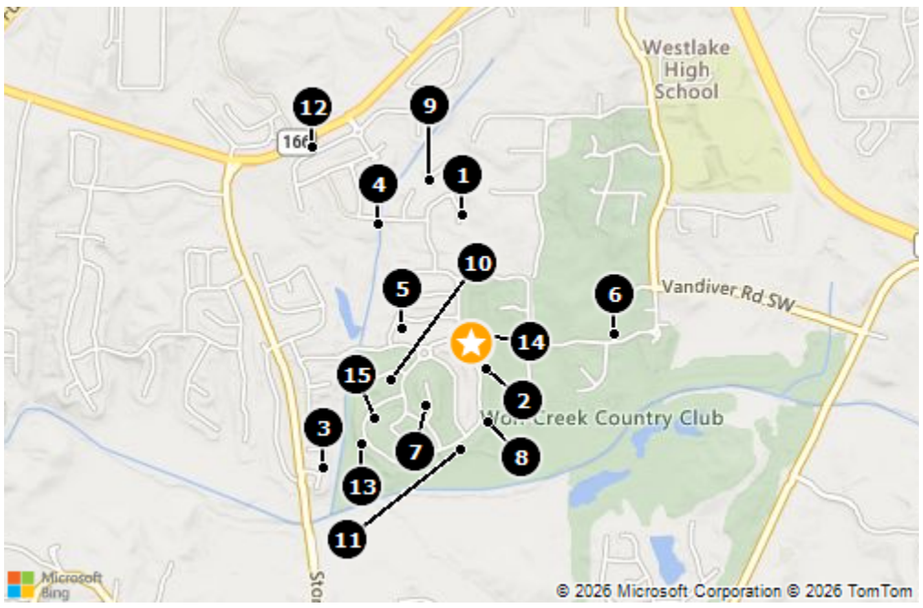
ICE SiteX Report

OrderID: 98722843

SiteX Property Information Report



Subject Property Location

2748 BLUESTONE DR SW, ATLANTA, GA 30331-9531

County:	**FULTON GA**	Census Tract:	131210103.061006
Property Use:	Single Family Residential	Zoning:	CUP
Parcel Number:	14F0128 LL1175	Thomas Bros Pg-Grid:	

Valuation

Value:	**$519,000**	FSD:	10	Common Confidence Score:	65
Value Range:	$467,100 - $570,900	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	55
Assd Land Value:	$33,240	Market Land Value:	$83,100	Tax Year:	
Assd Improvement:	$157,800	Market Improvment Value:	$394,500	Total Taxable Value:	
Total Assessed Value:	$191,040	Total Assessor Market Value:	$477,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 55

City/Muni/Twp: UNINCORPORATED SOUTH FULTON

Property Characteristics

Lot Size:	10,149 SF	Bedrooms:	5	Pool:	
Building Area:	3468 SF	Baths:	3	Fireplace:	
Year Built:	2016	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	9	Ext Walls:	Wood
Number of Units:	1	Garage Type:		Heating:	Central
Number of Stories:	2+B	Number of Cars:		A/C:	Central
Style:	Convention	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/03/2026	Sales Price:	$453,961
Document #:	2026-0018390 BK-PG 66572-252	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/20/2023	Sales Price:	$338,000
Document #:	20230106351 BK-PG 64340-121	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/27/2023	Loan Amount:	N/A
Document #:	BK-PG 0000066572-0000000252	Loan Type:	VA
TD Due Date:	01/01/2053	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	08/26/2021	Sales Price:	$314,330
Document #:	20210280812 BK-PG 56811-681	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Mortgage Record

Recording Date:	08/20/2021	Loan Amount:	N/A
Document #:	BK-PG 0000064340-0000000121	Loan Type:	VA
TD Due Date:	01/01/2051	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	10/31/2016	Loan Amount:	N/A
Document #:	BK-PG 56811-681	Loan Type:	VA
TD Due Date:	11/01/2046	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	10/27/2016	Sales Price:	$307,715
Document #:	2016-038914 BK-PG 56811-680	Type of Sale:	Full Amount on Deed
Contract Date:	10/27/2016		
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/17/2016	Sales Price:	$76,909 Multiple Parcels Involved in this transaction
Document #:	2016-008466 BK-PG 55952-460	Type of Sale:	Full Amount on Deed
Contract Date:	03/17/2016		
Document Type:			

Legal Description:

Prior Transfer

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

Legal Description:
District: 55
City/Muni/Twp: UNINCORPORATED SOUTH FULTON

Area Sales Analysis

Total Area Sales	$6,604,015	Median # of Bedrooms	4
Median Lot Size	11,543 SF	Median # of Baths	3
Median Living Area	3,320 SF	Median Year Built	2010
Price Range - 2 Yrs	$211,100 to $788,900	Age Range	1 years to 21 years
Median Value	$400,000	Median Age	16 years

Comparable Sales Data

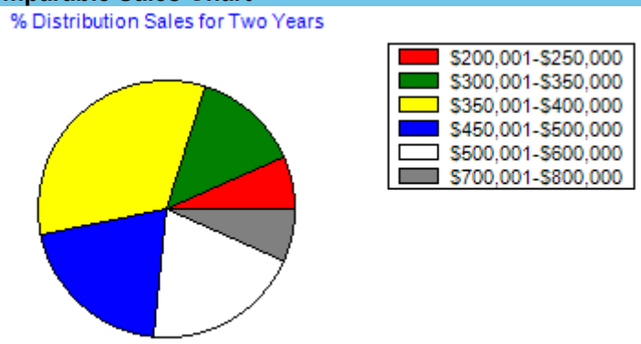
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.34Mi.	**330 OXNARD CIR SW** **ATLANTA, GA 30331-9454**	08/05/2026	$358,500	$115	3102	9/4/3	2006	11,326 SF	
		APN: 14F0129 LL1091 Document #: 20260192831 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:KA BRITTANY PARK PH2 LOT100 AN IMP COMP 4/06; RESIDENTIAL 1 FAMILY								
2	.08Mi.	**2772 BLUESTONE DR SW** **ATLANTA, GA 30331-9531**	07/29/2026	$455,900	$122	3720	8/5/3	2016	11,979 SF	
		APN: 14F0128 LL1233 Document #: 20260188700 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:PU NC 100% COMP; RESIDENTIAL 1 FAMILY								
3	.51Mi.	**2888 STONEWALL LN SW** **ATLANTA, GA 30331-8191**	07/09/2026	$211,100	$71	2946	8/4/3	2005	13,852 SF	
		APN: 14F0140 LL1054 Document #: 20260178333 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 96 Abbreviated Description: Abbreviated Description:AN SUMMIT AT STONEWALL TELL AN LOT 96; RESIDENTIAL 1 FAMILY								
4	.41Mi.	**6266 SHELL DR SW** **ATLANTA, GA 30331-9417**	06/23/2026	$400,000	$132	3024	9/4/3	2006	10,062 SF	
		APN: 14F0129 LL1299 Document #: 20260169611 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:KA BRITTANY PARK PH2 LOT120 AN IMP COMP 4/06; RESIDENTIAL 1 FAMILY								
5	.19Mi.	**2613 BLUESTONE DR SW** **ATLANTA, GA 30331-9498**	06/08/2026	$325,000	$129	2502	9/4/2	2008	12,240 SF	
		APN: 14F0128 LL0797 Document #: 20260161023 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 372 Abbreviated Description: Abbreviated Description:KA SUMMIT@STONEWALL TELL PH4A LOT 372 AN IMP COMP 1/09; RESIDENTIAL 1 FAMILY								
6	.39Mi.	**5907 BUNTING LN SW** **ATLANTA, GA 30331-8000**	05/27/2026	$788,900	$133	5900	7/5/4	2025	18,469 SF	
		APN: 14F0121 LL0109 Document #: 20260153682 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:VACANT LOT; RESIDENTIAL VACANT LAND								
7	.21Mi.	**232 WOODSTONE CT** **ATLANTA, GA 30331-6552**	05/20/2026	$569,000	$125	4540	10/5/4	2020	13,329 SF	
		APN: 14F0128 LL2579 Document #: 20260150780 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:P/U N/C CHECK FOR NEW CONSTR OF SUBD; RESIDENTIAL 1 FAMILY								
8	.22Mi.	**2812 BLUESTONE DR SW** **ATLANTA, GA 30331-9530**	05/18/2026	$490,000	$131	3719	10/5/4	2015	11,500 SF	
		APN: 14F0128 LL1332 Document #: 20260148102								

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	Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:PICKED UP NC 4/17; RESIDENTIAL 1 FAMILY								
9	.45Mi.	**2462 WRANGLER DR SW** **ATLANTA, GA 30331-9456**	04/23/2026	$515,000	$147	3486	10/5/3	2006	17,468 SF
	APN: 14F0129 LL0929 Document #: 20260134039 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 1 FAMILY								
10	.24Mi.	**520 PORTICO CT SW** **ATLANTA, GA 30331-9492**	12/15/2025	$458,615	$119	3838	8/4/3	2006	14,636 SF
	APN: 14F0128 LL0300 Document #: 20250288217 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 296 Abbreviated Description: Abbreviated Description:KA SUMMIT@STONEWALL TELL PH4A LOT 296; RESIDENTIAL 1 FAMILY								
11	.29Mi.	**2844 BLUESTONE DR SW** **ATLANTA, GA 30331-9530**	10/21/2025	$400,000	$173	2307	6/4/2	2017	10,237 SF
	APN: 14F0128 LL1407 Document #: 20250259141 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:SUMMIT @ STONEWALL TELL; RESIDENTIAL 1 FAMILY								
12	.68Mi.	**6317 SELBORN DR SW** **ATLANTA, GA 30331-9403**	08/06/2025	$380,000	$131	2888	9/5/3	2005	10,019 SF
	APN: 14F0139 LL1164 Document #: 20250214558 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 156 Abbreviated Description: Abbreviated Description:KA BRITTANY PARK PH 1 LOT 156; RESIDENTIAL 1 FAMILY								
13	.4Mi.	**2924 BLUESTONE DR SW** **ATLANTA, GA 30331-9494**	07/31/2025	$510,000	$152	3348	9/4/2	2019	11,326 SF
	APN: 14F0128 LL2371 Document #: 20250210884 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:CB2021 EST 2020 PICTOMETRY/ FMLS 2020: EST NEW CONST (COVID-19) 2021CB: VERIFY DATA/MEASUREMENTS; RE								
14	.05Mi.	**209 WOODMILL WAY SW** **ATLANTA, GA 30331-9491**	07/23/2025	$350,000	$158	2208	/5/3	2010	10,629 SF
	APN: 14F0128 LL1639 Document #: 20250206203 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 360 Abbreviated Description: Abbreviated Description:SUMMIT @ STONEWALL, LOT 360 ;; RESIDENTIAL 1 FAMILY								
15	.33Mi.	**2949 BLUESTONE DR SW** **ATLANTA, GA 30331-9495**	07/22/2025	$392,000	$118	3320	7/4/3	2010	11,543 SF
	APN: 14F0128 LL0920 Document #: 20250204141 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 496 Abbreviated Description: Abbreviated Description:KA SUMMIT@STONEWALL TELL PH4A LOT 496; RESIDENTIAL 1 FAMILY								

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.

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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.	**2748 BLUESTONE DR SW**		$477,600	$191,040	3,468	9/5/3	2016	10,149 SF	
.01Mi.	**2752 BLUESTONE DR SW**		$441,300	$176,520	3,720	8/5/3	2016	10,019 SF	
.01Mi.	**2744 BLUESTONE DR SW**		$425,900	$170,360	3,333	9/5/3	2016	10,193 SF	
.03Mi.	**2756 BLUESTONE DR SW**		$578,300	$231,320	3,314	9/5/4	2016	10,019 SF	
.03Mi.	**2740 BLUESTONE DR SW**		$455,100	$182,040	3,754	7/4/3	2016	11,543 SF	
.03Mi.	**204 WOODMILL WAY SW**	**08/01/2025**	$450,000	$180,000	3,542	9/5/3	2010	16,814 SF	
.04Mi.	**2749 BLUESTONE DR SW**		$450,800	$180,320	4,119	7/4/3	2015	10,149 SF	
.04Mi.	**2760 BLUESTONE DR SW**		$456,100	$182,440	4,392	8/5/3	2016	10,019 SF	
.04Mi.	**2736 BLUESTONE DR SW**		$513,200	$205,280	2,862	7/4/2	2016	12,240 SF	
.04Mi.	**2753 BLUESTONE DR SW**		$404,300	$161,720	3,410	7/4/3	2015	10,149 SF	
.05Mi.	**214 WOODMILL WAY SW**		$379,400	$151,760	3,320	7/4/3	2010	13,634 SF	
.05Mi.	**209 WOODMILL WAY SW**	**07/21/2025**	$322,400	$128,960	2,208	/5/3	2010	10,629 SF	
.05Mi.	**2757 BLUESTONE DR SW**		$359,500	$143,800	2,593	6/3/2	2015	10,149 SF	
.05Mi.	**2764 BLUESTONE DR SW**	**02/23/2024**	$398,900	$159,560	2,370	9/4/3	2016	10,019 SF	
.05Mi.	**2732 BLUESTONE DR SW**		$487,000	$194,800	4,106	8/4/3	2018	11,238 SF	
.06Mi.	**224 WOODMILL WAY SW**		$421,800	$168,720	3,496	7/4/3	2010	11,151 SF	

Rent vs. Own

Households Occupied by Renters:	40%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	38.0 years old	Households:	23,803
Median Household Income:	$73,679	Households w/Family:	59%
Household Income Per Capita:	$37,092	Households w/Family Married:	24%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	30%

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
0.95Mi.	**Westlake High School**	B-	Public	9 - 12
Number of Students: 2,056 Student-Teacher Ratio: 18.08 Advanced Placement: Yes				
1.11Mi.	**Stonewall Tell Elementary School**	B-	Public	PK - 5
Number of Students: 579 Student-Teacher Ratio: 13.79				
2.06Mi.	**Sandtown Middle School**	C+	Public	6 - 8
Number of Students: 956 Student-Teacher Ratio: 15.06				

Flood Report

The Subject Property of **2748 BLUESTONE DR SW, ATLANTA, GA 30331-9531** 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	108%	SIMILAR
BURGLARY	90%	LOWER
MOTOR VEHICLE THEFT	106%	SIMILAR
FORCIBLE ROBBERY	113%	HIGHER
AGGRAVATED ASSAULT	91%	LOWER
FORCIBLE RAPE	127%	HIGHER
MURDER	89%	LOWER
OVERALL	94%	SIMILAR

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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