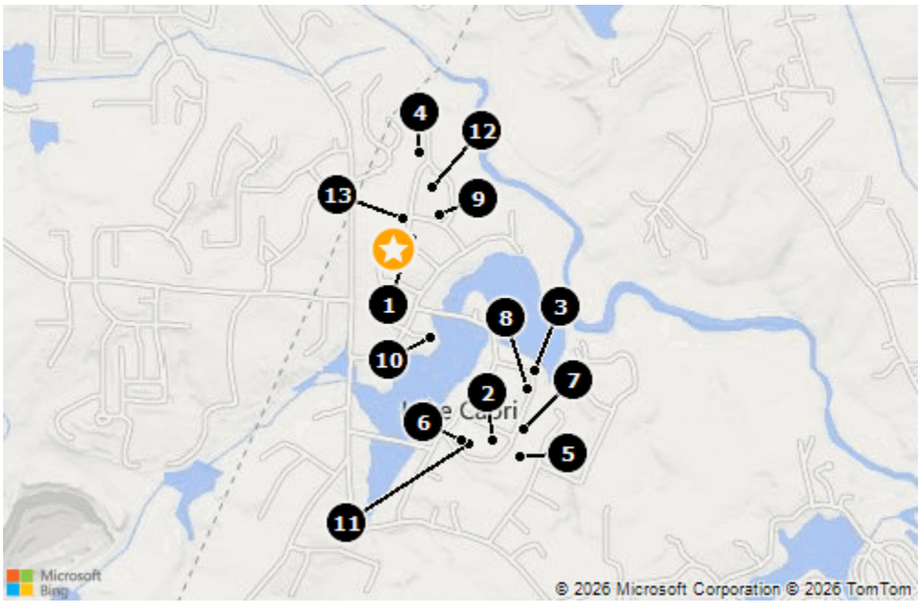
ICE SiteX Report

OrderID: 98722988

SiteX Property Information Report



Subject Property Location

2910 BARCELONA WAY, CONYERS, GA 30012-2775

County:	**ROCKDALE GA**	Census Tract:	132470602.012001
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	018-0-02-0023	Thomas Bros Pg-Grid:	

Valuation

Value:	**$318,000**	FSD:	13	Common Confidence Score:	48
Value Range:	$276,660 - $359,340	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1
Assd Land Value:	$26,440	Market Land Value:	$66,100	Tax Year:	2026
Assd Improvement:	$123,840	Market Improvment Value:	$309,600	Total Taxable Value:	$5,874
Total Assessed Value:	$150,280	Total Assessor Market Value:	$375,700	Delinquent Year:	
				Tax Account ID:	2743
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 20 Block: B District: 16 Subdivision: LAKE CAPRI Land Lot: 231
Abbreviated Description: BARCELONA WAY-L20B

Property Characteristics

Lot Size:	1.020 AC	Bedrooms:	4	Pool:	
Building Area:	1944 SF	Baths:	2	Fireplace:	1
Year Built:	1965	Partial Baths:	1	Type Const:	Masonry
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Masonry
Number of Units:		Garage Type:	Carport	Heating:	Central
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Masonry	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/24/2026	Sales Price:	$272,964
Document #:	BK-PG 7520-138	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/26/2023	Loan Amount:	N/A
Document #:	202301302 BK-PG 0000007520-0000000138	Loan Type:	FHA
TD Due Date:	01/01/2053	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	01/20/2023	Sales Price:	$278,000
Document #:	BK-PG 7520 -134	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 20 Block: B District: 16 Subdivision: LAKE CAPRI Land Lot: 231
Abbreviated Description: BARCELONA WAY-L20B

Prior Transfer

Recording Date:	08/01/2022	Sales Price:	$243,800
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

ICE SiteX Report

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Legal Description:

Prior Transfer

Recording Date:	08/01/2022	Sales Price:	$243,800
Document #:	2022-003103 BK-PG 7417-221	Type of Sale:	Full Amount on Deed
Contract Date:	08/01/2022		
Document Type:			

Legal Description:
Lot: 20 Block: B Subdivision: LAKE CAPRI
Abbreviated Description: BARCELONA WAY-L20B LANDLOT: 231 LANDDIST: 16; RESIDENTIAL LOT

Prior Transfer

Recording Date:	03/01/2022	Sales Price:	$190,100
Document #:	2022-001973 BK-PG 7358-2	Type of Sale:	Full Amount on Deed
Contract Date:	03/01/2022		
Document Type:			

Legal Description:
Lot: 20 Block: B Subdivision: LAKE CAPRI
Abbreviated Description: BARCELONA WAY-L20B LANDLOT: 231 LANDDIST: 16; RESIDENTIAL LOT

Prior Transfer

Recording Date:	06/28/2021	Sales Price:	$161,029
Document #:	202112570 BK-PG 6386-36	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/03/2018	Loan Amount:	N/A
Document #:	011283640015 BK-PG 0000006386-0000000036	Loan Type:	FHA
TD Due Date:	01/01/2048	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	11/29/2018	Sales Price:	$164,000
Document #:	2018-004030 BK-PG 6386-34	Type of Sale:	Full Amount on Deed
Contract Date:	11/29/2018		
Document Type:			

Legal Description:
Lot: 20 Block: B Subdivision: LAKE CAPRI
Abbreviated Description: BARCELONA WAY-L20B LANDLOT: 231 LANDDIST: 16; RESIDENTIAL LOT

Prior Transfer

Recording Date:	06/14/2018	Sales Price:	$110,000
Document #:	2018-001860 BK-PG 6291-64	Type of Sale:	Full Amount on Deed
Contract Date:	06/14/2018		
Document Type:			

Legal Description:
Lot: 20 Block: B Subdivision: LAKE CAPRI
Abbreviated Description: BARCELONA WAY-L20B LANDLOT: 231 LANDDIST: 16

Prior Transfer

Recording Date:	02/08/2006	Sales Price:	$89,000
Document #:	BK-PG 2569-154	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/12/2006	Sales Price:	$151,000
Document #:	BK-PG 3734-273	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/06/2006		
Document Type:			

Legal Description:
Lot: 20 Block: B District: 16 Subdivision: LAKE CAPRI ESTATES Land Lot: 231

Mortgage Record

Recording Date:	01/27/2003	Loan Amount:	N/A
Document #:	BK-PG 2569-154	Loan Type:	Stand Alone Refi
TD Due Date:		Type Finance:	

Legal Description:
District: 0

Prior Transfer

Recording Date:	09/01/1999	Sales Price:	$133,900
Document #:	BK-PG 1749-63	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/20/1999		
Document Type:			

Legal Description:
Lot: 20 District: 16 Subdivision: LAKE CAPRI ESTATES Land Lot: 231

Prior Transfer

Recording Date:	08/26/1997	Sales Price:	$113,500
Document #:	BK-PG 1401-81	Type of Sale:	Full Amount on Deed
Contract Date:	08/15/1997		
Document Type:			

Legal Description:
Lot: 20 Block: B District: 16 Subdivision: LAKE CAPRI EST Land Lot: 231

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Area Sales Analysis

Total Area Sales	$3,853,745	Median # of Bedrooms	3
Median Lot Size	22,216 SF	Median # of Baths	2
Median Living Area	1,873 SF	Median Year Built	1972
Price Range - 2 Yrs	$240,000 to $375,000	Age Range	35 years to 62 years
Median Value	$289,996	Median Age	54 years

Comparable Sales Data

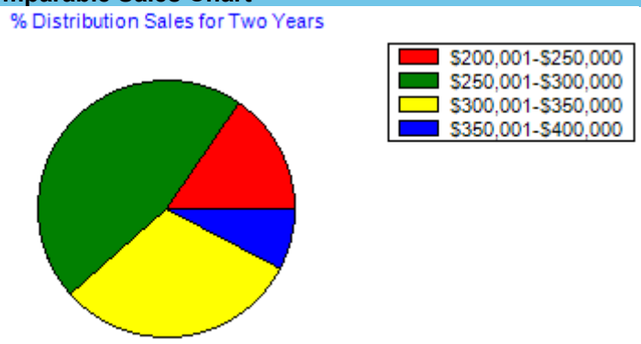
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**2095 SALERNO DR** **CONYERS, GA 30012-2745**	09/25/2026	$290,000	$160	1802	7/4/2	1972	22,216 SF	
		APN: 018-0-06-0008 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 11 Block: Q Subdivision: LAKE CAPRI Abbreviated Description: Subdivision:LAKE CAPRI Abbreviated Description:SALERNO DR-L11Q SEC-11 LANDLOT: 231 LANDDIST: 16; RESIDENTIAL LOT								
2	.58Mi.	**1986 GIBRALTER WAY** **CONYERS, GA 30012-2963**	08/28/2026	$289,996	$175	1650	6/3/2	1991	19,602 SF	
		APN: 019-0-02-0010 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 12 Block: H Subdivision: LAKE CAPRI Abbreviated Description: Lot:12 Block:H Subdivision:LAKE CAPRI Abbreviated Description:GIBRALTER WAY- LANDLOT: 232 LANDDIST: 16; RESIDENTIAL LOT								
3	.49Mi.	**2553 AMALFI DR** **CONYERS, GA 30012-2957**	07/17/2026	$375,000	$149	2502	7/3/3	1979	22,651 SF	
		APN: 019-0-01-0007 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: LAKE CAPRI Abbreviated Description: Subdivision:LAKE CAPRI Abbreviated Description:AMALFI DR-L LANDLOT: 232 LANDDIST: 16; RESIDENTIAL LOT								
4	.27Mi.	**3052 RIVIERA DR NW** **CONYERS, GA 30012-2757**	07/15/2026	$279,500	$131	2128	5/3/2	1971	27,878 SF	
		APN: 018-0-02-0037 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 34 Block: B Subdivision: LAKE CAPRI Abbreviated Description: Lot:34 Block:B Subdivision:LAKE CAPRI Abbreviated Description:RIVIERA DR-LANDLOT: 231 LANDDIST: 16; RESIDENTIAL LOT								
5	.64Mi.	**2527 AMALFI DR** **CONYERS, GA 30012-2957**	06/22/2026	$259,000	$138	1873	6/3/2	1965	20,909 SF	
		APN: 019-0-01-0017 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Block: S Subdivision: LAKE CAPRI Abbreviated Description: Subdivision:LAKE CAPRI Abbreviated Description:AMALFI DR-L19S LANDLOT: 232 LANDDIST: 16; RESIDENTIAL LOT								
6	.55Mi.	**2500 AMALFI DR** **CONYERS, GA 30012-2956**	06/18/2026	$315,000	$167	1882	6/3/2	1972	27,007 SF	
		APN: 019-0-02-0002 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: LAKE CAPRI Abbreviated Description: Subdivision:LAKE CAPRI Abbreviated Description:AMALFI DR-L LANDLOT: 232 LANDDIST: 16; RESIDENTIAL LOT								
7	.61Mi.	**2533 AMALFI DR** **CONYERS, GA 30012-2957**	05/26/2026	$269,999	$155	1739	5/3/2	1965	20,909 SF	
		APN: 019-0-01-0015 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 16S Subdivision: LAKE CAPRI Abbreviated Description: Subdivision:LAKE CAPRI Abbreviated Description:AMALFI DR-LOT 16S LANDLOT: 232 LANDDIST: 16; RESIDENTIAL LOT								
8	.51Mi.	**2550 AMALFI DR** **CONYERS, GA 30012-2960**	05/15/2026	$330,000	$121	2725	7/4/2	1969	55,757 SF	
		APN: 019-0-04-0006 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: F Subdivision: LAKE CAPRI Abbreviated Description: Subdivision:LAKE CAPRI Abbreviated Description:AMALFI DR-L9F LANDLOT: 232 LANDDIST: 16; RESIDENTIAL LOT								
9	.15Mi.	**2966 RIVIERA DR NW** **CONYERS, GA 30012-2753**	05/06/2026	$273,250	$175	1560	6/3/2	1985	22,216 SF	
		APN: 018-0-07-0001 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: LAKE CAPRI Abbreviated Description: Subdivision:LAKE CAPRI Abbreviated Description:RIVIERA DR-L LANDLOT: 231 LANDDIST: 16; RESIDENTIAL LOT								
10	.27Mi.	**2091 NAPOLI CIR** **CONYERS, GA 30012-2954**	05/05/2026	$345,000	$207	1659	8/3/2	1964	14,375 SF	
		APN: 019-0-05-0020 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 15 Block: A Subdivision: LAKE CAPRI Abbreviated Description: Subdivision:LAKE CAPRI Abbreviated Description:NAPOLI CIR- L15A LANDLOT: 232 LANDDIST: 16; RESIDENTIAL LOT								
11	.56Mi.	**2504 AMALFI DR** **CONYERS, GA 30012-2956**	04/30/2026	$345,000	$156	2211	8/4/2	1975	23,087 SF	
		APN: 019-0-02-0003 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Subdivision: LAKE CAPRI Abbreviated Description: Subdivision:LAKE CAPRI Abbreviated Description:AMALF DR LANDLOT: 232 LANDDIST: 16; RESIDENTIAL LOT								
12	.19Mi.	**3013 BARCELONA WAY** **CONYERS, GA 30012-2780**	03/26/2026	$240,000	$107	2232	8/3/2	1974	20,909 SF	
		APN: 018-0-07-0009 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: LAKE CAPRI Abbreviated Description: Subdivision:LAKE CAPRI Abbreviated Description:BARCELONA WAY-L LANDLOT: 231 LANDDIST: 16; RESIDENTIAL LOT								
13	.08Mi.	**2956 BARCELONA WAY**	03/18/2026	$242,000	$148	1634	6/3/2	1978	20,473 SF	

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CONYERS, GA 30012-2775
APN: 018-0-02-0027 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 24 Block: B Subdivision: LAKE CAPRI Abbreviated Description: Subdivision:LAKE CAPRI Abbreviated Description:BARCELONA WAY-L24B SEC14 LANDLOT: 231 LANDDIST: 16; RESIDENTIAL LOT

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.	**2910 BARCELONA WAY**	**01/20/2023**	$375,700	$150,280	1,944	8/4/2	1965	1 SF	
.02Mi.	**2926 BARCELONA WAY**	**04/13/2021**	$300,600	$120,240	2,650	6/3/2	1968	20,473 SF	
.03Mi.	**2902 BARCELONA WAY**	**04/20/2023**	$307,900	$123,160	2,510	7/4/2	1973	20,038 SF	
.04Mi.	**2907 BARCELONA WAY**	**04/13/2022**	$310,094	$124,038	1,676	7/3/2	1971	20,909 SF	
.04Mi.	**2936 BARCELONA WAY**	**08/28/2019**	$294,800	$117,920	1,820	5/3/2	1987	20,473 SF	
.04Mi.	**2096 SALERNO DR**	**05/23/2008**	$524,200	$209,680	4,322	8/3/3	2001	31,363 SF	
.05Mi.	**2901 BARCELONA WAY**	**01/28/2022**	$266,300	$106,520	1,869	7/3/2	1987	26,136 SF	
.05Mi.	**2095 SALERNO DR**	**03/11/2024**	$316,700	$126,680	1,802	7/4/2	1972	22,216 SF	
.05Mi.	**2900 BARCELONA WAY**	**10/13/2017**	$289,200	$115,680	2,166	6/3/3	1965	16,553 SF	
.06Mi.	**2946 BARCELONA WAY**	**05/31/2023**	$311,700	$124,680	1,892	6/3/2	1972	20,473 SF	
.06Mi.	**2084 SALERNO DR**	**08/10/2018**	$349,000	$139,600	2,698	6/3/2	1978	32,234 SF	
.07Mi.	**2085 SALERNO DR**	**01/01/1971**	$350,600	$140,240	2,808	7/3/3	1972	19,166 SF	
.07Mi.	**2119 MONACO WAY**	**08/20/2001**	$313,000	$125,200	2,771	7/3/3	1970	20,473 SF	
.07Mi.	**2107 MONACO WAY**	**03/30/1984**	$257,600	$103,040	2,340	7/3/2	1985	20,038 SF	
.08Mi.	**2894 BARCELONA WAY**	**04/01/1981**	$255,400	$102,160	1,696	5/3/2	1965	22,216 SF	
.08Mi.	**2956 BARCELONA WAY**	**02/15/2019**	$252,200	$100,880	1,634	6/3/2	1978	20,473 SF	

Rent vs. Own

Households Occupied by Renters:	40%	Households Occupied by Owners:	52%

Demographics & Income

Median Age:	37.3 years old	Households:	11,159
Median Household Income:	$68,727	Households w/Family:	65%
Household Income Per Capita:	$30,565	Households w/Family Married:	35%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

School District

School District Zone:	Rockdale County School District	Students:	15,342
Number of Schools:	18	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.53Mi.	**J. H. House Elementary School** Number of Students: 623 Student-Teacher Ratio: 11.29	D+	Public	PK - 5
6.86Mi.	**Edwards Middle School** Number of Students: 934 Student-Teacher Ratio: 13.84	C-	Public	6 - 8
4.69Mi.	**Rockdale County High School** Number of Students: 2,336 Student-Teacher Ratio: 18.26 Advanced Placement: Yes	D+	Public	9 - 12

ICE SiteX Report

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Flood Report

The Subject Property of **2910 BARCELONA WAY, CONYERS, GA 30012-2775** 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	114%	HIGHER
MOTOR VEHICLE THEFT	103%	SIMILAR
FORCIBLE ROBBERY	70%	NOTABLY LOWER
AGGRAVATED ASSAULT	117%	HIGHER
FORCIBLE RAPE	94%	SIMILAR
MURDER	90%	LOWER
OVERALL	115%	HIGHER

Disaster Alerts

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

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