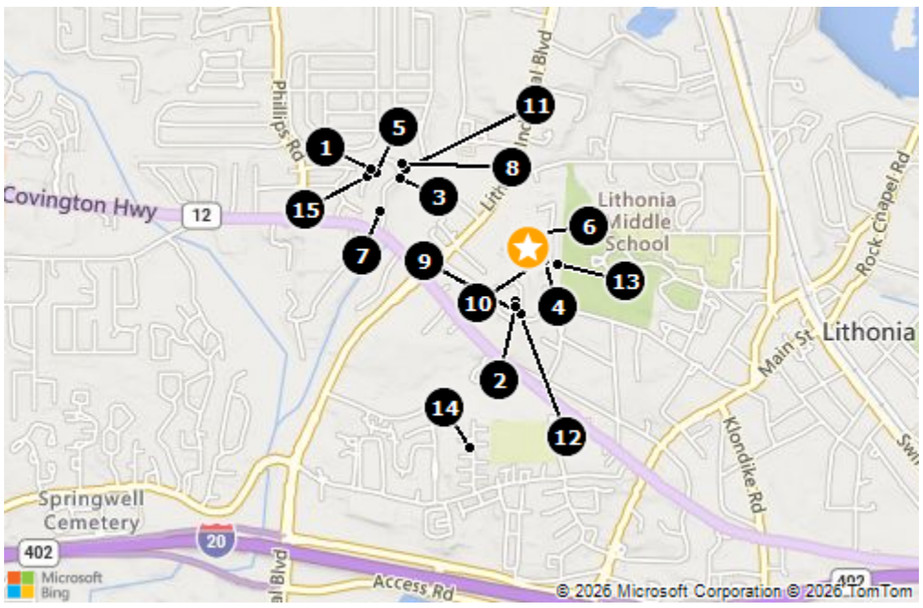
ICE SiteX Report

OrderID: 98722761

SiteX Property Information Report



Subject Property Location

2766 PARKWAY CV, LITHONIA, GA 30058-4654

County:	**DEKALB GA**	Census Tract:	130890233.173003
Property Use:	Townhouse (Residential)	Zoning:	
Parcel Number:	16 121 09 096	Thomas Bros Pg-Grid:	

Valuation

Value:	**$194,000**	FSD:	8	Common Confidence Score:	76
Value Range:	$178,480 - $209,520	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	80
Assd Land Value:	$20,000	Market Land Value:	$50,000	Tax Year:	2025
Assd Improvement:	$58,640	Market Improvment Value:	$146,600	Total Taxable Value:	$2,564
Total Assessed Value:	$78,640	Total Assessor Market Value:	$196,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

City/Muni/Twp: STONECREST

Property Characteristics

Lot Size:	2,178 SF	Bedrooms:	2	Pool:	
Building Area:	1340 SF	Baths:	2	Fireplace:	
Year Built:	2002	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/11/2024	Sales Price:	$112,623
Document #:	2024004142 BK-PG 28749-751	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/21/2023	Sales Price:	$198,000
Document #:	2023128933 BK-PG 31223-758	Type of Sale:	Verified Sale Price
Contract Date:	12/13/2023		
Document Type:			

Legal Description:
Subdivision: STONECREST HEIGHTS PHASE 2
Abbreviated Description: STONECREST HEIGHTS PHASE 2 REVISION 2 BLDG B7 UT 45 10-16-03 STONECREST HEIGHTS PHASE 2 REVISION 2 B

Prior Transfer

Recording Date:	10/23/2020	Sales Price:	$112,623
Document #:	2020153245 BK-PG 28749-751	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/23/2020	Loan Amount:	N/A
Document #:	BK-PG 0000028749-0000000751	Loan Type:	FHA
TD Due Date:	01/01/2050	Type Finance:	

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Legal Description:

Prior Transfer

Recording Date:	08/20/2020	Sales Price:	$26,250
Document #:	2020120349 BK-PG 22937-60	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/17/2020	Sales Price:	$120,000
Document #:	2020-014309 BK-PG 28749-749	Type of Sale:	Full Amount on Deed
Contract Date:	07/17/2020		
Document Type:			

Legal Description:
Subdivision: STONECREST HEIGHTS PHASE 2
Abbreviated Description: STONECREST HEIGHTS PHASE 2 REVISION 2 BLDG B7 UT 45 10-16-03 STONECREST HEIGHTS PHASE 2 REVISION 2 B

Prior Transfer

Recording Date:	04/16/2012	Sales Price:	$31,500
Document #:	2012070541 BK-PG 22445-455	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/21/2012	Loan Amount:	N/A
Document #:	BK-PG 22937-60	Loan Type:	New Conventional
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	04/25/2011	Sales Price:	$42,000
Document #:	BK-PG 22445-452	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/19/2011		
Document Type:			

Legal Description:
Lot: 45 District: 16 Subdivision: STONECREST HEIGHTS Land Lot: 121

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG 31223 -758	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
City/Muni/Twp: STONECREST

Area Sales Analysis

Total Area Sales	$2,583,346	Median # of Bedrooms	2
Median Lot Size	2,614 SF	Median # of Baths	2
Median Living Area	1,340 SF	Median Year Built	2002
Price Range - 2 Yrs	$119,000 to $240,746	Age Range	21 years to 36 years
Median Value	$181,000	Median Age	24 years

Comparable Sales Data

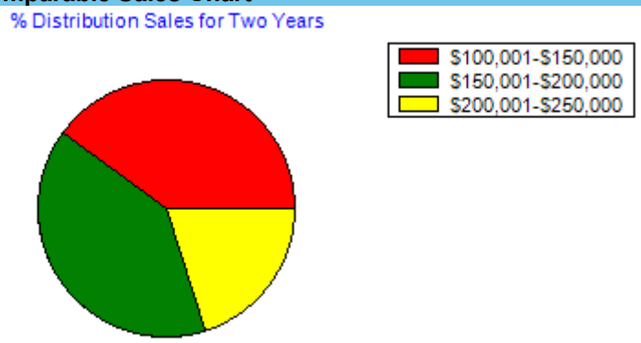
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.48Mi.	**6460 WELLINGTON CHASE CT LITHONIA, GA 30058-6487**	07/02/2026	$181,000	$164	1100	/3/2	2001	4,356 SF	
		APN: 16 121 08 058 Document #: 2026069469 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Subdivision: WELLINGTON CHASE TOWNHOMES BLDG 12 Abbreviated Description: Abbreviated Description:WELLINGTON CHASE TOWNHOMES BLDG 12 UNIT 58 8-3-01 WELLINGTON CHASE TOWNHOMES BLDG 12 UNIT 58 8-3-01								
2	.17Mi.	**2849 PARKWAY CLOSE LITHONIA, GA 30058-4643**	05/14/2026	$154,700	$115	1340	/2/2	2005	16,117 SF	
		APN: 16 121 09 248 Document #: 2026053267 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Subdivision: STONECREST HEIGHTS PHASE 1 Abbreviated Description: Subdivision:STONECREST HEIGHTS PHASE 1 Abbreviated Description:19 X 169 X 89 X 71 .37AC; UNIT 211 BLDG B28 14-OCT-05 .3702AC UNIT 211 BLDG B28 14-OCT-05 .3702AC ST								
3	.38Mi.	**6518 WELLINGTON CHASE CT LITHONIA, GA 30058-6490**	04/15/2026	$119,000	$92	1280	/2/1	2002	1,742 SF	
		APN: 16 121 08 029 Document #: 2026042255 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Subdivision: WELLINGTON CHASE TOWNHOMES BLDG 6 Abbreviated Description: Abbreviated Description:WELLINGTON CHASE TOWNHOMES BLDG 6 UNIT 29 8-3-01 WELLINGTON CHASE TOWNHOMES BLDG 6 UNIT 29 8-3-01 16								
4	.07Mi.	**2724 PARKWAY TRL LITHONIA, GA 30058-4653**	04/02/2026	$240,746	$164	1464	/2/2	2004	3,049 SF	
		APN: 16 121 09 206 Document #: 2026038343 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Subdivision: STONECREST HEIGHTS PHASE 1 Abbreviated Description: Subdivision:STONECREST HEIGHTS PHASE 1 Abbreviated Description:23 X 134 X 22 X 134 .07AC; UNIT 170 BLDG B22 09-22-04 .071AC UNIT 170 BLDG B22 09-22-04 .071AC STONE								
5	.45Mi.	**6457 WELLINGTON CHASE CT LITHONIA, GA 30058-6494**	03/31/2026	$148,000	$115	1280	/2/1	2001	1,307 SF	
		APN: 16 121 08 090 Document #: 2026037293 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Subdivision: WELLINGTON CHASE TOWNHOMES BLDG 17 Abbreviated Description: Abbreviated Description:WELLINGTON CHASE TOWNHOMES BLDG 17 UNIT 90 8-3-01 WELLINGTON CHASE TOWNHOMES BLDG 17 UNIT 90 8-3-01								
6	.06Mi.	**6436 PARKWAY TRCE**	03/13/2026	$189,000	$143	1320	/2/2	2003	2,178 SF	

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		LITHONIA, GA 30058-4658							
	APN: 16 121 09 121 Document #: 2026030932 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Subdivision: STONECREST HEIGHTS PHASE 5 Abbreviated Description: Abbreviated Description:STONECREST HEIGHTS PHASE 5 REV 2 BLDG B11 UNIT 86 12-03-03 STONECREST HEIGHTS PHASE 5 REV 2 BLDG B11								
7	.41Mi.	**6559 WELLINGTON CHASE CT** **LITHONIA, GA 30058-6498**	03/05/2026	$130,000	$101	1280	/2/1	2002	2,614 SF
	APN: 16 121 08 123 Document #: 2026027833 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Subdivision: WELLINGTON CHASE TOWNHOMES BLDG 23 Abbreviated Description: Abbreviated Description:WELLINGTON CHASE TOWNHOMES BLDG 23 UNIT 6559 8-3-01 WELLINGTON CHASE TOWNHOMES BLDG 23 UNIT 6559 8-3								
8	.41Mi.	**6500 WELLINGTON CHASE CT** **LITHONIA, GA 30058-6489**	10/14/2025	$146,000	$114	1280	/2/1	2001	2,178 SF
	APN: 16 121 08 038 Document #: 2025106461 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Subdivision: WELLINGTON CHASE TOWNHOMES BLDG 8 Abbreviated Description: Abbreviated Description:WELLINGTON CHASE TOWNHOMES BLDG 8 UNIT 38 8-3-01 WELLINGTON CHASE TOWNHOMES BLDG 8 UNIT 38 8-3-01 16								
9	.18Mi.	**2864 PARKWAY CLOSE** **LITHONIA, GA 30058-4643**	07/28/2025	$217,000	$131	1650	/3/2	2005	3,049 SF
	APN: 16 121 09 244 Document #: 2025082318 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Subdivision: STONECREST HEIGHTS PHASE 1 Abbreviated Description: Abbreviated Description:UNIT 207 BLDG B27 14-OCT-05 .0747AC UNIT 207 BLDG B27 14-OCT-05 .0747AC STONECREST HEIGHTS PHASE 14								
10	.05Mi.	**2736 PARKWAY TRL** **LITHONIA, GA 30058-4642**	07/18/2025	$193,000	$129	1492	/3/2	2004	2,614 SF
	APN: 16 121 09 212 Document #: 2025079846 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Subdivision: STONECREST HEIGHTS PHASE 1 Abbreviated Description: Abbreviated Description:UNIT 176 BLDG B23 09-22-04 .0615AC UNIT 176 BLDG B23 09-22-04 .0615AC STONECREST HEIGHTS PHASE 10 RE								
11	.4Mi.	**6502 WELLINGTON CHASE CT** **LITHONIA, GA 30058-6489**	07/14/2025	$197,500	$127	1547	/2/2	2001	6,534 SF
	APN: 16 121 08 037 Document #: 2025078115 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Subdivision: WELLINGTON CHASE TOWNHOMES BLDG 8 Abbreviated Description: Subdivision:WELLINGTON CHASE TOWNHOMES BLDG 8 Abbreviated Description:16 X 10 X 149 X 50 X 165 .14AC; RESIDENTIAL LOTS								
12	.14Mi.	**2841 PARKWAY CLOSE** **LITHONIA, GA 30058-4639**	07/14/2025	$130,000	$78	1650	/3/2	2005	3,485 SF
	APN: 16 121 09 252 Document #: 2025078366 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Subdivision: STONECREST HEIGHTS PHASE 1 Abbreviated Description: Subdivision:STONECREST HEIGHTS PHASE 1 Abbreviated Description:22 X 174 X 25 X 159 .08AC; UNIT 215 BLDG B28 14-OCT-05 .0844AC UNIT 215 BLDG B28 14-OCT-05 .0844AC S								
13	.09Mi.	**2708 PARKWAY TRL** **LITHONIA, GA 30058-4647**	06/26/2025	$211,000	$144	1464	/2/2	2004	2,178 SF
	APN: 16 121 09 178 Document #: 2025073224 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Subdivision: STONECREST HEIGHTS PHASE 8 Abbreviated Description: Abbreviated Description:UNIT 162 BLDG 21 09-20-04 .0514AC UNIT 162 BLDG 21 09-20-04 .0514AC STONECREST HEIGHTS PHASE 8 REVIS								
14	.56Mi.	**2627 EVANS MILL DR** **LITHONIA, GA 30058-8807**	06/17/2025	$128,000	$125	1024	/2/1	1990	1,742 SF
	APN: 16 120 03 109 Document #: 2025070004 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
15	.48Mi.	**6450 WELLINGTON CHASE CT** **LITHONIA, GA 30058-6492**	06/02/2025	$198,400	$128	1547	/2/2	2001	3,485 SF
	APN: 16 121 08 063 Document #: 2025064108 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Subdivision: WELLINGTON CHASE TOWNHOMES BLDG 12 Abbreviated Description: Abbreviated Description:WELLINGTON CHASE TOWNHOMES BLDG 12 UNIT 63 8-3-01 WELLINGTON CHASE TOWNHOMES BLDG 12 UNIT 63 8-3-01								

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.	**2766 PARKWAY CV**		$196,600	$78,640	1,340	/2/2	2002	2,178 SF	
0Mi.	**2764 PARKWAY CV**		$208,600	$83,440	1,492	/2/2	2002	2,178 SF	
0Mi.	**2768 PARKWAY CV**		$208,600	$83,440	1,492	/3/2	2002	2,178 SF	
.01Mi.	**2762 PARKWAY CV**		$208,600	$83,440	1,492	/3/2	2002	2,178 SF	
.01Mi.	**2770 PARKWAY CV**		$208,600	$83,440	1,492	/3/2	2002	2,178 SF	
.01Mi.	**2772 PARKWAY CV**		$195,400	$78,160	1,320	/2/2	2002	2,178 SF	
.01Mi.	**2760 PARKWAY CV**		$209,400	$83,760	1,504	/2/2	2002	2,178 SF	
.01Mi.	**2758 PARKWAY CV**		$209,400	$83,760	1,504	/3/2	2002	2,178 SF	
.02Mi.	**2774 PARKWAY CV**		$222,500	$89,000	1,482	/3/2	2002	4,356 SF	
.02Mi.	**2756 PARKWAY CV**		$204,000	$81,600	1,308	/2/2	2002	2,178 SF	
.02Mi.	**6435 PARKWAY TRCE**		$210,300	$84,120	1,504	/2/2	2003	6,098 SF	
.02Mi.	**6433 PARKWAY TRCE**		$196,300	$78,520	1,320	/2/2	2003	2,178 SF	
.02Mi.	**6431 PARKWAY TRCE**		$209,600	$83,840	1,492	/3/2	2003	2,614 SF	
.02Mi.	**6429 PARKWAY TRCE**		$197,500	$79,000	1,340	/2/2	2003	2,178 SF	
.02Mi.	**2754 PARKWAY CV**		$222,500	$89,000	1,482	/3/2	2002	3,920 SF	
.02Mi.	**2739 PARKWAY TRL**		$222,800	$89,120	1,464	/2/2	2002	4,792 SF	

Rent vs. Own

Households Occupied by Renters:	37%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	36.9 years old	Households:	22,973
Median Household Income:	$70,851	Households w/Family:	63%
Household Income Per Capita:	$31,994	Households w/Family Married:	30%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

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
0.53Mi.	**Stoneview Elementary School** Number of Students: 782 Student-Teacher Ratio: 13.72	F	Public	PK - 5
0.51Mi.	**Lithonia Middle School** Number of Students: 1,062 Student-Teacher Ratio: 14.75	D-	Public	6 - 8
0.88Mi.	**Lithonia High School** Number of Students: 1,547 Student-Teacher Ratio: 16.28 Advanced Placement: Yes	D	Public	9 - 12

Flood Report

The Subject Property of **2766 PARKWAY CV, LITHONIA, GA 30058-4654** 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	103%	SIMILAR
BURGLARY	100%	SIMILAR
MOTOR VEHICLE THEFT	86%	LOWER
FORCIBLE ROBBERY	97%	SIMILAR
AGGRAVATED ASSAULT	59%	NOTABLY LOWER
FORCIBLE RAPE	112%	HIGHER
MURDER	69%	NOTABLY LOWER
OVERALL	71%	NOTABLY LOWER

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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