

806 Stokeswood Ave SE, Atlanta
(DeKalb County) GA 30316

Reserve

THURSDAY, OCTOBER 26, 2023

SALE SITE: HOME 2 SUITES (OFF DELK ROAD), 2168 KINGSTON COURT, MARIETTA, GA 30067



Features

**CALL FOR
INFORMATION**

**770.425.1141
or 800.479.1763
johndixon.com**



**JOHN DIXON
& ASSOCIATES**
AUCTIONS • MARKETING

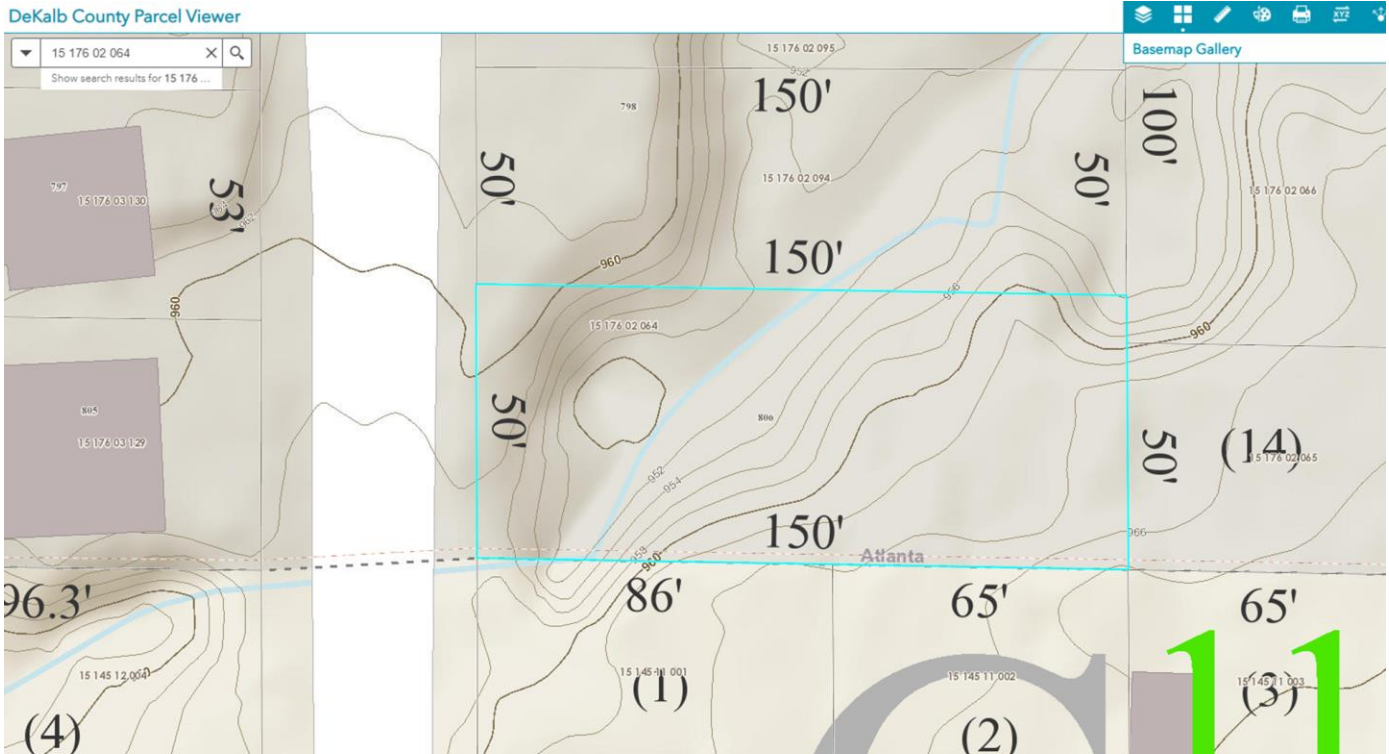
PROPERTY TYPE:	Residential Lot
SUBDIVISION:	East Atlanta Village
LOT(S):	15
BEDS/BATHS:	n/a
YEAR BUILT:	n/a
SQUARE FEET:	n/a
ACREAGE:	0.22±
TAX ID:	15 176 02 064
AGENT:	n/a

Property location: 806 Stokeswood Avenue SE, Atlanta 30316

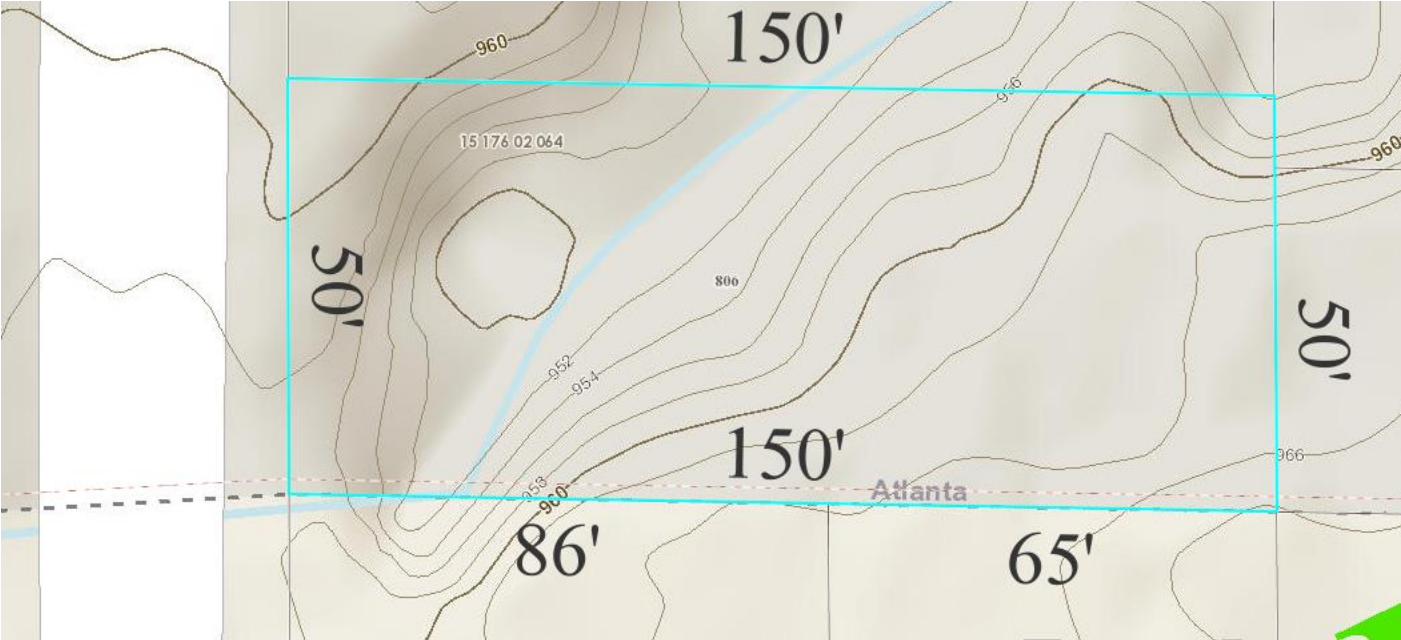


- Beautiful wooded 0.22± Acre lot with Creekside building site
- In the vibrant *East Atlanta* neighborhood nestled between Grant Park to the West and East Lake to the East
- A short 0.5 mi walk to the walkable East Atlanta restaurants and shops, and less than 0.25 mi walk to Brownwood Park
- Natural creek at the front of the property with a building site at the rear of property
- Encroachment variance issued by the City of Atlanta Department of Watershed Management October of 2020 is in place allowing the construction of a bridge across the creek to reach the building site at the rear

Property View – Topo & Aerial Looking East



Property Information – Topo & Aerial



Property Information -- DeKalb County Tax

Parcel ID: [15 176 02 064](#)
Pin Number: [4895876](#)
Property Address: [806 STOKESWOOD AVE](#)
Property Type: Real Estate
Tax District: 61 - ATLANTA

Owner Information
Last Name, First Name: FREDERICK PROPERTIES LLC
Jan. 1st Owner: [FREDERICK PROPERTIES LLC](#)
Current Owner: [FREDERICK PROPERTIES LLC](#)
Co-Owner: [FREDERICK PROPERTIES LLC](#)
Owner Address: 1034 TOWNE LAKE HLS E
 WOODSTOCK GA 30189

Care of Information

**** CHANGE MAILING ADDRESS ****

Exemption Type: Homestead Exemption
Tax Exempt Amount: - NO EXEMPTION \$0.00

City Atlanta Exemption Type: -
City Atlanta Tax Exempt Amount: \$0.00

[APPLY FOR BASIC HOMESTEAD EXEMPTION AND PROPERTY ASSESSMENT FREEZE](#)

Other Exemption Information
Exemption Type: Value Exemption Amount \$0.00

Deed Information
Deed Type: 0 / 0
Deed Book/Page: 0 / 0
Plat Book/Page: 0 / 0

Property Characteristics/ Sales Information
NBHD Code: 1420
Zoning Type: -
Improvement Type: -
Last Deed Date: -
Last Deed Amount: \$0.00

Tax Information Summary

Taxable Year	2020
Millage Rate	0.042702
DeKalb County Taxes Billed	\$68.40
DeKalb County Taxes Paid	\$68.40
DeKalb County Taxes Due	\$0.00
Atlanta Taxes Billed	\$747.44
Atlanta Taxes Paid	\$747.44
Atlanta Taxes Due	\$0.00
Total Taxes Billed	\$815.84
Total Taxes Paid	\$815.84
Total Taxes Due	\$0.00

DeKalb County Taxes

First Payment Date	9/2/2020
First Payment Amount	\$68.40
Last Payment Date	9/2/2020
Last Payment Amount	\$68.40
Atlanta Taxes	
First Payment Date	11/16/2020
First Payment Amount	\$747.44
Last Payment Date	11/16/2020
Last Payment Amount	\$747.44

[Tax Paid Receipt](#)

[Tax Bill Details](#)

-- Choose a Tax Year --

[Get Tax Payoff Info.](#)

Property Tax Mailing Address

DeKalb County Tax
 Commissioner
 Collections Division
 PO Box 100004
 Decatur, GA 30031-7004

Prior Years Tax

*** Please note that payment posting information may be delayed due to batch processing***

DeKalb County Tax

TaxYear	Total Owed	Total Paid	Total Due	Adjusted Bill Due Date
2020	\$68.40	\$68.40	\$0.00	
2019	\$36.72	\$36.72	\$0.00	
2018	\$38.06	\$38.06	\$0.00	
2017	\$35.10	\$35.10	\$0.00	
2016	\$35.54	\$35.54	\$0.00	
2015	\$40.38	\$40.38	\$0.00	
2014	\$32.52	\$32.52	\$0.00	
2013	\$41.50	\$41.50	\$0.00	

City Atlanta Tax

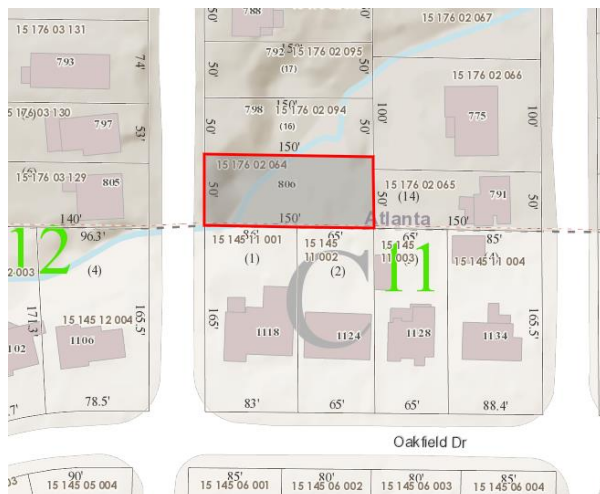
TaxYear	Total Owed	Total Paid	Total Due	Adjusted Bill Due Date
2020	\$747.44	\$747.44	\$0.00	
2019	\$535.89	\$535.89	\$0.00	
2018	\$195.42	\$195.42	\$0.00	
2017	\$178.09	\$178.09	\$0.00	
2016	\$192.50	\$192.50	\$0.00	
2015	\$193.04	\$193.04	\$0.00	
2014	\$168.92	\$168.92	\$0.00	
2013	\$173.79	\$173.79	\$0.00	

Delinquent Taxes/ Tax Sale Information

[Tax Sale File Number](#)
[Fifa-GED Book/Page](#)
[Levy Date](#)
[Sale Date](#)
[Delinquent Amount Due](#)

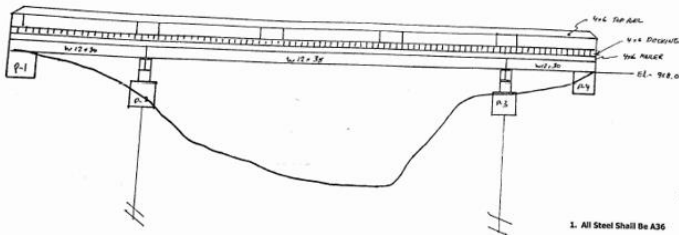
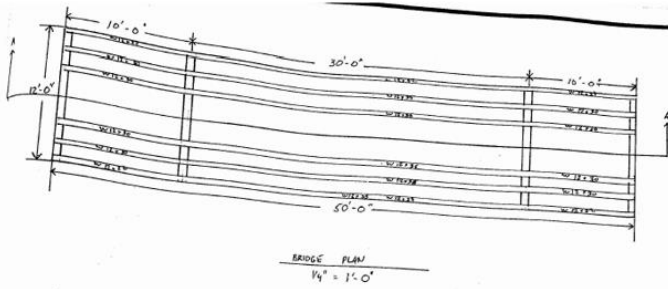
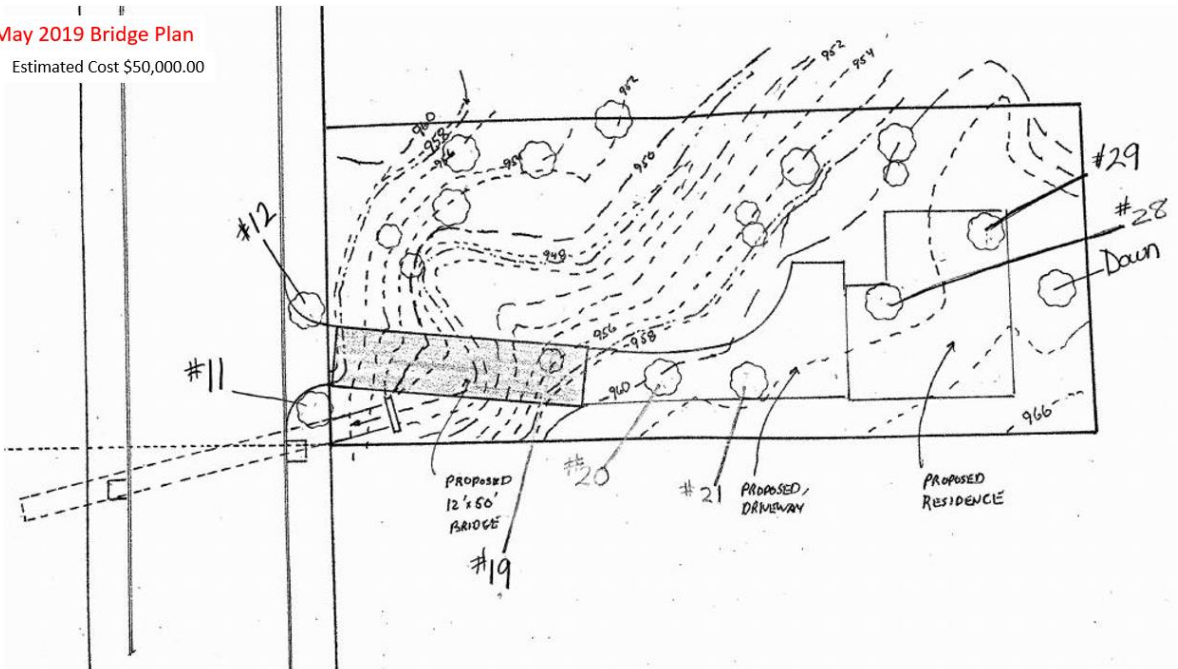
Additional Property Information

[Click here to view property map](#)



Property Information – Site Plan with Bridge Placement

May 2019 Bridge Plan
 Estimated Cost \$50,000.00



BRIDGE NOTES

1. All Steel Shall Be A36
2. Timbers Shall Minimum #2 Pressure Treated 4x6 Pine
3. Furring Timbers Shall Be Attached To The Beams with 5/16" x 4.5" Timber Lock Screws @ 24" o.c., on Alternating Sides of Web
4. Bridge Decking Shall Be Attached to Furring Timbers with 5/16" x 6" Timber Lock Screw, with 2 Screws per Attachment Point.
5. Engineer Inspections Shall Include- Foundation and Helical Screw Piles, Steel Framing and Welding, and Decking Installation.

REVISIONS	BY

BRIDGE PLANS
 808 STOKESWOOD AVENUE
 ATLANTA, GEORGIA
 BRIDGE PLAN AND PROFILE

NORTH GEORGIA DESIGN & CONSTRUCTION, INC.
 429 SAM NELSON ROAD
 CANTON, GEORGIA 30109
 TELEPHONE: 770-438-8999
 EMAIL: acctmtrr88@gmail.com

DATE	BY	NO.

Property Information – October 2020 Creek Encroachment Variance Issued by City of Atlanta Department of Watershed Management



Technical Panel

Chapter 74 Article VII
Riparian Buffer Requirements

Determination Report

Atlanta City Code Section 74-311

Application No: 2019-32

806 Stokeswood Avenue

October 14, 2020

1. Background and legislative context

The purpose of this report is to document the determination made by the Technical Panel ("Panel") pursuant to section 74-311 of the Atlanta City Code ("Code") following the public notice and comment period required by section 74-310 of the Code.

2. Project description

The project seeks approval to construct a 2,000 square foot, single-family house on rear portion of lot and the construct of a bridge over stream at 806 Stokeswood Road. This application seeks an authorized encroachment for the purpose of that project.

3. Certification of completion of public notice

The Panel has reviewed the certification dated April 22, 2020 as provided by the applicant as required by section 74-310(d) of the Code.

The Panel determines, in accordance with section 74-311(a) of the Code, that the public notice required section 74-310 of the Code has been completed.

4. Consideration of public comments

Annexure A to this report contains the Panel's consideration of public comments made with respect to the application, as required by section 74-311(b) of the Code.

5. Findings

The Panel makes the following findings of fact and conclusions:

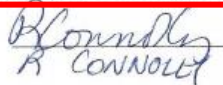
- The site-specific flood study by the applicant supports the location and design of the bridge and house.
- The consideration of the public comments is as noted in Annexure A to this report.

6. Determination

The Panel determines in accordance with section 74-311 of the Code, having considered the public comments (if any) and having made findings of fact and conclusions in this report, to issue the authorized encroachment as requested in the application with no conditions.

Authorized Signature:

Name:


R. CONNOLLY

Neighborhood – East Atlanta



Zoie L.
Visitor • 6mo ago

"You see people walking there dogs all the time. It is a very active neighborhood. My dog loves this area."

0 Flag

Mercedes T.
Resident • 6mo ago

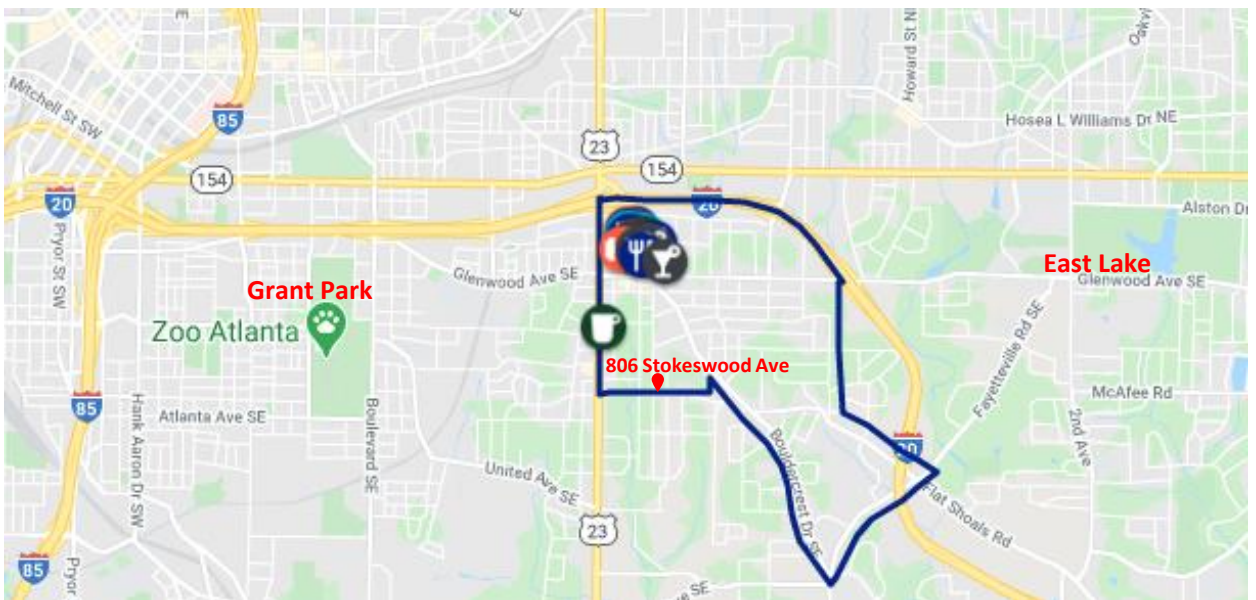
"There's the East Atlanta Strut, they have booths with food or vintage apparel or handmade goods. There's a"

0 Flag

TydavisB4
Resident • 11mo ago

"Brownwood park has a great dirt path for dog walking. Midway Pub is a dog friendly bar close to the park."

0 Flag



APPRAISAL OF REAL PROPERTY



LOCATED AT

806 Stokeswood Ave SE
Atlanta, GA 30316

Land Lot 176, District 15, Block 25, Lot 15 (Deed 26961-774)

FOR

Ellen Stepat

OPINION OF VALUE

195,000

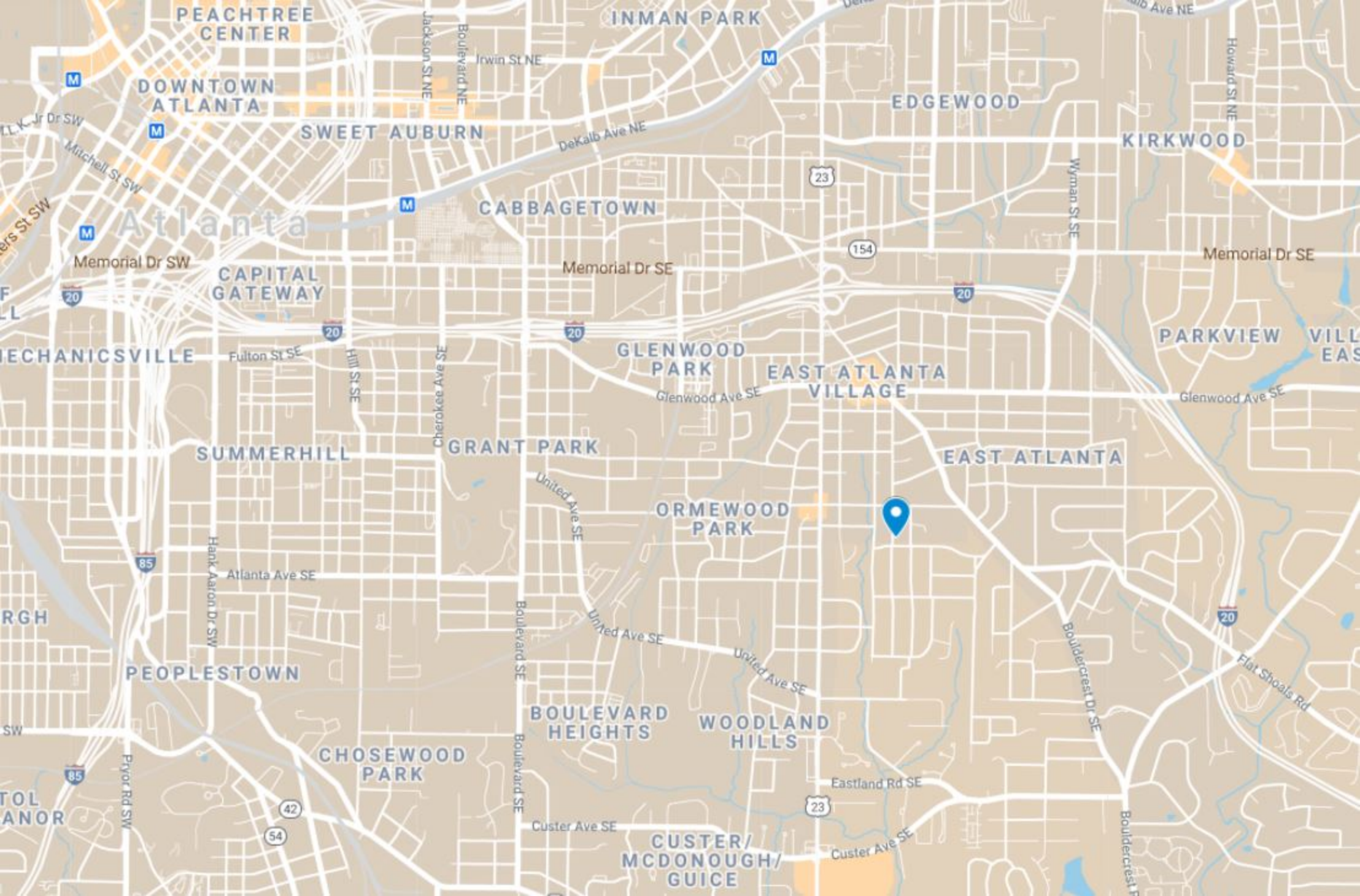
AS OF

11/23/2020

BY

Ryan L Paul
D.S. Murphy & Associates, Inc
5400 Laurel Springs Pkwy Suite 108
Suwanee, GA 30024-6056
(678) 584-6900
rpaul@dsmurphy.com
www.dsmurphy.com

Full 12-page
detailed
appraisal
document
available at
johndixon.com



PEACHTREE CENTER

INMAN PARK

DOWNTOWN ATLANTA

EDGEWOOD

KIRKWOOD

SWEET AUBURN

CABBAGETOWN

Atlanta

CAPITAL GATEWAY

GLENWOOD PARK

EAST ATLANTA VILLAGE

PARKVIEW

SUMMERHILL

GRANT PARK

EAST ATLANTA

ORMEWOOD PARK

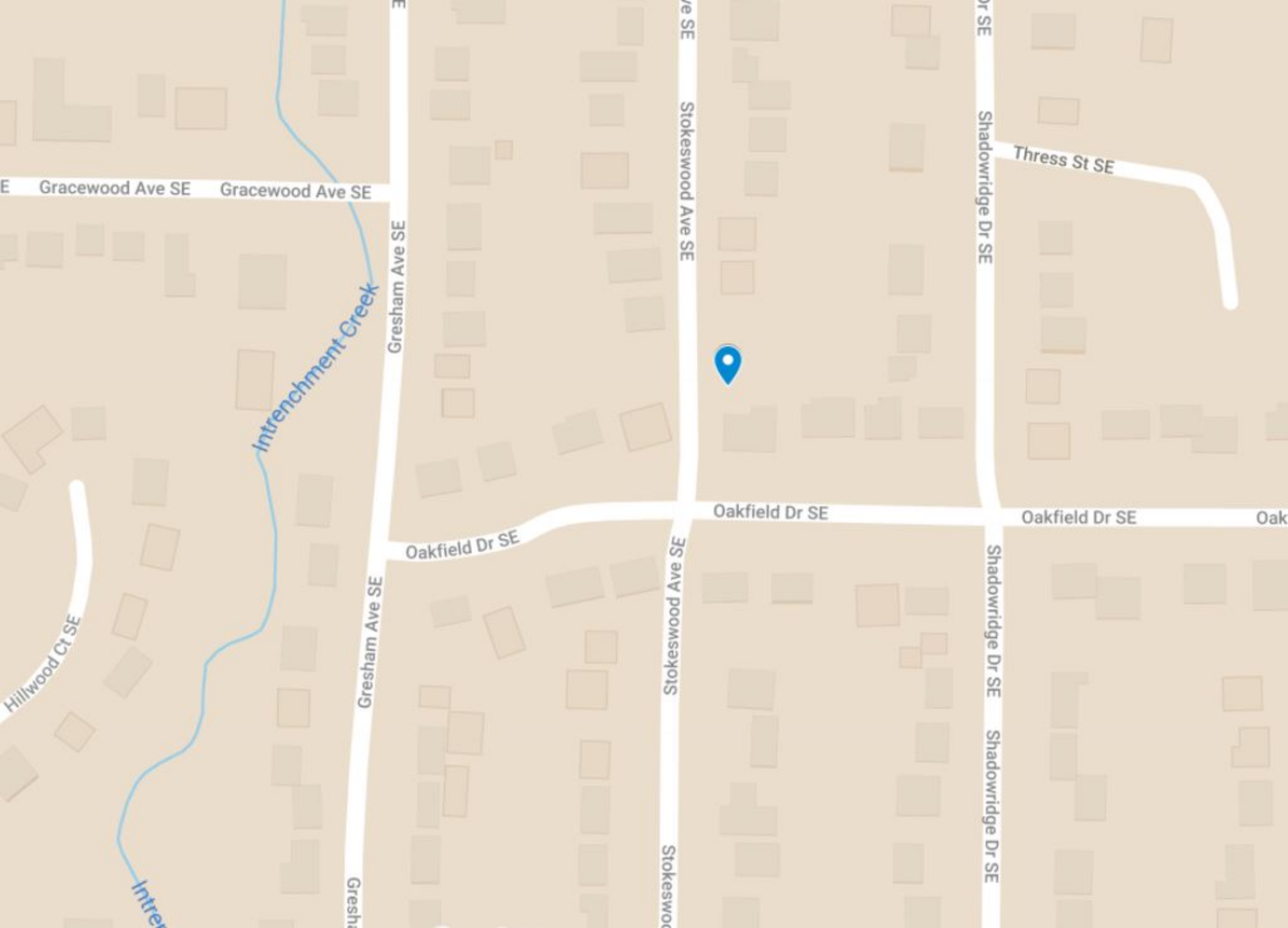
PEOPLESTOWN

CHOSEWOOD PARK

BOULEVARD HEIGHTS

WOODLAND HILLS

CUSTER/MCDONOUGH/GUICE



Gracewood Ave SE

Intrenchment Creek

Gresham Ave SE

Stokeswood Ave SE

Shadowridge Dr SE

Thress St SE

Oakfield Dr SE

Oakfield Dr SE

Oakfield Dr SE

Gresham Ave SE

Stokeswood Ave SE

Shadowridge Dr SE

Shadowridge Dr SE

Hillwood Ct SE

Intren

Gresh

Stokeswo

Oak