

## 328 Stoney Hollow Rd, Canton, GA 30114-7240, Cherokee County



MLS Beds <b>4</b>	MLS Sq Ft <b>2,229</b>	Lot Sq Ft <b>3,485</b>	MLS Sale Price <b>\$229,000</b>
MLS Baths <b>2</b>	Yr Built <b>2006</b>	Type <b>SFR</b>	MLS Sale Date <b>09/25/2019</b>

### OWNER INFORMATION

Owner Name	<b>Weinberg Joshua A &amp; Elizabeth</b>	Tax Billing Zip	<b>30114</b>
Owner Name 2	<b>Barona Jesus J</b>	Tax Billing Zip+4	<b>7240</b>
Tax Billing Address	<b>328 Stoney Hollow Rd</b>	Owner Occupied	<b>Yes</b>
Tax Billing City & State	<b>Canton, GA</b>		

### LOCATION INFORMATION

Subdivision	<b>Park Village Ph 01</b>	Neighborhood Code	<b>18050</b>
Municipality/Township	<b>County District 14</b>	Zoning	<b>PUD</b>
School District Code	<b>1301110</b>	Flood Zone Code	<b>X</b>
Census Tract	<b>904.00</b>	Flood Zone Panel	<b>13057C0162E</b>
Carrier Route	<b>R062</b>	Flood Zone Date	<b>06/07/2019</b>

### TAX INFORMATION

Tax ID	<b>14N21B-00000-089-000</b>	% Improved	<b>80%</b>
Parcel ID	<b>14N21B 089</b>	Tax District Area	<b>003</b>
Alt APN	<b>1148508</b>	Tax Appraisal Area	<b>003</b>
Lot No.	<b>100</b>	County Tax	<b>\$2,578</b>
Legal Description	<b>LOT 100 PARK VILLAGE PH 1POD S F &amp; I</b>		

### ASSESSMENT & TAX

Assessment Year	2019	2018	2017
Assessed Value - Total	<b>\$84,400</b>	<b>\$79,000</b>	<b>\$72,560</b>
Assessed Value - Land	<b>\$16,800</b>	<b>\$16,800</b>	<b>\$19,600</b>
Assessed Value - Improved	<b>\$67,600</b>	<b>\$62,200</b>	<b>\$52,960</b>
YOY Assessed Change (\$)	<b>\$5,400</b>	<b>\$6,440</b>	
YOY Assessed Change (%)	<b>6.84%</b>	<b>8.88%</b>	
Market Value - Total	<b>\$211,000</b>	<b>\$197,500</b>	<b>\$181,400</b>
Market Value - Land	<b>\$42,000</b>	<b>\$42,000</b>	<b>\$49,000</b>
Market Value - Improved	<b>\$169,000</b>	<b>\$155,500</b>	<b>\$132,400</b>
Tax Year	Total Tax	Change (\$)	Change (%)
2017	<b>\$2,243</b>		
2018	<b>\$2,427</b>	<b>\$184</b>	<b>8.19%</b>
2019	<b>\$2,578</b>	<b>\$151</b>	<b>6.23%</b>

### CHARACTERISTICS

Land Use - Universal	<b>SFR</b>	Heat Type	<b>Forced Air/Not Ducted</b>
Land Use - State	<b>R3r1</b>	Heat Fuel Type	<b>Electric</b>
Land Use - County	<b>Single Family Resid</b>	Cooling Type	<b>Central</b>
Lot Acres	<b>0.08</b>	Interior Wall	<b>Drywall</b>
Lot Area	<b>3,485</b>	Exterior	<b>Shingle Siding</b>
# of Buildings	<b>1</b>	Roof Material	<b>Wood Shake</b>
Year Built	<b>2006</b>	No. Parking Spaces	<b>MLS: 2</b>
Effective Year Built	<b>2006</b>	Parking Type	<b>Attached Finished Garage</b>
Stories	<b>2</b>	Garage Type	<b>Attached Garage</b>
Building Sq Ft	<b>2,229</b>	Garage Capacity	<b>MLS: 2</b>
Gross Area	<b>Tax: 2,855 MLS: 2,229</b>	Garage Sq Ft	<b>400</b>
Above Gnd Sq Ft	<b>2,229</b>	Patio Type	<b>Patio</b>

Ground Floor Area	1,223	Patio/Deck 1 Area	90
Bedrooms	4	Porch	Open/Unfinished Porch
Total Baths	3	Porch Type	Open/Unfinished Porch
Full Baths	2	Porch 1 Area	136
Half Baths	1	Condition	New
Floor Cover	Vinyl Sheet		

FEATURES					
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Feature Type	Unit	Size/Qty	Width	Depth	Year Built
Con Paving	S	360	20	18	2006
Building Description			Building Size		
Base			1,223		
Prch Opn Unf			136		
Attached Garag Fin W/Door			400		
Upper Story Fin			1,006		
Patio			90		

SELL SCORE			
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Rating	Moderate	Value As Of	2020-06-17 23:01:18
Sell Score	502		

ESTIMATED VALUE			
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RealAVM™	\$228,000	Confidence Score	75
RealAVM™ Range	\$221,160 - \$234,840	Forecast Standard Deviation	3
Value As Of	06/12/2020		

(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.

LISTING INFORMATION			
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MLS Listing Number	6575358	MLS Orig. List Price	\$240,000
MLS Status	Closed	MLS Sale Date	09/25/2019
MLS Area	111 - CHEROKEE COUNTY	MLS Sale Price	\$229,000
MLS D.O.M	50	Listing Agent Name	Ttackett-Triston Tackett
MLS Listing Date	06/25/2019	Listing Broker Name	GAILEY ENTERPRISES, LLC
MLS Current List Price	\$229,900		

MLS Listing #	5021176	4153571	4147191	3374637
MLS Status	Closed	Expired	Expired	Closed
MLS Listing Date	05/16/2012	12/01/2010	11/11/2010	11/10/2006
MLS Listing Price	\$105,000	\$1,250	\$109,000	\$209,840
MLS Orig Listing Price	\$105,000	\$1,390	\$144,900	\$206,615
MLS Close Date	07/31/2012			05/25/2007
MLS Listing Close Price	\$105,000			\$185,808
MLS Listing Expiration Date		05/07/2011	12/07/2011	

LAST MARKET SALE & SALES HISTORY			
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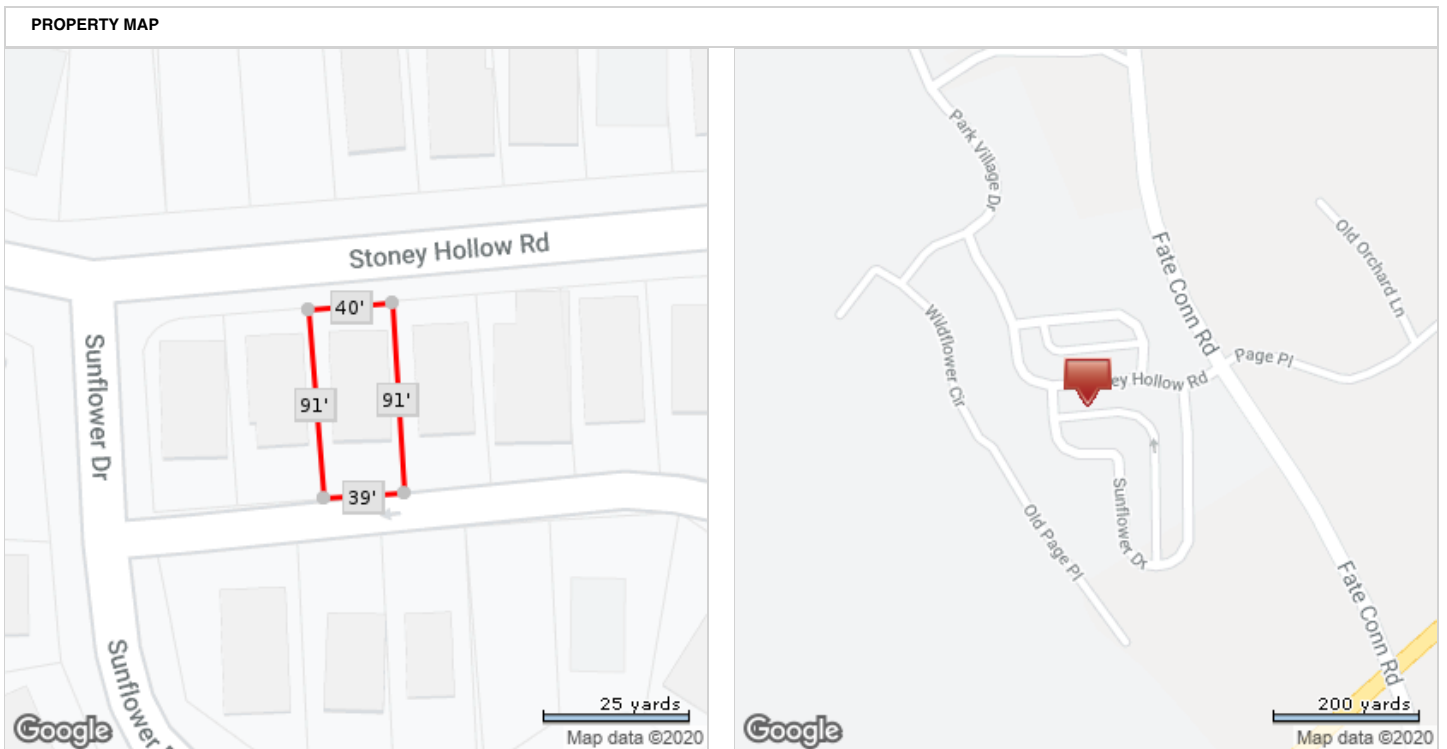
Recording Date	10/07/2019	Price Per Square Feet	\$102.74
Settle Date	09/25/2019	Deed Book & Page	14402-1223
Sale Price	\$229,000	Deed Type	Warranty Deed Joint Tenant

Recording Date	10/07/2019	10/07/2019	08/07/2012	05/09/2012	05/09/2012
Sale/Settlement Date	09/25/2019	09/25/2019	07/31/2012	03/06/2012	03/06/2012
Sale Price		\$229,000			\$8,800
Nominal	Y		Y	Y	
Deed Book & Page	14402-1244	14402-1223	11940-62	11821-193	11821-190

Document Type	Warranty Deed Joint Tenant	Warranty Deed Joint Tenant	Special Warranty Deed	Special Warranty Deed	Foreclosure Deed
Buyer Name	Weinberg Joshua A & Elizabeth	Weinberg Joshua A	Scott Holden A	Hud-Housing Of Urban Dev	Wells Fargo Bk Na
Seller Name	Weinberg Joshua A	Scott Holden A	Hud-Housing Of Urban Dev	Wells Fargo Bk Na	Wishart Camberley L
Recording Date		06/27/2007		10/03/2006	
Sale/Settlement Date		05/25/2007		02/15/2006	
Sale Price		\$185,900		\$994,000	
Nominal					
Deed Book & Page		9683-78		9094-30	
Document Type		Limited Warranty Deed		Limited Warranty Deed	
Buyer Name		Wishart Camberley L		Sivica Homes Inc	
Seller Name		Sivica Homes Inc		Park Village Dev Inc	

MORTGAGE HISTORY					
Mortgage Date	10/07/2019	08/07/2012	07/17/2008	06/27/2007	
Mortgage Amount	\$222,130	\$107,257	\$3,366,800	\$182,936	
Mortgage Lender	Regions Mtg	Navy Fcu	United Cmnty Bk	Wells Fargo Bk Na	
Mortgage Code	Conventional	Va	Conventional	Fha	
Mortgage Type	Resale	Resale	Refi	1st Time Sale	

FORECLOSURE HISTORY	
Document Type	Notice Of Sale
Recording Date	02/10/2012
Original Doc Date	05/25/2007
Original Book Page	9683000079



\*Lot Dimensions are Estimated