

# Comparative Market Analysis

24 Westgate Park Ln, Newnan, GA 30263

APN: N43A 027

Coweta County Data as of: 05/30/2020



<b>Bedrooms:</b>		<b>Year Built:</b>	1970	<b>Comparables</b>	
<b>Bathrooms:</b>	2	<b>Square Feet:</b>	1,325	<b>Properties:</b>	11
				<b>Avg. Sale Price:</b>	\$91,000
<b>Status:</b>	Off Market			<b>Days on Market:</b>	39
<b>Distressed:</b>	No				
<b>Ownership:</b>	Individual			<b>Opportunity</b>	
<b>Occupancy:</b>	Non-Owner Occupied			<b>Estimated Value:</b>	\$84,700
<b>Property Type:</b>	Single Family (SFR)			<b>Estimated Equity:</b>	\$84,700
<b>Owner Name:</b>	FISHER J MICHAEL			<b>Mortgage Balance:</b>	\$0
<b>Mailing Address:</b>	6 PEACHTREE LAKE DR			<b>Monthly Rent:</b>	\$1,106
	SHARPSBURG, GA 30277			<b>Liens:</b>	\$0

**Property Description:**  
A PARCEL OF LAND LOCATED IN THE STATE OF GA, COUNTY OF COWETA, WITH A SITUS ADDRESS OF 24 WESTGATE PARK LN, NEWNAN, GA 30263-

## Last Market Sale

**Seller:** FEDERAL NATL MTG ASSN FNMA  
**Buyer:** FISHER J MICHAEL  
**Rec. Date:** 03/29/2010  
**Sale Date:** 03/24/2010  
**Sale Price:**

## Current Listing Status

There is no listing data available.

## Active Foreclosure Status

There is no foreclosure data available.

## Association Information

Type	Name	Fee Type	Fee Amount	Fee Frequency
There is no association data available.				

## Property Details - Public Record

<b>Land Use:</b> Single Family Residential	<b>Lot Size:</b> 7,841 SqFt.	<b>Stories:</b> 1	<b>Parking Spaces:</b>
<b>Zoning:</b> RESIDENTIA	<b>Living Area:</b> 1,325 SqFt.	<b>Pool:</b>	<b>Parking Type:</b>
<b>Year Built:</b> 1970	<b>Bedrooms:</b>	<b>Fireplace:</b> 1	<b>Interior Wall:</b> Paneling
<b>Style:</b>	<b>Bathrooms:</b> 2	<b>Heating:</b> Central	<b>Exterior Wall:</b> Siding (Alum/Vinyl)
<b>Basement:</b>	<b>Total Rooms:</b>	<b>Cooling:</b> Central	<b>Price / Sq.Ft.</b>

## Open Liens

<b>Owner 1:</b> FISHER J MICHAEL	<b>Combined Loan To Value:</b>	0 %
<b>Owner 2:</b>	<b>Estimated Equity:</b>	\$84,700

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
There is no open lien data available.						

## Involuntary Liens

Date	Type	Amount	Debtor	Petitioner	Document #
There is no involuntary lien data available.					

## Prior Loan History

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
10/20/2005	1st / Trust Deed/Mortgage	\$73,600	First Mtg Solutions	Nicholson Gary	Conventional	30 Years
04/19/2005	1st / Trust Deed/Mortgage	\$35,000	Carlton Brenda	Nicholson Gary	Conventional	21 Months

## Transfers & Conveyances

Date	Document Type	Transaction Type	From	To	Amount
There is no transfer data available.					

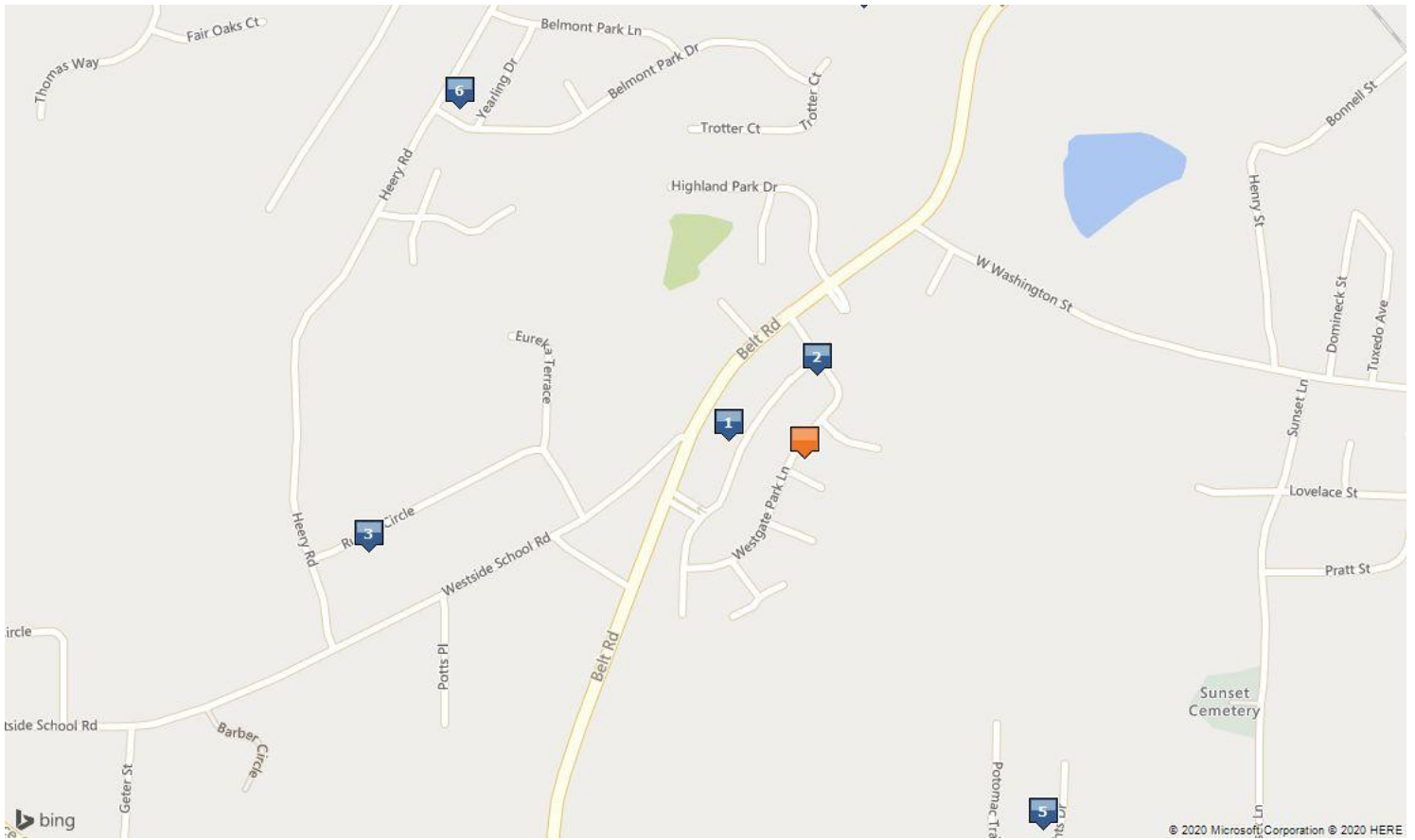
**Search Criteria**

<b>Data Set</b>	Public Record Only	<b>Sale Date</b>	5/30/2019 - 5/30/2020	<b>Square Feet</b>	1,060 - 1,590
<b>Distance</b>	0.5 Miles	<b>Status</b>	SOLD		

Sold Comps	Subject	Low	High	Average
Sale Price	-	\$97,000	\$136,500	\$120,500
SqFt	1,325	1,144	1,454	1,300
Price/SqFt	-	\$77.72	\$112.44	\$93.21
Bedrooms	-	3	4	3
Baths	2	1	2	2
Lot Size/Acres	7,841/0.18	7,405/0.17	27,443/0.63	14,461/0.332
Year Built	1970	1900	2004	1969
Distance from Subject	-	0.1	0.5	0.317

On Market Comps	Subject	Low	High	Average

Failed Comps	Subject	Low	High	Average



Subject Property



Sold Comps



Active Comps



Failed Comps

	Source	Address	Status	Date	Amount	SqFt	PPSqFt.	Beds	Bath	Year Built	Distance
1	Public Record	17 Westgate Park Dr	Sold	7/19/2019	\$97,000	1,144	\$84.79	3	2	1972	0.1 mi
2	Public Record	5 Westgate Park Ln	Sold	11/26/2019	\$115,000	1,375	\$83.64	4	1	1970	0.1 mi
3	Public Record	146 Russell Cir	Sold	3/05/2020	\$136,500	1,396	\$97.78	3	2	1968	0.4 mi
4	Public Record	24 Helen St	Sold	12/19/2019	\$125,000	1,215	\$102.88	3	2	1900	0.4 mi
5	Public Record	54 Virginia Heights Dr	Sold	8/06/2019	\$136,500	1,214	\$112.44	3	2	1998	0.4 mi
6	Public Record	2 Belmont Park Dr	Sold	1/17/2020	\$113,000	1,454	\$77.72		2.5	2004	0.5 mi

**24 Westgate Park Ln, Newnan, GA 30263-1729 (Single Family Residential)****APN: N43A 027**

Beds:

SqFt: 1,325

Lot Size/Acres: 7,841/0.18

Baths:

Year Built/Eff: 1970/1990

Last Sale Date: 3/24/2010

Last Sale Price:

Est. Value: \$84,700

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**17 Westgate Park Dr, Newnan, GA 30263**

Property Type: Single Family

Owner Name: ANTOINETTE JONES

Mailing Address: 627 TINA CT, LANCASTER, CA 93535

Owner Status: Non-Owner Occupied

Occupancy: Occupied

APN: N43A 125

Status: Sold

Beds: 3 Baths: 2 Total Rooms: Heating: Central Date: 7/19/2019

SqFt: 1,144 Parking Type: Cooling: Central Amount: \$97,000

Lot Size / Acres: 7,405/0.17 Pool: No Floor Covering: Orig. List Date:

Year Built / Eff: 1972 / 1992 DOM:

Public Record

Distance: 0.1 mi

Estimated Value: \$103,191

Tax Assessed Value / Year: \$20,660 / 2019

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**5 Westgate Park Ln, Newnan, GA 30263**

Property Type: Single Family

Owner Name: DIVVY HOMES WAREHOUSE II LLC

Mailing Address: 530 HOWARD ST #100, SAN FRANCISCO, CA 94105

Owner Status: Non-Owner Occupied

Occupancy: Occupied

APN: N43A 079

Status: Sold

Beds: 4 Baths: 1 Total Rooms: Heating: Central Date: 11/26/2019

SqFt: 1,375 Parking Type: Cooling: Central Amount: \$115,000

Lot Size / Acres: 8,712/0.2 Pool: No Floor Covering: Orig. List Date:

Year Built / Eff: 1970 / 1975 DOM:

Public Record

Distance: 0.1 mi

Estimated Value: \$88,443

Tax Assessed Value / Year: \$18,826 / 2019

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**146 Russell Cir, Newnan, GA 30263**

Property Type: Single Family

Owner Name: FERRONDA MAGBY &amp; JERNORDO HINTON

Mailing Address: 34 W WEDGEWOOD CIR, NEWNAN, GA 30263

Owner Status: Non-Owner Occupied

Occupancy: Occupied

APN: 063B 136

Status: Sold

Beds: 3 Baths: 2 Total Rooms: 5 Heating: Central Date: 3/05/2020

SqFt: 1,396 Parking Type: Cooling: Central Amount: \$136,500

Lot Size / Acres: 19,166/0.44 Pool: No Floor Covering: Orig. List Date:

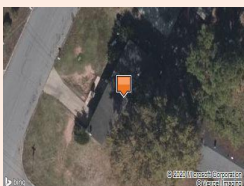
Year Built / Eff: 1968 / 1981 DOM:

Public Record

Distance: 0.4 mi

Estimated Value: \$136,387

Tax Assessed Value / Year: \$28,408 / 2019

**24 Westgate Park Ln, Newnan, GA 30263-1729 (Single Family Residential)**

APN: N43A 027

Beds: Baths: 2 Last Sale Date: 3/24/2010

SqFt: 1,325 Year Built/Eff: 1970/1990 Last Sale Price:

Lot Size/Acres: 7,841/0.18 Est. Value: \$84,700

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**24 Helen St, Newnan, GA 30263**

Property Type: Single Family

Owner Name: KENNETH PARRISH

Mailing Address: 24 HELEN ST, NEWNAN, GA 30263

Owner Status: Owner Occupied

Occupancy: Occupied

APN: 062B 165

Status: Sold

Beds: 3 Baths: 2 Total Rooms: Heating: Central Date: 12/19/2019

SqFt: 1,215 Parking Type: Cooling: Central Amount: \$125,000

Lot Size / Acres: 27,443/0.63 Pool: No Floor Covering: Orig. List Date:

Year Built / Eff: 1900 / 1986 DOM:

Public Record

Distance: 0.4 mi

Estimated Value: \$115,982

Tax Assessed Value / Year: \$29,222 / 2019

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**54 Virginia Heights Dr, Newnan, GA 30263**

Property Type: Single Family

Owner Name: YAMASA CO LTD

Mailing Address: PO BOX 4090, SCOTTSDALE, AZ 85261

Owner Status: Non-Owner Occupied

Occupancy: Occupied

APN: N44 179

Status: Sold

Beds: 3 Baths: 2 Total Rooms: Heating: Central Date: 8/06/2019

SqFt: 1,214 Parking Type: Cooling: Central Amount: \$136,500

Lot Size / Acres: 15,716/0.36 Pool: No Floor Covering: Orig. List Date:

Year Built / Eff: 1998 / 1998 DOM:

Public Record

Distance: 0.4 mi

Estimated Value: \$134,607

Tax Assessed Value / Year: \$37,686 / 2019

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**2 Belmont Park Dr, Newnan, GA 30263**

Property Type: Single Family

Owner Name: DIVINE KNOCK LLC

Mailing Address: 3645 MARKETPLACE BLVD #130, ATLANTA, GA 30344

Owner Status: Non-Owner Occupied

Occupancy: Occupied

APN: 062B 190

Status: Sold

Beds: Baths: 2.5 Total Rooms: Heating: Central Date: 1/17/2020

SqFt: 1,454 Parking Type: Cooling: Amount: \$113,000

Lot Size / Acres: 8,323/0.191 Pool: No Floor Covering: Orig. List Date:

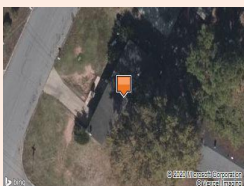
Year Built / Eff: 2004 / 2004 DOM:

Public Record

Distance: 0.5 mi

Estimated Value: \$150,629

Tax Assessed Value / Year: \$49,589 / 2019

**24 Westgate Park Ln, Newnan, GA 30263-1729 (Single Family Residential)**

APN: N43A 027

Beds: Baths: 2 Last Sale Date: 3/24/2010

SqFt: 1,325 Year Built/Eff: 1970/1990 Last Sale Price:

Lot Size/Acres: 7,841/0.18 Est. Value: \$84,700