

**Sullivan (082)**  
**Tax Year 2026 | Reappraisal 2025**

Jan 1 Owner  
 REICH RONALD C &  
 TERESA A  
 5753 NEWNAN CIR  
 AUSTELL GA 30106

Current Owner

**HIDDEN VALLEY RD 329**  
 Ctrl Map: 106    Group:    Parcel: 131.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$58,400  
**Improvement Value:** \$470,300  
**Total Market Appraisal:** \$528,700  
**Assessment Percentage:** 25%  
**Assessment:** \$132,175

**Subdivision Data**

**Subdivision:**  
 HIDDEN VALLEY ESTATES  
**Plat Book:** 7    **Plat Page:** 39    **Block:** B    **Lot:** 8

**Additional Information**

**General Information**

**Class:** 00 - Residential  
**City #:**  
**Special Service District 1:** 000  
**District:** 14  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 12 - NONE / NONE  
**Utilities - Gas/Gas Type:** 00 - NONE

**City:**  
**Special Service District 2:** 000  
**Neighborhood:** M01  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:** A-2

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	POL - SWIMMING POOL	16X33	528
1	STP - STOOP	7X8	56

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 5.35    **Calculated Acres:** 0    **Total Land Units:** 5.35

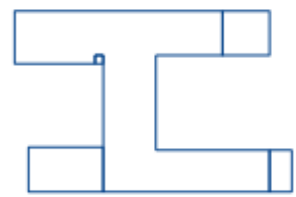
Land Code	Soil Class	Units
04 - IMP SITE		5.35

**Residential Building #: 1**

**Improvement Type:**  
 01 - SINGLE FAMILY  
**Exterior Wall:**  
 05 - SIDING ABOVE AVG  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 2 - ABOVE AVERAGE  
**Square Feet of Living Area:**  
 2833  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 04 - ABOVE AVG  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 01 - RECTANGLE

**Stories:**  
 1.00  
**Actual Year Built:**  
 1964  
**Plumbing Fixtures:**  
 12  
**Condition:**  
 AV - AVERAGE  
**Floor System:**  
 01 - SLAB ON GRADE  
**Roof Cover/Deck:**  
 13 - PREFIN METAL CRIMPED  
**Floor Finish:**  
 09 - HARDWOOD/PARQUE  
**Paint/Decor:**  
 04 - ABOVE AVERAGE  
**Electrical:**  
 04 - ABOVE AVG  
**Structural Frame:**  
 00 - NONE

**Building Sketch**



**Building Areas**

Areas	Square Feet
BAS - BASE	2,833
SPF - SCREEN PORCH FINISHED	272
OPF - OPEN PORCH FINISHED	9
OPF - OPEN PORCH FINISHED	120
CPF - CARPORT FINISHED	432

**Sale Information**

<b>Sale Date</b>	<b>Price</b>	<b>Book</b>	<b>Page</b>	<b>Vacant/Improved</b>	<b>Type Instrument</b>	<b>Qualification</b>
11/8/2024	\$557,000	3629	839	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
7/17/2015	\$300,000	3166	1061	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
10/10/1990	\$114,000	746C	282	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
10/5/1962	\$0	0232A	00399		-	-