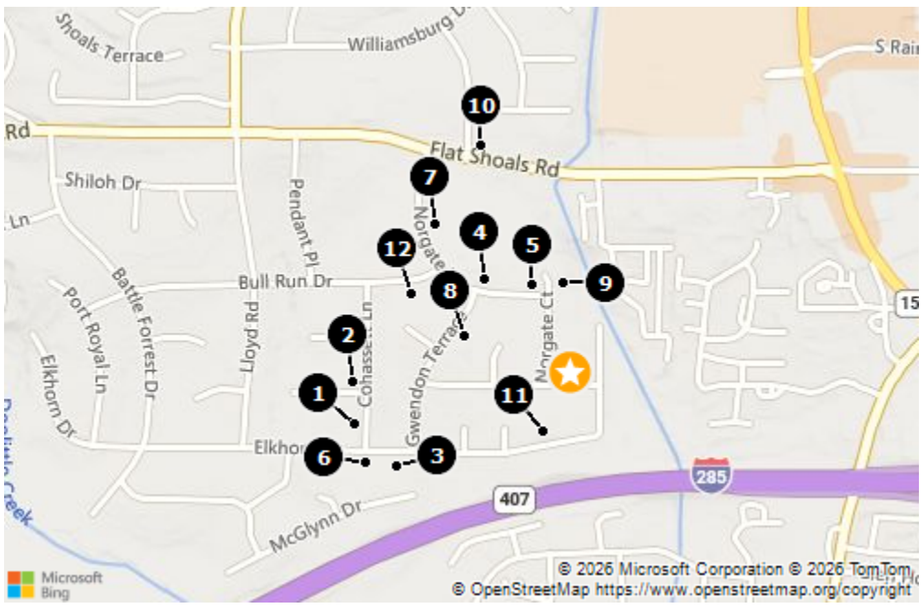
ICE SiteX Report

OrderID: 98328550

SiteX Property Information Report



Subject Property Location

2744 BRADMOOR WAY, DECATUR, GA 30034-2841

County:	**DEKALB GA**	Census Tract:	130890234.111000
Property Use:	Single Family Residential	Zoning:	R75
Parcel Number:	15 105 01 020	Thomas Bros Pg-Grid:	

Valuation

Value:	**$245,000**	FSD:	21	Common Confidence Score:	33
Value Range:	$193,550 - $296,450	ICE Confidence Score:	79		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	04
Assd Land Value:	$23,720	Market Land Value:	$59,300	Tax Year:	2025
Assd Improvement:	$67,120	Market Improvment Value:	$167,800	Total Taxable Value:	$2,563
Total Assessed Value:	$90,840	Total Assessor Market Value:	$227,100	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

City/Muni/Twp: UNINCORPORATED

Property Characteristics

Lot Size:	10,890 SF	Bedrooms:	3	Pool:	
Building Area:	1605 SF	Baths:	1	Fireplace:	
Year Built:	1965	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	S/L	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/02/2021	Sales Price:	$136,111
Document #:	2021040942 BK-PG 20236-576	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/22/2020	Sales Price:	$136,111
Document #:	2020019990 BK-PG 20236-576	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/03/2012	Sales Price:	N/A
Document #:	2012162151 BK-PG 20236-576	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/20/2007	Loan Amount:	N/A
Document #:	BK-PG 20236-576	Loan Type:	Stand Alone Second
TD Due Date:	07/27/2037	Type Finance:	
Legal Description:			

Lot: N Block: A District: 15 Subdivision: NORGATE Land Lot: 105

ICE SiteX Report

OrderID: 98328550

Mortgage Record

Recording Date:	05/10/2005	Loan Amount:	N/A
Document #:	BK-PG 17409-582	Loan Type:	Stand Alone Refi
TD Due Date:	04/21/2020	Type Finance:	

Legal Description:
Lot: N Block: A District: 15 Subdivision: NORGATE Land Lot: 105

Prior Transfer

Recording Date:	05/10/2005	Sales Price:	$128,000
Document #:	BK-PG 17409-582	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/21/2005		
Document Type:			

Legal Description:
Lot: N Block: A District: 15 Subdivision: NORGATE Land Lot: 105

Prior Transfer

Recording Date:	12/30/2003	Sales Price:	$120,000
Document #:	BK-PG 15652-548	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/19/2003		
Document Type:			

Legal Description:
Lot: N Block: A District: 15 Subdivision: NORGATE Land Lot: 105

Prior Transfer

Recording Date:	01/11/1995	Sales Price:	$70,000
Document #:	BK-PG 8435-271	Type of Sale:	Full Amount on Deed
Contract Date:	01/06/1995		
Document Type:			

Legal Description:
District: 15 Land Lot: 105

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG 18397 -786	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
City/Muni/Twp: UNINCORPORATED

Area Sales Analysis

Total Area Sales	$2,741,190	Median # of Bedrooms	3
Median Lot Size	12,415 SF	Median # of Baths	2
Median Living Area	1,712 SF	Median Year Built	1964
Price Range - 2 Yrs	$112,990 to $372,500	Age Range	58 years to 63 years
Median Value	$214,900	Median Age	62 years

Comparable Sales Data

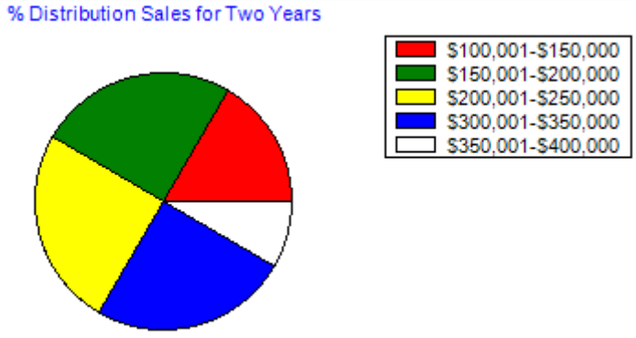
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**2941 COHASSETT LN** **DECATUR, GA 30034-2814**	07/29/2026	$112,990	$56	2008	/4/2	1966	13,068 SF	
		APN: 15 106 01 179 Document #: 2026077262 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
2	.29Mi.	**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								
3	.27Mi.	**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								
4	.17Mi.	**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								
5	.13Mi.	**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								
6	.3Mi.	**2625 ELKHORN DR** **DECATUR, GA 30034-2818**	11/06/2025	$238,000	$145	1632	/3/2	1965	11,326 SF	
		APN: 15 106 16 177 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
7	.26Mi.	**2830 NORGATE LN** **DECATUR, GA 30034-2853**	10/14/2025	$170,000	$138	1227	/3/1	1963	23,958 SF	
		APN: 15 106 08 007 Document #: 2025106541 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
8	.15Mi.	**2884 GWENDON TER**	09/30/2025	$175,000	$90	1924	/4/2	1963	11,326 SF	

ICE SiteX Report

OrderID: 98328550

		DECATUR, GA 30034-2844							
		APN: 15 105 03 027 Document #:							
		Document Type: Price Code: D							
		Land Use: Single Family Residential							
		Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS							
9	.12Mi.	**2860 NORGATE CT**	09/15/2025	$170,000	$146	1164	/3/1	1968	10,890 SF
		DECATUR, GA 30034-2848							
		APN: 15 105 01 011 Document #:							
		Document Type: Price Code: D							
		Land Use: Single Family Residential							
		Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS							
10	.33Mi.	**2784 WILLIAMSBURG WAY**	09/12/2025	$305,000	$147	2062	/4/2	1963	16,117 SF
		DECATUR, GA 30034-1311							
		APN: 15 105 02 006 Document #: 2025097172							
		Document Type: Price Code: V							
		Land Use: Single Family Residential							
		Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS							
11	.08Mi.	**2732 ELKHORN DR**	08/14/2025	$219,900	$173	1270	/3/2	1968	16,117 SF
		DECATUR, GA 30034-2822							
		APN: 15 105 05 007 Document #: 2025088247							
		Document Type: Price Code: V							
		Land Use: Single Family Residential							
		Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS							
12	.24Mi.	**2651 BULL RUN DR**	07/31/2025	$129,900	$108	1200	/3/1	1964	11,761 SF
		DECATUR, GA 30034-2838							
		APN: 15 106 14 089 Document #: 2025083657							
		Document Type: Price Code: V							
		Land Use: Single Family Residential							
		Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS							

Comparable Sales Chart



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.	**2744 BRADMOOR WAY**		$227,100	$90,840	1,605	/3/1	1965	10,890 SF	
.02Mi.	**2910 NORGATE CT**		$238,200	$95,280	2,376	/3/2	1963	11,326 SF	
.02Mi.	**2902 NORGATE CT**		$186,300	$74,520	2,052	/3/2	1964	10,890 SF	
.02Mi.	**2808 ELKHORN DR**		$275,400	$110,160	2,100	/3/2	1967	15,682 SF	
.02Mi.	**2816 ELKHORN DR**		$219,100	$87,640	1,706	/3/2	1968	11,326 SF	
.03Mi.	**2896 NORGATE CT**		$359,000	$143,600	2,122	/4/3	1965	12,632 SF	
.03Mi.	**2822 ELKHORN DR**		$225,200	$90,080	1,995	/3/2	1968	11,326 SF	
.04Mi.	**2743 BRADMOOR WAY**		$184,700	$73,880	1,116	/3/2	1965	11,761 SF	
.04Mi.	**2794 ELKHORN DR**		$199,300	$79,720	1,275	/3/2	1967	15,682 SF	
.04Mi.	**2737 BRADMOOR WAY**		$243,500	$97,400	1,989	/3/2	1963	12,197 SF	
.05Mi.	**2890 NORGATE CT**		$244,400	$97,760	1,609	/3/2	1964	11,326 SF	
.05Mi.	**2722 BRADMOOR WAY**		$222,400	$88,960	1,850	/4/2	1963	13,068 SF	
.05Mi.	**2731 BRADMOOR WAY**		$255,000	$102,000	1,961	/3/2	1963	11,761 SF	
.05Mi.	**2903 NORGATE CT**		$183,100	$73,240	1,208	/3/2	1964	12,197 SF	
.06Mi.	**2786 ELKHORN DR**		$238,400	$95,360	1,476	/3/2	1967	10,890 SF	
.06Mi.	**2895 NORGATE CT**		$217,200	$86,880	2,000	/3/2	1963	12,197 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%

ICE SiteX Report

OrderID: 98328550

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
1.70Mi.	**Ronald E. McNair Middle School** Number of Students: 701 Student-Teacher Ratio: 13.48	C-	Public	6 - 8
0.50Mi.	**Flat Shoals Elementary School** Number of Students: 373 Student-Teacher Ratio: 12.03	D-	Public	PK - 5
2.79Mi.	**Ronald E. McNair High School** Number of Students: 779 Student-Teacher Ratio: 12.98	D-	Public	9 - 12

Flood Report

The Subject Property of **2744 BRADMOOR WAY, DECATUR, GA 30034-2841** 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

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

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.