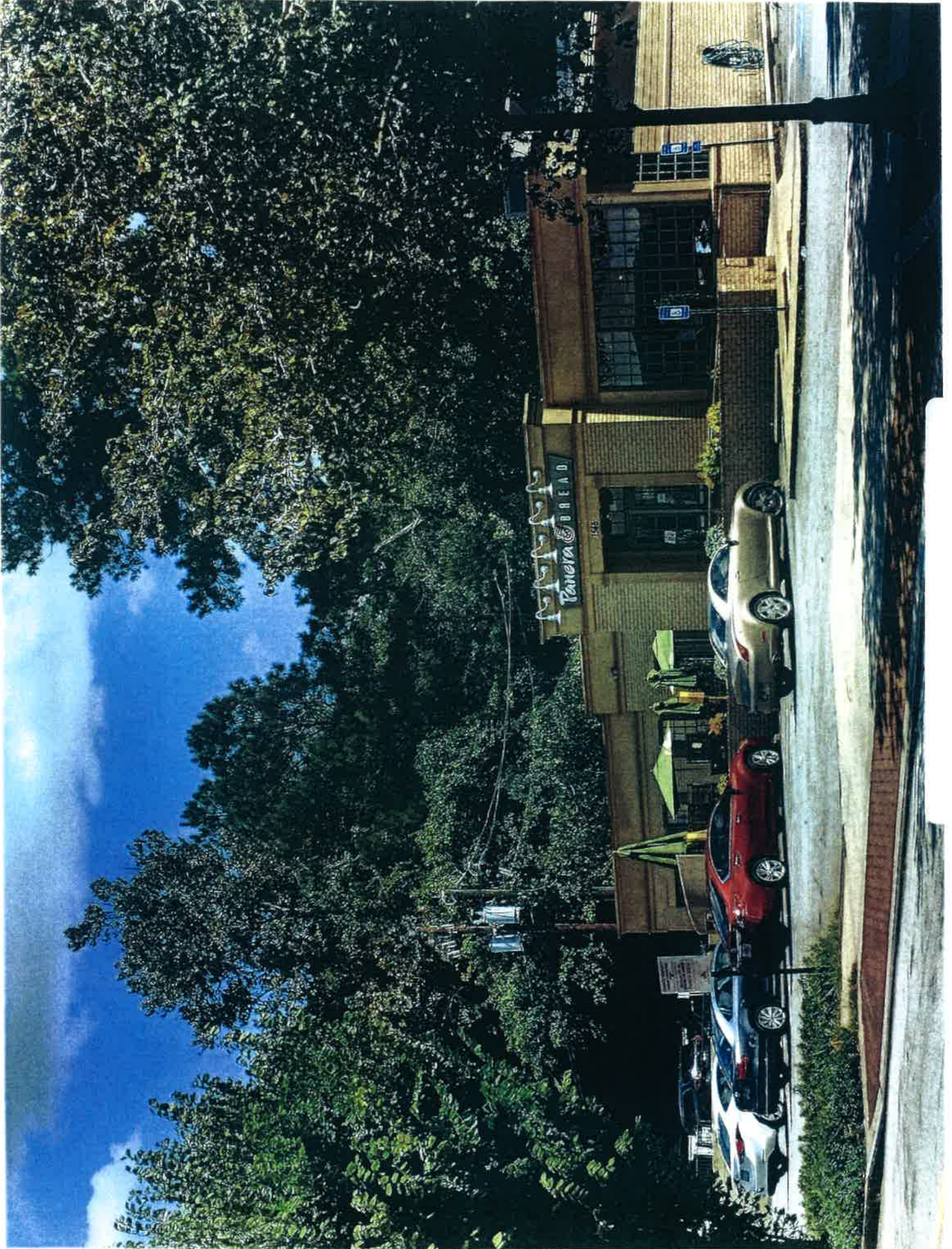
1556 N. Decatur Rd.
Heading east on N. Decatur Rd; same side as subject
property



1574 N. Decatur Rd.
Heading east on N. Decatur Rd; same side as subject
property



1537 N. Decatur Rd.
Heading east on N. Decatur Rd; opposite side of street
from subject property



1545 N. Decatur Rd.
Across from subject property



1583 - 1579 N. Decatur Rd.

Heading east on N. Decatur Rd; opposite side of street
from subject property



1569 - 1561 N. Decatur Rd.
Heading east on N. Decatur Rd.; same side as subject
property



1569 N. Decatur Rd.
Heading east on N. Decatur Rd; opposite side of street
from subject property

Adjoining Structure “Chabad House”



**Adjoining
Structure:
Sub Shop**



1540

The Original
DAVE'S
COASTAL
SUBS

SOLD

Handicapped Parking

