



*First American*

*my*FirstAm® Combined Report

2649 Paul Ave Nw, Atlanta, GA 30318

---

Property Address:

**2649 Paul Ave Nw  
Atlanta, GA 30318**



First American

myFirstAm® Property Profile

2649 Paul Ave Nw, Atlanta, GA 30318

Property Information			
<b>Owner(s):</b>	Scott , Michelle M	<b>Mailing Address:</b>	2649 Paul Ave Nw, Atlanta, GA 30318
<b>Owner Phone:</b>	Unknown	<b>Property Address:</b>	2649 Paul Ave Nw, Atlanta, GA 30318
<b>Vesting Type:</b>		<b>Alt. APN:</b>	7031697
<b>County:</b>	Fulton	<b>APN:</b>	17-0253-0001-169
<b>Map Coord:</b>	17-253	<b>Census Tract:</b>	008800
<b>Lot#:</b>	2	<b>Block:</b>	
<b>Subdivision:</b>	2651 Paul Ave	<b>Tract:</b>	
<b>Legal:</b>			

Property Characteristics			
<b>Use:</b>	Sfr	<b>Year Built / Eff. :</b>	2007 /
<b>Zoning:</b>	R5	<b>Lot Size Ac / Sq Ft:</b>	0.205 / 8930
<b>Bedrooms:</b>	3	<b>Bathrooms:</b>	3
<b># Rooms:</b>	7	<b>Quality:</b>	Good
<b>Pool:</b>		<b>Air:</b>	Y
<b>Stories:</b>	2	<b>Improvements:</b>	
<b>Gross Area:</b>	2782	<b>Garage Area :</b>	
		<b>Parking / #:</b>	On & Off Street /
		<b>Basement Area:</b>	
		<b>Fireplace:</b>	Y
		<b>Heating:</b>	Warm Air
		<b>Style:</b>	Conventional

Sale and Loan Information			
<b>Sale / Rec Date:</b>	03/02/2015 / 03/05/2015	<b>*\$/Sq. Ft.:</b>	\$107.84
<b>Sale Price:</b>	\$300,000	<b>1st Loan:</b>	\$288,461
<b>Doc No.:</b>	054683-000088	<b>Loan Type:</b>	Private Party
<b>Doc Type:</b>	General Warranty Deed	<b>Transfer Date:</b>	03/05/2015
<b>Seller:</b>	Roberts Scott	<b>Lender:</b>	Ocmcb Inc
		<b>2nd Mtg.:</b>	
		<b>Prior Sale Amt:</b>	
		<b>Prior Sale Date:</b>	
		<b>Prior Doc No.:</b>	
		<b>Prior Doc Type:</b>	

\*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information			
<b>Imp Value:</b>	\$114,880	<b>Exemption Type:</b>	
<b>Land Value:</b>	\$26,760	<b>Tax Year / Area:</b>	2018 / 05
<b>Total Value:</b>	\$141,640	<b>Tax Value:</b>	
<b>Total Tax Amt:</b>	\$6,337.26	<b>Improved:</b>	81%



First American

myFirstAm® Transaction History

2649 Paul Ave Nw, Atlanta, GA 30318

To request additional information, please contact your local Sales Representative, Customer Service Department, or for an additional fee you may [click here](#).

### History Record # 1 : SALE/TRANSFER

<b>Buyer:</b>	Scott Michelle M	<b>Seller:</b>	Roberts Scott
<b>Transaction Date:</b>	03/02/2015	<b>Sale Price:</b>	\$300,000
<b>Recording Date:</b>	03/05/2015	<b>Sale Price Type:</b>	
<b>Recorded Doc #:</b>	054683-000088	<b>Title Company:</b>	
<b>Document Type:</b>	Deed Transfer	<b>Vesting Type:</b>	

### FINANCE

<b>Mortgage Recording Date:</b>	03/05/2015	<b>Mortgage Transfer Type:</b>	Resale
<b>Mortgage Document #:</b>	054683-000089	<b>Mortgage Rate Type:</b>	
<b>Lender:</b>	Ocmbc Inc	<b>Mortgage Term:</b>	30
<b>Document Type</b>	Trust Deed/Mortgage	<b>Vesting Type:</b>	
<b>Loan Amount:</b>	\$288,461	<b>Mortgage Rate:</b>	
<b>Borrower 1:</b>	Scott Michelle M	<b>Borrower 2:</b>	
<b>Borrower 3:</b>		<b>Borrower 4:</b>	



First American

myFirstAm® Comparable Sales

2649 Paul Ave Nw, Atlanta, GA 30318

Subject Property

APN	Property Address	Sale Price	Year Built	Beds	Baths	Sq. Ft.	Rec. Date	Dist. from Subj.
17-0253-0001-169	2649 Paul Ave Nw, Atlanta, GA 30318	\$300,000	2007	3	3	2782		

Comparable Sales

A.	17-0244-0004-018	2206 Parkview LN NW , Atlanta, GA 30318	\$52,000	2003	4	3	2382	02/11/2019	0.34 mi
B.	17-0253-0007-046	2602 Forrest AVE NW , Atlanta, GA 30318	\$309,000	2002	3	3	3064	03/15/2019	0.38 mi
C.	17-0256-LL-088	2082 Hatteras WAY NW , Atlanta, GA 30318	\$425,500	2005	4	3	2702	05/31/2019	0.64 mi
D.	17-0256-LL-262	2122 Garrison WAY NW , Atlanta, GA 30318	\$419,900	2014	3	4	2530	03/14/2019	0.73 mi
E.	17-0256-LL-129	2046 Village Crest DR NW , Atlanta, GA 30318	\$425,000	2006	4	4	3142	06/04/2019	0.73 mi
F.	17-0256-LL-256	2100 Garrison WAY NW , Atlanta, GA 30318	\$416,000	2014	3	4	2414	05/09/2019	0.74 mi
G.	17-0256-LL-096	2056 Old Georgian TER NW , Atlanta, GA 30318	\$425,000	2006	4	3	2614	05/13/2019	0.77 mi
H.	17-0256-LL-107	2063 Old Georgian TER NW , Atlanta, GA 30318	\$424,900	2006	3	4	3080	02/28/2019	0.78 mi
I.	17-0256-LL-158	2098 Old Georgian TER NW , Atlanta, GA 30318	\$395,000	2014	3	3	2552	04/16/2019	0.79 mi
J.	17-0230-LL-148	2201 Mauldin ST NW , Atlanta, GA 30318	\$510,000	2001	4	4	2911	05/14/2019	0.83 mi
K.	17-0230-0003-131	2091 Adams DR NW , Atlanta, GA 30318	\$425,000	2000	4	3	2917	03/25/2019	0.99 mi
L.	17-0229-LL-335	1336 Dupont Commons CIR NW #273, Atlanta, GA 30318	\$450,000	2011	3	3	2370	01/17/2019	1.25 mi
M.	17-0229-LL-246	1647 Dupont Commons DR NW , Atlanta, GA 30318	\$465,000	2006	3	3	2480	06/07/2019	1.46 mi
N.	17-0229-0001-050	1871 Francis AVE NW , Atlanta, GA 30318	\$413,929	2017	4	3	2866	03/05/2019	1.49 mi
O.	17-0229-LL-284	1632 Duncan DR NW , Atlanta, GA 30318	\$485,000	2006	4	3	2990	04/08/2019	1.51 mi

**Subject Property**

APN	Property Address	Sale Price	Year Built	Beds	Baths	Sq. Ft.	Rec. Date	Dist. from Subj.
17-0253-0001-169	2649 Paul Ave Nw, Atlanta, GA 30318	\$300,000	2007	3	3	2782		

**Comparable Sales**

P.	17-0220-0005-008	2700 Ridgemore RD NW , Atlanta, GA 30318	\$615,000	1954	3	2	2710	04/26/2019	1.51 mi
Q.	17-0220-0006-030	1647 Fernleaf CIR NW , Atlanta, GA 30318	\$750,000	1964	3	2	2909	04/16/2019	1.66 mi
R.	17-0257-LL-029	2821 Glenlocke CIR NW , Atlanta, GA 30318	\$297,000	2004	4	3	2938	05/15/2019	1.67 mi
S.	17-0220-0002-022	2633 Margaret Mitchell DR NW , Atlanta, GA 30327	\$1,015,000	1960	3	3	2791	05/17/2019	1.75 mi
T.	17-0219-0001-045	1595 Wesley PKWY NW , Atlanta, GA 30327	\$867,000	1963	4	3	2576	03/29/2019	2.08 mi
U.	17-0249-0002-052	1183 6th ST NW , Atlanta, GA 30318	\$77,000	1920	4	3	2787	02/05/2019	2.16 mi
V.	17-0224-0003-213	1628 Drew DR NW , Atlanta, GA 30318	\$397,600	2014	4	3	2640	02/28/2019	2.55 mi
W.	17-0184-0003-034	1160 Peachtree Battle AVE NW , Atlanta, GA 30327	\$1,175,000	1929	4	3	3090	03/28/2019	2.58 mi
X.	17-0248-0007-023	934 Hall ST NW , Atlanta, GA 30318	\$282,500	2005	4	4	2692	05/14/2019	2.62 mi
Y.	17-0225-LL-077	1508 Drew DR NW , Atlanta, GA 30318	\$385,000	2014	3	3	2682	05/24/2019	2.71 mi

**Comparable Statistics**

	<u>Average :</u>	<u>Low :</u>	<u>High :</u>
<b>Sale Price:</b>	\$476,093	\$52,000	\$1,175,000
<b>Loan Amount:</b>	\$0	\$0	\$0
<b>Bedrooms:</b>	4	3	4
<b>Bathrooms:</b>	3	2	4
<b>Sq. Ft.:</b>	2753	2370	3142
<b>Sale \$ / Sq. Ft.*:</b>	\$173	\$22	\$374

\*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Ft.



First American

myFirstAm® Tax Map

2649 Paul Ave Nw, Atlanta, GA 30318

