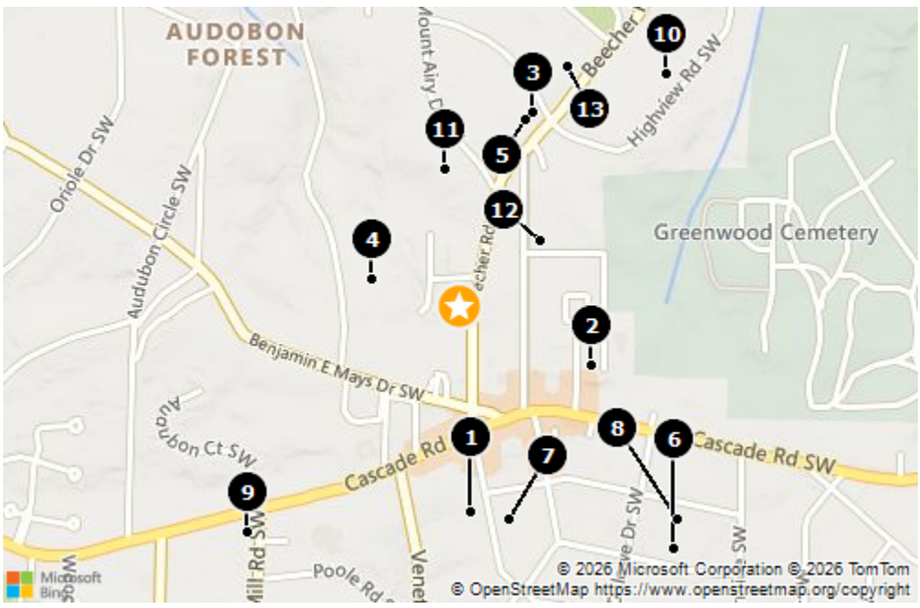
ICE SiteX Report

OrderID: 97524200

SiteX Property Information Report



Subject Property Location

2377 BEECHER RD SW, ATLANTA, GA 30311-2553

County:	**FULTON GA**	Census Tract:	131210080.005008
Property Use:	Single Family Residential	Zoning:	R4
Parcel Number:	14 018300030155	Thomas Bros Pg-Grid:	

Valuation

Value:	**$405,000**	FSD:	21	Common Confidence Score:	33
Value Range:	$319,950 - $490,050	ICE Confidence Score:	79		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	05
Assd Land Value:	$20,520	Market Land Value:	$51,300	Tax Year:	
Assd Improvement:	$111,000	Market Improvment Value:	$277,500	Total Taxable Value:	
Total Assessed Value:	$131,520	Total Assessor Market Value:	$328,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 05 Subdivision: BEECHER HILLS

Abbreviated Description:	BEECHER HILLS
City/Muni/Twp:	CITY OF ATLANTA

Property Characteristics

Lot Size:	10,324 SF	Bedrooms:	3	Pool:	
Building Area:	1797 SF	Baths:	2	Fireplace:	2
Year Built:	1940	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Wood
Number of Units:	1	Garage Type:		Heating:	Central
Number of Stories:	1+B	Number of Cars:		A/C:	Central
Style:	Convention	Basement:	Partial	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/27/2026	Sales Price:	N/A
Document #:	20260070550 BK-PG 67218-285	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/10/2026	Sales Price:	N/A
Document #:	20260021778 BK-PG 69803-174	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	01/09/2026		
Document Type:			
Legal Description:			

Abbreviated Description: BEECHER HILLS; RESIDENTIAL 1 FAMILY

Prior Transfer

Recording Date:	12/09/2025	Sales Price:	$343,660
Document #:	2025-0285565 BK-PG 67218-285	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/14/2023	Sales Price:	N/A
Document #:	20230264454 BK-PG 67431-406	Type of Sale:	Price as "0", "None", "No Consideration"

ICE SiteX Report

OrderID: 97524200

Contract Date: 12/14/2023
Document Type:
Legal Description:
Abbreviated Description: RESIDENTIAL 1 FAMILY

Prior Transfer

Recording Date: 09/27/2023
Document #: BK-PG 67218-283
Contract Date: 09/21/2023
Document Type:
Legal Description:
Abbreviated Description: RESIDENTIAL 1 FAMILY
Sales Price: $350,000
Type of Sale: Verified Sale Price

Prior Transfer

Recording Date: 05/10/2022
Document #: 2022-022201 BK-PG 65716-261
Contract Date: 05/10/2022
Document Type:
Legal Description:
Abbreviated Description: RESIDENTIAL 1 FAMILY
Sales Price: $175,000
Type of Sale: Full Amount on Deed

Prior Transfer

Recording Date:
Document #: BK-PG -
Document Type:
Legal Description:
District: 05 Subdivision: BEECHER HILLS
Abbreviated Description: BEECHER HILLS
City/Muni/Twp: CITY OF ATLANTA
Sales Price: N/A
Type of Sale: Per Assessor Transaction History

Area Sales Analysis

Total Area Sales	$4,335,210	Median # of Bedrooms	3
Median Lot Size	19,515 SF	Median # of Baths	1
Median Living Area	1,987 SF	Median Year Built	1950
Price Range - 2 Yrs	$117,500 to $642,000	Age Range	3 years to 96 years
Median Value	$305,000	Median Age	76 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.28Mi.	**2300 BOULEVARD GRANADA SW ATLANTA, GA 30311-3316**	03/12/2026	$305,000	$182	1669	5/2/1	1935	9,975 SF	
		APN: 14 018400020171 Document #: 20260102457 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:NEW ROOF/NEIGHBOT BD; RESIDENTIAL 1 FAMILY								
2	.19Mi.	**1168 DOLPHIN DR SW ATLANTA, GA 30311-2804**	02/03/2026	$117,500	$78	1498	6/2/1	1950	7,928 SF	
		APN: 14 018300050229 Document #: 20260018370 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 1 FAMILY								
3	.28Mi.	**2249 BEECHER RD SW ATLANTA, GA 30311-2548**	01/28/2026	$435,000	$218	1987	7/4/1	1950	20,560 SF	
		APN: 14 018300010264 Document #: 20260014172 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:REVIEWED SALE-DATA NEEDS TO BE VERIFIED; RESIDENTIAL 1 FAMILY								
4	.13Mi.	**1108 FLAMINGO DR SW ATLANTA, GA 30311-2465**	01/28/2026	$375,000	$193	1934	7/3/2	1950	59,547 SF	
		APN: 14 020200030046 Document #: 20260014796 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:AUDUBON FOREST; RESIDENTIAL 1 FAMILY								
5	.27Mi.	**2255 BEECHER RD SW ATLANTA, GA 30311-2548**	01/14/2026	$220,000	$171	1286	5/2/1	1945	21,039 SF	
		APN: 14 018300010256 Document #: 20260007537 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:CHANGE A1 FROM 11 TO 21 CHANGE CDU FROM FR TO AV; RESIDENTIAL 1 FAMILY								
6	.43Mi.	**2173 MONTROSE AVE SW ATLANTA, GA 30311-3327**	11/18/2025	$642,000	$227	2824	10/4/3	2019	14,985 SF	
		APN: 14 018400120427 Document #: 20250274184 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:ID PU NC 100% COMPLETE NW 5/21; RESIDENTIAL 1 FAMILY								
7	.29Mi.	**2295 BOULEVARD GRANADA SW ATLANTA, GA 30311-3344**	11/04/2025	$200,000	$89	2234	7/2/3	1940	9,975 SF	
		APN: 14 018400170042 Document #: 20250265909 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:AN NO SHED 3/03; RESIDENTIAL 1 FAMILY								
8	.41Mi.	**2166 BELVEDERE AVE SW ATLANTA, GA 30311-3302**	09/25/2025	$535,710	$142	3772	6/4/4	2023	9,975 SF	
		APN: 14 018400120286 Document #: 20250242330 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:AN ALT COMPT DATA VERIFIED AN APPEAL REVIEW FRO 08; RESIDENTIAL VACANT LAND								
9	.42Mi.	**2490 CASCADE RD SW ATLANTA, GA 30311-3208**	08/26/2025	$365,000	$135	2702	3/4/2	1949	30,971 SF	
		APN: 14 020100040244 Document #: 20250226171 Document Type: Price Code: V								

ICE SiteX Report

OrderID: 97524200

Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:AN DATA CHANGES; RESIDENTIAL 1 FAMILY

10	.42Mi.	**2151 HIGHVIEW RD SW** **ATLANTA, GA 30311-2538**	05/23/2025	$260,000	$134	1936	6/3/1	1940	22,303 SF

APN: 14 018300020222 Document #: 20250163806
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:9/16 CHANGE CDU FORM AV TO FR, CHNG A1 FROM 12 TO 30, CHNG A2 FROM 11 TO 31, ADD A3; RESIDENTIAL 1 F

11	.18Mi.	**1027 MOUNT AIRY DR SW** **ATLANTA, GA 30311-2533**	05/15/2025	$435,000	$181	2402	5/2/1	1950	28,619 SF

APN: 14 018300010173 Document #: 20250159375
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:AN DATA VERIFED 12/2006; RESIDENTIAL 1 FAMILY

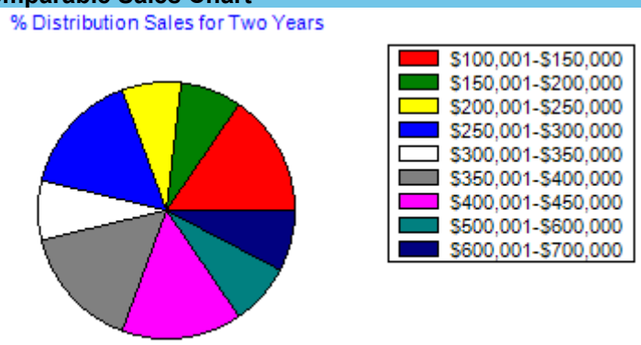
12	.14Mi.	**2330 HERRING RD SW** **ATLANTA, GA 30311-2808**	03/10/2025	$295,000	$274	1074	6/2/1	1930	8,276 SF

APN: 14 018300040113 Document #: 20250080279
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:AN SALE IS NOT TYPICAL OF MARKE AREA CONDITIONS 02/05; RESIDENTIAL 1 FAMILY

13	.35Mi.	**2235 BEECHER RD SW** **ATLANTA, GA 30311-2509**	03/07/2025	$150,000	$49	3035	7/3/1	1950	19,515 SF

APN: 14 018300010561 Document #: 20250079441
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description: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.	**2377 BEECHER RD SW**		$328,800	$131,520	1,797	8/3/2	1940	10,324 SF	
.01Mi.	**2361 BEECHER RD SW**		$237,500	$95,000	991	6/3/1	1950	7,362 SF	
.01Mi.	**2387 BEECHER RD SW**	**06/17/2024**	$467,700	$187,080	2,006	/3/2	2019	9,888 SF	
.02Mi.	**2359 BEECHER RD SW**		$267,100	$106,840	1,459	5/3/2	1945	7,971 SF	
.03Mi.	**2395 BEECHER RD SW**		$290,300	$116,120	1,159	5/2/1	1945	7,231 SF	
.03Mi.	**2360 ASHMEL CT SW**		$206,800	$82,720	2,194	7/3/2	1999	16,596 SF	
.03Mi.	**2352 ASHMEL CT SW**		$194,200	$77,680	2,029	8/3/2	2001	9,148 SF	
.04Mi.	**2344 ASHMEL CT SW**		$176,300	$70,520	1,841	8/4/3	1999	10,019 SF	
.04Mi.	**2405 BEECHER RD SW**		$180,200	$72,080	1,064	5/2/2	1950	7,318 SF	
.04Mi.	**2380 BEECHER RD SW**		$230,700	$92,280	1,363	5/2/1	1940	9,583 SF	
.04Mi.	**2378 BEECHER RD SW**		$153,100	$61,240	1,687	5/2/1	1940	9,104 SF	
.04Mi.	**2390 BEECHER RD SW**		$100,000	$40,000	1,239	6/2/1	1940	9,583 SF	
.05Mi.	**2368 ASHMEL CT SW**		$184,800	$73,920	2,147	8/2/3	2001	29,098 SF	
.05Mi.	**2347 BEECHER RD SW**		$216,200	$86,480	1,568	4/3/2	1971	9,670 SF	
.05Mi.	**2411 BEECHER RD SW**		$228,000	$91,200	1,234	5/2/1	1995	15,551 SF	
.05Mi.	**2398 BEECHER RD SW**		$110,000	$44,000	1,220	6/2/1	1940	11,326 SF	

Rent vs. Own

Households Occupied by Renters:	50%	Households Occupied by Owners:	38%

Demographics & Income

Median Age:	40.9 years old	Households:	13,617
Median Household Income:	$52,493	Households w/Family:	52%
Household Income Per Capita:	$33,895	Households w/Family Married:	18%
Most Common Education Level:	High School Graduate	Households w/Family Children:	22%

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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
2.35Mi.	**Benjamin E. Mays High School** Number of Students: 1,338 Student-Teacher Ratio: 11.96 Advanced Placement: Yes	D-	Public	9 - 12
0.78Mi.	**Beecher Hills Elementary School** Number of Students: 237 Student-Teacher Ratio: 11.02	A	Public	PK - 5
1.54Mi.	**Young Middle School** Number of Students: 657 Student-Teacher Ratio: 13.14	D	Public	6 - 8

Flood Report

The Subject Property of **2377 BEECHER RD SW, ATLANTA, GA 30311-2553** 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	137%	NOTABLY HIGHER
BURGLARY	128%	HIGHER
MOTOR VEHICLE THEFT	133%	NOTABLY HIGHER
FORCIBLE ROBBERY	108%	SIMILAR
AGGRAVATED ASSAULT	146%	NOTABLY HIGHER
FORCIBLE RAPE	135%	NOTABLY HIGHER
MURDER	122%	HIGHER
OVERALL	137%	NOTABLY 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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