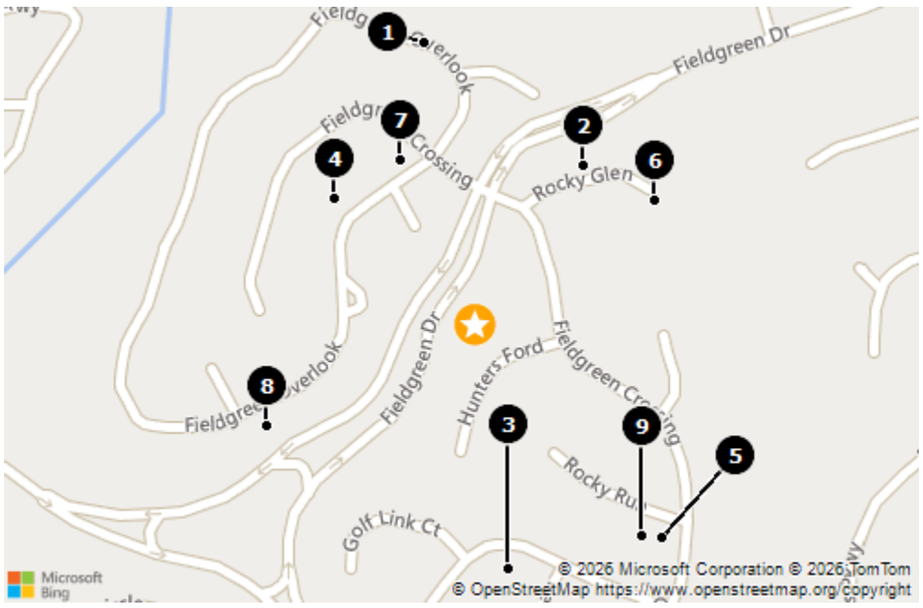
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

1413 HUNTERS FRD, STONE MOUNTAIN, GA 30088-3131

County:	**DEKALB GA**	Census Tract:	130890232.171005
Property Use:	Single Family Residential	Zoning:	RM100
Parcel Number:	16 029 05 113	Thomas Bros Pg-Grid:	

Valuation

Value:	**$311,000**	FSD:	11	Common Confidence Score:	55
Value Range:	$276,790 - $345,210	ICE Confidence Score:	89		

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:	$111,520	Market Improvment Value:	$278,800	Total Taxable Value:	$6,052
Total Assessed Value:	$127,520	Total Assessor Market Value:	$318,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

City/Muni/Twp: UNINCORPORATED

Property Characteristics

Lot Size:	26,572 SF	Bedrooms:	4	Pool:	
Building Area:	2338 SF	Baths:	2	Fireplace:	1
Year Built:	1979	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:	01/09/2026	Sales Price:	$311,258
Document #:	2026002468 BK-PG 30921-92	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/12/2023	Sales Price:	$131,000
Document #:	2023056739 BK-PG 25535-725	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/01/2023	Sales Price:	$320,000
Document #:	2023-007513 BK-PG 30921-89	Type of Sale:	Full Amount on Deed
Contract Date:	05/01/2023		
Document Type:			
Legal Description:			
Abbreviated Description: RESIDENTIAL LOTS			

Prior Transfer

Recording Date:	02/22/2023	Sales Price:	$131,000
Document #:	2023025785 BK-PG 25535-725	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Prior Transfer

Recording Date:	05/25/2016	Sales Price:	$145,400
Document #:	80740 BK-PG 20030-647	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/04/2016	Loan Amount:	N/A
Document #:	BK-PG 25535-725	Loan Type:	New Conventional
TD Due Date:	04/21/2046	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	07/12/2007	Sales Price:	N/A
Document #:	129255 BK-PG 17765-275	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/11/2007	Loan Amount:	N/A
Document #:	BK-PG 20030-647	Loan Type:	Stand Alone Second
TD Due Date:	05/18/2037	Type Finance:	

Legal Description:

Lot: 5 Block: Y District: 16 Subdivision: HIDDEN HILLS 08 Land Lot: 28

Prior Transfer

Recording Date:	08/25/2005	Sales Price:	$141,000
Document #:	20050162869 BK-PG 12686-65	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/11/2005	Loan Amount:	N/A
Document #:	BK-PG 17765-275	Loan Type:	Stand Alone Second
TD Due Date:	07/28/2035	Type Finance:	ADJ

Legal Description:

Lot: 6 Block: Y District: 16 Subdivision: HIDDEN HILLS Legal Unit: 8 Land Lot: 29

Mortgage Record

Recording Date:	11/29/2001	Loan Amount:	N/A
Document #:	BK-PG 12686-65	Loan Type:	Stand Alone Refi
TD Due Date:		Type Finance:	

Legal Description:

Lot: 5 Block: Y District: 16 Subdivision: HIDDEN HILLS Legal Unit: VIII Land Lot: 29

Mortgage Record

Recording Date:	10/07/1998	Loan Amount:	N/A
Document #:	BK-PG 10264-277	Loan Type:	Stand Alone Refi
TD Due Date:	05/29/2028	Type Finance:	FIX

Legal Description:

Lot: 5 Block: Y District: 16 Subdivision: HIDDEN HILLS Legal Unit: VIII Land Lot: 29

Prior Transfer

Recording Date:	06/30/1998	Sales Price:	$122,000
Document #:	BK-PG 10084-437	Type of Sale:	Full Amount on Deed
Contract Date:	05/29/1998		
Document Type:			

Legal Description:

Lot: 5 Block: 4 District: 16 Subdivision: HIDDEN HILLS Land Lot: 29

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG 30921 -89	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

City/Muni/Twp: UNINCORPORATED

Area Sales Analysis

Total Area Sales	$2,961,800	Median # of Bedrooms	4
Median Lot Size	11,761 SF	Median # of Baths	2
Median Living Area	2,316 SF	Median Year Built	1979
Price Range - 2 Yrs	$181,000 to $385,000	Age Range	45 years to 49 years
Median Value	$345,000	Median Age	47 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.18Mi.	**1696 FIELDGREEN OVERLOOK STONE MOUNTAIN, GA 30088-3113**	08/17/2026	$340,000	$162	2097	/3/2	1977	9,583 SF	
		APN: 16 030 04 014 Document #: 2026082892 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
2	.13Mi.	**5112 ROCKY GLN STONE MOUNTAIN, GA 30088-3126**	06/28/2026	$345,000	$148	2316	/4/2	1978	12,632 SF	
		APN: 16 030 03 097 Document #: 2026067461 Document Type: Price Code: V								

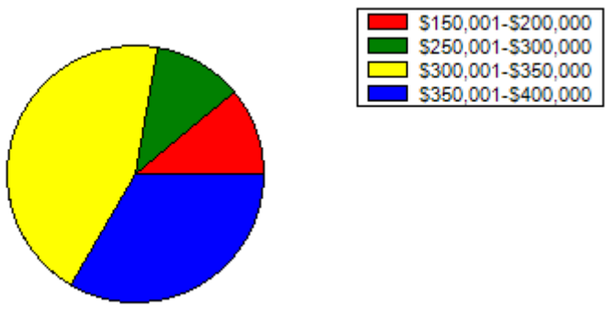
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	Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS									
3	.17Mi.	**1449 GOLF LINK DR** **STONE MOUNTAIN, GA 30088-3712**	06/25/2026	$267,900	$127	2100	/4/2	1980	11,761 SF	Spa Only
	APN: 16 029 06 004 Document #: 2026067038 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS									
4	.13Mi.	**1420 FIELDGREEN OVERLOOK** **STONE MOUNTAIN, GA 30088-3109**	06/18/2026	$334,900	$139	2404	/4/2	1977	12,197 SF	
	APN: 16 030 05 004 Document #: 2026065216 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS									
5	.2Mi.	**5147 ROCKY RUN** **STONE MOUNTAIN, GA 30088-3125**	05/26/2026	$385,000	$162	2362	/4/2	1979	15,682 SF	
	APN: 16 029 05 080 Document #: 2026056767 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS									
6	.15Mi.	**5148 ROCKY GLN** **STONE MOUNTAIN, GA 30088-3126**	05/04/2026	$181,000	$98	1834	/4/2	1980	19,166 SF	
	APN: 16 030 03 133 Document #: 2026049299 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS									
7	.12Mi.	**1400 FIELDGREEN OVERLOOK** **STONE MOUNTAIN, GA 30088-3109**	05/01/2026	$350,000	$128	2716	/3/3	1981	10,454 SF	
	APN: 16 030 05 001 Document #: 2026048510 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS									
8	.16Mi.	**1485 FIELDGREEN OVERLOOK** **STONE MOUNTAIN, GA 30088-3137**	04/20/2026	$380,000	$167	2264	/4/2	1979	10,019 SF	
	APN: 16 029 03 001 Document #: 2026043868 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS									
9	.18Mi.	**5141 ROCKY RUN** **STONE MOUNTAIN, GA 30088-3125**	01/30/2026	$378,000	$150	2509	/4/2	1979	11,326 SF	
	APN: 16 029 05 081 Document #: 2026010472 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description: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.

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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.	**1413 HUNTERS FRD**		$318,800	$127,520	2,338	/4/2	1979	26,572 SF	
.02Mi.	**1407 HUNTERS FRD**		$305,400	$122,160	2,296	/4/2	1980	26,136 SF	
.02Mi.	**1419 HUNTERS FRD**		$291,200	$116,480	2,523	/4/3	1979	22,216 SF	
.04Mi.	**1425 HUNTERS FRD**		$276,800	$110,720	2,327	/4/3	1979	17,424 SF	
.04Mi.	**1401 HUNTERS FRD**		$290,500	$116,200	2,492	/4/2	1980	15,246 SF	
.04Mi.	**5159 FIELDGREEN XING**		$300,400	$120,160	2,318	/4/3	1979	29,185 SF	
.05Mi.	**1412 HUNTERS FRD**		$295,900	$118,360	2,142	/4/2	1990	13,939 SF	
.05Mi.	**1420 HUNTERS FRD**		$273,000	$109,200	2,186	/4/3	1979	10,890 SF	
.05Mi.	**1431 HUNTERS FRD**		$294,100	$117,640	2,303	/4/2	1979	16,553 SF	
.06Mi.	**1439 FIELDGREEN OVERLOOK**		$295,900	$118,360	2,166	/4/2	1983	11,326 SF	
.06Mi.	**1400 HUNTERS FRD**		$300,600	$120,240	2,403	/4/2	1990	13,504 SF	
.06Mi.	**5011 CHEDDAR SPG**		$312,200	$124,880	2,250	/4/3	1977	13,504 SF	
.06Mi.	**1437 FIELDGREEN OVERLOOK**		$286,400	$114,560	1,992	/4/2	1983	15,682 SF	
.06Mi.	**1443 FIELDGREEN OVERLOOK**		$284,400	$113,760	2,027	/4/2	1983	10,890 SF	
.06Mi.	**1428 HUNTERS FRD**		$290,600	$116,240	2,480	/4/2	1992	11,761 SF	
.06Mi.	**5139 FIELDGREEN XING**		$295,400	$118,160	2,226	/4/2	1980	24,394 SF	

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	37.6 years old	Households:	10,464
Median Household Income:	$68,466	Households w/Family:	58%
Household Income Per Capita:	$34,814	Households w/Family Married:	32%
Most Common Education Level:	Some College	Households w/Family Children:	28%

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
3.40Mi.	**Miller Grove High School** Number of Students: 1,073 Student-Teacher Ratio: 14.9 Advanced Placement: Yes	D-	Public	9 - 12
1.86Mi.	**Miller Grove Middle School** Number of Students: 625 Student-Teacher Ratio: 13.3	D	Public	6 - 8
1.25Mi.	**Woodridge Elementary School** Number of Students: 444 Student-Teacher Ratio: 14.8	C-	Public	PK - 5

Flood Report

The Subject Property of **1413 HUNTERS FRD, STONE MOUNTAIN, GA 30088-3131** 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	121%	HIGHER
BURGLARY	111%	HIGHER
MOTOR VEHICLE THEFT	86%	LOWER
FORCIBLE ROBBERY	122%	HIGHER
AGGRAVATED ASSAULT	67%	NOTABLY LOWER
FORCIBLE RAPE	122%	HIGHER
MURDER	78%	LOWER
OVERALL	75%	NOTABLY LOWER

Disaster Alerts

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

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