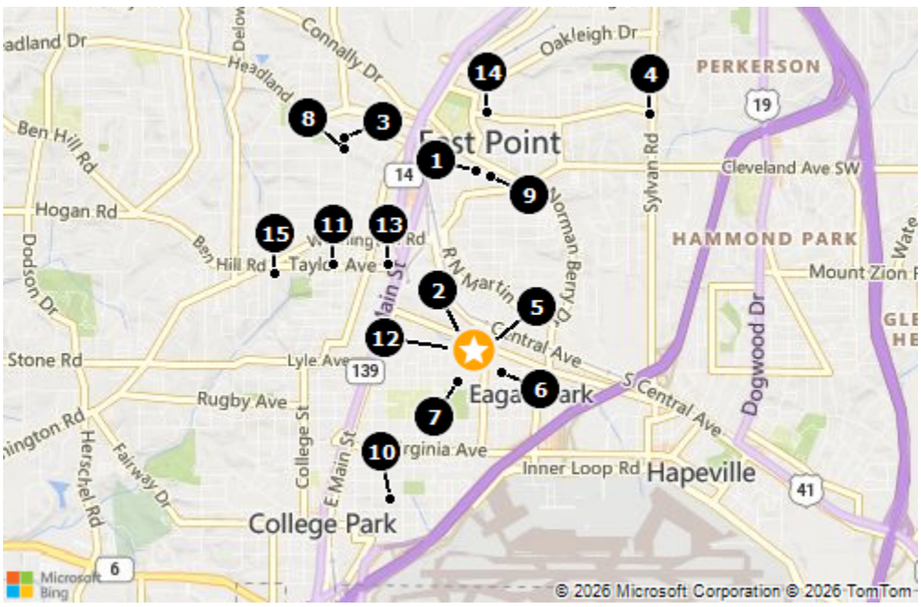
ICE SiteX Report

OrderID: 97841751

SiteX Property Information Report



Subject Property Location

1415 VESTA AVE, ATLANTA, GA 30344-4822

County:	**FULTON GA**	Census Tract:	131210123.002025
Property Use:	Duplex (2 units, any combination)	Zoning:	R1
Parcel Number:	14 013100170657	Thomas Bros Pg-Grid:	

Valuation

Value:	**$293,000**	FSD:	11	Common Confidence Score:	61
Value Range:	$260,770 - $325,230	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	20
Assd Land Value:	$38,240	Market Land Value:	$95,600	Tax Year:	
Assd Improvement:	$114,600	Market Improvment Value:	$286,500	Total Taxable Value:	
Total Assessed Value:	$152,840	Total Assessor Market Value:	$382,100	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 20 Subdivision: AN PKD UP ADD

Abbreviated Description:	AN PKD UP ADD 306
City/Muni/Twp:	CITY OF EAST POINT

Property Characteristics

Lot Size:	9,278 SF	Bedrooms:	4	Pool:	
Building Area:	1448 SF	Baths:	2	Fireplace:	
Year Built:	1965	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Rock, Stone
Number of Units:	2	Garage Type:		Heating:	
Number of Stories:	1+B	Number of Cars:		A/C:	Central
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/03/2024	Sales Price:	N/A
Document #:	0001459 BK-PG 67482-559	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	01/03/2024		
Document Type:			

Legal Description:
Abbreviated Description: AN /PKD UP ADD 3/06; RESIDENTIAL 2 FAMILY

Prior Transfer

Recording Date:	05/16/2022	Sales Price:	$385,000
Document #:	2022-022578 BK-PG 65727-186	Type of Sale:	Full Amount on Deed
Contract Date:	05/16/2022		
Document Type:			

Legal Description:
Abbreviated Description: AN /PKD UP ADD 3/06; RESIDENTIAL 2 FAMILY

Prior Transfer

Recording Date:	10/08/2021	Sales Price:	N/A
Document #:	2021-049244 BK-PG 64657-659	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	10/08/2021		
Document Type:			

Legal Description:
Abbreviated Description: AN /PKD UP ADD 3/06; RESIDENTIAL 2 FAMILY

ICE SiteX Report

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Prior Transfer

Recording Date:	07/09/2021	Sales Price:	$130,000
Document #:	2021-036784 BK-PG 64310-336	Type of Sale:	Full Amount on Deed
Contract Date:	07/09/2021		
Document Type:			

Legal Description:
Abbreviated Description: AN /PKD UP ADD 3/06; RESIDENTIAL 2 FAMILY

Prior Transfer

Recording Date:	05/18/2018	Sales Price:	N/A
Document #:	2018-019754 BK-PG 58833-514	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	05/18/2018		
Document Type:			

Legal Description:
Subdivision: AN /PKD UP ADDN 3/06
Abbreviated Description: AN /PKD UP ADD 3/06

Prior Transfer

Recording Date:	04/25/2017	Sales Price:	N/A
Document #:	2017-014952 BK-PG 57493-595	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	04/25/2017		
Document Type:			

Legal Description:
Subdivision: AN /PKD UP ADDN 3/06
Abbreviated Description: AN /PKD UP ADD 3/06

Prior Transfer

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

Legal Description:
District: 20 Subdivision: AN PKD UP ADD
Abbreviated Description: AN PKD UP ADD 306
City/Muni/Twp: CITY OF EAST POINT

Area Sales Analysis

Total Area Sales	$4,315,675	Median # of Bedrooms	4
Median Lot Size	9,540 SF	Median # of Baths	2
Median Living Area	1,680 SF	Median Year Built	1947
Price Range - 2 Yrs	$145,000 to $412,500	Age Range	42 years to 106 years
Median Value	$331,800	Median Age	79 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.97Mi.	**2718 HARRIS ST ATLANTA, GA 30344-6925**	05/01/2026	$186,000	$146	1270	8/4/2	1930	8,494 SF	
		APN: 14 013200020489 Document #: 20260138684 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: Abbreviated Description:AN NEW ROOF; RESIDENTIAL 2 FAMILY								
2	.04Mi.	**1437 VESTA AVE ATLANTA, GA 30344-4822**	03/31/2026	$350,875	$237	1479	6/2/2	1960	10,062 SF	
		APN: 14 013100170624 Document #: Document Type: Price Code: V Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: Abbreviated Description:AN AP COMP AN FC; RESIDENTIAL 2 FAMILY								
3	1.35Mi.	**2625 SEMMES ST ATLANTA, GA 30344-3016**	03/23/2026	$365,000	$203	1792	7/4/2	1920	10,890 SF	
		APN: 14 016500040602 Document #: 20260112934 Document Type: Price Code: V Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: Abbreviated Description:ID REVIEWED PER LISTING; RESIDENTIAL 2 FAMILY								
4	1.58Mi.	**918 JEFFERSON AVE ATLANTA, GA 30344-2845**	03/05/2026	$340,000	$172	1972	8/4/2	1958	11,979 SF	
		APN: 14 012400110298 Document #: 20260073940 Document Type: Price Code: V Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: Abbreviated Description:AN 05 ZONING CORR; RESIDENTIAL 2 FAMILY								
5	.04Mi.	**1393 VESTA AVE ATLANTA, GA 30344-4820**	02/13/2026	$205,000	$116	1754	8/4/2	1965	11,718 SF	
		APN: 14 013100170681 Document #: 20260025208 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: Abbreviated Description:23CB CHK CONDITION; RESIDENTIAL 2 FAMILY								
6	.19Mi.	**1338 EUBANKS AVE ATLANTA, GA 30344-4909**	02/05/2026	$380,000	$238	1593	8/4/2	1955	8,276 SF	
		APN: 14 013000050074 Document #: 20260019382 Document Type: Price Code: V Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: Abbreviated Description:AN FC; RESIDENTIAL 2 FAMILY								
7	.19Mi.	**1468 MERCER AVE ATLANTA, GA 30337-1516**	01/23/2026	$276,500	$202	1366	6/2/2	1955	9,409 SF	
		APN: 14 013000140966 Document #: 20260011294 Document Type: Price Code: V Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: Abbreviated Description:/NOISE ABATEMENT HISTORIC COLLEGE PARK REVIEWED PER FMLS; RESIDENTIAL 2 FAMILY								
8	1.3Mi.	**1806 NEELY AVE ATLANTA, GA 30344-3005**	01/12/2026	$348,000	$140	2480	10/6/2	1984	12,023 SF	
		APN: 14 016500041147 Document #: 20260006003 Document Type: Price Code: V								

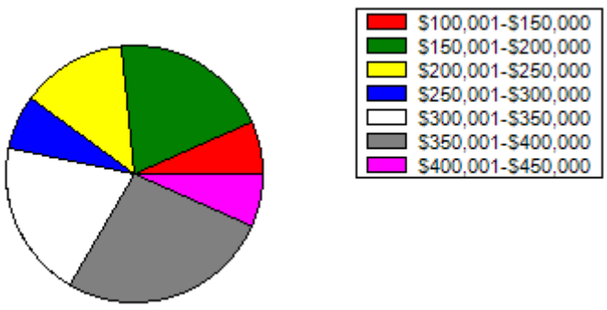
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	Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 2 FAMILY								
9	.96Mi.	**1377 CARNEGIE AVE** **ATLANTA, GA 30344-6907**	01/08/2026	$331,800	$221	1495	6/2/2	1940	8,973 SF
	APN: 14 013200020141 Document #: 20260004662 Document Type: Price Code: V Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: Abbreviated Description:05 ZONING CORR; RESIDENTIAL 2 FAMILY								
10	.93Mi.	**1664 TEMPLE AVE** **ATLANTA, GA 30337-2829**	12/12/2025	$170,000	$101	1680	8/4/2	1930	9,496 SF
	APN: 14 016000020328 Document #: Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: Abbreviated Description:ID AFF AC REROOF WK INCOMP AN ROOF WK INCOMP IN REAR; RESIDENTIAL 2 FAMILY								
11	.9Mi.	**1835 TAYLOR AVE** **ATLANTA, GA 30344-4627**	12/03/2025	$395,000	$221	1786	8/3/2	1920	5,968 SF
	APN: 14 016400080823 Document #: 20250280051 Document Type: Price Code: V Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: Abbreviated Description:AN VERIFIED DATA 10/06 REVIEWED SALE-DATA NEEDS TO BE VERIFIED; RESIDENTIAL 2 FAMILY								
12	.1Mi.	**3238 ELM ST** **ATLANTA, GA 30344-4815**	12/02/2025	$218,000	$146	1486	8/2/2	1965	12,110 SF
	APN: 14 013100170574 Document #: 20250279193 Document Type: Price Code: V Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: Abbreviated Description:AN FC; RESIDENTIAL 2 FAMILY								
13	.66Mi.	**2988 E POINT ST** **ATLANTA, GA 30344-4262**	10/28/2025	$145,000	$98	1476	7/2/2	1935	5,968 SF
	APN: 14 015700150294 Document #: 20250262740 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: Abbreviated Description:AN CDU & GRD 2005 REMOVE %COMPLETE RENO COM 06; RESIDENTIAL 2 FAMILY								
14	1.29Mi.	**1391 JEFFERSON AVE** **ATLANTA, GA 30344-2657**	10/27/2025	$412,500	$167	2464	10//2	1935	9,540 SF
	APN: 14 013300050204 Document #: 20250261570 Document Type: Price Code: V Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 2 FAMILY								
15	1.16Mi.	**3016 LAROSE ST** **ATLANTA, GA 30344-4526**	10/14/2025	$192,000	$94	2037	10/4/2	1947	13,024 SF
	APN: 14 016300161335 Document #: 20250253974 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 2 FAMILY								

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.	**1415 VESTA AVE**		$382,100	$152,840	1,448	8/4/2	1965	9,278 SF	
.01Mi.	**1421 VESTA AVE**		$265,900	$106,360	1,525	8/4/2	1965	8,930 SF	
.01Mi.	**1407 VESTA AVE**		$423,300	$169,320	1,764	8/4/2	1965	9,932 SF	
.03Mi.	**1429 VESTA AVE**		$374,800	$149,920	2,113	7/5/3	1960	9,017 SF	
.03Mi.	**1401 VESTA AVE**		$265,400	$106,160	1,754	8/4/2	1965	10,149 SF	
.03Mi.	**1416 VESTA AVE**		$345,300	$138,120	1,488	8/4/2	1960	8,364 SF	
.04Mi.	**1408 VESTA AVE**		$264,100	$105,640	1,520	8/4/2	1960	8,364 SF	
.04Mi.	**1422 VESTA AVE**	**07/09/2024**	$343,500	$137,400	1,476	8/4/2	1960	8,364 SF	
.04Mi.	**1437 VESTA AVE**		$243,800	$97,520	1,479	6/2/2	1960	10,062 SF	
.04Mi.	**1393 VESTA AVE**	**07/02/2024**	$256,100	$102,440	1,754	8/4/2	1965	11,718 SF	
.04Mi.	**1430 VESTA AVE**	**08/30/2024**	$337,300	$134,920	1,476	8/4/2	1960	8,364 SF	
.04Mi.	**1402 VESTA AVE**		$251,000	$100,400	1,486	8/4/2	1960	8,364 SF	
.05Mi.	**1443 VESTA AVE**		$250,000	$100,000	1,530	6/4/2	1960	11,195 SF	
.05Mi.	**1438 VESTA AVE**		$280,100	$112,040	2,016	8/4/2	1960	10,411 SF	
.05Mi.	**1394 VESTA AVE**		$245,900	$98,360	1,500	8/4/2	1960	10,411 SF	
.06Mi.	**1417 VESTA TER**		$275,900	$110,360	1,705	8/4/2	1960	8,364 SF	

Rent vs. Own

Households Occupied by Renters:	51%	Households Occupied by Owners:	39%

Demographics & Income

Median Age:	36.7 years old	Households:	15,297
Median Household Income:	$67,018	Households w/Family:	51%
Household Income Per Capita:	$35,996	Households w/Family Married:	20%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	Fulton County School District	Students:	87,019
Number of Schools:	106	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.99Mi.	**Parklane Elementary School** Number of Students: 351 Student-Teacher Ratio: 9.89	C	Public	PK - 5
1.21Mi.	**Tri-Cities High School** Number of Students: 1,748 Student-Teacher Ratio: 15.31 Advanced Placement: Yes	F	Public	9 - 12
2.29Mi.	**Paul D. West Middle School** Number of Students: 814 Student-Teacher Ratio: 11.63	C+	Public	6 - 8

Flood Report

The Subject Property of **1415 VESTA AVE, ATLANTA, GA 30344-4822** 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	130%	NOTABLY HIGHER
BURGLARY	113%	HIGHER
MOTOR VEHICLE THEFT	115%	HIGHER
FORCIBLE ROBBERY	75%	NOTABLY LOWER
AGGRAVATED ASSAULT	108%	SIMILAR
FORCIBLE RAPE	76%	NOTABLY LOWER
MURDER	106%	SIMILAR
OVERALL	117%	HIGHER

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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ICE SiteX Report

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