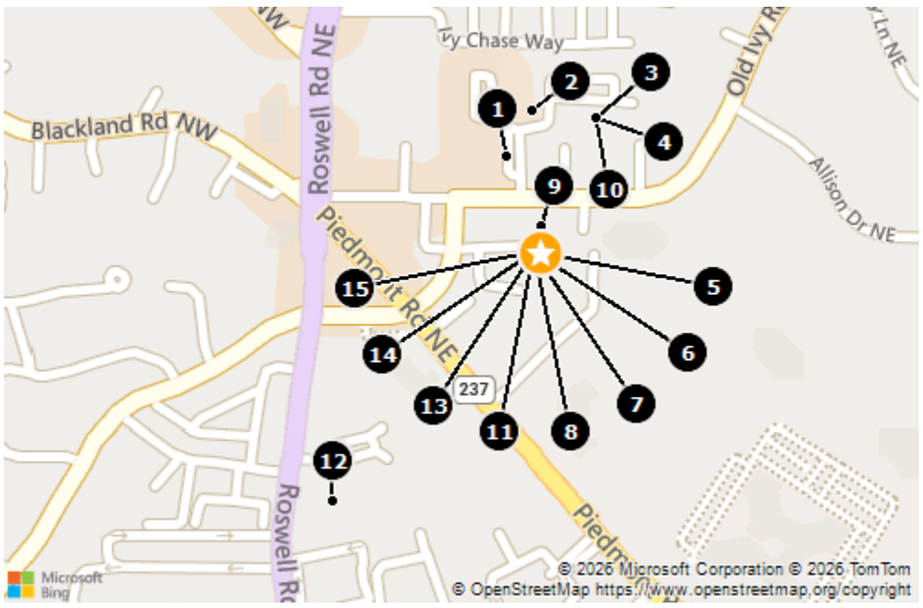
ICE SiteX Report

OrderID: 98722779

SiteX Property Information Report



Subject Property Location

3655 HABERSHAM RD NE, ATLANTA, GA 30305-5409

County:	**FULTON GA**	Census Tract:	131210100.033002
Property Use:	Condominium Unit (Residential)	Zoning:	RG4C
Parcel Number:	17 009700011450	Thomas Bros Pg-Grid:	

Valuation

Value:	**$238,000**	FSD:	9	Common Confidence Score:	72
Value Range:	$216,580 - $259,420	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	05
Assd Land Value:	$14,800	Market Land Value:	$37,000	Tax Year:	
Assd Improvement:	$84,680	Market Improvment Value:	$211,700	Total Taxable Value:	
Total Assessed Value:	$99,480	Total Assessor Market Value:	$248,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 05 Subdivision: HABERSHAM OF BUCKHEAD
Abbreviated Description: KA HABERSHAM OF BUCKHEAD KA MODEL B1B UNIT 227
City/Muni/Twp: CITY OF ATLANTA

Property Characteristics

Lot Size:	958 SF	Bedrooms:	2	Pool:	
Building Area:	981 SF	Baths:	2	Fireplace:	1
Year Built:	1989	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	4	Ext Walls:	Masonry
Number of Units:	1	Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/17/2026	Sales Price:	$216,015
Document #:	20260129014 BK-PG 61453-202	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/30/2023	Loan Amount:	N/A
Document #:	BK-PG 0000067138-0000000364	Loan Type:	FHA
TD Due Date:	01/01/2052	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	06/24/2020	Sales Price:	$164,000
Document #:	20200215649 BK-PG 58209-214	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/15/2020	Loan Amount:	N/A
Document #:	BK-PG 0000061453-0000000202	Loan Type:	FHA
TD Due Date:	01/01/2050	Type Finance:	
Legal Description:			

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Prior Transfer

Recording Date:	03/31/2020	Sales Price:	$220,000
Document #:	2020-011771 BK-PG 61453-200	Type of Sale:	Full Amount on Deed
Contract Date:	03/31/2020		
Document Type:			

Legal Description:
Abbreviated Description: KA HABERSHAM OF BUCKHEAD KA MODEL B1B UNIT 227; SINGLE FAMILY RESIDENTIAL CONDOMINIUM

Mortgage Record

Recording Date:	11/29/2017	Loan Amount:	N/A
Document #:	BK-PG 58209-214	Loan Type:	New Conventional
TD Due Date:	12/01/2047	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	11/22/2017	Sales Price:	$205,000
Document #:	2017-045497 BK-PG 58209-212	Type of Sale:	Full Amount on Deed
Contract Date:	11/22/2017		
Document Type:			

Legal Description:
Legal Unit: 227
Abbreviated Description: KA HABERSHAM OF BUCKHEAD KA MODEL B1B UNIT 227

Mortgage Record

Recording Date:	02/27/2002	Loan Amount:	N/A
Document #:	BK-PG 32006-446	Loan Type:	Stand Alone Refi
TD Due Date:		Type Finance:	

Legal Description:
District: 17 Subdivision: HABERSHAM OF BUCKHEAD Legal Unit: 227 Land Lot: 97

Prior Transfer

Recording Date:	09/16/1999	Sales Price:	$177,900
Document #:	BK-PG 27702-36	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/27/1999		
Document Type:			

Legal Description:
District: 17 Subdivision: HABERSHAM BUCKHEAD Legal Unit: 227 Land Lot: 97

Prior Transfer

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

Legal Description:
District: 05 Subdivision: HABERSHAM OF BUCKHEAD
Abbreviated Description: KA HABERSHAM OF BUCKHEAD KA MODEL B1B UNIT 227
City/Muni/Twp: CITY OF ATLANTA

Area Sales Analysis

Total Area Sales	$4,406,350	Median # of Bedrooms	2
Median Lot Size	784 SF	Median # of Baths	2
Median Living Area	981 SF	Median Year Built	1989
Price Range - 2 Yrs	$165,000 to $525,000	Age Range	27 years to 63 years
Median Value	$224,000	Median Age	37 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**27 OLD IVY SQ NE** **ATLANTA, GA 30342-4270**	07/10/2026	$475,000	$348	1364	5/2/2	1969	1,350 SF	
		APN: 17 009700060184 Document #: 20260178963 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Abbreviated Description: Abbreviated Description:BLDG E, UNIT 27,LEV 1,2; SINGLE FAMILY RESIDENTIAL CONDOMINIUM								
2	.1Mi.	**28 OLD IVY SQ NE** **ATLANTA, GA 30342-4270**	06/01/2026	$500,000	$310	1612	5/2/2	1969	784 SF	
		APN: 17 009700060176 Document #: 20260156338 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Abbreviated Description: Abbreviated Description:BLDG E, UNIT 28,LEV 1,2; SINGLE FAMILY RESIDENTIAL CONDOMINIUM								
3	.11Mi.	**70 OLD IVY RD NE** **ATLANTA, GA 30342-4501**	05/20/2026	$525,000	$352	1488	6/2/2	1969	1,481 SF	
		APN: 17 009700060283 Document #: 20260150664 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Abbreviated Description: Abbreviated Description:OLDE IVY CONDO UNIT 10 4/25 - UPDATED; SINGLE FAMILY RESIDENTIAL CONDOMINIUM								
4	.12Mi.	**70 OLD IVY RD NE** **ATLANTA, GA 30342-4501**	04/17/2026	$478,000	$350	1364	5/2/2	1969	1,350 SF	
		APN: 17 009700070126 Document #: Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Abbreviated Description: Abbreviated Description:BLDG H,UNIT 54,LEV 1,2 REVIEWED REMOVED VAL OVRRD EFF AGE OF 1980 JMC 478 3/5/18; SINGLE FAMILY RESI								
5	0Mi.	**3655 HABERSHAM RD NE** **ATLANTA, GA 30305-1166**	04/15/2026	$187,000	$268	696	3/1/1	1999	697 SF	
		APN: 17 009700011302 Document #: 20260127027 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Abbreviated Description: Abbreviated Description:KA HABERSHAM OF BUCKHEAD KA MODEL A2A UNIT 212; SINGLE FAMILY RESIDENTIAL CONDOMINIUM								
6	0Mi.	**3655 HABERSHAM RD NE**	03/26/2026	$256,350	$261	981	4/2/2	1989	958 SF	

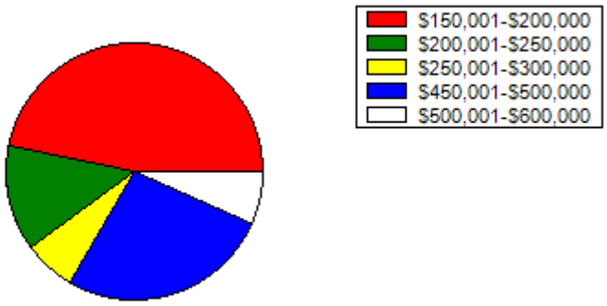
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		ATLANTA, GA 30305-5421							
	APN: 17 009700012433 Document #: 20260115856 Document Type: Price Code: V Land Use: Condominium Unit (Residential) Legal: Abbreviated Description: Abbreviated Description:KA HABERSHAM OF BUCKHEAD KA MODEL B1A UNIT 346; SINGLE FAMILY RESIDENTIAL CONDOMINIUM								
7	0Mi.	**3655 HABERSHAM RD NE** **ATLANTA, GA 30305-5407**	02/26/2026	$235,000	$239	981	4/2/2	1989	958 SF
	APN: 17 009700011104 Document #: 20260069941 Document Type: Price Code: V Land Use: Condominium Unit (Residential) Legal: Abbreviated Description: Abbreviated Description:KA HABERSHAM OF BUCKHEAD KA MODEL B1A UNIT 119; SINGLE FAMILY RESIDENTIAL CONDOMINIUM								
8	0Mi.	**3655 HABERSHAM RD NE** **ATLANTA, GA 30305-5407**	02/19/2026	$175,000	$251	696	3/1/1	1999	697 SF
	APN: 17 009700011112 Document #: 20260028034 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Abbreviated Description: Abbreviated Description:KA HABERSHAM OF BUCKHEAD KA MODEL A2A UNIT 120; SINGLE FAMILY RESIDENTIAL CONDOMINIUM								
9	0Mi.	**3655 HABERSHAM RD NW** **ATLANTA, GA 30305-**	02/13/2026	$165,000	$208	790	3/1/1	1989	784 SF
	APN: 17 009700012615 Document #: 20260025438 Document Type: Price Code: V Land Use: Condominium Unit (Residential) Legal: Abbreviated Description: Abbreviated Description:KA HABERSHAM OF BUCKHEAD KA MODEL A1B UNIT 364; SINGLE FAMILY RESIDENTIAL CONDOMINIUM								
10	.13Mi.	**70 OLD IVY RD NE** **ATLANTA, GA 30342-4501**	02/02/2026	$475,000	$319	1488	6/2/2	1969	741 SF
	APN: 17 009700060119 Document #: 20260017090 Document Type: Price Code: V Land Use: Condominium Unit (Residential) Legal: Abbreviated Description: Abbreviated Description:BLDG F,UNIT 35,LEV 1,2 REVIEWED JMC 478 3/5/18; SINGLE FAMILY RESIDENTIAL CONDOMINIUM								
11	0Mi.	**3655 HABERSHAM RD NE** **ATLANTA, GA 30305-5420**	01/28/2026	$224,000	$212	1054	4/1/2	1989	1,045 SF
	APN: 17 009700012748 Document #: 20260014417 Document Type: Price Code: V Land Use: Condominium Unit (Residential) Legal: Abbreviated Description: Abbreviated Description:KA HABERSHAM BUCKHEAD AN UNIT 254-B MODEL B1C; SINGLE FAMILY RESIDENTIAL CONDOMINIUM								
12	.21Mi.	**3535 ROSWELL RD NE** **ATLANTA, GA 30305-1227**	01/21/2026	$191,500	$193	990	4/2/1	1963	958 SF
	APN: 17 009800090404 Document #: 20260010116 Document Type: Price Code: V Land Use: Condominium Unit (Residential) Legal: Abbreviated Description: Abbreviated Description:AN BLDG K,UNIT 4,LEV.2; SINGLE FAMILY RESIDENTIAL CONDOMINIUM								
13	0Mi.	**3655 HABERSHAM RD NE** **ATLANTA, GA 30305-5414**	12/23/2025	$165,000	$208	790	3/1/1	1989	784 SF
	APN: 17 009700011740 Document #: 20250294491 Document Type: Price Code: V Land Use: Condominium Unit (Residential) Legal: Abbreviated Description: Abbreviated Description:KA HABERSHAM OF BUCKHEAD KA MODEL A1B UNIT 329; SINGLE FAMILY RESIDENTIAL CONDOMINIUM								
14	0Mi.	**3655 HABERSHAM RD NE** **ATLANTA, GA 30305-5419**	12/15/2025	$178,000	$255	696	3/1/1	1989	697 SF
	APN: 17 009700012268 Document #: 20250288782 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Abbreviated Description: Abbreviated Description:KA HABERSHAM OF BUCKHEAD KA MODEL A2A UNIT 244; SINGLE FAMILY RESIDENTIAL CONDOMINIUM								
15	0Mi.	**3655 HABERSHAM RD NE** **ATLANTA, GA 30305-5408**	12/05/2025	$176,500	$223	790	3/1/1	1989	784 SF
	APN: 17 009700011591 Document #: 20250283271 Document Type: Price Code: V Land Use: Condominium Unit (Residential) Legal: Abbreviated Description: Abbreviated Description:KA HABERSHAM OF BUCKHEAD KA MODEL A1A UNIT 314; SINGLE FAMILY RESIDENTIAL CONDOMINIUM								

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.

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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.	**3655 HABERSHAM RD NE**		$248,700	$99,480	981	4/2/2	1989	958 SF	
0Mi.	**3655 HABERSHAM RD NW**		$248,700	$99,480	981	4/2/2	1989	958 SF	
0Mi.	**3655 HABERSHAM RD NE**		$209,600	$83,840	790	3/1/1	1989	784 SF	
0Mi.	**3655 HABERSHAM RD NE**		$188,800	$75,520	713	3/1/1	1989	697 SF	
0Mi.	**3655 HABERSHAM RD NE**		$188,800	$75,520	713	3/1/1	1989	697 SF	
0Mi.	**3655 HABERSHAM RD NE**		$186,000	$74,400	696	3/1/1	1989	697 SF	
0Mi.	**3655 HABERSHAM RD NE**		$209,600	$83,840	790	3/1/1	1989	784 SF	
0Mi.	**3655 HABERSHAM RD NE**		$209,600	$83,840	790	3/1/1	1989	784 SF	
0Mi.	**3655 HABERSHAM RD NE**		$248,700	$99,480	981	4/2/2	1989	958 SF	
0Mi.	**3655 HABERSHAM RD NE**		$198,000	$79,200	713	3/1/1	1989	697 SF	
0Mi.	**3655 HABERSHAM RD NE**		$186,000	$74,400	696	3/1/1	1989	697 SF	
0Mi.	**3655 HABERSHAM RD NE**		$188,800	$75,520	713	3/1/1	1989	697 SF	
0Mi.	**3655 HABERSHAM RD NE**		$188,800	$75,520	713	3/1/1	1989	697 SF	
0Mi.	**3655 HABERSHAM RD NE**		$209,600	$83,840	790	3/1/1	1989	784 SF	
0Mi.	**3655 HABERSHAM RD NE**		$186,000	$74,400	696	3/1/1	1989	697 SF	
0Mi.	**3655 HABERSHAM RD NE**		$188,800	$75,520	713	3/1/1	1989	697 SF	

Rent vs. Own

Households Occupied by Renters:	41%	Households Occupied by Owners:	48%

Demographics & Income

Median Age:	43.6 years old	Households:	15,787
Median Household Income:	$123,057	Households w/Family:	40%
Household Income Per Capita:	$89,838	Households w/Family Married:	35%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	15%

School District

School District Zone:	Atlanta City School District	Students:	49,945
Number of Schools:	87	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.41Mi.	**Sarah Smith Elementary School** Number of Students: 851 Student-Teacher Ratio: 14.28	B+	Public	PK - 5
2.13Mi.	**Sutton Middle School** Number of Students: 1,619 Student-Teacher Ratio: 14.87	A-	Public	6 - 8
3.86Mi.	**North Atlanta High School** Number of Students: 2,368 Student-Teacher Ratio: 16.48 Advanced Placement: Yes	B	Public	9 - 12

Flood Report

The Subject Property of **3655 HABERSHAM RD NE, ATLANTA, GA 30305-5409** 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	109%	SIMILAR
BURGLARY	100%	SIMILAR
MOTOR VEHICLE THEFT	106%	SIMILAR
FORCIBLE ROBBERY	75%	NOTABLY LOWER
AGGRAVATED ASSAULT	125%	HIGHER
FORCIBLE RAPE	46%	SIGNIFICANTLY LOWER
MURDER	104%	SIMILAR
OVERALL	116%	HIGHER

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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ICE SiteX Report

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