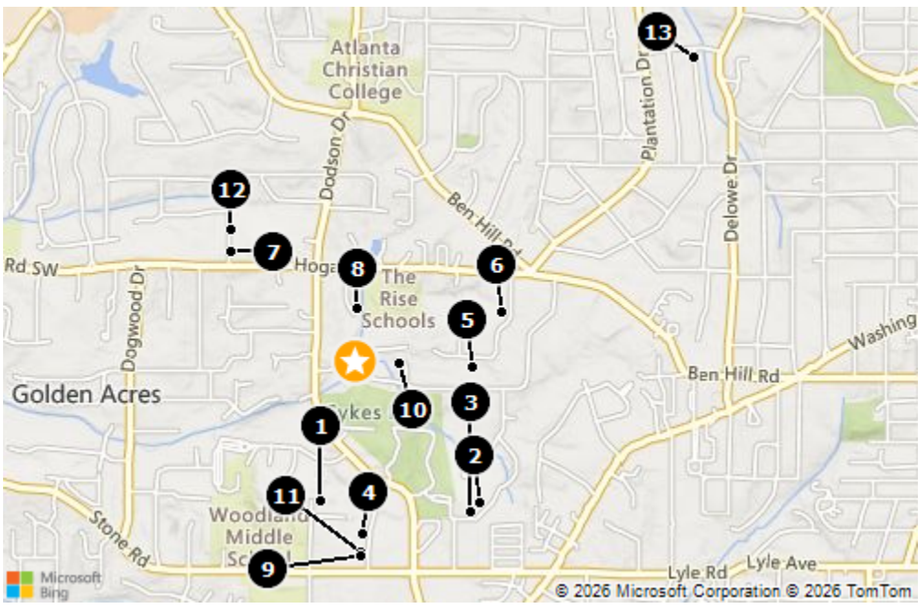
ICE SiteX Report

OrderID: 98722871

SiteX Property Information Report



Subject Property Location

2650 ROLLING BROOK TRL, ATLANTA, GA 30344-4009

County:	**FULTON GA**	Census Tract:	131210113.102003
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	14 019600040506	Thomas Bros Pg-Grid:	

Valuation

Value:	**$318,000**	FSD:	28	Common Confidence Score:	22
Value Range:	$228,960 - $407,040	ICE Confidence Score:	72		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	20
Assd Land Value:	$23,120	Market Land Value:	$57,800	Tax Year:	
Assd Improvement:	$84,560	Market Improvment Value:	$211,400	Total Taxable Value:	
Total Assessed Value:	$107,680	Total Assessor Market Value:	$269,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 20 Subdivision: OAKKNOLL UN 02
City/Muni/Twp: CITY OF EAST POINT

Property Characteristics

Lot Size:	19,558 SF	Bedrooms:	5	Pool:	
Building Area:	2220 SF	Baths:	3	Fireplace:	1
Year Built:	1948	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	9	Ext Walls:	Concrete
Number of Units:	1	Garage Type:		Heating:	Central
Number of Stories:	2+B	Number of Cars:		A/C:	Central
Style:	Convention	Basement:	Partial	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/30/2025	Sales Price:	$375,000
Document #:	2025-0245759 BK-PG 68153-651	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/09/2025	Sales Price:	N/A
Document #:	20250233121 BK-PG 69317-625	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	08/29/2025		
Document Type:			
Legal Description:			

Abbreviated Description: RESIDENTIAL 1 FAMILY

Prior Transfer

Recording Date:	08/29/2025	Sales Price:	N/A
Document #:	BK-PG 69317 -625	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

District: 20 Subdivision: OAKKNOLL UN 02
City/Muni/Twp: CITY OF EAST POINT

Prior Transfer

Recording Date:	09/02/2024	Sales Price:	$296,987

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Document #:	BK-PG 67385-487	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/22/2024	Loan Amount:	N/A
Document #:	20240215030 BK-PG 0000068153-0000000651	Loan Type:	New Conventional
TD Due Date:	01/01/2054	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	12/08/2023	Sales Price:	$213,157
Document #:	20230261887 BK-PG 65396-602	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/28/2023	Loan Amount:	N/A
Document #:	20230256702 BK-PG 0000067385-0000000487	Loan Type:	VA
TD Due Date:	01/01/2053	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	03/23/2022	Sales Price:	$173,494
Document #:	BK-PG 63693-181	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	03/11/2022	Loan Amount:	N/A
Document #:	BK-PG 0000065396-0000000602	Loan Type:	VA
TD Due Date:	01/01/2052	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	05/11/2021	Sales Price:	$173,289
Document #:	20210184212 BK-PG 61933-118	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	05/04/2021	Loan Amount:	N/A
Document #:	BK-PG 0000063693-0000000181	Loan Type:	VA
TD Due Date:	01/01/2051	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	07/27/2020	Sales Price:	$172,916
Document #:	20200240017 BK-PG 60767-335	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	07/17/2020	Loan Amount:	N/A
Document #:	BK-PG 0000061933-0000000118	Loan Type:	VA
TD Due Date:	01/01/2049	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	11/06/2019	Loan Amount:	N/A
Document #:	BK-PG 0000060767-0000000335	Loan Type:	VA
TD Due Date:	01/01/2049	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	11/01/2019	Sales Price:	$175,610
Document #:	20190366408 BK-PG 58872-646	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	06/07/2018	Loan Amount:	N/A
Document #:	BK-PG 58872-646	Loan Type:	VA
TD Due Date:	06/01/2048	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	10/13/2016	Sales Price:	N/A
Document #:	20160305320 BK-PG 55977-275	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/13/2016	Loan Amount:	N/A
Document #:	BK-PG 56747-399	Loan Type:	VA

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TD Due Date:	10/01/2046	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	04/28/2016	Loan Amount:	N/A
Document #:	BK-PG 56099-436	Loan Type:	VA
TD Due Date:	04/20/2046	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	03/25/2016	Loan Amount:	N/A
Document #:	BK-PG 55977-275	Loan Type:	VA
TD Due Date:	01/20/2045	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	02/11/2016	Sales Price:	$145,653
Document #:	20160108861 BK-PG 55571-435	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/04/2015	Sales Price:	$122,927
Document #:	20150314928 BK-PG 51664-415	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/12/2015	Loan Amount:	N/A
Document #:	BK-PG 55571-435	Loan Type:	VA
TD Due Date:	10/30/2045	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	10/05/2012	Sales Price:	N/A
Document #:	20120255284 BK-PG 50813-475	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/17/2012	Loan Amount:	N/A
Document #:	BK-PG 51664-415	Loan Type:	VA
TD Due Date:		Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	09/12/2012	Sales Price:	N/A
Document #:	2012-034049 BK-PG 51664-435	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/12/2012		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/12/2012	Sales Price:	$119,000
Document #:	2012-033989 BK-PG 51664-414	Type of Sale:	Full Amount on Deed
Contract Date:	09/12/2012		
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	01/19/2012	Loan Amount:	N/A
Document #:	BK-PG 50813-475	Loan Type:	New Conventional
TD Due Date:		Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	01/13/2012	Sales Price:	$38,100
Document #:	2012-001717 BK-PG 50813-473	Type of Sale:	Full Amount on Deed
Contract Date:	01/13/2012		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/14/2011	Sales Price:	$186,159
Document #:	BK-PG 49990-361	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/05/2011		
Document Type:			
Legal Description:			

Lot: 8 District: 14 Subdivision: OAKKNOLL UN 02 Land Lot: 196

Prior Transfer

Recording Date:	03/29/2005	Sales Price:	$179,000
Document #:	BK-PG 39687-496	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/21/2005		
Document Type:			

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Legal Description:
Lot: 8 District: 14 Subdivision: OAK KNOLL Legal Unit: 2 Land Lot: 196

Prior Transfer

Recording Date:	11/23/2004	Sales Price:	$179,000
Document #:	BK-PG 38887-496	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/21/2004		
Document Type:			

Legal Description:
Lot: 8 District: 14 Subdivision: OAK KNOLL Legal Unit: 2 Land Lot: 196

Area Sales Analysis

Total Area Sales	$2,459,990	Median # of Bedrooms	3
Median Lot Size	19,123 SF	Median # of Baths	2
Median Living Area	1,636 SF	Median Year Built	1959
Price Range - 2 Yrs	$70,000 to $299,000	Age Range	57 years to 94 years
Median Value	$190,000	Median Age	67 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.38Mi.	**3192 MOUNT OLIVE RD** **ATLANTA, GA 30344-5610**	08/18/2026	$80,000	$68	1174	7/2/1	1939	19,123 SF	
		APN: 14 019500010450 Document #: 20260200617 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:AN CHG TO SEPTIC AN SHED NO VALUE; RESIDENTIAL 1 FAMILY								
2	.5Mi.	**3193 BEECH DR** **ATLANTA, GA 30344-5422**	07/22/2026	$70,000	$45	1538	6/3/3	1957	18,121 SF	
		APN: 14 019500050142 Document #: 20260184979 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:BD ADDITION AN CONVERTED GARAGE INTO FBLA; RESIDENTIAL 1 FAMILY								
3	.51Mi.	**3201 BEECH DR** **ATLANTA, GA 30344-5424**	07/15/2026	$190,000	$100	1886	5/3/2	1957	36,242 SF	
		APN: 14 019500050472 Document #: 20260181103 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:ADDITION; RESIDENTIAL 1 FAMILY								
4	.46Mi.	**3241 DODSON DR** **ATLANTA, GA 30344-5358**	07/14/2026	$140,000	$85	1636	6/3/2	1962	23,566 SF	
		APN: 14 019500010112 Document #: 20260180556 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 1 FAMILY								
5	.31Mi.	**3014 ORR DR** **ATLANTA, GA 30344-4007**	07/07/2026	$275,000	$107	2568	7/3/2	1969	19,689 SF	
		APN: 14 019600020532 Document #: 20260177190 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:AN VERIFIED DATA 10/2006; RESIDENTIAL 1 FAMILY								
6	.42Mi.	**2911 ORR DR** **ATLANTA, GA 30344-4004**	06/10/2026	$130,000	$76	1702	6/3/2	1959	43,429 SF	
		APN: 14 019600020243 Document #: 20260162307 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:ID MOVED TO NBHD 14534; RESIDENTIAL 1 FAMILY								
7	.43Mi.	**2832 KINGSTON TER** **ATLANTA, GA 30344-3840**	05/27/2026	$75,000	$61	1220	5/3/2	1959	13,678 SF	
		APN: 14 022100030654 Document #: 20260153395 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:ID INFO AT DOOR; RESIDENTIAL 1 FAMILY								
8	.15Mi.	**2910 KNOLLWOOD TRL** **ATLANTA, GA 30344-3843**	05/26/2026	$199,990	$87	2290	7/4/2	1968	21,083 SF	
		APN: 14 019600040159 Document #: 20260153168 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:ID AN ADD IS FR ON ALL SIDES; RESIDENTIAL 1 FAMILY								
9	.52Mi.	**3275 DODSON DR** **ATLANTA, GA 30344-5359**	04/23/2026	$287,500	$196	1463	6/3/1	1932	10,019 SF	
		APN: 14 019500010468 Document #: 20260132062 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:ID AN FC; RESIDENTIAL 1 FAMILY								
10	.44Mi.	**2985 MEADOW LARK DR** **ATLANTA, GA 30344-4033**	03/11/2026	$299,000	$196	1520	6/3/2	1962	18,513 SF	
		APN: 14 019600020169 Document #: 20260101649 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 1 FAMILY								
11	.51Mi.	**3269 DODSON DR** **ATLANTA, GA 30344-5321**	11/12/2025	$150,000	$142	1056	6/2/2	1959	9,975 SF	
		APN: 14 019500010138 Document #: 20250270240 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:AN 3 SHED NO VALUE. REVIEWED PER LISTING DATA/FC; RESIDENTIAL 1 FAMILY								
12	.48Mi.	**2800 KINGSTON TER** **ATLANTA, GA 30344-3840**	10/22/2025	$288,500	$114	2520	7/4/2	1958	14,026 SF	
		APN: 14 022100030506 Document #: 20250259566 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:AN HOME IS SPLIT LEVEL FRONT TO BACK.; RESIDENTIAL 1 FAMILY								
13	.27Mi.	**2511 MEADOW LARK DR**	10/09/2025	$275,000	$162	1694	6/3/2	1958	19,994 SF	

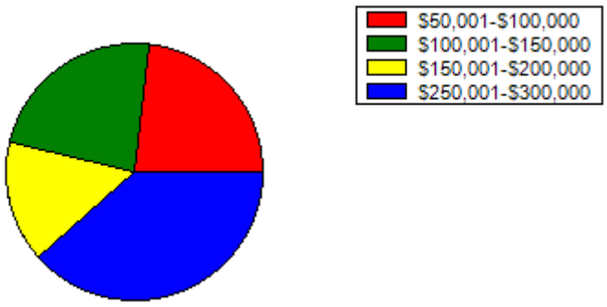
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ATLANTA, GA 30344-4027
APN: 14 019500060075 Document #: 20250250423
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:VERIFIED DATA. 1/18; RESIDENTIAL 1 FAMILY

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.

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.	**2650 ROLLING BROOK TRL**	**08/29/2025**	$269,200	$107,680	2,220	9/5/3	1948	19,558 SF	
.01Mi.	**2658 ROLLING BROOK TRL**		$291,400	$116,560	1,754	8/3/2	2003	17,685 SF	
.04Mi.	**2638 MEADOW LARK DR**		$249,500	$99,800	2,296	7/4/2	1968	22,477 SF	
.04Mi.	**2624 ROLLING BROOK TRL**	**06/17/2024**	$217,500	$87,000	1,782	7/2/2	1969	19,863 SF	
.05Mi.	**2670 ROLLING BROOK TRL**		$226,700	$90,680	2,028	8/4/2	1969	21,214 SF	
.05Mi.	**2671 ROLLING BROOK TRL**		$270,800	$108,320	2,194	7/3/2	1970	19,428 SF	
.05Mi.	**2647 ROLLING BROOK TRL**		$227,000	$90,800	1,689	7/3/2	1970	24,219 SF	
.06Mi.	**2661 ROLLING BROOK TRL**		$216,600	$86,640	1,761	7/3/2	1969	25,657 SF	
.06Mi.	**2655 ROLLING BROOK TRL**		$271,600	$108,640	2,040	9/4/3	1970	37,331 SF	
.06Mi.	**2628 MEADOW LARK DR**		$235,000	$94,000	1,346	7/3/2	1992	35,240 SF	
.06Mi.	**2614 ROLLING BROOK TRL**		$264,300	$105,720	1,728	8/4/2	1968	17,990 SF	
.06Mi.	**2619 MEADOW LARK DR**		$244,800	$97,920	1,902	8/4/2	1966	12,937 SF	
.07Mi.	**2627 ROLLING BROOK TRL**		$159,000	$63,600	1,128	8/3/2	1971	22,564 SF	
.08Mi.	**2604 ROLLING BROOK TRL**		$233,500	$93,400	1,974	7/3/2	1969	19,776 SF	
.08Mi.	**2609 MEADOW LARK DR**		$312,900	$125,160	1,948	7/3/2	1964	18,600 SF	
.08Mi.	**2617 ROLLING BROOK TRL**		$241,500	$96,600	2,217	7/3/2	1968	22,259 SF	

Rent vs. Own

Households Occupied by Renters:	51%	Households Occupied by Owners:	39%

Demographics & Income

Median Age:	36.7 years old	Households:	15,297
Median Household Income:	$67,018	Households w/Family:	51%
Household Income Per Capita:	$35,996	Households w/Family Married:	20%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	Fulton County School District	Students:	87,019
Number of Schools:	106	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.32Mi.	**Tri-Cities High School** Number of Students: 1,748 Student-Teacher Ratio: 15.31 Advanced Placement: Yes	D-	Public	9 - 12
1.14Mi.	**Paul D. West Middle School** Number of Students: 814 Student-Teacher Ratio: 11.63	D	Public	6 - 8
1.59Mi.	**Hamilton E. Holmes Elementary School** Number of Students: 587 Student-Teacher Ratio: 14.32	D+	Public	PK - 5

ICE SiteX Report

OrderID: 98722871

Flood Report

The Subject Property of **2650 ROLLING BROOK TRL, ATLANTA, GA 30344-4009** is in **Zone AE** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH BFES HAVE BEEN DETER-MINED.
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	130%	NOTABLY HIGHER
BURGLARY	113%	HIGHER
MOTOR VEHICLE THEFT	115%	HIGHER
FORCIBLE ROBBERY	75%	NOTABLY LOWER
AGGRAVATED ASSAULT	108%	SIMILAR
FORCIBLE RAPE	76%	NOTABLY LOWER
MURDER	106%	SIMILAR
OVERALL	117%	HIGHER

Disaster Alerts

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

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