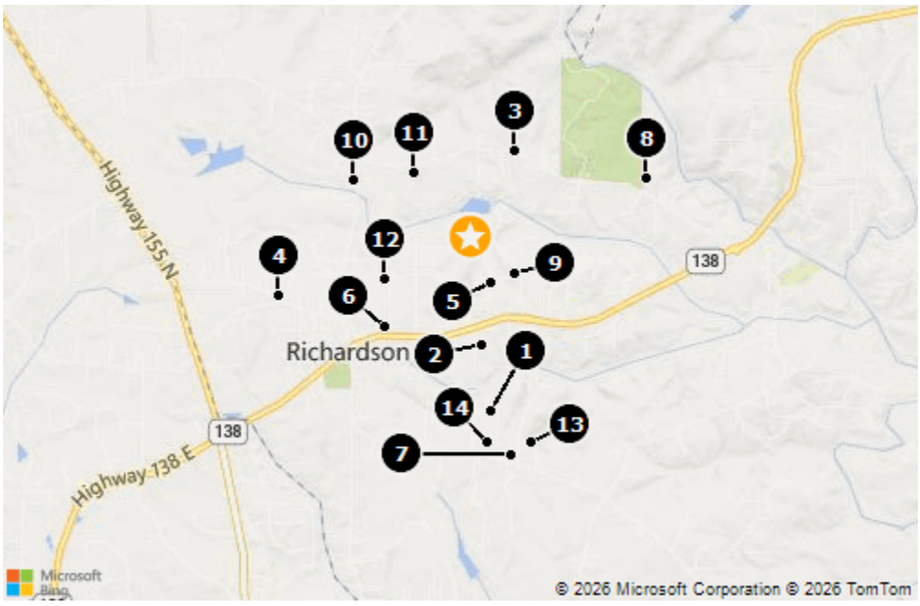
ICE SiteX Report

OrderID: 98722692

SiteX Property Information Report



Subject Property Location

2544 WALNUT RIDGE WAY, STOCKBRIDGE, GA 30281-9214

County:	**ROCKDALE GA**	Census Tract:	132470604.033005
Property Use:	Single Family Residential	Zoning:	R1/COND
Parcel Number:	007-0-01-0220	Thomas Bros Pg-Grid:	

Valuation

Value:	**$564,000**	FSD:	8	Common Confidence Score:	84
Value Range:	$518,880 - $609,120	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1
Assd Land Value:	$61,240	Market Land Value:	$153,100	Tax Year:	2026
Assd Improvement:	$214,640	Market Improvment Value:	$536,600	Total Taxable Value:	$10,178
Total Assessed Value:	$275,880	Total Assessor Market Value:	$689,700	Delinquent Year:	
				Tax Account ID:	32046
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 46 Section: U2 District: 11 Subdivision: AUTUMN CHASE Land Lot: 168
Abbreviated Description: WALNUT RIDGE WAY-L46 U2

Property Characteristics

Lot Size:	27,878 SF	Bedrooms:	5	Pool:	
Building Area:	3928 SF	Baths:	4	Fireplace:	2
Year Built:	2014	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	9	Ext Walls:	Masonry
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Masonry	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	11/14/2025	Loan Amount:	N/A
Document #:	BK-PG 0000008131-0000000126	Loan Type:	FHA
TD Due Date:	01/01/2054	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	11/13/2024	Sales Price:	$505,423
Document #:	BK-PG 7669-245	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/18/2024	Loan Amount:	N/A
Document #:	BK-PG 0000007881-0000000001	Loan Type:	FHA
TD Due Date:	01/01/2054	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	08/15/2024	Sales Price:	N/A
Document #:	BK-PG 7841 -279	Type of Sale:	Per Assessor Transaction History
Document Type:			

ICE SiteX Report

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Legal Description:
Lot: 46 Section: U2 District: 11 Subdivision: AUTUMN CHASE Land Lot: 168
Abbreviated Description: WALNUT RIDGE WAY-L46 U2

Prior Transfer

Recording Date:	08/15/2024	Sales Price:	$505,423
Document #:	BK-PG 7841-279	Type of Sale:	Full Amount on Deed
Contract Date:	08/15/2024		
Document Type:			

Legal Description:
Lot: 46 Subdivision: AUTUMN CHASE
Abbreviated Description: WALNUT RIDGE WAY-L46 U2 LANDLOT: 168 LANDDIST: 11; RESIDENTIAL LOT

Prior Transfer

Recording Date:	12/19/2023	Sales Price:	$305,860
Document #:	BK-PG 5694-227	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/24/2023	Sales Price:	N/A
Document #:	BK-PG 7669-241	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	10/17/2023		
Document Type:			

Legal Description:
Lot: 46 Subdivision: AUTUMN CHASE
Abbreviated Description: WALNUT RIDGE WAY-L46 U2 LANDLOT: 168 LANDDIST: 11; RESIDENTIAL LOT

Mortgage Record

Recording Date:	10/24/2023	Loan Amount:	N/A
Document #:	BK-PG 0000007669-0000000245	Loan Type:	FHA
TD Due Date:	01/01/2048	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	01/04/2023	Sales Price:	$305,860
Document #:	202113131 BK-PG 5694-227	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/22/2018	Sales Price:	N/A
Document #:	BK-PG 5694-227	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/14/2015	Sales Price:	$217,300
Document #:	BK-PG 5595-271	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/06/2015	Loan Amount:	N/A
Document #:	010397370015 BK-PG 5694-227	Loan Type:	FHA
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	04/06/2015	Sales Price:	N/A
Document #:	2015-000910 BK-PG 5694-242	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:
Lot: 46 Subdivision: AUTUMN CHASE
Abbreviated Description: WALNUT RIDGE WAY-L46 U2 |LANDLOT: 168 |LANDDIST: 11

Prior Transfer

Recording Date:	04/06/2015	Sales Price:	$334,000
Document #:	2015-000909 BK-PG 5694-221	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 46 Subdivision: AUTUMN CHASE
Abbreviated Description: WALNUT RIDGE WAY-L46 U2 |LANDLOT: 168 |LANDDIST: 11

Mortgage Record

Recording Date:	09/26/2014	Loan Amount:	N/A
Document #:	009183090013 BK-PG 5595-271	Loan Type:	New Conventional
TD Due Date:		Type Finance:	

Legal Description:

Area Sales Analysis

Total Area Sales	$5,823,045	Median # of Bedrooms	4
Median Lot Size	54,232 SF	Median # of Baths	3
Median Living Area	2,317 SF	Median Year Built	2000
Price Range - 2 Yrs	$183,495 to $720,000	Age Range	5 years to 68 years
Median Value	$385,000	Median Age	26 years

ICE SiteX Report

OrderID: 98722692

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.95Mi.	**3161 JACKSON CREEK DR** **STOCKBRIDGE, GA 30281-5690**	09/23/2026	$555,000	$176	3149	9/5/4	2020	44,431 SF	
		APN: 008-A-01-0076 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 33 Subdivision: JACKSON CREEK Abbreviated Description: Abbreviated Description:JACKSON CREEK DR-L33 LANDLOT: 136 LANDDIST: 11; RESIDENTIAL LOT								
2	.55Mi.	**3700 MILLSTREAM LN** **STOCKBRIDGE, GA 30281-5600**	09/09/2026	$720,000	$228	3156	10/4/4	1999	190,794 SF	Yes
		APN: 008-0-01-0041 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: TR2 Subdivision: MILLSTREAM Abbreviated Description: Lot:TR2 Subdivision:MILLSTREAM Abbreviated Description:S/SIDE HWY 138 LANDLOT: 153 LANDDIST: 11; RESIDENTIAL LOT								
3	.53Mi.	**4141 E FAIRVIEW RD SW** **STOCKBRIDGE, GA 30281-5409**	09/01/2026	$267,400	$196	1358	6/3/2	1971	43,560 SF	
		APN: 006-0-01-017A Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: RURAL Abbreviated Description: Subdivision:RURAL Abbreviated Description:N/SIDE EAST FAIRVIEW RD LANDLOT: 185 LANDDIST: 11; RESIDENTIAL SMALL TRACT								
4	1.08Mi.	**4817 COOK RD SW** **STOCKBRIDGE, GA 30281-5532**	08/28/2026	$415,000	$267	1554	6/3/2	1977	72,310 SF	Yes
		APN: 004-0-02-0035 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: RURAL Abbreviated Description: Subdivision:RURAL Abbreviated Description:LL155 LD11 N/SIDE COOK RD LANDLOT: 155 LANDDIST: 11; RESIDENTIAL SMALL TRACT								
5	.28Mi.	**2220 MISTY CREEK TRL** **STOCKBRIDGE, GA 30281-9217**	08/11/2026	$341,000	$100	3388	8/4/3	2007	26,136 SF	
		APN: 007-0-01-0143 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 6 Subdivision: AUTUMN CHASE Abbreviated Description: Subdivision:AUTUMN CHASE Abbreviated Description:MISTY CREEK TRAIL-L6 U1 LANDLOT: 168 LANDDIST: 11; RESIDENTIAL LOT								
6	.67Mi.	**3504 PEBBLE BROOK LN** **STOCKBRIDGE, GA 30281-5694**	07/28/2026	$390,000	$179	2167	7/3/2	2003	48,352 SF	
		APN: 007-0-01-0132 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 25 Block: A Subdivision: LIMBERLOST FARMS Abbreviated Description: Lot:25 Subdivision:LIMBERLOST FARMS Abbreviated Description:E/SIDE PEBBLE BROOK LANE LANDLOT: 154 LANDDIST: 11; RESIDENTIAL LOT								
7	.94Mi.	**3140 JACKSON CREEK DR** **STOCKBRIDGE, GA 30281-5688**	07/20/2026	$697,500	$181	3835	9/5/4	2021	67,518 SF	
		APN: 008-A-01-0052 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Subdivision: JACKSON CREEK Abbreviated Description: Abbreviated Description:JACKSON CREEK DR-L10 LANDLOT: 136 LANDDIST: 11; RESIDENTIAL LOT								
8	1.02Mi.	**3749 E FAIRVIEW RD SW** **STOCKBRIDGE, GA 30281-5417**	07/16/2026	$410,000	$209	1956	7/4/2	2002	278,785 SF	
		APN: 006-0-01-018E Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2-3 Subdivision: RURAL Abbreviated Description: Lot:2-3 Subdivision:RURAL Abbreviated Description:& LL184 N/SIDE EAST FAIRVIEW RD-LOT 3 LANDLOT: 169 LANDDIST: 11; RESIDENTIAL SMALL TRACT								
9	.3Mi.	**2104 AUTUMN CHASE DR** **STOCKBRIDGE, GA 30281-9209**	07/02/2026	$540,750	$176	3060	9/5/4	2005	34,412 SF	
		APN: 007-0-01-0162 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 25 Subdivision: AUTUMN CHASE Abbreviated Description: Abbreviated Description:AUTUMN CHASE DR-L25 U1 LANDLOT: 168 LANDDIST: 11; RESIDENTIAL LOT								
10	.72Mi.	**3185 UNION CHURCH RD SW** **STOCKBRIDGE, GA 30281-5427**	06/10/2026	$183,495	$117	1556	6/3/1	1958	29,185 SF	
		APN: 004-0-02-019A Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: RURAL Abbreviated Description: Subdivision:RURAL Abbreviated Description:UNION CHURCH RD LANDLOT: 187 LANDDIST: 11; RESIDENTIAL SMALL TRACT								
11	.48Mi.	**4470 E FAIRVIEW RD SW** **STOCKBRIDGE, GA 30281-5404**	05/19/2026	$315,000	$187	1683	7/4/3	1973	135,908 SF	
		APN: 007-0-01-0018 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: RURAL Abbreviated Description: Subdivision:RURAL Abbreviated Description:S/SIDE EAST FAIRVIEW RD LANDLOT: 186 LANDDIST: 11; RESIDENTIAL SMALL TRACT								
12	.52Mi.	**3488 PEBBLE BROOK LN** **STOCKBRIDGE, GA 30281-5674**	04/30/2026	$307,900	$124	2466	7/3/2	1995	60,113 SF	
		APN: 007-0-01-0121 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 17 Block: C Subdivision: LIMBERLOST FARMS Abbreviated Description: Lot:17 Block:C Subdivision:LIMBERLOST FARMS Abbreviated Description:LL167 LD11 W/SIDE PEBBLE BROOK LN LANDLOT: 167 LANDDIST: 11; RESIDENTIAL LOT								
13	1.17Mi.	**4012 UNION CHURCH RD SW** **STOCKBRIDGE, GA 30281-5607**	03/25/2026	$300,000	$174	1720	6/3/3	1990	174,241 SF	
		APN: 008-0-01-014E Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: RURAL Abbreviated Description: Subdivision:RURAL Abbreviated Description:N/SIDE UNION CHURCH RD LANDLOT: 136 LANDDIST: 11; RESIDENTIAL SMALL TRACT								
14	1.11Mi.	**3207 BRIGADIER WAY** **STOCKBRIDGE, GA 30281-5692**	01/23/2026	$380,000	$131	2894	9/4/3	2004	30,056 SF	

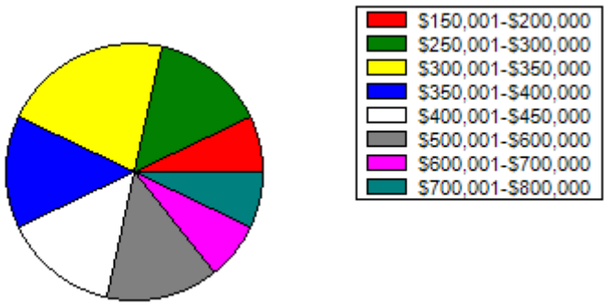
ICE SiteX Report

OrderID: 98722692

APN: 008-A-01-0102 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 58 Subdivision: JACKSON CREEK Abbreviated Description: Subdivision:JACKSON CREEK Abbreviated Description:BRIGADIER WAY-L58
LANDLOT: 136 LANDDIST: 11; RESIDENTIAL LOT

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**2544 WALNUT RIDGE WAY**	**08/15/2024**	$689,700	$275,880	3,928	9/5/4	2014	27,878 SF	
.02Mi.	**2548 WALNUT RIDGE WAY**	**11/18/2013**	$667,600	$267,040	3,779	10/5/3	2007	32,670 SF	
.02Mi.	**2540 WALNUT RIDGE WAY**	**09/20/2016**	$544,800	$217,920	2,949	8/4/3	2005	25,700 SF	
.05Mi.	**2536 WALNUT RIDGE WAY**	**07/12/2021**	$571,700	$228,680	3,279	8/5/3	2006	25,700 SF	
.05Mi.	**2154 AUTUMN CHASE DR**	**08/30/2005**	$738,300	$295,320	4,529	10/4/4	2005	31,799 SF	
.05Mi.	**2150 AUTUMN CHASE DR**	**06/20/2008**	$586,300	$234,520	3,151	9/5/4	2005	26,136 SF	
.06Mi.	**2158 AUTUMN CHASE DR**	**04/26/2017**	$690,700	$276,280	3,894	9/5/4	2006	37,462 SF	
.06Mi.	**2146 AUTUMN CHASE DR**	**06/06/2011**	$566,100	$226,440	3,080	8/4/4	2005	25,700 SF	
.07Mi.	**2162 AUTUMN CHASE DR**	**10/11/2022**	$696,800	$278,720	3,673	10/6/5	2006	1 SF	
.07Mi.	**2140 AUTUMN CHASE DR**	**08/07/2012**	$623,900	$249,560	3,480	8/5/4	2006	26,136 SF	
.08Mi.	**2541 WALNUT RIDGE WAY**	**10/09/2015**	$779,300	$311,720	3,990	9/5/5	2015	1 SF	
.08Mi.	**2166 AUTUMN CHASE DR**	**09/13/2013**	$686,400	$274,560	3,942	/4/4	2006	1 SF	
.09Mi.	**2533 WALNUT RIDGE WAY**	**08/31/2016**	$776,100	$310,440	3,977	10/5/4	2016	2 SF	
.11Mi.	**4442 CREEK CT**	**01/30/2013**	$432,200	$172,880	2,598	6/3/2	1988	2 SF	Yes
.12Mi.	**2145 AUTUMN CHASE DR**	**04/10/2019**	$606,400	$242,560	3,352	9/17/4	2005	30,492 SF	
.12Mi.	**2139 AUTUMN CHASE DR**	**02/13/2008**	$589,900	$235,960	3,161	9/5/5	2006	1 SF	

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	59%

Demographics & Income

Median Age:	39.2 years old	Households:	27,271
Median Household Income:	$77,401	Households w/Family:	68%
Household Income Per Capita:	$34,825	Households w/Family Married:	40%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Rockdale County School District	Students:	15,342
Number of Schools:	18	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.86Mi.	**Heritage High School** Number of Students: 1,788 Student-Teacher Ratio: 18.01 Advanced Placement: Yes	C-	Public	9 - 12
1.75Mi.	**Lorraine Elementary School** Number of Students: 571 Student-Teacher Ratio: 13.28	C+	Public	PK - 5
1.97Mi.	**Ray Davis Middle School** Number of Students: 874 Student-Teacher Ratio: 14.28	B-	Public	6 - 8

ICE SiteX Report

OrderID: 98722692

Flood Report

The Subject Property of **2544 WALNUT RIDGE WAY, STOCKBRIDGE, GA 30281-9214** 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	121%	HIGHER
BURGLARY	105%	SIMILAR
MOTOR VEHICLE THEFT	113%	HIGHER
FORCIBLE ROBBERY	97%	SIMILAR
AGGRAVATED ASSAULT	107%	SIMILAR
FORCIBLE RAPE	74%	NOTABLY LOWER
MURDER	110%	HIGHER
OVERALL	112%	HIGHER

Disaster Alerts

1/22/2026 - Severe Winter Storm 10/8/2026 - Hurricane Isaias

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