

968 Redbud Lane SW Atlanta, Georgia 30311

Listing

Agent Full

MLS System - FMLS

\$350,000
Active

Residential - Detached

MLS #: 7240503

Broker: BHHS38

Availability: Conditions Exist: See Priv Rmrks

968 Redbud Lane SW

City: Atlanta

County: Fulton - GA

State: Georgia, 30311-2634

Lake: None

Subd/Comp: Green Forest Acres



| Lvls | Bdrms | Baths | Hlf Bth |
|-------|-------|-------|---------|
| Upper | 0 | 0 | 0 |
| Main | 3 | 2 | 0 |
| Lower | 0 | 0 | 1 |
| Total | 3 | 2 | 1 |

SCHOOLS

Elem: West Manor

Middle: Jean Childs Young

High: Benjamin E. Mays

Bus Rte:

Bus Rte:

Bus Rte:

Subtype: Single Family Residence

Levels/Stories: 1

Year Built: 1958

Acres/Source: 0.4356 / Public Records

Const: Block, Brick 4 Sides

Arch Style: Ranch

Condition: Resale

Sq Ft/Source: 1,724 / Public Records \$/SF: \$203.02

Above Grade Finished Area: 1,724

Below Grade Finished Area: 0

Below Grade Unfinished Area: 1,724

Foundation: Block

Directions: from Downtown Atlanta: 1-20West to exit 51A for I-285 W toward Macon 0.4 mi Keep right, follow signs GA-139/Martin Luther King JR Drive 0.6 mi Keep left at fork and turn L on GA-139 S/M.L.K. Jr Dr -take rt. on Lynhurst Dr SW 1.5mi to Spreading Oak- Go rt. to Redbud Ln

Public: AUCTION PROPERTY! Please note. We cannot show the property at this time-stay tuned. MLS list price is for the listing service- Actual selling price will be determined at auction and is Subject to Court approval. \$150k opening bid. This 3BR/2BA, 1724sqft., brick ranch with full unfinished basement and 440sf, 3-sided, carport, built in 1958 on a .44 acre corner lot, is located in the the popular and historic Cascade area of Atlanta. Agent Friendly Auction is paying Selling broker 3% commission. Selling at auction, this is a great opportunity to bid with confidence. Buyer will receive INSURABLE TITLE. Selling AS-IS with no contingencies or warranties. Seller is providing a latent defect form only. View by appointment only. Online Bidding will take place on our site Auction Group GA with a bid deadline TBA. A ten percent Buyers premium will be added to the winning high bid to achieve the purchase price. EM due within 24hrs and close in 30 days or less. Closing will be with Ganek PC Mimi McCain. See auction term on bid site for more details

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ROOMS

Bedroom: Master on Main
Master Bath: Shower Only
Kitchen: Cabinets White, Solid Surface Counters
Dining: Separate Dining Room
Laundry: Other
Rooms: Basement, Family Room

FEATURES

Accessibility: None
Appliances: Dishwasher, Electric Cooktop, Electric Oven
Basement: Bath/Stubbed, Daylight, Exterior Entry, Full, Interior Entry, Unfinished
Community: Near Shopping
Cooling: Central Air
Electric: 110 Volts
Exterior: Other
Fencing: None
Fireplace #: 1
Fireplace: Family Room
Flooring: Carpet, Hardwood, Laminate, Marble
Grn Bld Cert:
Green Eff: None

Other Struct: Other
Parking Feat: Carport, Driveway, Parking Pad
Parking: Carports: 2 Garages: Parking: 3

Patio/Porch: None
Pool Features: None
Pool Private:
Road Front: City Street
Road Surface: Asphalt
Roof: Composition
Security: None
Sewer: Public Sewer
Spa: None
Utilities: Cable Available, Electricity Available, Natural Gas Available, Sewer Available, Water Available
Other

Grn Gen: None
Heating: Central, Natural Gas
HERS Index:
Horse Amen: None
Interior: Other
Lot Features: Back Yard, Corner Lot, Front Yard, Level
Other Equip: None

View:
Water Frntage:
Waterfront: None
Water Ament:
Water Source: Public
Windows: None

LEGAL | FINANCIAL | TAX INFORMATION

Tax ID: 1645930
Land/Lot: 0247 **District:** 14
Plat Book/Page: 58/29
Listing Conditions: Auction
HOA Phone:
Owner Finance: No
Association Fee:
Master Assoc Fee: \$0
Legal Desc: DIST:05 CITY/MUNI/TWP:CITY OF ATLANTA ID

PPIN #/APN: 14-0247-0001-080-5
Section/GMD: 0
Deed Book/Page: 23279/161
Special Circumstances: Estate Owned, Sold As/Is, Other
HOA Rent Restriction: No
Owner 2nd: No
Swim/Tennis: \$0
Home Warranty: No

Tax/Tax Year: \$3,879 / 2022
Lot: 16 **Block:** h
Land Lease: No **Lot Dim:** 115x 165
Assessment Due/Contemplated: No
Assumable: No
Initiation Fee:

LISTING AGENT | OWNER | SHOWING INSTRUCTIONS

Agent License#:
Firm License#: H-65591
Office: Berkshire Hathaway HomeServices Georgia Properties
Show Inst: Do Not Show, See Remarks, Text Listing Agent
Buyer Agency Compensation: 3%
Possession: Close of Escrow
BuyBrk Present Offer to Seller: No
Listing Contract Date: 07/01/2023
Exp Date: 12/19/2023

Dual Var Comp: No
Lockbox: None
Contact: Amy Martin
On-Market Date: 07/09/2023
Days to Exp: 142

Phone/Cell: 678-815-5687/678-815-5687
Phone/Cell: 770-719-9400/404-734-3606
Phone/Fax: 770-719-9400/770-719-5255
Email: patty.brown@bhhsgeorgia.com
Occupant Type: Vacant

Contact Phone: 404-734-3606
Original List Price: \$340,000 **Act DOM:** 21

REALIST TAX INFORMATION

| | | | |
|------------------|--|-----------------------|------------------|
| Tax ID: | 14-0247-0001-080-5 | | |
| Property Address | 968 Redbud Ln , Atlanta, GA 30311-2634 | | |
| County: | Fulton | Municipality: | Atlanta-Fulton |
| Subdivision: | Green Forest Acres Sub | Owner: | Bankston Annie L |
| Taxes: | \$3,879 | Market Value - Total: | \$239,600 |

| | | | |
|-------------|-----------------------|-----------------------------|------------------|
| Tax Year: | 2022 | Market Value - Improvement: | \$168,200 |
| Year Built: | 1958 | Market Value - Land: | \$71,400 |
| | | Assessment Year: | 2022 |
| Bedrooms: | 3 | FP: | 1 |
| Full Baths: | 2 | Stories: | 1 |
| Half Baths: | | Building Sqft: | 1,724 |
| Heat: | Warm Air | Acres: | 0.4356 |
| Water: | Public | Lot Sqft: | 18,975 |
| Sewer: | Public Service | Lot Depth: | |
| | | Lot Width: | |
| | | Parking: | Carport |
| | | Pool: | |

| | | |
|------------------------------|-----------------|------------------------------------|
| Sunday, July 30, 2023 | 11:02 PM | Requested By: Auction Group |
| Tax | | |

Owner Information

| | | | |
|---------------------------|-------------------------|------------------|-------------------------|
| Owner Name: | Bankston Annie L | Mailing Address: | 968 Redbud Ln SW |
| Tax Billing City & State: | Atlanta Ga | Tax Billing Zip: | 30311 |
| Tax Billing Zip+4: | 2634 | Owner Occupied: | Yes |

Location Information

| | | | |
|--------------------------|-------------------------------|----------------------|-----------------------|
| Site Address (Full): | 968 REDBUD LN SW | County: | Fulton |
| Subdivision: | Green Forest Acres Sub | Township: | Atlanta-Fulton |
| Census Tract: | 007900 | Carrier Route: | C008 |
| Neighborhood Code: | 1459 | Topography: | FLAT/LEVEL |
| Location Influence: | NEIGHBORHOOD | Zoning: | R3 |
| Spatial Flood Zone Code: | X | Spatial Flood Panel: | 13121C0332F |
| Spatial Flood Zone Date: | 09/18/2013 | | |

Estimated Value

| | | | |
|----------------------------|------------------|------------------------------|-------------------|
| RealAVM™: | \$338,000 | Estimated Value Range High: | \$399,100 |
| Estimated Value Range Low: | \$277,000 | Value As Of: | 07/17/2023 |
| Confidence Score: | 89 | Forecast Standard Deviation: | 18 |

(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.

Tax Information

| | | | |
|-------------|---------------------------|---------------------|------------------------|
| Tax ID: | 14-0247-0001-080-5 | Parcel ID: | 14 024700010805 |
| Alt APN: | 1645930 | Block No.: | H |
| Lot No.: | 16 | % Improved: | 70 |
| Tax Area: | 05 | Tax Appraisal Area: | 05 |
| City Taxes: | \$3,009.38 | County Tax: | \$869.27 |
| Exemptions: | Senior | | |

Assessment & Taxes

| | | | |
|---------------------------|-------------------|------------------|------------------|
| Assessment Year | 2022 | 2021 | 2020 |
| Assessed Value - Total | \$95,840 | \$70,680 | \$69,840 |
| Assessed Value - Land | \$28,560 | \$16,400 | \$16,200 |
| Assessed Value - Improved | \$67,280 | \$54,280 | \$53,640 |
| YOY Assessed Change (\$) | \$25,160 | \$840 | |
| YOY Assessed Change (%) | 36% | 1% | |
| Market Value - Total | \$239,600 | \$176,700 | \$174,600 |
| Market Value - Land | \$71,400 | \$41,000 | \$40,500 |
| Market Value - Improved | \$168,200 | \$135,700 | \$134,100 |
| Tax Year | 2022 | | 2020 |
| Total Tax | \$3,878.65 | | \$90.69 |

Characteristics

| | | | |
|-----------------------|-----------------------|-------------------|------------------------|
| Land Use - Universal: | Sfr | Land Use - State: | Residential Lot |
| Land Use - County: | Res 1 Family | Lot Acres: | 0.436 |
| Lot Area: | 18,975 | # of Buildings: | 1 |
| Year Built: | 1958 | Stories: | 1.0 |
| Style: | RANCH | Building Sq Ft: | 1,724 |
| Ground Floor Area: | 1,724 | Total Rooms: | 7.000 |
| Bedrooms: | 3 | Total Baths: | 2 |
| Full Baths: | 2 | Bath Fixtures: | 8 |
| Family Rooms: | 1 | Basement Type: | Full |
| Fireplaces: | 1 | Heat Type: | Warm Air |
| Heat Fuel Type: | GAS | Cooling Type: | Central |
| Other Rooms: | FAMILY ROOM | Exterior: | Brick |
| Parking Type: | Carport | Garage Type: | Carport |
| Garage Capacity: | 0 | Porch: | Stoop |
| Porch Type: | Stoop | Porch 1 Area: | 11 |
| Sewer: | Public Service | Water: | PUBLIC |
| Condition: | Good | | |

| | |
|-----------------------------|---------------|
| Building Description | Building Size |
| CARPORT | 440 |
| MASONRY STOOP OR TER | 11 |

Last Market Sale

| | | | |
|-------------------|-------------------|------------|----------------------|
| Settle Date: | 09/22/1997 | Cash Down: | \$0 |
| Deed Book & Page: | 23279-161 | Deed Type: | Warranty Deed |

History

Listing History from MLS

MLS#: [7240503](#)

[968 Redbud Ln SW Atlanta 30311](#)

Prop: **Residential Detached**

Active

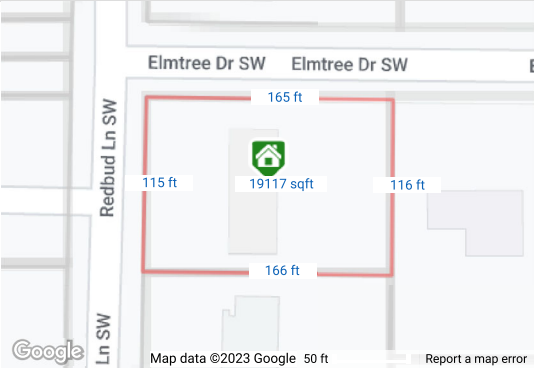
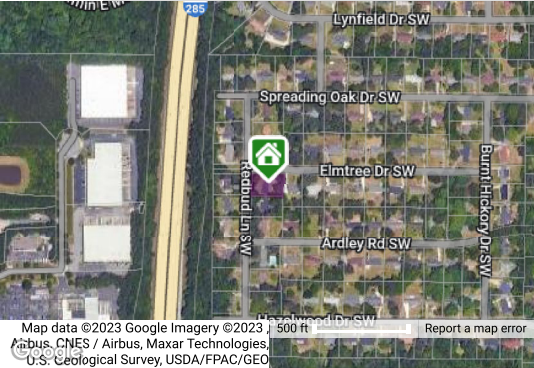


| DOM | Current Price | Change Type | Effective | Change Info | Chg Timestamp | Modified By |
|-----|---------------|--------------|-----------|----------------------|-------------------|--------------|
| 21 | \$350,000 | New Listing | 07/01/23 | CSN->ACT | 07/09/23 03:00 AM | MatrixSystem |
| | \$350,000 | Price Change | 07/01/23 | \$340,000->\$350,000 | 07/01/23 11:19 PM | AUCGRP |
| | \$340,000 | Coming Soon | 07/01/23 | INC->CSN | 07/01/23 11:19 PM | AUCGRP |

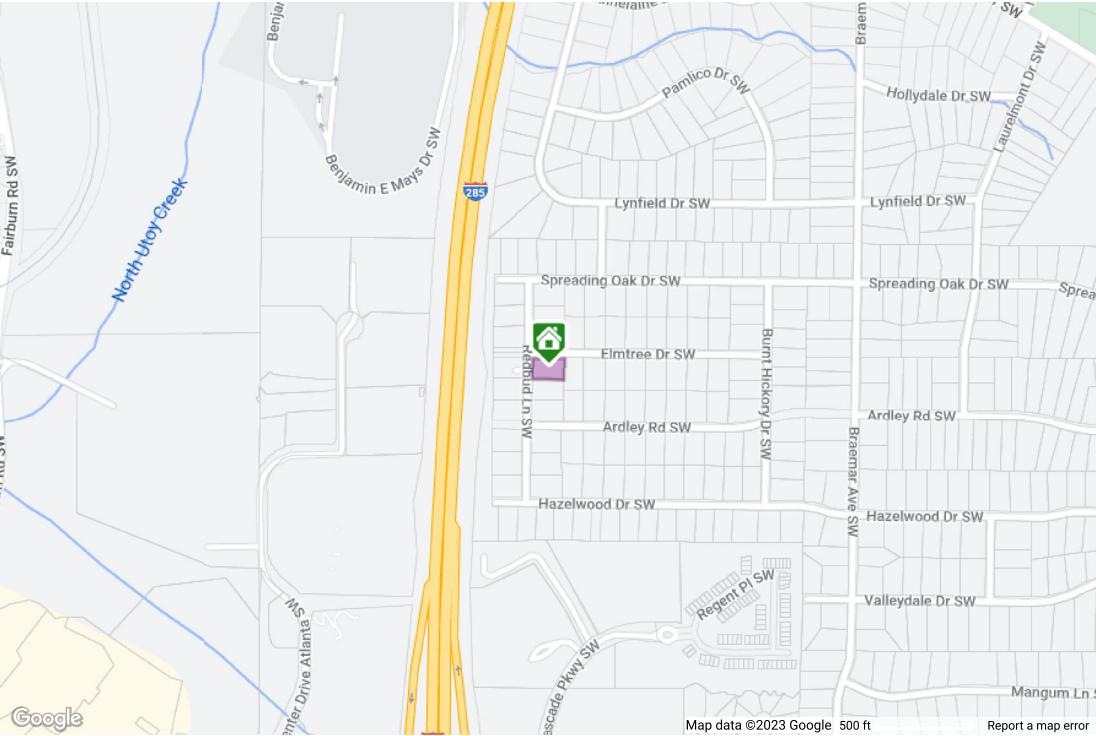
Sale History from Public Records

| Rec. Date | Sale Date | Sale Price | Nom. | Document Type | Multi/Split | Buyer Name(s) | Seller Name(s) | Doc. # |
|-----------|-----------|------------|------|-----------------|-------------|------------------|------------------|-----------|
| 02/15/19 | 02/11/19 | | Y | Quit Claim Deed | | Bankston Annie L | 3537 Hull Llc | 59702-112 |
| 02/07/19 | 02/06/19 | | Y | Quit Claim Deed | | 3537 Hull Llc | Bankston Annie L | 59682-650 |
| | 09/22/97 | | | Warranty Deed | | Owner Record | Owner Record | 23279-161 |

Parcel Map

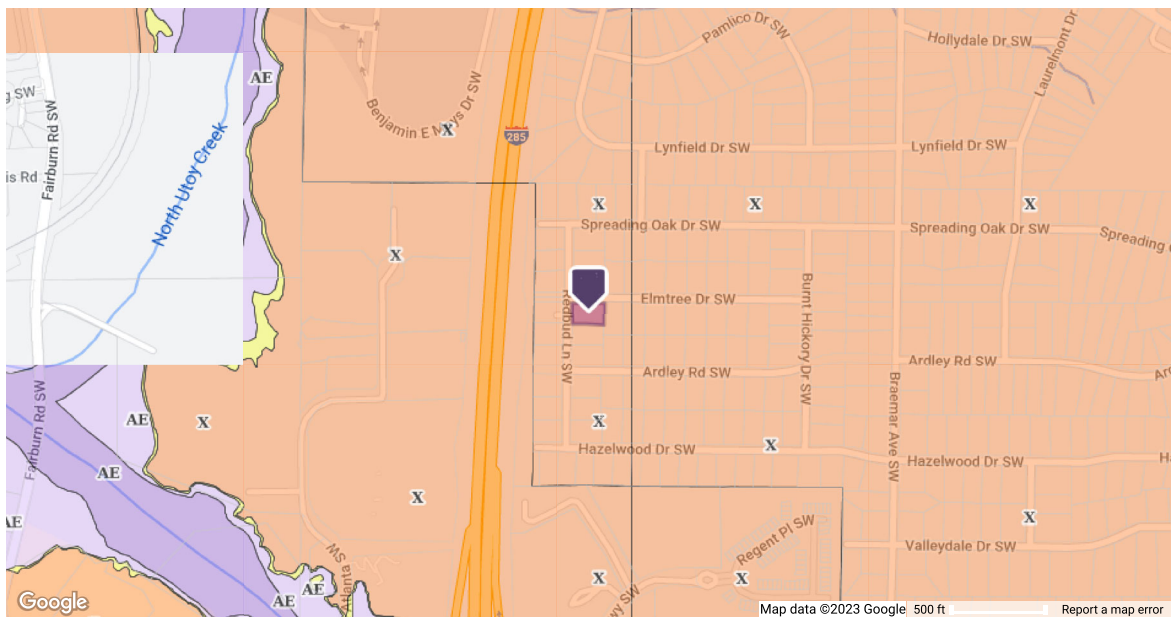


This map is for reference purposes only and is not to be construed as a "survey description" or a survey-quality product. See Parcel Disclaimer for more info.



Flood Map

| | | | |
|-------------------------|---|-----------------------------------|--------------------|
| Flood Zone Code: | X | Flood Zone Panel: | 13121C0332F |
| Flood Zone Date: | 09/18/2013 | Special Flood Hazard Area (SFHA): | Out |
| Flood Code Description: | Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains. | | |



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway
- 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

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