

Tuesday, January 11, 2011

4649 Canyon Creek Trl Ne, Atlanta, GA 30342-2809  
Fulton County, GA parcel# 17 004100030309

## Property Report

### Location

**Property Address** | 4649 Canyon Creek Trl Ne  
Atlanta, GA 30342-2809  
**County** | Fulton County, GA

### Current Owner

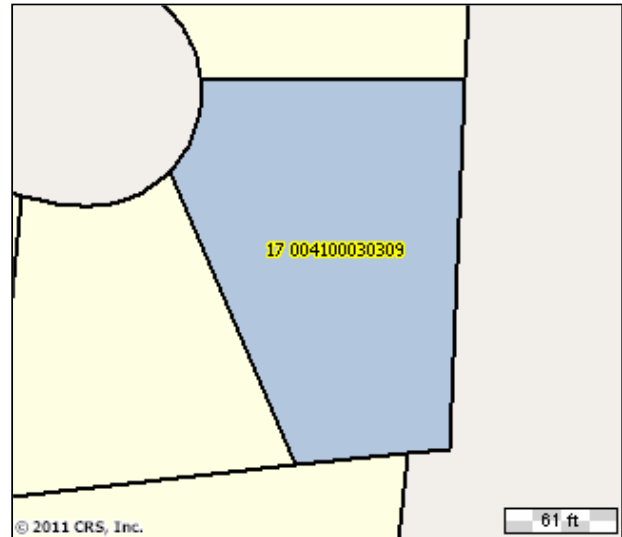
**Name** | Bang Michael R  
**Mailing Address** | 3541 Roswell Rd Ne Unit 15  
Atlanta, GA 30305-1241

### Property Summary

**Property Type** | Residential  
**Land Use** | Residential Vacant Land  
**Improvement Type** | Ranch  
**Square Feet** | **1809 sf**

### General Parcel Information

**Parcel/Tax ID** | 17 004100030309  
**Alternate Parcel ID** |  
**Account Number** | 1947049  
**District/Ward** | 59  
**Census Tract/Block** | 101.01/1



### Sales History through 12/10/2010

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	Quality	Book/Page or Document#
10/31/2005	\$256,001					41270/1
10/01/2005	\$256,001	Bang Michael R				
03/01/2001	\$258,000					
10/01/1986	\$100,000					

### Tax Assessment

Appraisals	Amount	Taxes	Amount
Tax Year	2009	City Taxes	\$0
Appraised Land	\$84,300	County Taxes	\$945.28
Appraised Improvements	\$0	Total Taxes	\$945.28
Total Tax Appraisal	\$84,300	Exempt Amount	
Total Assessment	\$33,720	Exempt Reason	

### Mortgage History

No mortgages were found for this parcel.

### Property Characteristics: Building

Building #	Type	Condition	Sq Feet	Year Built	Effective Year	BRs	Baths	Rooms	Stories	Units
1	Ranch	Good	1809	1957	1990	3	2	6	1	
<b>Building Square Feet (Living Space)</b>					<b>Building Square Feet (Other)</b>					
<b>First Story (Base)</b>				1809	<b>Basement Crawl</b>					
<b>Construction</b>										
<b>Quality</b>			Above Average			<b>Roof Framing</b>				
<b>Shape</b>						<b>Roof Cover Deck</b>				
<b>Partitions</b>						<b>Cabinet Millwork</b>				
<b>Common Wall</b>						<b>Floor Finish</b>				

<b>Foundation</b>		<b>Interior Finish</b>	
<b>Floor System</b>		<b>Air Conditioning</b>	
<b>Exterior Wall</b>	Concrete	<b>Heat Type</b>	Forced Air Unit
<b>Structural Framing</b>		<b>Bathroom Tile</b>	
<b>Fireplace</b>	Y	<b>Plumbing Fixtures</b>	
<b>Other</b>			
<b>Occupancy</b>		<b>Building Data Source</b>	

**Property Characteristics: Extra Features**

No extra features were found for this parcel.

**Property Characteristics: Lot**

<b>Land Use</b>	Residential Vacant Land	<b>Lot Dimensions</b>	
<b>Block/Lot</b>		<b>Lot Square Feet</b>	
<b>Latitude/Longitude</b>	33.8816027-84.365717°	<b>Acreage</b>	0.62

**Property Characteristics: Utilities/Area**

<b>Gas Source</b>	Public	<b>Road Type</b>	Paved
<b>Electric Source</b>	Public	<b>Topography</b>	Low
<b>Water Source</b>	Public	<b>District Trend</b>	
<b>Sewer Source</b>	Public	<b>Special School District 1</b>	
<b>Zoning Code</b>	R3	<b>Special School District 2</b>	
<b>Owner Type</b>			

**Legal Description**

<b>Subdivision</b>		<b>Plat Book/Page</b>	
<b>Block/Lot</b>		<b>Description</b>	Neighborhood: 1755  Legal: An Proximity To Ga 400 Does Not Hinder Use Of Land An Hse Demo'd 11/08 An Nc Not Yet Constructed
<b>District/Ward</b>	59		
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