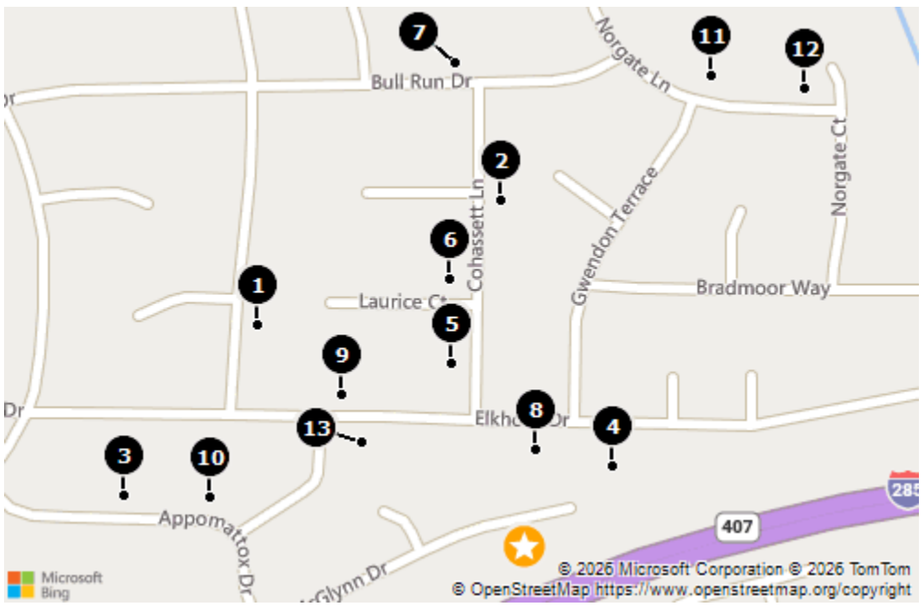
ICE SiteX Report

OrderID: 98444858

SiteX Property Information Report



Subject Property Location

2647 MCGLYNN DR, DECATUR, GA 30034-2830

County:	**DEKALB GA**	Census Tract:	130890234.111000
Property Use:	Single Family Residential	Zoning:	R75
Parcel Number:	15 087 05 078	Thomas Bros Pg-Grid:	

Valuation

Value:	**$196,000**	FSD:	10	Common Confidence Score:	63
Value Range:	$176,400 - $215,600	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	04
Assd Land Value:	$21,360	Market Land Value:	$53,400	Tax Year:	2025
Assd Improvement:	$42,200	Market Improvment Value:	$105,500	Total Taxable Value:	$3,241
Total Assessed Value:	$63,560	Total Assessor Market Value:	$158,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

City/Muni/Twp: UNINCORPORATED

Property Characteristics

Lot Size:	11,326 SF	Bedrooms:	2	Pool:	
Building Area:	1040 SF	Baths:	1	Fireplace:	
Year Built:	1968	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:	Ranch	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/21/2026	Sales Price:	$157,203
Document #:	2026084775 BK-PG 32420-494	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	05/14/2026	Loan Amount:	N/A
Document #:	2026053522 BK-PG 0000032593-0000000228	Loan Type:	FHA
TD Due Date:	01/01/2056	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	02/05/2026	Sales Price:	$157,102
Document #:	2026012343 BK-PG 31790-444	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/04/2026	Loan Amount:	N/A
Document #:	BK-PG 0000032420-0000000494	Loan Type:	FHA
TD Due Date:	01/01/2056	Type Finance:	
Legal Description:			

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Prior Transfer

Recording Date:	02/14/2025	Sales Price:	N/A
Document #:	2025025837 BK-PG 19215-677	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/06/2025	Sales Price:	$160,000
Document #:	2025001369 BK-PG 31790-440	Type of Sale:	Verified Sale Price
Contract Date:	12/20/2024		
Document Type:			

Legal Description:
Abbreviated Description: RESIDENTIAL LOTS

Mortgage Record

Recording Date:	10/03/2006	Loan Amount:	N/A
Document #:	BK-PG 19215-677	Loan Type:	Stand Alone Second
TD Due Date:	09/08/2046	Type Finance:	

Legal Description:
Lot: 32 Block: A District: 15 Subdivision: CARLTON EAST Land Lot: 87

Prior Transfer

Recording Date:	10/02/2006	Sales Price:	N/A
Document #:	184616 BK-PG 18560-732	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/30/2006	Loan Amount:	N/A
Document #:	BK-PG 18560-732	Loan Type:	Stand Alone Second
TD Due Date:	03/10/2046	Type Finance:	ADJ

Legal Description:
Lot: 32 Block: A District: 15 Subdivision: CARLTON EAST Land Lot: 87

Prior Transfer

Recording Date:	12/05/2003	Sales Price:	$69,900
Document #:	BK-PG 15533-346	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/20/2003		
Document Type:			

Legal Description:
Lot: 32 Block: A District: 15 Subdivision: CARLTON EAST Land Lot: 87

Prior Transfer

Recording Date:	06/02/1999	Sales Price:	$70,000
Document #:	BK-PG 10750-218	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/19/1999		
Document Type:			

Legal Description:
Lot: 32 District: 15 Subdivision: CARLTON EAST Land Lot: 87

Prior Transfer

Recording Date:	06/12/1996	Sales Price:	$42,600
Document #:	BK-PG 9023-313	Type of Sale:	Full Amount on Deed
Contract Date:	05/08/1996		
Document Type:			

Legal Description:
Lot: 32 Block: A District: 15 Subdivision: CARLTON EAST Land Lot: 87

Prior Transfer

Recording Date:	03/15/1995	Sales Price:	$34,350
Document #:	BK-PG 8493-1	Type of Sale:	Full Amount on Deed
Contract Date:	01/03/1995		
Document Type:			

Legal Description:
Lot: 32 Block: A District: 15 Subdivision: CARLTON EAST Legal Unit: 2 Land Lot: 87

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG 31790 -440	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
City/Muni/Twp: UNINCORPORATED

Area Sales Analysis

Total Area Sales	$3,251,690	Median # of Bedrooms	3
Median Lot Size	12,197 SF	Median # of Baths	2
Median Living Area	1,684 SF	Median Year Built	1966
Price Range - 2 Yrs	$112,990 to $372,500	Age Range	57 years to 63 years
Median Value	$240,300	Median Age	60 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.23Mi.	**2946 LLOYD RD DECATUR, GA 30034-2729**	09/11/2026	$286,000	$154	1850	/4/3	1965	11,326 SF	

APN: 15 106 01 159 Document #: 2026093330
Document Type: Price Code: V

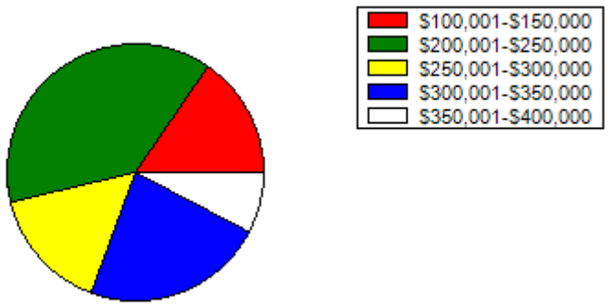
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	Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS									
2	.23Mi.	**2894 COHASSETT LN** **DECATUR, GA 30034-2807**	09/02/2026	$125,000	$74	1684	/4/2	1965	11,761 SF
	APN: 15 106 14 111 Document #: 2026089274 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS									
3	.27Mi.	**2526 APPOMATTOX DR** **DECATUR, GA 30034-2704**	09/01/2026	$215,000	$107	1994	/3/2	1968	12,197 SF
	APN: 15 087 07 015 Document #: 2026088644 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS									
4	.09Mi.	**2669 ELKHORN DR** **DECATUR, GA 30034-2818**	08/17/2026	$302,000	$218	1381	/5/2	1969	11,326 SF
	APN: 15 105 01 045 Document #: 2026083046 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS									
5	.13Mi.	**2941 COHASSETT LN** **DECATUR, GA 30034-2814**	07/29/2026	$112,990	$56	2008	/4/2	1966	13,068 SF
	APN: 15 106 01 179 Document #: 2026077262 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS									
6	.19Mi.	**2915 COHASSETT LN** **DECATUR, GA 30034-2812**	07/08/2026	$318,000	$177	1792	/3/2	1966	13,068 SF
	APN: 15 106 01 131 Document #: 2026070724 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS									
7	.34Mi.	**2620 BULL RUN DR** **DECATUR, GA 30034-2813**	06/17/2026	$235,000	$149	1575	/3/1	1963	14,375 SF
	APN: 15 106 04 013 Document #: 2026064967 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS									
8	.06Mi.	**2643 ELKHORN DR** **DECATUR, GA 30034-2818**	05/11/2026	$209,900	$176	1192	/3/1	1965	11,761 SF
	APN: 15 106 16 174 Document #: 2026051865 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS									
9	.16Mi.	**2588 ELKHORN DR** **DECATUR, GA 30034-2722**	03/24/2026	$230,000	$191	1200	/3/1	1967	12,632 SF
	APN: 15 106 01 185 Document #: 2026035001 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS									
10	.21Mi.	**2550 APPOMATTOX DR** **DECATUR, GA 30034-2704**	12/31/2025	$240,300	$148	1620	/3/2	1967	14,375 SF
	APN: 15 087 07 019 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS									
11	.34Mi.	**2874 NORGATE LN** **DECATUR, GA 30034-2853**	12/29/2025	$320,000	$147	2164	/3/2	1963	11,326 SF
	APN: 15 105 01 003 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS									
12	.36Mi.	**2902 NORGATE LN** **DECATUR, GA 30034-2853**	12/29/2025	$372,500	$134	2774	/4/2	1964	17,860 SF
	APN: 15 105 01 007 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS									
13	.13Mi.	**2595 ELKHORN DR** **DECATUR, GA 30034-2740**	11/20/2025	$285,000	$237	1200	/3/1	1966	11,326 SF
	APN: 15 106 16 182 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS									

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.

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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.	**2647 MCGLYNN DR**		$158,900	$63,560	1,040	/2/1	1968	11,326 SF	
.02Mi.	**2639 MCGLYNN DR**		$222,300	$88,920	1,670	/3/1	1968	11,326 SF	
.02Mi.	**2655 MCGLYNN DR**		$231,700	$92,680	1,526	/3/1	1968	11,761 SF	
.03Mi.	**2631 MCGLYNN DR**		$213,800	$85,520	1,550	/3/1	1967	11,761 SF	
.04Mi.	**2648 MCGLYNN DR**		$227,100	$90,840	1,641	/3/	1968	11,326 SF	
.04Mi.	**2656 MCGLYNN DR**		$243,600	$97,440	1,250	/3/1	1967	10,454 SF	
.04Mi.	**2642 MCGLYNN DR**		$231,700	$92,680	1,924	/4/3	1968	12,197 SF	
.04Mi.	**2625 MCGLYNN DR**		$199,100	$79,640	1,194	/3/1	1968	11,326 SF	
.05Mi.	**2663 MCGLYNN DR**		$216,900	$86,760	1,617	/3/1	1968	11,761 SF	
.05Mi.	**2636 MCGLYNN DR**		$229,800	$91,920	1,537	/3/1	1968	14,810 SF	
.05Mi.	**2664 MCGLYNN DR**		$219,900	$87,960	1,851	/3/2	1968	12,632 SF	
.06Mi.	**2630 MCGLYNN DR**		$179,300	$71,720	1,194	/3/1	1968	12,197 SF	
.06Mi.	**2670 MCGLYNN DR**		$131,000	$52,400	1,190	/3/2	1968	10,019 SF	
.06Mi.	**2619 MCGLYNN DR**		$200,000	$80,000	1,692	/3/2	1968	11,326 SF	
.06Mi.	**2643 ELKHORN DR**		$175,500	$70,200	1,192	/3/1	1965	11,761 SF	
.06Mi.	**2637 ELKHORN DR**		$353,300	$141,320	2,176	/4/2	1965	11,326 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	43.9 years old	Households:	18,486
Median Household Income:	$68,390	Households w/Family:	59%
Household Income Per Capita:	$33,133	Households w/Family Married:	31%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

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
1.70Mi.	**Ronald E. McNair Middle School** Number of Students: 701 Student-Teacher Ratio: 13.48	D-	Public	6 - 8
0.55Mi.	**Flat Shoals Elementary School** Number of Students: 373 Student-Teacher Ratio: 12.03	F	Public	PK - 5
2.58Mi.	**Ronald E. McNair High School** Number of Students: 779 Student-Teacher Ratio: 12.98	D-	Public	9 - 12

Flood Report

The Subject Property of **2647 MCGLYNN DR, DECATUR, GA 30034-2830** 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	115%	HIGHER
BURGLARY	100%	SIMILAR
MOTOR VEHICLE THEFT	87%	LOWER
FORCIBLE ROBBERY	107%	SIMILAR
AGGRAVATED ASSAULT	81%	LOWER
FORCIBLE RAPE	110%	HIGHER
MURDER	71%	NOTABLY LOWER
OVERALL	76%	NOTABLY LOWER

Disaster Alerts

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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ICE SiteX Report

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