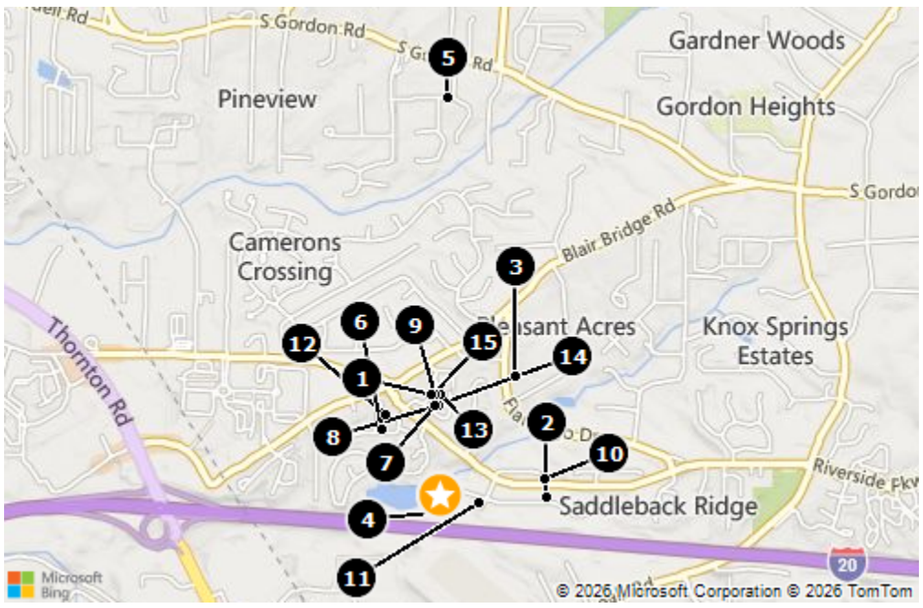
ICE SiteX Report

OrderID: 98631342

SiteX Property Information Report



Subject Property Location

1274 SUMMERSTONE TRCE, AUSTELL, GA 30168-6120

County:	**COBB GA**	Census Tract:	130670313.202005
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	18058500070	Thomas Bros Pg-Grid:	

Valuation

Value:	**$351,000**	FSD:	13	Common Confidence Score:	50
Value Range:	$305,370 - $396,630	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	M
Assd Land Value:	$32,000	Market Land Value:	$80,000	Tax Year:	2026
Assd Improvement:	$104,020	Market Improvment Value:	$260,050	Total Taxable Value:	$2,884
Total Assessed Value:	$136,020	Total Assessor Market Value:	$340,050	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: M Subdivision: SUMMERLIN Legal Unit: 4
City/Muni/Twp: MABLETON

Property Characteristics

Lot Size:		Bedrooms:	4	Pool:	
Building Area:	1800 SF	Baths:	3	Fireplace:	1
Year Built:	1997	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Wood
Number of Units:		Garage Type:	Garage	Heating:	Heat Pump
Number of Stories:	2+B	Number of Cars:	2	A/C:	
Style:		Basement:	Finished	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/19/2025	Sales Price:	N/A
Document #:	2025-0043436 BK-PG 15770-3474	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/10/2024	Loan Amount:	N/A
Document #:	2024-0072678 BK-PG 16231-790	Loan Type:	FHA
TD Due Date:	06/01/2050	Type Finance:	

Legal Description:
Lot: 4 Section: 2 District: 18 Subdivision: SUMMERLIN SUBDIVISION Land Lot: 585

Mortgage Record

Recording Date:	02/23/2022	Loan Amount:	N/A
Document #:	2022-0022029 BK-PG 16029-4621	Loan Type:	FHA
TD Due Date:	02/01/2052	Type Finance:	

Legal Description:
Lot: 4 Section: 2 District: 18 Subdivision: SUMMERLIN SUBDIVISION Land Lot: 585

Mortgage Record

Recording Date:	07/21/2020	Loan Amount:	N/A
Document #:	2020-0087978 BK-PG 15770-3492	Loan Type:	Stand Alone Second
TD Due Date:	04/30/2025	Type Finance:	

ICE SiteX Report

OrderID: 98631342

Legal Description:
Lot: 4 Section: 2 District: 18 Subdivision: SUMMERLIN SUBDIVISION Land Lot: 585

Prior Transfer

Recording Date:	07/21/2020	Sales Price:	$232,000
Document #:	2020-0087976 BK-PG 15770-3473	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/27/2020		
Document Type:			

Legal Description:
Lot: 4 Section: 2 District: 18 Subdivision: SUMMERLIN SUBDIVISION Land Lot: 585 Map Ref: MB 162 PG 63-64

Prior Transfer

Recording Date:	06/11/2020	Sales Price:	N/A
Document #:	2020-0068584 BK-PG 14187-3595	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/27/2020	Sales Price:	$232,000
Document #:	BK-PG 15770 -3473	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: M Subdivision: SUMMERLIN Legal Unit: 4
City/Muni/Twp: MABLETON

Prior Transfer

Recording Date:	03/21/2013	Sales Price:	N/A
Document #:	D2013028094 BK-PG 14187-3595	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/08/2009	Sales Price:	N/A
Document #:	D2009002368 BK-PG 14187-3595	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/19/2005	Loan Amount:	N/A
Document #:	BK-PG 14187-3595	Loan Type:	Stand Alone Second
TD Due Date:	07/07/2035	Type Finance:	FIX

Legal Description:
Lot: 4 District: 18 Subdivision: SUMMERLIN Land Lot: 586

Prior Transfer

Recording Date:	12/19/1996	Sales Price:	$116,900
Document #:	BK-PG 10058-63	Type of Sale:	Full Amount on Deed
Contract Date:	11/27/1996		
Document Type:			

Legal Description:
Lot: 4 District: 18 Subdivision: SUMMERLIN Land Lot: 585

Area Sales Analysis

Total Area Sales	$4,821,460	Median # of Bedrooms	3
Median Lot Size	1,481 SF	Median # of Baths	2
Median Living Area	1,830 SF	Median Year Built	2025
Price Range - 2 Yrs	$190,000 to $377,044	Age Range	1 years to 61 years
Median Value	$359,990	Median Age	1 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.27Mi.	**1163 PARK CENTER CIR AUSTELL, GA 30168-2105**	08/10/2026	$359,990	$199	1808	5/3/2	2025	1,481 SF	
		APN: 18051600900 Document #: 2026069538 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Section: 2 District: 18 Subdivision: PARK CENTER POINTE Land Lot: 516 Abbreviated Description: Lot:4 Section:2 District:18 Subdivision:PARK CENTER POINTE Land Lot:516								
2	.29Mi.	**1178 SUMMERSTONE TRCE AUSTELL, GA 30168-6118**	07/15/2026	$265,000	$190	1390	7/3/2	1997	SF	
		APN: 18058600210 Document #: 2026062474 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 30 Section: 2 District: 18 Subdivision: SUMMERLIN SUBDIVISION Land Lot: 586 MapRef: MB 162 PG 63-64 Abbreviated Description: Lot:30 Section:2 District:18 Subdivision:SUMMERLIN SUBDIVISION Land Lot:586 Map Ref:MB 162 PG 63-64								
3	.38Mi.	**1184 FLAMINGO DR AUSTELL, GA 30168-6108**	06/30/2026	$314,000	$199	1576	7/4/3	1965	SF	
		APN: 18051500260 Document #: 2026057829 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Section: 2 District: 18 Subdivision: PLEASANT ACRES SUBDIVISION Legal Unit: 4 Land Lot: 515 MapRef: MB 30 PG 51 Abbreviated Description: Lot:7 Section:2 District:18 Subdivision:PLEASANT ACRES SUBDIVISION Legal Unit:4 Land Lot:515 Map Ref:MB 30 PG 51								
4	.04Mi.	**1273 SUMMERSTONE TRCE AUSTELL, GA 30168-6123**	04/03/2026	$287,000	$191	1498	7/3/2	1997	SF	
		APN: 18058500340 Document #: 2026028354 Document Type: Price Code: D Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98631342

Legal: Lot: 95 Section: 2 District: 18 Subdivision: SUMMERLIN SUBDIVISION Land Lot: 585 MapRef: MB 162 PG 63&64 Abbreviated Description: Lot:95 Section:2 District:18 Subdivision:SUMMERLIN SUBDIVISION Land Lot:585 Map Ref:MB 162 PG 63&64

5	.24Mi.	**1186 PARK CENTER CIR** **AUSTELL, GA 30168-2105**	03/31/2026	$367,990	$223	1650	5/3/2	2025	1,481 SF

APN: 18051601310 Document #: 2026027120
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 45 Section: 2 District: 18 Subdivision: PARK CENTER POINTE Land Lot: 516 Abbreviated Description: Lot:45 Section:2 District:18 Subdivision:PARK CENTER POINTE Land Lot:516

6	.24Mi.	**1334 AMBERCREST WAY** **AUSTELL, GA 30168-7056**	03/27/2026	$255,000	$134	1902	6/3/2	1998	SF

APN: 18051700560 Document #: 2026025832
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 49 Section: 2 District: 18 Subdivision: AMBERCREST SUBDIVISION Land Lot: 517 MapRef: MB 169 PG 60 Abbreviated Description: Lot:49 Section:2 District:18 Subdivision:AMBERCREST SUBDIVISION Land Lot:517 Map Ref:MB 169 PG 60

7	.24Mi.	**1174 PARK CENTER CIR** **AUSTELL, GA 30168-2105**	03/03/2026	$377,044	$206	1830	5/3/2	2025	1,481 SF

APN: 18051601280 Document #: 2026017128
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 42 Section: 2 District: 18 Subdivision: PARK CENTER POINTE Land Lot: 516 Abbreviated Description: Lot:42 Section:2 District:18 Subdivision:PARK CENTER POINTE Land Lot:516

8	.24Mi.	**1182 PARK CENTER CIR** **AUSTELL, GA 30168-2105**	12/19/2025	$366,539	$200	1830	5/3/2	2025	1,481 SF

APN: 18051601300 Document #: 2025109301
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 44 Section: 2 District: 18 Subdivision: PARK CENTER POINTE Land Lot: 516 Abbreviated Description: Lot:44 Section:2 District:18 Subdivision:PARK CENTER POINTE Land Lot:516

9	.27Mi.	**1171 PARK CENTER CIR** **AUSTELL, GA 30168-2105**	12/03/2025	$362,791	$198	1830	7/4/2	2025	1,481 SF

APN: 18051600920 Document #: 2025103869
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Section: 2 District: 2 Subdivision: PARK CENTER POINTE Land Lot: 516 Abbreviated Description: Lot:6 Section:2 District:2 Subdivision:PARK CENTER POINTE Land Lot:516

10	.28Mi.	**1067 WINTERBROOK WAY** **AUSTELL, GA 30168-6127**	11/12/2025	$190,000	$96	1968	7/3/2	1999	SF

APN: 18058600640 Document #: 2025-0098200
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12 Section: 2 District: 18 Subdivision: WINTERBROOK SUBDIVISION Land Lot: 586 MapRef: MB 170 PG 66 Abbreviated Description: Lot:12 Section:2 District:18 Subdivision:WINTERBROOK SUBDIVISION Land Lot:586 Map Ref:MB 170 PG 66

11	.1Mi.	**1237 SUMMERSTONE TRCE** **AUSTELL, GA 30168-6123**	11/03/2025	$289,000	$192	1498	6/3/2	1997	SF

APN: 18058500250 Document #: 2025-0095049
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 86 Section: 2 District: 18 Subdivision: SUMMERLIN SUBDIVISION Land Lot: 585 MapRef: MB 162 PG 63&64 Abbreviated Description: Lot:86 Section:2 District:18 Subdivision:SUMMERLIN SUBDIVISION Land Lot:585 Map Ref:MB 162 PG 63&64

12	.26Mi.	**7113 AMBERCREST CT** **AUSTELL, GA 30168-7061**	10/28/2025	$295,000	$162	1814	6/3/2	1998	SF

APN: 18051700530 Document #: 2025-0093098
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 46 Section: 2 District: 18 Subdivision: AMBERCREST Land Lot: 517 MapRef: MB 164 PG 84 Abbreviated Description: Lot:46 Section:2 District:18 Subdivision:AMBERCREST Land Lot:517 Map Ref:MB 164 PG 84City/Muni/Twp:AUSTELL City/Muni/Twp: AUSTELL

13	.27Mi.	**1183 PARK CENTER CIR** **AUSTELL, GA 30168-2105**	10/16/2025	$363,854	$198	1830	5/3/2	2025	1,481 SF

APN: 18051600950 Document #: 2025-0089791
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Section: 2 District: 18 Subdivision: 1163 PARK CENTER CIRCLE Land Lot: 516 Abbreviated Description: Lot:9 Section:2 District:18 Subdivision:1163 PARK CENTER CIRCLE Land Lot:516

14	.24Mi.	**1178 PARK CENTER CIR** **AUSTELL, GA 30168-2105**	10/09/2025	$366,820	$200	1830	5/3/2	2025	1,481 SF

APN: 18051601290 Document #: 2025-0087901
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 43 Section: 2 District: 17 Subdivision: PARK CENTER CIRCLE Land Lot: 516 Abbreviated Description: Lot:43 Section:2 District:17 Subdivision:PARK CENTER CIRCLE Land Lot:516

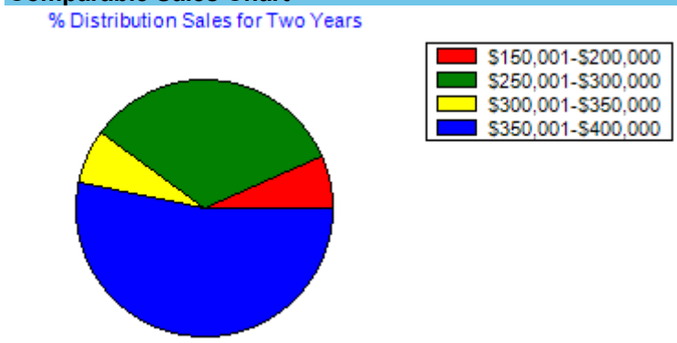
15	.27Mi.	**1167 PARK CENTER CIR** **AUSTELL, GA 30168-2105**	09/18/2025	$361,432	$197	1830	5/3/2	2025	1,481 SF

APN: 18051600910 Document #: 2025-0081761
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Section: 2 District: 16 Subdivision: PARK CENTER POINTE Land Lot: 516 Abbreviated Description: Lot:5 Section:2 District:16 Subdivision:PARK CENTER POINTE Land Lot:516

ICE SiteX Report

OrderID: 98631342

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.	**1274 SUMMERSTONE TRCE**	**05/27/2020**	$340,050	$136,020	1,800	6/4/3	1997		
.01Mi.	**1278 SUMMERSTONE TRCE**	**05/30/1997**	$353,710	$141,484	1,899	6/3/2	1998		
.01Mi.	**1270 SUMMERSTONE TRCE**	**08/01/2005**	$351,170	$140,468	1,899	6/3/2	1998		
.02Mi.	**1266 SUMMERSTONE TRCE**	**05/15/2024**	$259,690	$103,876	1,390	6/3/2	1998		
.03Mi.	**1282 SUMMERSTONE TRCE**	**08/02/2022**	$360,940	$144,376	1,785	8/4/3	1997		
.04Mi.	**1262 SUMMERSTONE TRCE**	**05/15/2023**	$309,500	$123,800	1,899	6/3/2	1998		
.04Mi.	**1265 SUMMERSTONE TRCE**	**06/27/2023**	$291,000	$116,400	1,914	8/3/2	1997		
.04Mi.	**1269 SUMMERSTONE TRCE**	**11/19/2021**	$275,460	$110,184	1,498	7/3/2	1997		
.04Mi.	**1261 SUMMERSTONE TRCE**	**02/15/2013**	$317,230	$126,892	1,785	8/4/2	1997		
.04Mi.	**1286 SUMMERSTONE TRCE**	**02/08/2017**	$334,240	$133,696	1,865	8/4/2	1997		
.04Mi.	**1273 SUMMERSTONE TRCE**	**04/01/2026**	$277,190	$110,876	1,498	7/3/2	1997		
.04Mi.	**1257 SUMMERSTONE TRCE**	**10/20/2020**	$251,600	$100,640	1,390	6/3/2	1998		
.05Mi.	**1258 SUMMERSTONE TRCE**	**05/02/2022**	$264,440	$105,776	1,390	6/3/2	1998		
.05Mi.	**1253 SUMMERSTONE TRCE**	**08/16/2005**	$338,590	$135,436	1,946	7/3/2	1997		
.06Mi.	**1249 SUMMERSTONE TRCE**	**07/19/2023**	$306,280	$122,512	1,537	6/3/2	1998		
.06Mi.	**1254 SUMMERSTONE TRCE**	**10/29/1997**	$350,090	$140,036	1,889	6/3/2	1998		

Rent vs. Own

Households Occupied by Renters:	46%	Households Occupied by Owners:	47%

Demographics & Income

Median Age:	35.3 years old	Households:	10,355
Median Household Income:	$66,278	Households w/Family:	67%
Household Income Per Capita:	$30,561	Households w/Family Married:	36%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Cobb County School District	Students:	105,738
Number of Schools:	110	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.10Mi.	**Pebblebrook High School** Number of Students: 2,574 Student-Teacher Ratio: 17.1 Advanced Placement: Yes	C	Public	9 - 12
3.34Mi.	**Lindley Middle School** Number of Students: 905 Student-Teacher Ratio: 13.51	C-	Public	6 - 8
1.33Mi.	**Bryant Elementary School** Number of Students: 865 Student-Teacher Ratio: 12.95	D+	Public	KG - 5
5.53Mi.	**Betty Gray Middle School** Number of Students: 702 Student-Teacher Ratio: 15.6	C-	Public	6 - 8

ICE SiteX Report

OrderID: 98631342

Flood Report

The Subject Property of **1274 SUMMERSTONE TRCE, AUSTELL, GA 30168-6120** 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	123%	HIGHER
BURGLARY	139%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	117%	HIGHER
FORCIBLE ROBBERY	96%	SIMILAR
AGGRAVATED ASSAULT	92%	SIMILAR
FORCIBLE RAPE	99%	SIMILAR
MURDER	98%	SIMILAR
OVERALL	108%	SIMILAR

Disaster Alerts

1/22/2026 - Severe Winter Storm

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