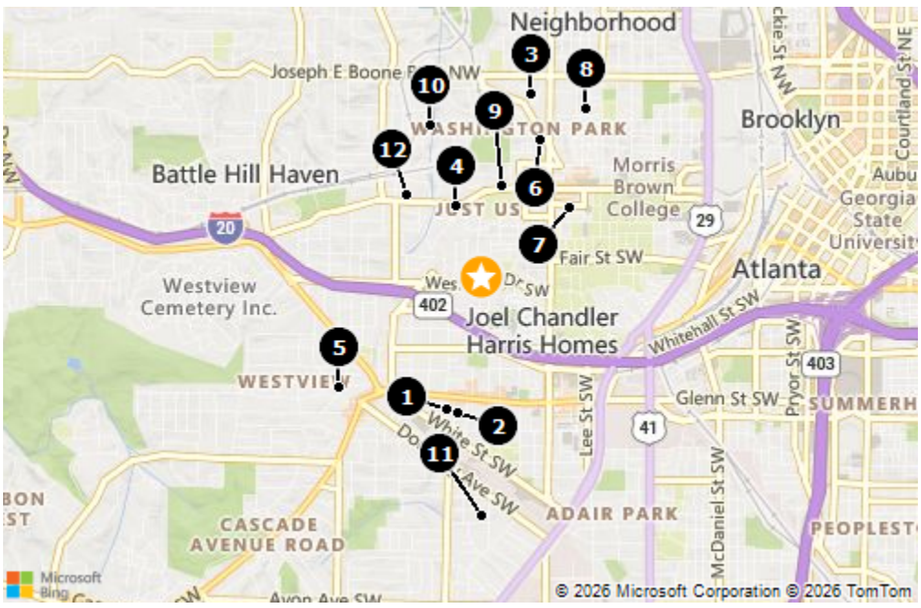
ICE SiteX Report

OrderID: 98722897

SiteX Property Information Report



Subject Property Location

262 ROSSER ST SW, ATLANTA, GA 30314-3072

County:	**FULTON GA**	Census Tract:	131210039.002004
Property Use:	Duplex (2 units, any combination)	Zoning:	R5
Parcel Number:	14 011600070682	Thomas Bros Pg-Grid:	

Valuation

Value:	**$337,000**	FSD:	18	Common Confidence Score:	39
Value Range:	$276,340 - $397,660	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	05
Assd Land Value:	$29,360	Market Land Value:	$73,400	Tax Year:	
Assd Improvement:	$52,560	Market Improvment Value:	$131,400	Total Taxable Value:	
Total Assessed Value:	$81,920	Total Assessor Market Value:	$204,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 05 Subdivision: FAIRVIEW TERRACE REV
City/Muni/Twp: CITY OF ATLANTA

Property Characteristics

Lot Size:	8,494 SF	Bedrooms:	4	Pool:	
Building Area:	1352 SF	Baths:	2	Fireplace:	
Year Built:	1950	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Wood
Number of Units:	2	Garage Type:		Heating:	Central
Number of Stories:	1+B	Number of Cars:		A/C:	Central
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/18/2025	Sales Price:	N/A
Document #:	20250114164 BK-PG 68759-209	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	03/14/2025		
Document Type:			

Legal Description:
Abbreviated Description: RESIDENTIAL 2 FAMILY

Prior Transfer

Recording Date:	03/14/2025	Sales Price:	N/A
Document #:	BK-PG 68759 -209	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 05 Subdivision: FAIRVIEW TERRACE REV
City/Muni/Twp: CITY OF ATLANTA

Mortgage Record

Recording Date:	08/10/2007	Loan Amount:	N/A
Document #:	BK-PG 45522-697	Loan Type:	Stand Alone Second
TD Due Date:	08/06/2037	Type Finance:	

Legal Description:
Lot: 82 District: 14 Subdivision: FAIRVIEW TERRACE REV Land Lot: 116

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Prior Transfer

Recording Date:	07/13/2007	Sales Price:	$80,000
Document #:	BK-PG 45367-279	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/03/2007		
Document Type:			

Legal Description:
Lot: 82 District: 14 Subdivision: FAIRVIEW TERRACE REV Land Lot: 116

Prior Transfer

Recording Date:	06/27/2007	Sales Price:	$63,000
Document #:	BK-PG 45262-540	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/14/2007		
Document Type:			

Legal Description:
Lot: 82 District: 14 Subdivision: FAIRVIEW TERRACE REV Land Lot: 116

Prior Transfer

Recording Date:	04/12/2007	Sales Price:	$170,580
Document #:	BK-PG 44821-436	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/06/2007		
Document Type:			

Legal Description:
Lot: 82 District: 14 Subdivision: FAIRVIEW TERRACE Land Lot: 116

Prior Transfer

Recording Date:	07/09/2004	Sales Price:	N/A
Document #:	BK-PG 38057-449	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/29/2004		
Document Type:			

Legal Description:
Lot: 82 District: 14 Subdivision: FAIRVIEW TERRACE Land Lot: 116

Prior Transfer

Recording Date:	12/22/2003	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	BK-PG 36745-416	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/11/2003		
Document Type:			

Legal Description:
Lot: 82 District: 14 Subdivision: FAIRVIEW TERRACE Land Lot: 116

Prior Transfer

Recording Date:	09/18/2003	Sales Price:	$195,900
Document #:	BK-PG 36036-357	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/29/2003		
Document Type:			

Legal Description:
Lot: 82 District: 14 Subdivision: FAIRVIEW TERRACE REV Land Lot: 116

Area Sales Analysis

Total Area Sales	$2,851,000	Median # of Bedrooms	4
Median Lot Size	7,471 SF	Median # of Baths	2
Median Living Area	1,733 SF	Median Year Built	1930
Price Range - 2 Yrs	$82,000 to $479,000	Age Range	71 years to 106 years
Median Value	$205,000	Median Age	96 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.74Mi.	**644 HOLDERNESS ST SW** **ATLANTA, GA 30310-1710**	08/18/2026	$375,000	$214	1749	6/2/2	1930	7,623 SF	
		APN: 14 013900020698 Document #: 20260199956 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: Abbreviated Description:ID VERI INFO; RESIDENTIAL 2 FAMILY								
2	.74Mi.	**652 GRADY PL SW** **ATLANTA, GA 30310-2616**	08/05/2026	$82,000	$39	2056	8/4/2	1920	7,492 SF	
		APN: 14 011800010512 Document #: 20260192661 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: Abbreviated Description:AN/FC NOT VACANT/BOARDED 21/CB NW 6/20; RESIDENTIAL 2 FAMILY								
3	1.02Mi.	**989 ASHBY TER NW** **ATLANTA, GA 30314-2809**	08/04/2026	$190,000	$158	1200	8/4/2	1930	8,668 SF	
		APN: 14 011500040942 Document #: 20260192270 Document Type: Price Code: V Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: Abbreviated Description:RENOVATION IN PROGRESS- 45% COMPLETE CB24, VERIFY DATA & MSMTS DOI 3.29.2023 24CB DATA NEEDS TO BE U								
4	.47Mi.	**18 STAFFORD ST SW** **ATLANTA, GA 30314-2546**	07/17/2026	$225,000	$113	1980	8/4/2	1940	6,229 SF	
		APN: 14 014100030891 Document #: 20260182999 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 2 FAMILY								
5	.97Mi.	**1516 S GORDON ST SW** **ATLANTA, GA 30310-2334**	07/16/2026	$125,000	$43	2898	8/6/2	1920	9,714 SF	
		APN: 14 014900100662 Document #: 20260181766 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: Abbreviated Description:HSE COMPLETE UPDATED REC PU ADD; RESIDENTIAL 2 FAMILY								

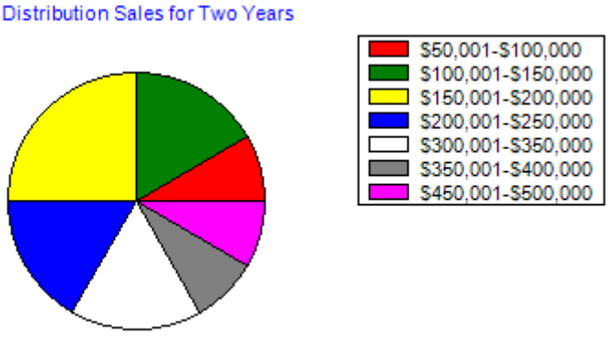
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6	.8Mi.	**950 MICHIGAN AVE NW** **ATLANTA, GA 30314-2802**	06/23/2026	$325,000	$166	1950	10/6/2	1920	7,449 SF
		APN: 14 011500080203 Document #: 20260169642 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: Abbreviated Description:DATA REVIEWED 5/23; RESIDENTIAL 2 FAMILY							
7	.6Mi.	**862 MITCHELL ST SW** **ATLANTA, GA 30314-3702**	06/15/2026	$479,000	$291	1646	8/4/2	1920	3,964 SF
		APN: 14 010900010901 Document #: 20260164798 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 2 FAMILY							
8	1.06Mi.	**230 ANDREW HAIRSTON PL NW** **ATLANTA, GA 30314-3308**	05/12/2026	$137,000	$118	1160	6/4/2	1950	5,314 SF
		APN: 14 011000011120 Document #: 20260144532 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: Abbreviated Description:CB2020 BOARDED DATA VERIFIED 6/19; RESIDENTIAL 2 FAMILY							
9	.5Mi.	**1049 MARTIN LUTHER KING JR DR NW** **ATLANTA, GA 30314-2929**	05/05/2026	$303,000	$176	1716	9/4/3	1930	5,968 SF
		APN: 14 011500100894 Document #: 20260140890 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: Abbreviated Description:DATA REVIEWED 5/23; RESIDENTIAL 2 FAMILY							
10	.86Mi.	**169 BURBANK DR NW** **ATLANTA, GA 30314-2307**	04/06/2026	$200,000	$143	1395	7/3/2	1955	10,716 SF
		APN: 14 014200140186 Document #: 20260122621 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: Abbreviated Description:HUNTER HILLS PARTIALLY BOARDED. CDU POOR. 7/18 CLOSE PERMITS NO WK 21; RESIDENTIAL 2 FAMILY							
11	1.28Mi.	**1108 MONTREAT AVE SW** **ATLANTA, GA 30310-3323**	01/30/2026	$210,000	$104	2017	10/4/2	1950	8,233 SF
		APN: 14 011900010750 Document #: 20260016726 Document Type: Price Code: V Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 2 FAMILY							
12	.6Mi.	**1336 SHARON ST NW** **ATLANTA, GA 30314-2408**	01/23/2026	$200,000	$124	1612	8/4/2	1950	4,269 SF
		APN: 14 014100020868 Document #: 20260012511 Document Type: Price Code: V Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: Abbreviated Description:UPDATED REC; RESIDENTIAL 2 FAMILY							

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.

ICE SiteX Report

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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.	**262 ROSSER ST SW**	**03/14/2025**	$204,800	$81,920	1,352	8/4/2	1950	8,494 SF	
.01Mi.	**254 ROSSER ST SW**		$269,800	$107,920	1,352	8/4/2	1950	8,494 SF	
.02Mi.	**246 ROSSER ST SW**		$275,000	$110,000	1,352	8/4/2	1950	8,494 SF	
.03Mi.	**261 LAWTON ST SW**		$377,300	$150,920	1,352	8/4/2	1950	8,494 SF	
.03Mi.	**265 LAWTON ST SW**	**04/16/2025**	$194,700	$77,880	1,352	8/4/2	1950	8,494 SF	
.03Mi.	**253 LAWTON ST SW**	**11/04/2025**	$334,000	$133,600	1,352	8/4/2	1950	8,494 SF	
.04Mi.	**259 ROSSER ST SW**		$419,900	$167,960	2,880	12/8/2	2005	8,364 SF	
.04Mi.	**249 LAWTON ST SW**		$228,200	$91,280	1,352	8/4/2	1950	8,494 SF	
.04Mi.	**238 ROSSER ST SW**		$228,200	$91,280	1,352	8/4/2	1950	8,494 SF	
.04Mi.	**251 ROSSER ST SW**	**03/03/2025**	$467,400	$186,960	2,728	8/6/6	2019	8,364 SF	
.04Mi.	**245 ROSSER ST SW**		$210,200	$84,080	1,352	8/4/2	1950	8,364 SF	
.04Mi.	**237 LAWTON ST SW**		$269,800	$107,920	1,352	8/4/2	1950	8,494 SF	
.05Mi.	**230 ROSSER ST SW**	**10/30/2025**	$305,000	$122,000	1,352	8/4/2	1950	8,494 SF	
.05Mi.	**237 ROSSER ST SW**		$210,700	$84,280	1,352	8/4/2	1950	8,364 SF	
.05Mi.	**229 LAWTON ST SW**	**04/16/2025**	$204,800	$81,920	1,352	8/4/2	1950	8,494 SF	
.06Mi.	**250 1ST ST SW**	**11/04/2025**	$251,100	$100,440	1,734	11/4/2	1944	6,882 SF	

Rent vs. Own

Households Occupied by Renters:	50%	Households Occupied by Owners:	31%

Demographics & Income

Median Age:	36.2 years old	Households:	7,104
Median Household Income:	$41,031	Households w/Family:	46%
Household Income Per Capita:	$24,784	Households w/Family Married:	13%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

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
0.44Mi.	**Booker T. Washington High School** Number of Students: 856 Student-Teacher Ratio: 12.06	F	Public	9 - 12
0.97Mi.	**Herman J. Russell West End Academy** Number of Students: 342 Student-Teacher Ratio: 8.81	D-	Public	6 - 8
0.14Mi.	**M. Agnes Jones Elementary School** Number of Students: 461 Student-Teacher Ratio: 13.44	F	Public	EE - 5

Flood Report

The Subject Property of **262 ROSSER ST SW, ATLANTA, GA 30314-3072** 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	125%	HIGHER
BURGLARY	126%	HIGHER
MOTOR VEHICLE THEFT	133%	NOTABLY HIGHER
FORCIBLE ROBBERY	67%	NOTABLY LOWER
AGGRAVATED ASSAULT	140%	NOTABLY HIGHER
FORCIBLE RAPE	117%	HIGHER
MURDER	116%	HIGHER
OVERALL	138%	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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ICE SiteX Report

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