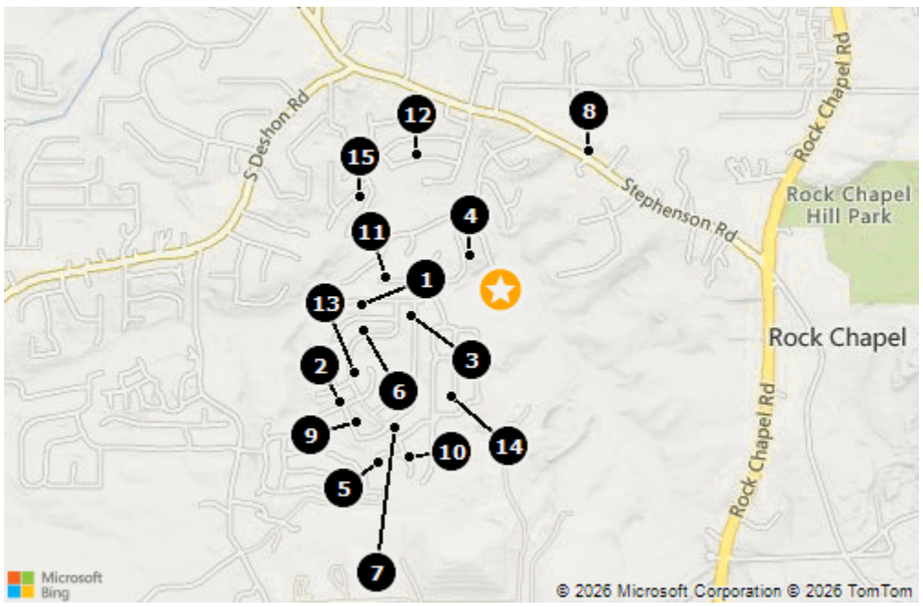
ICE SiteX Report

OrderID: 97524367

SiteX Property Information Report



Subject Property Location

1159 PALMER RD, LITHONIA, GA 30058-2946

County:	**DEKALB GA**	Census Tract:	130890233.151000
Property Use:	Single Family Residential	Zoning:	RCH
Parcel Number:	16 162 01 131	Thomas Bros Pg-Grid:	

Valuation

Value:	**$306,000**	FSD:	11	Common Confidence Score:	60
Value Range:	$272,340 - $339,660	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	04
Assd Land Value:	$17,120	Market Land Value:	$42,800	Tax Year:	2025
Assd Improvement:	$93,440	Market Improvment Value:	$233,600	Total Taxable Value:	$5,305
Total Assessed Value:	$110,560	Total Assessor Market Value:	$276,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

City/Muni/Twp: UNINCORPORATED

Property Characteristics

Lot Size:	17,424 SF	Bedrooms:	5	Pool:	
Building Area:	2397 SF	Baths:	3	Fireplace:	1
Year Built:	2000	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	B/L	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/17/2025	Sales Price:	$294,566
Document #:	2025098582 BK-PG 31431-41	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	05/15/2025	Loan Amount:	N/A
Document #:	2025056896 BK-PG 0000031990-0000000558	Loan Type:	FHA
TD Due Date:	01/01/2054	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	12/23/2024	Sales Price:	$294,566
Document #:	2024130506 BK-PG 31431-41	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/13/2024	Sales Price:	$300,000
Document #:	2024040596 BK-PG 31431-38	Type of Sale:	Verified Sale Price
Contract Date:	05/13/2024		
Document Type:			

ICE SiteX Report

OrderID: 97524367

Legal Description:
Lot: 145 Block: B Subdivision: GREYSTONE PHASE 1
Abbreviated Description: GREYSTONE UNIT 3, PHASE 1 BLOCK B LOT 145 2-26-00 52 X 104 X 118 X 98 X 147 0.397AC; RESIDENTIAL LOT

Prior Transfer

Recording Date:	01/23/2024	Sales Price:	$200,636
Document #:	BK-PG 21149-686	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/21/2008	Loan Amount:	N/A
Document #:	BK-PG 21149-686	Loan Type:	Stand Alone Second
TD Due Date:	11/14/2038	Type Finance:	

Legal Description:
Lot: 145 Block: B District: 16 Subdivision: GREYSTONE 03 PH I Land Lot: 162

Prior Transfer

Recording Date:	11/21/2007	Sales Price:	$36,800
Document #:	2007634738 BK-PG 18777-585	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/19/2007	Sales Price:	$147,200
Document #:	2007633319 BK-PG 18777-568	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/25/2007	Sales Price:	N/A
Document #:	BK-PG 20398-49	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/19/2007		
Document Type:			

Legal Description:
Lot: 145 Block: B District: 16 Subdivision: GREYSTONE 03 PH I Land Lot: 162

Prior Transfer

Recording Date:	06/29/2006	Sales Price:	N/A
Document #:	2006-0125904 BK-PG 11932-499	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/05/2006	Loan Amount:	N/A
Document #:	BK-PG 18777-585	Loan Type:	Stand Alone Second
TD Due Date:	05/18/2026	Type Finance:	

Legal Description:
Lot: 145 Block: B District: 16 Subdivision: GREYSTONE PH I Phase No: I Legal Unit: III Land Lot: 162

Mortgage Record

Recording Date:	06/05/2006	Loan Amount:	N/A
Document #:	BK-PG 18777-568	Loan Type:	Stand Alone Second
TD Due Date:	05/18/2036	Type Finance:	

Legal Description:
Lot: 145 Block: B District: 16 Subdivision: GREYSTONE PH I Phase No: I Legal Unit: III Land Lot: 162

Prior Transfer

Recording Date:	03/14/2001	Sales Price:	$155,300
Document #:	BK-PG 11932-498	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/23/2001		
Document Type:			

Legal Description:
Lot: 145 District: 16 Subdivision: GREYSTONE Phase No: I Legal Unit: III Land Lot: 162

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG 31431 -38	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
City/Muni/Twp: UNINCORPORATED

Area Sales Analysis

Total Area Sales	$4,324,215	Median # of Bedrooms	3
Median Lot Size	9,148 SF	Median # of Baths	2
Median Living Area	2,347 SF	Median Year Built	2002
Price Range - 2 Yrs	$240,000 to $382,000	Age Range	22 years to 54 years
Median Value	$286,000	Median Age	24 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.36Mi.	**7035 RED MAPLE LN LITHONIA, GA 30058-2998**	03/04/2026	$280,000	$119	2347	/4/2	2003	6,534 SF	

APN: 16 158 01 133 Document #: 2026027554
Document Type: Price Code: V

ICE SiteX Report

OrderID: 97524367

Land Use: Single Family Residential
Legal: Lot: 136 Subdivision: CUTTERS MILL PHASE 1 Abbreviated Description: Abbreviated Description:CUTTERS MILL PHASE 1 LOT 136 8-20-01 65 X 100 X 65 X 100 0.15AC; RESIDENTIAL LOTS

2	.52Mi.	**1399 CUTTERS MILL DR** **LITHONIA, GA 30058-6706**	03/03/2026	$254,900	$148	1718	/3/2	2001	6,970 SF	

APN: 16 158 01 051 Document #: 2026027274
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 54 Subdivision: CUTTERS MILL PHASE 1 Abbreviated Description: Abbreviated Description:CUTTERS MILL PHASE 1 LOT 54 8-20-01 70 X 100 X 70 X 100 0.16AC; RESIDENTIAL LOTS

3	.26Mi.	**2019 MULBERRY LN** **LITHONIA, GA 30058-6791**	02/04/2026	$274,000	$135	2016	/3/2	2004	6,534 SF	

APN: 16 158 09 003 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 334 Subdivision: CUTTERS MILL PHASE 1 Abbreviated Description: Subdivision:CUTTERS MILL PHASE 1 Abbreviated Description:CUTTERS MILL UNIT 2 PHASE 1 LOT 334 8-1-03 65 X 100 X 65 X 100 0.15AC; RESIDENTIAL LOTS

4	.12Mi.	**1118 OLD GREYSTONE DR** **LITHONIA, GA 30058-9095**	01/07/2026	$300,000	$107	2780	/4/2	2000	9,583 SF	

APN: 16 162 01 118 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 125 Subdivision: GREYSTONE PHASE 2 Abbreviated Description: Subdivision:GREYSTONE PHASE 2 Abbreviated Description:GREYSTONE UNIT 3 PHASE 2 LOT 125 02-27-00 68 X 135 X 70 X 141 0.217AC; RESIDENTIAL LOTS

5	.58Mi.	**1324 SANDLEWOOD CT** **LITHONIA, GA 30058-8607**	01/05/2026	$281,000	$131	2133	/3/2	2004	29,185 SF	

APN: 16 158 07 082 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 210 Subdivision: CUTTERS MILL PHASE 1 Abbreviated Description: Subdivision:CUTTERS MILL PHASE 1 Abbreviated Description:CUTTERS MILL UNIT 2 PHASE 1 LOT 210 8-1-03 53 X 246 X 94 X 42 X 35 X 0.67AC; RESIDENTIAL LOTS

6	.37Mi.	**1793 CUTTERS MILL WAY** **LITHONIA, GA 30058-6715**	12/29/2025	$273,000	$132	2056	/3/2	2003	7,405 SF	

APN: 16 158 01 095 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 98 Subdivision: CUTTERS MILL PHASE 1 Abbreviated Description: Abbreviated Description:CUTTERS MILL PHASE 1 LOT 98 8-20-01 55 X 14 X 100 X 74 X 100 0.17AC; RESIDENTIAL LOTS

7	.46Mi.	**2114 MULBERRY LN** **LITHONIA, GA 30058-2989**	12/15/2025	$295,000	$107	2754	/4/2	2004	9,583 SF	

APN: 16 158 10 027 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 187 Subdivision: CUTTERS MILL PHASE 1 Abbreviated Description: Subdivision:CUTTERS MILL PHASE 1 Abbreviated Description:CUTTERS MILL UNIT 2 PHASE 1 LOT 187 8-1-03 91 X 100 X 89 X 87 X 19 0.22AC; RESIDENTIAL LOTS

8	.45Mi.	**1624 STEPHENSON RD** **LITHONIA, GA 30058-5939**	12/11/2025	$291,315	$111	2619	/4/2	1972	20,909 SF	Yes

APN: 16 162 02 016 Document #: 2025125246
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS

9	.52Mi.	**2163 MULBERRY LN** **LITHONIA, GA 30058-2990**	12/01/2025	$286,000	$119	2398	/4/2	2002	10,019 SF	

APN: 16 158 08 001 Document #: 2025121038
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 421 Subdivision: CUTTERS MILL PHASE 1 Abbreviated Description: Abbreviated Description:CUTTERS MILL PHASE 1 LOT 421 8-20-01 70 X 129 X 46 X 30 X 143 0.23AC; RESIDENTIAL LOTS

10	.51Mi.	**1964 CUTTERS MILL WAY** **LITHONIA, GA 30058-6794**	11/13/2025	$300,000	$140	2133	/3/2	2004	9,148 SF	

APN: 16 158 07 069 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 197 Subdivision: CUTTERS MILL PHASE 1 Abbreviated Description: Subdivision:CUTTERS MILL PHASE 1 Abbreviated Description:CUTTERS MILL UNIT 2 PHASE 1 LOT 197 8-1-03 56 X 15 X 90 X 1 X 121 X 196 0.21AC; RESIDENTIAL LOTS

11	.31Mi.	**1231 OLD GREYSTONE DR** **LITHONIA, GA 30058-2956**	10/14/2025	$310,000	$109	2820	/3/2	2000	10,890 SF	

APN: 16 159 01 190 Document #: 2025106446
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 97 Subdivision: GREYSTONE PHASE 2 Abbreviated Description: Subdivision:GREYSTONE PHASE 2 Abbreviated Description:GREYSTONE UNIT 3 PHASE 2 LOT 97 02-27-00 33 X 16 X 18 X 135 X 57 X 21 X 175 0.247AC; RESIDENTIAL LOT

12	.43Mi.	**7140 BRUSHWOOD BND** **LITHONIA, GA 30058-2109**	10/09/2025	$382,000	$150	2538	/4/3		6,970 SF	

APN: 16 159 01 400 Document #: 2025105327
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS

13	.45Mi.	**1842 CUTTERS MILL WAY** **LITHONIA, GA 30058-6711**	09/11/2025	$240,000	$159	1508	/3/2	2002	7,841 SF	

APN: 16 158 09 060 Document #: 2025096517
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 391 Subdivision: CUTTERS MILL PHASE 1 Abbreviated Description: Abbreviated Description:CUTTERS MILL PHASE 1 LOT 391 8-20-01 70 X 112 X 70 X 112 0.18AC; RESIDENTIAL LOTS

14	.32Mi.	**1401 KALA DR** **LITHONIA, GA 30058-3250**	07/18/2025	$303,000	$126	2388	/3/2	2004	9,148 SF	

APN: 16 163 04 010 Document #: 2025079954
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 128 Subdivision: GREYSTONE WOODS Abbreviated Description: Abbreviated Description:GREYSTONE WOODS LOT 128 .11-7-03 68 X 144 X 67 X 130 0.21AC; RESIDENTIAL LOTS

15	.45Mi.	**7033 BRECKEN TRCE** **LITHONIA, GA 30058-2975**	07/16/2025	$254,000	$154	1645	/3/2	2001	6,970 SF	

APN: 16 159 01 222 Document #: 2025079242
Document Type: Price Code: V
Land Use: Single Family Residential

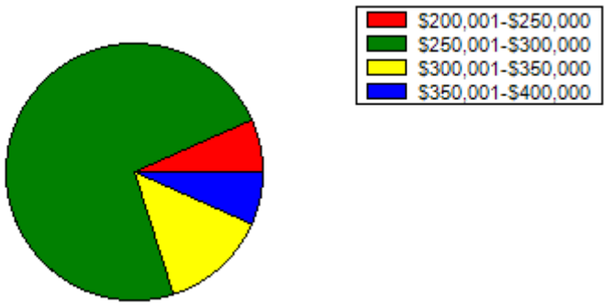
ICE SiteX Report

OrderID: 97524367

Legal: Lot: 58 Subdivision: BRECKENRIDGE ESTATES PHASE 1 Abbreviated Description: Abbreviated Description:BRECKENRIDGE ESTATES PHASE 1 LOT 58 2-13-01 89 X 74 X 90 X 87 0.17AC; 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.	**1159 PALMER RD**		$276,400	$110,560	2,397	/5/3	2000	17,424 SF	
.02Mi.	**1153 PALMER RD**		$306,600	$122,640	2,550	/4/2	2000	9,583 SF	
.02Mi.	**1144 OLD PALMER CT**		$295,300	$118,120	2,736	/4/3	2000	13,068 SF	
.03Mi.	**1163 PALMER RD**		$317,200	$126,880	2,794	/4/2	2000	11,761 SF	
.03Mi.	**1140 OLD PALMER CT**		$321,300	$128,520	2,860	/5/3	2000	10,454 SF	
.04Mi.	**1148 OLD PALMER CT**		$285,800	$114,320	2,398	/5/3	2000	15,682 SF	
.06Mi.	**1145 OLD PALMER CT**		$313,100	$125,240	2,780	/4/2	2000	33,541 SF	
.06Mi.	**1152 PALMER RD**		$316,900	$126,760	2,794	/4/2	2000	25,700 SF	
.06Mi.	**1162 PALMER RD**		$269,100	$107,640	2,022	/4/2	2000	41,382 SF	
.07Mi.	**1146 PALMER RD**		$324,700	$129,880	2,860	/5/3	2000	23,087 SF	
.07Mi.	**1158 PALMER RD**		$326,200	$130,480	2,832	/5/3	2000	1 SF	
.07Mi.	**1121 PALMER RD**		$303,300	$121,320	2,550	/4/2	2000	38,768 SF	
.07Mi.	**1140 PALMER RD**		$312,700	$125,080	2,780	/4/2	2000	26,572 SF	
.08Mi.	**1134 PALMER RD**		$278,200	$111,280	2,397	/4/3	2000	1 SF	
.1Mi.	**1117 PALMER RD**		$329,700	$131,880	3,018	/5/3	2000	11,326 SF	
.11Mi.	**1580 RICE SQ**		$260,600	$104,240	2,164	/3/1	2004	7,841 SF	

Rent vs. Own

Households Occupied by Renters:	37%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	36.9 years old	Households:	22,973
Median Household Income:	$70,851	Households w/Family:	63%
Household Income Per Capita:	$31,994	Households w/Family Married:	30%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Dekalb County School District	Students:	91,752
Number of Schools:	129	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.21Mi.	**Princeton Elementary School** Number of Students: 751 Student-Teacher Ratio: 14.17	C-	Public	PK - 5
2.06Mi.	**Stephenson High School** Number of Students: 1,339 Student-Teacher Ratio: 16.74 Advanced Placement: Yes	D-	Public	9 - 12
1.62Mi.	**Stephenson Middle School** Number of Students: 788 Student-Teacher Ratio: 12.92	C	Public	6 - 8

ICE SiteX Report

OrderID: 97524367

Flood Report

The Subject Property of **1159 PALMER RD, LITHONIA, GA 30058-2946** 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	103%	SIMILAR
BURGLARY	100%	SIMILAR
MOTOR VEHICLE THEFT	86%	LOWER
FORCIBLE ROBBERY	97%	SIMILAR
AGGRAVATED ASSAULT	59%	NOTABLY LOWER
FORCIBLE RAPE	112%	HIGHER
MURDER	69%	NOTABLY LOWER
OVERALL	71%	NOTABLY LOWER

Disaster Alerts

9/24/2024 - Hurricane Helene 1/22/2026 - Severe Winter Storm

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