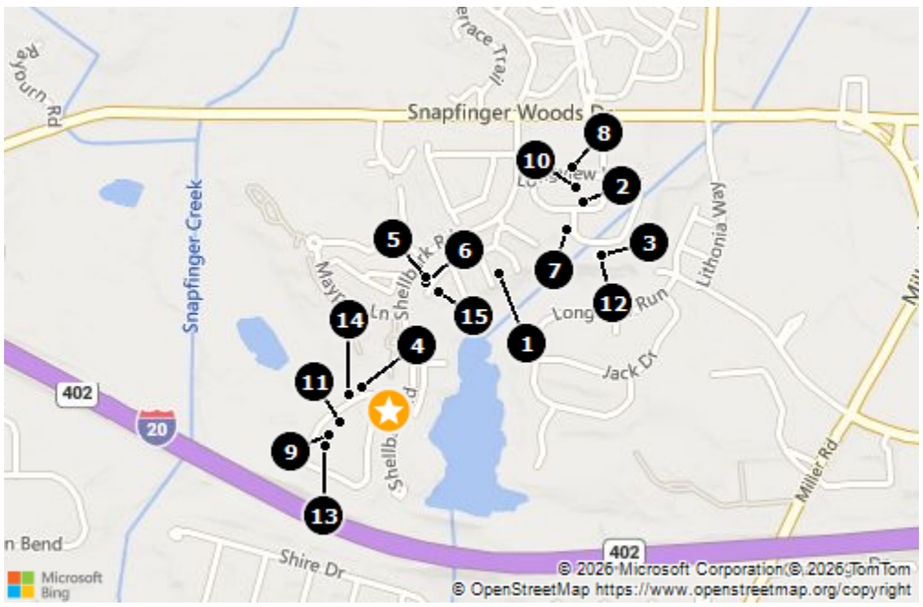
ICE SiteX Report

OrderID: 96808281

SiteX Property Information Report



Subject Property Location

2915 SNAPFINGER MNR, DECATUR, GA 30035-4177

County:	**DEKALB GA**	Census Tract:	130890232.142004
Property Use:	Townhouse (Residential)	Zoning:	
Parcel Number:	16 009 05 002	Thomas Bros Pg-Grid:	

Valuation

Value:	**$218,000**	FSD:	9	Common Confidence Score:	68
Value Range:	$198,380 - $237,620	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	04
Assd Land Value:	$20,000	Market Land Value:	$50,000	Tax Year:	2025
Assd Improvement:	$73,280	Market Improvment Value:	$183,200	Total Taxable Value:	$796
Total Assessed Value:	$93,280	Total Assessor Market Value:	$233,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

City/Muni/Twp: UNINCORPORATED

Property Characteristics

Lot Size:	871 SF	Bedrooms:	3	Pool:	
Building Area:	1632 SF	Baths:	2	Fireplace:	
Year Built:	2004	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:	11/15/2005	Sales Price:	N/A
Document #:	BK-PG 18119-143	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/31/2005		
Document Type:			

Legal Description:
District: 16 Subdivision: SNAPFINGER MANOR Legal Unit: 2 Land Lot: 97

Prior Transfer

Recording Date:	11/15/2005	Sales Price:	$148,200
Document #:	BK-PG 18119-119	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/31/2005		
Document Type:			

Legal Description:
District: 15 Subdivision: SNAPFINGER MANOR Legal Unit: 2 Land Lot: 97

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG 18119 -143	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
City/Muni/Twp: UNINCORPORATED

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Area Sales Analysis

Total Area Sales	$2,874,098	Median # of Bedrooms	3
Median Lot Size	871 SF	Median # of Baths	2
Median Living Area	1,505 SF	Median Year Built	2005
Price Range - 2 Yrs	$84,000 to $279,900	Age Range	7 years to 23 years
Median Value	$192,000	Median Age	21 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.24Mi.	**4922 WALDEN LAKE SQ** **DECATUR, GA 30035-4173**	12/12/2025	$84,000	$62	1352	/2/2	2003	871 SF	
		APN: 16 009 04 032 Document #: 2025125503 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Subdivision: WALDEN LAKE CONDOMINIUM BLDG PAR 7 Abbreviated Description: Abbreviated Description:WALDEN LAKE CONDOMINIUM BLDG PAR 7 UNIT 32 3-6-03 WALDEN LAKE CONDOMINIUM BLDG PAR 7 UNIT 32 3-6-03;								
2	.38Mi.	**2693 AVANTI WAY** **DECATUR, GA 30035-4193**	12/01/2025	$217,000	$146	1480	/3/2	2018	1,307 SF	
		APN: 16 009 06 103 Document #: 2025120909 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Subdivision: LONGVIEW WALK Abbreviated Description: Abbreviated Description:UNIT 103 BLDG 17 13-FEB-07 0AC UNIT 103 BLDG 17 13-FEB-07 0AC LONGVIEW WALK LONGVIEW WALK 0 0; RESID								
3	.36Mi.	**5034 LONGVIEW WALK** **DECATUR, GA 30035-4187**	12/01/2025	$240,000	$159	1505	/3/2	2018	1,307 SF	
		APN: 16 009 06 055 Document #: 2025120711 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Subdivision: LONGVIEW WALK Abbreviated Description: Abbreviated Description:UNIT 55 BLDG 9 13-FEB-07 0AC UNIT 55 BLDG 9 13-FEB-07 0AC LONGVIEW WALK LONGVIEW WALK 0 0; RESIDENTI								
4	.05Mi.	**2735 SNAPFINGER MNR** **DECATUR, GA 30035-4166**	11/21/2025	$192,000	$125	1528	/4/2	2003	871 SF	
		APN: 16 009 05 074 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Subdivision: SNAPFINGER MANOR CONDOMINIUMS BLDG 19 Abbreviated Description: Abbreviated Description:SNAPFINGER MANOR CONDOMINIUMS BLDG 19 UNIT 74 3-26-04 SNAPFINGER MANOR CONDOMINIUMS BLDG 19 UNIT 74								
5	.19Mi.	**2563 WALDEN LAKE DR** **DECATUR, GA 30035-4170**	11/10/2025	$143,000	$97	1464	/3/2	2005	871 SF	
		APN: 16 009 04 071 Document #: Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Subdivision: WALDEN LAKE CONDOMINIUM BLDG PAR 15 Abbreviated Description: Abbreviated Description:WALDEN LAKE CONDOMINIUM BLDG PAR 15 UNIT 71 3-6-03 WALDEN LAKE CONDOMINIUM BLDG PAR 15 UNIT 71 3-6-0								
6	.16Mi.	**2575 WALDEN LAKE DR** **DECATUR, GA 30035-4170**	10/17/2025	$155,000	$110	1400	/3/2	2005	871 SF	
		APN: 16 009 04 065 Document #: 2025107682 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Subdivision: WALDEN LAKE CONDOMINIUM BLDG PAR 14 Abbreviated Description: Abbreviated Description:WALDEN LAKE CONDOMINIUM BLDG PAR 14 UNIT 65 3-6-03 WALDEN LAKE CONDOMINIUM BLDG PAR 14 UNIT 65 3-6-0								
7	.34Mi.	**5068 LONGVIEW WALK** **DECATUR, GA 30035-4187**	10/09/2025	$235,000	$147	1592	/3/2	2018	1,307 SF	
		APN: 16 009 06 069 Document #: 2025105406 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Subdivision: LONGVIEW WALK Abbreviated Description: Abbreviated Description:UNIT 69 BLDG 11 13-FEB-07 0AC UNIT 69 BLDG 11 13-FEB-07 0AC LONGVIEW WALK LONGVIEW WALK 0 0; RESIDEN								
8	.41Mi.	**4922 LONGVIEW WALK** **DECATUR, GA 30035-4100**	09/04/2025	$250,000	$143	1737	/3/2	2019	1,307 SF	
		APN: 16 009 06 010 Document #: 2025094399 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Subdivision: LONGVIEW WALK Abbreviated Description: Abbreviated Description:UNIT 10 BLDG 2 13-FEB-07 0AC UNIT 10 BLDG 2 13-FEB-07 0AC LONGVIEW WALK LONGVIEW WALK 0 0; RESIDENTI								
9	.09Mi.	**2776 SNAPFINGER MNR** **DECATUR, GA 30035-4154**	08/28/2025	$185,000	$110	1670	/3/2	2005	871 SF	
		APN: 16 009 05 118 Document #: 2025092413 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Subdivision: SNAPFINGER MANOR CONDOMINIUMS BLDG 30 Abbreviated Description: Abbreviated Description:SNAPFINGER MANOR CONDOMINIUMS BLDG 30 UNIT 118 3-26-04 SNAPFINGER MANOR CONDOMINIUMS BLDG 30 UNIT 11								
10	.39Mi.	**4925 LONGVIEW WALK** **DECATUR, GA 30035-4188**	07/11/2025	$279,900	$197	1417	/3/3	2019	1,307 SF	
		APN: 16 009 06 090 Document #: 2025077823 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Subdivision: LONGVIEW WALK Abbreviated Description: Abbreviated Description:UNIT 90 BLDG 15 13-FEB-07 0AC UNIT 90 BLDG 15 13-FEB-07 0AC LONGVIEW WALK LONGVIEW WALK 0 0; RESIDEN								
11	.07Mi.	**2758 SNAPFINGER MNR** **DECATUR, GA 30035-4154**	07/02/2025	$115,000	$81	1412	/3/2	2003	871 SF	
		APN: 16 009 05 121 Document #: 2025074972 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Subdivision: SNAPFINGER MANOR CONDOMINIUMS BLDG 31 Abbreviated Description: Abbreviated Description:SNAPFINGER MANOR CONDOMINIUMS BLDG 31 UNIT 121 3-26-04 SNAPFINGER MANOR CONDOMINIUMS BLDG 31 UNIT 12								
12	.35Mi.	**5036 LONGVIEW WALK** **DECATUR, GA 30035-4187**	06/16/2025	$236,000	$156	1505	/3/2	2018	1,307 SF	
		APN: 16 009 06 056 Document #: 2025069470 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Subdivision: LONGVIEW WALK Abbreviated Description: Abbreviated Description:UNIT 56 BLDG 9 13-FEB-07 0AC UNIT 56 BLDG 9 13-FEB-07 0AC LONGVIEW WALK LONGVIEW WALK 0 0; RESIDENTI								
13	.1Mi.	**2786 SNAPFINGER MNR**	06/06/2025	$215,000	$128	1670	/3/2	2005	871 SF	

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DECATUR, GA 30035-4154
APN: 16 009 05 114 Document #: 2025066669
Document Type: Price Code: V
Land Use: Townhouse (Residential)
Legal: Subdivision: SNAPFINGER MANOR CONDOMINIUMS BLDG 29 Abbreviated Description: Abbreviated Description:SNAPFINGER MANOR CONDOMINIUMS BLDG 29 UNIT 114 3-26-04 SNAPFINGER MANOR CONDOMINIUMS BLDG 29 UNIT 11

14	.06Mi.	**2745 SNAPFINGER MNR**	05/14/2025	$191,698	$125	1528	/4/2	2003	871 SF	

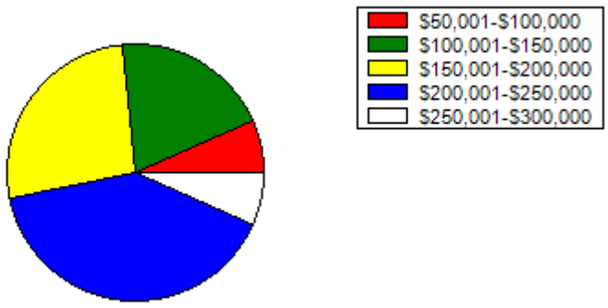
DECATUR, GA 30035-4166
APN: 16 009 05 070 Document #: 2025056155
Document Type: Price Code: V
Land Use: Townhouse (Residential)
Legal: Subdivision: SNAPFINGER MANOR CONDOMINIUMS BLDG 18 Abbreviated Description: Abbreviated Description:SNAPFINGER MANOR CONDOMINIUMS BLDG 18 UNIT 70 3-26-04 SNAPFINGER MANOR CONDOMINIUMS BLDG 18 UNIT 70

15	.17Mi.	**2566 WALDEN LAKE DR**	05/13/2025	$135,500	$92	1464	/3/2	2004	871 SF	

DECATUR, GA 30035-4171
APN: 16 009 04 062 Document #: 2025056035
Document Type: Price Code: V
Land Use: Townhouse (Residential)
Legal: Subdivision: WALDEN LAKE CONDOMINIUM BLDG PAR 14 Abbreviated Description: Abbreviated Description:WALDEN LAKE CONDOMINIUM BLDG PAR 14 UNIT 62 3-6-03 WALDEN LAKE CONDOMINIUM BLDG PAR 14 UNIT 62 3-6-0

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**2915 SNAPFINGER MNR**		$233,200	$93,280	1,632	/3/2	2004	871 SF	
0Mi.	**2917 SNAPFINGER MNR**		$221,100	$88,440	1,872	/3/2	2004	871 SF	
0Mi.	**2913 SNAPFINGER MNR**		$232,300	$92,920	1,632	/3/2	2004	871 SF	
.01Mi.	**2911 SNAPFINGER MNR**		$200,000	$80,000	1,632	/3/2	2004	871 SF	
.02Mi.	**2907 SNAPFINGER MNR**		$232,300	$92,920	1,632	/3/2	2004	871 SF	
.02Mi.	**2905 SNAPFINGER MNR**		$232,300	$92,920	1,632	/3/2	2004	871 SF	
.02Mi.	**2903 SNAPFINGER MNR**		$232,800	$93,120	1,632	/3/2	2004	871 SF	
.03Mi.	**2901 SNAPFINGER MNR**	**04/23/2025**	$232,300	$92,920	1,632	/3/2	2004	871 SF	
.03Mi.	**2722 SNAPFINGER MNR**		$219,800	$87,920	1,528	/4/2	2003	871 SF	
.03Mi.	**2724 SNAPFINGER MNR**		$203,400	$81,360	1,400	/2/2	2003	871 SF	
.03Mi.	**2726 SNAPFINGER MNR**		$202,900	$81,160	1,424	/2/2	2003	871 SF	
.03Mi.	**2728 SNAPFINGER MNR**		$214,500	$85,800	1,476	/3/2	2003	871 SF	
.04Mi.	**2897 SNAPFINGER MNR**		$232,300	$92,920	1,632	/3/2	2004	871 SF	
.04Mi.	**2721 SNAPFINGER MNR**		$204,100	$81,640	1,412	/3/2	2003	871 SF	
.04Mi.	**2895 SNAPFINGER MNR**		$233,200	$93,280	1,632	/3/2	2004	871 SF	
.04Mi.	**2723 SNAPFINGER MNR**		$202,200	$80,880	1,412	/2/2	2003	871 SF	

Rent vs. Own

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

Demographics & Income

Median Age:	37.1 years old	Households:	9,042
Median Household Income:	$61,842	Households w/Family:	61%
Household Income Per Capita:	$32,539	Households w/Family Married:	31%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Dekalb County School District	Students:	93,470
Number of Schools:	131	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade

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1.74Mi. **Fairington Elementary School** Number of Students: 521 Student-Teacher Ratio: 13.22		C+	Public	PK - 5
2.52Mi. **Miller Grove High School** Number of Students: 1,239 Student-Teacher Ratio: 15.68 Advanced Placement: Yes		D+	Public	9 - 12
1.37Mi. **Miller Grove Middle School** Number of Students: 788 Student-Teacher Ratio: 13.59		C	Public	6 - 8

Flood Report

The Subject Property of **2915 SNAPFINGER MNR, DECATUR, GA 30035-4177** 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	110%	HIGHER
MOTOR VEHICLE THEFT	97%	SIMILAR
FORCIBLE ROBBERY	110%	HIGHER
AGGRAVATED ASSAULT	83%	LOWER
FORCIBLE RAPE	123%	HIGHER
MURDER	81%	LOWER
OVERALL	93%	SIMILAR

Disaster Alerts

9/24/2024 - Hurricane Helene

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Data deemed reliable, but not guaranteed.
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