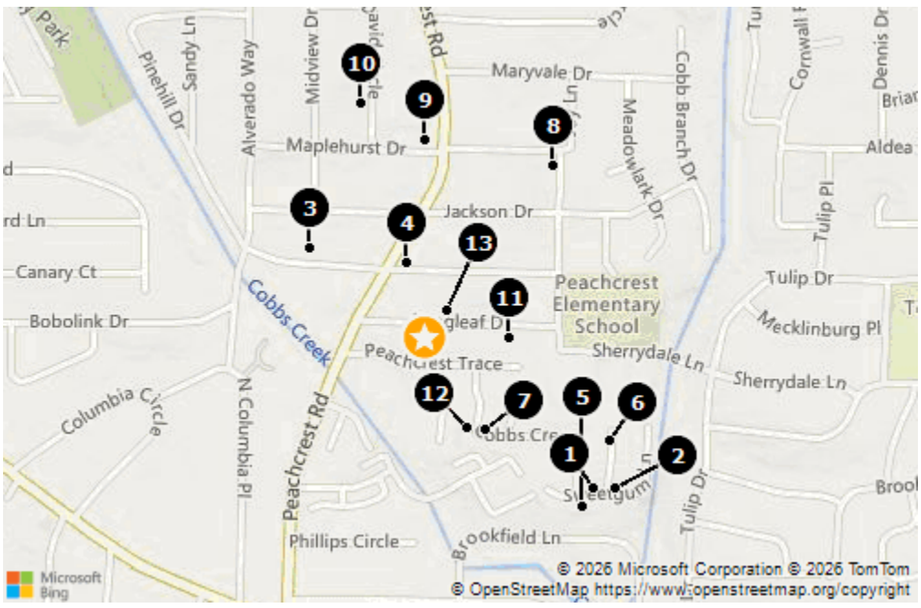
ICE SiteX Report

OrderID: 97574054

SiteX Property Information Report



Subject Property Location

3419 LONGLEAF DR, DECATUR, GA 30032-3014

County:	**DEKALB GA**	Census Tract:	130890231.072001
Property Use:	Single Family Residential	Zoning:	R75
Parcel Number:	15 198 14 013	Thomas Bros Pg-Grid:	

Valuation

Value:	**$223,000**	FSD:	33	Common Confidence Score:	22
Value Range:	$149,410 - $296,590	ICE Confidence Score:	67		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	04
Assd Land Value:	$36,040	Market Land Value:	$90,100	Tax Year:	2025
Assd Improvement:	$43,000	Market Improvment Value:	$107,500	Total Taxable Value:	$491
Total Assessed Value:	$79,040	Total Assessor Market Value:	$197,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

City/Muni/Twp: UNINCORPORATED

Property Characteristics

Lot Size:	11,326 SF	Bedrooms:	3	Pool:	
Building Area:	960 SF	Baths:	1	Fireplace:	
Year Built:	1954	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:	Ranch	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	08/21/2025	Loan Amount:	N/A
Document #:	2025089780 BK-PG 0000032148-0000000181	Loan Type:	FHA
TD Due Date:	01/01/2044	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	11/21/2024	Loan Amount:	N/A
Document #:	2024119457 BK-PG 0000031722-0000000208	Loan Type:	FHA
TD Due Date:	01/01/2044	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	05/14/2024	Loan Amount:	N/A
Document #:	2024040978 BK-PG 0000031433-0000000236	Loan Type:	FHA
TD Due Date:	01/01/2044	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	08/12/2011	Sales Price:	N/A
Document #:	2011134046 BK-PG 11925-229	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Mortgage Record

Recording Date:	05/24/2002	Loan Amount:	N/A
Document #:	BK-PG 13287-0038	Loan Type:	Stand Alone Refi
TD Due Date:		Type Finance:	

Legal Description:
Lot: 62 District: 15 Subdivision: PINEHILL ESTS Legal Unit: 2 Land Lot: 198

Mortgage Record

Recording Date:	03/09/2001	Loan Amount:	N/A
Document #:	BK-PG 11925-229	Loan Type:	Stand Alone Refi
TD Due Date:		Type Finance:	

Legal Description:
Lot: 62 District: 15 Subdivision: PINEHILL ESTATES Legal Unit: 2 Land Lot: 198

Mortgage Record

Recording Date:	03/09/2001	Loan Amount:	N/A
Document #:	BK-PG 11925-225	Loan Type:	Stand Alone Refi
TD Due Date:		Type Finance:	

Legal Description:
Lot: 62 District: 15 Subdivision: PINEHILL ESTATES Legal Unit: 2 Land Lot: 198

Prior Transfer

Recording Date:	12/08/1997	Sales Price:	$61,200
Document #:	BK-PG 9735-156	Type of Sale:	Full Amount on Deed
Contract Date:	11/20/1997		
Document Type:			

Legal Description:
Lot: 62 District: 15 Subdivision: PINEHILL ESTATES Legal Unit: 2 Land Lot: 198

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG 9735 -156	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
City/Muni/Twp: UNINCORPORATED

Area Sales Analysis

Total Area Sales	$2,749,500	Median # of Bedrooms	3
Median Lot Size	10,019 SF	Median # of Baths	2
Median Living Area	1,268 SF	Median Year Built	1955
Price Range - 2 Yrs	$140,000 to $305,000	Age Range	33 years to 75 years
Median Value	$202,000	Median Age	71 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**3508 SWEETGUM LN** **DECATUR, GA 30032-3081**	04/02/2026	$235,000	$122	1912	/3/2	1993	5,663 SF	
		APN: 15 187 01 209 Document #: 2026038611 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 54 Block: A Subdivision: PEACHCREST TRACE Abbreviated Description: Abbreviated Description:39 X 20 X 80 X 41 X 23 X 101 0.13AC PEACHCREST TRACE BLOCK A LOT 54 3-7-91; RESIDENTIAL LOTS								
2	.33Mi.	**3524 SWEETGUM LN** **DECATUR, GA 30032-3083**	03/30/2026	$200,000	$157	1268	/2/2	1993	5,663 SF	
		APN: 15 187 01 225 Document #: 2026036878 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 70 Block: A Subdivision: PEACHCREST TRACE Abbreviated Description: Abbreviated Description:51 X 19 X 19 X 64 X 54 X 90 0.13AC PEACHCREST TRACE BLOCK A LOT 70 3-7-91; RESIDENTIAL LOTS								
3	.2Mi.	**3340 PINEHILL DR** **DECATUR, GA 30032-2903**	03/25/2026	$168,500	$159	1058	/3/1	1955	11,326 SF	
		APN: 15 199 12 014 Document #: 2026035278 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
4	.11Mi.	**1514 PEACHCREST RD** **DECATUR, GA 30032-3044**	03/19/2026	$305,000	$276	1104	/3/1	1954	13,939 SF	
		APN: 15 198 03 014 Document #: 2026033696 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
5	.31Mi.	**3505 SWEETGUM LN** **DECATUR, GA 30032-3082**	03/19/2026	$227,000	$125	1816	/3/3	1992	5,227 SF	
		APN: 15 187 01 251 Document #: 2026033646 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 96 Block: A Subdivision: PEACHCREST TRACE Abbreviated Description: Abbreviated Description:60 X 90 X 60 X 89 0.12AC PEACHCREST TRACE BLOCK A LOT 96 3-7-91; RESIDENTIAL LOTS								
6	.27Mi.	**1607 SWEETGUM HL** **DECATUR, GA 30032-3078**	03/06/2026	$275,000	$148	1846	/4/3	1992	6,534 SF	
		APN: 15 187 01 217 Document #: 2026028267 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 62 Block: A Subdivision: PEACHCREST TRACE Abbreviated Description: Abbreviated Description:45 X 112 X 118 X 77 0.15AC PEACHCREST TRACE BLOCK A LOT 62 3-7-91; RESIDENTIAL LOTS								
7	.15Mi.	**1616 COBBS CREEK LN** **DECATUR, GA 30032-3075**	02/23/2026	$183,000	$148	1236	/3/2	1992	5,227 SF	
		APN: 15 187 01 148 Document #: Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 28 Block: A Subdivision: PEACHCREST TRACE Abbreviated Description: Abbreviated Description:53 X 18 X 24 X 30 X 13 X 58 X 80. .0.12AC PEACHCREST TRACE BLOCK A LOT 28 3-5-91; RESIDENTIAL LOTS

8	.28Mi.	**3491 MAPLEHURST DR** **DECATUR, GA 30032-3004**	01/30/2026	$140,000	$117	1196	/2/1	1951	14,810 SF

APN: 15 198 04 001 Document #: 2026010496
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS

9	.27Mi.	**3416 MAPLEHURST DR** **DECATUR, GA 30032-3015**	01/14/2026	$165,000	$155	1058	/3/1	1954	10,019 SF

APN: 15 198 01 034 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS

10	.33Mi.	**1419 DAVID CIR** **DECATUR, GA 30032-2920**	12/10/2025	$234,000	$183	1273	/3/2	1954	12,197 SF

APN: 15 198 12 010 Document #: 2025124971
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS

11	.11Mi.	**3467 LONGLEAF DR** **DECATUR, GA 30032-3014**	11/21/2025	$202,000	$210	960	/3/1	1954	11,761 SF

APN: 15 198 14 005 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS

12	.13Mi.	**1607 COBBS CREEK LN** **DECATUR, GA 30032-3076**	10/23/2025	$265,000	$208	1268	/2/2	1992	5,663 SF

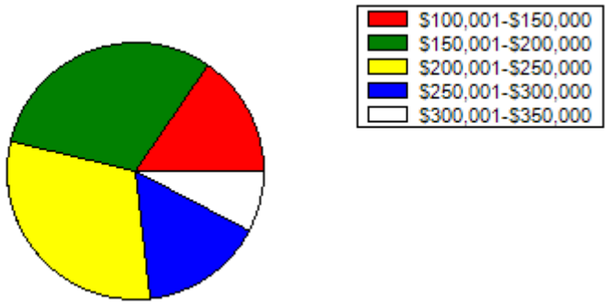
APN: 15 187 01 173 Document #: 2025109359
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 123 Block: A Subdivision: PEACHCREST TRACE Abbreviated Description: Lot:123 Abbreviated Description:6 X 42 X 7 X 97 X 60 X 101 .13AC; 6 X 42 X 7 X 97 X 60 X 101. .0.13AC PEACHCREST TRACE BLOCK A LOT 1

13	.05Mi.	**3430 LONGLEAF DR** **DECATUR, GA 30032-3013**	10/02/2025	$150,000	$115	1298	/3/1	1954	11,761 SF

APN: 15 198 13 024 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS

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.	**3419 LONGLEAF DR**		$197,600	$79,040	960	/3/1	1954	11,326 SF	
.01Mi.	**3413 LONGLEAF DR**		$242,100	$96,840	1,225	/5/3	1954	11,326 SF	
.01Mi.	**3425 LONGLEAF DR**		$207,500	$83,000	950	/3/1	1954	11,326 SF	
.02Mi.	**3410 PEACHCREST TRCE**		$222,400	$88,960	1,224	/3/2	1995	5,227 SF	
.03Mi.	**3416 PEACHCREST TRCE**		$225,400	$90,160	1,275	/3/2	1995	5,227 SF	
.03Mi.	**3406 PEACHCREST TRCE**		$210,300	$84,120	1,290	/3/2	1995	5,227 SF	
.03Mi.	**3431 LONGLEAF DR**		$225,900	$90,360	1,338	/3/2	1954	11,326 SF	
.03Mi.	**3407 LONGLEAF DR**		$196,100	$78,440	960	/3/1	1954	11,326 SF	
.03Mi.	**3420 PEACHCREST TRCE**		$226,300	$90,520	1,487	/3/1	1995	5,227 SF	
.03Mi.	**3400 PEACHCREST TRCE**		$251,100	$100,440	1,862	/3/2	1995	5,227 SF	
.04Mi.	**3418 LONGLEAF DR**		$210,100	$84,040	1,118	/3/1	1954	11,761 SF	
.04Mi.	**3424 PEACHCREST TRCE**		$221,000	$88,400	1,442	/3/3	1995	5,663 SF	
.04Mi.	**3424 LONGLEAF DR**		$249,900	$99,960	2,031	/3/2	1954	11,761 SF	
.04Mi.	**3401 LONGLEAF DR**		$221,300	$88,520	950	/3/1	1954	11,326 SF	
.04Mi.	**3437 LONGLEAF DR**		$210,000	$84,000	968	/3/1	1954	11,326 SF	
.04Mi.	**3412 LONGLEAF DR**		$192,700	$77,080	960	/3/1	1954	11,761 SF	

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Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	49%

Demographics & Income

Median Age:	38.9 years old	Households:	19,438
Median Household Income:	$61,610	Households w/Family:	54%
Household Income Per Capita:	$35,215	Households w/Family Married:	26%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	Dekalb County School District	Students:	91,752
Number of Schools:	129	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.77Mi.	**Towers High School** Number of Students: 876 Student-Teacher Ratio: 16.53 Advanced Placement: Yes	F	Public	9 - 12
2.88Mi.	**Mary McLeod Bethune Middle School** Number of Students: 655 Student-Teacher Ratio: 12.6	D-	Public	6 - 8
0.26Mi.	**Peachcrest Elementary School** Number of Students: 729 Student-Teacher Ratio: 14.29	D	Public	PK - 5

Flood Report

The Subject Property of **3419 LONGLEAF DR, DECATUR, GA 30032-3014** 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	124%	HIGHER
BURGLARY	123%	HIGHER
MOTOR VEHICLE THEFT	117%	HIGHER
FORCIBLE ROBBERY	94%	SIMILAR
AGGRAVATED ASSAULT	129%	HIGHER
FORCIBLE RAPE	113%	HIGHER
MURDER	112%	HIGHER
OVERALL	131%	NOTABLY HIGHER

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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