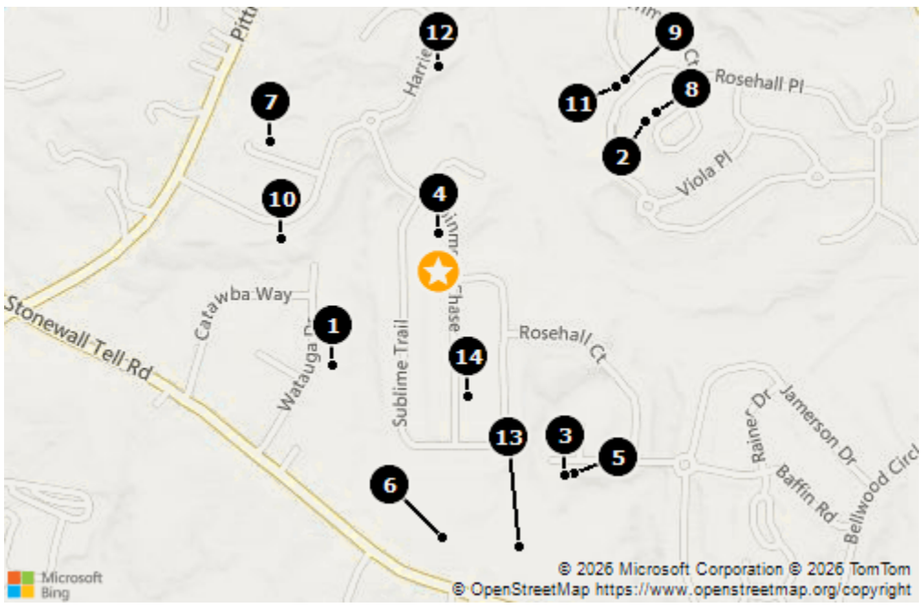
ICE SiteX Report

OrderID: 98263156

SiteX Property Information Report



Subject Property Location

4043 DINMONT CHASE, ATLANTA, GA 30349-8880

County:	**FULTON GA**	Census Tract:	131210103.083016
Property Use:	Single Family Residential	Zoning:	CUP
Parcel Number:	09F400001628111	Thomas Bros Pg-Grid:	

Valuation

Value:	**$453,000**	FSD:	8	Common Confidence Score:	76
Value Range:	$416,760 - $489,240	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	55
Assd Land Value:	$29,920	Market Land Value:	$74,800	Tax Year:	
Assd Improvement:	$154,880	Market Improvment Value:	$387,200	Total Taxable Value:	
Total Assessed Value:	$184,800	Total Assessor Market Value:	$462,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 188 District: 55 Subdivision: PARK Phase No: 2

Abbreviated Description:	AN PKD UP NC 913 PITTMAN PARK PH II LOT 188
City/Muni/Twp:	UNINCORPORATED SOUTH FULTON

Property Characteristics

Lot Size:	10,062 SF	Bedrooms:	5	Pool:	
Building Area:	3784 SF	Baths:	4	Fireplace:	1
Year Built:	2013	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	10	Ext Walls:	Wood
Number of Units:	1	Garage Type:		Heating:	Central
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:	Convention	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/14/2026	Sales Price:	$358,388
Document #:	2026-0197689 BK-PG 63185-386	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/16/2021	Loan Amount:	N/A
Document #:	BK-PG 0000063185-0000000386	Loan Type:	FHA
TD Due Date:	01/01/2051	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	02/12/2021	Sales Price:	$207,002
Document #:	20210037095 BK-PG 61622-71	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/29/2021	Sales Price:	$365,000
Document #:	2021-006117 BK-PG 63185-384	Type of Sale:	Full Amount on Deed
Contract Date:	01/29/2021		
Document Type:			

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Legal Description:
Lot: 188
Abbreviated Description: AN PKD UP NC 9/13 PITTMAN PARK PH II LOT 188; RESIDENTIAL 1 FAMILY

Prior Transfer

Recording Date:	06/10/2020	Sales Price:	$215,073
Document #:	BK-PG 57231-152	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	05/19/2020	Loan Amount:	N/A
Document #:	BK-PG 0000061622-0000000071	Loan Type:	FHA
TD Due Date:	01/01/2050	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	03/13/2017	Sales Price:	$222,740
Document #:	20170050084 BK-PG 53036-310	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/27/2017	Loan Amount:	N/A
Document #:	BK-PG 57231-152	Loan Type:	FHA
TD Due Date:	03/01/2047	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	08/20/2013	Loan Amount:	N/A
Document #:	BK-PG 53036-310	Loan Type:	FHA
TD Due Date:		Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	07/31/2013	Sales Price:	$226,850
Document #:	2013-035842 BK-PG 53036-308	Type of Sale:	Full Amount on Deed
Contract Date:	07/31/2013		
Document Type:			
Legal Description:			

Lot: 188
Abbreviated Description: KA VACANT LAND AN A7 = WET LAN

Prior Transfer

Recording Date:	02/01/2013	Sales Price:	$31,000
Document #:	2013-006837 BK-PG 52309-331	Type of Sale:	Full Amount on Deed
Contract Date:	02/01/2013		
Document Type:			
Legal Description:			

Lot: 188
Abbreviated Description: KA VACANT LAND AN A7 = WET LAN

Prior Transfer

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

Lot: 188 District: 55 Subdivision: PARK Phase No: 2
Abbreviated Description: AN PKD UP NC 913 PITTMAN PARK PH II LOT 188
City/Muni/Twp: UNINCORPORATED SOUTH FULTON

Area Sales Analysis

Total Area Sales	$5,681,065	Median # of Bedrooms	5
Median Lot Size	11,762 SF	Median # of Baths	3
Median Living Area	3,010 SF	Median Year Built	2007
Price Range - 2 Yrs	$280,000 to $493,975	Age Range	
Median Value	$410,250	Median Age	19 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**4300 WATAUGA DR ATLANTA, GA 30349-1549**	07/14/2026	$280,000	$144	1936	7/3/2	1970	38,333 SF	
		APN: 09F400201620702 Document #: 20260180166 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:AN GARAGE HAS BEEN CLOSED INTO LIVING SPACE AND UTF AREA; RESIDENTIAL 1 FAMILY								
2	.35Mi.	**4085 TRIMROSE CT ATLANTA, GA 30349-7633**	05/08/2026	$493,975	$152	3240	7/5/3	2026	14,157 SF	
		APN: 09F400001748901 Document #: 20260143558 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:AN VACANT LOT 9/13; RESIDENTIAL VACANT LAND								
3	.32Mi.	**5692 BAFFIN RD ATLANTA, GA 30349-7053**	05/06/2026	$410,000	$138	2952	9/5/3	2007	8,712 SF	
		APN: 09F400001615282 Document #: 20260141619 Document Type: Price Code: D								

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Land Use: Single Family Residential
Legal: Lot: 87 Abbreviated Description: Abbreviated Description:STONEWALL MANOR, PH II, LOT 87 MAKE 2.5 BATH FOR 2011; 09/10; AN/ VERIFIED DATA 09/11; RESIDENTIAL 1

4	.05Mi.	**4027 DINMONT CHASE** **ATLANTA, GA 30349-8880**	04/06/2026	$432,000	$114	3788	10/5/4	2013	10,193 SF

APN: 09F400001738076 Document #: 20260122191
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:AN PKD UP NC SOLD IN AUGUST NEW OWNER 202-234-2439; RESIDENTIAL 1 FAMILY

5	.33Mi.	**5688 BAFFIN RD** **ATLANTA, GA 30349-7053**	03/10/2026	$405,000	$139	2902	9/5/3	2007	8,712 SF

APN: 09F400001615274 Document #: 20260101081
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 86 Abbreviated Description: Abbreviated Description:AN REMOVED FROM P5 - EXPIRED AN NEW SUB(STONEWALL MAN)03/05 STONEWALL PH II LOT 86; RESIDENTIAL 1 FA

6	.35Mi.	**4380 STONEWALL TELL RD** **ATLANTA, GA 30349-1714**	03/03/2026	$360,000	$288	1250	4/2/1	1920	392,042 SF

APN: 09F400201620645 Document #: 20260072538
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:AN FP ARE BLOCKED INFO FROM RELATIVE NEXT DOOR REMOVE NEG INFL 2021; RESIDENTIAL 1 FAMILY

7	.29Mi.	**617 MALTESE DR** **ATLANTA, GA 30349-8872**	02/04/2026	$410,500	$116	3528	11/6/4	2006	12,023 SF

APN: 09F400001624649 Document #: 20260018741
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 25 Abbreviated Description: Abbreviated Description:LOT 25; RESIDENTIAL 1 FAMILY

8	.36Mi.	**4081 TRIMROSE CT** **ATLANTA, GA 30349-7633**	01/08/2026	$470,500	$136	3450	10/5/3	2026	11,500 SF

APN: 09F400001748919 Document #: 20260004648
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:AN VACANT LOT 9/13; RESIDENTIAL VACANT LAND

9	.36Mi.	**5526 ROSEHALL PL** **ATLANTA, GA 30349-7631**	10/21/2025	$426,000	$151	2805	7/5/3	2024	10,237 SF

APN: 09F400001748646 Document #: 20250258916
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:AN VACANT LOT 9/13; RESIDENTIAL VACANT LAND

10	.22Mi.	**5849 HARRIER LN** **ATLANTA, GA 30349-8867**	09/23/2025	$460,000	$121	3794	9/5/3	2008	12,632 SF

APN: 09F400001624847 Document #: 20250241047
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 45 Abbreviated Description: Abbreviated Description:AN IMP COMP 1/09 LOT 45; RESIDENTIAL 1 FAMILY

11	.35Mi.	**5530 ROSEHALL PL** **ATLANTA, GA 30349-7631**	09/10/2025	$454,090	$148	3068	7/3/2	2024	9,148 SF

APN: 09F400001748638 Document #: 20250233641
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:AN VACANT LOT 9/13; RESIDENTIAL VACANT LAND

12	.28Mi.	**5761 HARRIER LN** **ATLANTA, GA 30349-8869**	09/08/2025	$324,000	$89	3612	11/6/4	2007	16,988 SF

APN: 09F400001625166 Document #: 20250232717
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 77 Abbreviated Description: Abbreviated Description:PKD UP HSE 7/7 LOT 77; RESIDENTIAL 1 FAMILY

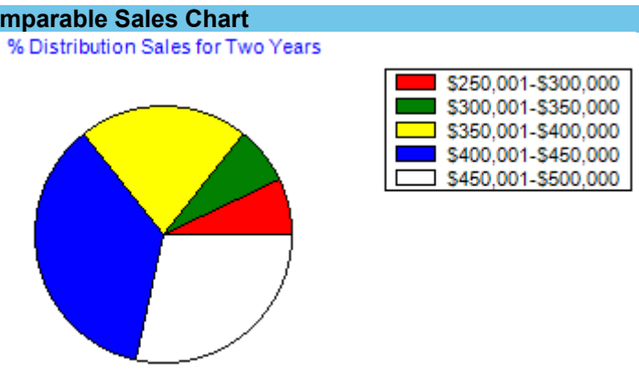
13	.38Mi.	**4440 STONEWALL TELL RD** **ATLANTA, GA 30349-1716**	08/26/2025	$360,000	$268	1340	7/3/2	1960	217,801 SF

APN: 09F400201620264 Document #: 20250226125
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 1 FAMILY

14	.17Mi.	**4102 DINMONT CHASE** **ATLANTA, GA 30349-8879**	06/13/2025	$395,000	$150	2620	9/5/4	2012	10,062 SF

APN: 09F400001627782 Document #: 20250180885
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 155 Abbreviated Description: Abbreviated Description:PICKED UP NC ESTIMATED THE BACK GATE LO RHONDA 04/25/2013 PITTMAN PARK PH II LOT 155; RESIDENTIAL 1

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.

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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.	**4043 DINMONT CHASE**		$462,000	$184,800	3,784	10/5/4	2013	10,062 SF	
.01Mi.	**4051 DINMONT CHASE**	**09/18/2024**	$466,700	$186,680	3,900	8/4/3	2013	10,062 SF	
.01Mi.	**4039 DINMONT CHASE**	**04/23/2025**	$450,800	$180,320	3,513	10/4/3	2013	10,062 SF	
.02Mi.	**4055 DINMONT CHASE**		$469,700	$187,880	3,738	10/5/4	2013	10,062 SF	
.02Mi.	**4035 DINMONT CHASE**		$429,700	$171,880	3,228	10/5/4	2013	10,062 SF	
.03Mi.	**4345 SUBLIME TRL**		$454,800	$181,920	3,655	8/4/3	2014	9,583 SF	
.03Mi.	**4349 SUBLIME TRL**		$474,800	$189,920	3,947	10/5/3	2014	10,062 SF	
.03Mi.	**4341 SUBLIME TRL**		$578,600	$231,440	5,650	14/7/5	2014	10,019 SF	
.03Mi.	**4042 DINMONT CHASE**		$441,000	$176,400	3,810	8/4/3	2009	13,112 SF	
.04Mi.	**4353 SUBLIME TRL**		$486,500	$194,600	4,077	10/4/3	2013	10,062 SF	
.04Mi.	**4059 DINMONT CHASE**		$415,600	$166,240	2,962	10/4/4	2013	10,062 SF	
.04Mi.	**4031 DINMONT CHASE**		$427,600	$171,040	3,282	10/5/4	2013	10,062 SF	
.04Mi.	**4337 SUBLIME TRL**	**05/20/2024**	$426,600	$170,640	3,242	10/4/3	2014	10,062 SF	
.04Mi.	**4054 DINMONT CHASE**		$435,900	$174,360	3,143	10/5/4	2013	13,112 SF	
.04Mi.	**4357 SUBLIME TRL**		$451,600	$180,640	3,472	9/4/4	2014	10,062 SF	
.05Mi.	**4124 SUBLIME TRL**		$332,500	$133,000	2,436	8/4/3	2010	10,062 SF	

Rent vs. Own

Households Occupied by Renters:	39%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	35.4 years old	Households:	31,028
Median Household Income:	$73,310	Households w/Family:	59%
Household Income Per Capita:	$32,476	Households w/Family Married:	25%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

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
0.66Mi.	**Wolf Creek Elementary School** Number of Students: 712 Student-Teacher Ratio: 14.83	B	Public	PK - 5
3.34Mi.	**Westlake High School** Number of Students: 2,056 Student-Teacher Ratio: 18.08 Advanced Placement: Yes	C+	Public	9 - 12
4.16Mi.	**Sandtown Middle School** Number of Students: 956 Student-Teacher Ratio: 15.06	B	Public	6 - 8

Flood Report

The Subject Property of **4043 DINMONT CHASE, ATLANTA, GA 30349-8880** 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	123%	HIGHER
BURGLARY	112%	HIGHER
MOTOR VEHICLE THEFT	98%	SIMILAR
FORCIBLE ROBBERY	113%	HIGHER
AGGRAVATED ASSAULT	65%	NOTABLY LOWER
FORCIBLE RAPE	102%	SIMILAR
MURDER	83%	LOWER
OVERALL	81%	LOWER

Disaster Alerts

9/24/2024 - Hurricane Helene 1/22/2026 - Severe Winter Storm

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Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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