

**Fulton County/City of Atlanta Land Bank Authority, Inc.**  
**Sheriff/Marshall Deed Property Interest Inventory**  
As of 24MAY13

**Disclaimer:** The following addresses and parcel ID numbers represent Sheriff and/or Marshall Deed interests conveyed via bulk transfer to the Fulton County/City of Atlanta Land Bank Authority, Inc. (LBA) by the City of Atlanta (COA) or Fulton County (Fulton) between 1998 and 2001. The LBA does not have fee simple interest in any of the properties and its interest is limited to the interest conveyed by the COA or Fulton. All interested parties may petition the LBA to acquire the LBA's interest in accordance with the Board approved guidelines. If approved, the LBA interest will be conveyed via Quitclaim Deed and no warranties of title are given or expressed by the COA, Fulton or LBA with regard to such property. All due diligence with respect to title and/or ascertaining interests other than the COA's, Fulton or LBA shall be the responsibility of the Purchaser and all sales shall be final by acceptance and/or recordation of the Quitclaim Deed. Purchaser agrees to hold harmless the COA, Fulton and LBA.

Parcel ID	Address	NPU	Fulton County Commissioner District	Atlanta City Council District	Zoning	Acres	Vacant (Y/N)	Improved with Structure (Y/N)	Conveying Entity	Clear Title (Y/N)	Year Conveyed
13 000200010158	0 Janice Dr.	FC	7	FC	R1	0.0562	Y	N	FC	N	2000
13 0126 LL0540	Harper Valley Dr.	FC	7	FC	R4	7.6	Y	N	FC	N	2000
14 000800010044	1555 Woodland Ave	W	6	1	R4	0.4414	Y	N	COA	N	2001
14 003000020615	Hutchens Rd.	Z	6	12	R4	5.6	Y	N	FC	N	2001
14 0040 LL0061	Livermore St.	Z	6	12	I2	0.6149	N	Y	FC	N	2000
14 004400060011	Bryan St.	W	6	1	R5	0.0413	Y	N	FC	N	2001
14 005600060206	282 Mcdonough Blvd.	Y	6	12	I2	0.1358	Y	N	FC	N	2000
14 005600080352	0 Mcdonough Blvd.	Y	6	12	I1	0.0667	Y	N	FC	N	2001
14 005600090252	Thayer Ave.	Y	6	12	R4	0.1722	Y	N	FC	N	2001
14 005600090823	Thayer Ave.	Y	6	12	R4	0.0861	Y	N	COA	N	1998
14 005900040163	Swallow Cir.	Z	6	12	R4	0.0574	Y	N	COA	N	2001
14 005900040643	Harper Rd.	Z	6	12	R4	2.34	Y	N	FC	N	2001
14 006400030019	Poole Creek Rd.	Z	6	12	I1	0.0833	Y	N	COA	N	2001
14 006700050493	Glenrose Cir.	Z	6	12	R4	0.2707	Y	N	COA	N	2001
14 0068 LL0969	Old Hapeville Rd.	Z	6	12	R4	0.2717	Y	N	COA	N	2001
14 007000070470	Polar Rock Ter.	Z	6	12	R4	0.2351	Y	N	COA	N	1998
14 007000070488	Polar Rock Ter.	Z	6	12	R4	0.2204	Y	N	COA	N	1998
14 007000070652	Polar Rock Ter.	Z	6	12	R4	0.2204	Y	N	COA	N	1998
14 007000080792	Polar Rock Ter.	Z	6	12	R4	4.8	Y	N	COA	N	1998
14 007000091039	Lang Dr.	Z	6	12	R4	0.5302	Y	N	COA	N	2001
14 007200040133	Upshaw St.	Z	6	12	R4	0.427	Y	N	COA	N	1998
14 007600040311	Rawson St.	V	6	1	R5	0.1894	Y	N	COA	N	1998
14 007600050252	Central Ave.	V	6	1	C3	0.1322	Y	N	FC	N	2001
14 008300011180	220 Maple st.	L	6	3	R5	0.1006	Y	N	FC	N	2000
14 008300040726	598 Foundry St.	L	6	3	R5	0.0926	Y	N	COA	N	2001
14 008700060019	Mcdaniel St.	V	6	1	R5	0.0591	Y	N	COA	N	2001
14 009300010792	2820 Dearwood Ave	X	6	12	R4	0.2571	Y	N	COA	N	2001
14 009300011048	2811Dearwood Ave	X	6	12	R4	0.2571	Y	N	COA	N	2001
14 009300020338	Third Ave.	X	6	12	R4	0.1832	Y	N	COA	N	2001
14 009300031095	First Ave.	X	6	12	R4	0.0884	Y	N	COA	N	2001
14 009400070092	Forrest Hills Dr.	X	6	12	R2	0.03	Y	N	FC	N	2000
14 011000050060	804 Thurmond St.	L	6	3	R5	0.0808	Y	N	COA	N	2001
14 011000050227	801 Spencer St.	L	6	3	R5	0.0918	Y	N	COA	N	2001
14 011100010139	Lindsey St (Rear)	L	6	3	R5	0.0394	Y	N	COA	N	2001
14 011100061157	443 Elm St.	L	6	3	R5	0.1441	Y	N	COA	N	2001
14 011700010208	Sells Ave.	T	6	4	R5	0.1722	Y	N	COA	N	2001
14 011900030170	Lawton St.	T	6	4	R5	0.1885	Y	N	COA	N	2001
14 011900040575	Peeples St.	T	6	4	R5	0.1983	Y	N	COA	N	2001
14 011900040583	Peeples St.	K	6	4	R5	0.053	Y	N	COA	N	2001
14 014100050873	Westview Pl.	K	5	3	R4	0.1286	Y	N	COA	N	2001
14 014200010181	Rome Dr.	K	5	3	R4	0.1423	Y	N	COA	N	2001
14 014200040386	Chappell Rd.	K	5	3	R4	0.0632	Y	N	COA	N	2001
14 014300030436	West Anthony St.	K	5	3	R5	0.1148	Y	N	COA	N	2001

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14 014300030543	East Anthony St.	K	5	3	R5	0.1263	Y	N	COA	N	2001
14 014300030568	East Anthony St.	K	5	3	R5	0.1263	Y	N	COA	N	1998
14 0145 LL0131	Florence Pl.	K	5	3	R4	0.2755	Y	N	COA	N	2001
14 014600020087	540 West Lake Ave.	J	5	3	R5	0.3251	Y	N	FC	N	2000
14 0148 LL0112	Anderson Ave.	J	5	3	R4	0.1715	Y	N	COA	N	2001
14 014800040927	Expressway	J	5	3	R4	0.0999	Y	N	COA	N	2001
14 017100080287	Ferris St.	J	5	3	R4	0.0356	Y	N	COA	N	2001
14 017300100570	Penelope St.	J	5	3	R4	0.8219	Y	N	COA	N	2001
14 017700170678	Commodore Dr.	J	5	3	R4	0.0846	Y	N	COA	N	2001
14 017800050523	Aberdeen Dr.	J	5	3	R4	0.1045	Y	N	COA	N	2001
14 017900051140	Tiger Flowers Dr.	J	5	3	R4	0.0558	Y	N	COA	N	2001
14 018100030603	Autumn Ln.	S	5	11	R4	1.1382	Y	N	COA	N	2001
14 018200020140	Bollingbrook Dr.	S	5	11	R4	0.4982	Y	N	COA	N	2001
14 018300040048	2300 Herring Rd.	S	5	11	R4	0.0826	Y	N	COA	N	2001
14 020400020441	Kimberley Ct.	I	5	10	R3	0.7607	Y	N	COA	N	1998
14 020400020458	Kimberley Ct.	I	5	10	R3	0.5096	Y	N	COA	N	2001
14 020800020967	Hall St.	J	5	3	R5	0.3595	Y	N	COA	N	2001
14 020800100041	Washington St.	J	5	3	R4	0.1217	Y	N	COA	N	2001
14 020800100058	Washington St.	J	5	3	R4	0.1217	Y	N	COA	N	2001
14 020800100736	Washington St.	J	5	3	R4	0.1217	Y	N	COA	N	2001
14 020900020198	Ozburn Rd.	J	5	3	R4	0.4878	Y	N	COA	N	2001
14 020900020883	Crescendo Dr.	J	5	3	R4	0.2815	Y	N	COA	N	1998
14 020900050468	Indigo Ln.	J	5	3	R4	3.5262	Y	N	COA	N	1998
14 020900070060	King Grant Dr.	J	5	3	R4	0.8169	Y	N	FC	N	2000
14 021000060068	Waterford Rd.	I	5	10	R3	0.4463	Y	N	COA	N	2001
14 021100040267	Hedgewood Dr.	I	5	10	R4	0.6887	Y	N	COA	N	2001
14 021300040349	Harlan Rd.	I	5	10	R3	0.2296	Y	N	COA	N	2001
14 0227 LL0355	Stone Rd.	H	5	10	RG3	0.79	Y	N	FC	N	2000
14 023800060280	Delmar Ln.	H	5	10	R4	0.132	Y	N	COA	N	2001
14 024300020097	3482 Thompson Dr.	H	5	10	R4	0.2296	Y	N	FC	N	2000
14F000400020090	Darrah Dr.	P	5	11	R4	1.3243	Y	N	COA	N	2001
14F0012 LL0317	Benjamin E. Mays Dr.	H	5	10	RG3	0.4	Y	N	FC	N	2000
14F001400020346	Bakers Ferry Rd.	H	5	10	R4	0.1074	Y	N	FC	N	2000
14F001500040244	Bolton Rd.	H	5	10	R4	0.5293	Y	N	COA	N	2001
14F006400020030	Wilson James Rd.	P	7	11	R4	0.9183	N	N	COA	N	2001
14F006600010161	Sahara Dr.	P	7	11	R3	0.3214	N	N	COA	N	2001
14F006600060596	Fairway Cir.	P	7	11	R3	0.3388	N	N	COA	N	2001
17 004300020944	North Stratford Rd.	B	4	7	R3	0.017	Y	N	COA	N	2001
17 006300060374	Allison Dr.	B	4	7	R3	0.0416	Y	N	COA	N	2001
17 006400020716	Pincrest Rd.	B	4	7	R3	0.0931	N	N	COA	N	2001
17 018200030191	Westminster Cir.	C	4	8	R3	0.0598	N	N	COA	N	2001
17 022600020364	Jones Ave.	D	5	9	R5	0.1837	N	N	COA	N	2001
17 022600070559	Johnson Rd.	D	5	9	R5	0.1007	N	N	COA	N	2001
17 024500010123	Moore St.	D	5	9	R4a	0.219	N	N	COA	N	2001
17 024500010313	1839 Moore St.	D	5	9	R4a	0.241	Y	N	FC	N	2000

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17 024600020907	Abner Ter.	D	5	9	R5	0.2324	Y	N	FC	N	2000
17 024600050565	Ajax Dr.	D	5	9	R5	1.4931	Y	N	COA	N	1998
17 0267 LL0334	Maynard Rd.	D	5	9	I1	0.4279	N	N	COA	N	2001
<b>TOTAL</b>						<b>47.6958</b>					
UFC = Unincorporated Fulton County											
FC = Fulton County											
COA = City of Atlanta											

### **Sheriff and/or Marshall Deed Disposition Policy**

The Fulton County/City of Atlanta, Inc. maintains certain Sheriff and/or Marshall Deed interests conveyed via bulk transfer to the Fulton County/City of Atlanta Land Bank Authority, Inc. (LBA) by the City of Atlanta (COA) or Fulton County (Fulton) between 1998 and 2001. The LBA does not have fee simple interest in any of the properties and its interest is limited to the interest conveyed by the COA or Fulton.

All interested parties may petition the LBA to acquire the LBA's interest in accordance with the following Board approved guidelines. All interested parties are required to submit bids in accordance with these guidelines. The only exceptions are detailed in the footnotes below.

<b>Bid Guidelines</b>		
<b>Bidding Party</b>	Owner <sup>1</sup>	Non-Owner <sup>2</sup>
<b>Minimum Bid Price</b>	Statutory Redemption Amount <sup>3</sup>	40% of Appraised Value <sup>4</sup>

All indications of interest shall be submitted to the LBA via the standard application along with all required supporting documentation. All packages will be reviewed by staff and submitted with recommendations to the Board of Directors for review and action. If approved, the LBA interest will be conveyed via Quitclaim Deed and no warranties of title are given or expressed by the COA, Fulton or LBA with regard to such property. All due diligence with respect to title and/or ascertaining interests other than the COA's, Fulton or LBA shall be the responsibility of the Purchaser and all sales shall be final by acceptance and/or recordation of the Quitclaim Deed. Purchaser agrees to hold harmless the COA, Fulton and LBA.

Approved by the LBA Board of Directors on May 23, 2013.

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<sup>1</sup> Ownership based on original ownership at time of creation of financial interest. Subsequent owners that have acquired interest of original owner will be qualified as well.

<sup>2</sup> Eligible non-owners include government entities, owner-occupants, non-profit developers and for-profit developers.

<sup>3</sup> Statutory Redemption Amount based on State legislated formula = Original financial lien x 20% x Number of years since issuance of original lien.

<sup>4</sup> Bidders must have appraisal performed and submit to LBA for review. Exceptions to required percentage will be considered for City of Atlanta, Invest Atlanta, Fulton County or other affiliated entities.