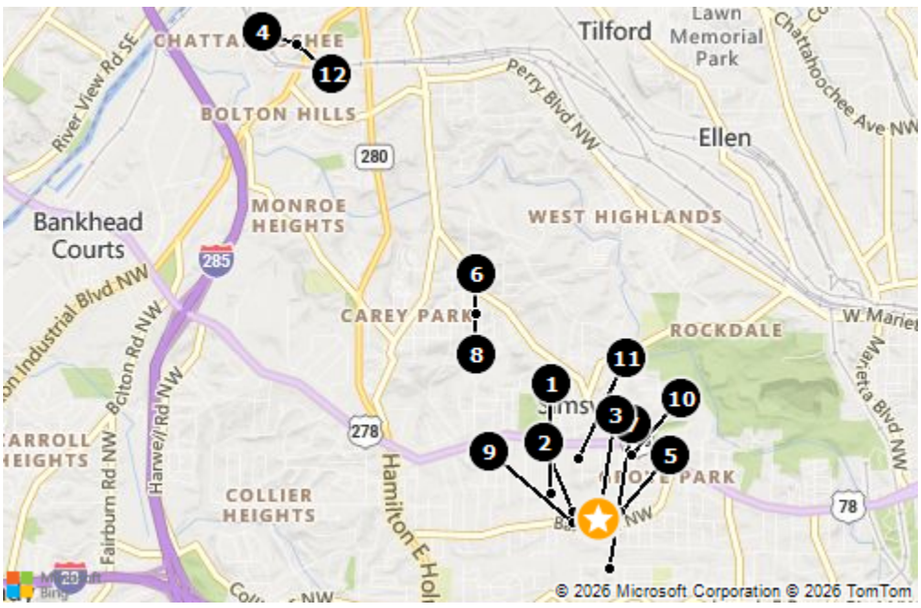
ICE SiteX Report

OrderID: 98262881

SiteX Property Information Report



Subject Property Location

2042 ARLINGTON CIR NW, ATLANTA, GA 30318-6308

County:	**FULTON GA**	Census Tract:	131210085.002024
Property Use:	Single Family Residential	Zoning:	R5
Parcel Number:	14 017500130252	Thomas Bros Pg-Grid:	

Valuation

Value:	**$118,000**	FSD:	16	Common Confidence Score:	50
Value Range:	$99,120 - $136,880	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	05
Assd Land Value:	$34,280	Market Land Value:	$85,700	Tax Year:	
Assd Improvement:	$50,040	Market Improvment Value:	$125,100	Total Taxable Value:	
Total Assessed Value:	$84,320	Total Assessor Market Value:	$210,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: A District: 05 Subdivision: GROVE PARK
Abbreviated Description: GROVE PARK
City/Muni/Twp: CITY OF ATLANTA

Property Characteristics

Lot Size:	9,583 SF	Bedrooms:	2	Pool:	
Building Area:	768 SF	Baths:	1	Fireplace:	
Year Built:	1938	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	2	Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:		Heating:	Central
Number of Stories:	1+B	Number of Cars:		A/C:	Central
Style:	Convention	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/17/2025	Sales Price:	$78,058
Document #:	2025-0182502 BK-PG 60086-420	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/24/2019	Sales Price:	N/A
Document #:	20190251012 BK-PG 39030-430	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	06/03/2019	Loan Amount:	N/A
Document #:	BK-PG 0000060086-0000000420	Loan Type:	FHA
TD Due Date:	01/01/2049	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	05/23/2019	Sales Price:	$79,500
Document #:	2019-020843 BK-PG 60084-419	Type of Sale:	Full Amount on Deed
Contract Date:	05/23/2019		
Document Type:			

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Legal Description:
Abbreviated Description: PKD UP ADD 02/06; RESIDENTIAL 1 FAMILY

Prior Transfer

Recording Date:	12/10/2018	Sales Price:	N/A
Document #:	2018-049556 BK-PG 59520-155	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	12/10/2018		
Document Type:			

Legal Description:
Abbreviated Description: PKD UP ADD 02/06; RESIDENTIAL 1 FAMILY

Mortgage Record

Recording Date:	12/16/2004	Loan Amount:	N/A
Document #:	BK-PG 39030-430	Loan Type:	Stand Alone Second
TD Due Date:	12/10/2034	Type Finance:	FIX

Legal Description:
Lot: 27 Block: A District: 14 Subdivision: ARLINGTON PARK Land Lot: 175

Prior Transfer

Recording Date:	10/26/2004	Sales Price:	$71,800
Document #:	BK-PG 38723-287	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/13/2004		
Document Type:			

Legal Description:
Lot: 27 Block: A District: 14 Subdivision: ARLINGTON PARK Land Lot: 175

Prior Transfer

Recording Date:	10/18/2004	Sales Price:	$25,000
Document #:	BK-PG 38672-652	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/16/2004		
Document Type:			

Legal Description:
Lot: 27 Block: A District: 14 Subdivision: ARLINGTON PARK Land Lot: 175

Prior Transfer

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

Legal Description:
Block: A District: 05 Subdivision: GROVE PARK
Abbreviated Description: GROVE PARK
City/Muni/Twp: CITY OF ATLANTA

Area Sales Analysis

Total Area Sales	$2,484,599	Median # of Bedrooms	2
Median Lot Size	10,280 SF	Median # of Baths	1
Median Living Area	1,085 SF	Median Year Built	1948
Price Range - 2 Yrs	$78,000 to $417,500	Age Range	71 years to 96 years
Median Value	$212,500	Median Age	78 years

Comparable Sales Data

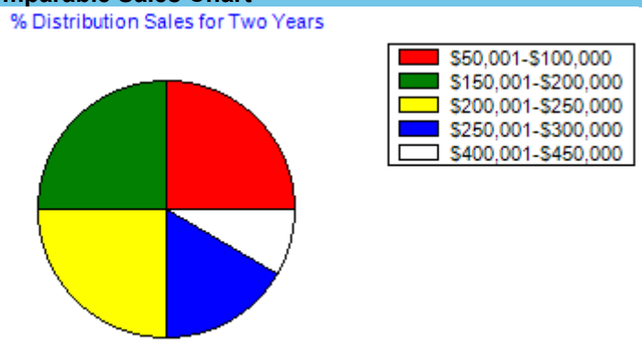
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.29Mi.	**753 COMMODORE DR NW** **ATLANTA, GA 30318-6333**	07/30/2026	$225,000	$254	884	5/3/1	1950	9,801 SF	
		APN: 14 017700170207 Document #: 20260189318 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:CENTER HILL; RESIDENTIAL 1 FAMILY								
2	.15Mi.	**2103 ARLINGTON CIR NW** **ATLANTA, GA 30318-6309**	07/22/2026	$266,000	$207	1280	7/2/2	1948	24,568 SF	
		APN: 14 017500140020 Document #: 20260185214 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 1 FAMILY								
3	.03Mi.	**2047 BAKER RD NW** **ATLANTA, GA 30318-6323**	07/13/2026	$199,999	$191	1044	7/2/2	1938	11,282 SF	
		APN: 14 017500130211 Document #: 20260179812 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:UPDATED EFFECTIVE YEAR; RESIDENTIAL 1 FAMILY								
4	.2Mi.	**1962 MARKONE ST NW** **ATLANTA, GA 30318-6314**	07/09/2026	$171,700	$97	1755	4/2/1	1948	8,233 SF	
		APN: 14 017500110023 Document #: 20260178460 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:UPDATED SKETCH CLOSED PERMIT; RESIDENTIAL 1 FAMILY								
5	.13Mi.	**2005 ARLINGTON CIR NW** **ATLANTA, GA 30318-6307**	06/18/2026	$250,000	$293	852	6/3/1	1938	20,735 SF	
		APN: 14 017500130070 Document #: 20260167060 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:GROVE PARK CB21; RESIDENTIAL 1 FAMILY								
6	.3Mi.	**1914 NORTH AVE NW** **ATLANTA, GA 30318-6350**	06/02/2026	$280,000	$277	1008	7/4/2	1949	10,759 SF	
		APN: 14 017500110288 Document #: 20260156386 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:GROVE PARK NBHD CHANGE 12/19; RESIDENTIAL 1 FAMILY								
7	.28Mi.	**2022 DETROIT AVE NW**	06/02/2026	$235,900	$172	1369	5/2/1	1940	7,492 SF	

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		ATLANTA, GA 30314-1106							
	APN: 14 017500050344 Document #: 20260156691								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 1 FAMILY								
8	.25Mi.	**1940 NORTH AVE NW**	05/19/2026	$78,000	$77	1002	5/3/1	1946	10,759 SF
		ATLANTA, GA 30318-6350							
	APN: 14 017500110338 Document #: 20260148686								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: Abbreviated Description:GROVE PARK NBHD CHANGE 12/19; RESIDENTIAL 1 FAMILY								
9	.14Mi.	**2105 BAKER RD NW**	05/08/2026	$93,000	$95	974	4/2/1	1955	9,017 SF
		ATLANTA, GA 30318-6325							
	APN: 14 017800040474 Document #: 20260143472								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 1 FAMILY								
10	.39Mi.	**758 CHARLOTTE PL NW**	05/05/2026	$417,500	$192	2172	6/2/1	1954	8,712 SF
		ATLANTA, GA 30318-6332							
	APN: 14 017600150358 Document #: 20260141108								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: Abbreviated Description:GROVE PARK VFD DATA CB25 TO VFY COMPLETION; RESIDENTIAL 1 FAMILY								
11	.34Mi.	**750 ALTA PL NW**	05/05/2026	$100,000	$68	1450	6/3/1	1930	10,977 SF
		ATLANTA, GA 30318-6367							
	APN: 14 017600110360 Document #: 20260141002								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 1 FAMILY								
12	.19Mi.	**1968 MARKONE ST NW**	04/30/2026	$167,500	$148	1126	6/2/2	1948	8,233 SF
		ATLANTA, GA 30318-6314							
	APN: 14 017500110015 Document #: 20260137796								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: Abbreviated Description:RENOVATIONS; RESIDENTIAL 1 FAMILY								

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.	**2042 ARLINGTON CIR NW**		$210,800	$84,320	768	2/2/1	1938	9,583 SF	
.01Mi.	**2046 ARLINGTON CIR NW**	**06/05/2025**	$164,800	$65,920	1,344	4/2/1	1938	9,235 SF	
.01Mi.	**2040 ARLINGTON CIR NW**		$99,200	$39,680	852	5/2/1	1938	9,714 SF	
.02Mi.	**2038 ARLINGTON CIR NW**		$188,800	$75,520	852	5/2/1	1938	9,757 SF	
.02Mi.	**2050 ARLINGTON CIR NW**		$393,900	$157,560	1,704	6/3/2	1954	9,627 SF	
.03Mi.	**2049 BAKER RD NW**	**07/05/2024**	$163,200	$65,280	968	6/2/1	1938	9,540 SF	
.03Mi.	**2047 BAKER RD NW**		$253,000	$101,200	1,044	7/2/2	1938	11,282 SF	
.04Mi.	**2034 ARLINGTON CIR NW**	**08/06/2024**	$174,600	$69,840	894	5/3/1	1938	9,801 SF	
.04Mi.	**2056 ARLINGTON CIR NW**		$159,200	$63,680	936	5/2/1	1948	9,365 SF	
.04Mi.	**2063 BAKER RD NW**		$250,200	$100,080	1,050	6/4/2	2017	9,757 SF	
.04Mi.	**2041 ARLINGTON CIR NW**		$283,100	$113,240	1,236	8/3/1	1944	10,672 SF	
.04Mi.	**2047 ARLINGTON CIR NW**		$166,100	$66,440	936	7/3/1	1948	9,932 SF	
.05Mi.	**2039 BAKER RD NW**		$235,000	$94,000	903	6/3/1	1938	11,369 SF	
.05Mi.	**2051 ARLINGTON CIR NW**		$180,600	$72,240	1,556	6/2/2	1948	10,019 SF	
.05Mi.	**2064 ARLINGTON CIR NW**		$323,400	$129,360	2,350	8/3/2	2004	9,409 SF	
.05Mi.	**2028 ARLINGTON CIR NW**		$127,100	$50,840	1,160	4/2/2	1938	10,193 SF	

Rent vs. Own

Households Occupied by Renters:	52%	Households Occupied by Owners:	36%

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Demographics & Income

Median Age:	33.5 years old	Households:	26,695
Median Household Income:	$92,280	Households w/Family:	41%
Household Income Per Capita:	$58,844	Households w/Family Married:	23%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	18%

School District

School District Zone:	Atlanta City School District	Students:	49,945
Number of Schools:	87	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.45Mi.	**J. L. Invictus Academy** Number of Students: 692 Student-Teacher Ratio: 11.63	C	Public	6 - 8
1.03Mi.	**Frederick Douglass High School** Number of Students: 1,296 Student-Teacher Ratio: 14.97 Advanced Placement: Yes	D	Public	9 - 12
0.87Mi.	**Woodson Park Academy** Number of Students: 842 Student-Teacher Ratio: 11.84	C-	Public	KG - 8

Flood Report

The Subject Property of **2042 ARLINGTON CIR NW, ATLANTA, GA 30318-6308** 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	126%	HIGHER
BURGLARY	113%	HIGHER
MOTOR VEHICLE THEFT	136%	NOTABLY HIGHER
FORCIBLE ROBBERY	77%	NOTABLY LOWER
AGGRAVATED ASSAULT	126%	HIGHER
FORCIBLE RAPE	104%	SIMILAR
MURDER	128%	HIGHER
OVERALL	124%	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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