# 2305 Ventura Rd Se, Smyrna, GA 30080-1326, Cobb County
**APN: 17-0347-0-057-0      CLIP: 8737226731**

## OWNER INFORMATION

| | | | |
|---|---|---|---|
| Owner Name | **Gunn Claire A** | Tax Billing Zip | **30081** |
| Tax Billing Address | **Po Box 1182** | Tax Billing Zip+4 | **1182** |
| Tax Billing City & State | **Smyrna, GA** | Owner Occupied | **No** |

## COMMUNITY INSIGHTS

| | | | |
|---|---|---|---|
| Median Home Value | **$530,277** | School District | **COBB COUNTY** |
| Median Home Value Rating | **7 / 10** | Family Friendly Score | **33 / 100** |
| Total Crime Risk Score (for the neighborhood, relative to the nation) | **42 / 100** | Walkable Score | **61 / 100** |
| Total Incidents (1 yr) | **115** | Q1 Home Price Forecast | **$532,684** |
| Standardized Test Rank | **48 / 100** | Last 2 Yr Home Appreciation | **11%** |

## TAX INFORMATION

| | | | |
|---|---|---|---|
| Tax ID | **17-0347-0-057-0** | % Improved | **79%** |
| Parcel ID | **17034700570** | Tax District Area | **6** |
| Alt APN | **17-0347-0-057-0-0035-G-02** | Tax Appraisal Area | **6** |
| Block No. | **G** | County Tax | **$178** |
| Lot No. | **35** | Exemption(s) | **Senior,School/College** |
| Legal Description | **BELMONT HILLS I LOT 35 BLOCK G UNIT2** | | |

## ASSESSMENT & TAX

| Assessment Year | 2024 | 2023 | 2022 |
|---|---|---|---|
| Assessed Value - Total | **$61,408** | **$53,440** | **$51,528** |
| Assessed Value - Land | **$12,928** | **$11,240** | **$10,648** |
| Assessed Value - Improved | **$48,480** | **$42,200** | **$40,880** |
| YOY Assessed Change ($) | **$7,968** | **$1,912** | |
| YOY Assessed Change (%) | **14.91%** | **3.71%** | |
| Market Value - Total | **$153,520** | **$133,600** | **$128,820** |
| Market Value - Land | **$32,320** | **$28,100** | **$26,620** |
| Market Value - Improved | **$121,200** | **$105,500** | **$102,200** |

| Tax Year | Total Tax | Change ($) | Change (%) |
|---|---|---|---|
| 2022 | **$178** | | |
| 2023 | **$26** | **-$152** | **-85.59%** |
| 2024 | **$178** | **$152** | **594.15%** |

## ESTIMATED VALUE

| | | | |
|---|---|---|---|
| RealAVM™ | **$352,500** | Confidence Score | **50** |
| RealAVM™ Range | **$272,100 - $432,800** | Forecast Standard Deviation | **23** |
| Value As Of | **07/14/2025** | | |

**(1)** RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

**(2)** The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

**(3)** The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

## RENTAL TRENDS

| | | | |
|---|---|---|---|
| Estimated Value | **2688** | Cap Rate | **7.4%** |
| Estimated Value High | **3631** | Forecast Standard Deviation (FSD) | **0.35** |
| Estimated Value Low | **1745** | | |

**(1)** Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

**(2)** The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

**Property Details** | Courtesy of Joy McHenry

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

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