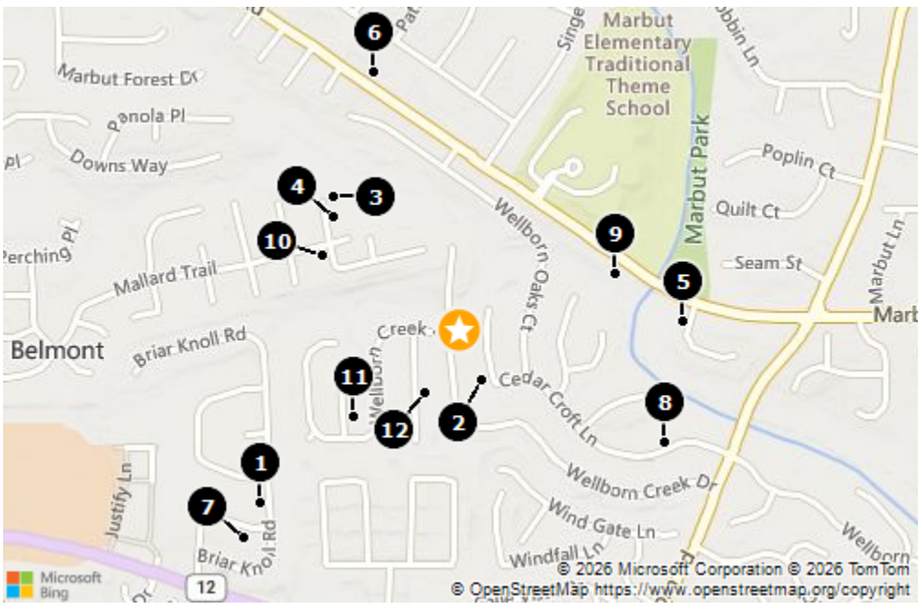
ICE SiteX Report

OrderID: 98722611

SiteX Property Information Report



Subject Property Location

2415 WELLBORN CREEK CT, LITHONIA, GA 30058-3561

County:	**DEKALB GA**	Census Tract:	130890233.273003
Property Use:	Single Family Residential	Zoning:	R100
Parcel Number:	16 071 11 203	Thomas Bros Pg-Grid:	

Valuation

Value:	**$247,000**	FSD:	11	Common Confidence Score:	56
Value Range:	$219,830 - $274,170	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	04
Assd Land Value:	$16,000	Market Land Value:	$40,000	Tax Year:	2025
Assd Improvement:	$84,840	Market Improvment Value:	$212,100	Total Taxable Value:	$2,854
Total Assessed Value:	$100,840	Total Assessor Market Value:	$252,100	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

City/Muni/Twp: UNINCORPORATED

Property Characteristics

Lot Size:	9,583 SF	Bedrooms:	4	Pool:	
Building Area:	1646 SF	Baths:	2	Fireplace:	1
Year Built:	1998	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	S/L	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	09/19/2024	Loan Amount:	N/A
Document #:	2024093125 BK-PG 0000031625-0000000563	Loan Type:	FHA
TD Due Date:	01/01/2053	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	12/19/2022	Sales Price:	$260,000
Document #:	2022-029520 BK-PG 30709-244	Type of Sale:	Full Amount on Deed
Contract Date:	12/19/2022		
Document Type:			

Legal Description:
Lot: 41 Subdivision: WELLBORN CREEK
Abbreviated Description: WELLBORN CREEK UNIT-2 LOT 41 1-15-99 19 X 48 X 142 X 60 X 167. 0.219AC; RESIDENTIAL LOTS

Prior Transfer

Recording Date:	03/03/2015	Sales Price:	N/A
Document #:	2015-005354 BK-PG 24849-642	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/03/2015		
Document Type:			

Legal Description:
Lot: 41 Subdivision: WELLBORN CREEK
Abbreviated Description: WELLBORN CREEK UNIT-2 LOT 41 1

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Prior Transfer

Recording Date:	03/21/2014	Sales Price:	$299,000
Document #:	2014-006097 BK-PG 24310-150	Type of Sale:	Full Amount on Deed
Contract Date:	03/21/2014		
Document Type:			

Legal Description:
Lot: 41 Subdivision: WELLBORN CREEK
Abbreviated Description: WELLBORN CREEK UNIT-2 LOT 41 1

Prior Transfer

Recording Date:	05/06/2005	Sales Price:	$125,000
Document #:	BK-PG 17400-509	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/14/2005		
Document Type:			

Legal Description:
Lot: 41 Block: 11 District: 16 Subdivision: WELLBORN CRK Legal Unit: 2 Land Lot: 71

Mortgage Record

Recording Date:	05/06/2005	Loan Amount:	N/A
Document #:	BK-PG 17400-509	Loan Type:	Stand Alone Refi
TD Due Date:	04/14/2020	Type Finance:	

Legal Description:
Lot: 41 Block: 11 District: 16 Subdivision: WELLBORN CRK Legal Unit: 2 Land Lot: 71

Mortgage Record

Recording Date:	09/19/2002	Loan Amount:	N/A
Document #:	BK-PG 13650-3	Loan Type:	Stand Alone Refi
TD Due Date:		Type Finance:	

Legal Description:
Lot: 41 District: 16 Subdivision: WELLBORN CREEK Legal Unit: 2 Land Lot: 71

Prior Transfer

Recording Date:	09/19/2002	Sales Price:	N/A
Document #:	BK-PG 13650-13	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/11/2002		
Document Type:			

Legal Description:
Lot: 41 District: 16 Subdivision: WELLBORN CREEK Legal Unit: 2 Land Lot: 71

Prior Transfer

Recording Date:	02/04/1999	Sales Price:	$97,900
Document #:	BK-PG 10500-82	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/22/1999		
Document Type:			

Legal Description:
Lot: 41 District: 16 Subdivision: WELLBORN CREEK Legal Unit: 2 Land Lot: 71

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG 30709 -244	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
City/Muni/Twp: UNINCORPORATED

Area Sales Analysis

Total Area Sales	$2,863,300	Median # of Bedrooms	3
Median Lot Size	10,237 SF	Median # of Baths	2
Median Living Area	1,803 SF	Median Year Built	1997
Price Range - 2 Yrs	$198,000 to $280,000	Age Range	25 years to 43 years
Median Value	$237,250	Median Age	29 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi.	**2308 BRIAR KNOLL RD LITHONIA, GA 30058-8392**	09/15/2026	$275,000	$135	2036	/3/2	1996	10,454 SF	
2	.07Mi.	**5695 CEDAR CROFT LN LITHONIA, GA 30058-3540**	09/10/2026	$280,000	$143	1955	/3/2	1998	6,098 SF	
3	.25Mi.	**2034 MALLARD WAY LITHONIA, GA 30058-8335**	09/09/2026	$199,900	$135	1476	/3/2	1987	12,197 SF	
4	.23Mi.	**2042 MALLARD WAY LITHONIA, GA 30058-8335**	09/02/2026	$198,000	$143	1382	/3/2	1989	6,534 SF	

1 .35Mi. **2308 BRIAR KNOLL RD LITHONIA, GA 30058-8392** 09/15/2026 $275,000 $135 2036 /3/2 1996 10,454 SF
APN: 16 058 01 054 Document #: 2026094152
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 14 Block: A Subdivision: COVINGTON PLACE Abbreviated Description: Abbreviated Description:COVINGTON PLACE BLOCK A LOT 14 1-3-97 85 X 93 X 49 X 50 X 125 0.23AC; RESIDENTIAL LOTS

2 .07Mi. **5695 CEDAR CROFT LN LITHONIA, GA 30058-3540** 09/10/2026 $280,000 $143 1955 /3/2 1998 6,098 SF
APN: 16 071 11 193 Document #: 2026092880
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 31 Block: C Subdivision: OAKS OF WELLBORN Abbreviated Description: Abbreviated Description:OAKS OF WELLBORN UNIT-2 BLOCK C LOT 31 6-30-98 32 X 19 X 12 X 95 X 60 X 104 0.14AC; RESIDENTIAL LOTS

3 .25Mi. **2034 MALLARD WAY LITHONIA, GA 30058-8335** 09/09/2026 $199,900 $135 1476 /3/2 1987 12,197 SF
APN: 16 059 01 226 Document #: 2026092541
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 108 Block: A Subdivision: LEISURE VALLEY Abbreviated Description: Abbreviated Description:40 X 103 X 120 X 54 X 129. .0.27AC BLOCK A LOT 108 LEISURE VALLEY; RESIDENTIAL LOTS

4 .23Mi. **2042 MALLARD WAY LITHONIA, GA 30058-8335** 09/02/2026 $198,000 $143 1382 /3/2 1989 6,534 SF
APN: 16 059 01 228 Document #: 2026089055
Document Type: Price Code: V

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Land Use: Single Family Residential
Legal: Lot: 106 Block: A Subdivision: LEISURE VALLEY Abbreviated Description: Abbreviated Description:55 X 30 X 105 X 34 X 108 .0.15AC BLOCK A LOT 106 LEISURE VALLEY; RESIDENTIAL LOTS

5	.28Mi.	**2195 CLAYTON RDG** **LITHONIA, GA 30058-2607**	06/04/2026	$239,500	$110	2175	/4/2	2001	22,651 SF

APN: 16 071 01 165 Document #: 2026060392
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Block: A Subdivision: OAKS OF WELLBORN Abbreviated Description: Abbreviated Description:OAKS OF WELLBORN UNIT V BLOCK A LOT 2 .2-12-01 46 X 13 X 293 X 22 X 86 X 29 X 269 .0.51AC; RESIDENTI

6	.37Mi.	**5676 MARBUT RD** **LITHONIA, GA 30058-5452**	05/22/2026	$225,000	$185	1215	/3/2	1983	11,326 SF

APN: 16 059 05 085 Document #: 2026056097
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS

7	.4Mi.	**2196 GLEN BRIAR WAY** **LITHONIA, GA 30058-8381**	05/11/2026	$259,000	$102	2530	/4/2	1997	10,019 SF

APN: 16 058 04 007 Document #: 2026051878
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 95 Block: B Subdivision: COVINGTON PLACE Abbreviated Description: Abbreviated Description:41 X 35 X 111 X 46 X 46 X 125 .23AC; COVINGTON PLACE BLOCK B LOT 95 1-3-97 41 X 35 X 111 X 46 X 46 X

8	.31Mi.	**5822 CEDAR CROFT LN** **LITHONIA, GA 30058-3594**	02/11/2026	$235,000	$142	1650	/3/2	1999	12,197 SF

APN: 16 071 01 157 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 85 Block: A Subdivision: OAKS OF WELLBORN Abbreviated Description: Abbreviated Description:OAKS OF WELLBORN UNIT IV BLOCK A LOT 85 2-29-00 68 X 178 X 71 X 160 0.28AC; RESIDENTIAL LOTS

9	.22Mi.	**5805 MARBUT RD** **LITHONIA, GA 30058-2605**	01/23/2026	$275,000	$120	2277	/3/3	2001	16,553 SF

APN: 16 070 08 041 Document #: 2026008559
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: MARBUT WALK Abbreviated Description: Abbreviated Description:MARBUT WALK LOT 7 6-19-01 72 X 247 X 38 X 75 X 22 X 210 0.39AC; RESIDENTIAL LOTS

10	.21Mi.	**5639 MALLARD TRL** **LITHONIA, GA 30058-8321**	01/08/2026	$200,000	$169	1180	/3/2	1987	7,841 SF

APN: 16 059 01 261 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 73 Block: A Abbreviated Description: Abbreviated Description:90 X 90 X 90 X 90 .0.18AC BLOCK A LOT 73 LEISURE VALLEY; RESIDENTIAL LOTS

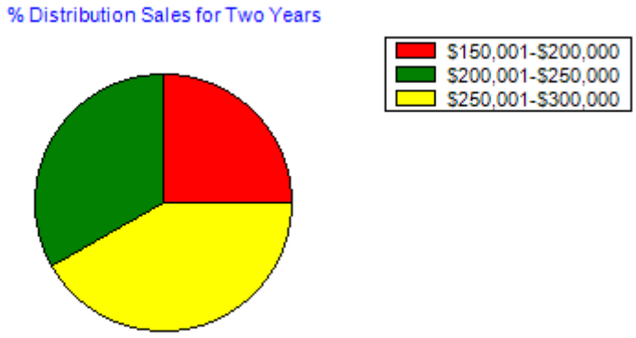
11	.18Mi.	**2357 WELLBORN HILLS PL** **LITHONIA, GA 30058-3556**	01/05/2026	$256,900	$126	2036	/3/2	1999	6,534 SF

APN: 16 058 01 216 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 73 Subdivision: WELLBORN CREEK Abbreviated Description: Abbreviated Description:WELLBORN CREEK UNIT 2 LOT 73 1-15-99 60 X 108 X 35 X 25 X 29 X 75 0.148AC; RESIDENTIAL LOTS

12	.1Mi.	**2373 WELLBORN HILLS CT** **LITHONIA, GA 30058-3559**	12/16/2025	$220,000	$133	1646	/3/2	1998	6,970 SF

APN: 16 058 01 136 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 153 Subdivision: WELLBORN CREEK Abbreviated Description: Abbreviated Description:WELLBORN CREEK UNIT-2 LOT 153 1-15-99 60 X 113 X 60 X 114 0.157AC; RESIDENTIAL LOTS

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.

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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.	**2415 WELLBORN CREEK CT**		$252,100	$100,840	1,646	/4/2	1998	9,583 SF	
.01Mi.	**5584 WELLBORN CREEK DR**		$260,100	$104,040	2,036	/3/2	1998	8,712 SF	
.01Mi.	**2421 WELLBORN CREEK CT**		$256,000	$102,400	1,850	/3/2	1998	7,841 SF	
.02Mi.	**5588 WELLBORN CREEK DR**		$272,700	$109,080	1,646	/3/2	1998	7,405 SF	
.02Mi.	**5669 CEDAR CROFT LN**		$257,000	$102,800	1,743	/3/2	1998	6,098 SF	
.03Mi.	**5665 CEDAR CROFT LN**		$250,400	$100,160	1,590	/3/2	1998	6,098 SF	
.03Mi.	**5661 CEDAR CROFT LN**		$260,800	$104,320	2,145	/3/2	1999	6,534 SF	
.03Mi.	**2427 WELLBORN CREEK CT**		$297,200	$118,880	2,100	/5/2	1999	13,504 SF	
.03Mi.	**5675 CEDAR CROFT LN**		$258,000	$103,200	1,743	/3/2	1998	6,098 SF	
.03Mi.	**5578 WELLBORN CREEK DR**		$290,000	$116,000	2,552	/4/2	1999	16,117 SF	
.03Mi.	**5594 WELLBORN CREEK DR**		$229,900	$91,960	1,480	/3/2	1998	7,405 SF	
.04Mi.	**5581 WELLBORN CREEK DR**		$251,900	$100,760	1,646	/3/2	1998	6,098 SF	
.04Mi.	**5587 WELLBORN CREEK DR**		$263,500	$105,400	2,140	/4/2	1998	6,534 SF	
.04Mi.	**5679 CEDAR CROFT LN**		$265,200	$106,080	1,932	/3/2	1998	6,098 SF	
.05Mi.	**5600 WELLBORN CREEK DR**		$260,100	$104,040	2,036	/3/2	1998	7,405 SF	
.05Mi.	**5657 CEDAR CROFT LN**		$289,800	$115,920	2,175	/3/2	1999	16,553 SF	

Rent vs. Own

Households Occupied by Renters:	37%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	36.9 years old	Households:	22,973
Median Household Income:	$70,851	Households w/Family:	63%
Household Income Per Capita:	$31,994	Households w/Family Married:	30%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Dekalb County School District	Students:	91,752
Number of Schools:	129	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.79Mi.	**Panola Way Elementary School** Number of Students: 550 Student-Teacher Ratio: 16.18	F	Public	PK - 5
1.25Mi.	**Miller Grove High School** Number of Students: 1,073 Student-Teacher Ratio: 14.9 Advanced Placement: Yes	D+	Public	9 - 12
1.61Mi.	**Miller Grove Middle School** Number of Students: 625 Student-Teacher Ratio: 13.3	D-	Public	6 - 8

Flood Report

The Subject Property of **2415 WELLBORN CREEK CT, LITHONIA, GA 30058-3561** 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	103%	SIMILAR
BURGLARY	100%	SIMILAR
MOTOR VEHICLE THEFT	86%	LOWER
FORCIBLE ROBBERY	97%	SIMILAR
AGGRAVATED ASSAULT	59%	NOTABLY LOWER
FORCIBLE RAPE	112%	HIGHER
MURDER	69%	NOTABLY LOWER
OVERALL	71%	NOTABLY LOWER

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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