

1843 Lakewood Avenue SE Atlanta, Georgia 30315

Listing

Agent Full



MLS System - FMLS

\$375,000
Active

Residential - Detached

MLS #: 7251251

Broker: BHHS38

1843 Lakewood Avenue SE

City: Atlanta

Availability: Conditions Exist: See Priv Rmrks

County: Fulton - GA

State: Georgia, 30315-4308

Subd/Comp: na

Lake: None

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

SCHOOLS

Elem: Thomas Heathe Slater

Bus Rte:

Middle: Judson Price

Bus Rte:

High: G.W. Carver

Bus Rte:

Subtype: Single Family Residence

Condition: Resale

Levels/Stories: 1

Sq Ft/Source: 1,475 / Public Records **\$/SF:** \$254.24

Year Built: 1935

Above Grade Finished Area:

Acres/Source: 0.2916 / Public Records

Below Grade Finished Area:

Const: Block, Shingle Siding, Stucco

Below Grade Unfinished Area:

Arch Style: Bungalow, Craftsman

Foundation: Block

Directions: take I-75 South to exit 243 toward Langford Pkwy- go 1.2 mi. Take the exit toward Lakewood Ave SW. Go for 0.3 mi. Then 0.3 miles Turn left onto Lakewood Ave SW. Go for 0.9 mi

Public: AUCTION PROPERTY! MLS list price is for the listing service- Actual selling price will be determined at auction. \$200k opening bid. This 3BR/2BA, 1475sqft., Craftsman Bungalow in the Historic Lakewood neighborhood with large covered front porch, large fenced backyard and fresh paint and stucco work is ready for you! Built in 1935 on a .29 acre corner lot, is located in the and historic and growing Lakewood neighborhood near the ScreenGems Studio.. 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. View by appointment only. Online Bidding will take place on our site Auction Group GA with a bid deadline of August 22nd. 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: Other
Kitchen: Breakfast Bar, Solid Surface Counters, View to Family Room, Other
Dining: Seats 12+, Other
Laundry: In Hall
Rooms: Basement, Family Room

FEATURES

Accessibility: None
Appliances: Dishwasher, Disposal
Basement: Crawl Space, Partial
Community: Park, Other
Cooling: Central Air
Electric: 110 Volts
Exterior: Courtyard, Gas Grill, Private Rear Entry, Private Yard
Fencing: Back Yard, Fenced, Wood
Fireplace #: 2
Fireplace: Living Room, Masonry, Other Room
Flooring: Carpet, Hardwood, Other
Grn Bld Cert:
Green Eff: None

Other Struct: None
Parking Feat: Driveway, Parking Pad
Parking: Carports: Garages: Parking: 2
Patio/Porch: Covered, Front Porch
Pool Features: None
Pool Private:
Road Front: City Street
Road Surface: Paved
Roof: Shingle
Security: None
Sewer: Public Sewer
Spa: None
Utilities: Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Water Available

Grn Gen: None
Heating: Central, Other
HERS Index:
Horse Amen: None
Interior: His and Hers Closets
Lot Features: Back Yard, Sloped
Other Equip: None

View: City, Trees/Woods
Water Frntage:
Waterfront: None
Water Ament:
Water Source: Public
Windows: None

LEGAL | FINANCIAL | TAX INFORMATION

Tax ID: [NA](#)
Land/Lot: 58 **District:** 14
Plat Book/Page: 0/0
Listing Conditions: Auction
HOA Phone:
Owner Finance: No
Association Fee:
Master Assoc Fee: \$0
Legal Desc: DIST:05 CITY/MUNI/TWP:CITY OF ATLANTA SUBD:VASSER WOOLEY PROP AN HOUSE REPAIRS COMP 06

PPIN #/APN: 1040582
Section/GMD: 0
Deed Book/Page: 43860/394
Special Circumstances: Sold As/Is
HOA Rent Restriction: No
Owner 2nd: No
Swim/Tennis: \$0
Home Warranty: No

Tax/Tax Year: \$3,955 / 2022
Lot: 11 **Block:** 0
Land Lease: No **Lot Dim:** 60x226x56x209

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](#)

Agent: [Auction Group](#)
Co-Agent: [Amy L Martin](#)

Phone/Cell: 678-815-5687/678-815-5687
Phone/Cell: 770-719-9400/404-734-3606
Phone/Fax: 770-719-9400/770-719-5255

Show Inst: See Remarks, Text Listing Agent
Buyer Agency Compensation: 3%
Possession: Close of Escrow
BuyBrk Present Offer to Seller: No
Listing Contract Date: 07/23/2023
Exp Date: 10/17/2023

Dual Var Comp: No
Lockbox: Supra
Contact: Amy Martin
On-Market Date: 07/23/2023
Days to Exp: 82

Email: patty.brown@bhhsgeorgia.com
Occupant Type: Owner

Contact Phone: 404-734-3606
Original List Price: \$375,000
Act DOM: 4

REALIST TAX INFORMATION

Tax ID:	14-0058-0002-028-1		
Property Address	1843 Lakewood Ave , Atlanta, GA 30315-4308		
County:	Fulton	Municipality:	Atlanta-Fulton
Subdivision:	Vasser Wooley Prop/Lakewood Ave	Owner:	Holmes Donald W
Taxes:	\$3,955	Market Value - Total:	\$244,300
Tax Year:	2022	Market Value - Improvement:	\$189,400
Year Built:	1935	Market Value - Land:	\$54,900
		Assessment Year:	2022
Bedrooms:	2	FP:	2
Full Baths:	2	Stories:	1
Half Baths:		Building Sqft:	1,475
Heat:	None	Acres:	0.2916
Water:	Public	Lot Sqft:	12,702
Sewer:	Public Service	Lot Depth:	
		Lot Width:	
		Parking:	Parking Avail
		Pool:	

Thursday, July 27, 2023

12:32 PM

Requested By: Auction Group

Tax

Owner Information

Owner Name:	Holmes Donald W	Mailing Address:	1843 Lakewood Ave SE
Tax Billing City & State:	Atlanta Ga	Tax Billing Zip:	30315
Tax Billing Zip+4:	4308	Owner Occupied:	Yes

Location Information

Site Address (Full):	1843 LAKEWOOD AVE SE	County:	Fulton
Subdivision:	Vasser Wooley Prop/Lakewood Ave	Township:	Atlanta-Fulton
Carrier Route:	C008	Census Tract:	006702
Topography:	FLAT/LEVEL	Neighborhood Code:	14283
Location Influence:	NEIGHBORHOOD	Traffic:	Sidewalk
Spatial Flood Zone Code:	X	Zoning:	R4
Spatial Flood Zone Date:	09/18/2013	Spatial Flood Panel:	13121C0359F

Estimated Value

RealAVM™:	\$257,400	Estimated Value Range High:	\$287,400
Estimated Value Range Low:	\$227,500	Value As Of:	07/17/2023
Confidence Score:	67	Forecast Standard Deviation:	12

(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:	14-0058-0002-028-1	Parcel ID:	14 005800020281
Alt APN:	1040582	Lot No.:	11
% Improved:	78	Tax Area:	05
Tax Appraisal Area:	05	City Taxes:	\$3,068.40
County Tax:	\$886.32		

Assessment & Taxes

Assessment Year	2022	2021	2020
Assessed Value - Total	\$97,720	\$69,920	\$52,040
Assessed Value - Land	\$21,960	\$25,120	\$14,880
Assessed Value - Improved	\$75,760	\$44,800	\$37,160
YOY Assessed Change (\$)	\$27,800	\$17,880	
YOY Assessed Change (%)	40%	34%	
Market Value - Total	\$244,300	\$174,800	\$130,100
Market Value - Land	\$54,900	\$62,800	\$37,200
Market Value - Improved	\$189,400	\$112,000	\$92,900
Tax Year	2022	2021	2020
Total Tax	\$3,954.72	\$2,832.45	\$2,131.87
Change (\$)	\$1,122	\$701	
Change (%)	40%	33%	

Characteristics

Land Use - Universal:	Sfr	Land Use - State:	Residential Lot
Land Use - County:	Res 1 Family	Lot Acres:	0.292

Lot Area: **12,702**
Year Built: **1935**
Stories: **1.0**
Building Sq Ft: **1,475**
Total Rooms: **6.000**
Total Baths: **2**
Bath Fixtures: **9**
Fireplaces: **2**
Heat Fuel Type: **GAS**
Exterior: **Asbestos**
Garage Type: **Parking Avail**
Porch: **Open Frame Porch**
Porch 1 Area: **188**
Water: **PUBLIC**

of Buildings: **1**
Effective Year Built: **1985**
Style: **CONVENTIONAL**
Ground Floor Area: **1,475**
Bedrooms: **2**
Full Baths: **2**
Basement Type: **Crawl**
Heat Type: **None**
Cooling Type: **Yes**
Parking Type: **On & Off Street**
Garage Capacity: **0**
Porch Type: **Open Frame Porch**
Sewer: **Public Service**
Condition: **Average**

Building Description
OPEN FRAME PORCH

Building Size
188

Last Market Sale

Recording Date: **11/13/2006** Settle Date: **08/28/2006**
Sale Price: **\$145,000** Price Per Square Feet: **\$98.31**
Cash Down: **\$0** Deed Book & Page: **43860-394**
Deed Type: **Warranty Deed**

History

Listing History from MLS

MLS#: **7251251**
Active

[1843 Lakewood Ave SE Atlanta 30315](#)

Prop: **Residential Detached**



DOM	Current Price	Change Type	Effective	Change Info	Chg Timestamp	Modified By
4	\$375,000	New Listing	07/23/23	->ACT	07/27/23 12:11 PM	AUCGRP

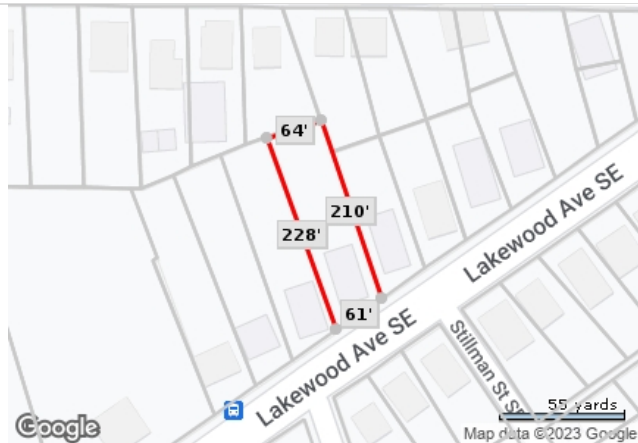
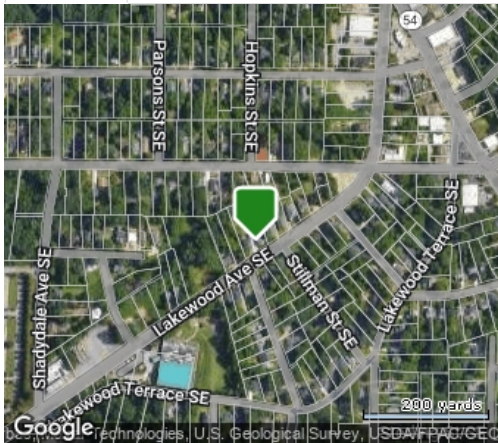
Sale History from Public Records

Rec. Date	Sale Date	Sale Price	Nom.	Document Type	Multi/Split	Buyer Name(s)	Seller Name(s)	Doc. #
11/13/06	08/28/06	\$145,000		Warranty Deed		Holmes Donald W	Brick House Investment Props Llc	43860-394
10/08/04	09/16/04	\$140,000		Warranty Deed		Upshaw Octavia	Clark John	38634-191
09/24/04	09/24/04		Y	Quit Claim Deed		Brick House Investment Props Llc	Upshaw Octavia	38470-169
01/13/04	12/31/03	\$130,000		Warranty Deed		Clark John	Jacobs Bert	36881-351
10/19/00	10/13/00	\$67,100		Warranty Deed		Jacobs Bert	Hawkins Paris H	29585-647

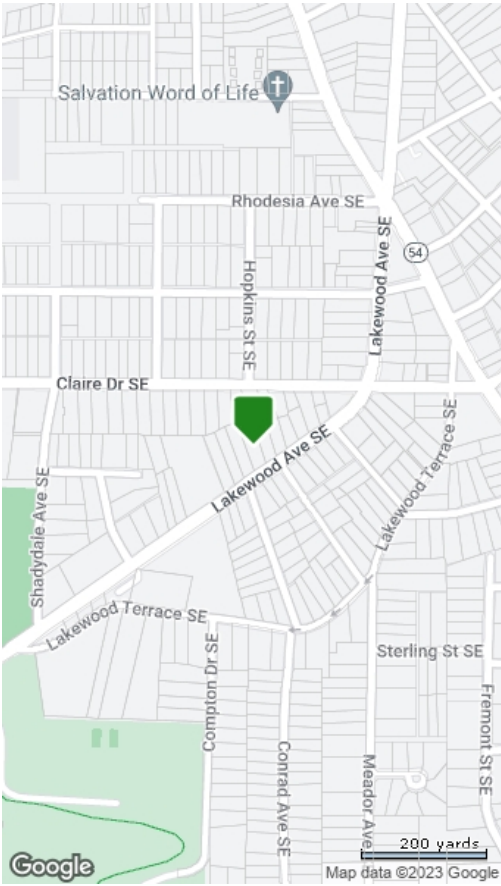
Mortgage History

Date	Amount	Mortgage Lender	Mortgage Code	Mortgage Type	Term
11/22/2010	\$114,520	Surepoint Lndg	FHA	REFI	30 YEARS
01/02/2009	\$97,680	Freedom Mtg Corp	FHA	REFI	30 YEARS
11/13/2006	\$145,000	Household Rlty	CONVENTIONAL	RESALE	30 YEARS
10/08/2004	\$126,000	Option One Mtg Corp	CONVENTIONAL	RESALE	30 YEARS
01/13/2004	\$104,000	Greenpoint Mtg Fndg	CONVENTIONAL	RESALE	30 YEARS
10/19/2000	\$60,350	Crossland Mtg Corp	CONVENTIONAL	RESALE	30 YEARS

Parcel Map

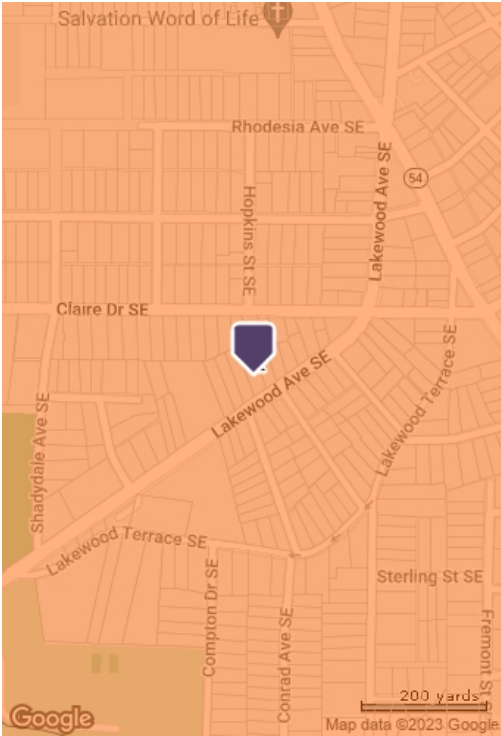


This map is for reference purposes only and is not to be construed as a "survey description" or a survey-quality product. See Parcel Disclaimer for more info.



Flood Map

Flood Zone Code:	X	Flood Zone Panel:	13121C0359F
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

This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.

