

## **APPENDIX IV**

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### **Historical Research Documentation**

**1.0 Acre Parcel**

565 Spruce Drive

Stone Mountain, GA 30083

Inquiry Number: 3327551.5

May 22, 2012

## The EDR Aerial Photo Decade Package



440 Wheelers Farms Road  
Milford, CT 06461  
800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# EDR Aerial Photo Decade Package

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

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*Thank you for your business.*  
Please contact EDR at 1-800-352-0050  
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**Date EDR Searched Historical Sources:**

Aerial Photography May 22, 2012

**Target Property:**

565 Spruce Drive

Stone Mountain, GA 30083

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
1939	Aerial Photograph. Scale: 1"=476'	Flight Year: 1939	AAA
1955	Aerial Photograph. Scale: 1"=476'	Flight Year: 1955	CSS
1960	Aerial Photograph. Scale: 1"=476'	Flight Year: 1960	CSS
1972	Aerial Photograph. Scale: 1"=476'	Flight Year: 1972	ASCS
1988	Aerial Photograph. Scale: 1"=950'	Flight Year: 1988	USGS
1993	Aerial Photograph. Scale: 1"=500'	/Composite DOQQ - acquisition dates: 1993	EDR
2005	Aerial Photograph. Scale: 1"=500'	Flight Year: 2005	EDR
2007	Aerial Photograph. Scale: 1"=500'	Flight Year: 2007	EDR



INQUIRY #: 3327551.5  
YEAR: 1939  
↑ N  
↑ = 476'



INQUIRY #: 3327551.5  
YEAR: 1955  
= 476'



INQUIRY #: 3327551.5  
YEAR: 1960  
| = 476'



INQUIRY #: 3327551.5

YEAR: 1972

| = 476'





INQUIRY #: 3327551.5

YEAR: 1988

| = 950'





INQUIRY #: 3327551.5

YEAR: 1993

|—————| = 500'





INQUIRY #: 3327551.5

YEAR: 2005

| = 500'





INQUIRY #: 3327551.5

YEAR: 2007

|—————| = 500'



**1.0 Acre Parcel**

565 Spruce Drive

Stone Mountain, GA 30083

Inquiry Number: 3327551.4

May 21, 2012

## EDR Historical Topographic Map Report

# EDR Historical Topographic Map Report

Environmental Data Resources, Inc.'s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

*Thank you for your business.*  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

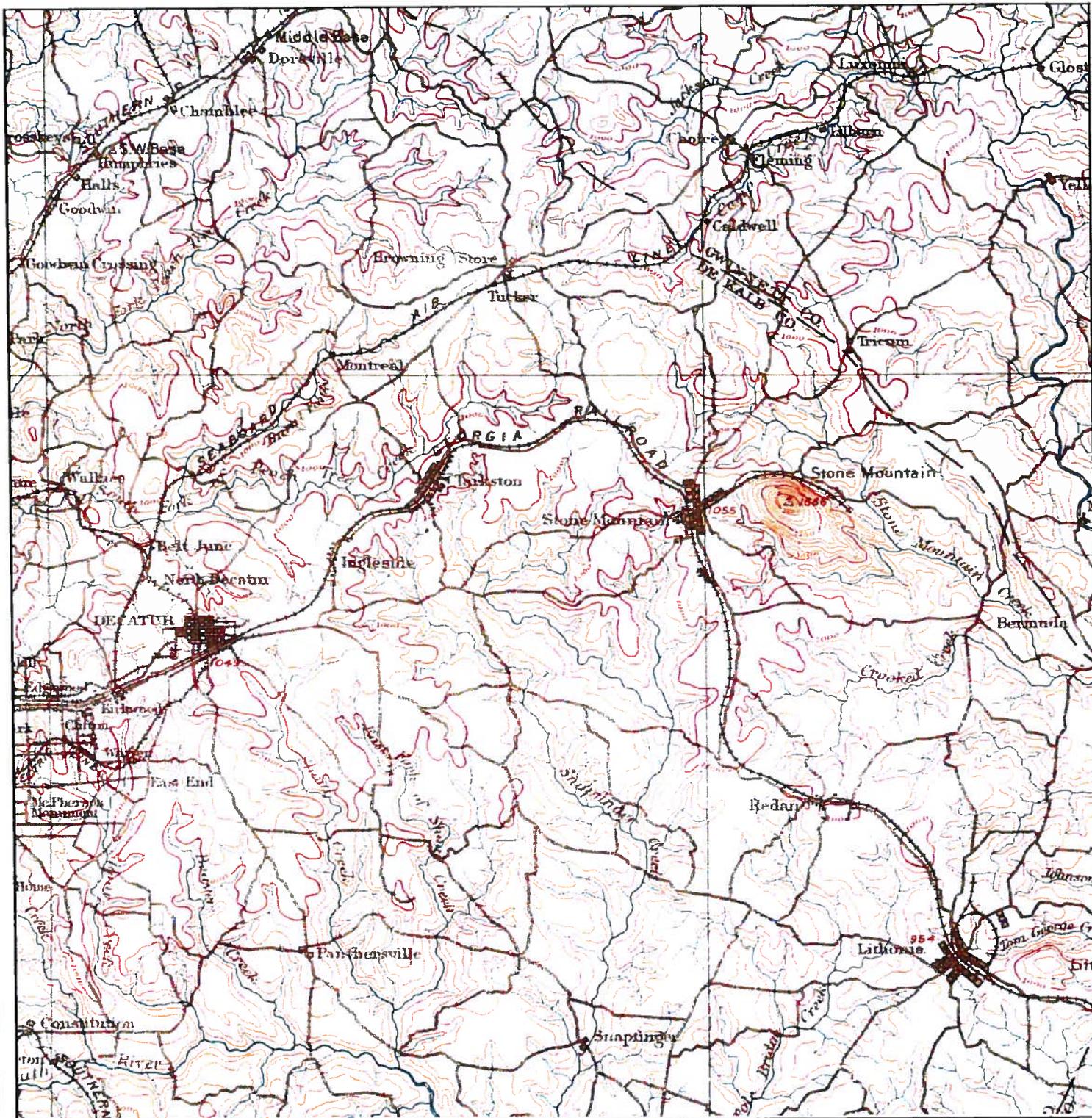
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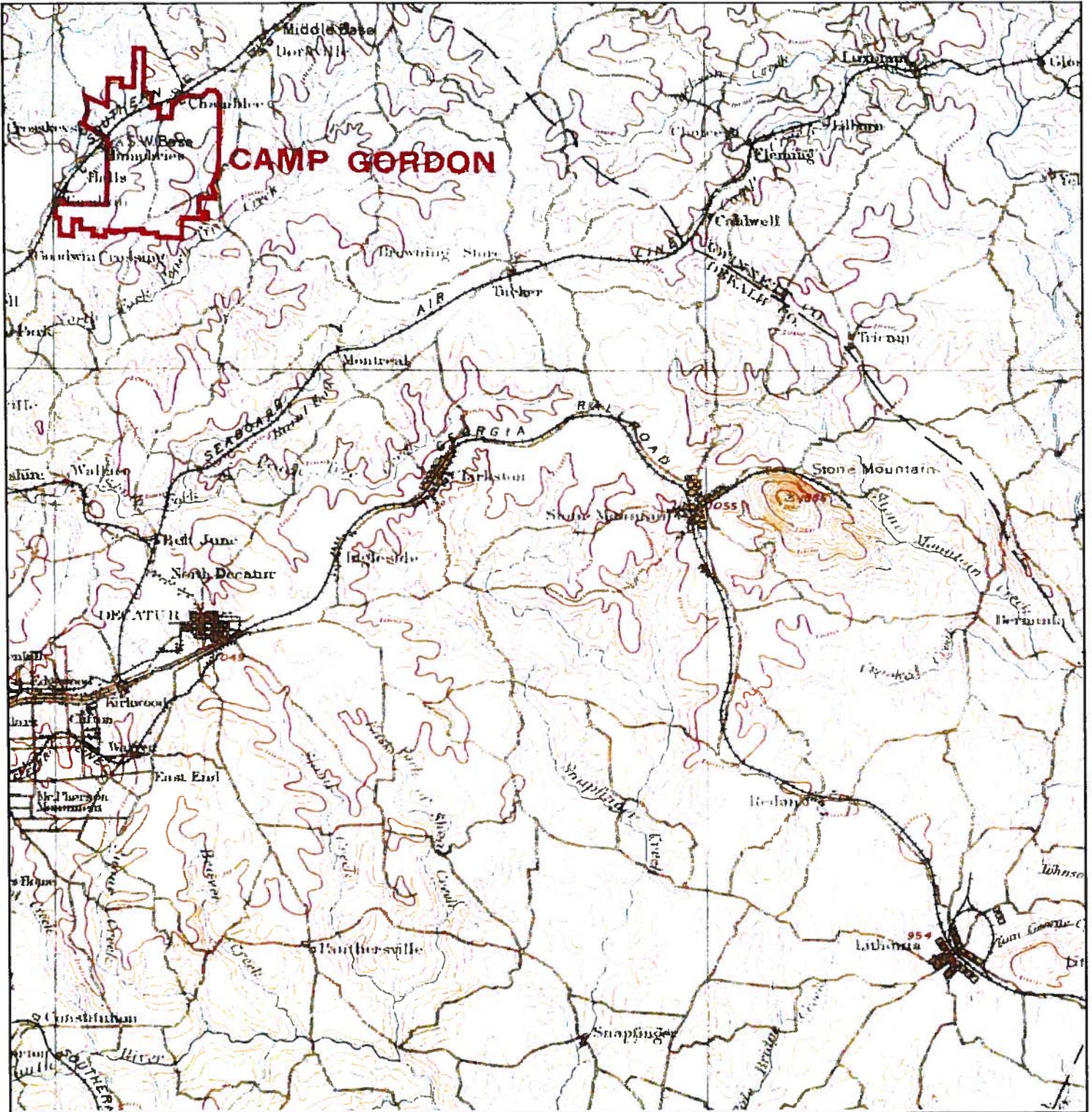
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# Historical Topographic Map



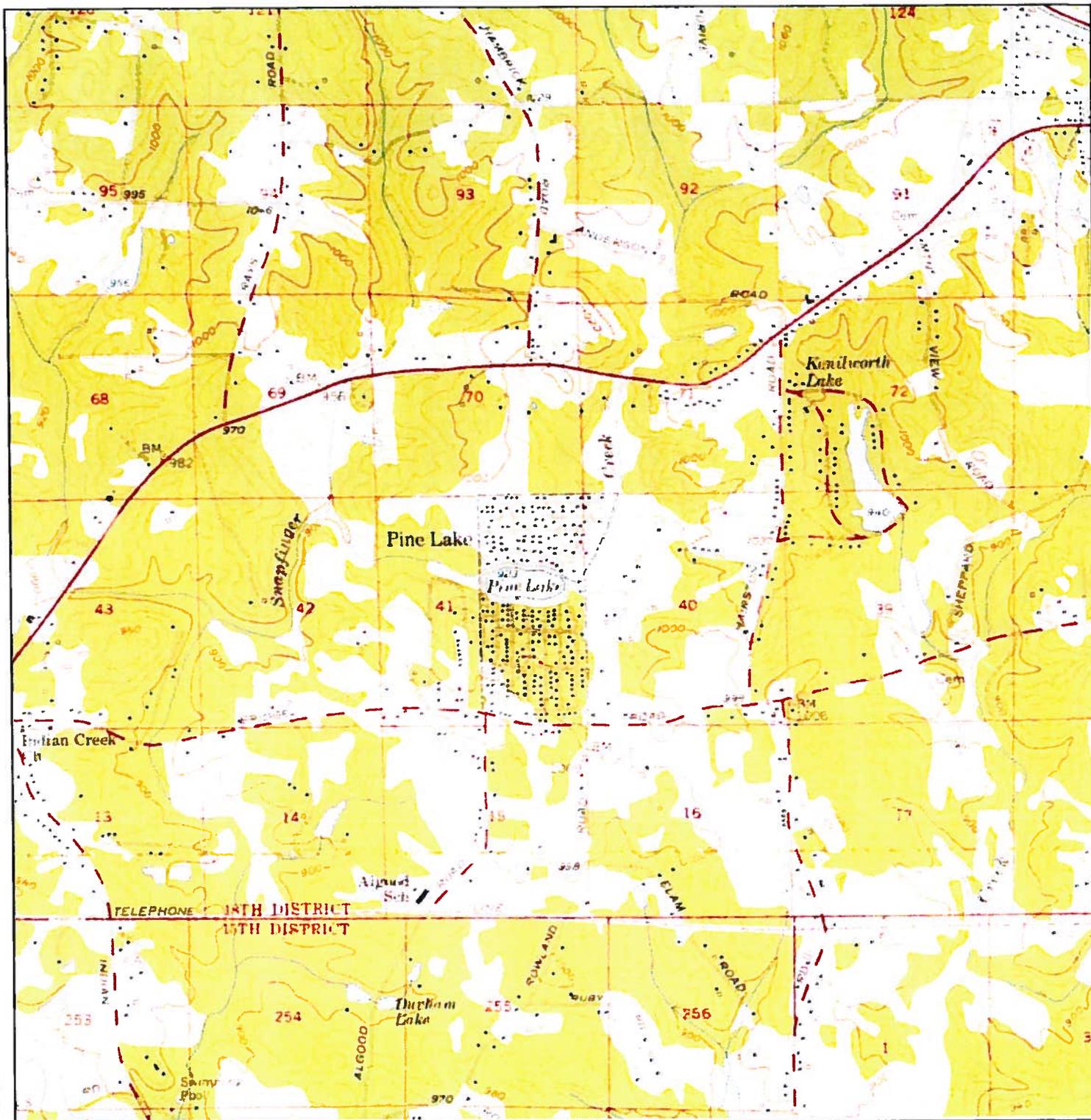
<p>N ↑</p>	<p>TARGET QUAD NAME: ATLANTA MAP YEAR: 1895</p>	<p>SITE NAME: 1.0 Acre Parcel ADDRESS: 565 Spruce Drive Stone Mountain, GA 30083 LAT/LONG: 33.7921 / -84.2039</p>	<p>CLIENT: S&amp;ME CONTACT: Mitzy Gann INQUIRY#: 3327551.4 RESEARCH DATE: 05/21/2012</p>
	<p>SERIES: 30 SCALE: 1:125000</p>		

# Historical Topographic Map



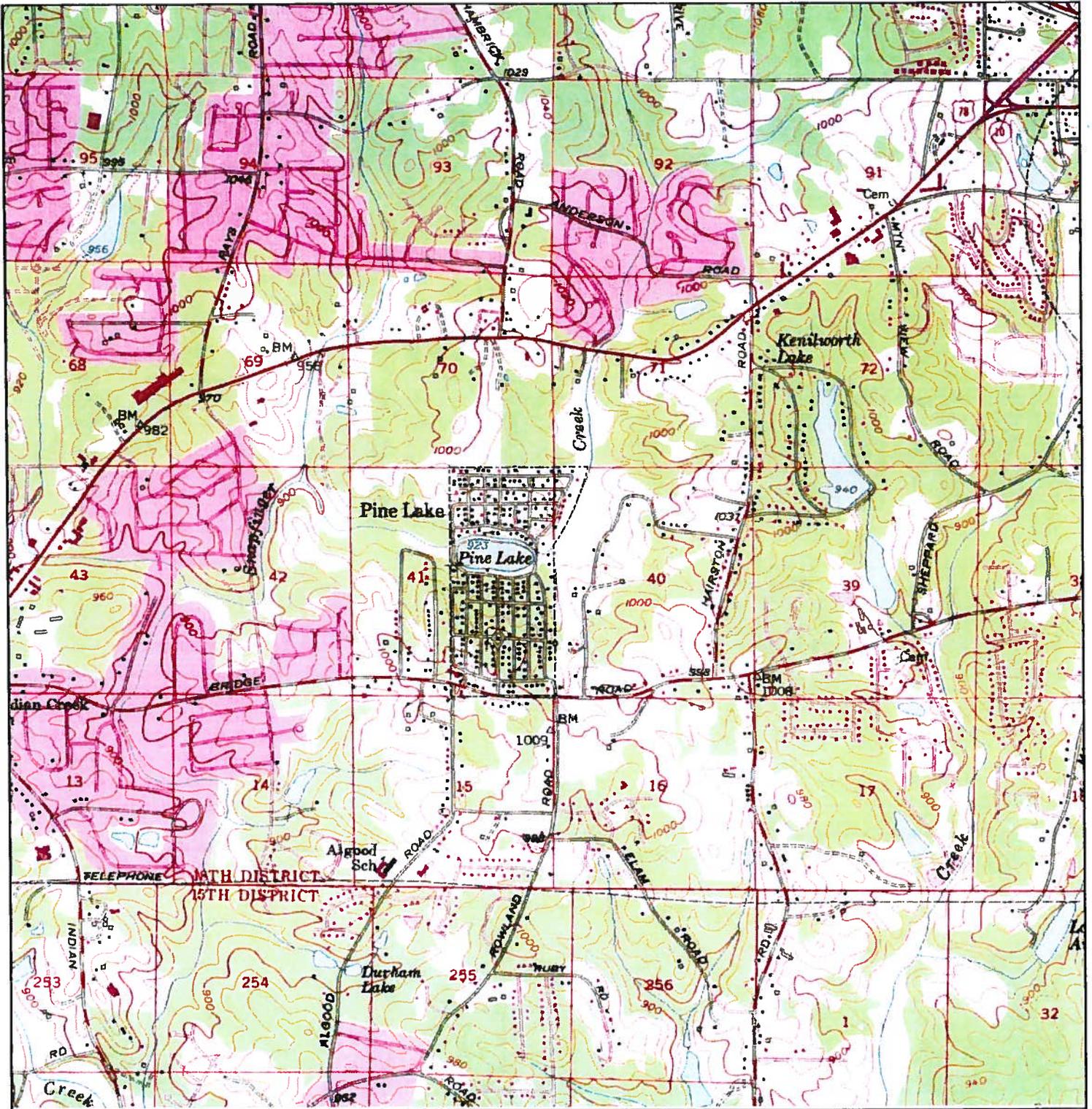
<p>N ↑</p>	<p>TARGET QUAD NAME: CAMP GORDON MAP YEAR: 1919</p>	<p>SITE NAME: 1.0 Acre Parcel ADDRESS: 565 Spruce Drive Stone Mountain, GA 30083 LAT/LONG: 33.7921 / -84.2039</p>	<p>CLIENT: S&amp;ME CONTACT: Mitzy Gann INQUIRY#: 3327551.4 RESEARCH DATE: 05/21/2012</p>
	<p>SERIES: 30 SCALE: 1:125000</p>		

# Historical Topographic Map



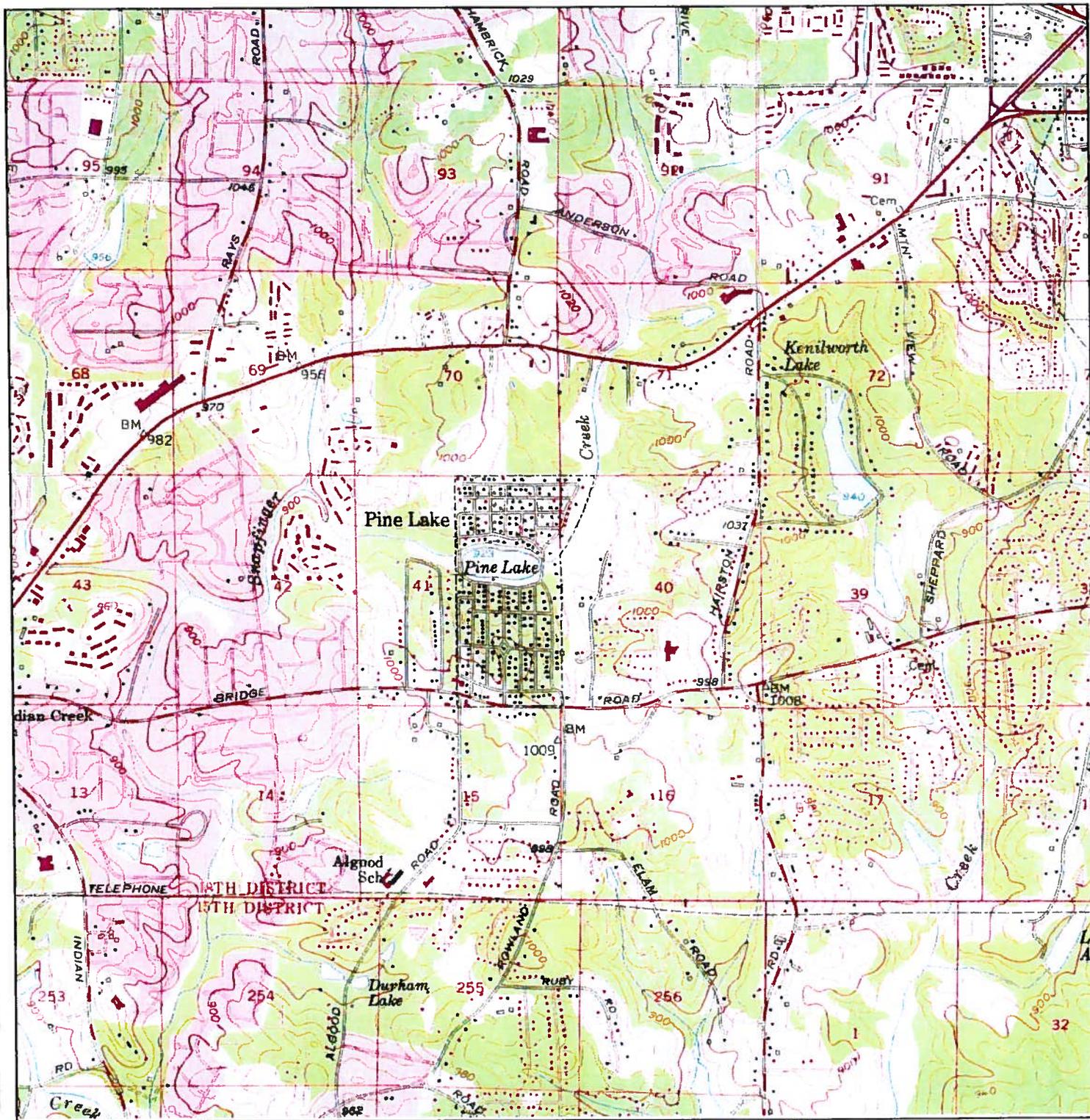
<p>N ↑</p>	<p>TARGET QUAD NAME: STONE MOUNTAIN MAP YEAR: 1956</p>	<p>SITE NAME: 1.0 Acre Parcel ADDRESS: 565 Spruce Drive Stone Mountain, GA 30083 LAT/LONG: 33.7921 / -84.2039</p>	<p>CLIENT: S&amp;ME CONTACT: Mitzy Gann INQUIRY#: 3327551.4 RESEARCH DATE: 05/21/2012</p>
	<p>SERIES: 7.5 SCALE: 1:24000</p>		

# Historical Topographic Map



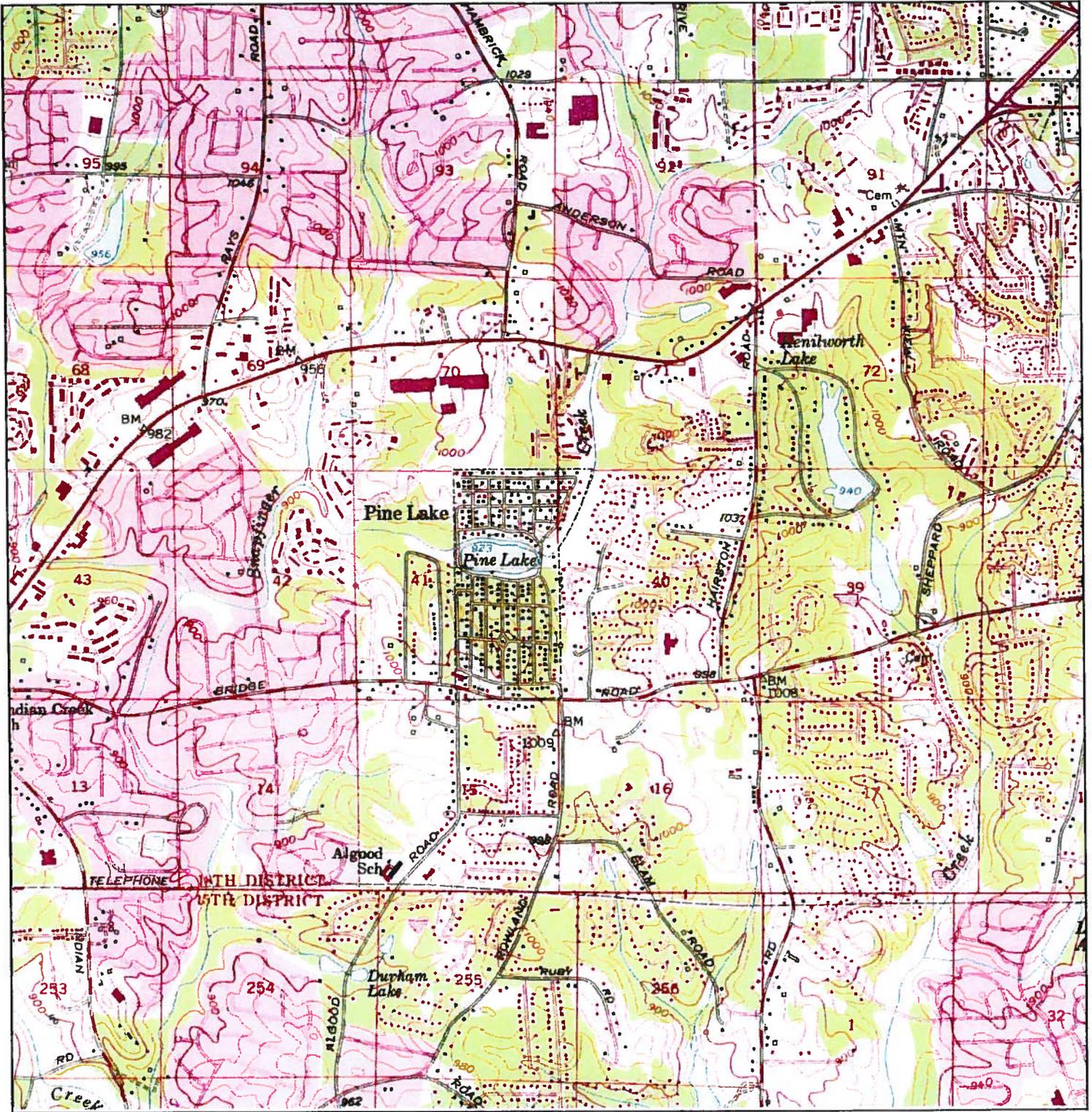
 N	TARGET QUAD	SITE NAME:	1.0 Acre Parcel	CLIENT:	S&ME
	NAME: STONE MOUNTAIN	ADDRESS:	565 Spruce Drive	CONTACT:	Mitzy Gann
	MAP YEAR: 1968		Stone Mountain, GA 30083	INQUIRY#:	3327551.4
	PHOTOREVISED FROM :1956	LAT/LONG:	33.7921 / -84.2039	RESEARCH DATE:	05/21/2012
	SERIES: 7.5				
	SCALE: 1:24000				

# Historical Topographic Map



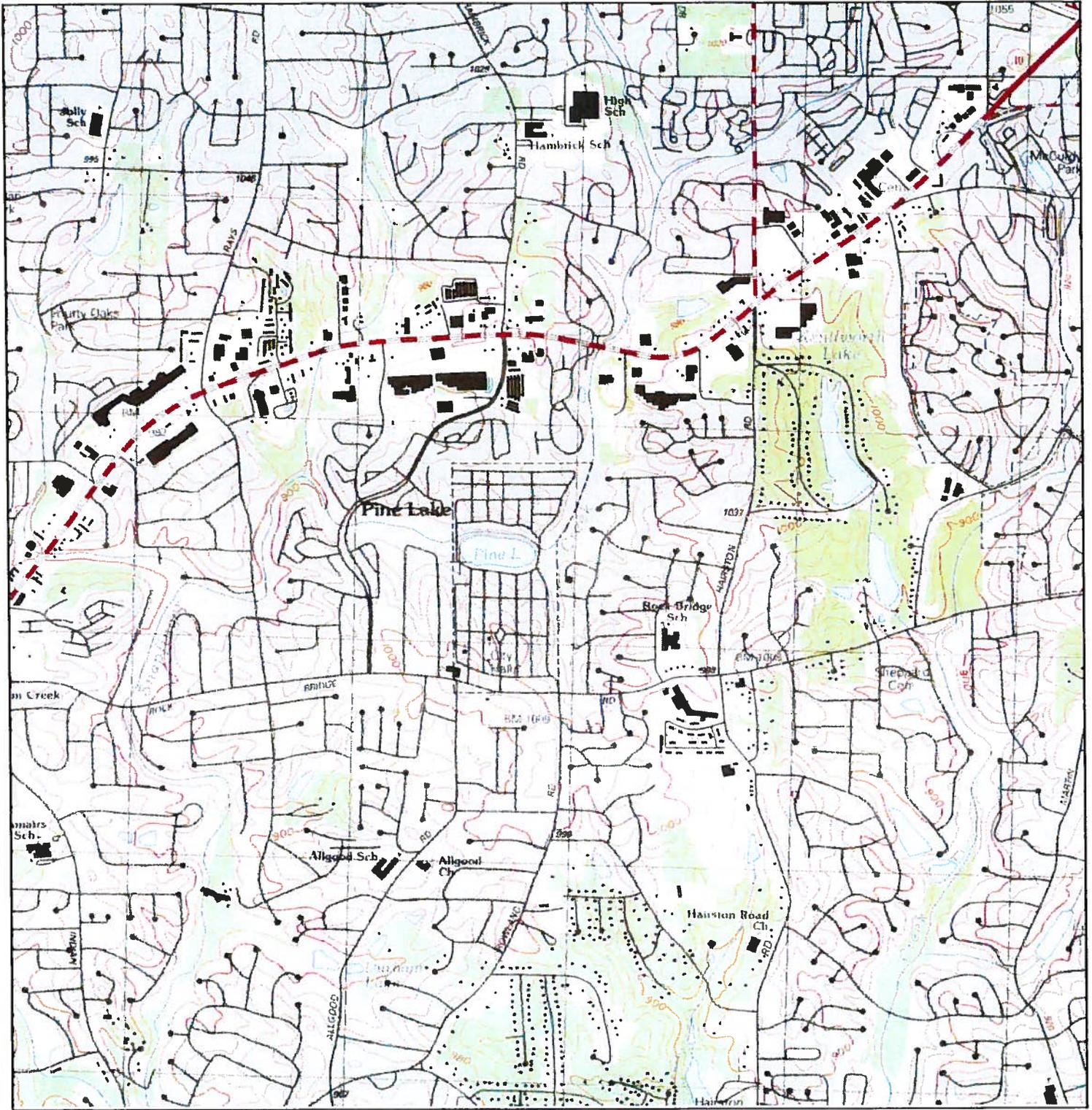
	TARGET QUAD	SITE NAME: 1.0 Acre Parcel	CLIENT: S&ME
	NAME: STONE MOUNTAIN	ADDRESS: 565 Spruce Drive	CONTACT: Mitzy Gann
	MAP YEAR: 1973	Stone Mountain, GA 30083	INQUIRY#: 3327551.4
	PHOTOREVISED FROM :1956	LAT/LONG: 33.7921 / -84.2039	RESEARCH DATE: 05/21/2012
	SERIES: 7.5		
	SCALE: 1:24000		

# Historical Topographic Map



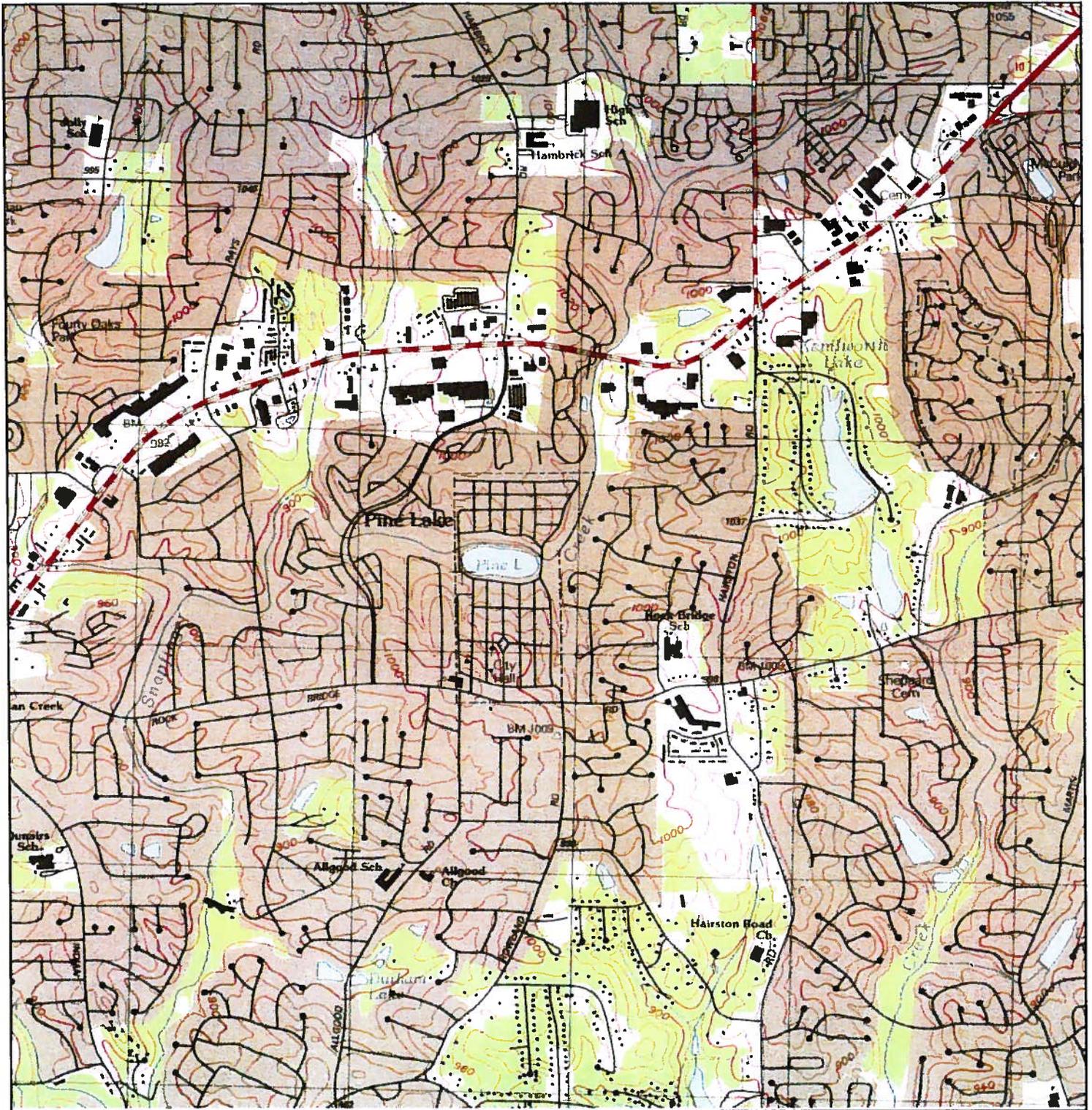
<p>N ↑</p>	TARGET QUAD	SITE NAME:	1.0 Acre Parcel	CLIENT:	S&ME	
	NAME:	STONE MOUNTAIN	ADDRESS:	565 Spruce Drive	CONTACT:	Mitzy Gann
	MAP YEAR:	1982		Stone Mountain, GA 30083	INQUIRY#:	3327551.4
	PHOTOREVISED FROM :	1956	LAT/LONG:	33.7921 / -84.2039	RESEARCH DATE:	05/21/2012
	SERIES:	7.5				
	SCALE:	1:24000				

# Historical Topographic Map



N ↑	TARGET QUAD	SITE NAME:	1.0 Acre Parcel	CLIENT:	S&ME
	NAME: STONE MOUNTAIN	ADDRESS:	565 Spruce Drive Stone Mountain, GA 30083	CONTACT:	Mitzy Gann
	MAP YEAR: 1992	LAT/LONG:	33.7921 / -84.2039	INQUIRY#:	3327551.4
	SERIES: 7.5			RESEARCH DATE:	05/21/2012
	SCALE: 1:24000				

# Historical Topographic Map



	TARGET QUAD NAME: STONE MOUNTAIN MAP YEAR: 1997	SITE NAME: 1.0 Acre Parcel ADDRESS: 565 Spruce Drive Stone Mountain, GA 30083 LAT/LONG: 33.7921 / -84.2039	CLIENT: S&ME CONTACT: Mitzy Gann INQUIRY#: 3327551.4 RESEARCH DATE: 05/21/2012
	SERIES: 7.5 SCALE: 1:24000		

**1.0 Acre Parcel**

565 Spruce Drive  
Stone Mountain, GA 30083

Inquiry Number: 3327551.6  
May 23, 2012

## The EDR-City Directory Image Report



440 Wheelers Farms Road  
Milford, CT 06461  
800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

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## EXECUTIVE SUMMARY

### DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

### RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2010	<input type="checkbox"/>	<input type="checkbox"/>	Haines Criss-Cross Directory
1997	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1975	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory

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# FINDINGS

## TARGET PROPERTY STREET

565 Spruce Drive  
Stone Mountain, GA 30083

<u>Year</u>	<u>CD Image</u>	<u>Source</u>	
<b><u>Spruce Drive</u></b>			
2010	-	Haines Criss-Cross Directory	Street not listed in Source
1997	-	Polk's City Directory	Street not listed in Source
1975	-	Polk's City Directory	Street not listed in Source

# FINDINGS

## CROSS STREETS

Year

CD Image

Source

### Lakeshore Drive

2010	-	Haines Criss-Cross Directory	Street not listed in Source
1997	-	Polk's City Directory	Street not listed in Source
1975	-	Polk's City Directory	Street not listed in Source

# Property Appraisal Department

[Property Overview](#)

5/10/2012 12:23:10 PM

[Close](#)

[Print](#)

**Parcel ID: 18 041 09 170**

To view map, click on parcel ID number. You may need to download Adobe Acrobat Reader. It is available at 

### Owner Information

<b>Tax District</b>	74 - Pine Lake	<b>Zoning</b>	R100 - SF RES DIST
<b>Owner</b>	HARRISON SCOTT A	<b>Land Use</b>	PLLF
<b>Co-Owner</b>		<b>Land Unit</b>	1
<b>Owner Address</b>	000000 PO BOX 771 . PINE LAKE, GA 30072-0771	<b>Neighborhood</b>	0890
<b>Property Address</b>	565 SPRUCE DR PLK	<b>Legal Description</b>	100 X 270 X 200 X 228 . . . .0.86AC

### Appeal Status

**Date Notice Mailed**      MAY 27, 2011      **2011**      **2010**

[Appeal Code](#)  
[Hearing Date](#)  
[Hearing Time](#)

### 2011 Assessment Notice

To view the notice, you must have Adobe Reader Version 9.4 or greater.  
You may need to download Adobe Acrobat Reader. It is available at 

### Assessment Notice

### Building Characteristics

#### Bldg. #1

<b>Year Built</b>	1940	<b>Square Footage</b>	3,292
<b>Condition Code</b>	Average	<b>Basement Area</b>	N/A
<b>Quality Grade</b>	Average	<b>Bsmt Finished</b>	N/A
<b>Air Conditioning</b>	Yes	<b>Bedrooms</b>	3
<b>Fireplace</b>	1	<b>Bathrooms</b>	2
<b>Stories</b>	2		

### Current Appraised & Assessment Value

<b>Tax Year</b>	<b>Land Value</b>	<b>Bldg Value</b>	<b>Misc Imp</b>	<b>Total Appraised</b>	<b>Assessment@40%</b>
2011	\$27,700	\$119,540	\$0	\$147,240	\$58,896

### Sales History

Book/Page	Sale Date	Deed Type	Sale Condition	Sale Price
11991-00044	03/30/2001	WD - Warranty Deed	R - Remodeled After Sale	\$160,000
11025-00255	10/26/1999	WD - Warranty Deed	T - Gift	\$0
11025-00238	10/26/1999	WD - Warranty Deed	o - Valid Sale/Fmv	\$75,000
02876-00041	08/31/1972	AF - Affidavit	Z - Invalid Sale	\$0
02876-00010	08/25/1972	EX - Executors Deed	o - Valid Sale/Fmv	\$0

Sales which occurred prior to January 1 of this year were used to establish values for the current year. All sales which take place after January 1 will be considered for next year's valuations. These sales are provided for your convenience and may not have been verified or confirmed by our staff. We reserve the right to edit as needed.

[Sales Data Search](#)

[Detailed Property Data](#)

[Property Tax Data](#)

2011

# Property Tax Information Results

Parcel ID : 18 041 09 170

[Map](#)
[Print](#)
[Back](#)

Land Data						
Neighborhood	Commercial Land Use	Zoning	Unit Type	Unit Size	Effective Rate	Adjusted Value
o890 - PLLF	N/A	R100 - SF RES DIST	LOT	1.00	0.00	0

Building Information							
Building #1 - Residential							
<b>Building Characteristics</b>							
<b>Improvement Type</b>	100-Single Family Residential				<b>Condition</b>	Average	
<b>Quality Grade</b>	Average				<b>Economic Obsolescence</b>	0	
<b>Actual Year Built</b>	1940				<b>Functional Obsolescence</b>	0.05	
<b>Building Refinements</b>							
<b>Baths</b>	2	<b>Bedrooms</b>	3	<b>Basement Area</b>	N/A	<b>Finished Basement</b>	N/A
<b>Fireplaces</b>	1	<b>Air Conditioning</b>	Yes	<b>Number Story</b>	2	<b>Square Footage</b>	3,292
<b>Detail Type</b>							
<b>Detail Type</b>	<b>Detail Description</b>					<b>No. of Units</b>	
Add On	ALUM/FGLS CP FAIR - CPA					200	
Appliance	Allowance					1	
Fixture	Bath 3					1	
Fixture	Bath 4					1	
Add On	DET. STORAGE EXCELLENT - STG					240	
Fixture	Extra Fixtures					1	
Rough In	Laundry Facility					1	
Add On	TERRACE AVERAGE - TER					300	
Porch	Wood Deck					384	

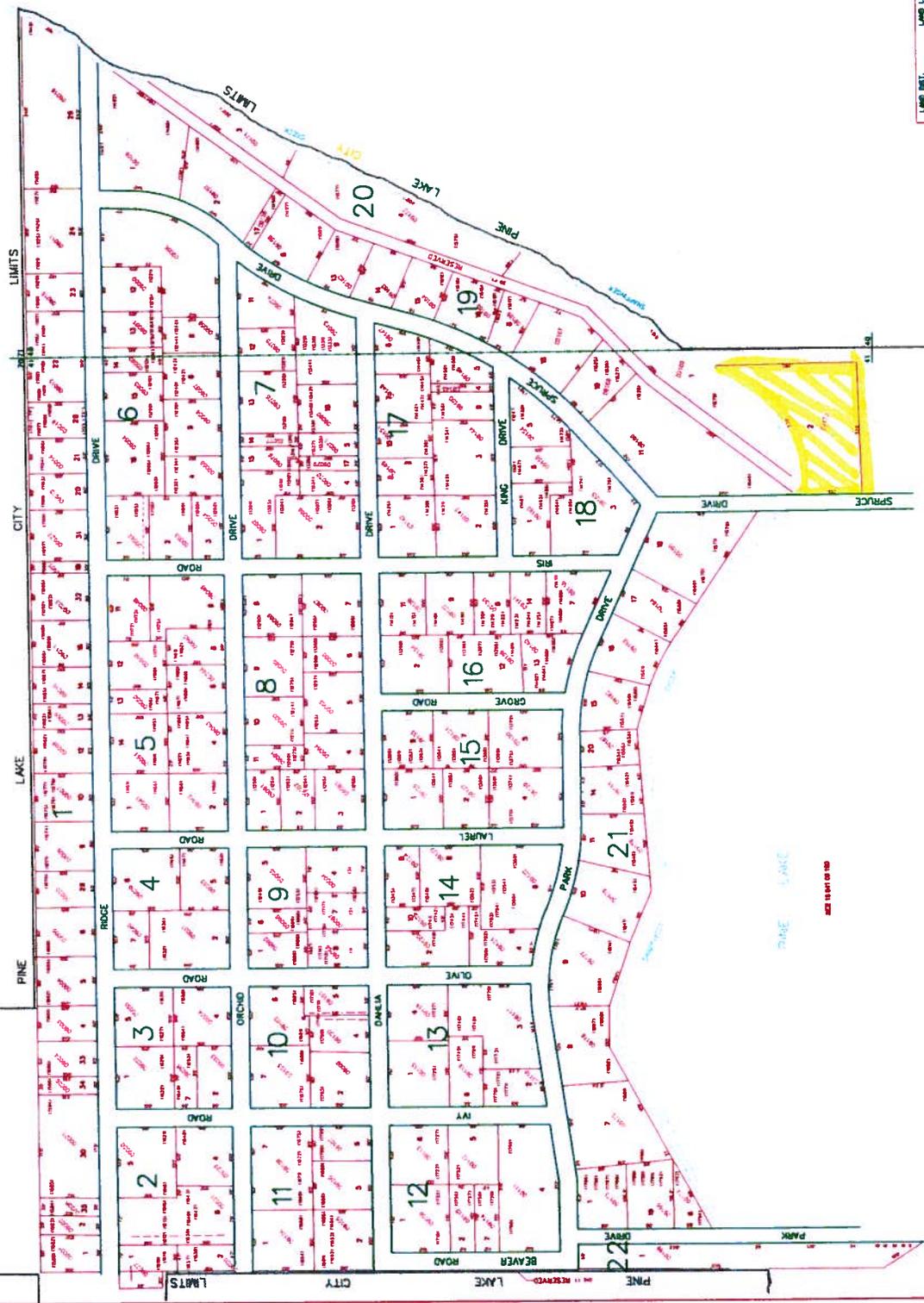
Building Permit Data				
Permit Number	Permit Date	Completion Date	Permit Amount	Description
93751	1/21/2000	7/24/2002	3,000	RENOVATION/ALTERATION
93752	11/14/2001	11/1/2005	38,000	ADDITION
93753	7/3/2001	6/10/2002	2,500	ADDITION

History of Values				
Tax Year	Land Value	Building Value	Miscellaneous Improvement Value	Total Value
2011	27,700	119,540	0	147,240
2010	33,000	195,200	0	228,200
2009	33,000	191,200	4,000	228,200
2008	33,000	239,100	5,000	277,100

**For information on property characteristics, contact (404) 371-2471.**

[Back](#)

PINE LAKE CITY LIMITS  
SEE 18 D70



LAND DIST. 18 41B  
DATE: 11/23/91 SCALE: 80'

PINE LAKE SUBDIVISION

DEKALB COUNTY, GA.

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