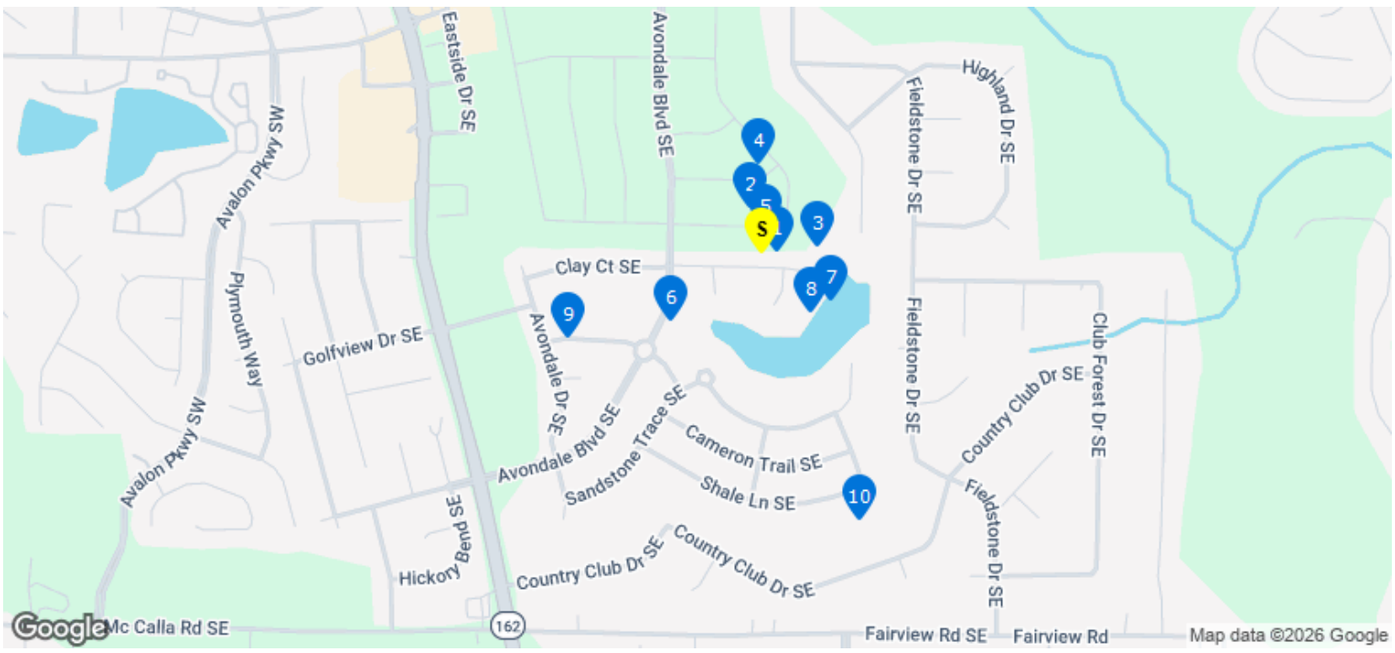
ICE SiteX Report

OrderID: 98775445

SiteX Property Information Report



Subject Property Location

217 LIMESTONE CIR, CONYERS, GA 30013-5244

County:	**ROCKDALE GA**	Census Tract:	0603.06
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	093-D-01-0332	Thomas Bros Pg-Grid:	

Valuation

Value:	**$329,000**	FSD:	9	Common Confidence Score:	70
Value Range:	$299,390 - $358,610	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1
Assd Land Value:	$27,960	Market Land Value:	$69,900	Tax Year:	2026
Assd Improvement:	$113,840	Market Improvment Value:	$284,600	Total Taxable Value:	$2,684
Total Assessed Value:	$141,800	Total Assessor Market Value:	$354,500	Delinquent Year:	
				Tax Account ID:	37881
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 54 Subdivision: AVONDALE NORTH Phase No: 3 Land Lot: 216
Abbreviated Description: &LL 216 233 234 28

Property Characteristics

Lot Size:	8,276 SF	Bedrooms:	3	Pool:	
Building Area:	1868 SF	Baths:	2	Fireplace:	
Year Built:	2022	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Wood
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Composition Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/04/2025	Sales Price:	$307,444
Document #:	BK-PG 7611-54	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	07/12/2023	Loan Amount:	N/A
Document #:	202310024 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	06/30/2023		
TD Due Date:	01/01/2053	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	07/12/2023	Sales Price:	$323,000
Document #:	2023-001945 BK-PG 7611-51	Type of Sale:	Arms-Length Transfer
Contract Date:	06/30/2023		
Document Type:	Deed		
Legal Description:			

Prior Transfer

Recording Date:	05/15/2020	Sales Price:	$4,165,000

ICE SiteX Report

OrderID: 98775445

Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Subdivision: AVONDALE NORTH Phase No: 3 Land Lot: 216
Abbreviated Description: &LL 216 233 234 28

Area Sales Analysis

Total Area Sales	$3,196,594	Median # of Bedrooms	3
Median Lot Size	9,148 SF	Median # of Baths	2
Median Living Area	1,938 SF	Median Year Built	2020
Price Range - 2 Yrs	$290,000 to $369,000	Age Range	3 years to 13 years
Median Value	$307,500	Median Age	6.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.04Mi.	**218 LIMESTONE CIR** **CONYERS, GA 30013-5244**	12/17/2024	$360,000	$148	2440	6/4/2	2023	9,148 SF	
		APN: 093-D-01-0349 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 71 Subdivision: AVONDALE NORTH Abbreviated Description: Lot:71 Subdivision:AVONDALE NORTH Abbreviated Description:&LL 216 233 234 45; RESIDENTIAL LOT								
2	.07Mi.	**211 BEAM DR** **CONYERS, GA 30013-5243**	06/24/2026	$369,000	$187	1974	5/3/2	2023	9,148 SF	
		APN: 093-D-01-0361 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 83 Subdivision: AVONDALE NORTH Abbreviated Description: Lot:83 Subdivision:AVONDALE NORTH Abbreviated Description:&LL 216 233 234 57; RESIDENTIAL LOT								
3	.08Mi.	**231 LIMESTONE CIR** **CONYERS, GA 30013-5244**	10/14/2025	$297,500	$159	1868	6/4/2	2023	10,019 SF	
		APN: 093-D-01-0325 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 47 Subdivision: AVONDALE NORTH Abbreviated Description: Lot:47 Subdivision:AVONDALE NORTH Abbreviated Description:&LL 216 233 234 21; RESIDENTIAL LOT								
4	.13Mi.	**240 LIMESTONE CIR** **CONYERS, GA 30013-5244**	10/30/2025	$349,844	$185	1892	6/3/2	2023	14,375 SF	
		APN: 093-D-01-0379 Document #: Document Type: Limited Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 101 Subdivision: AVONDALE NORTH Abbreviated Description: Lot:101 Subdivision:AVONDALE NORTH Abbreviated Description:&LL 216 233 234 75; RESIDENTIAL LOT								
5	.14Mi.	**209 MAJESTIC LN** **CONYERS, GA 30013-5245**	02/04/2025	$345,900			//		12,197 SF	
		APN: 093-D-01-0382 Document #: Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 104 Subdivision: AVONDALE NORTH Abbreviated Description: Lot:104 Subdivision:AVONDALE NORTH Abbreviated Description:&LL 216 233 234 78; RESIDENTIAL LOT								
6	.16Mi.	**2561 HIGHLAND GOLF COURSE DR SE** **CONYERS, GA 30013-1976**	11/14/2025	$325,500	$119	2745	10/4/2	1973	20,909 SF	
		APN: 093-B-01-0026 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 3 Block: A Subdivision: FIELDSTONE Abbreviated Description: Subdivision:FIELDSTONE Abbreviated Description:HIGHLAND GOLF COURSE DR -L 3A -S1 LANDLOT: 216 LANDDIST: 10; RESIDENTIAL LOT								
7	.21Mi.	**311 LIMESTONE CIR** **CONYERS, GA 30013-5246**	10/15/2025	$368,900			//		SF	
		APN: 093-0-02-0312 Document #: Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal:								
8	.22Mi.	**145 AVONDALE BLVD** **CONYERS, GA 30013-2507**	02/13/2025	$335,900	$160	2100	6/3/2	2024	12,197 SF	
		APN: 093-D-01-0425 Document #: Document Type: Limited Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 285 Subdivision: AVONDALE NORTH Abbreviated Description: Lot:285 Subdivision:AVONDALE NORTH Abbreviated Description:&LL 216 233 234 121; RESIDENTIAL LOT								
9	.24Mi.	**2461 HIGHLAND GOLF COURSE DR SE** **CONYERS, GA 30013-1973**	08/03/2026	$435,000	$184	2366	7/3/2	1991	15,246 SF	
		APN: 093-B-01-0016 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: A Subdivision: FIELDSTONE Abbreviated Description: Lot:13 Abbreviated Description:FIELDSTONE ESTATES LANDLOT: 216 LANDDIST: 10; RESIDENTIAL LOT								
10	.24Mi.	**3447 SANDSTONE TRL SE** **CONYERS, GA 30013-2265**	08/18/2025	$335,000	$185	1813	9/4/2	2016	SF	
		APN: 093-D-01-0213 Document #: Document Type: Limited Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 71 Subdivision: AVONDALE SPRINGS U2 Abbreviated Description: Lot:71 Subdivision:AVONDALE SPRINGS U2 Abbreviated Description:E/ SIDE SALEM RD - TRAC1 LANDLOT: 201 LANDDIST: 10; RESIDENTIAL LOT								
11	.26Mi.	**2667 FIELDSTONE DR SE** **CONYERS, GA 30013-1947**	08/28/2025	$305,000	$132	2310	8/4/3	1973	38,333 SF	
		APN: 093-A-01-0086 Document #: Document Type: Limited Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 48 Block: A Subdivision: FIELDSTONE Abbreviated Description: Abbreviated Description:FIELDSTONE SUB L48 BA LANDLOT: 201 LANDDIST: 10; RESIDENTIAL LOT								
12	.27Mi.	**3463 SANDSTONE TRL SE** **CONYERS, GA 30013-2265**	12/09/2025	$306,500	$133	2309	8/4/2	2016	SF	
		APN: 093-D-01-0207 Document #:								

ICE SiteX Report

OrderID: 98775445

Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 65 Subdivision: AVONDALE SPRINGS U2 Abbreviated Description: Lot:65 Subdivision:AVONDALE SPRINGS U2 Abbreviated Description:E/ SIDE SALEM RD - TRAC1 LANDLOT: 201 LANDDIST: 10; RESIDENTIAL LOT

13	.31Mi.	**3136 AVONDALE DR SE CONYERS, GA 30013-5136**	10/06/2025	$310,000	$166	1871	3/8/2	2017	SF	

APN: 093-D-01-0091 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 264 Block: J Subdivision: AVONDALE SPRINGS Abbreviated Description: Block:J Subdivision:AVONDALE SPRINGS Abbreviated Description:AVONDALE DR - L264I PH1 LANDLOT: 201 LANDDIST: 10; RESIDENTIAL LOT

14	.31Mi.	**2647 CLUB FOREST CT SE CONYERS, GA 30013-1904**	03/25/2025	$299,000	$133	2245	5/3/2	1972	21,000 SF	P

APN: 093-A-01-0108 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 35 Block: D Subdivision: FIELDSTONE Abbreviated Description: Lot:35 Abbreviated Description:LL201 LD10 FIELDSTONE SUB LANDLOT: 201 LANDDIST: 10; RESIDENTIAL LOT

15	.33Mi.	**2671 CLUB FOREST CT SE CONYERS, GA 30013-1904**	09/29/2025	$297,250	$161	1844	7/3/2	1973	19,602 SF	P

APN: 093-A-01-0106 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 33 Block: D Subdivision: FIELDSTONE Abbreviated Description: Lot:33 Abbreviated Description:FIELDSTONE SUB LANDLOT: 201 LANDDIST: 10; RESIDENTIAL LOT

16	.35Mi.	**2487 HIGHLAND DR SE CONYERS, GA 30013-1909**	02/10/2026	$350,000	$109	3223	8/4/3	1973	30,492 SF	

APN: 093-B-01-0058 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 16 Block: C Subdivision: FIELDSTONE Abbreviated Description: Block:C Abbreviated Description:FIELDSTONE EST LANDLOT: 216 LANDDIST: 10; RESIDENTIAL LOT

17	.39Mi.	**2665 CLUB FOREST DR CONYERS, GA 30013-1925**	06/18/2026	$189,000	$106	1788	7/3/2	1972	20,000 SF	

APN: 093-A-01-0100 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 27 Block: D Subdivision: FIELDSTONE Abbreviated Description: Abbreviated Description:LL201 LD10 FIELDSTONE SUB L27D U4 LANDLOT: 201 LANDDIST: 10; RESIDENTIAL LOT

18	.42Mi.	**3680 SHALE LN SE CONYERS, GA 30013-5112**	03/28/2025	$305,000	$126	2418	8/4/2	2013	SF	

APN: 093-D-01-0179 Document #:
Document Type: Limited Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 37 Block: 1 Subdivision: AVONDALE SPRINGS U2 Abbreviated Description: Lot:37 Subdivision:AVONDALE SPRINGS U2 Abbreviated Description:E/SIDE SALEM RD - TRAC1 LANDLOT: 201 LANDDIST: 10; RESIDENTIAL LOT

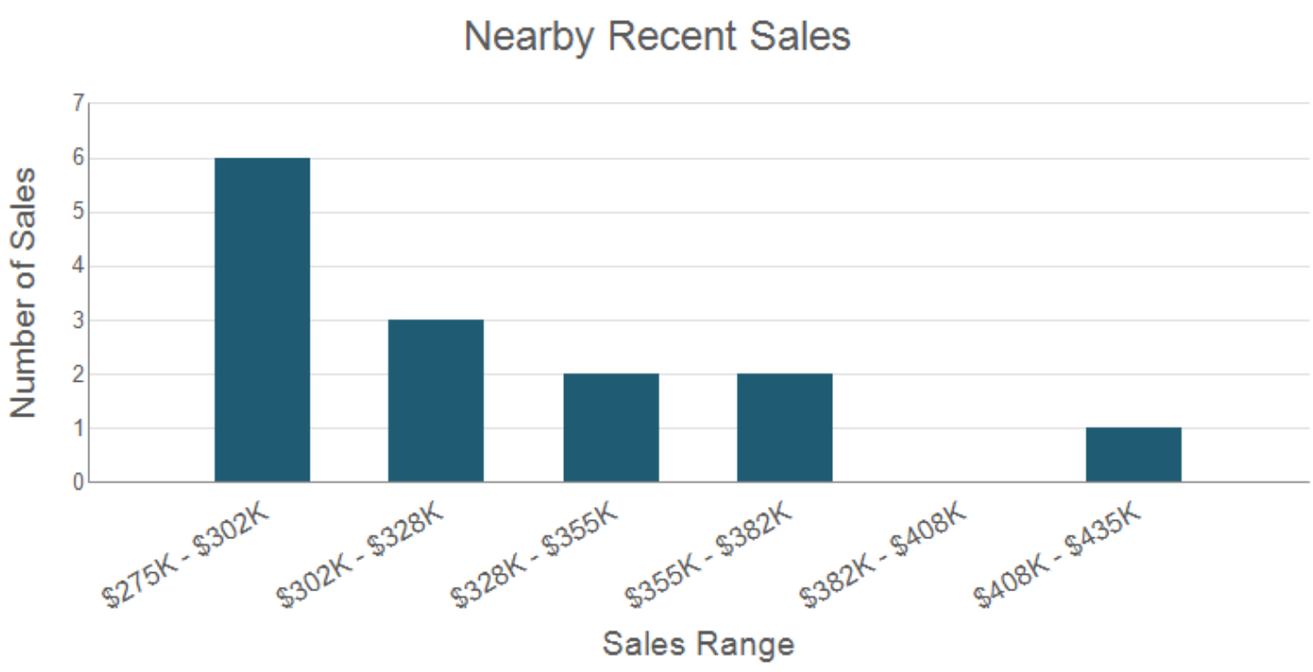
19	.45Mi.	**2356 FIELDSTONE DR SE CONYERS, GA 30013-1919**	05/06/2025	$255,000	$119	2135	8/4/2	1973	20,909 SF	

APN: 093-B-01-0128 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 11 Block: D Subdivision: FIELDSTONE Abbreviated Description: Lot:11 Abbreviated Description:LL216 LD10 FIELDSTONE ESTATES LANDLOT: 216 LANDDIST: 10; RESIDENTIAL LOT

20	.48Mi.	**2303 COUNTRY CLUB DR SE CONYERS, GA 30013-5105**	03/16/2026	$315,000	$109	2898	7/3/2	1971	20,600 SF	

APN: 093-A-01-0011 Document #:
Document Type: Limited Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 11 Block: B Subdivision: FIELDSTONE Abbreviated Description: Lot:11 Abbreviated Description:LL201 LD10 FIELDSTONE SUB LANDLOT: 201 LANDDIST: 10; RESIDENTIAL LOT

Comparable Sales Chart



ICE SiteX Report

OrderID: 98775445

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.	**217 LIMESTONE CIR**	**06/30/2023**	$354,500	$141,800	1,868	6/3/2	2022	8,276 SF	
.01Mi.	**215 LIMESTONE CIR**	**04/20/2023**	$358,700	$143,480	1,892	6/3/2	2022	8,276 SF	
.01Mi.	**219 LIMESTONE CIR**	**06/21/2023**	$353,200	$141,280	1,868	6/3/2	2022	8,276 SF	
.02Mi.	**213 LIMESTONE CIR**	**04/28/2023**	$352,100	$140,840	1,868	6/3/2	2022		
.02Mi.	**221 LIMESTONE CIR**	**04/28/2023**	$357,400	$142,960	1,902	6/3/2	2022	8,276 SF	
.02Mi.	**4075 CLAY CT SE**	**07/11/2017**	$296,600	$118,640	1,834	8/3/2	2017		
.03Mi.	**4071 CLAY CT SE**	**07/18/2017**	$296,600	$118,640	1,834	8/3/2	2017		
.03Mi.	**4079 CLAY CT SE**	**07/26/2017**	$350,600	$140,240	2,494	8/3/3	2017		
.03Mi.	**223 LIMESTONE CIR**	**06/26/2023**	$421,000	$168,400	2,444	7/4/2	2022	8,276 SF	
.03Mi.	**211 LIMESTONE CIR**	**05/15/2023**	$365,700	$146,280	1,954	6/3/2	2023	8,276 SF	
.04Mi.	**220 LIMESTONE CIR**	**06/30/2023**	$363,800	$145,520	1,892	6/3/2	2023	9,148 SF	
.04Mi.	**218 LIMESTONE CIR**	**12/16/2024**	$415,300	$166,120	2,440	6/4/2	2023	9,148 SF	
.04Mi.	**216 LIMESTONE CIR**	**06/26/2023**	$366,400	$146,560	1,954	6/3/2	2023	9,148 SF	
.04Mi.	**4067 CLAY CT SE**	**04/05/2017**	$291,200	$116,480	1,834	8/4/2	2017		
.04Mi.	**4083 CLAY CT SE**	**04/05/2017**	$305,400	$122,160	1,834	8/4/2	2017		
.04Mi.	**214 LIMESTONE CIR**	**06/28/2023**	$363,100	$145,240	1,892	6/3/2	2023	8,712 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Flood Report

The Subject Property of **217 LIMESTONE CIR, CONYERS, GA 30013-5244** 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	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

ICE SiteX Report

OrderID: 98775445

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.

Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.