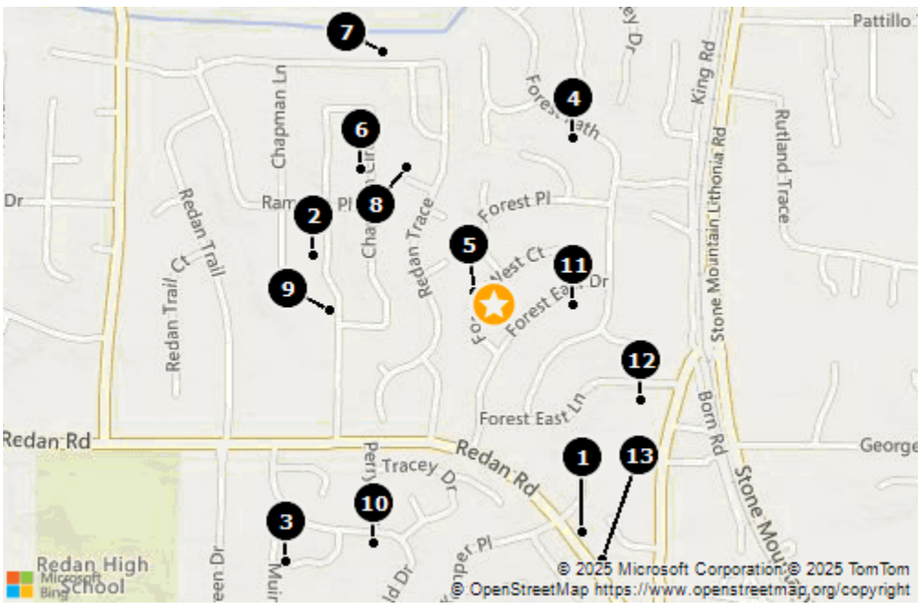
ICE SiteX Report

OrderID: 94905980

SiteX Property Information Report



Subject Property Location

1071 FOREST WEST CT, STONE MOUNTAIN, GA 30088-2913

County:	**DEKALB GA**	Census Tract:	130890232.092006
Property Use:	Single Family Residential	Zoning:	R75
Parcel Number:	16 034 10 030	Thomas Bros Pg-Grid:	

Valuation

Value:	**$261,000**	FSD:	12
Value Range:	$229,680 - $292,320	Confidence Score:	88

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	04
Assd Land Value:	$20,000	Market Land Value:	$50,000	Tax Year:	2024
Assd Improvement:	$81,040	Market Improvment Value:	$202,600	Total Taxable Value:	$3,375
Total Assessed Value:	$101,040	Total Assessor Market Value:	$252,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

City/Muni/Twp: UNINCORPORATED

Property Characteristics

Lot Size:	9,583 SF	Bedrooms:	3	Pool:	
Building Area:	1487 SF	Baths:	2	Fireplace:	1
Year Built:	1988	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:	Traditional	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/03/2023	Sales Price:	$270,000
Document #:	2023116045 BK-PG 31162-479	Type of Sale:	Verified Sale Price
Contract Date:	09/25/2023		
Document Type:	Warranty Deed		

Legal Description:
Lot: 18 Block: C Subdivision: FOREST EAST PH-5
Abbreviated Description: 85 X 143 X 50 X 146 0.23AC FOREST EAST PH-5 BLOCK C LOT 18; RESIDENTIAL LOTS

Prior Transfer

Recording Date:	10/26/2023	Sales Price:	$180,000
Document #:	BK-PG 30288-246	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/05/2023	Sales Price:	N/A
Document #:	2023-008048 BK-PG 30900-334	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	05/05/2023		
Document Type:	Warranty Deed		

Legal Description:
Lot: 18 Block: C Subdivision: FOREST EAST PH-5
Abbreviated Description: 85 X 143 X 50 X 146 0.23AC FOREST EAST PH-5 BLOCK C LOT 18; RESIDENTIAL LOTS

ICE SiteX Report

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Prior Transfer

Recording Date:	04/19/2022	Sales Price:	$139,200
Document #:	2022063438 BK-PG 28501-58	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/12/2022	Sales Price:	N/A
Document #:	2022-010153 BK-PG 30288-245	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	04/12/2022		
Document Type:	Warranty Deed		

Legal Description:
Lot: 18 Block: C Subdivision: FOREST EAST PH-5
Abbreviated Description: 85 X 143 X 50 X 146 0.23AC FOREST EAST PH-5 BLOCK C LOT 18; RESIDENTIAL LOTS

Prior Transfer

Recording Date:	11/23/2020	Sales Price:	$106,043
Document #:	2020169900 BK-PG 26947-28	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/16/2020	Sales Price:	N/A
Document #:	2020-025332 BK-PG 28870-694	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	11/16/2020		
Document Type:	Warranty Deed		

Legal Description:
Lot: 18 Block: C Subdivision: FOREST EAST PH-5
Abbreviated Description: 85 X 143 X 50 X 146 0.23AC FOREST EAST PH-5 BLOCK C LOT 18; RESIDENTIAL LOTS

Mortgage Record

Recording Date:	07/27/2020	Loan Amount:	N/A
Document #:	BK-PG 0000028501-0000000058	Loan Type:	New Conventional
TD Due Date:	01/01/2050	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	07/24/2020	Sales Price:	$174,000
Document #:	2020-014947 BK-PG 28501-56	Type of Sale:	Full Amount on Deed
Contract Date:	07/24/2020		
Document Type:	Warranty Deed		

Legal Description:
Lot: 18 Block: C Subdivision: FOREST EAST PH-5
Abbreviated Description: 85 X 143 X 50 X 146 0.23AC FOREST EAST PH-5 BLOCK C LOT 18; RESIDENTIAL LOTS

Prior Transfer

Recording Date:	06/01/2020	Sales Price:	$105,000
Document #:	2020-010246 BK-PG 28357-684	Type of Sale:	Full Amount on Deed
Contract Date:	06/01/2020		
Document Type:	Warranty Deed		

Legal Description:
Lot: 18 Block: C Subdivision: FOREST EAST PH-5
Abbreviated Description: 85 X 143 X 50 X 146 0.23AC FOREST EAST PH-5 BLOCK C LOT 18; RESIDENTIAL LOTS

Mortgage Record

Recording Date:	06/01/2020	Loan Amount:	N/A
Document #:	BK-PG 0000028357-0000000685	Loan Type:	New Conventional
TD Due Date:	01/01/2021	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	06/13/2018	Sales Price:	N/A
Document #:	2018106923 BK-PG 18690-61	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/04/2018	Loan Amount:	N/A
Document #:	BK-PG 26947-28	Loan Type:	FHA
TD Due Date:	06/01/2048	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	05/24/2018	Sales Price:	$108,000
Document #:	2018-011847 BK-PG 26947-26	Type of Sale:	Full Amount on Deed
Contract Date:	05/24/2018		
Document Type:	Warranty Deed		

Legal Description:
Lot: 18 Block: C Subdivision: FOREST EAST PH-5
Abbreviated Description: 85 X 143 X 50 X 146 0.23AC FOREST EAST PH-5 BLOCK C LOT 18

Prior Transfer

Recording Date:	05/13/2015	Sales Price:	N/A
Document #:	69481 BK-PG 14891-373	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

ICE SiteX Report

OrderID: 94905980

Mortgage Record

Recording Date:	04/23/2015	Loan Amount:	N/A
Document #:	BK-PG 24899-76	Loan Type:	New Conventional
TD Due Date:		Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	05/08/2006	Loan Amount:	N/A
Document #:	BK-PG 18690-61	Loan Type:	Stand Alone Second
TD Due Date:	03/21/2036	Type Finance:	ADJ

Legal Description:
Lot: 18 Block: C District: 16 Subdivision: FRST EAST PH 05 Phase No: 5 Land Lot: 34

Mortgage Record

Recording Date:	07/14/2003	Loan Amount:	N/A
Document #:	BK-PG 14891-373	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	FIX

Legal Description:
Lot: 18 Block: C District: 16 Subdivision: FRST EAST Land Lot: 34

Mortgage Record

Recording Date:	06/14/2000	Loan Amount:	N/A
Document #:	BK-PG 11416-609	Loan Type:	Stand Alone Refi
TD Due Date:		Type Finance:	

Legal Description:
Lot: 18 Block: C District: 16 Subdivision: FOREST EAST Phase No: 5 Land Lot: 34

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
City/Muni/Twp: UNINCORPORATED

Area Sales Analysis

Total Area Sales	$2,647,500	Median # of Bedrooms	3
Median Lot Size	10,890 SF	Median # of Baths	2
Median Living Area	1,548 SF	Median Year Built	1985
Price Range - 2 Yrs	$45,000 to $285,000	Age Range	35 years to 47 years
Median Value	$210,000	Median Age	40 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.33Mi.	**5526 REDAN RD** **STONE MOUNTAIN, GA 30088-3204**	05/30/2025	$45,000	$34	1288	/3/1	1985	6,970 SF	
		APN: 16 035 02 045 Document #: 2025063791 Document Type: Limited Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
2	.25Mi.	**1050 CHAPMAN CIR** **STONE MOUNTAIN, GA 30088-2558**	03/25/2025	$203,000	$150	1351	/3/2	1984	10,019 SF	
		APN: 16 034 04 017 Document #: 2025039996 Document Type: Limited Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
3	.44Mi.	**5216 SWEET AIR LN** **STONE MOUNTAIN, GA 30088-3218**	03/24/2025	$214,400	$153	1394	/3/2	1984	10,019 SF	
		APN: 16 035 01 199 Document #: 2025039801 Document Type: Limited Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
4	.25Mi.	**962 FOREST PATH** **STONE MOUNTAIN, GA 30088-2609**	03/11/2025	$210,000	$120	1742	/4/2	1988	9,583 SF	
		APN: 16 034 01 269 Document #: 2025034883 Document Type: Special Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 62 Block: A Subdivision: FOX VALLEY Abbreviated Description: Abbreviated Description:FOX VALLEY UNIT EIGHT BLOCK A LOT 62 75 X 130 X 75 X 130 0.22AC; RESIDENTIAL LOTS								
5	.04Mi.	**1070 FOREST WEST CT** **STONE MOUNTAIN, GA 30088-2931**	03/11/2025	$164,500	$65	2498	/3/2	1990	13,504 SF	
		APN: 16 034 01 347 Document #: 2025035037 Document Type: Limited Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 11 Block: A Subdivision: FOREST EAST PH-5 Abbreviated Description: Abbreviated Description:75 X 132 X 112 X 194 0.31AC FOREST EAST PH-5 BLOCK A LOT 11; RESIDENTIAL LOTS								
6	.26Mi.	**901 CHAPMAN CIR** **STONE MOUNTAIN, GA 30088-2556**	02/27/2025	$259,100	$122	2118	/4/2	1986	12,197 SF	
		APN: 16 034 06 012 Document #: 2025031730 Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
7	.39Mi.	**5312 MCCARTER STA** **STONE MOUNTAIN, GA 30088-2401**	02/24/2025	$275,000	$147	1860	/4/2	1990	20,909 SF	
		APN: 16 034 01 469 Document #: 2025029805 Document Type: Limited Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 48 Block: B Subdivision: REDAN STATION PH 2-A Abbreviated Description: Abbreviated Description:70 X 297 X 70 X 296 0.48AC REDAN STATION PH 2-A BLOCK B LOT 48 8-17-90; RESIDENTIAL LOTS								
8	.23Mi.	**5326 NADER CT** **STONE MOUNTAIN, GA 30088-2940**	02/19/2025	$215,000	$107	2008	/3/2	1990	21,344 SF	

ICE SiteX Report

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APN: 16 034 11 084 Document #: 2025028136
Document Type: Limited Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 45 Block: A Subdivision: REDAN STATION PH-2 Abbreviated Description: Abbreviated Description:32 X 128 X 193 X 115 X 199 .0.48AC REDAN STATION PH-2 BLOCK A LOT 45 8-31-88; RESIDENTIAL LOTS

9	.22Mi.	**1080 CHAPMAN CIR** **STONE MOUNTAIN, GA 30088-2558**	02/16/2025	$285,000	$177	1608	/3/2	1983	11,761 SF

APN: 16 034 04 012 Document #: 2025024550
Document Type: Limited Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS

10	.36Mi.	**1223 MUIRFIELD DR** **STONE MOUNTAIN, GA 30088-3209**	01/24/2025	$144,000	$112	1284	/4/3	1978	6,098 SF

APN: 16 035 01 142 Document #: 2025018430
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS

11	.11Mi.	**1053 FOREST EAST DR** **STONE MOUNTAIN, GA 30088-2918**	01/06/2025	$270,000	$175	1537	/3/2	1980	11,761 SF

APN: 16 034 03 035 Document #: 2025001526
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS

12	.24Mi.	**5463 FOREST EAST LN** **STONE MOUNTAIN, GA 30088-2927**	01/06/2025	$175,000	$113	1548	/3/2	1981	10,890 SF

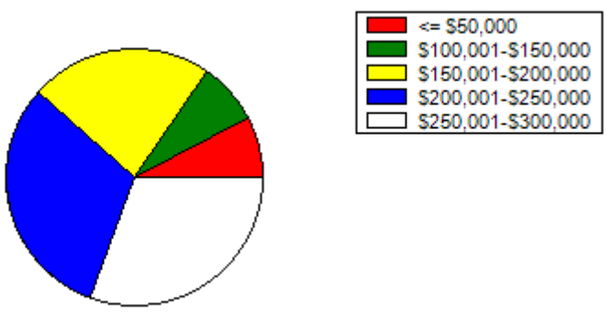
APN: 16 034 02 032 Document #: 2025001342
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS

13	.37Mi.	**5546 REDAN RD** **STONE MOUNTAIN, GA 30088-3204**	12/30/2024	$187,500	$143	1308	/3/2	1986	6,970 SF

APN: 16 035 02 041 Document #:
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:70 X 99 X 70 X 97 .16; RESIDENTIAL LOTS

Comparable Sales Chart

% Distribution Sales for Two Years



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**1071 FOREST WEST CT**		$252,600	$101,040	1,487	/3/2	1988	9,583 SF	
.01Mi.	**1063 FOREST WEST CT**		$233,300	$93,320	1,526	/3/2	1989	10,019 SF	
.01Mi.	**1079 FOREST WEST CT**	**02/27/2024**	$195,000	$78,000	1,152	/3/2	1988	10,019 SF	
.03Mi.	**1090 FOREST EAST DR**		$226,600	$90,640	1,508	/3/2	1980	10,019 SF	
.03Mi.	**1057 FOREST WEST CT**		$246,800	$98,720	1,280	/3/2	1989	10,454 SF	
.03Mi.	**1089 FOREST WEST CT**		$227,200	$90,880	1,420	/3/2	1988	10,019 SF	
.03Mi.	**1084 FOREST EAST DR**		$242,200	$96,880	1,306	/3/2	1980	10,454 SF	
.03Mi.	**1096 FOREST EAST DR**		$132,500	$53,000	1,306	/3/2	1980	10,019 SF	
.04Mi.	**1076 FOREST WEST CT**		$200,000	$80,000	2,074	/4/2	1990	16,988 SF	
.04Mi.	**1064 FOREST WEST CT**		$251,600	$100,640	2,074	/4/2	1990	11,761 SF	
.04Mi.	**1070 FOREST WEST CT**		$258,000	$103,200	2,498	/3/2	1990	13,504 SF	
.04Mi.	**1078 FOREST EAST DR**		$218,800	$87,520	1,513	/3/2	1980	10,890 SF	
.04Mi.	**1051 FOREST WEST CT**		$234,000	$93,600	1,526	/3/2	1989	10,454 SF	
.04Mi.	**5340 FOREST PL**		$240,500	$96,200	1,987	/4/2	1990	11,326 SF	
.05Mi.	**1102 FOREST EAST DR**		$244,100	$97,640	1,692	/3/2	1980	10,890 SF	
.05Mi.	**1072 FOREST EAST DR**		$233,000	$93,200	1,497	/3/2	1980	10,890 SF	

Rent vs. Own

Households Occupied by Renters:	39%	Households Occupied by Owners:	55%

ICE SiteX Report

OrderID: 94905980

Demographics & Income

Median Age:	38.4 years old	Households:	10,485
Median Household Income:	$63,896	Households w/Family:	60%
Household Income Per Capita:	$31,766	Households w/Family Married:	35%
Most Common Education Level:	Some College	Households w/Family Children:	28%

School District

School District Zone:	Dekalb County School District	Students:	93,470
Number of Schools:	131	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.42Mi.	**Shadow Rock Elementary School** Number of Students: 492 Student-Teacher Ratio: 11.86	D+	Public	PK - 5
0.59Mi.	**Redan High School** Number of Students: 902 Student-Teacher Ratio: 15.42 Advanced Placement: Yes	D	Public	9 - 12
1.61Mi.	**Redan Middle School** Number of Students: 741 Student-Teacher Ratio: 13.72	B-	Public	6 - 8

Flood Report

The Subject Property of **1071 FOREST WEST CT, STONE MOUNTAIN, GA 30088-2913** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	115%	HIGHER
BURGLARY	113%	HIGHER
MOTOR VEHICLE THEFT	87%	LOWER
FORCIBLE ROBBERY	99%	SIMILAR
AGGRAVATED ASSAULT	60%	NOTABLY LOWER
FORCIBLE RAPE	103%	SIMILAR
MURDER	76%	NOTABLY LOWER
OVERALL	72%	NOTABLY LOWER

Disaster Alerts

9/24/2024 - Hurricane Helene

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