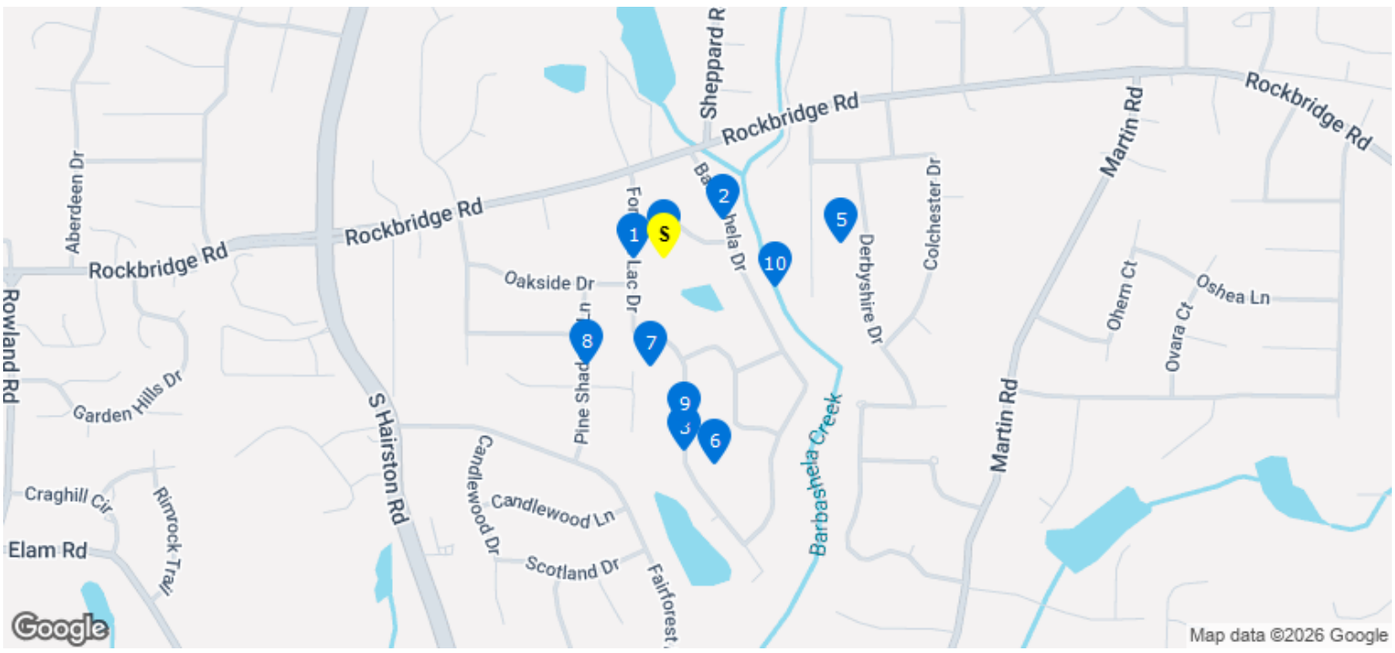
ICE SiteX Report

OrderID: 98808968

SiteX Property Information Report



Subject Property Location

346 FOND DU LAC DR, STONE MOUNTAIN, GA 30088-1143

County:	**DEKALB GA**	Census Tract:	0232.22
Property Use:	Single Family Residential	Zoning:	R100
Parcel Number:	18 039 07 006	Thomas Bros Pg-Grid:	

Valuation

Value:	**$271,000**	FSD:	15	Common Confidence Score:	53
Value Range:	$230,350 - $311,650	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	04
Assd Land Value:	$28,000	Market Land Value:	$70,000	Tax Year:	2025
Assd Improvement:	$85,080	Market Improvment Value:	$212,700	Total Taxable Value:	$3,714
Total Assessed Value:	$113,080	Total Assessor Market Value:	$282,700	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:	16,988 SF	Bedrooms:	4	Pool:	
Building Area:	2184 SF	Baths:	2	Fireplace:	
Year Built:	1965	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:	Traditional / Old	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	12/03/2024	Loan Amount:	N/A
Document #:	2024124404 BK-PG 0000031739-0000000418	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	10/25/2024		
TD Due Date:	01/01/2026	Type Finance:	
Legal Description:			
Map Ref: 4424609			

Mortgage Record

Recording Date:	03/18/2024	Loan Amount:	N/A
Document #:	2024023317 BK-PG 0000031339-0000000213	Loan Type:	Conventional
Contract Date:	03/18/2024		
TD Due Date:	01/01/2064	Type Finance:	
Legal Description:			
Map Ref: 4241439			

Prior Transfer

Recording Date:	09/12/2022	Sales Price:	$162,011
Document #:	2022137571 BK-PG 28149-485	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

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Mortgage Record

Recording Date:	03/04/2020	Loan Amount:	N/A
Document #:	BK-PG 0000028149-0000000485	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	02/28/2020		
TD Due Date:	01/01/2050	Type Finance:	

Legal Description:
Map Ref: 2139841

Prior Transfer

Recording Date:	02/28/2020	Sales Price:	$165,000
Document #:	2020-004421 BK-PG 28149-483	Type of Sale:	Arms-Length Transfer
Contract Date:	02/28/2020		
Document Type:	Deed		

Legal Description:
Abbreviated Description: RESIDENTIAL LOTS

Prior Transfer

Recording Date:	02/28/2020	Sales Price:	N/A
Document #:	2020-004419 BK-PG 28149-499	Type of Sale:	Non Arms-Length Transfer
Contract Date:	02/28/2020		
Document Type:	Deed		

Legal Description:
Abbreviated Description: RESIDENTIAL LOTS

Prior Transfer

Recording Date:	09/10/2014	Sales Price:	$89,095
Document #:	2014-020235 BK-PG 24578-633	Type of Sale:	Arms-Length Transfer
Contract Date:	09/10/2014		
Document Type:	Deed		

Legal Description:

Prior Transfer

Recording Date:	07/30/2014	Sales Price:	$74,500
Document #:	2014-020227 BK-PG 24578-631	Type of Sale:	Non Residential Transfer
Contract Date:	07/30/2014		
Document Type:	Deed		

Legal Description:

Prior Transfer

Recording Date:	02/20/2012	Sales Price:	N/A
Document #:	2012-004976 BK-PG 22914-503	Type of Sale:	Distressed Sale
Contract Date:	02/20/2012		
Document Type:	Deed		

Legal Description:

Prior Transfer

Recording Date:	02/16/2012	Sales Price:	$42,000
Document #:	2012-003901 BK-PG 22886-70	Type of Sale:	Lender Sold
Contract Date:	02/16/2012		
Document Type:	Deed		

Legal Description:

Prior Transfer

Recording Date:	11/01/2011	Sales Price:	$119,770
Document #:	2011-026969 BK-PG 22770-444	Type of Sale:	Lender-to-Lender Transfer
Contract Date:	11/01/2011		
Document Type:	Deed		

Legal Description:

Prior Transfer

Recording Date:	11/01/2011	Sales Price:	$119,770
Document #:	2011-026968 BK-PG 22770-441	Type of Sale:	Lender Owned
Contract Date:	11/01/2011		
Document Type:	Deed		

Legal Description:

Prior Transfer

Recording Date:	06/13/2007	Sales Price:	$15,000
Document #:	20070113500 BK-PG 15896-396	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	05/04/2007	Sales Price:	$147,000
Document #:	BK-PG 19915-741	Type of Sale:	Arms-Length Transfer
Contract Date:	04/10/2007		
Document Type:	Deed		

Legal Description:
Block: C District: 18 Subdivision: LE GRAND FOREST Land Lot: 39

Mortgage Record

Recording Date:	05/04/2007	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	Conventional
Contract Date:	04/10/2007		
TD Due Date:	04/10/2037	Type Finance:	

Legal Description:
Block: C District: 18 Subdivision: LE GRAND FOREST Land Lot: 39

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Mortgage Record

Recording Date:	03/10/2004	Loan Amount:	N/A
Document #:	BK-PG 15896-396	Loan Type:	Stand Alone Second
Contract Date:	02/20/2004		
TD Due Date:	02/20/2029	Type Finance:	

Legal Description:
Block: C District: 18 Subdivision: LE GRAND FOREST Land Lot: 29 Map Ref: 0

Area Sales Analysis

Total Area Sales	$2,853,800	Median # of Bedrooms	4
Median Lot Size	17,206 SF	Median # of Baths	2
Median Living Area	2,175 SF	Median Year Built	1968
Price Range - 2 Yrs	$210,000 to $370,000	Age Range	55 years to 62 years
Median Value	$279,000	Median Age	58 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.04Mi.	**345 FOND DU LAC DR** **STONE MOUNTAIN, GA 30088-1115**	08/14/2025	$245,000	$114	2150	/3/2	1965	16,988 SF	
		APN: 18 039 05 015 Document #: 2025088173 Document Type: Limited Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
2	.16Mi.	**454 FOND DU LAC DR** **STONE MOUNTAIN, GA 30088-1118**	07/31/2026	$197,000	$114	1728	/4/2	1972	20,473 SF	
		APN: 18 017 04 007 Document #: 2026077734 Document Type: Limited Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
3	.17Mi.	**401 BARBASHELA DR** **STONE MOUNTAIN, GA 30088-1107**	12/22/2025	$258,000	$100	2572	/3/2	1969	19,166 SF	
		APN: 18 017 04 011 Document #: 2025128036 Document Type: Limited Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
4	.19Mi.	**4887 PINE SHADOWS DR** **STONE MOUNTAIN, GA 30088-1012**	03/26/2026	$249,000	$121	2053	/4/2	1964	23,958 SF	
		APN: 18 017 05 019 Document #: 2026035805 Document Type: Limited Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
5	.2Mi.	**4902 PINE HILL CT E** **STONE MOUNTAIN, GA 30088-1009**	09/21/2026	$377,000	$204	1851	/4/3	1972	18,295 SF	
		APN: 18 017 01 176 Document #: 2026095701 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
6	.24Mi.	**5013 OWEN MILL LN** **STONE MOUNTAIN, GA 30083-3695**	12/01/2025	$346,900	$118	2936	/4/2	2004	14,810 SF	
		APN: 18 039 04 007 Document #: 2025119999 Document Type: Limited Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 2 Subdivision: OWENS MILL STATION Abbreviated Description: Abbreviated Description:LOT 2 08-FEB-05 .3447AC OWENS MILL STATION 108 X 132 X 122 X 130 .; RESIDENTIAL LOTS								
7	.25Mi.	**4853 PINE SHADOWS DR** **STONE MOUNTAIN, GA 30088-1012**	11/10/2025	$219,000	$133	1651	/3/2	1965	16,553 SF	
		APN: 18 017 05 015 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
8	.3Mi.	**5011 OWEN MILL TRL** **STONE MOUNTAIN, GA 30083-3661**	10/08/2026	$325,000	$115	2816	/4/2	2004	15,682 SF	
		APN: 18 039 04 015 Document #: 2026102898 Document Type: Limited Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 10 Subdivision: OWENS MILL STATION Abbreviated Description: Abbreviated Description:LOT 10 08-FEB-05 .3457AC OWENS MILL STATION 39 X 12 X 48 X 87 .; RESIDENTIAL LOTS								
9	.35Mi.	**466 HICKORY HILLS DR** **STONE MOUNTAIN, GA 30083-4373**	07/17/2026	$355,000	$135	2632	/4/3	1973	16,988 SF	
		APN: 18 039 03 090 Document #: 2026074249 Document Type: Limited Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
10	.35Mi.	**422 DERBYSHIRE DR** **STONE MOUNTAIN, GA 30088-1211**	07/24/2025	$240,000	$181	1329	/3/2	1962	19,166 SF	P
		APN: 18 018 03 006 Document #: 2025081568 Document Type: Limited Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
11	.36Mi.	**4889 FAIRFOREST DR** **STONE MOUNTAIN, GA 30088-1033**	06/17/2026	$355,000	$202	1760	/4/2	1971	17,860 SF	
		APN: 18 017 07 006 Document #: 2026064628 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
12	.39Mi.	**395 COLCHESTER DR** **STONE MOUNTAIN, GA 30088-1205**	01/16/2026	$355,000	$265	1342	/3/1	1962	21,780 SF	
		APN: 18 038 07 007 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
13	.4Mi.	**458 STONEBRIDGE CT** **STONE MOUNTAIN, GA 30083-4345**	10/09/2026	$264,000	$153	1720	/3/2	1986	12,197 SF	

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APN: 18 040 03 039 Document #: 2026103372
Document Type: Limited Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:60 X 206 X 25 X 84 X 145 0.20AC 10-9-90; RESIDENTIAL LOTS

14	.4Mi.	**4862 CANDLEWOOD LN** **STONE MOUNTAIN, GA 30088-1606**	06/16/2026	$197,518	$98	2024	/4/3	1972	17,860 SF

APN: 18 017 07 015 Document #: 2026064133
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS

15	.44Mi.	**418 COLCHESTER DR** **STONE MOUNTAIN, GA 30088-1203**	03/23/2026	$235,000	$151	1560	/3/2	1970	54,014 SF

APN: 18 018 02 014 Document #: 2026034197
Document Type: Limited Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS

16	.44Mi.	**484 KENILWORTH CIR** **STONE MOUNTAIN, GA 30083-3410**	11/19/2025	$365,000	$161	2262	/4/2	1976	21,780 SF

APN: 18 039 03 011 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS

17	.47Mi.	**5077 MARTINDALE LN** **STONE MOUNTAIN, GA 30088-1218**	04/28/2026	$273,000	$170	1606	/3/2	1980	19,166 SF

APN: 18 018 09 067 Document #: 2026047211
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS

18	.47Mi.	**5130 CORNWALLIS CT** **STONE MOUNTAIN, GA 30088-1207**	10/15/2025	$218,000	$140	1561	/3/1	1962	23,522 SF

APN: 18 018 02 017 Document #: 2025106875
Document Type: Limited Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS

19	.48Mi.	**588 KENILWORTH CIR** **STONE MOUNTAIN, GA 30083-3412**	07/31/2026	$425,000	$221	1919	/2/2	1961	20,473 SF

APN: 18 039 03 015 Document #: 2026077716
Document Type: Limited Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS

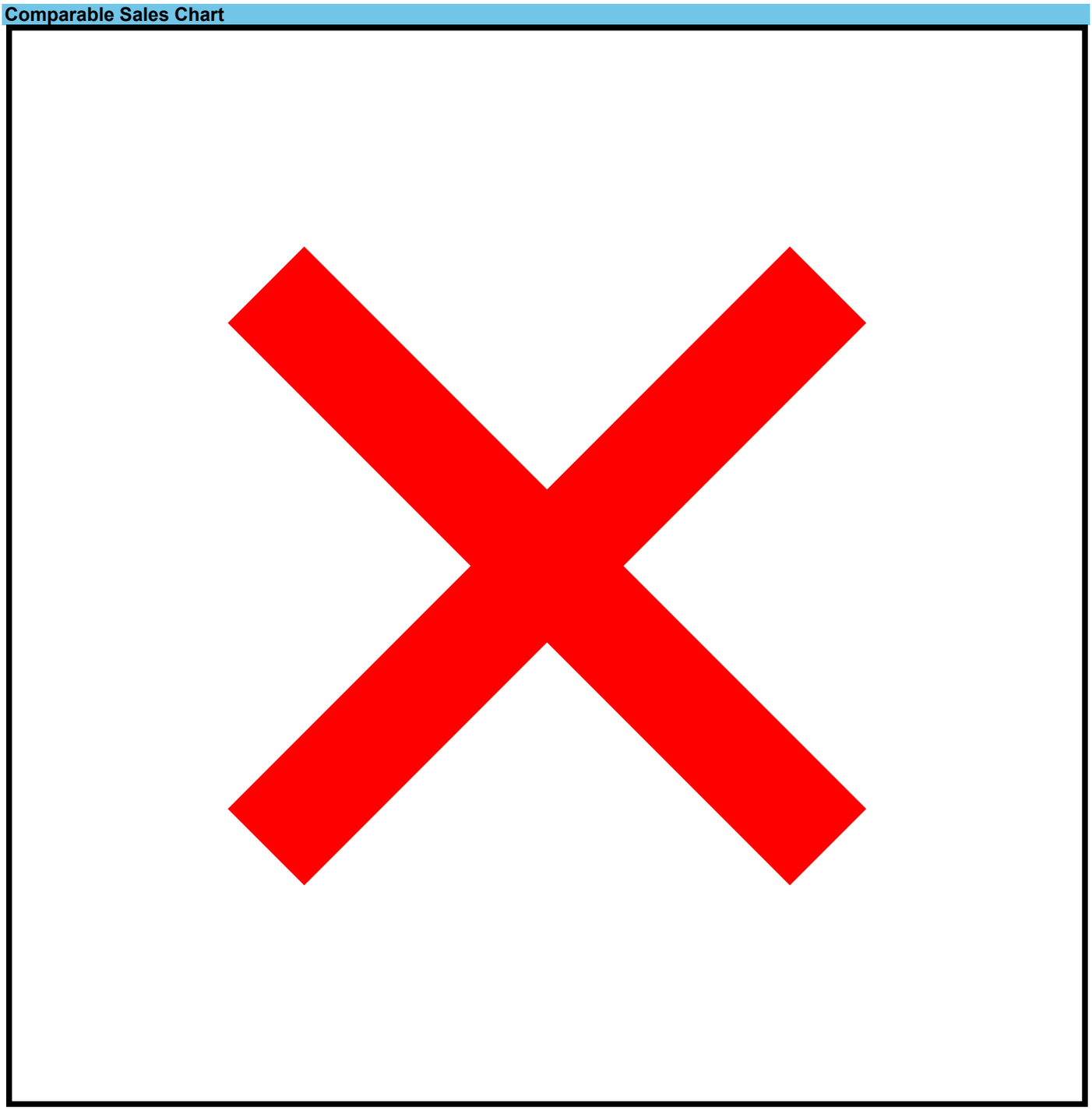
20	.48Mi.	**5245 ROCKBRIDGE RD** **STONE MOUNTAIN, GA 30088-1221**	07/07/2025	$15,000			//		19,602 SF

APN: 18 038 04 008 Document #: 2025075708
Document Type: Limited Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS

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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.

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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.	**346 FOND DU LAC DR**		$282,700	$113,080	2,184	/4/2	1965	16,988 SF	
.02Mi.	**354 FOND DU LAC DR**		$247,900	$99,160	1,992	/3/2	1966	16,988 SF	
.02Mi.	**336 FOND DU LAC DR**	**03/17/2025**	$275,200	$110,080	2,579	/5/2	1968	18,731 SF	
.03Mi.	**4951 MOUNTAIN VALLEY DR**		$288,300	$115,320	1,737	/3/2	1972	18,731 SF	
.03Mi.	**4963 MOUNTAIN VALLEY DR**		$284,400	$113,760	2,048	/3/2	1967	26,136 SF	
.04Mi.	**362 FOND DU LAC DR**		$270,800	$108,320	2,072	/4/2	1965	16,117 SF	
.04Mi.	**345 FOND DU LAC DR**		$270,000	$108,000	2,150	/3/2	1965	16,988 SF	
.05Mi.	**337 FOND DU LAC DR**		$253,500	$101,400	2,310	/4/2	1965	16,988 SF	
.05Mi.	**353 FOND DU LAC DR**		$261,400	$104,560	2,212	/3/2	1972	16,988 SF	
.05Mi.	**4969 MOUNTAIN VALLEY DR**		$271,000	$108,400	2,072	/4/2	1967	36,155 SF	P
.05Mi.	**324 FOND DU LAC DR**		$276,300	$110,520	2,466	/4/2	1965	18,731 SF	
.06Mi.	**329 FOND DU LAC DR**		$216,200	$86,480	1,600	/3/2	1965	16,988 SF	
.06Mi.	**374 FOND DU LAC DR**		$275,300	$110,120	1,850	/3/2	1967	22,216 SF	
.06Mi.	**4918 OAKSIDE DR**		$225,200	$90,080	2,100	/3/2	1965	21,344 SF	P
.07Mi.	**321 FOND DU LAC DR**		$282,600	$113,040	2,047	/4/3	1965	16,988 SF	
.07Mi.	**314 FOND DU LAC DR**		$300,700	$120,280	2,264	/4/2	1965	17,424 SF	

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	37.6 years old	Households:	10,464
Median Household Income:	$68,466	Households w/Family:	58%
Household Income Per Capita:	$34,814	Households w/Family Married:	32%
Most Common Education Level:	Some College	Households w/Family Children:	28%

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
1.83Mi.	**Stone Mountain High School** Number of Students: 1,254 Student-Teacher Ratio: 16.08 Advanced Placement: Yes	D-	Public	9 - 12
3.46Mi.	**Stone Mountain Middle School** Number of Students: 986 Student-Teacher Ratio: 13.89	D-	Public	6 - 8
0.60Mi.	**Rockbridge Elementary School** Number of Students: 900 Student-Teacher Ratio: 14.29	D	Public	PK - 5

Flood Report

The Subject Property of **346 FOND DU LAC DR, STONE MOUNTAIN, GA 30088-1143** 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	121%	HIGHER
BURGLARY	111%	HIGHER
MOTOR VEHICLE THEFT	86%	LOWER
FORCIBLE ROBBERY	122%	HIGHER
AGGRAVATED ASSAULT	67%	NOTABLY LOWER
FORCIBLE RAPE	122%	HIGHER
MURDER	78%	LOWER
OVERALL	75%	NOTABLY LOWER

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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