

215 Piedmont Avenue NE #2103 & 215 Piedmont Avenue NE #2104, Atlanta
(Fulton County) GA 30308

Reserve

THURSDAY, OCTOBER 1, 2026

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**



215 Piedmont Avenue NE #2103

PROPERTY TYPE: Condo
SUBDIVISION: Landmark Condominiums
LOT(S): 2103
BEDS/BATHS: 2/1
YEAR BUILT: 1963
SQUARE FEET: 1,562±
TAX ID: 14005100132091
AGENT: n/a

215 Piedmont Avenue NE #2104

PROPERTY TYPE: Condo
SUBDIVISION: Landmark Condominiums
LOT(S): 2104
BEDS/BATHS: 1/1
AGENT: n/a

215 Piedmont Avenue NE #209, Atlanta
(Fulton County) GA 30308

Reserve

THURSDAY, OCTOBER 1, 2026

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



Features

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**JOHN DIXON
& ASSOCIATES**
AUCTIONS • MARKETING

PROPERTY TYPE:	Condo
SUBDIVISION:	Landmark Condominiums
LOT(S):	209
BEDS/BATHS:	2/1
YEAR BUILT:	1963
SQUARE FEET:	1,020±
ACREAGE:	n/a
TAX ID:	14005100130095
AGENT:	n/a

**215 Piedmont Avenue NE #2101, Atlanta
(Fulton County) GA 30308**

Reserve

THURSDAY, OCTOBER 1, 2026

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



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AUCTIONS • MARKETING

PROPERTY TYPE:	Condo
SUBDIVISION:	Landmark Condominiums
LOT(S):	2101
BEDS/BATHS:	2/1
YEAR BUILT:	1963
SQUARE FEET:	1,075±
ACREAGE:	n/a
TAX ID:	14002100131812
AGENT:	n/a

10/26 GAL: 2034

215 Piedmont Avenue NE # 2207, Atlanta
(Fulton County) GA 30308

Reserve

THURSDAY, OCTOBER 1, 2026

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



Features

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**JOHN DIXON
& ASSOCIATES**
AUCTIONS • MARKETING

PROPERTY TYPE:	Condo
SUBDIVISION:	Landmark Condominiums
LOT(S):	2207
BEDS/BATHS:	2/1
YEAR BUILT:	1963
SQUARE FEET:	931±
ACREAGE:	n/a
TAX ID:	14005100131978
AGENT:	n/a

10/26 GAL: 2034

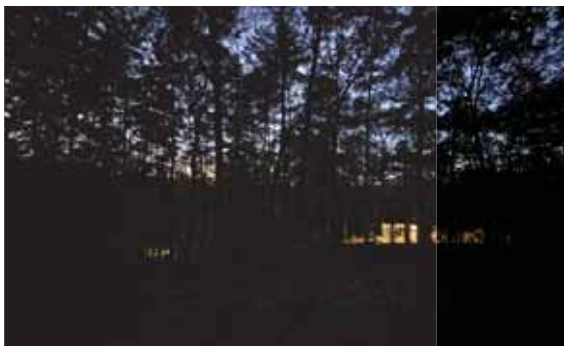
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PROPERTY

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536 VAYHAUS TRAIL, ELLIJAY, GA 30540
(GILMER COUNTY) **SELLING RESERVE**

REAL ESTATE AUCTION



ABOUT THE PROPERTY

**DESIGN-LED HOSPITALITY DEVELOPMENT — SUBSTANTIALLY
CONSTRUCTED ACROSS 60 WOODED ACRES**

Nine contemporary glass cabins substantially constructed, an approved plan for 12 cabins plus pavilion, office and amenities, major infrastructure in place, and a path to opening the initial development in approximately 90–120 days.

Property Details:

ADDRESS: 36 Vayhaus Trail, Ellijay, GA 30540

COUNTY: Gilmer County

ACREAGE: 60±

TAX ID: 3056023A

THURSDAY, OCTOBER 1, 2026

AUCTION SALE SITE:

Home 2 Suites (Off Delk Road)
2168 Kingston Court
Marietta, GA 30067



FOR MORE INFORMATION:

📞 800.479.1763 📞 770.425.1141 🌐 johndixon.com

2140 Newmarket Parkway, Suite 118, Marietta, GA 30067

JOHN DIXON
& ASSOCIATES
AUCTIONS • MARKETING

536 Vayhaus Trail, Ellijay
(Gilmer County) GA 30540
Reserve

THURSDAY, OCTOBER 1, 2026

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



Features

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**JOHN DIXON
& ASSOCIATES**
AUCTIONS • MARKETING

PROPERTY TYPE: DESIGN-LED HOSPITALITY DEVELOPMENT —
SUBSTANTIALLY CONSTRUCTED ACROSS 60
WOODED ACRES

Nine contemporary glass cabins substantially constructed, an approved plan for 12 cabins plus pavilion, office and amenities, major infrastructure in place, and a path to opening the initial development in approximately 90–120 days.

SUBDIVISION:

ACREAGE: 60±

TAX ID: 3056023A

AGENT: n/a

PROPERTY 6119

Selling Fully Furnished

The Landmark is a 21-story high-rise condominium in Downtown Atlanta. Built in 1963, the Landmark is an affordable entry point to Downtown living with excellent walkability. An added advantage for this building is Homeowners Association dues include all utilities.

Many of Landmark's condominium homes have been updated and feature spacious floor plans, galley style kitchens, walk-in closets, and our signature sunrooms.

The Landmark is within walking distance to Centennial Olympic Park, the Coke Museum, the Georgia Aquarium, CNN Center, GA Tech, and other restaurants and entertainment venues. You are less than 15 minutes to Hartsfield Jackson Airport. Residents are within a short drive of Atlantic Station, Midtown, Virginia Highlands, and Inman Park restaurants and shopping. In addition, professional sports venues are a short walk away.

FAQs

Does Landmark have parking?

Yes! We are the only affordable living condominium in the area that offers visitor and resident parking at yearly or monthly rates via a separate company.

Does Landmark allow pets?

Yes!

How much is the HOA?

HOA includes all utilities, and it varies among square footage, ranging from \$400- \$800.

Does Landmark allow rentals?

Yes! We are one of very few condominiums in the area that allow short- and long-term rentals.

What is Landmark close to?

Peachtree Center Marta Station is 3 blocks away. The train takes 25 minutes to get to the airport (\$2.50), Midtown is 5 minutes, Buckhead is 10 minutes. Landmark is also right next to the on-ramp for I-75/85 and I-20, so getting around by car is also very convenient. You are a 5–10-minute Uber from anything Downtown or Midtown, traffic considering. There are BIRD scooters for rent right outside the building per availability. This building is on the Freedom Park Trail, so you can be on the Beltline in 10 minutes. There is no more central or better location!

Summary

Parcel Number 14 005100132091
Location Address 215 PIEDMONT AVE NE # 2103
 ATLANTA
Legal Description
Property Class R3 - Residential Lots
Neighborhood 2214
Tax District 05W
Zoning SPI1
Acres 0.0359
Homestead N
Exemptions

[View Map](#)



14 005100132091 9/1/2025

Owner

[PIEDMONT CONDOMINIUM LLC](#)

Most Current Owner

[PIEDMONT CONDOMINIUM LLC](#)
 5635 TENBURY WAY
 ALPHARETTA GA 30022

Owner Info Last Updated 1/7/2026

Land

Description	Land Type	Land Code	Square Feet	Acres
CONDO LAND	S	7	1,562	0.0359

Total Acres:
 0.0359

Residential Improvement Information

Card	1	Heating System	WARM AIR
Stories	1	Heat	CENTRAL WITH A/C
Exterior Wall	BRICK	Total Fixtures	8
Style	CONDOMINIUM	Masonry Fireplaces	0
Year Built	1963	Heating Fuel Type	GAS
Effective Age	0	Pre Fab Fireplace	0
Res Sq Ft	1562	Miscellaneous Feature	
Basement	NONE	Miscellaneous Feature 2	
Finished Bsmt Sqft	0	Grade Factor	C 1
Full Bath/Half Bath	2/0	Cost/Design Factor	0%
Bedrooms	2	CDU	AV
Attic	NONE		
Additional Fixtures	2		

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Qualification	Sales Validity	Grantee	Grantor	Recording
7/30/2018	\$150,000		59080	0062	Unqualified	Related Individuals or Corporation	PIEDMONT CONDOMINIUM LLC	UNIQUE HOME BUYERS, LLC	59080 0062
6/13/2018	\$90,000		58905	0628	Unqualified	Related Individuals or Corporation	UNIQUE HOME BUYERS LLC	HUTCHINS JAMES & LEX	58905 0628
1/15/2010	\$0		53311	0064	Unqualified	Sale < = 1000	HUTCHINS JAMES & LEX	SUCHANEK MARILYN	53311 0064
1/15/2010	\$0		49912	0596	Unqualified	Sale < = 1000	HUTCHINS JAMES & LEX	SUCHANEK MARILYN	49912 0596

Valuation

	2026	2025	2024	2023	2022	2021
LUC	106	106	106	106	106	106
Class	R3	R3	R3	R3	R3	R3
+ Land Value	\$50,500	\$50,500	\$46,400	\$34,800	\$34,400	\$27,300
+ Building Value	\$181,200	\$181,200	\$204,300	\$194,700	\$203,400	\$175,700
= Total Value	\$231,700	\$231,700	\$250,700	\$229,500	\$237,800	\$203,000
Assessed Value	\$92,680	\$92,680	\$100,280	\$91,800	\$95,120	\$81,200

Photos



14 005100132091 9/1/2025

Appeal History

Tax Year	Hearing Type	Subkey	Notice Date	File Date	Appeal Status
2026	Board of Assessors	1	06/16/2026	07/18/2026	Pending Appeal
2026	C.O.A. Notice	1	06/16/2026		Appealed to BTA
2025	C.O.A. Notice	1	06/17/2025		Time Elapsed
2024	C.O.A. Notice	1	06/18/2024		Time Elapsed
2023	C.O.A. Notice	1	06/09/2023		Time Elapsed
2022	C.O.A. Notice	1	06/17/2022		Time Elapsed
2021	C.O.A. Notice	1	06/21/2021		Subsequent Notice Sent
2021	C.O.A. Notice	2	07/09/2021		Time Elapsed
2020	C.O.A. Notice	1	06/19/2020		Time Elapsed
2019	Board of Assessors	1	06/18/2019	07/31/2019	Certified to BOE
2019	C.O.A. Notice	1	06/18/2019		Appealed to BTA
2019	Board of Equalization	1		09/26/2019	Appeal Withdrawn
2018	C.O.A. Notice	1	05/22/2018		Time Elapsed
2017	C.O.A. Notice	1	05/19/2017		Time Elapsed
2017	C.O.A. Notice	2	08/04/2017		Time Elapsed
2016	C.O.A. Notice	1	06/10/2016		Time Elapsed
2015	C.O.A. Notice	1	06/05/2015		Time Elapsed
2014	C.O.A. Notice	1	06/06/2014		Time Elapsed
2013	C.O.A. Notice	1	06/15/2013		Time Elapsed
2012	C.O.A. Notice	1	05/14/2012		Time Elapsed
2012	Administrative Change	1		05/22/2013	Administrative Change
2011	C.O.A. Notice	2	06/11/2011		Time Elapsed
2011	C.O.A. Notice	1	05/07/2011		Subsequent Notice Sent
2011	Administrative Change	1		05/22/2013	Administrative Change
2010	C.O.A. Notice	1	03/15/2010		Time Elapsed
2007	C.O.A. Notice	1	04/30/2007		Time Elapsed

Notices

Tax Year	Hearing Type	Subkey	Notice Type	Date
2026	Board of Assessors	1	Appeal Acknowledgement BOA	07/31/2026
2025	C.O.A. Notice	1	Posted to Courthouse	05/08/2026
2023	C.O.A. Notice	1	Posted to Courthouse	10/06/2023

Airbnb/Vrbo 2025 Numbers

215 PIEDMONT AVE NE, UNIT 2103 (2/1) - \$240,900													
	January	February	March	April	May	June	July	August	September	October	November	December	YTD Totals
Gross	\$ 4,503.44	\$ 5,020.42	\$ 3,737.73	\$ 4,245.47	\$ 4,244.42	\$ 3,608.00	\$ 3,364.29	\$ 3,658.80	\$ 2,772.23	\$ 2,878.10	\$ 2,846.71	\$ 3,450.00	\$ 44,329.61
HOA	\$ 821.39	\$ 821.39	\$ 821.39	\$ 821.39	\$ 821.39	\$ 821.39	\$ 821.39	\$ 821.39	\$ 821.39	\$ 821.39	\$ 821.39	\$ 821.39	\$ 9,856.68
RE Taxes	\$ 315.95	\$ 315.95	\$ 315.95	\$ 315.95	\$ 315.95	\$ 315.95	\$ 315.95	\$ 315.95	\$ 315.95	\$ 315.95	\$ 315.95	\$ 315.95	\$ 3,791.40
Insurance	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 600.00
Net	\$ 3,316.10	\$ 3,833.08	\$ 2,550.39	\$ 3,058.13	\$ 3,057.08	\$ 2,420.66	\$ 2,176.95	\$ 2,471.46	\$ 1,584.89	\$ 1,690.76	\$ 1,659.37	\$ 2,262.66	\$ 30,081.53

Long Term Tenants

[illegible]



215 Piedmont Ave NE



Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 Google 200 ft

Unit 2103 Pictures



























Unit 2104 Pictures

















