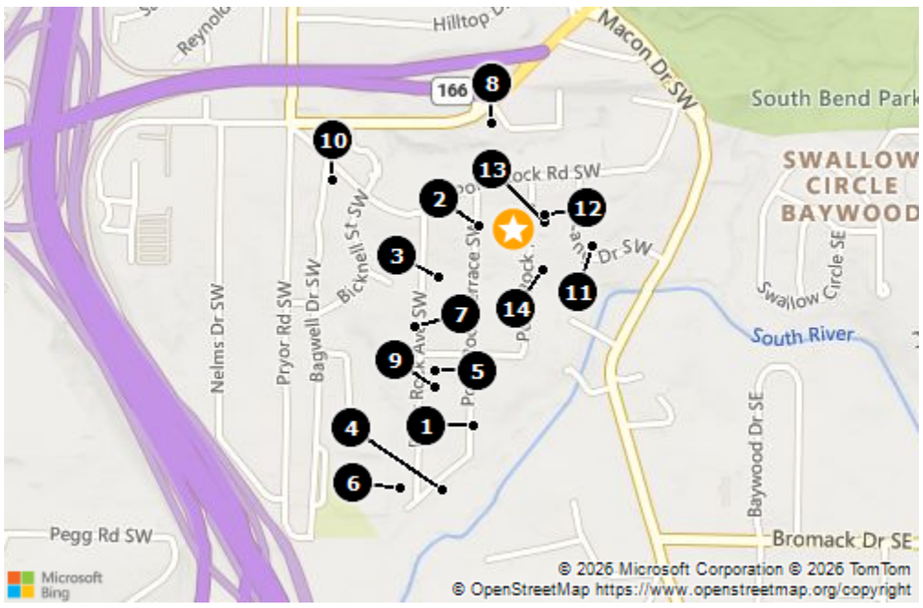
ICE SiteX Report

OrderID: 98722791

SiteX Property Information Report



Subject Property Location

2173 POLAR ROCK PL SW, ATLANTA, GA 30315-6441

County:	**FULTON GA**	Census Tract:	131210070.014006
Property Use:	Single Family Residential	Zoning:	R4
Parcel Number:	14 007000090403	Thomas Bros Pg-Grid:	

Valuation

Value:	**$257,000**	FSD:	11	Common Confidence Score:	64
Value Range:	$228,730 - $285,270	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	05
Assd Land Value:	$23,720	Market Land Value:	$59,300	Tax Year:	
Assd Improvement:	$75,800	Market Improvment Value:	$189,500	Total Taxable Value:	
Total Assessed Value:	$99,520	Total Assessor Market Value:	$248,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 05
City/Muni/Twp: CITY OF ATLANTA

Property Characteristics

Lot Size:	10,411 SF	Bedrooms:	3	Pool:	
Building Area:	1000 SF	Baths:	2	Fireplace:	
Year Built:	1957	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Rock, Stone
Number of Units:	1	Garage Type:		Heating:	Central
Number of Stories:	1+B	Number of Cars:		A/C:	Central
Style:	Convention	Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/22/2021	Sales Price:	$164,800
Document #:	20210303165 BK-PG 62964-507	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/09/2021	Sales Price:	$280,000
Document #:	2021-043118 BK-PG 64465-678	Type of Sale:	Full Amount on Deed
Contract Date:	09/09/2021		
Document Type:			
Legal Description:			

Abbreviated Description: RESIDENTIAL 1 FAMILY

Mortgage Record

Recording Date:	01/12/2021	Loan Amount:	N/A
Document #:	BK-PG 0000062964-0000000507	Loan Type:	Commercial
TD Due Date:	01/01/2022	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	12/29/2020	Sales Price:	$65,000
Document #:	2021-001097 BK-PG 62964-505	Type of Sale:	Full Amount on Deed
Contract Date:	12/29/2020		

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Document Type:
Legal Description:
Abbreviated Description: RESIDENTIAL 1 FAMILY

Prior Transfer

Recording Date:	12/28/2020	Sales Price:	$57,000
Document #:	2021-001094 BK-PG 62964-502	Type of Sale:	Full Amount on Deed
Contract Date:	12/28/2020		
Document Type:			

Legal Description:
Abbreviated Description: RESIDENTIAL 1 FAMILY

Prior Transfer

Recording Date:	12/28/2020	Sales Price:	$43,800
Document #:	2021-001092 BK-PG 62964-500	Type of Sale:	Full Amount on Deed
Contract Date:	12/28/2020		
Document Type:			

Legal Description:
Abbreviated Description: RESIDENTIAL 1 FAMILY

Mortgage Record

Recording Date:	04/10/2001	Loan Amount:	N/A
Document #:	BK-PG 30199-227	Loan Type:	Stand Alone Refi
TD Due Date:		Type Finance:	

Legal Description:
Lot: 8 Block: C District: 14 Subdivision: MARION BUILDERS INV CO Land Lot: 70

Prior Transfer

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

Legal Description:
District: 05
City/Muni/Twp: CITY OF ATLANTA

Area Sales Analysis

Total Area Sales	$3,043,990	Median # of Bedrooms	3
Median Lot Size	9,583 SF	Median # of Baths	1
Median Living Area	1,000 SF	Median Year Built	1956
Price Range - 2 Yrs	$65,000 to $450,000	Age Range	2 years to 96 years
Median Value	$177,500	Median Age	70 years

Comparable Sales Data

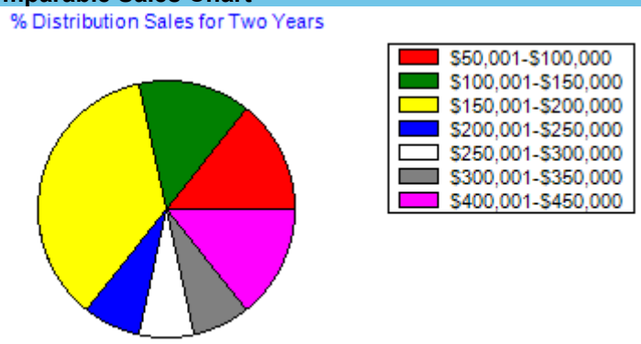
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.27Mi.	**2318 POLAR ROCK TER SW ATLANTA, GA 30315-6450**	08/10/2026	$450,000	$176	2550	8/4/3	2024	9,583 SF	
		APN: 14 007000080511 Document #: 20260194491 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:POLAR ROCK; RESIDENTIAL 1 FAMILY								
2	.03Mi.	**2172 POLAR ROCK TER SW ATLANTA, GA 30315-6446**	07/28/2026	$325,000	$325	1000	5/4/2	1955	9,583 SF	
		APN: 14 007000070405 Document #: 20260188037 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:BD REAR EST.; RESIDENTIAL 1 FAMILY								
3	.12Mi.	**2210 POLAR ROCK AVE SW ATLANTA, GA 30315-6434**	07/13/2026	$290,000	$290	1000	5/3/2	1955	9,583 SF	
		APN: 14 007000070207 Document #: 20260179720 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:POLAR ROCK; RESIDENTIAL 1 FAMILY								
4	.36Mi.	**178 POLAR ROCK DR SW ATLANTA, GA 30315-6438**	07/07/2026	$128,000	$130	980	5/2/1	1960	9,583 SF	
		APN: 14 007000080404 Document #: 20260177144 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 1 FAMILY								
5	.22Mi.	**2276 POLAR ROCK AVE SW ATLANTA, GA 30315-6459**	05/13/2026	$65,000	$65	1000	6/3/1	1955	9,583 SF	
		APN: 14 007000080214 Document #: 20260145983 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 1 FAMILY								
6	.38Mi.	**2359 POLAR ROCK AVE SW ATLANTA, GA 30315-6435**	04/21/2026	$195,000	$216	900	4/2/1	1956	9,801 SF	
		APN: 14 007000080164 Document #: 20260130406 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 1 FAMILY								
7	.2Mi.	**2245 POLAR ROCK AVE SW ATLANTA, GA 30315-6433**	04/16/2026	$167,500	$167	1000	5/2/1	1955	10,280 SF	
		APN: 14 007000070090 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:ID BD REAR EST.; RESIDENTIAL 1 FAMILY								
8	.15Mi.	**2308 LAKEWOOD AVE SW ATLANTA, GA 30315-6304**	02/04/2026	$450,000	$404	1112	6/4/4	1930	5,227 SF	
		APN: 14 007100030739 Document #: 20260018942 Document Type: Price Code: D								

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	Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 1 FAMILY								
9	.24Mi.	**2288 POLAR ROCK AVE SW** **ATLANTA, GA 30315-6459**	01/29/2026	$120,000	$114	1044	5/3/1	1955	9,583 SF
	APN: 14 007000080230 Document #: 20260015267 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 1 FAMILY								
10	.25Mi.	**268 POLAR ROCK RD SW** **ATLANTA, GA 30315-6321**	10/30/2025	$180,000	$110	1626	7/4/2	2005	9,148 SF
	APN: 14 007000010476 Document #: 20250263826 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:AN SPLIT FROM 41-9 AN PKD UP HSE 3/06; RESIDENTIAL 1 FAMILY								
11	.11Mi.	**2190 LANG DR SW** **ATLANTA, GA 30315-6424**	08/13/2025	$244,490	$252	968	5/3/2	1960	8,276 SF
	APN: 14 007000090734 Document #: 20250218462 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 1 FAMILY								
12	.05Mi.	**2162 POLAR ROCK PL SW** **ATLANTA, GA 30315-6442**	08/07/2025	$90,000	$90	1000	6/2/1	1958	9,714 SF
	APN: 14 007000090130 Document #: 20250215279 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:ID AN WHEELCHAIR PAMPON FRONT; RESIDENTIAL 1 FAMILY								
13	.04Mi.	**2168 POLAR ROCK PL SW** **ATLANTA, GA 30315-6442**	07/31/2025	$164,000	$160	1025	5/2/1	1957	8,973 SF
	APN: 14 007000090148 Document #: 20250210463 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 1 FAMILY								
14	.07Mi.	**2202 POLAR ROCK PL SW** **ATLANTA, GA 30315-6444**	07/21/2025	$175,000	$170	1025	5/3/1	1958	8,973 SF
	APN: 14 007000090197 Document #: 20250203452 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:AN ESTIMATED; 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.	**2173 POLAR ROCK PL SW**		$248,800	$99,520	1,000	6/3/2	1957	10,411 SF	
.01Mi.	**2179 POLAR ROCK PL SW**		$164,000	$65,600	1,000	5/2/1	1958	10,367 SF	
.01Mi.	**2167 POLAR ROCK PL SW**		$185,000	$74,000	1,025	5/2/1	1958	10,498 SF	
.02Mi.	**2185 POLAR ROCK PL SW**		$163,400	$65,360	1,000	5/3/1	1957	10,280 SF	
.02Mi.	**2159 POLAR ROCK PL SW**		$165,800	$66,320	1,000	5/2/1	1955	13,634 SF	
.03Mi.	**2176 POLAR ROCK TER SW**		$151,700	$60,680	1,000	5/2/1	1955	9,583 SF	
.03Mi.	**2180 POLAR ROCK TER SW**		$172,700	$69,080	1,000	5/2/1	1950	9,583 SF	
.03Mi.	**2172 POLAR ROCK TER SW**	**02/18/2025**	$131,200	$52,480	1,000	5/4/2	1955	9,583 SF	
.03Mi.	**2191 POLAR ROCK PL SW**		$154,600	$61,840	1,000	5/3/1	1958	10,237 SF	
.04Mi.	**2186 POLAR ROCK TER SW**		$183,500	$73,400	1,000	5/2/1	1955	9,583 SF	
.04Mi.	**2174 POLAR ROCK PL SW**		$151,300	$60,520	1,025	5/2/1	1957	8,973 SF	
.04Mi.	**2168 POLAR ROCK PL SW**	**07/23/2025**	$184,700	$73,880	1,025	5/2/1	1957	8,973 SF	
.04Mi.	**2182 POLAR ROCK PL SW**		$199,600	$79,840	1,556	6/3/1	1940	12,720 SF	
.04Mi.	**172 POLAR ROCK RD SW**		$116,500	$46,600	952	5/3/1	1945	13,242 SF	
.05Mi.	**2197 POLAR ROCK PL SW**	**04/10/2024**	$195,500	$78,200	1,000	6/3/1	1959	10,193 SF	
.05Mi.	**2162 POLAR ROCK PL SW**	**12/18/2025**	$155,400	$62,160	1,000	6/2/1	1958	9,714 SF	

Rent vs. Own

Households Occupied by Renters:	51%	Households Occupied by Owners:	38%

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Demographics & Income

Median Age:	34.3 years old	Households:	13,249
Median Household Income:	$51,375	Households w/Family:	50%
Household Income Per Capita:	$29,728	Households w/Family Married:	17%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.61Mi.	**Slater Elementary School** Number of Students: 496 Student-Teacher Ratio: 11.64	F	Public	KG - 5
1.68Mi.	**G. W. Carver High School** Number of Students: 544 Student-Teacher Ratio: 13.33	F	Public	9 - 12
1.02Mi.	**Luther J. Price Middle School** Number of Students: 241 Student-Teacher Ratio: 8.37	F	Public	6 - 8

Flood Report

The Subject Property of **2173 POLAR ROCK PL SW, ATLANTA, GA 30315-6441** 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	109%	SIMILAR
MOTOR VEHICLE THEFT	144%	NOTABLY HIGHER
FORCIBLE ROBBERY	58%	NOTABLY LOWER
AGGRAVATED ASSAULT	147%	NOTABLY HIGHER
FORCIBLE RAPE	124%	HIGHER
MURDER	127%	HIGHER
OVERALL	147%	NOTABLY HIGHER

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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