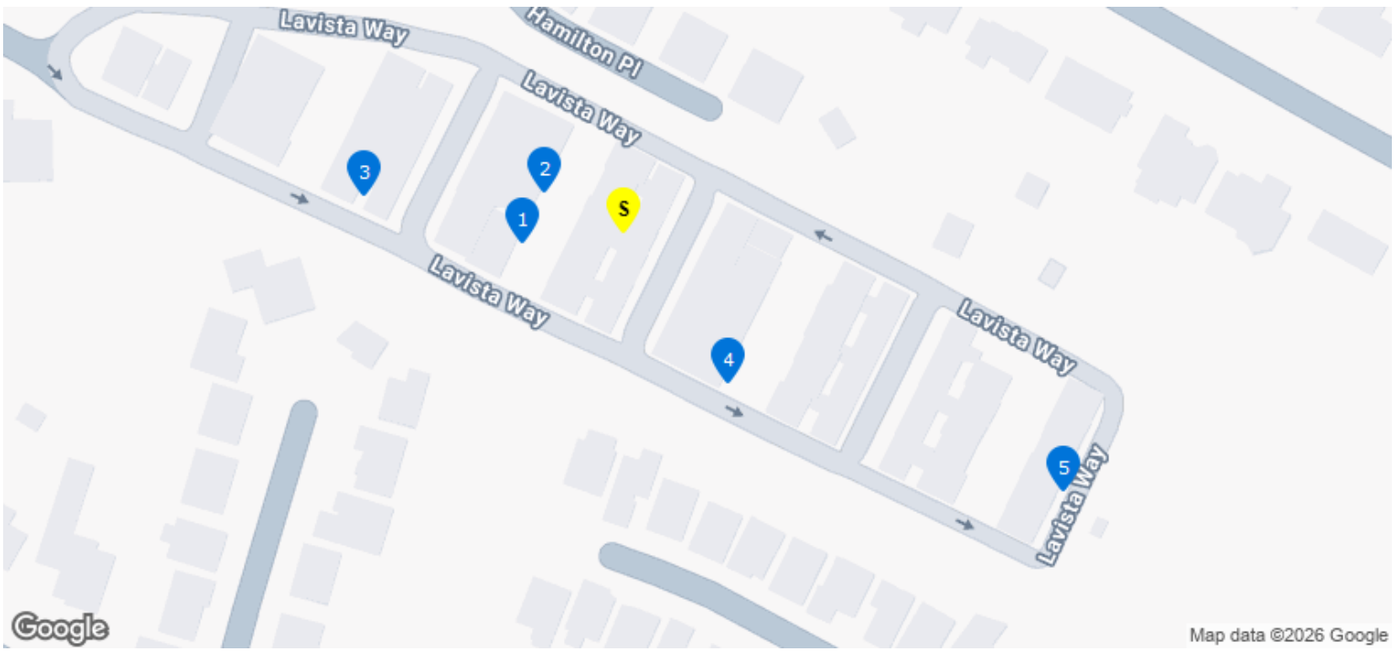
ICE SiteX Report

OrderID: 98745674

SiteX Property Information Report



Subject Property Location

2922 LAVISTA WAY, DECATUR, GA 30033-1108

County:	**DEKALB GA**	Census Tract:	0217.08
Property Use:	Condominium Unit (Residential)	Zoning:	
Parcel Number:	18 163 13 024	Thomas Bros Pg-Grid:	

Valuation

Value:	**$392,000**	FSD:	11	Common Confidence Score:	59
Value Range:	$348,880 - $435,120	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	04
Assd Land Value:	$30,000	Market Land Value:	$75,000	Tax Year:	2025
Assd Improvement:	$119,360	Market Improvment Value:	$298,400	Total Taxable Value:	$4,144
Total Assessed Value:	$149,360	Total Assessor Market Value:	$373,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Abbreviated Description:	CITY:UNINCORPORATED
City/Muni/Twp:	UNINCORPORATED

Property Characteristics

Lot Size:	871 SF	Bedrooms:	3	Pool:	
Building Area:	1650 SF	Baths:	2	Fireplace:	1
Year Built:	1974	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Garage	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:	10/23/2025	Sales Price:	$312,500
Document #:	2025109440 BK-PG 31962-597	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	05/01/2025	Loan Amount:	N/A
Document #:	2025052008 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	04/25/2025		
TD Due Date:	01/01/2055	Type Finance:	
Legal Description:			
Abbreviated Description: RESIDENTIAL LOTS			

Prior Transfer

Recording Date:	05/01/2025	Sales Price:	$312,500
Document #:	2025052007 BK-PG 31962-595	Type of Sale:	Arms-Length Transfer
Contract Date:	04/25/2025		
Document Type:	Deed		
Legal Description:			
Abbreviated Description: RESIDENTIAL LOTS			

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Prior Transfer

Recording Date:	06/29/2016	Sales Price:	N/A
Document #:	2016-016185 BK-PG 25712-107	Type of Sale:	Non Arms-Length Transfer
Contract Date:	06/29/2016		
Document Type:	Deed		

Legal Description:

Prior Transfer

Recording Date:	11/30/2012	Sales Price:	N/A
Document #:	2012192301 BK-PG 21513-643	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	10/09/2012	Loan Amount:	N/A
Document #:	BK-PG 23310-398	Loan Type:	Conventional
Contract Date:	09/28/2012		
TD Due Date:		Type Finance:	

Legal Description:
Map Ref: 0

Prior Transfer

Recording Date:	09/28/2012	Sales Price:	N/A
Document #:	2012-025673 BK-PG 23310-397	Type of Sale:	Non Arms-Length Transfer
Contract Date:	09/28/2012		
Document Type:	Deed		

Legal Description:

Prior Transfer

Recording Date:	03/03/2011	Sales Price:	N/A
Document #:	BK-PG 22379-390	Type of Sale:	Non Arms-Length Transfer
Contract Date:	02/15/2011		
Document Type:	Deed		

Legal Description:
Block: 1 District: 18 Subdivision: LA VISTA CONDO Legal Unit: 2922 Land Lot: 162

Mortgage Record

Recording Date:	06/25/2009	Loan Amount:	N/A
Document #:	BK-PG 21513-643	Loan Type:	Stand Alone Second
Contract Date:	06/17/2009		
TD Due Date:	06/17/2024	Type Finance:	

Legal Description:
Block: 1 District: 18 Subdivision: LA VISTA CONDO Legal Unit: 2922 Land Lot: 162 Map Ref: 0

Prior Transfer

Recording Date:	05/23/2005	Sales Price:	$226,500
Document #:	BK-PG 17460-168	Type of Sale:	Arms-Length Transfer
Contract Date:	04/08/2005		
Document Type:	Deed		

Legal Description:
Block: 1 District: 18 Subdivision: LAVISTA TWNHMS Legal Unit: 2922 Land Lot: 162

Mortgage Record

Recording Date:	05/23/2005	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	Conventional
Contract Date:	04/08/2005		
TD Due Date:	04/08/2035	Type Finance:	ADJ

Legal Description:
Block: 1 District: 18 Subdivision: LAVISTA TWNHMS Legal Unit: 2922 Land Lot: 162

Prior Transfer

Recording Date:	04/29/2005	Sales Price:	N/A
Document #:	20050089091 BK-PG 12702-200	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	12/04/2001	Loan Amount:	N/A
Document #:	BK-PG 12702-200	Loan Type:	Credit Line (Revolving)
Contract Date:	11/20/2001		
TD Due Date:		Type Finance:	

Legal Description:
District: 18 Subdivision: LAVISTA Legal Unit: 2922 Land Lot: 163 Map Ref: 0

Area Sales Analysis

Total Area Sales	$2,009,200	Median # of Bedrooms	3
Median Lot Size	871 SF	Median # of Baths	2
Median Living Area	1,700 SF	Median Year Built	1974
Price Range - 2 Yrs	$368,000 to $435,000	Age Range	52 years to 52 years
Median Value	$405,000	Median Age	52 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**2913 LAVISTA WAY** **DECATUR, GA 30033-1108**	07/14/2026	$435,000	$245	1776	/3/2	1974	1,307 SF	

APN: 18 163 13 015 Document #: 2026072580

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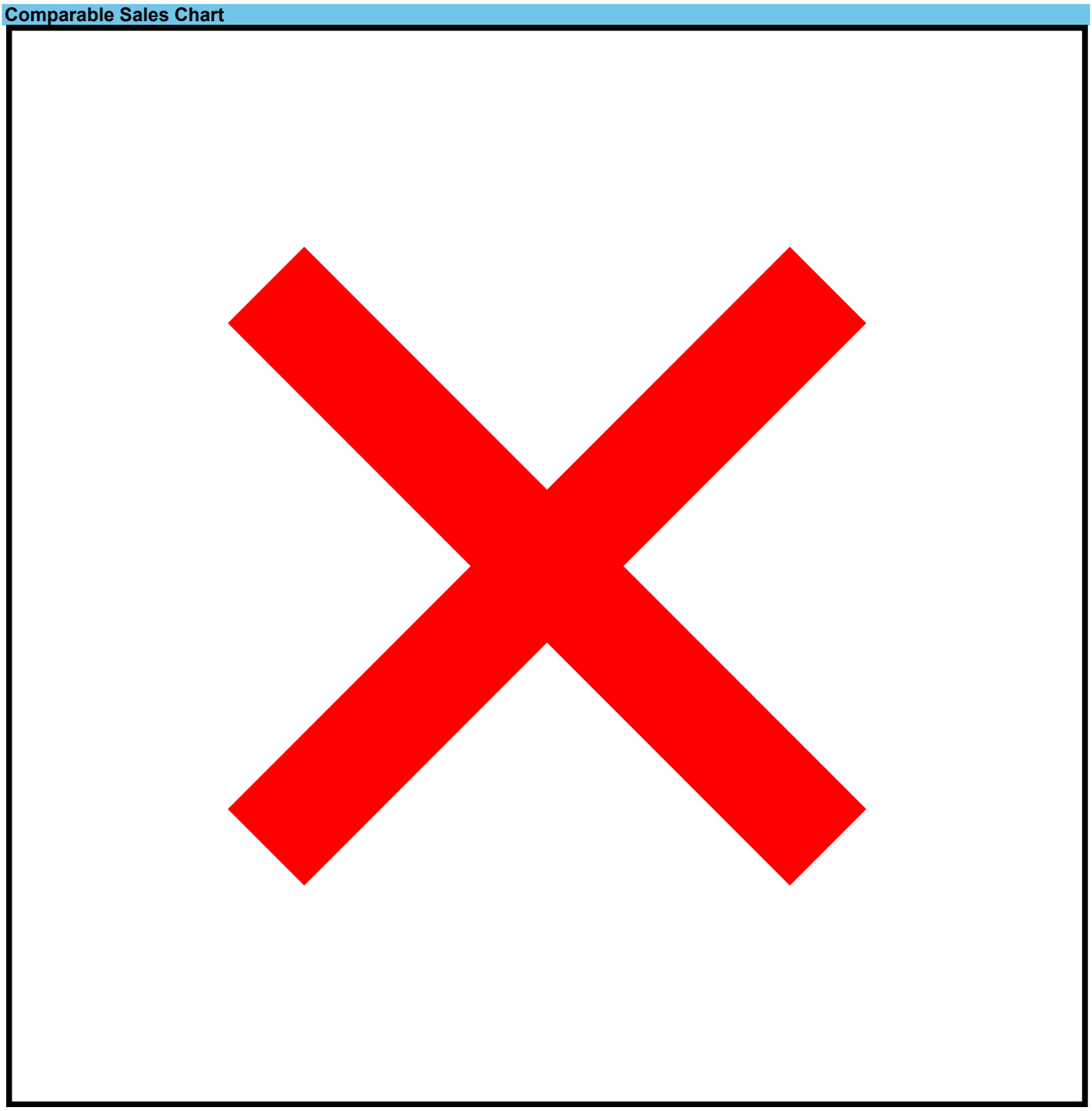
	Document Type: Warranty Deed Price Code:									
	Land Use: Condominium Unit (Residential)									
	Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS									
2	.09Mi.	**2947 LAVISTA WAY**	07/16/2026	$405,000	$238	1700	/3/2	1974	871 SF
		DECATUR, GA 30033-1145							
	APN: 18 163 13 049 Document #: 2026073427								
	Document Type: Warranty Deed Price Code:								
	Land Use: Condominium Unit (Residential)								
	Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
3	.12Mi.	**1827 HERMITAGE PL**	05/12/2026	$745,000	$250	2976	/4/3	1984	6,970 SF
		DECATUR, GA 30033-1141							
	APN: 18 163 01 108 Document #: 2026052269								
	Document Type: Limited Warranty Deed Price Code:								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
4	.13Mi.	**1743 WILSONS CROSSING DR**	04/24/2026	$525,000	$237	2218	/3/2	1989	9,583 SF
		DECATUR, GA 30033-1103							
	APN: 18 163 01 076 Document #: 2026045991								
	Document Type: Limited Warranty Deed Price Code:								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
5	.15Mi.	**1792 FRAZIER RD**	05/12/2026	$472,500	$299	1582	/3/2	1961	14,810 SF
		DECATUR, GA 30033-1135							
	APN: 18 163 09 004 Document #: 2026052299								
	Document Type: Limited Warranty Deed Price Code:								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
6	.21Mi.	**1792 LAVISTA OAKS DR**	03/18/2026	$665,000	$262	2538	/3/2	1997	7,405 SF
		DECATUR, GA 30033-1458							
	APN: 18 162 09 044 Document #: 2026033135								
	Document Type: Limited Warranty Deed Price Code:								
	Land Use: Single Family Residential								
	Legal: Lot: 5 Subdivision: LAVISTA ARBORS Abbreviated Description: Abbreviated Description:LAVISTA ARBORS LOT 5 9-19-97 43 X 42 X 103 X 60 X 119 0.17AC; RESIDENTIAL LOTS								
7	.22Mi.	**1786 LAVISTA OAKS DR**	09/02/2026	$605,500	$196	3082	/4/2	1997	10,890 SF
		DECATUR, GA 30033-1458							
	APN: 18 162 09 043 Document #: 2026089264								
	Document Type: Limited Warranty Deed Price Code:								
	Land Use: Single Family Residential								
	Legal: Lot: 4 Subdivision: LAVISTA ARBORS Abbreviated Description: Abbreviated Description:LAVISTA ARBORS LOT 4 9-19-97 20 X 44 X 91 X 96 X 78 0.24AC; RESIDENTIAL LOTS								
8	.22Mi.	**2986 WILSON CIR**	03/27/2026	$595,000	$371	1602	/4/3	1963	16,988 SF
		DECATUR, GA 30033-1622							
	APN: 18 163 07 056 Document #: 2026035926								
	Document Type: Limited Warranty Deed Price Code:								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
9	.23Mi.	**1891 CEDAR CANYON DR NE**	07/21/2026	$850,000	$313	2718	/4/3	1968	18,295 SF
		ATLANTA, GA 30345-4046							
	APN: 18 192 13 002 Document #: 2026074724								
	Document Type: Limited Warranty Deed Price Code:								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
10	.23Mi.	**3016 ANDERSON PL**	07/20/2026	$460,000	$293	1569	/3/1	1955	10,019 SF
		DECATUR, GA 30033-1602							
	APN: 18 163 07 058 Document #: 2026074615								
	Document Type: Limited Warranty Deed Price Code:								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: Abbreviated Description:85 X 71 X 81 X 129 X 84 0.23AC 9-4-91; RESIDENTIAL LOTS								
11	.23Mi.	**1865 BRIARLAKE CIR**	05/01/2026	$498,000	$290	1715	/4/3	1952	20,038 SF
		DECATUR, GA 30033-1126							
	APN: 18 191 06 001 Document #: 2026048357								
	Document Type: Limited Warranty Deed Price Code:								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
12	.24Mi.	**1770 LAVISTA OAKS DR**	12/03/2025	$682,000	$251	2720	/3/2	1997	9,583 SF
		DECATUR, GA 30033-1458							
	APN: 18 162 09 040 Document #: 2025122180								
	Document Type: Limited Warranty Deed Price Code:								
	Land Use: Single Family Residential								
	Legal: Lot: 1 Subdivision: LAVISTA ARBORS Abbreviated Description: Abbreviated Description:LAVISTA ARBORS LOT 1 9-19-97 76 X 114 X 91 X 113 0.22AC; RESIDENTIAL LOTS								
13	.25Mi.	**2906 CARTWRIGHT DR**	03/12/2026	$630,000	$278	2267	/3/3	1962	15,246 SF
		DECATUR, GA 30033-1517							
	APN: 18 163 10 005 Document #: 2026030493								
	Document Type: Limited Warranty Deed Price Code:								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
14	.28Mi.	**1684 CARTWRIGHT CT**	09/04/2026	$620,000	$278	2233	/3/3	1962	16,553 SF
		DECATUR, GA 30033-1514							
	APN: 18 162 03 015 Document #: 2026091517								
	Document Type: Limited Warranty Deed Price Code:								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
15	.29Mi.	**1807 E RAMBLE CT**	07/31/2026	$685,000	$282	2426	/3/3	1963	26,572 SF
		DECATUR, GA 30033-1117							
	APN: 18 191 03 060 Document #: 2026077980								
	Document Type: Limited Warranty Deed Price Code:								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
16	.29Mi.	**1836 CEDAR CANYON DR NE**	02/23/2026	$1,157,500	$333	3480	/5/4	1969	23,087 SF
		ATLANTA, GA 30345-4024							
	APN: 18 162 10 003 Document #:								
	Document Type: Warranty Deed Price Code:								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
17	.34Mi.	**3060 WILSON RD**	06/01/2026	$434,000	$328	1325	/3/2	1959	15,246 SF

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		DECATUR, GA 30033-1639							
	APN: 18 163 05 023 Document #: 2026059261 Document Type: Limited Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
18	.34Mi.	**3036 HUDSON CT** **DECATUR, GA 30033-1115**	12/30/2025	$505,000	$320	1580	/3/2	1961	15,246 SF
	APN: 18 191 11 019 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
19	.38Mi.	**1541 MONCRIEF CIR** **DECATUR, GA 30033-1616**	10/01/2026	$454,000	$389	1166	/3/1	1963	13,939 SF
	APN: 18 163 04 044 Document #: 2026100060 Document Type: Limited Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
20	.39Mi.	**5 DOWNSHIRE CIR** **DECATUR, GA 30033-1437**	04/14/2026	$840,000	$230	3648	/4/3	1985	12,197 SF
	APN: 18 162 01 092 Document #: 2026041840 Document Type: Limited Warranty Deed Price Code: 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.

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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.	**2922 LAVISTA WAY**	**04/25/2025**	$373,400	$149,360	1,650	/3/2	1974	871 SF	
0Mi.	**2923 LAVISTA WAY**		$354,800	$141,920	1,650	/3/2	1974	871 SF	
.01Mi.	**2921 LAVISTA WAY**		$398,600	$159,440	1,776	/3/2	1974	1,307 SF	
.01Mi.	**2924 LAVISTA WAY**		$361,700	$144,680	1,500	/3/2	1974	871 SF	
.01Mi.	**2920 LAVISTA WAY**		$377,900	$151,160	1,675	/3/2	1974	871 SF	
.02Mi.	**2925 LAVISTA WAY**		$400,600	$160,240	1,788	/3/2	1974	1,307 SF	
.02Mi.	**2916 LAVISTA WAY**		$372,200	$148,880	1,650	/3/2	1974	871 SF	
.02Mi.	**2917 LAVISTA WAY**		$390,600	$156,240	1,650	/3/2	1974	871 SF	
.02Mi.	**2915 LAVISTA WAY**		$364,000	$145,600	1,500	/3/2	1974	871 SF	
.02Mi.	**2918 LAVISTA WAY**		$372,200	$148,880	1,650	/3/2	1974	871 SF	
.02Mi.	**2914 LAVISTA WAY**		$377,900	$151,160	1,675	/3/2	1974	871 SF	
.02Mi.	**2919 LAVISTA WAY**		$335,500	$134,200	1,776	/3/2	1974	1,307 SF	
.03Mi.	**2928 LAVISTA WAY**		$373,400	$149,360	1,650	/3/2	1974	871 SF	
.03Mi.	**2927 LAVISTA WAY**		$369,800	$147,920	1,650	/3/2	1974	871 SF	
.03Mi.	**2929 LAVISTA WAY**		$358,200	$143,280	1,500	/2/2	1974	871 SF	
.03Mi.	**2926 LAVISTA WAY**		$372,200	$148,880	1,650	/3/2	1974	871 SF	

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	56%

Demographics & Income

Median Age:	40.2 years old	Households:	15,072
Median Household Income:	$105,918	Households w/Family:	52%
Household Income Per Capita:	$61,743	Households w/Family Married:	42%
Most Common Education Level:	Graduate Degree	Households w/Family Children:	20%

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
0.31Mi.	**Briarlake Elementary School** Number of Students: 360 Student-Teacher Ratio: 10	A-	Public	PK - 5
1.17Mi.	**Lakeside High School** Number of Students: 2,234 Student-Teacher Ratio: 16.99 Advanced Placement: Yes	B-	Public	9 - 12
2.41Mi.	**Henderson Middle School** Number of Students: 1,367 Student-Teacher Ratio: 14.39	C	Public	6 - 8

Flood Report

The Subject Property of **2922 LAVISTA WAY, DECATUR, GA 30033-1108** 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	126%	HIGHER
BURGLARY	97%	SIMILAR
MOTOR VEHICLE THEFT	112%	HIGHER
FORCIBLE ROBBERY	111%	HIGHER
AGGRAVATED ASSAULT	120%	HIGHER
FORCIBLE RAPE	62%	NOTABLY LOWER
MURDER	117%	HIGHER
OVERALL	99%	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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