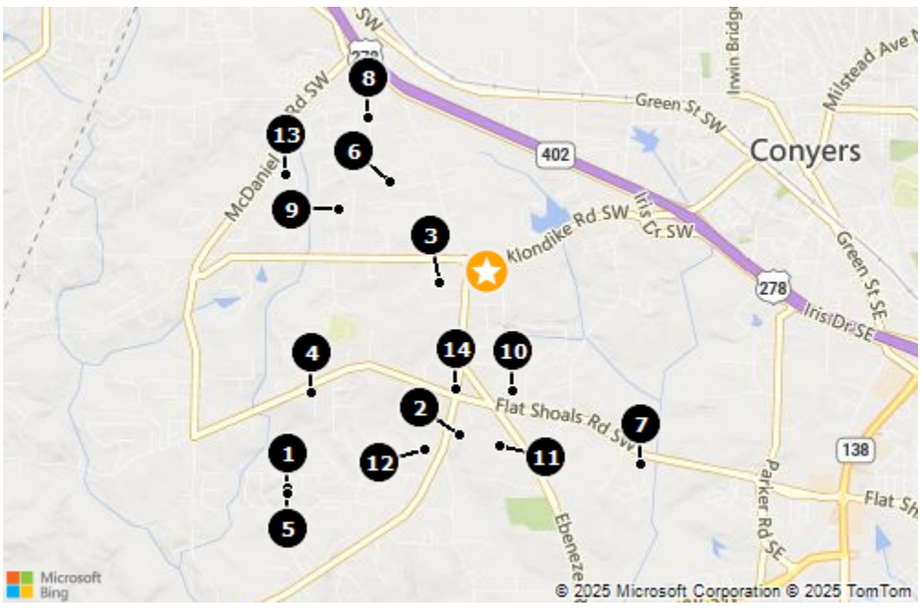
ICE SiteX Report

OrderID: 95284229

SiteX Property Information Report



Subject Property Location

1150 MARIFRAN DR SW, CONYERS, GA 30094-5843

County:	**ROCKDALE GA**	Census Tract:	132470603.112006
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	044-0-03-0063	Thomas Bros Pg-Grid:	

Valuation

Value:	**$298,000**	FSD:	17
Value Range:	$247,340 - $348,660	Confidence Score:	83

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	1
Assd Land Value:	$25,440	Market Land Value:	$63,600	Tax Year:	2024
Assd Improvement:	$91,240	Market Improvment Value:	$228,100	Total Taxable Value:	$4,646
Total Assessed Value:	$116,680	Total Assessor Market Value:	$291,700	Delinquent Year:	
				Tax Account ID:	9760
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 16 Subdivision: FRANCIS HOLLOW Land Lot: 242
Abbreviated Description: FRANCIS HOLLOW SUB

Property Characteristics

Lot Size:	18,731 SF	Bedrooms:	3	Pool:	
Building Area:	1712 SF	Baths:	2	Fireplace:	1
Year Built:	1973	Partial Baths:	1	Type Const:	Masonry
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Wood
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1+B	Number of Cars:		A/C:	Central
Style:		Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:	Masonry	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	07/09/2024	Loan Amount:	N/A
Document #:	BK-PG 0000007818-0000000024	Loan Type:	FHA
TD Due Date:	01/01/2051	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	09/20/2023	Loan Amount:	N/A
Document #:	202313765 BK-PG 0000007652-0000000073	Loan Type:	FHA
TD Due Date:	01/01/2051	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	03/10/2022	Sales Price:	$154,646
Document #:	202204895 BK-PG 6607-341	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/21/2020	Sales Price:	$29,732
Document #:	BK-PG 6413-560	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Mortgage Record

Recording Date:	01/27/2020	Loan Amount:	N/A
Document #:	BK-PG 0000006607-0000000341	Loan Type:	FHA
TD Due Date:	01/01/2050	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	01/06/2020	Sales Price:	$157,500
Document #:	2020-000142 BK-PG 6607-339	Type of Sale:	Full Amount on Deed
Contract Date:	01/06/2020		
Document Type:	Warranty Deed		

Legal Description:
Subdivision: FRANCIS HOLLOW
Abbreviated Description: FRANCIS HOLLOW SUB LANDLOT: 242 LANDDIST: 16; RESIDENTIAL LOT

Prior Transfer

Recording Date:	01/06/2020	Sales Price:	$157,500
Document #:	BK-PG 6607 -339	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 16 Subdivision: FRANCIS HOLLOW Land Lot: 242
Abbreviated Description: FRANCIS HOLLOW SUB

Prior Transfer

Recording Date:	03/12/2019	Sales Price:	N/A
Document #:	011348083002 BK-PG 3697-302	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/11/2019	Loan Amount:	N/A
Document #:	011330010036 BK-PG 0000006413-0000000560	Loan Type:	Commercial
TD Due Date:	01/01/2020	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	02/11/2019	Loan Amount:	N/A
Document #:	011330000034 BK-PG 0000006413-0000000526	Loan Type:	Commercial
TD Due Date:	01/01/2020	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	02/05/2019	Sales Price:	$86,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/05/2019	Sales Price:	$70,000
Document #:	2019-000369 BK-PG 6413-520	Type of Sale:	Full Amount on Deed
Contract Date:	02/05/2019		
Document Type:	Warranty Deed		

Legal Description:
Subdivision: FRANCIS HOLLOW
Abbreviated Description: FRANCIS HOLLOW SUB LANDLOT: 242 LANDDIST: 16; RESIDENTIAL LOT

Prior Transfer

Recording Date:	02/05/2019	Sales Price:	$86,500
Document #:	2019-000367 BK-PG 6413-523	Type of Sale:	Full Amount on Deed
Contract Date:	02/05/2019		
Document Type:	Warranty Deed		

Legal Description:
Subdivision: FRANCIS HOLLOW
Abbreviated Description: FRANCIS HOLLOW SUB LANDLOT: 242 LANDDIST: 16; RESIDENTIAL LOT

Mortgage Record

Recording Date:	12/12/2005	Loan Amount:	N/A
Document #:	BK-PG 3697-302	Loan Type:	Stand Alone Second
TD Due Date:	11/21/2045	Type Finance:	

Legal Description:
Lot: 4 Block: 3 District: 11 Subdivision: AMBER COVE Land Lot: 86

Area Sales Analysis

Total Area Sales	$4,485,529	Median # of Bedrooms	3
Median Lot Size	27,443 SF	Median # of Baths	2.5
Median Living Area	2,326 SF	Median Year Built	1975
Price Range - 2 Yrs	$30,000 to $605,000	Age Range	20 years to 75 years
Median Value	$310,000	Median Age	50 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.61Mi.	**2384 SHADOWOOD DR SW CONYERS, GA 30094-6144**	07/09/2025	$315,000	$144	2174	7/3/2	1973	10,019 SF	

APN: 027-A-01-0120 Document #:
Document Type: Limited Warranty Deed Price Code: V
Land Use: Single Family Residential

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Legal: Subdivision: HIDDEN ACRES Abbreviated Description: Abbreviated Description:LL243 LD11 HIDDEN ACRES SUB LANDLOT: 243 LANDDIST: 11; RESIDENTIAL LOT

2	.88Mi.	**1580 SMYRNA RD SW** **CONYERS, GA 30094-6155**	07/08/2025	$330,000	$139	2362	4/8/3	1973	54,886 SF	

APN: 044-0-01-0078 Document #:
Document Type: Limited Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Subdivision: RURAL Abbreviated Description: Subdivision:RURAL Abbreviated Description:LL240 LD16 E/SIDE SMYRNA RD LANDLOT: 240 LANDDIST: 16; RESIDENTIAL SMALL TRACT

3	.27Mi.	**1955 STARR RD SW** **CONYERS, GA 30094-5751**	06/30/2025	$240,000	$160	1498	6/3/2	1971	77,537 SF	

APN: 026-0-01-0049 Document #:
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Subdivision: GRANT C STARR Abbreviated Description: Abbreviated Description:LL239 LD16 GRANT C STARR SUB LANDLOT: 239 LANDDIST: 16; RESIDENTIAL LOT

4	1.15Mi.	**1501 SHOAL CREEK DR SW** **CONYERS, GA 30094-6125**	05/21/2025	$224,029	$95	2334	6/3/3	1987	31,799 SF	Yes

APN: 027-0-01-0041 Document #:
Document Type: Limited Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: SHOAL CREEK Abbreviated Description: Abbreviated Description:W/SIDE SHOAL CREEK DR-L1 LANDLOT: 209 LANDDIST: 16; RESIDENTIAL LOT

5	1.6Mi.	**2390 AMBERBROOK DR SW** **CONYERS, GA 30094-6178**	05/13/2025	$351,500	$141	2486	7/3/3	1974	20,473 SF	

APN: 027-A-01-0139 Document #:
Document Type: Limited Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Subdivision: HIDDEN ACRES Abbreviated Description: Abbreviated Description:HIDDEN ACRES SUB LANDLOT: 243 LANDDIST: 11; RESIDENTIAL LOT

6	.71Mi.	**2099 MOON DR SW** **CONYERS, GA 30094-5059**	04/24/2025	$285,000	$198	1434	6/3/2	1977	27,007 SF	

APN: 025-A-01-0254 Document #:
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 22 Block: E Subdivision: SMYRNA DOWNS Abbreviated Description: Subdivision:SMYRNA DOWNS Abbreviated Description:MOON DR - L22E U2 LANDLOT: 238 LANDDIST: 16; RESIDENTIAL LOT

7	1.33Mi.	**1660 ALMAND CREEK DR SW** **CONYERS, GA 30094-6202**	04/22/2025	$230,000	$132	1736	6/3/2	1977	11,761 SF	

APN: 045-A-01-0004 Document #:
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Subdivision: ALMAND CREEK Abbreviated Description: Abbreviated Description:LL269 LD16 ALMAND CREEK SUB LANDLOT: 269 LANDDIST: 16; RESIDENTIAL LOT

8	1.05Mi.	**701 JEFFERSON DR SW** **CONYERS, GA 30094-5011**	04/11/2025	$295,000	$203	1448	5/3/2	1989	SF	

APN: 025-A-01-0331 Document #:
Document Type: Limited Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 15 Block: B Subdivision: SMYRNA DOWNS Abbreviated Description: Subdivision:SMYRNA DOWNS Abbreviated Description:W/SIDE JEFFERSON DR-L15B LANDLOT: 237 LANDDIST: 16; RESIDENTIAL LOT

9	.87Mi.	**2264 AUGUST CT SW** **CONYERS, GA 30094-5010**	04/10/2025	$335,000	$144	2318	7/3/3	1973	13,068 SF	

APN: 025-A-01-0038 Document #:
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 52 Block: A Subdivision: FOUR SEASONS Abbreviated Description: Subdivision:FOUR SEASONS Abbreviated Description:AUGUST CT - LOT 52A SEC 2 LANDLOT: 211 LANDDIST: 16; RESIDENTIAL LOT

10	.66Mi.	**1785 FLAT SHOALS RD SW** **CONYERS, GA 30094-5809**	04/01/2025	$470,000	$168	2791	5/3/3	1950	326,701 SF	

APN: 044-0-01-0013 Document #:
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: TR2 Subdivision: RURAL Abbreviated Description: Subdivision:RURAL Abbreviated Description:FLAT SHAOLS RD=TR2 LANDLOT: 241 LANDDIST: 16; RESIDENTIAL SMALL TRACT

11	.94Mi.	**1601 EBENEZER RD SW** **CONYERS, GA 30094-6251**	04/01/2025	$605,000	$199	3028	11/4/5	1998	217,801 SF	

APN: 044-0-01-069B Document #:
Document Type: Limited Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Subdivision: RURAL Abbreviated Description: Subdivision:RURAL Abbreviated Description:LL241 LD16 SW/SIDE EBENEZER RD LANDLOT: 241 LANDDIST: 16; RESIDENTIAL SMALL TRACT

12	1.02Mi.	**1617 HOLLY HILL DR** **CONYERS, GA 30094-1113**	04/01/2025	$470,000	$178	2638	8/4/3	2005	20,473 SF	

APN: 027-A-01-0445 Document #:
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 111 Subdivision: HOLLY HILL Abbreviated Description: Abbreviated Description:HOLLY HILL DR L111 LANDLOT: 240 LANDDIST: 16; RESIDENTIAL LOT

13	1.19Mi.	**3305 WOLVERTON CT SW** **CONYERS, GA 30094-5092**	03/31/2025	$305,000	$129	2348	8/3/2	1998	27,878 SF	

APN: 025-A-01-0450 Document #:
Document Type: Limited Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 90 Subdivision: CAMBRIDGE CREEK Abbreviated Description: Subdivision:CAMBRIDGE CREEK Abbreviated Description:WOLVERTON CT - LOT 90 U4 LANDLOT: 211 LANDDIST: 16; RESIDENTIAL LOT

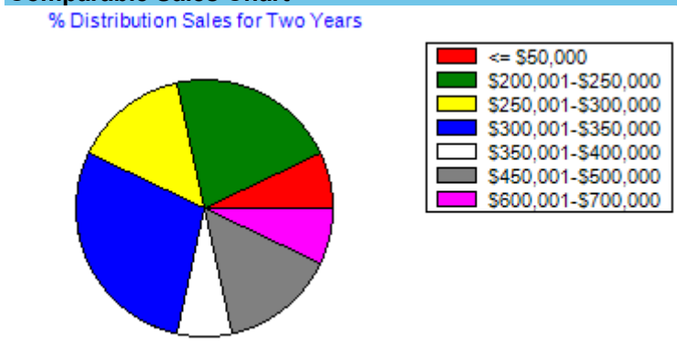
14	.62Mi.	**1440 SMYRNA RD SW** **CONYERS, GA 30094-5750**	03/19/2025	$30,000	$20	1455	7/3/2	1958	48,787 SF	

APN: 044-0-01-0008 Document #:
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: RURAL Abbreviated Description: Subdivision:RURAL Abbreviated Description:E/SIDE SMYRNA RD LANDLOT: 241 LANDDIST: 16; RESIDENTIAL SMALL TRACT

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Comparable Sales Chart



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.	**1150 MARIFRAN DR SW**	**01/06/2020**	$291,700	$116,680	1,712	7/3/2	1973	18,731 SF	
.03Mi.	**1944 KLONDIKE RD SW**	**06/07/2019**	$197,400	$78,960	1,698	7/3/2	1973	24,394 SF	Yes
.03Mi.	**1148 MARIFRAN DR SW**	**06/20/2016**	$314,400	$125,760	1,800	7/3/2	1973	28,750 SF	
.04Mi.	**1960 KLONDIKE RD SW**	**12/19/2018**	$324,200	$129,680	2,270	7/3/2	1973	25,265 SF	
.05Mi.	**1141 MARIFRAN DR SW**	**03/05/2010**	$298,900	$119,560	1,560	6/3/2	1975	1 SF	
.05Mi.	**1146 MARIFRAN DR SW**	**04/28/2015**	$300,300	$120,120	1,770	7/3/2	1973	16,553 SF	
.06Mi.	**1151 MARIFRAN DR SW**	**08/23/2022**	$256,500	$102,600	1,578	8/3/2	1977	33,106 SF	
.06Mi.	**1972 KLONDIKE RD SW**	**10/31/2022**	$374,000	$149,600	1,766	7/3/2	1973	24,394 SF	
.07Mi.	**1154 MARIFRAN DR SW**	**05/06/2016**	$404,700	$161,880	2,010	8/4/3	1979	3 SF	
.07Mi.	**1144 MARIFRAN DR SW**	**03/16/2010**	$320,500	$128,200	1,796	6/3/2	1973	17,424 SF	
.08Mi.	**1155 MARIFRAN DR SW**	**04/08/2019**	$300,500	$120,200	2,064	6/3/2	1972	27,007 SF	
.08Mi.	**1130 SMYRNA RD SW**	**04/13/2006**	$278,600	$111,440	1,904	6/3/2	1978	21,344 SF	
.09Mi.	**1142 MARIFRAN DR SW**	**05/18/2021**	$294,000	$117,600	1,720	7/3/2	1975	36,590 SF	
.09Mi.	**1139 MARIFRAN DR SW**	**07/14/2022**	$272,900	$109,160	1,713	7/3/2	1976	11,761 SF	
.09Mi.	**1171 MARIFRAN DR SW**	**05/26/2016**	$353,400	$141,360	2,302	7/3/2	1972	1 SF	
.09Mi.	**1152 SMYRNA RD SW**	**02/22/2012**	$291,500	$116,600	1,871	6/3/2	1977	26,572 SF	Yes

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	41.4 years old	Households:	12,293
Median Household Income:	$82,243	Households w/Family:	77%
Household Income Per Capita:	$37,803	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Rockdale County School District	Students:	15,692
Number of Schools:	18	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.63Mi.	**Edwards Middle School** Number of Students: 1,044 Student-Teacher Ratio: 14.2	C	Public	6 - 8
0.87Mi.	**Shoal Creek Elementary School** Number of Students: 659 Student-Teacher Ratio: 11.77	D+	Public	PK - 5
2.38Mi.	**Rockdale County High School** Number of Students: 2,203 Student-Teacher Ratio: 17.88 Advanced Placement: Yes	C-	Public	9 - 12

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Flood Report

The Subject Property of **1150 MARIFRAN DR SW, CONYERS, GA 30094-5843** 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	107%	SIMILAR
BURGLARY	92%	SIMILAR
MOTOR VEHICLE THEFT	94%	SIMILAR
FORCIBLE ROBBERY	105%	SIMILAR
AGGRAVATED ASSAULT	66%	NOTABLY LOWER
FORCIBLE RAPE	96%	SIMILAR
MURDER	68%	NOTABLY LOWER
OVERALL	68%	NOTABLY LOWER

Disaster Alerts

9/24/2024 - Hurricane Helene

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