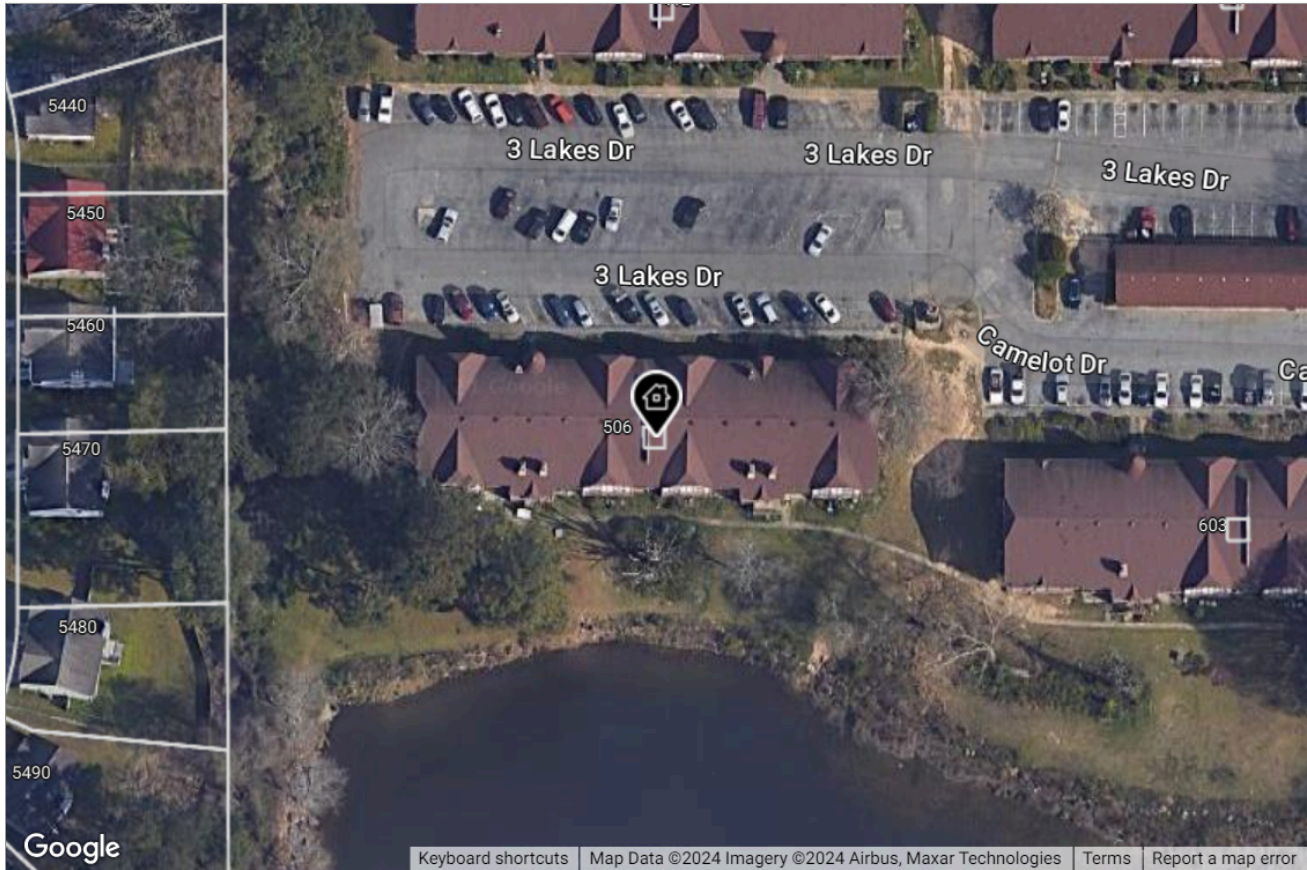


PROPERTY REPORT

523 Camelot Dr, #B, South Fulton, GA 30349

The Georgia Grapevine



Presented by

James Beaver | Realtor

Georgia Real Estate License: 373844



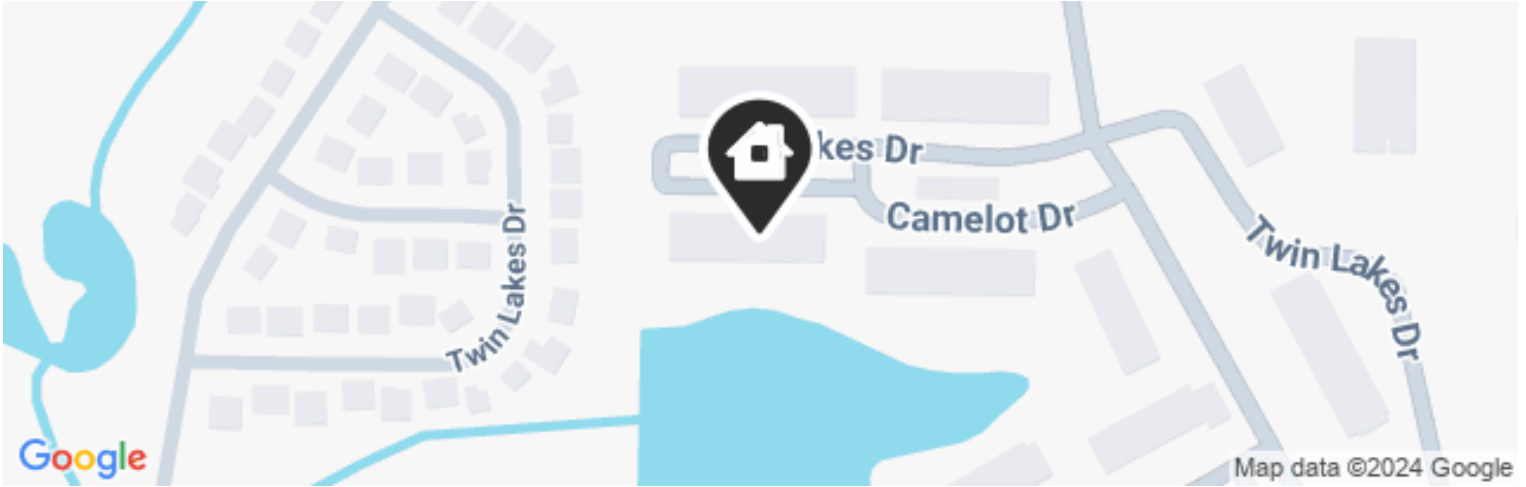
Mobile: (404) 939-0797 | Fax: (770) 573-6395

Main: james@jamesbeaverteam.com

Agent: www.jamesbeaverteam.com

ALERT Properties
866 N. Main Street NW
Conyers, GA 30012

523 Camelot Dr, #B, South Fulton, GA 30349



Legend:  Subject Property

■ Off Market • Sold Date: 6/12/2006, Public Record

Current Estimated Value

\$57,000

Last AVM Update: 12/14/2024

AVM Est. Range: \$41.6K – \$72.4K

AVM Confidence: ★☆☆☆☆

↓ AVM Change - Last 1 Month: -\$1,000

↑ AVM Change - Last 12 Months: 29.54%

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

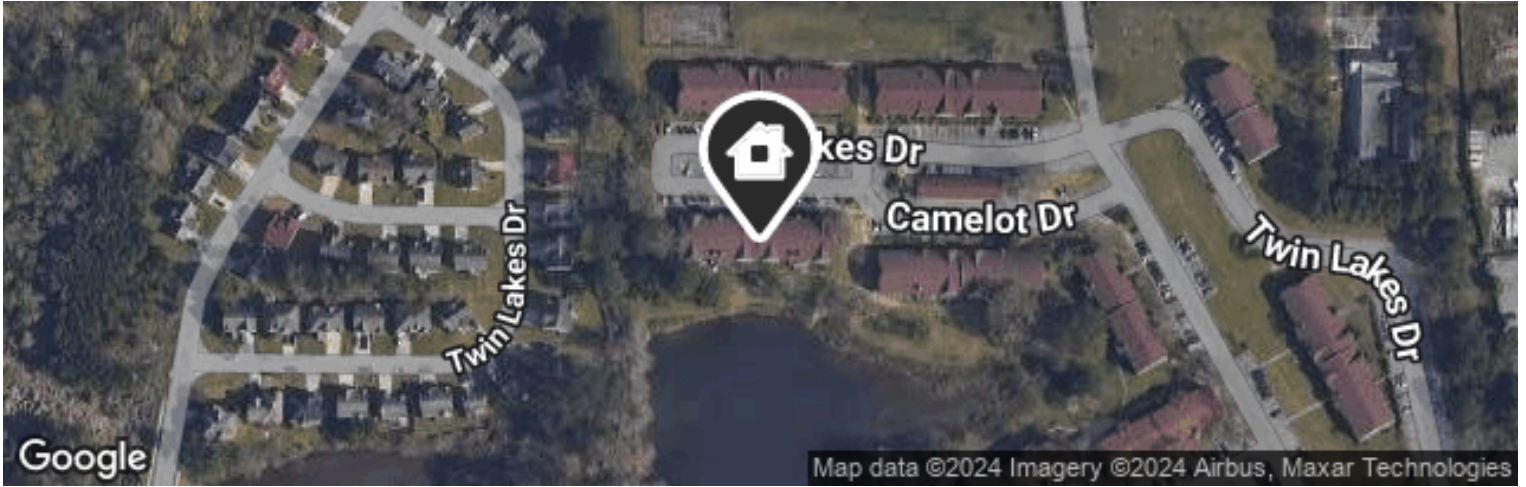
Home Facts

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Condo/Townhouse/Apt.	-	-
Property Subtype	Condominium Unit (Residential)	-	-
Bedrooms	3	-	-
Total Baths	2	-	-
Full Baths	2	-	-
Partial Baths	-	-	-
Living Area (sq ft)	1,282	-	-
Building Area (sq ft)	1,282	-	-
Lot Size	1,263 sq ft	-	-
Lot Dimensions	1263 SF	-	-
Garage (spaces)	0	-	-
Year Built	1970	-	-
Total Rooms	5	-	-
Cooling	Central	-	-
Fireplaces	1	-	-
Exterior Walls	Rock	-	-
Number of Units	1	-	-
Number of Stories	1	-	-

Homeowner Facts

Owner Name (Public)	A & J Homes R Us Llc
Mailing Address	4109 Eldon Dr Fairburn GA 30213-5806
Vesting	Company/Corporation

Extended Home Facts



Legend:  Subject Property

Interior Details

Heating Fuel Type	Gas
Number of Plumbing Fixtures	8

Exterior Details

Topography	Level grade
Lot Size - Square Feet	1,263 sq ft
Lot Size - Acres	0.03 acres
Neighborhood Code	213
Water	Municipal
Sewer	Municipal

Location Details

Zoning	ACOND
---------------	-------

Other Details

Building Condition	Fair
Building Quality	D

Schools (based on location)

Elementary School	Bethune Elementary School
Middle School	McNair Middle School
High School	Banneker High School
School District	Fulton County Schools

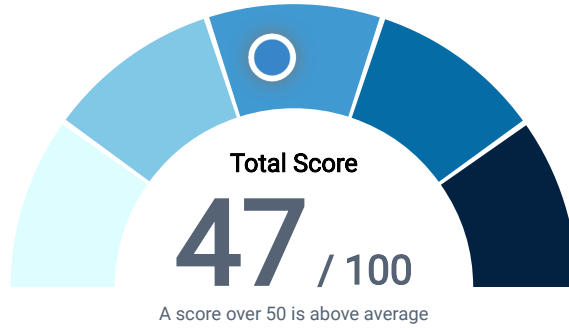
AARP Livability™ Index for 30349

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: [AARP](#)

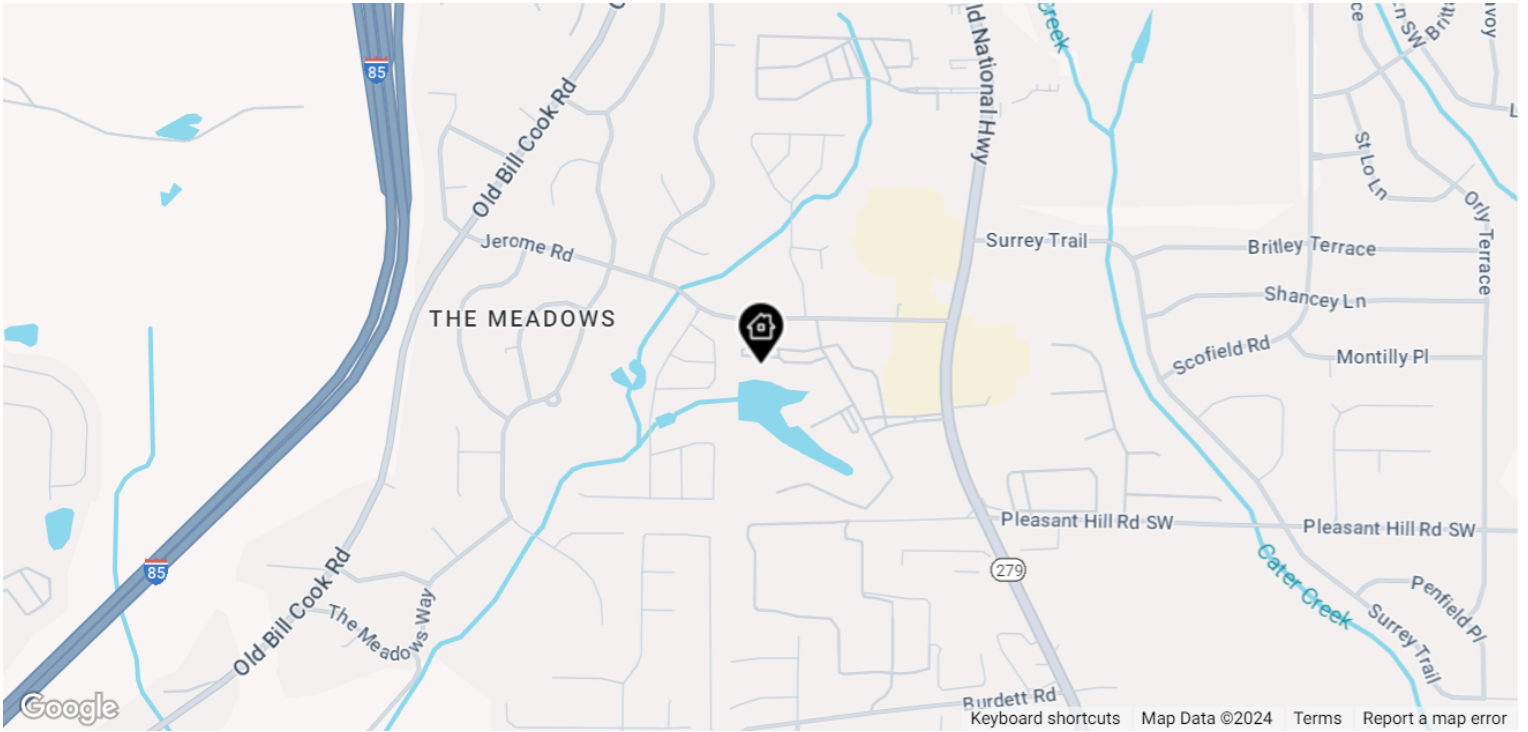
Update Frequency: Annual

0-19 20-39 40-59 60-79 80-100



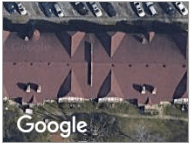
Housing	56
Affordability & Access	
Neighborhood	48
Access to Life, Work & Play	
Transportation	40
Safe & Convenient Options	
Environment	49
Clean Air & Water	
Health	42
Prevention, Access & Quality	
Engagement	60
Civic & Social Involvement	
Opportunity	36
Inclusion & Possibilities	

Comps and Adjustments



LEGEND: Subject Property Pending For Sale or For Lease Distressed Recent Sale Off Market

This Property



Closed

523 Camelot Dr, #B
South Fulton, GA 30349

Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built
-	-	-	-	\$44	1,282 sq ft	1,263 sq ft	3	2	1970

No comps have been selected for this property.

Property History

Median Estimated Home Value

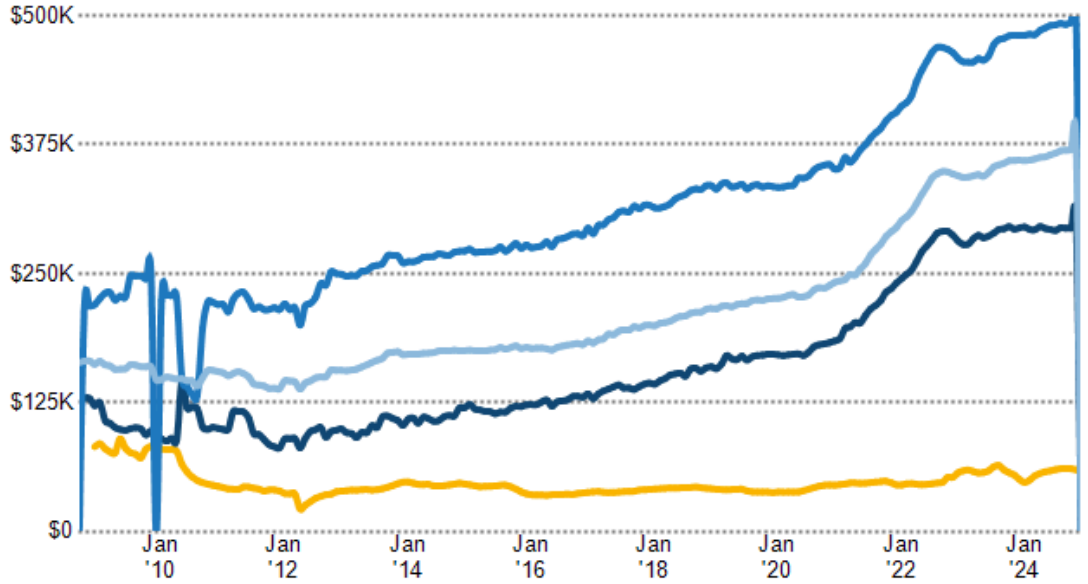
This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Data Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

- This Property
- Atlanta
- Fulton County
- Georgia

Estimated Value:
\$57,000



Sales History

Sales Date	Sales Amount	Price per sq. ft.
6/12/2006	\$70,000	\$54

Assessed Values

Date	Improvements	Land	Total	Tax
2024	—	\$2,360	\$2,360	—
2023	\$15,200	\$2,360	\$17,560	\$496
2022	\$9,840	\$2,600	\$12,440	\$351
2021	\$9,560	\$2,520	\$12,080	\$484
2020	\$10,920	\$1,360	\$12,280	\$347
2019	\$9,160	\$1,240	\$10,400	\$411
2018	\$8,920	\$1,200	\$10,120	\$286
2017	\$8,600	\$1,160	\$9,760	\$328
2016	\$8,600	\$1,160	\$9,760	—
2015	\$8,600	\$1,160	\$9,760	\$399
2014	\$8,600	\$1,160	\$9,760	\$421
2013	\$8,600	\$1,160	\$9,760	—
2012	\$3,440	\$1,960	\$5,400	\$215
2011	\$8,120	\$2,600	\$10,720	—
2010	—	—	—	—
2009	\$13,520	\$4,320	\$17,840	—
2008	\$18,640	\$4,320	\$22,960	—
2007	\$18,640	\$4,320	\$22,960	—

Legal Description

Parcel Number	13 009300021197
County	Fulton County
Zoning	ACOND
City/Municipality/Township	UNINCORPORATED SOUTH FULTON
Census Tract	131210105.223001
Carrier Route	C019
Abbreviated Description	DIST:55 UNIT:U-523 CITY/MUNI/TWP:UNINCORPORATED SOUTH FULTON CAMELOT BLDG UNIT 523 LEV 2
Current Use	Condominium Unit (Residential)

Mortgage Records

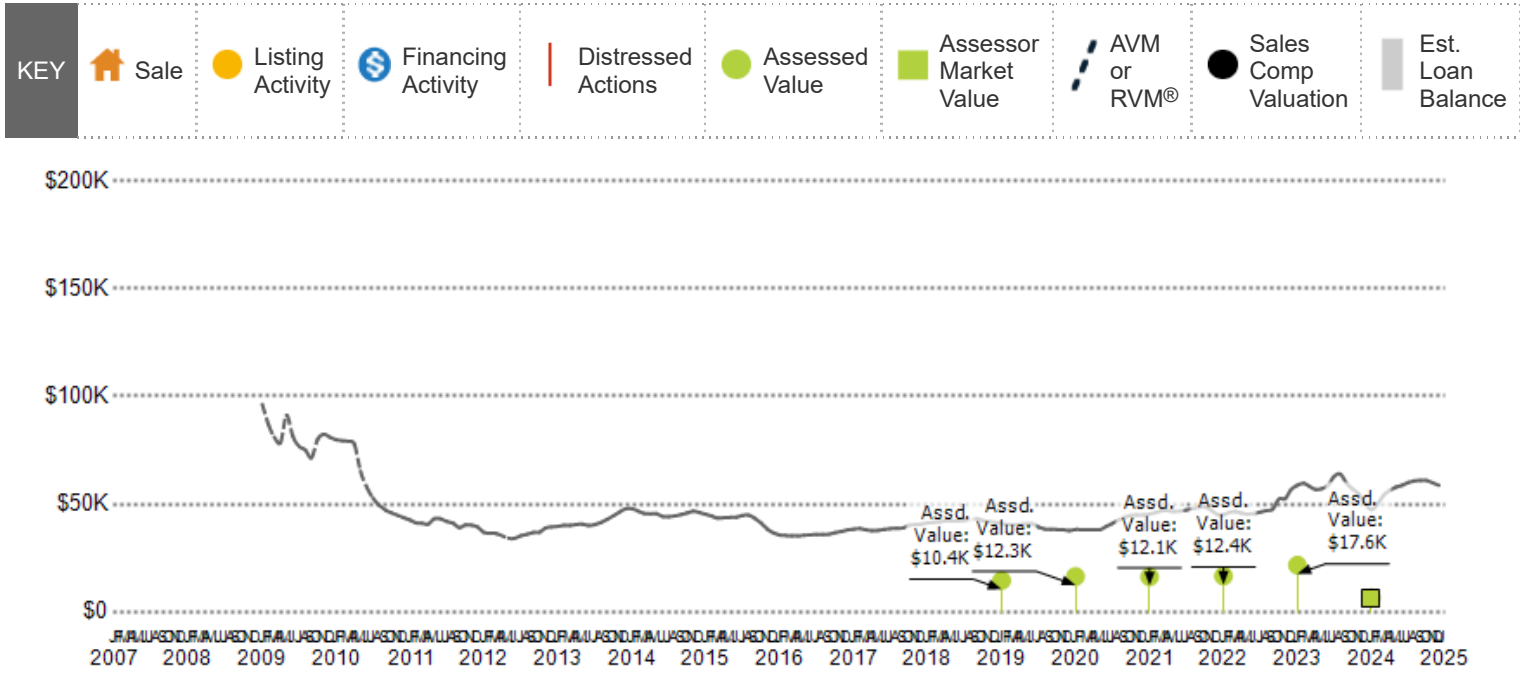
Recording Date	5/14/2007	2/26/1999
Borrower Name	JORGEN HANSEN, CHEDDIE DERIZZIO-HANSEN	CHRISTINE A VANDROSS
Lender Name	WACHOVIA BK NA	MIDFIRST BANK
Lender Type	–	Bank
Loan Amount	\$63,000	\$50,595
Loan Type	Stand Alone Second / Subordinate position	Stand Alone Refi (Refinance of Original Loan)
Contract Date	4/23/2007	2/12/1999
Due Date	4/23/2037	–

Deed Records

Recording Date	7/27/2022	3/13/2013	6/12/2006
Document Type	Warranty Deed	Warranty Deed	Deed
Sales Price	–	–	\$70,000
Sales Price Code	Document states price as 0, None, No Consideration.	Document states price as 0	Full amount computed from Transfer Tax or Excise Tax
Buyer Name	A&J HOMES R US LLC	JORGEN HANSEN	JORGEN HANSEN, CHEDDIEMAE DERIZZIO-HANSEN
Buyer ID	Company or Corporation	–	–
Seller Name	JORGEN HANSEN	JORGEN HANSEN	CHRISTINE A VANDROSS
Seller ID	Individual(s)	–	–
Document #	2022-032744	2013-037568	–
Book #	65965	53103	42765
Page #	275	520	506
Contract Date	7/27/2022	3/13/2013	5/30/2006

Sales and Financing Activity

This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.



Data Source: Public Record and Listing data

Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

Neighborhood: Housing Stats and Charts

	30349	Atlanta	Fulton County	Georgia	USA
Median Estimated Home Value	\$294K	\$482K	\$492K	\$369K	\$369K
Estimated Home Value 12-Month Change	+0.3%	+3.8%	+2.2%	+2.7%	+2.7%
Median List Price	\$286K	\$390K	\$387K	\$389K	–
List Price 1-Month Change	+0.4%	-1.3%	-1.4%	+0.1%	–
List Price 12-Month Change	-10.6%	-7.2%	-8%	+6.6%	–
Median Home Age	29	51	40	36	43
Own	55%	46%	54%	65%	65%
Rent	45%	54%	46%	35%	35%
\$ Value of All Buildings for which Permits Were Issued	–	–	\$2B	\$14.7B	\$365B
% Change in Permits for All Buildings	–	–	-23%	-6%	-6%
% Change in \$ Value for All Buildings	–	–	-18%	-8%	-5%

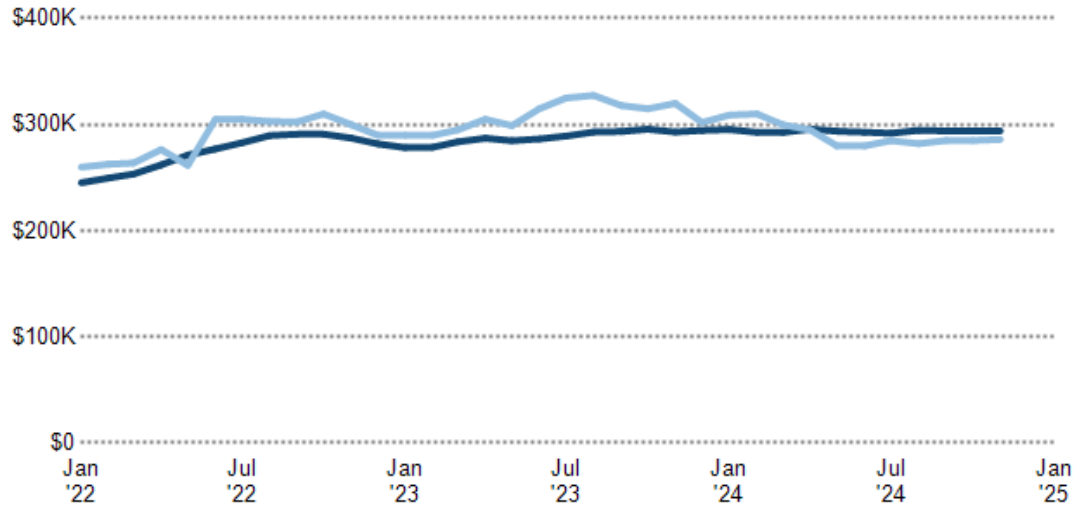
Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with the median listing price of Active listings. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public Record and Listing data

Update Frequency: Monthly

■ Median Estimated Value
■ Median List Price



Median Sales Price vs. Sales Volume

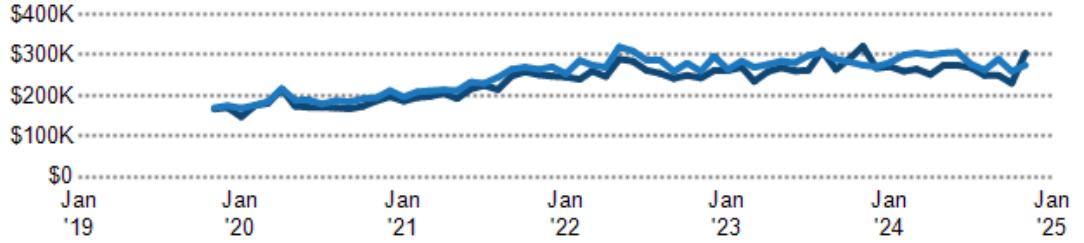
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

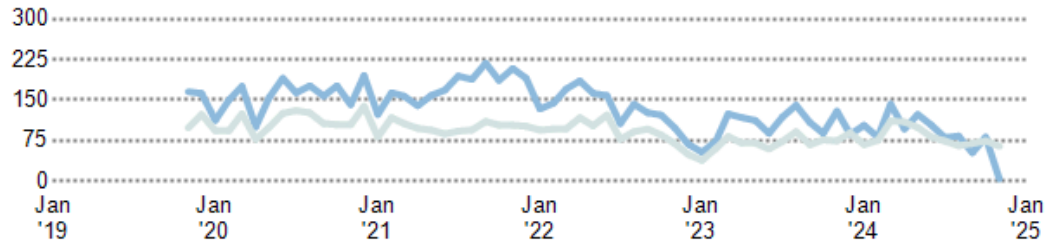
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

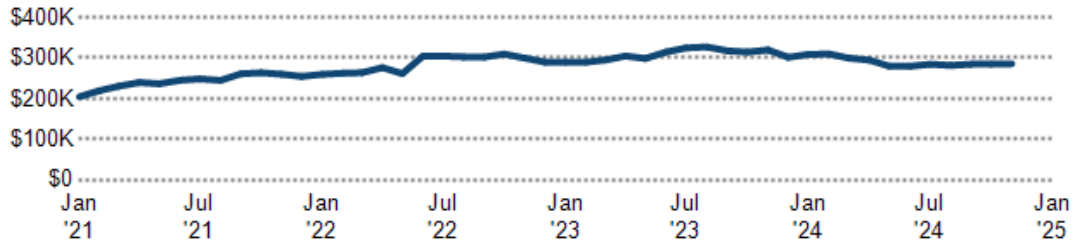
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

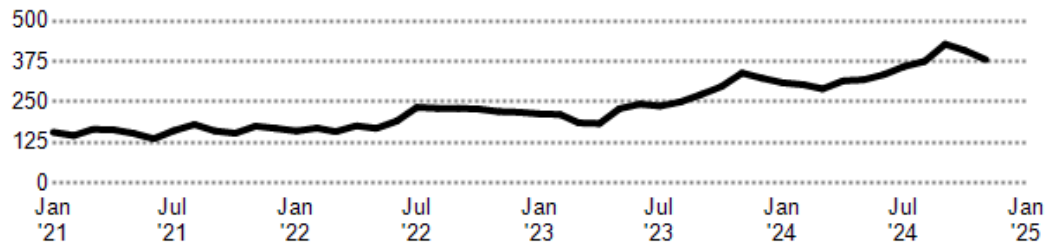
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



Listing Inventory

This chart shows the number of For Sale listings in a ZIP code by Property Type.

Data Source: On- and off-market listings sources

Update Frequency: Daily

- ZIP Count Listings by PropertyType



Inventory of Distressed Listings

Foreclosure 3

This chart shows the count of distressed properties (all stages of foreclosure) that are for sale in a ZIP code.

Data Source: MLS data where licensed

Update Frequency: Daily

■ Inventory of Distressed Listings

Median Sales Price by Square Footage

1,282 sq. ft. \$57,000

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ This Property

Price per Bedroom of Comps Sold

\$19K 1

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ This Property

Price per Square Foot of Comps Sold



This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Data Source: Public records data

Update Frequency: Daily

■ This Property

Price Range of Comps Sold



This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Daily

■ This Property

Age Range of Comps Sold



This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Daily

■ This Property

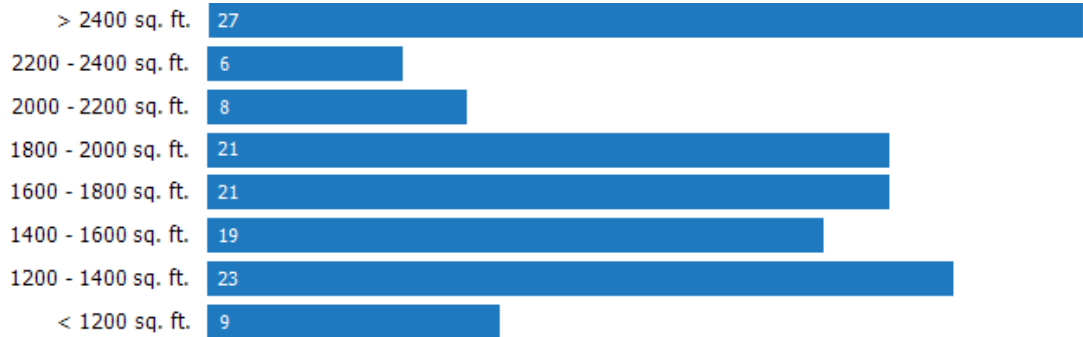
Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count By Living Area



Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Daily



■ Sales Count by Bedroom

Neighborhood: People Stats and Charts

	30349	Atlanta	Fulton County	Georgia	USA
Population	71.1K	495K	1.06M	10.7M	331M
Population Density per Sq Mi	1.75K	3.66K	2.02K	186	93.6
Population Change since 2020	+4.6%	+4.1%	+3%	+3%	+1.8%
Median Age	33	34	36	37	39
Male / Female Ratio	44%	49%	49%	49%	50%

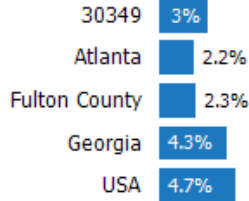
Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

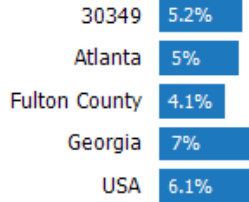
Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

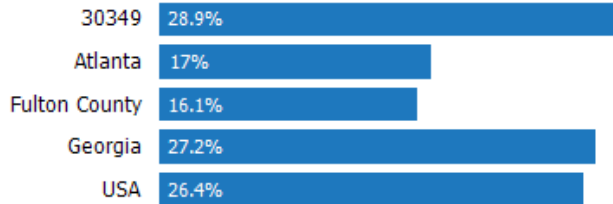
Less Than 9th Grade



9-12th Grade/No Diploma



High School Graduate



Associate Degree



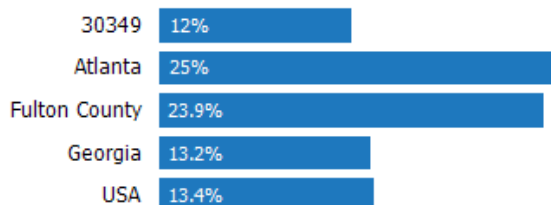
Bachelor's Degree



At Least a College Education



Grad/Professional Degree



Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 30349



Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 30349



Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 30349



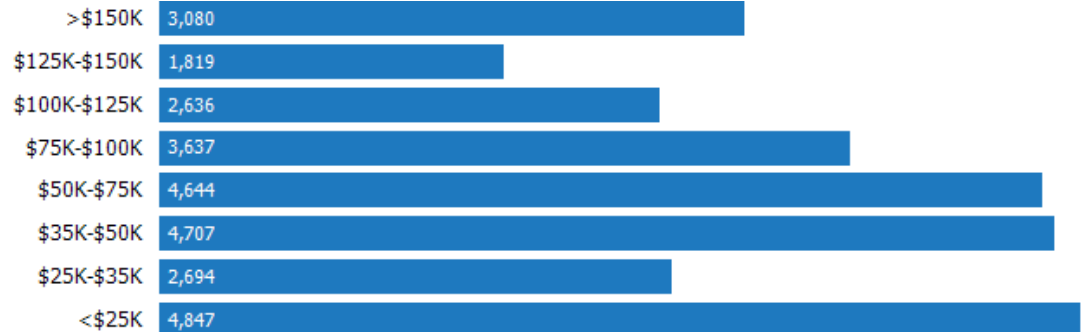
Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ 30349




Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially



 Fulton County

Neighborhood: Economic Stats and Charts

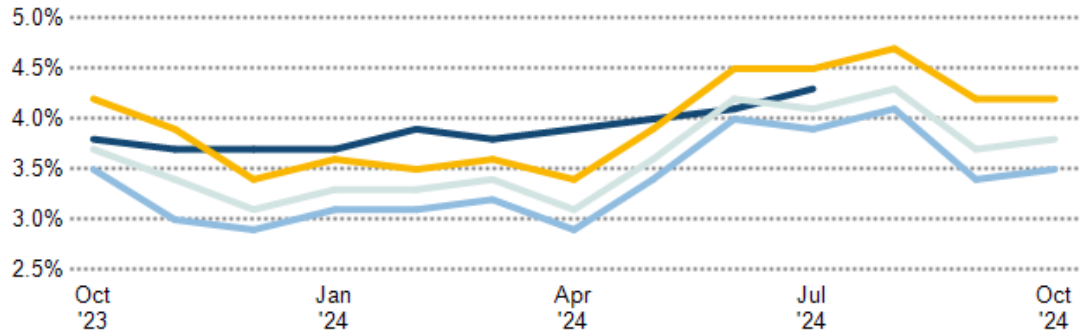
	30349	Atlanta	Fulton County	Georgia	USA
Income Per Capita	\$31,570	\$60,778	\$58,314	\$37,836	\$41,261
Median Household Income	\$59,604	\$77,655	\$86,267	\$71,355	\$75,149
Unemployment Rate	–	4.2%	3.8%	3.5%	4.3%
Unemployment Number	–	11.8K	22.6K	191K	7.16M
Employment Number	–	268K	569K	5.22M	–
Labor Force Number	–	279K	591K	5.41M	–

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

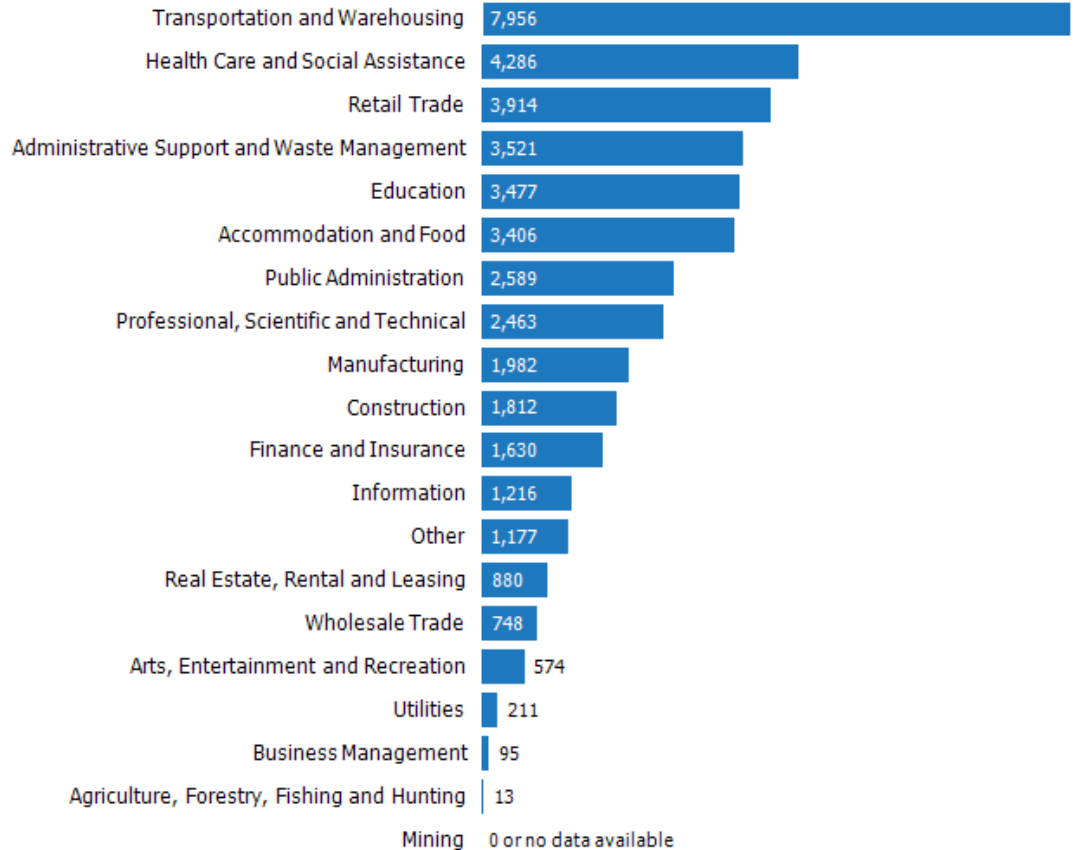


Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually



Neighborhood: Quality of Life Stats and Charts

Quality of Life in 30349

	30349	Atlanta	Fulton County	Georgia	USA
Elevation (in feet)	896	911	945	497	–
Annual Rainfall (in inches)	60	60	60	52.95	–
Annual Snowfall (in inches)	1.55	1.55	1.9	1.63	–
Days of Full Sun (per year)	113	113	113	109	–
Travel Time to Work (in minutes)	–	28	29	28	27
Water Quality - Health Violations	–	–	0	–	–
Water Quality - Monitoring and Report Violations	–	–	1.97	–	–
Superfund Sites	0	1	1	27	2,466
Brownfield Sites	Yes	Yes	Yes	Yes	–

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually



30349

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually



30349

Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually



30349

School: Bethune Elementary School

School Details

Name
Bethune Elementary School

Level
Elementary

Type
Public

Grades Served
PK, K-5

School District
Fulton County Schools

Address
5925 Old Carriage Dr,
College Park, GA 30349

Phone
(470) 254-7940

School Facts

Bethune Elementary School

Fulton County Schools

Overall Grade

C+

A-

Total Enrollment

524

89,935

Students per Teacher

15:1

17:1

Students in Free Lunch Program

100%

44%

Academic Grade

C+

A-

Average GPA

-

3.46 (out of 25757 responses)

Math Proficiency

24%

46%

Reading Proficiency

17%

51%

Gifted Students

2%

-

AP Enrollments

-

-

Graduation Rate

-

88%

Average ACT Score

-

27 (out of 5316 responses)

Average SAT Score

-

1,210 (out of 8461 responses)

Teacher Grade

B-

B

Average Teacher Salary

\$65,563

\$65,563

Teachers in 1st or 2nd Year

17%

30%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others. Source: Niche Update Frequency: Quarterly

School: McNair Middle School

School Details

Name
McNair Middle School

Level
Middle

Type
Public

Grades Served
6-8

School District
Fulton County Schools

Address
2800 Burdett Rd, College Park, GA 30349

Phone
(470) 254-4160

School Facts

Overall Grade

C

Total Enrollment

888

Students per Teacher

18:1

Students in Free Lunch Program

100%

Academic Grade

C

Average GPA

—

Math Proficiency

10%

Reading Proficiency

20%

Gifted Students

7%

AP Enrollments

—

Graduation Rate

—

Average ACT Score

—

Average SAT Score

—

Teacher Grade

C+

Average Teacher Salary

\$65,563

Teachers in 1st or 2nd Year

16%

Fulton County Schools

A-

89,935

17:1

44%

A-

3.46 (out of 25757 responses)

46%

51%

—

—

88%

27 (out of 5316 responses)

1,210 (out of 8461 responses)

B

\$65,563

30%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others. Source: Niche Update Frequency: Quarterly

Community Reviews for this School

Posted: 4/3/2022 by Parent

McNair is a very good school, The principal take time to talk to the students, The teachers work hard as they can & have to deal with other students Fighting...

School: Banneker High School

School Details

Name
Banneker High School

Level
High

Type
Public

Grades Served
9-12

School District
Fulton County Schools

Address
6015 Feldwood Rd,
College Park, GA 30349

Phone
(470) 254-3410

School Facts

Banneker High School

Fulton County Schools

Overall Grade	C	A-
Total Enrollment	1,610	89,935
Students per Teacher	14:1	17:1
Students in Free Lunch Program	100%	44%
Academic Grade	C	A-
Average GPA	3.2 (out of 1159 responses)	3.46 (out of 25757 responses)
Math Proficiency	9%	46%
Reading Proficiency	19%	51%
Gifted Students	4%	-
AP Enrollments	-	-
Graduation Rate	82%	88%
Average ACT Score	19 (out of 103 responses)	27 (out of 5316 responses)
Average SAT Score	970 (out of 271 responses)	1,210 (out of 8461 responses)
Teacher Grade	B-	B
Average Teacher Salary	\$65,563	\$65,563
Teachers in 1st or 2nd Year	17%	30%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others. Source: Niche Update Frequency: Quarterly

Community Reviews for this School

Posted: 6/18/2024 by Senior

banneker high school doesn't prepare us for college , the administration is terrible and very strict & i don't feel like this is a good school to help teens grow

Posted: 5/24/2024 by Senior

Overall, Banneker's administration team and counselors helped me with college readiness. I was prepared for the outside world because of the teachers here. They helped me apply for colleges, apply for scholarships, and gave me tips on writing my college essay. I am very grateful for the staff here and their help. Even though this school had its rough times, the staff was always there to assist students. They even welcome graduated students back to talk to current students there and help educate them on the world beyond the school walls. I enjoyed my time at this school, including the sports games, activities, and even the small stuff. I feel I really grew bonds with some of the teachers here because of their kindness towards students. The staff here really do work together to help us grow and be the best person we can in the future.

Posted: 5/13/2024 by Senior

The worst Experience at Banneker high school would be when a facility staff memeber used his authority to force himself on to me . I was in shock the whole entire time that I didn't know who to tell . The best experience about Bandekar high school would have been the teachers that I have got along with and built great relationships with they were the best part of my high school experience and if I could go back and re-experience that with them, I would.

Posted: 4/2/2024 by Senior

i like to be and every schools and like to get accepted to every schools to i will like to make friends to

Posted: 3/12/2024 by Junior

Before I even stepped foot in to Banneker, my opinion on this school was set. I believed that it was a school with violence and fear. Even though I always knew that Banneker would be the high school I was to attend in the future, I was scared of my future experience there. I'm glad that I can say that all of the stories that I have heard about Banneker do not reflect my current experience. Banneker is a place that gives students the opportunity to become their best self. I've noticed that many students do not take this opportunity to grow and it is why Banneker has such a bad reputation. I feel that Banneker has the complete potential required to change but that change is determined by the students that attend. I see banneker as a reflection of its environment which is both positive and negative. There are so many good things that happen here but they are hidden by the negative factors within Banneker. In order for Banneker to change, its environment must change as well.

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