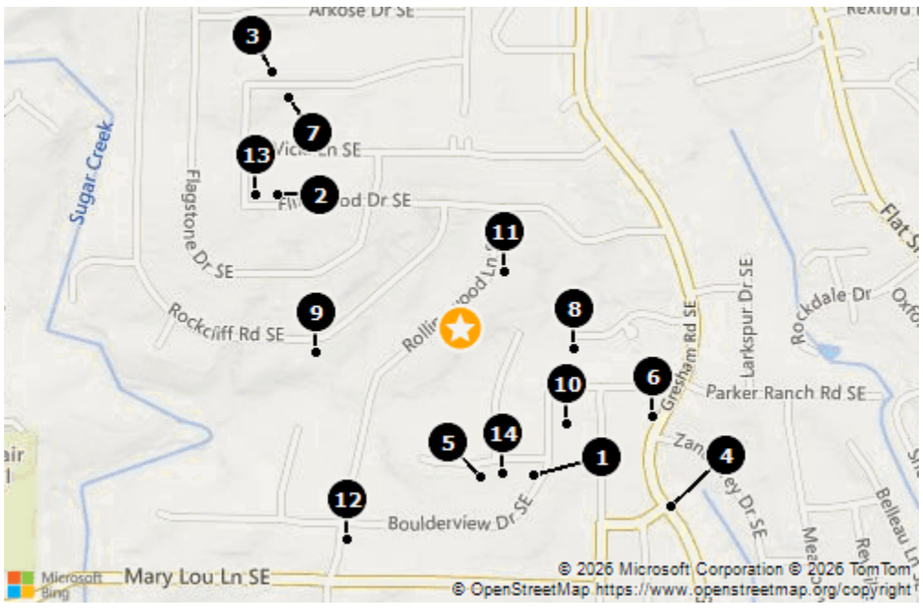
ICE SiteX Report

OrderID: 97875820

SiteX Property Information Report



Subject Property Location

2696 ROLLINGWOOD LN SE, ATLANTA, GA 30316-4233

County:	**DEKALB GA**	Census Tract:	130890238.033002
Property Use:	Single Family Residential	Zoning:	R75
Parcel Number:	15 116 02 045	Thomas Bros Pg-Grid:	

Valuation

Value:	**$145,000**	FSD:	9	Common Confidence Score:	70
Value Range:	$131,950 - $158,050	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	04
Assd Land Value:	$28,000	Market Land Value:	$70,000	Tax Year:	2025
Assd Improvement:	$54,760	Market Improvment Value:	$136,900	Total Taxable Value:	$605
Total Assessed Value:	$82,760	Total Assessor Market Value:	$206,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

City/Muni/Twp: UNINCORPORATED

Property Characteristics

Lot Size:	12,197 SF	Bedrooms:	2	Pool:	
Building Area:	1250 SF	Baths:	1	Fireplace:	
Year Built:	1954	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:	07/11/2025	Sales Price:	$107,448
Document #:	2025077620 BK-PG 29970-531	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/27/2022	Sales Price:	$102,937
Document #:	2022019361 BK-PG 23782-474	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	12/13/2021	Loan Amount:	N/A
Document #:	BK-PG 0000029970-0000000531	Loan Type:	FHA
TD Due Date:	01/01/2052	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	07/15/2013	Sales Price:	$143,000
Document #:	2013125090 BK-PG 20553-702	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Mortgage Record

Recording Date:	05/23/2013	Loan Amount:	N/A
Document #:	BK-PG 23782-474	Loan Type:	FHA
TD Due Date:		Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	11/02/2010	Loan Amount:	N/A
Document #:	BK-PG 22207-252	Loan Type:	Stand Alone Second
TD Due Date:	09/29/2040	Type Finance:	

Legal Description:
Lot: 23 Block: E District: 4 Subdivision: GRESHAM PARK 02

Mortgage Record

Recording Date:	01/08/2008	Loan Amount:	N/A
Document #:	BK-PG 20553-702	Loan Type:	Stand Alone Second
TD Due Date:	11/14/2037	Type Finance:	

Legal Description:
Lot: 23 Block: E District: 15 Subdivision: GRESHAM PARK 02 Land Lot: 116

Prior Transfer

Recording Date:	12/18/2007	Sales Price:	$125,000
Document #:	2007649636 BK-PG 18897-465	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/07/2006	Loan Amount:	N/A
Document #:	BK-PG 18897-465	Loan Type:	Stand Alone Second
TD Due Date:	06/21/2036	Type Finance:	

Legal Description:
Lot: 23 Block: E District: 15 Subdivision: GRESHAM PARK Legal Unit: 2 Land Lot: 116

Prior Transfer

Recording Date:	07/11/2005	Sales Price:	$113,050
Document #:	20050132739 BK-PG 17228-35	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/21/2005	Loan Amount:	N/A
Document #:	BK-PG 17228-35	Loan Type:	Stand Alone Second
TD Due Date:	03/10/2035	Type Finance:	ADJ

Legal Description:
Lot: 23 Block: E District: 15 Subdivision: GRESHAM PARK Legal Unit: 2 Land Lot: 116

Prior Transfer

Recording Date:	07/08/2003	Sales Price:	N/A
Document #:	BK-PG 14856-742	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/25/2003		
Document Type:			

Legal Description:
Lot: 23 Block: E District: 15 Subdivision: GRESHAM PARK Legal Unit: 2 Land Lot: 116

Mortgage Record

Recording Date:	01/22/2002	Loan Amount:	N/A
Document #:	BK-PG 12884-447	Loan Type:	Stand Alone Refi
TD Due Date:		Type Finance:	

Legal Description:
Lot: 23 Block: E District: 15 Subdivision: GRESHAM PARK Legal Unit: 2 Land Lot: 116

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG 14856 -742	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
City/Muni/Twp: UNINCORPORATED

Area Sales Analysis

Total Area Sales	$3,423,800	Median # of Bedrooms	3
Median Lot Size	15,028 SF	Median # of Baths	1
Median Living Area	1,217 SF	Median Year Built	1956
Price Range - 2 Yrs	$135,000 to $467,000	Age Range	7 years to 73 years
Median Value	$222,500	Median Age	70 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.22Mi.	**1936 BOULDERVIEW DR SE ATLANTA, GA 30316-4206**	05/19/2026	$298,900	$303	984	/3/1	1953	11,761 SF	
		APN: 15 109 03 002 Document #: 2026054607 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
2	.31Mi.	**1778 FLINTWOOD DR SE ATLANTA, GA 30316-4101**	05/06/2026	$375,000	$220	1704	/4/4	1955	13,068 SF	
		APN: 15 116 05 015 Document #: 2026050278								

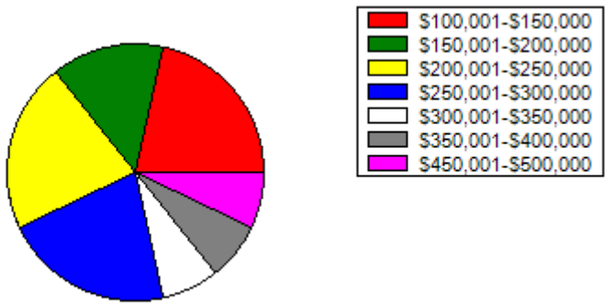
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	Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS									
3	.44Mi.	**1673 FLINTWOOD DR SE** **ATLANTA, GA 30316-4127**	04/20/2026	$140,000	$130	1075	/3/1	1957	17,424 SF
	APN: 15 116 08 020 Document #: 2026043899 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS									
4	.36Mi.	**2848 GRESHAM RD SE** **ATLANTA, GA 30316-4304**	03/16/2026	$140,000	$119	1174	/3/1	1958	15,682 SF
	APN: 15 108 10 019 Document #: 2026031961 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS									
5	.21Mi.	**1891 SAHARA DR SE** **ATLANTA, GA 30316-4238**	02/17/2026	$329,000	$226	1450	/3/1	1959	15,246 SF
	APN: 15 109 03 048 Document #: 2026015281 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS									
6	.28Mi.	**2797 GRESHAM RD SE** **ATLANTA, GA 30316-4363**	02/03/2026	$220,000	$211	1039	/3/2	1953	9,583 SF
	APN: 15 116 03 003 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS									
7	.38Mi.	**1662 FLINTWOOD DR SE** **ATLANTA, GA 30316-4128**	01/13/2026	$220,000	$163	1348	/4/2	1956	15,682 SF
	APN: 15 116 01 046 Document #: 2026003061 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS									
8	.15Mi.	**1939 YELLOW FINCH TRL SE** **ATLANTA, GA 30316-4310**	01/07/2026	$467,000	$274	1700	/3/2	2019	17,424 SF
	APN: 15 116 02 062 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Abbreviated Description: Abbreviated Description:47 X 90 X 52 X 133 X. .41; RESIDENTIAL LOTS									
9	.2Mi.	**2815 ROCKCLIFF RD SE** **ATLANTA, GA 30316-4017**	12/10/2025	$285,000	$240	1186	/3/1	1957	17,424 SF
	APN: 15 116 10 044 Document #: 2025124946 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS									
10	.19Mi.	**1973 BOULDERVIEW DR SE** **ATLANTA, GA 30316-4205**	12/04/2025	$135,000	$109	1230	/2/1	1954	11,326 SF
	APN: 15 109 02 001 Document #: 2025122305 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS									
11	.1Mi.	**2658 ROLLINGWOOD LN SE** **ATLANTA, GA 30316-4233**	12/02/2025	$254,000	$182	1391	/3/1	1955	11,761 SF
	APN: 15 116 02 038 Document #: 2025121405 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS									
12	.32Mi.	**1815 BOULDERVIEW DR SE** **ATLANTA, GA 30316-4203**	11/18/2025	$174,900	$137	1273	/3/1	1956	13,504 SF
	APN: 15 109 02 031 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS									
13	.33Mi.	**1766 FLINTWOOD DR SE** **ATLANTA, GA 30316-4101**	10/24/2025	$160,000	$141	1134	/3/1	1956	14,810 SF
	APN: 15 116 05 013 Document #: 2025109513 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS									
14	.21Mi.	**1905 SAHARA DR SE** **ATLANTA, GA 30316-4252**	10/20/2025	$225,000	$186	1204	/3/1	1959	16,553 SF
	APN: 15 109 03 050 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



ICE SiteX Report

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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.	**2696 ROLLINGWOOD LN SE**		$206,900	$82,760	1,250	/2/1	1954	12,197 SF	
.01Mi.	**2690 ROLLINGWOOD LN SE**		$322,000	$128,800	1,239	/4/2	1954	12,197 SF	
.01Mi.	**2702 ROLLINGWOOD LN SE**		$266,800	$106,720	1,246	/3/1	1954	12,197 SF	
.03Mi.	**2684 ROLLINGWOOD LN SE**		$195,700	$78,280	1,232	/3/1	1954	12,197 SF	
.03Mi.	**2706 ROLLINGWOOD LN SE**		$208,200	$83,280	1,242	/2/1	1954	12,197 SF	
.04Mi.	**2680 ROLLINGWOOD LN SE**		$180,800	$72,320	1,226	/3/1	1954	12,197 SF	
.04Mi.	**2712 ROLLINGWOOD LN SE**		$221,100	$88,440	1,286	/3/2	1955	12,197 SF	
.04Mi.	**2741 PASCO LN SE**		$252,100	$100,840	1,396	/3/2	1959	30,928 SF	
.04Mi.	**2695 ROLLINGWOOD LN SE**		$228,800	$91,520	1,697	/3/1	1955	12,197 SF	
.04Mi.	**2699 ROLLINGWOOD LN SE**		$256,200	$102,480	1,392	/3/1	1955	12,197 SF	
.05Mi.	**2689 ROLLINGWOOD LN SE**	**04/03/2025**	$305,000	$122,000	1,439	/3/2	1955	12,197 SF	
.05Mi.	**2703 ROLLINGWOOD LN SE**		$233,200	$93,280	1,452	/3/2	1955	12,197 SF	
.05Mi.	**2674 ROLLINGWOOD LN SE**		$197,400	$78,960	1,191	/2/1	1954	12,197 SF	
.05Mi.	**2716 ROLLINGWOOD LN SE**		$252,400	$100,960	1,232	/3/1	1954	12,197 SF	
.05Mi.	**2747 PASCO LN SE**		$331,500	$132,600	2,148	/3/2	1959	30,056 SF	
.05Mi.	**2733 PASCO LN SE**		$259,900	$103,960	1,592	/3/2	1962	1 SF	

Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	38.2 years old	Households:	15,412
Median Household Income:	$95,002	Households w/Family:	48%
Household Income Per Capita:	$61,588	Households w/Family Married:	32%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	18%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.07Mi.	**Barack H. Obama Elementary Magnet School of Technology** Number of Students: 844 Student-Teacher Ratio: 16.23	B	Public	PK - 5
1.19Mi.	**Ronald E. McNair Middle School** Number of Students: 701 Student-Teacher Ratio: 13.48	C-	Public	6 - 8
0.75Mi.	**Ronald E. McNair High School** Number of Students: 779 Student-Teacher Ratio: 12.98	D-	Public	9 - 12

Flood Report

The Subject Property of **2696 ROLLINGWOOD LN SE, ATLANTA, GA 30316-4233** 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	124%	HIGHER
BURGLARY	110%	HIGHER
MOTOR VEHICLE THEFT	117%	HIGHER
FORCIBLE ROBBERY	83%	LOWER
AGGRAVATED ASSAULT	119%	HIGHER
FORCIBLE RAPE	95%	SIMILAR
MURDER	121%	HIGHER
OVERALL	124%	HIGHER

Disaster Alerts

9/24/2024 - Hurricane Helene 1/22/2026 - Severe Winter Storm

ICE SiteX Report

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