

**Maury (060)**  
**Tax Year 2026 | Reappraisal 2026**

Jan 1 Owner  
 FLIPSIDE 16 LLC  
 1344 LA FRANCE ST NE  
 ATLANTA GA 30307

Current Owner  
 ROOTS KINGWOOD TRINITY LLC  
 1344 LA FRANCE ST NE  
 ATLANTA GA 30307

**NORMAN DR 4003**  
 Ctrl Map: 044B    Group: C    Parcel: 045.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$80,000  
**Improvement Value:** \$358,500  
**Total Market Appraisal:** \$438,500  
**Assessment Percentage:** 25%  
**Assessment:** \$109,625

**Subdivision Data**

**Subdivision:** CRYSTAL CREEK TOWNHOMES  
**Plat Book:** 23    **Plat Page:** 534    **Block:**    **Lot:** 2

**Additional Information**

**General Information**

**Class:** 00 - Residential  
**City #:** 701  
**Special Service District 1:** 000  
**District:** 03  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC  
**Utilities - Gas/Gas Type:** 01 - PUBLIC - NATURAL GAS

**City:** SPRING HILL  
**Special Service District 2:** 000  
**Neighborhood:** S08  
**Number of Mobile Homes:**  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:**

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

Deed Acres: 0	Calculated Acres:	Total Land Units: 1
Land Code	Soil Class	Units
01 - RES		1.00

**Residential Building #: 1**

**Improvement Type:** 04 - TOWNHOUSE  
**Exterior Wall:** 05 - SIDING ABOVE AVG  
**Heat and AC:** 7 - HEAT AND COOLING SPLIT  
**Quality:** 1+ - AVERAGE +  
**Square Feet of Living Area:** 1992  
**Foundation:**  
**Roof Framing:**  
**Cabinet/Millwork:**  
**Interior Finish:**  
**Bath Tiles:**  
**Shape:**

**Building Sketch**



**Stories:** 2.00  
**Actual Year Built:** 2025  
**Plumbing Fixtures:** 10  
**Condition:** AV - AVERAGE  
**Floor System:**  
**Roof Cover/Deck:**  
**Floor Finish:**  
**Paint/Decor:**  
**Electrical:**  
**Structural Frame:**

**Building Areas**

Areas	Square Feet
BAS - BASE	824
OPF - OPEN PORCH FINISHED	32
GRF - GARAGE FINISHED	320
USF - UPPER STORY FINISHED	1,168

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	PTO - PATIO		80
1	SPR - SPRINKLER SYSTEM		1,992
1	DRW - DRIVEWAY		1

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
4/24/2026	\$0	R3147	68		QC - QUITCLAIM DEED	-
12/29/2025	\$0	R3146	1432		QC - QUITCLAIM DEED	-
12/29/2025	\$725,000	R3121	271	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
10/22/2021	\$0	R2782	1449		-	-