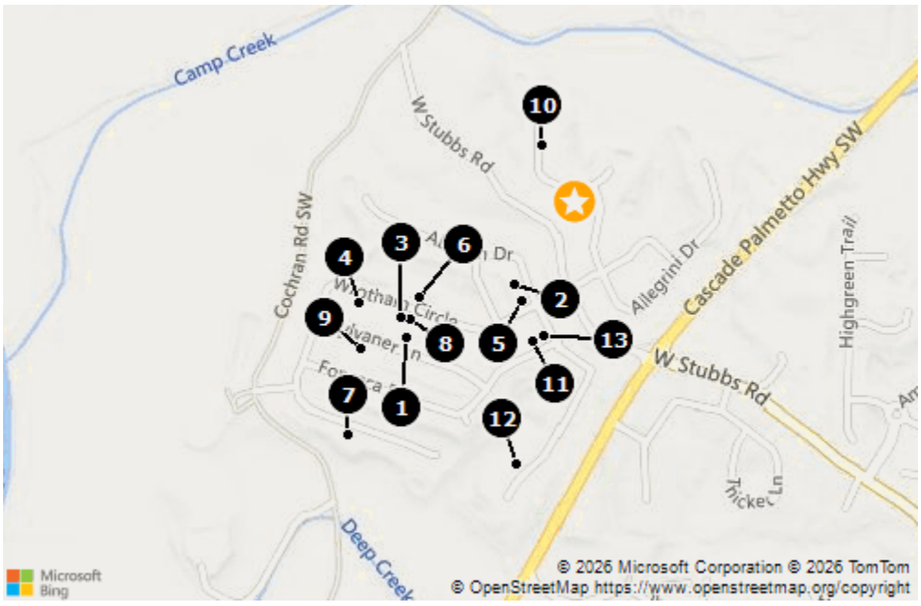
ICE SiteX Report

OrderID: 98012654

SiteX Property Information Report



Subject Property Location

330 PARDUCCI TRL, ATLANTA, GA 30349-8124

County:	**FULTON GA**	Census Tract:	131210103.111015
Property Use:	Single Family Residential	Zoning:	CUP
Parcel Number:	09C110000461215	Thomas Bros Pg-Grid:	

Valuation

Value:	**$415,000**	FSD:	9	Common Confidence Score:	70
Value Range:	$377,650 - $452,350	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	55
Assd Land Value:	$42,040	Market Land Value:	$105,100	Tax Year:	
Assd Improvement:	$117,280	Market Improvment Value:	$293,200	Total Taxable Value:	
Total Assessed Value:	$159,320	Total Assessor Market Value:	$398,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1 District: 55 Subdivision: LEGACY

Abbreviated Description:	BIG INFL.FACTOR LAND ON E T REMOVED BOE IN 2006 LEGACY @ PALMETTO FARMS PH1 LOT 1
City/Muni/Twp:	UNINCORPORATED SOUTH FULTON

Property Characteristics

Lot Size:	10,977 SF	Bedrooms:	4	Pool:	
Building Area:	3700 SF	Baths:	2	Fireplace:	1
Year Built:	2007	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Wood
Number of Units:	1	Garage Type:		Heating:	
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:	Convention	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	05/19/2023	Loan Amount:	N/A
Document #:	BK-PG 0000066819-0000000698	Loan Type:	Credit Line (Revolving)
TD Due Date:	01/01/2063	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	03/15/2022	Loan Amount:	N/A
Document #:	BK-PG 0000065414-0000000239	Loan Type:	New Conventional
TD Due Date:	01/01/2052	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	02/10/2022	Sales Price:	$253,968
Document #:	20220028005 BK-PG 64022-173	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/02/2021	Sales Price:	$206,520
Document #:	20210236603 BK-PG 61653-505	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Mortgage Record

Recording Date:	06/25/2021	Loan Amount:	N/A
Document #:	BK-PG 0000064022-0000000173	Loan Type:	FHA
TD Due Date:	01/01/2051	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	06/12/2020	Sales Price:	$209,126
Document #:	20200209745 BK-PG 59352-298	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/27/2020	Loan Amount:	N/A
Document #:	BK-PG 0000061653-0000000505	Loan Type:	FHA
TD Due Date:	01/01/2050	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	12/03/2018	Sales Price:	$179,200
Document #:	20180307536 BK-PG 56229-1	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/29/2018	Loan Amount:	N/A
Document #:	BK-PG 0000059352-0000000298	Loan Type:	FHA
TD Due Date:	01/01/2048	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	07/25/2016	Sales Price:	$156,000
Document #:	239883 BK-PG 55390-287	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/01/2016	Loan Amount:	N/A
Document #:	BK-PG 56229-1	Loan Type:	Unknown
TD Due Date:	05/19/2046	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	10/19/2015	Sales Price:	N/A
Document #:	20150287289 BK-PG 52258-219	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/18/2015	Loan Amount:	N/A
Document #:	BK-PG 55390-287	Loan Type:	Commercial
TD Due Date:	09/09/2045	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	02/12/2013	Loan Amount:	N/A
Document #:	BK-PG 52258-219	Loan Type:	FHA
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	01/31/2013	Sales Price:	$145,000
Document #:	2013-010620 BK-PG 52258-217	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 1
Abbreviated Description: BIG INFL./FACTOR LAND ON E T R

Prior Transfer

Recording Date:	05/01/2012	Sales Price:	$100,000
Document #:	2012-038528 BK-PG 51909-240	Type of Sale:	Full Amount on Deed
Contract Date:	05/01/2012		
Document Type:			

Legal Description:
Lot: 1
Abbreviated Description: BIG INFL./FACTOR LAND ON E T R

Prior Transfer

Recording Date:	05/01/2012	Sales Price:	$100,000
Document #:	2012-018258 BK-PG 51269-76	Type of Sale:	Full Amount on Deed
Contract Date:	05/01/2012		
Document Type:			

Legal Description:
Lot: 1
Abbreviated Description: BIG INFL./FACTOR LAND ON E T R

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Prior Transfer

Recording Date:	08/24/2010	Sales Price:	N/A
Document #:	BK-PG 49297-670	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/03/2010		
Document Type:			

Legal Description:
Lot: 8 District: 9C Subdivision: LEGACY PALMETTO FARMS PH Land Lot: 46

Mortgage Record

Recording Date:	07/15/2009	Loan Amount:	N/A
Document #:	BK-PG 48182-283	Loan Type:	Stand Alone Second
TD Due Date:	07/06/2039	Type Finance:	

Legal Description:
Lot: 8 District: 9 C Subdivision: LEGACY/PALMETTO FARMS PH I Land Lot: 46

Prior Transfer

Recording Date:	12/10/2007	Sales Price:	$245,000
Document #:	BK-PG 46072-381	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/30/2007		
Document Type:			

Legal Description:
Lot: 8 District: 9C Subdivision: LEGACY/PALMETTO FARMS PH I Land Lot: 46

Prior Transfer

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

Legal Description:
Lot: 1 District: 55 Subdivision: LEGACY
Abbreviated Description: BIG INFL.FACTOR LAND ON E T REMOVED BOE IN 2006 LEGACY @ PALMETTO FARMS PH1 LOT 1
City/Muni/Twp: UNINCORPORATED SOUTH FULTON

Area Sales Analysis

Total Area Sales	$4,666,800	Median # of Bedrooms	4
Median Lot Size	9,148 SF	Median # of Baths	3
Median Living Area	2,651 SF	Median Year Built	2013
Price Range - 2 Yrs	$240,000 to $425,000	Age Range	11 years to 18 years
Median Value	$355,000	Median Age	13 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.29Mi.	**7737 SYLVANER LN** **ATLANTA, GA 30349-8142**	05/05/2026	$354,000	$119	2967	10/4/3	2013	9,148 SF	
		APN: 09C110000463674 Document #: 20260140856 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:LEGACY @ PALMETTO FARMS PH2 AN PKD UP NC 11/13 LOT252; RESIDENTIAL 1 FAMILY								
2	.14Mi.	**7538 ABSINTH DR** **ATLANTA, GA 30349-8133**	04/01/2026	$355,000	$133	2651	8/4/2	2013	10,019 SF	
		APN: 09C110000464201 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:LEGACY @ PALMETTO FARMS PH2 AN VERIFIED DATA 11/13; RESIDENTIAL 1 FAMILY								
3	.28Mi.	**7755 WROTHAM CIR** **ATLANTA, GA 30349-8150**	03/25/2026	$350,000	$156	2238	8/4/3	2012	9,148 SF	
		APN: 09C110000463971 Document #: 20260114865 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:LEGACY @ PALMETTO FARMS PH2 100% COM; RESIDENTIAL 1 FAMILY								
4	.32Mi.	**7739 WROTHAM CIR** **ATLANTA, GA 30349-8150**	03/23/2026	$334,000	$156	2134	8/4/3	2012	9,148 SF	
		APN: 09C110000464011 Document #: 20260113125 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:LEGACY @ PALMETTO FARMS PH2 100% COMP; RESIDENTIAL 1 FAMILY								
5	.15Mi.	**7808 WROTHAM CIR** **ATLANTA, GA 30349-8145**	03/03/2026	$389,900	$125	3096	7/4/2	2015	9,148 SF	
		APN: 09C110000464185 Document #: 20260072193 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:LEGACY @ PALMETTO FARMS PH2 100 % COMP; RESIDENTIAL 1 FAMILY								
6	.25Mi.	**7756 WROTHAM CIR** **ATLANTA, GA 30349-8146**	02/03/2026	$415,000	$164	2528	/5/3	2015	9,148 SF	
		APN: 09C110000464060 Document #: 20260018377 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:LEGACY @ PALMETTO FARMS PH2; RESIDENTIAL 1 FAMILY								
7	.44Mi.	**7644 WROTHAM CIR** **ATLANTA, GA 30349-8147**	12/29/2025	$360,000	$115	3107	6/4/2	2014	9,148 SF	
		APN: 09C110000463070 Document #: 20250295951 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 192 Abbreviated Description: Abbreviated Description:LEGACY @ PALMETTO FARMS PH 2 LOT 192; RESIDENTIAL 1 FAMILY								
8	.27Mi.	**7759 WROTHAM CIR** **ATLANTA, GA 30349-8150**	12/05/2025	$355,000	$137	2580	8/4/3	2012	9,148 SF	
		APN: 09C110000463963 Document #: 20250283874 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:LEGACY @ PALMETTO FARMS PH2 100% COMP; RESIDENTIAL 1 FAMILY								
9	.35Mi.	**7750 SYLVANER LN** **ATLANTA, GA 30349-8143**	11/04/2025	$339,900	$172	1968	10/4/3	2013	9,148 SF	

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APN: 09C110000463542 Document #: 20250266429
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 239 Abbreviated Description: Abbreviated Description:LEGACY @ PALMETTO FARMS PH2 PKD UP NC LOT 239 11/13; RESIDENTIAL 1 FAMILY

10	.09Mi.	**365 PARDUCCI TRL** **ATLANTA, GA 30349-8126**	10/24/2025	$394,000	$124	3159	9/5/4	2008	9,060 SF

APN: 09C110000491378 Document #: 20250260691
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:LEGACY @ PALMETTO FARMS PH1; RESIDENTIAL 1 FAMILY

11	.2Mi.	**3099 FONSECA PASS** **ATLANTA, GA 30349-8140**	08/19/2025	$240,000	$89	2694	10/5/3	2014	9,148 SF

APN: 09C110000463815 Document #: 20250221259
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 1-1-13 Abbreviated Description: Abbreviated Description:LEGACY @ PALMETTO FARMS PH2 LOT 1-1-13; RESIDENTIAL 1 FAMILY

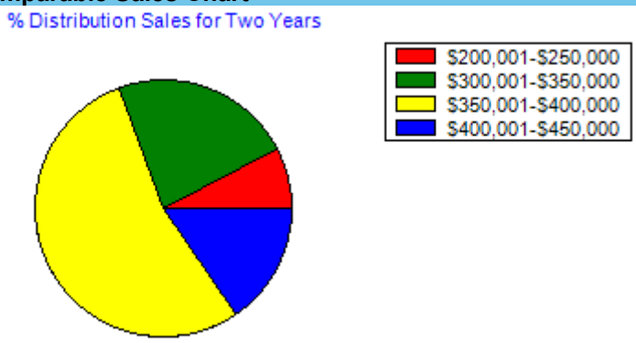
12	.36Mi.	**7434 ABSINTH DR** **ATLANTA, GA 30349-8135**	08/06/2025	$355,000	$147	2412	8/4/3	2010	10,454 SF

APN: 09C110000462361 Document #: 20250214718
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:LEGACY @ PALMETTO FARMS PH2 AN P/U NC 100% COMPLETE 12/10; RESIDENTIAL 1 FAMILY

13	.19Mi.	**3095 FONSECA PASS** **ATLANTA, GA 30349-8140**	07/31/2025	$425,000	$137	3100	10/5/3	2014	10,019 SF

APN: 09C110000463823 Document #: 20250210966
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 1-1-13 Abbreviated Description: Abbreviated Description:LEGACY @ PALMETTO FARMS PH2 VAC LOT 1-1-13; 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.

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.	**330 PARDUCCI TRL**		$398,300	$159,320	3,700	8/4/2	2007	10,977 SF	
.01Mi.	**334 PARDUCCI TRL**		$378,000	$151,200	3,200	8/4/2	2008	9,365 SF	
.02Mi.	**324 ALLEGRINI DR**		$367,100	$146,840	3,162	7/4/2	2007	12,415 SF	
.02Mi.	**320 ALLEGRINI DR**		$351,900	$140,760	2,746	9/4/3	2008	9,888 SF	
.03Mi.	**338 PARDUCCI TRL**		$350,600	$140,240	2,746	9/4/3	2008	9,060 SF	
.03Mi.	**316 ALLEGRINI DR**		$330,600	$132,240	2,577	8/4/2	2008	9,060 SF	
.03Mi.	**333 PARDUCCI TRL**		$357,400	$142,960	3,003	8/4/3	2008	10,585 SF	
.04Mi.	**337 PARDUCCI TRL**		$337,100	$134,840	2,578	9/4/3	2008	9,060 SF	
.04Mi.	**342 PARDUCCI TRL**		$353,800	$141,520	2,907	9/4/3	2008	10,454 SF	
.05Mi.	**321 PARDUCCI TRL**		$340,800	$136,320	2,578	9/4/3	2008	9,888 SF	
.05Mi.	**318 PARDUCCI TRL**		$409,900	$163,960	3,908	9/5/3	2007	11,326 SF	
.05Mi.	**345 PARDUCCI TRL**		$430,300	$172,120	4,112	9/5/3	2007	12,153 SF	
.05Mi.	**323 ALLEGRINI DR**		$383,600	$153,440	2,746	9/5/2	2007	13,242 SF	
.05Mi.	**319 ALLEGRINI DR**		$350,700	$140,280	2,917	8/5/3	2008	9,453 SF	
.06Mi.	**315 ALLEGRINI DR**		$376,700	$150,680	3,402	8/4/2	2007	9,060 SF	
.06Mi.	**346 PARDUCCI TRL**		$425,200	$170,080	3,646	9/5/3	2008	11,718 SF	

Rent vs. Own

Households Occupied by Renters:	39%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	35.4 years old	Households:	31,028
Median Household Income:	$73,310	Households w/Family:	59%
Household Income Per Capita:	$32,476	Households w/Family Married:	25%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

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School District

School District Zone:	Fulton County School District	Students:	87,019
Number of Schools:	106	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.07Mi.	**Renaissance Middle School** Number of Students: 977 Student-Teacher Ratio: 15.03	C+	Public	6 - 8
3.94Mi.	**Langston Hughes High School** Number of Students: 1,891 Student-Teacher Ratio: 18.13 Advanced Placement: Yes	C-	Public	9 - 12
1.74Mi.	**Cliftondale Elementary** Number of Students: 694 Student-Teacher Ratio: 15.42	B-	Public	PK - 5

Flood Report

The Subject Property of **330 PARDUCCI TRL, ATLANTA, GA 30349-8124** 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	123%	HIGHER
BURGLARY	112%	HIGHER
MOTOR VEHICLE THEFT	98%	SIMILAR
FORCIBLE ROBBERY	113%	HIGHER
AGGRAVATED ASSAULT	65%	NOTABLY LOWER
FORCIBLE RAPE	102%	SIMILAR
MURDER	83%	LOWER
OVERALL	81%	LOWER

Disaster Alerts

9/24/2024 - Hurricane Helene 1/22/2026 - Severe Winter Storm

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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