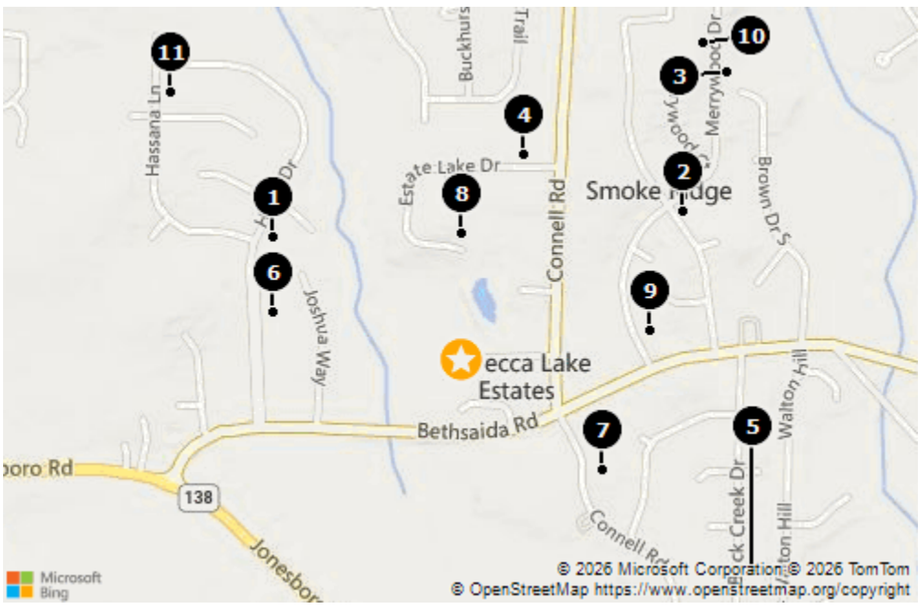
ICE SiteX Report

OrderID: 98012518

SiteX Property Information Report



Subject Property Location

3360 REBECCA LAKE TRCE, FAIRBURN, GA 30213-3102

County:	**FULTON GA**	Census Tract:	131210105.323014
Property Use:	Single Family Residential	Zoning:	CUP
Parcel Number:	13 016100040145	Thomas Bros Pg-Grid:	

Valuation

Value:	**$225,000**	FSD:	9	Common Confidence Score:	63
Value Range:	$204,750 - $245,250	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	55
Assd Land Value:	$36,280	Market Land Value:	$90,700	Tax Year:	
Assd Improvement:	$60,320	Market Improvment Value:	$150,800	Total Taxable Value:	
Total Assessed Value:	$96,600	Total Assessor Market Value:	$241,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 55

City/Muni/Twp: UNINCORPORATED SOUTH FULTON

Property Characteristics

Lot Size:	26,833 SF	Bedrooms:	4	Pool:	
Building Area:	1112 SF	Baths:	2	Fireplace:	1
Year Built:	1987	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Wood
Number of Units:	1	Garage Type:	Underground	Heating:	
Number of Stories:	1+B	Number of Cars:	1	A/C:	Central
Style:		Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/11/2025	Sales Price:	$253,500
Document #:	20250137024 BK-PG 68839-193	Type of Sale:	Verified Sale Price
Contract Date:	04/07/2025		
Document Type:			

Legal Description:

Abbreviated Description: RESIDENTIAL 1 FAMILY

Prior Transfer

Recording Date:	07/25/2024	Sales Price:	$138,446
Document #:	BK-PG 60620-357	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/17/2024	Sales Price:	$234,800
Document #:	BK-PG 68042-5	Type of Sale:	Verified Sale Price
Contract Date:	07/17/2024		
Document Type:			

Legal Description:

Abbreviated Description: RESIDENTIAL 1 FAMILY

Prior Transfer

Recording Date:	07/15/2024	Sales Price:	$234,800

ICE SiteX Report

OrderID: 98012518

Document #:	BK-PG 68042 -5	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			
District: 55			
City/Muni/Twp: UNINCORPORATED SOUTH FULTON			

Prior Transfer

Recording Date:	11/11/2022	Sales Price:	$138,446
Document #:	20220339941 BK-PG 60620-357	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/03/2019	Loan Amount:	N/A
Document #:	BK-PG 0000060620-0000000357	Loan Type:	FHA
TD Due Date:	01/01/2049	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	09/17/2019	Sales Price:	$48,900
Document #:	20190321877 BK-PG 55405-104	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/06/2019	Sales Price:	$141,000
Document #:	2019-036208 BK-PG 60620-353	Type of Sale:	Full Amount on Deed
Contract Date:	09/06/2019		
Document Type:			
Legal Description:			
Abbreviated Description: RESIDENTIAL 1 FAMILY			

Prior Transfer

Recording Date:	10/22/2015	Sales Price:	N/A
Document #:	20150291278 BK-PG 42224-571	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/16/2015	Sales Price:	N/A
Document #:	20150287534 BK-PG 42131-432	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/23/2015	Loan Amount:	N/A
Document #:	BK-PG 55405-104	Loan Type:	Commercial
TD Due Date:	09/09/2025	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	03/27/2006	Loan Amount:	N/A
Document #:	BK-PG 42224-571	Loan Type:	Stand Alone Second
TD Due Date:	03/14/2046	Type Finance:	ADJ
Legal Description:			
Lot: 14 District: 13 Subdivision: REBECCA LAKE ESTATES PH 01 Phase No: 1 Land Lot: 161			

Mortgage Record

Recording Date:	03/13/2006	Loan Amount:	N/A
Document #:	BK-PG 42131-432	Loan Type:	Stand Alone Second
TD Due Date:	02/23/2021	Type Finance:	FIX
Legal Description:			
Lot: 14 District: 13 Subdivision: REBECCA LAKE ESTATES PH 01 Phase No: 1 Land Lot: 161			

Mortgage Record

Recording Date:	11/18/1998	Loan Amount:	N/A
Document #:	BK-PG 25657-240	Loan Type:	Stand Alone Refi
TD Due Date:		Type Finance:	
Legal Description:			
Lot: M District: 13 Subdivision: REBECCA LAKE Land Lot: 0161			

Area Sales Analysis

Total Area Sales	$2,163,772	Median # of Bedrooms	3
Median Lot Size	12,458 SF	Median # of Baths	2
Median Living Area	1,398 SF	Median Year Built	1983
Price Range - 2 Yrs	$145,000 to $260,000	Age Range	22 years to 51 years
Median Value	$208,000	Median Age	43 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.31Mi.	**7085 HANIA DR** **FAIRBURN, GA 30213-3182**	06/16/2026	$233,500	$135	1722	7/3/2	1986	16,161 SF	

APN: 13 016100031292 Document #: 20260164997
Document Type: Price Code: D
Land Use: Single Family Residential

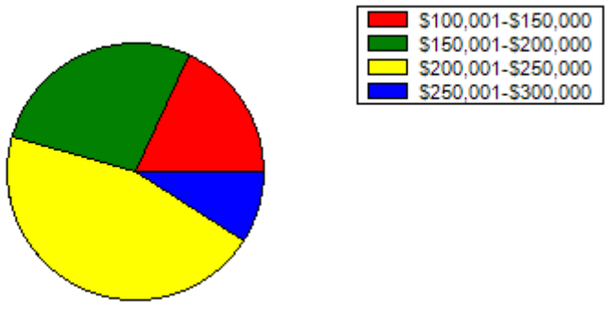
ICE SiteX Report

OrderID: 98012518

	Legal: Abbreviated Description: Abbreviated Description:N/C; RESIDENTIAL 1 FAMILY								
2	.36Mi.	**6949 MERRYWOOD DR** **FAIRBURN, GA 30213-3165**	06/03/2026	$218,772	$190	1150	7/3/1	1983	9,409 SF
	APN: 13 016200020294 Document #: 20260159169 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 1 FAMILY								
3	.53Mi.	**6823 MERRYWOOD DR** **FAIRBURN, GA 30213-7104**	05/18/2026	$260,000	$171	1520	7/3/2	2004	11,282 SF
	APN: 13 0162 LL0933 Document #: 20260147733 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 80 Abbreviated Description: Abbreviated Description:KA MERRYWOOD ESTATES SUB PH 1 AN LOT 80; RESIDENTIAL 1 FAMILY								
4	.29Mi.	**3325 ESTATE LAKE DR** **FAIRBURN, GA 30213-3185**	03/27/2026	$246,000	$149	1646	7/4/2	1988	12,458 SF
	APN: 13 016100050037 Document #: 20260116147 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 1 FAMILY								
5	.48Mi.	**7300 BUCK CREEK DR** **FAIRBURN, GA 30213-3118**	03/17/2026	$157,000	$66	2376	7/4/2	1978	15,290 SF
	APN: 13 019100010308 Document #: 20260105255 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:AN EST.; RESIDENTIAL 1 FAMILY								
6	.26Mi.	**7135 HANIA DR** **FAIRBURN, GA 30213-3146**	01/30/2026	$217,000	$162	1332	6/3/2	1978	16,161 SF
	APN: 13 016100020394 Document #: 20260016736 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:AN ISF NV; RESIDENTIAL 1 FAMILY								
7	.24Mi.	**7230 CONNELL RD** **FAIRBURN, GA 30213-3122**	01/09/2026	$155,000	$123	1256	6/3/2	1975	22,390 SF
	APN: 13 016200030079 Document #: 20260005201 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 1 FAMILY								
8	.17Mi.	**3480 ESTATE LAKE DR** **FAIRBURN, GA 30213-3191**	11/14/2025	$145,000	$127	1137	8/4/2	1989	12,458 SF
	APN: 13 016100050284 Document #: 20250272680 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 1 FAMILY								
9	.26Mi.	**7065 MERRYWOOD DR** **FAIRBURN, GA 30213-3129**	11/06/2025	$208,000	$164	1265	5/2/1	1982	9,714 SF
	APN: 13 016200020708 Document #: 20250267842 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 1 FAMILY								
10	.54Mi.	**6808 MERRYWOOD DR** **FAIRBURN, GA 30213-7106**	11/04/2025	$173,500	$114	1510	7/3/2	2004	11,238 SF
	APN: 13 0162 LL0776 Document #: 20250266206 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 64 Abbreviated Description: Abbreviated Description:KA MERRYWOOD ESTATES SUB PH 1 AN IMP COMP 5/04 LOT 64 RA; RESIDENTIAL 1 FAMILY								
11	.54Mi.	**6955 HASSANA LN** **FAIRBURN, GA 30213-3178**	09/18/2025	$150,000	$107	1398	5/3/2	1982	13,024 SF
	APN: 13 016100031094 Document #: 20250239227 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 1 FAMILY								

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.

ICE SiteX Report

OrderID: 98012518

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.	**3360 REBECCA LAKE TRCE**	**07/15/2024**	$241,500	$96,600	1,112	7/4/2	1987	26,833 SF	
.02Mi.	**3350 REBECCA LAKE TRCE**		$202,400	$80,960	1,056	5/3/2	1987	17,163 SF	
.04Mi.	**7140 NUNN WOODS WAY**		$182,300	$72,920	1,129	6/3/2	1990	13,460 SF	
.04Mi.	**3340 REBECCA LAKE TRCE**		$237,800	$95,120	1,318	7/3/2	1988	14,026 SF	
.04Mi.	**3355 REBECCA LAKE TRCE**		$271,800	$108,720	1,112	7/3/3	1988	2 SF	
.05Mi.	**7150 NUNN WOODS WAY**		$220,100	$88,040	1,107	6/3/2	1990	10,977 SF	
.06Mi.	**7160 NUNN WOODS WAY**	**11/14/2024**	$207,800	$83,120	1,798	6/3/2	1990	10,977 SF	
.06Mi.	**3345 REBECCA LAKE TRCE**		$246,600	$98,640	1,112	7/3/2	1988	1 SF	
.06Mi.	**3330 REBECCA LAKE TRCE**		$237,000	$94,800	1,704	7/3/2	1988	12,415 SF	
.07Mi.	**7170 NUNN WOODS WAY**		$214,700	$85,880	1,113	7/3/2	1989	11,674 SF	
.07Mi.	**3335 REBECCA LAKE TRCE**		$186,000	$74,400	1,318	7/3/2	1988	18,382 SF	
.07Mi.	**7130 NUNN WOODS WAY**		$445,800	$178,320	1,796	6/3/3	1990	10 SF	
.08Mi.	**3320 REBECCA LAKE TRCE**		$237,800	$95,120	1,300	7/3/3	1987	12,023 SF	
.08Mi.	**7180 NUNN WOODS WAY**		$233,800	$93,520	1,529	6/3/2	1989	15,769 SF	
.08Mi.	**3325 REBECCA LAKE TRCE**		$239,000	$95,600	1,124	8/4/2	1988	20,386 SF	
.08Mi.	**7175 NUNN WOODS WAY**		$218,300	$87,320	1,016	6/3/2	1990	10,977 SF	

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	35.7 years old	Households:	16,617
Median Household Income:	$82,408	Households w/Family:	67%
Household Income Per Capita:	$38,192	Households w/Family Married:	35%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	31%

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
7.27Mi.	**Bear Creek Middle School**	C+	Public	6 - 8
Number of Students: 971				
Student-Teacher Ratio: 14.45				
7.37Mi.	**Creekside High School**	D+	Public	9 - 12
Number of Students: 1,745				
Student-Teacher Ratio: 17.29				
Advanced Placement: Yes				

Flood Report

The Subject Property of **3360 REBECCA LAKE TRCE, FAIRBURN, GA 30213-3102** 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	98%	SIMILAR
BURGLARY	85%	LOWER
MOTOR VEHICLE THEFT	73%	NOTABLY LOWER
FORCIBLE ROBBERY	95%	SIMILAR
AGGRAVATED ASSAULT	58%	NOTABLY LOWER
FORCIBLE RAPE	114%	HIGHER
MURDER	55%	NOTABLY LOWER
OVERALL	63%	NOTABLY 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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ICE SiteX Report

OrderID: 98012518

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