

Property Information		Request Information		Update Information
File#:	111111	Requested Date:	12/05/2024	Update Requested:
Owner:	Kuweza Mercedita C & Nes Mtendaji	Branch:		Requested By:
Address 1:	435 RENEE CIR	Date Completed:	12/05/2024	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	Roswell, GA 30075	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per City of Roswell Department of Zoning there are No Open Code Violation case on this property.

Collector: City of Roswell
 Payable: 38 Hill Street, Roswell, GA 30075,
 Business# (770) 641-3727

PERMITS Per City of Roswell Department of Building there are NO Open/Pending/Expired permit on this property.

Collector: City of Roswell
 Payable: 38 Hill Street, Roswell, GA 30075,
 Business# (770) 641-3727

SPECIAL ASSESSMENTS Per City of Roswell Department of Finance there are no Special Assessments/liens on the property.

Collector: City of Roswell
 Payable: 38 Hill Street, Roswell, GA 30075,
 Business# (770) 641-3727

DEMOLITION NO

UTILITIES Water/Sewer
 Account: NA
 Payment Status: NA
 Status: Non-Lienable
 Amount: NA
 Good Thru: NA
 Account Active: Active
 Collector: Fulton County Water
 Payable: 141 Pryor St. SW, Atlanta, GA 30303
 Business# 770-640-3040

UNABLE TO PROVIDE INFORMATION TO THIRD PARTIES. HOMEOWNERS AUTHORIZATION REQUIRED.

Garbage
 Garbage bills are included in the Real Estate Property Taxes.

Summary

Parcel Number 12 188403910175
 Location Address 435 RENEE CIR
 ROSWELL
 Legal Description 17
 Property Class R3 - Residential Lots
 Neighborhood 24133
 Tax District 45
 Zoning RS18
 Acres 0.1756
 Homestead Y
 Exemptions HF01S5

[View Map](#)



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Owner

Kuweza Mercedita C & Nes Mtendaji

Most Current Owner

Kuweza Mercedita C & Nes Mtendaji
 435 RENEE CIR
 ROSWELL GA 30075 2970

Owner Info Last Updated 5/16/2023

Land

Description	Land Type	Land Code	Square Feet	Acres
PRIMARY SITE	S	1	7,650	0.1756

Total Acres:
0.1756

Residential Improvement Information

Card	1	Heating System	WARM AIR
Stories	1	Heat	CENTRAL WITH A/C
Exterior Wall	BRICK	Total Fixtures	14
Style	CONVENTIONAL	Masonry Fireplaces	1
Year Built	1988	Heating Fuel Type	GAS
Effective Age	0	Pre Fab Fireplace	0
Res Sq Ft	2811	Miscellaneous Feature	
Basement	NONE	Miscellaneous Feature 2	
Finished Bsmt Sqft	0	Grade Factor	B+ 1.35
Full Bath/Half Bath	2/1	Cost/Design Factor	0%
Bedrooms	3	CDU	GD
Attic	FULL-FIN		
Additional Fixtures	6		

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Qualification	Sales Validity	Grantee	Grantor	Recording
9/5/2019	\$0		60486	0590	Unqualified	Sale < = 1000	KUWEZA MERCEDITA C & NES MTENDAJI	KUWEZA MERCEDITA C	60486 0590
2/14/2003	\$0	QC	34296	00342	Unqualified	Land Contract / Unusual Financing	KUWEZA MERCEDITA C	KUWEZA NES MTENDAJI	34296 00342
4/6/1989	\$151,900	WD	12403	00311	Unqualified		KUWEZA NES M & MERCEDITA CD	NORTHRIDGE CONSTRUCITON INC	12403 00311
12/30/1987	\$0		11261	00009	Unqualified				11261 00009

Valuation

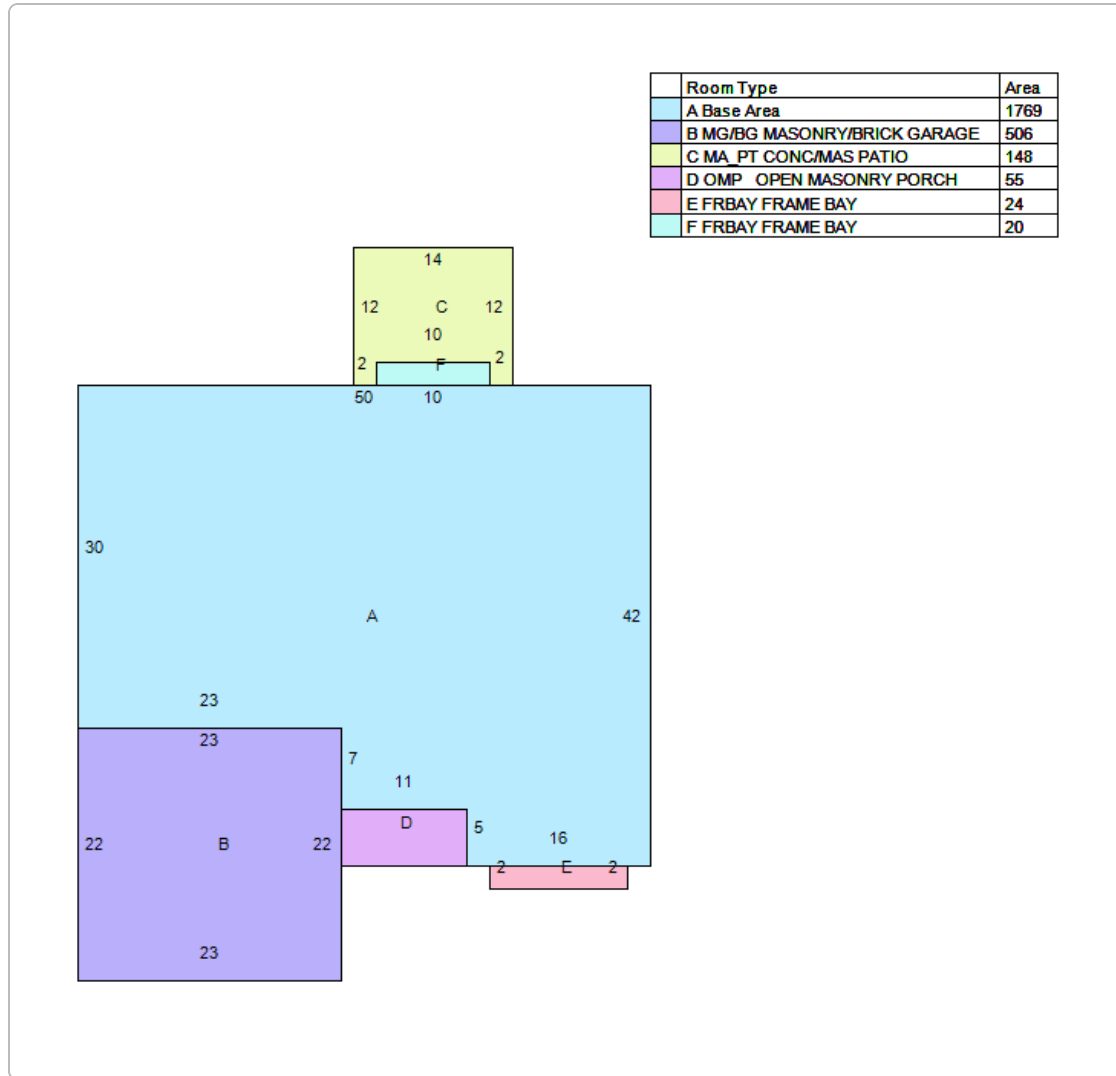
	2024	2023	2022	2021	2020	2019
LUC	101	101	101	101	101	101
Class	R3	R3	R3	R3	R3	R3
+ Land Value	\$169,400	\$101,300	\$191,200	\$185,600	\$88,900	\$78,600
+ Building Value	\$430,200	\$420,700	\$310,600	\$301,600	\$291,100	\$256,600
= Total Value	\$599,600	\$522,000	\$501,800	\$487,200	\$380,000	\$335,200
Assessed Value	\$239,840	\$208,800	\$200,720	\$194,880	\$152,000	\$134,080

Photos



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Sketches



Appeal History

Tax Year	Hearing Type	Subkey	Notice Date	File Date	Appeal Status
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		Time Elapsed

No data available for the following modules: Comp Search (Commercial), Comp Search (Vacant), Summary - Personal Property, Commercial Improvement Information, Accessory Information, Appraised Values - Personal Property, Notices.

The Fulton County Board of Assessors makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

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