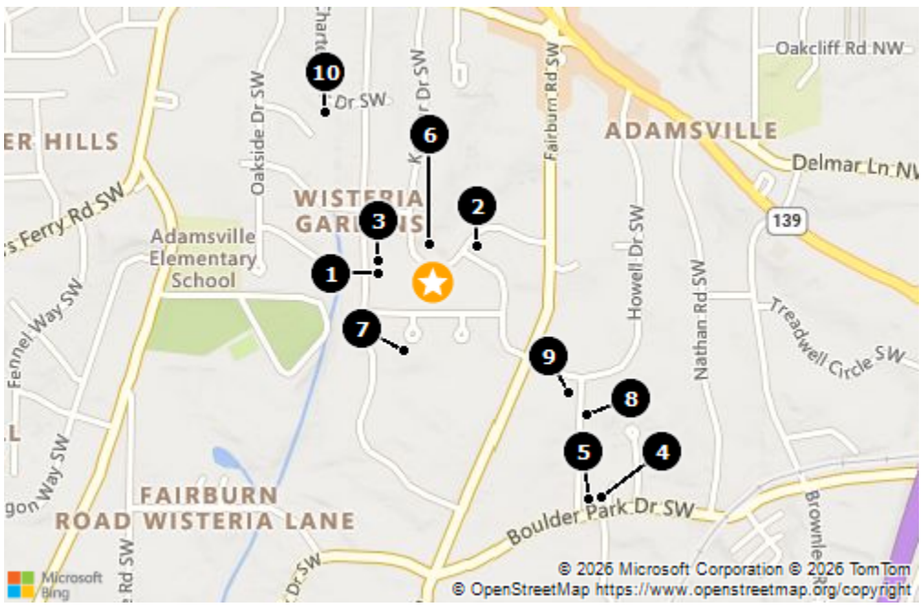
# ICE SiteX Report

**OrderID: 98722762**

## SiteX Property Information Report




## Subject Property Location

### 3882 KENNER DR SW, ATLANTA, GA 30331-3738

| | | | |
|---|---|---|---|
| County: | **FULTON GA** | Census Tract: | 131210078.062006 |
| Property Use: | Single Family Residential | Zoning: | R4 |
| Parcel Number: | 14F001400080829 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$241,000** | FSD: | 10 | Common Confidence Score: | 66 |
| Value Range: | $216,900 - $265,100 | ICE Confidence Score: | 90 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2026 | Market Value Year: | 2026 | Tax Rate Code Area: | 05 |
| Assd Land Value: | $24,560 | Market Land Value: | $61,400 | Tax Year: | |
| Assd Improvement: | $67,520 | Market Improvment Value: | $168,800 | Total Taxable Value: | |
| Total Assessed Value: | $92,080 | Total Assessor Market Value: | $230,200 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

| | |
|---|---|
| Lot: 8 District: 05 | |
| Abbreviated Description: | AN PICKED UP IMP 3-96 LOT 8 C{ |
| City/Muni/Twp: | CITY OF ATLANTA |

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 11,805 SF | Bedrooms: | 3 | Pool: | |
| Building Area: | 1307 SF | Baths: | 2 | Fireplace: | 1 |
| Year Built: | 1995 | Partial Baths: | | Type Const: | |
| Number of Buildings: | | Number of Rooms: | 7 | Ext Walls: | Wood |
| Number of Units: | 1 | 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: | 12/19/2023 | Loan Amount: | N/A |
| Document #: | 2023027059514 BK-PG 0000067446-0000000553 | Loan Type: | FHA |
| TD Due Date: | 01/01/2064 | Type Finance: | |
| **Legal Description:** | | | |

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 12/06/2023 | Loan Amount: | N/A |
| Document #: | 20230260502 BK-PG 0000067410-0000000003 | Loan Type: | FHA |
| TD Due Date: | 01/01/2064 | Type Finance: | |
| **Legal Description:** | | | |

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 09/12/2014 | Loan Amount: | N/A |
| Document #: | BK-PG 54164-9 | Loan Type: | FHA |
| TD Due Date: | | Type Finance: | |
| **Legal Description:** | | | |

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/18/1998 | Sales Price: | N/A |
| Document #: | BK-PG 24573-343 | Type of Sale: | Full Amount on Deed |
| Contract Date: | 02/13/1998 | | |
| Document Type: | | | |

# ICE SiteX Report

**OrderID: 98722762**

**Legal Description:**
Lot: 8 Block: C Section: FF District: 14 Subdivision: CRYSTAL COVE Legal Unit: 2 Land Lot: 14

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/06/1997 | Sales Price: | N/A |
| Document #: | BK-PG 23220-55 | Type of Sale: | Full Amount on Deed |
| Contract Date: | 07/01/1997 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 8 Block: C Section: FF District: 14 Subdivision: CRYSTAL COVE Legal Unit: 2 Land Lot: 14

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/06/1997 | Sales Price: | $99,600 |
| Document #: | BK-PG 23220-53 | Type of Sale: | Full Amount on Deed |
| Contract Date: | 07/01/1997 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 8 Block: C Section: FF District: 14 Subdivision: CRYSTAL COVE Legal Unit: 2 Land Lot: 14

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 02/07/1996 | Sales Price: | $95,500 |
| Document #: | BK-PG 20607-246 | Type of Sale: | Full Amount on Deed |
| Contract Date: | 01/31/1996 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 8 Block: C Section: FF District: 14 Subdivision: CRYSTAL COVE Legal Unit: 2 Land Lot: 14

## Prior Transfer

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

**Legal Description:**
Lot: 8 District: 05
Abbreviated Description: AN PICKED UP IMP 3-96 LOT 8 C{
City/Muni/Twp: CITY OF ATLANTA

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $1,968,500 | Median # of Bedrooms | 3 |
| Median Lot Size | 12,567 SF | Median # of Baths | 2 |
| Median Living Area | 1,315 SF | Median Year Built | 1966 |
| Price Range - 2 Yrs | $52,000 to $318,000 | Age Range | 30 years to 88 years |
| Median Value | $230,000 | Median Age | 60 years |

## Comparable Sales Data

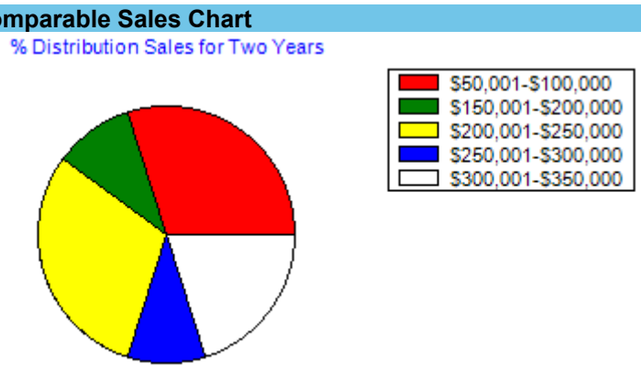
| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .08Mi. | **3869 WISTERIA LN SW**<br>**ATLANTA, GA 30331-4041** | 08/10/2026 | $155,000 | $140 | 1107 | 9/3/1 | 1966 | 8,886 SF | |
| | | APN: 14F001400070192 Document #: 20260194627<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 1 FAMILY | | | | | | | | |
| 2 | .08Mi. | **359 HOWELL DR SW**<br>**ATLANTA, GA 30331-4026** | 07/31/2026 | $318,000 | $206 | 1542 | 7/3/2 | 1996 | 11,195 SF | |
| | | APN: 14F001400080712 Document #: 20260189966<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 7 Abbreviated Description: Abbreviated Description:AN NO PERMIT NC LOT 7 D AN ADDX 359 HOWELL DRIVE; RESIDENTIAL 1 FAMILY | | | | | | | | |
| 3 | .08Mi. | **3875 WISTERIA LN SW**<br>**ATLANTA, GA 30331-4041** | 07/06/2026 | $300,000 | $160 | 1875 | 8/4/2 | 1966 | 12,327 SF | |
| | | APN: 14F001400070200 Document #: 20260176262<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 1 FAMILY | | | | | | | | |
| 4 | .37Mi. | **3565 BOULDER PARK DR SW**<br>**ATLANTA, GA 30331-1805** | 06/30/2026 | $60,000 | $66 | 900 | 4/2/1 | 1950 | 18,861 SF | |
| | | APN: 14 024400030327 Document #: 20260173731<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: Abbreviated Description:ID AN INT EXT REPS COMP SPOKE W/O; RESIDENTIAL 1 FAMILY | | | | | | | | |
| 5 | .36Mi. | **3575 BOULDER PARK DR SW**<br>**ATLANTA, GA 30331-1805** | 06/22/2026 | $52,000 | $72 | 714 | 4/2/1 | 1945 | 20,691 SF | |
| | | APN: 14 024400030335 Document #: 20260168417<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 1 FAMILY | | | | | | | | |
| 6 | .06Mi. | **3921 KENNER DR SW**<br>**ATLANTA, GA 30331-3764** | 05/28/2026 | $240,000 | $120 | 1989 | 6/4/2 | 1995 | 22,651 SF | |
| | | APN: 14F001400080241 Document #: 20260154226<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: Abbreviated Description:AN 35% COMPLETE ON 2/95 AN 100% FOR 96; RESIDENTIAL 1 FAMILY | | | | | | | | |
| 7 | .1Mi. | **3790 BROOK WAY SW**<br>**ATLANTA, GA 30331-4009** | 05/19/2026 | $313,000 | $222 | 1406 | 7/3/3 | 1967 | 12,807 SF | |
| | | APN: 14F001300060145 Document #: 20260148565<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 1 FAMILY | | | | | | | | |
| 8 | .29Mi. | **234 HOWELL TER SW**<br>**ATLANTA, GA 30331-4029** | 04/13/2026 | $70,500 | $57 | 1224 | 5/3/1 | 1971 | 9,975 SF | |
| | | APN: 14 024400030285 Document #: 20260126095 | | | | | | | | |

# ICE SiteX Report

**OrderID: 98722762**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 1 FAMILY | | | | | | | | |
| 9 | .24Mi. | **238 HOWELL DR SW**<br>**ATLANTA, GA 30331-4039** | 03/13/2026 | $220,000 | $126 | 1743 | 7/3/2 | 1938 | 22,521 SF |
| | APN: 14 024400020419 Document #: 20260103808<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 1 FAMILY | | | | | | | | |
| 10 | .27Mi. | **479 CHARTER OAK DR SW**<br>**ATLANTA, GA 30331-3718** | 01/14/2026 | $240,000 | $243 | 986 | 6/4/2 | 1968 | 8,146 SF |
| | APN: 14F001400030865 Document #: 20260007781<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: Abbreviated Description: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. | **3882 KENNER DR SW** | | $230,200 | $92,080 | 1,307 | 7/3/2 | 1995 | 11,805 SF | |
| .02Mi. | **3876 KENNER DR SW** | | $285,000 | $114,000 | 1,364 | 7/3/2 | 1996 | 12,284 SF | |
| .02Mi. | **3888 KENNER DR SW** | | $261,100 | $104,440 | 1,738 | 7/3/2 | 1995 | 14,288 SF | |
| .03Mi. | **3687 DOVER BLVD SW** | | $223,800 | $89,520 | 1,972 | 9/5/3 | 1967 | 9,453 SF | |
| .03Mi. | **3679 DOVER BLVD SW** | **06/03/2025** | $171,900 | $68,760 | 1,126 | 6/3/2 | 1967 | 9,583 SF | |
| .03Mi. | **3693 DOVER BLVD SW** | **08/15/2025** | $169,900 | $67,960 | 1,080 | 6/2/1 | 1967 | 9,975 SF | |
| .03Mi. | **3894 KENNER DR SW** | | $288,700 | $115,480 | 1,830 | 7/3/2 | 1995 | 21,693 SF | |
| .03Mi. | **3870 KENNER DR SW** | | $339,900 | $135,960 | 2,615 | 6/3/2 | 1995 | 20,299 SF | |
| .04Mi. | **3673 DOVER BLVD SW** | | $206,400 | $82,560 | 1,650 | 8/4/2 | 1967 | 9,583 SF | |
| .04Mi. | **3701 DOVER BLVD SW** | **09/09/2024** | $168,800 | $67,520 | 1,152 | 6/2/1 | 1967 | 10,106 SF | |
| .04Mi. | **3875 KENNER DR SW** | | $258,200 | $103,280 | 1,882 | 7/3/2 | 1996 | 11,543 SF | |
| .05Mi. | **3665 DOVER BLVD SW** | | $184,200 | $73,680 | 1,202 | 5/2/2 | 1967 | 9,583 SF | |
| .05Mi. | **3900 KENNER DR SW** | | $300,900 | $120,360 | 1,511 | 7/4/3 | 1994 | 22,651 SF | |
| .05Mi. | **360 HOWELL DR SW** | | $240,100 | $96,040 | 1,419 | 7/3/2 | 1995 | 12,981 SF | |
| .05Mi. | **3709 DOVER BLVD SW** | | $178,700 | $71,480 | 1,106 | 6/3/2 | 1967 | 9,714 SF | |
| .06Mi. | **3921 KENNER DR SW** | **03/25/2025** | $239,600 | $95,840 | 1,989 | 6/4/2 | 1995 | 22,651 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 40% | Households Occupied by Owners: | 54% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 38.0 years old | Households: | 23,803 |
| Median Household Income: | $73,679 | Households w/Family: | 59% |
| Household Income Per Capita: | $37,092 | Households w/Family Married: | 24% |
| Most Common Education Level: | Bachelor's Degree | Households w/Family Children: | 30% |

## 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 |
|---|---|---|---|---|
| 1.01Mi. | **Miles Elementary School** | F | Public | EE - 5 |
| Number of Students: 499<br>Student-Teacher Ratio: 11.82 | | | | |
| 1.44Mi. | **Benjamin E. Mays High School** | D | Public | 9 - 12 |

# ICE SiteX Report

**OrderID: 98722762**

Number of Students: 1,338
Student-Teacher Ratio: 11.96
Advanced Placement: Yes

1.85Mi. **Young Middle School** D- Public 6 - 8
Number of Students: 657
Student-Teacher Ratio: 13.14

## Flood Report

The Subject Property of **3882 KENNER DR SW, ATLANTA, GA 30331-3738** 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** | 108% | SIMILAR |
| **BURGLARY** | 90% | LOWER |
| **MOTOR VEHICLE THEFT** | 106% | SIMILAR |
| **FORCIBLE ROBBERY** | 113% | HIGHER |
| **AGGRAVATED ASSAULT** | 91% | LOWER |
| **FORCIBLE RAPE** | 127% | HIGHER |
| **MURDER** | 89% | LOWER |
| **OVERALL** | 94% | SIMILAR |

## Disaster Alerts

1/22/2026 - Severe Winter Storm 10/8/2026 - Hurricane Isaias

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