

Property Valuation Surrounding TEG II/TEG IV

Chatham County Tax Values

1. Parcel 17711, Fridley House
2013 tax value=338,744
2022 tax value=506,228
49% INCREASE

2. Parcel 65171, Carter House
2013 tax value=493,999
2022 tax value=748,202
51% INCREASE

3. Parcel 63524, Mobile Home
2013 tax value=58,364
2022 tax value=100,620
70% INCREASE

4. Parcel 17711, Empty house directly North of TEGII
2013 tax value=78,587
2022 tax value=179,371
128% INCREASE

5. Parcel 63523, behind mobile home

2013 tax value=12,982

2022 tax value=32,456

150% INCREASE

6. Parcel 17712, house directly North of TEGIV parcel

2013 tax value=137,458

2022 tax value=409,537

198% INCREASE

Actual Property Sales

A. 2017 sold for \$240,000

2019 sold for \$335,000

Value up \$95,000 or 40% increase

B. 2019 sold for \$150,000

2020 sold for \$365,000

Value up \$165,000 or 110% increase

C. 2013 purchase price \$240,000

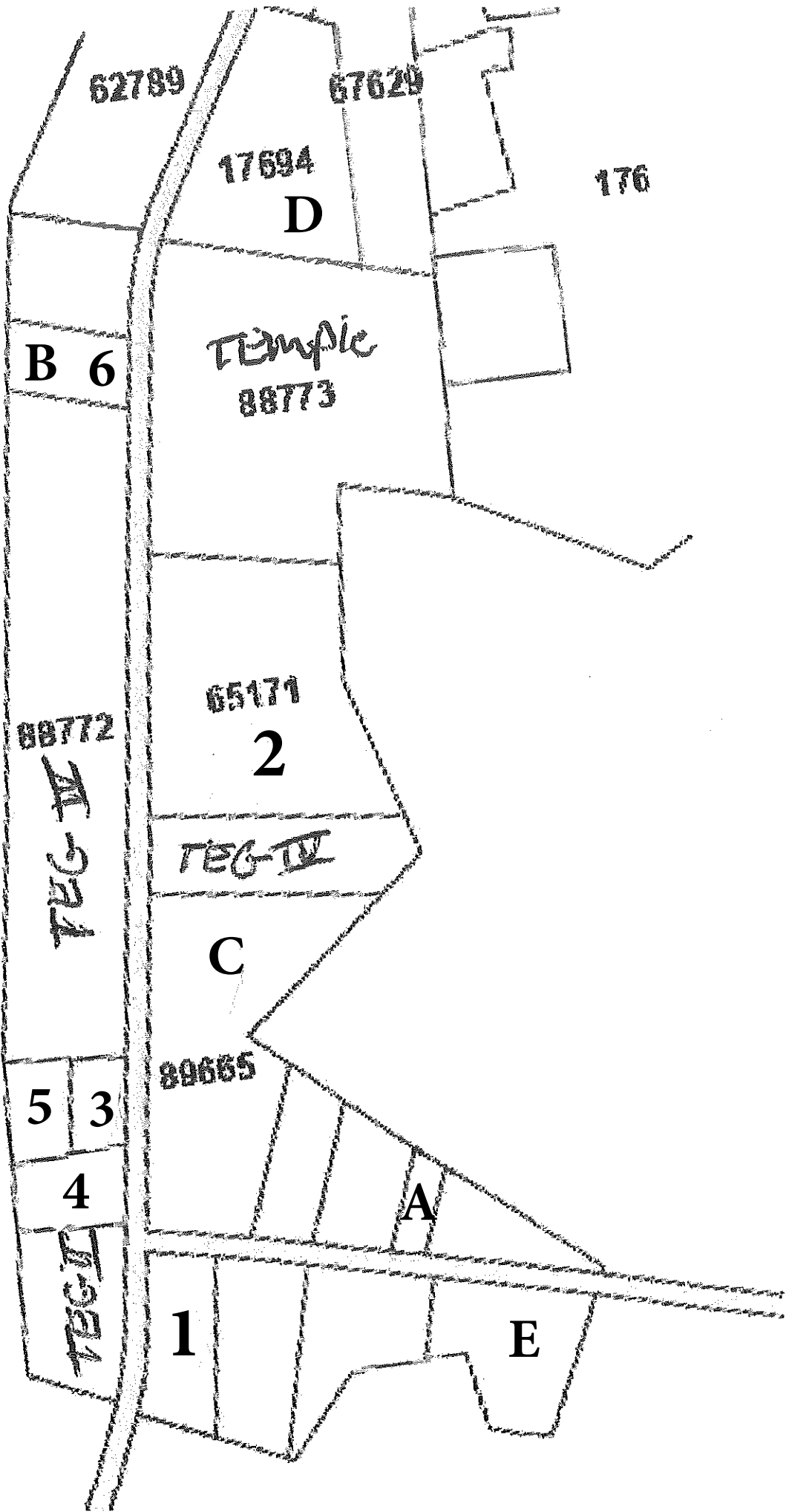
2022 purchase price \$500,000

Value up \$260,000 or 108%

Current Market listings

- D. 2021 sold for \$410,000
Current listing price \$1,300,000
Value up \$890,000 or 217%

- E. 2017 land purchase \$45,000
2022 tax value \$873,000(land/house)
Current listing price \$1,600,000
Value up \$727,000 or 83%



62789

67629

17694

176

D

B 6

Temple

88773

65171

2

88772

TEG-V

TEG-IV

C

5

3

89665

4

A

TEG-I

1

E