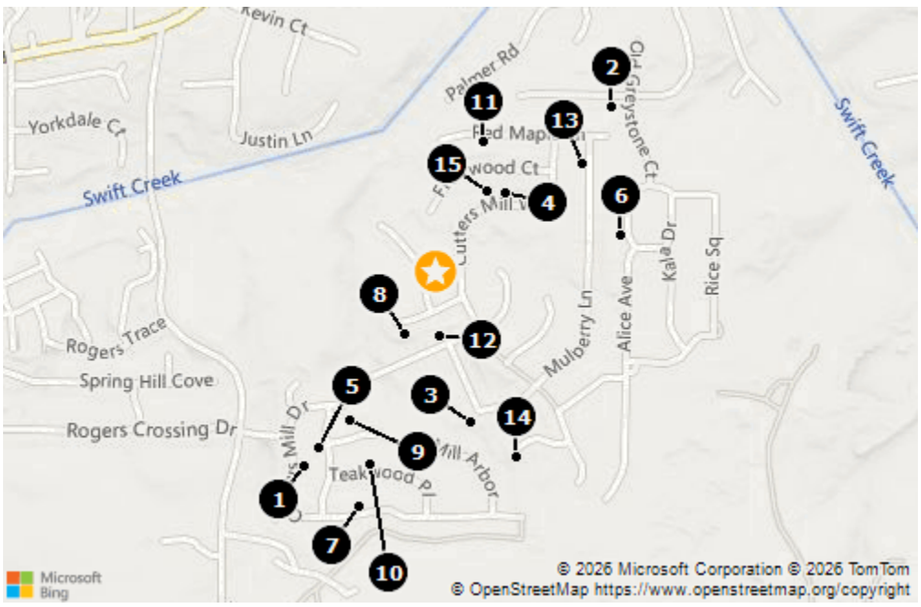
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

1278 LIVE OAK TER, LITHONIA, GA 30058-2991

County:	**DEKALB GA**	Census Tract:	130890233.151003
Property Use:	Single Family Residential	Zoning:	RCH
Parcel Number:	16 158 01 081	Thomas Bros Pg-Grid:	

Valuation

Value:	**$271,000**	FSD:	10	Common Confidence Score:	64
Value Range:	$243,900 - $298,100	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	04
Assd Land Value:	$16,000	Market Land Value:	$40,000	Tax Year:	2025
Assd Improvement:	$82,480	Market Improvment Value:	$206,200	Total Taxable Value:	$4,755
Total Assessed Value:	$98,480	Total Assessor Market Value:	$246,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

City/Muni/Twp: UNINCORPORATED

Property Characteristics

Lot Size:	9,148 SF	Bedrooms:	3	Pool:	
Building Area:	1460 SF	Baths:	2	Fireplace:	1
Year Built:	2002	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:	B/L	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/14/2026	Sales Price:	N/A
Document #:	2026081945 BK-PG 15993-140	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/20/2022	Loan Amount:	N/A
Document #:	BK-PG 0000030621-0000000272	Loan Type:	Commercial
TD Due Date:		Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	04/07/2004	Loan Amount:	N/A
Document #:	BK-PG 15993-140	Loan Type:	VA
TD Due Date:	03/31/2034	Type Finance:	ADJ
Legal Description:			

Lot: 84 District: 16 Subdivision: CUTTERS MILL Land Lot: 158

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG 13401 -105	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

City/Muni/Twp: UNINCORPORATED

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Area Sales Analysis

Total Area Sales	$3,996,685	Median # of Bedrooms	3
Median Lot Size	7,405 SF	Median # of Baths	2
Median Living Area	2,016 SF	Median Year Built	2003
Price Range - 2 Yrs	$190,000 to $325,000	Age Range	22 years to 26 years
Median Value	$273,000	Median Age	23 years

Comparable Sales Data

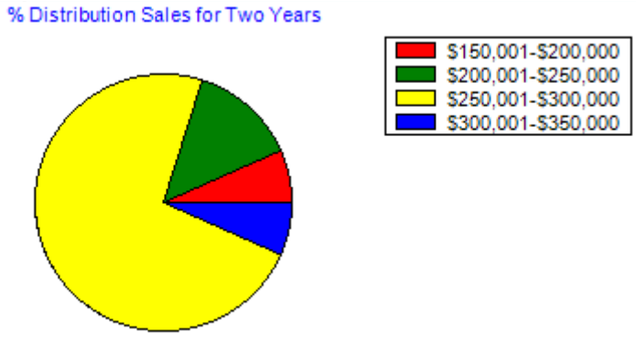
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.31Mi.	**1534 CUTTERS MILL DR** **LITHONIA, GA 30058-6704**	09/21/2026	$325,000	$116	2780	/4/2	2003	6,970 SF	
		APN: 16 158 05 007 Document #: 2026095748 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 299 Subdivision: CUTTERS MILL PHASE 2 Abbreviated Description: Subdivision:CUTTERS MILL PHASE 2 Abbreviated Description:CUTTERS MILL UNIT 2 PHASE 2 LOT 299 7-21-03 10 X 42 X 100 X 0.16AC; RESIDENTIAL LOTS								
2	.32Mi.	**1190 OLD GREYSTONE DR** **LITHONIA, GA 30058-9095**	09/11/2026	$285,000	$114	2492	/3/2	2000	8,276 SF	
		APN: 16 162 07 001 Document #: 2026093280 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 111 Subdivision: GREYSTONE PHASE 2 Abbreviated Description: Subdivision:GREYSTONE PHASE 2 Abbreviated Description:GREYSTONE UNIT 3 PHASE 2 LOT 111 02-27-00 60 X 134 X 57 X 135 0.186AC; RESIDENTIAL LOTS								
3	.21Mi.	**2146 MULBERRY LN** **LITHONIA, GA 30058-2989**	06/25/2026	$275,000	$148	1856	/3/2	2004	23,087 SF	
		APN: 16 158 07 097 Document #: 2026066821 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 225 Subdivision: CUTTERS MILL PHASE 1 Abbreviated Description: Subdivision:CUTTERS MILL PHASE 1 Abbreviated Description:CUTTERS MILL UNIT 2 PHASE 1 LOT 225 8-1-03 54 X 141 X 73 X 37 X 62 X 0.53AC; RESIDENTIAL LOTS								
4	.15Mi.	**1777 CUTTERS MILL WAY** **LITHONIA, GA 30058-6715**	06/09/2026	$265,000	$154	1718	/3/2	2002	6,970 SF	
		APN: 16 158 01 097 Document #: 2026061900 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 100 Subdivision: CUTTERS MILL PHASE 1 Abbreviated Description: Abbreviated Description:CUTTERS MILL PHASE 1 LOT 100 8-20-01 70 X 100 X 70 X 100 0.16AC; RESIDENTIAL LOTS								
5	.28Mi.	**1273 MILLSTONE WAY** **LITHONIA, GA 30058-2988**	05/16/2026	$190,000	$124	1526	/4/3	2003	6,970 SF	
		APN: 16 158 05 018 Document #: 2026053969 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 310 Subdivision: CUTTERS MILL PHASE 2 Abbreviated Description: Subdivision:CUTTERS MILL PHASE 2 Abbreviated Description:CUTTERS MILL UNIT 2 PHASE 2 LOT 310 7-21-03 2 X 67 X 100 X 0.16AC; RESIDENTIAL LOTS								
6	.25Mi.	**1343 ALICE AVE** **LITHONIA, GA 30058-3240**	05/13/2026	$279,000	$102	2724	/5/3	2004	8,276 SF	
		APN: 16 163 02 014 Document #: 2026052570 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 76 Subdivision: GREYSTONE WOODS Abbreviated Description: Abbreviated Description:GREYSTONE WOODS LOT 76 11-7-03 61 X 144 X 60 X 131 0.19AC; RESIDENTIAL LOTS								
7	.33Mi.	**1596 CUTTERS MILL DR** **LITHONIA, GA 30058-6704**	05/11/2026	$270,000	$129	2077	/3/2	2003	6,970 SF	
		APN: 16 158 06 016 Document #: 2026051938 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 329 Subdivision: CUTTERS MILL PHASE 2 Abbreviated Description: Subdivision:CUTTERS MILL PHASE 2 Abbreviated Description:CUTTERS MILL UNIT 2 PHASE 2 LOT 329 7-21-03 70 X 100 X 70 X 700 0.16AC; RESIDENTIAL LOTS								
8	.09Mi.	**7169 SWEET GUM CT** **LITHONIA, GA 30058-2993**	05/01/2026	$260,000	$178	1460	/3/2	2002	7,841 SF	
		APN: 16 158 01 059 Document #: 2026048529 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 62 Subdivision: CUTTERS MILL PHASE 1 Abbreviated Description: Abbreviated Description:CUTTERS MILL PHASE 1 LOT 62 8-20-01 28 X 12 X 49 X 102 X 57 X 101 0.18AC; RESIDENTIAL LOTS								
9	.22Mi.	**1476 CUTTERS MILL DR** **LITHONIA, GA 30058-6702**	04/07/2026	$235,000	$160	1460	/3/2	2001	9,148 SF	
		APN: 16 158 07 010 Document #: 2026039974 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 238 Subdivision: CUTTERS MILL PHASE 1 Abbreviated Description: Abbreviated Description:CUTTERS MILL PHASE 1 LOT 238 8-20-01 67 X 100 X 72 X 35 X 102 0.21AC; RESIDENTIAL LOTS								
10	.27Mi.	**7232 TEAKWOOD PL** **LITHONIA, GA 30058-8601**	03/18/2026	$249,785	$143	1742	/4/3	2003	7,405 SF	
		APN: 16 158 07 025 Document #: 2026033159 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 253 Subdivision: CUTTERS MILL PHASE 2 Abbreviated Description: Subdivision:CUTTERS MILL PHASE 2 Abbreviated Description:CUTTERS MILL UNIT 2 PHASE 2 LOT 253 7-21-03 70 X 103 X 70 X 113 0.17AC; RESIDENTIAL LOTS								
11	.19Mi.	**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 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								
12	.08Mi.	**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								
13	.24Mi.	**2019 MULBERRY LN**	02/04/2026	$274,000	$135	2016	/3/2	2004	6,534 SF	

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		LITHONIA, GA 30058-6791								
	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									
14	.29Mi.	**1324 SANDLEWOOD CT**	01/05/2026	$281,000	$131	2133	/3/2	2004	29,185 SF	
		LITHONIA, GA 30058-8607								
	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									
15	.13Mi.	**1793 CUTTERS MILL WAY**	12/29/2025	$273,000	$132	2056	/3/2	2003	7,405 SF	
		LITHONIA, GA 30058-6715								
	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									

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.	**1278 LIVE OAK TER**		$246,200	$98,480	1,460	/3/2	2002	9,148 SF	
.01Mi.	**1282 LIVE OAK TER**		$266,400	$106,560	1,851	/3/2	2002	7,841 SF	
.02Mi.	**1274 LIVE OAK TER**		$284,500	$113,800	2,150	/4/2	2002	15,682 SF	
.02Mi.	**1841 CUTTERS MILL WAY**		$262,300	$104,920	2,034	/3/2	2002	6,970 SF	
.02Mi.	**1833 CUTTERS MILL WAY**		$246,100	$98,440	1,460	/3/2	2002	6,970 SF	
.03Mi.	**1845 CUTTERS MILL WAY**		$269,000	$107,600	1,985	/3/2	2002	6,970 SF	
.03Mi.	**1286 LIVE OAK TER**		$297,700	$119,080	2,267	/4/3	2002	6,970 SF	
.03Mi.	**1270 LIVE OAK TER**		$252,000	$100,800	1,460	/3/2	2002	17,860 SF	
.04Mi.	**1849 CUTTERS MILL WAY**		$248,900	$99,560	1,732	/3/1	2002	9,583 SF	
.04Mi.	**1275 LIVE OAK TER**		$282,500	$113,000	1,946	/4/2	2002	10,890 SF	
.04Mi.	**1290 LIVE OAK TER**		$272,500	$109,000	2,070	/3/2	2002	6,098 SF	
.04Mi.	**1825 CUTTERS MILL WAY**		$266,400	$106,560	1,460	/3/2	2002	14,810 SF	
.04Mi.	**1266 LIVE OAK TER**		$300,800	$120,320	2,068	/3/2	2002	12,197 SF	
.05Mi.	**7172 SWEET GUM CT**		$241,600	$96,640	1,460	/3/2	2002	8,712 SF	
.05Mi.	**1842 CUTTERS MILL WAY**		$237,500	$95,000	1,508	/3/2	2002	7,841 SF	
.05Mi.	**1834 CUTTERS MILL WAY**		$268,900	$107,560	1,718	/3/2	2002	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:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade

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0.83Mi. **Princeton Elementary School** Number of Students: 751 Student-Teacher Ratio: 14.17		D-	Public	PK - 5
2.91Mi. **Lithonia Middle School** Number of Students: 1,062 Student-Teacher Ratio: 14.75		D-	Public	6 - 8
2.68Mi. **Lithonia High School** Number of Students: 1,547 Student-Teacher Ratio: 16.28 Advanced Placement: Yes		D	Public	9 - 12

Flood Report

The Subject Property of **1278 LIVE OAK TER, LITHONIA, GA 30058-2991** 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

1/22/2026 - Severe Winter Storm 10/8/2026 - Hurricane Isaias

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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