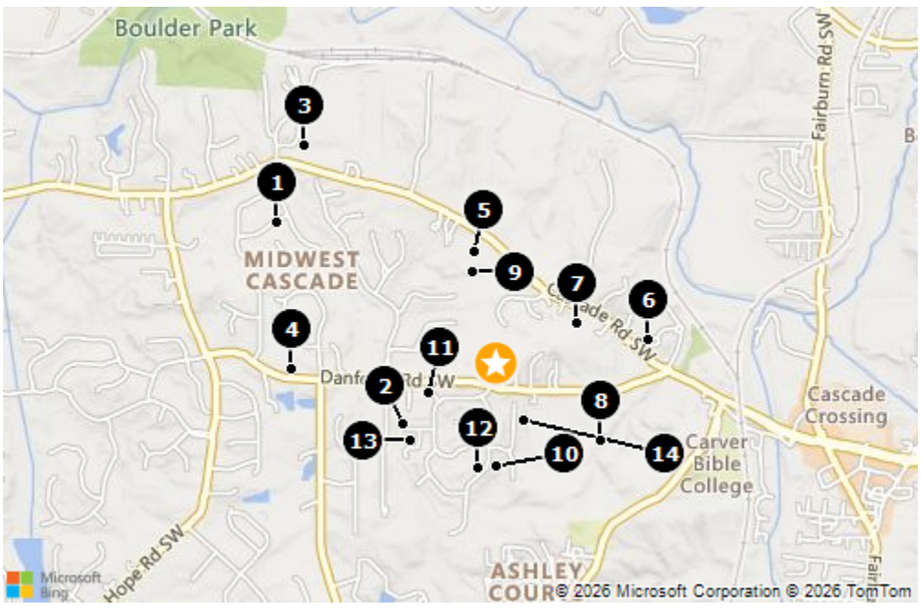
ICE SiteX Report

OrderID: 98722911

SiteX Property Information Report



Subject Property Location

4197 DANFORTH RD SW, ATLANTA, GA 30331-7207

County:	**FULTON GA**	Census Tract:	131210078.092008
Property Use:	Single Family Residential	Zoning:	R3
Parcel Number:	14F0028 LL0145	Thomas Bros Pg-Grid:	

Valuation

Value:	**$310,000**	FSD:	11	Common Confidence Score:	69
Value Range:	$275,900 - $344,100	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	55
Assd Land Value:	$10,520	Market Land Value:	$26,300	Tax Year:	
Assd Improvement:	$31,160	Market Improvment Value:	$77,900	Total Taxable Value:	
Total Assessed Value:	$41,680	Total Assessor Market Value:	$104,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 55	
Abbreviated Description:	ID
City/Muni/Twp:	UNINCORPORATED SOUTH FULTON

Property Characteristics

Lot Size:	1.195 AC	Bedrooms:	4	Pool:	
Building Area:	1196 SF	Baths:	3	Fireplace:	
Year Built:	1964	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Rock, Stone
Number of Units:	1	Garage Type:		Heating:	Central
Number of Stories:	1+B	Number of Cars:		A/C:	Central
Style:	Ranch	Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/18/2024	Sales Price:	$250,000
Document #:	2024-0272807 BK-PG 66277-519	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/13/2022	Sales Price:	$250,000
Document #:	20220357313 BK-PG 66277-519	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/11/2022	Sales Price:	$225,000
Document #:	20220339754 BK-PG 65938-176	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/31/2022	Loan Amount:	N/A
Document #:	BK-PG 0000066277-0000000519	Loan Type:	Commercial
TD Due Date:	01/01/2052	Type Finance:	
Legal Description:			

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Prior Transfer

Recording Date:	07/12/2022	Sales Price:	$187,500
Document #:	2022-031152 BK-PG 65938-174	Type of Sale:	Full Amount on Deed
Contract Date:	07/12/2022		
Document Type:			

Legal Description:
Abbreviated Description: RESIDENTIAL 1 FAMILY

Prior Transfer

Recording Date:	06/06/2017	Sales Price:	N/A
Document #:	2017-020952 BK-PG 57573-87	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	06/06/2017		
Document Type:			

Legal Description:

Prior Transfer

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

Legal Description:
District: 55
Abbreviated Description: ID
City/Muni/Twp: UNINCORPORATED SOUTH FULTON

Area Sales Analysis

Total Area Sales	$4,647,726	Median # of Bedrooms	3.5
Median Lot Size	18,905 SF	Median # of Baths	2
Median Living Area	2,254 SF	Median Year Built	1995
Price Range - 2 Yrs	$181,836 to $475,000	Age Range	21 years to 94 years
Median Value	$322,495	Median Age	31 years

Comparable Sales Data

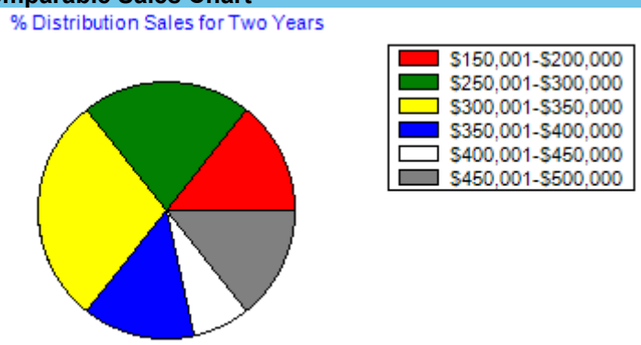
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.72Mi.	**4515 BOISE TRL SW** **ATLANTA, GA 30331-7278**	08/19/2026	$181,836	$88	2051	8/4/2	1985	18,208 SF	
		APN: 14F006000010126 Document #: 20260200746 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:AN FBLA NOT FINISHED PER OWNER; RESIDENTIAL 1 FAMILY								
2	.29Mi.	**545 REUNION CT SW** **ATLANTA, GA 30331-6351**	07/16/2026	$285,000	$162	1753	7/3/2	1995	17,424 SF	
		APN: 14F004700020156 Document #: 20260181740 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 1 FAMILY								
3	.78Mi.	**720 GARR CIR SW** **ATLANTA, GA 30331-7297**	07/08/2026	$324,990	$165	1964	7/3/2	1990	22,390 SF	
		APN: 14F004800020031 Document #: 20260177704 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 1 FAMILY								
4	.55Mi.	**4475 DANFORTH RD SW** **ATLANTA, GA 30331-7285**	06/02/2026	$320,000	$83	3821	8/4/3	2003	28,053 SF	
		APN: 14F004700010025 Document #: 20260157059 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 1 FAMILY								
5	.32Mi.	**4240 CASCADE RD SW** **ATLANTA, GA 30331-7246**	05/05/2026	$345,000	$191	1797	7/3/2	1965	63,424 SF	
		APN: 14F0048 LL0422 Document #: 20260141261 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:AN LAND SPLIT FOR 2003 AN/ EFF YR ADDED PER PICTOMETRY HSE RENOVATED IN 2016; RESIDENTIAL 1 FAMILY								
6	.41Mi.	**375 BERACAH TRL SW** **ATLANTA, GA 30331-8517**	04/27/2026	$474,500	$159	2968	8/4/3	2005	9,104 SF	
		APN: 14F0028 LL1432 Document #: 20260135187 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15 Abbreviated Description: Abbreviated Description:AN 4001 CASCADE LOT 15 AN IMP. 100% 6/06; RESIDENTIAL 1 FAMILY								
7	.24Mi.	**4056 CASCADE RD SW** **ATLANTA, GA 30331-7242**	04/23/2026	$273,000	$63	4294	6/3/1	1952	117,612 SF	
		APN: 14F0028 LL0764 Document #: 20260132243 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:BD -LG EST AN -INFLUENCE VERIFIED PER PICTOMERTY; RESIDENTIAL 1 FAMILY								
8	.36Mi.	**4060 DANFORTH RD SW** **ATLANTA, GA 30331-7206**	04/20/2026	$475,000	$381	1246	5/2/1	1932	522,156 SF	
		APN: 14F0028 LL0475 Document #: 20260129867 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 1 FAMILY								
9	.26Mi.	**4242 CASCADE RD SW** **ATLANTA, GA 30331-7246**	04/02/2026	$200,000	$98	2030	6/3/2	1989	43,560 SF	
		APN: 14F0048 LL1370 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:AN LAND SPLIT FROM 042-2 CORRECTED ADDRESS AN/ CDU CHANGED TO POOR & GRADE CHCG PER PICTOMETRY; RESI								
10	.27Mi.	**4395 CELEBRATION DR SW** **ATLANTA, GA 30331-6364**	03/18/2026	$385,000	$156	2456	9/3/3	1999	15,987 SF	
		APN: 14F004700021006 Document #:								

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	Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 62 Abbreviated Description: Abbreviated Description:AN LOT 62 REUNION PLACE AN HSE COMP; RESIDENTIAL 1 FAMILY								
11	.21Mi.	**1025 REUNION PL SW** **ATLANTA, GA 30331-6350**	02/12/2026	$356,000	$136	2614	8/4/2	1995	13,068 SF
	APN: 14F004700020073 Document #: 20260023304 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:AN NO PERMIT NC; RESIDENTIAL 1 FAMILY								
12	.28Mi.	**4400 CELEBRATION DR SW** **ATLANTA, GA 30331-6370**	02/04/2026	$320,000	$189	1685	8/4/2	1996	13,939 SF
	APN: 14F004700020818 Document #: 20260019002 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 1 FAMILY								
13	.31Mi.	**520 REUNION CT SW** **ATLANTA, GA 30331-6351**	01/05/2026	$262,500	$88	2974	8/4/2	1996	19,602 SF
	APN: 14F004700020180 Document #: 20260001576 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 1 FAMILY								
14	.16Mi.	**645 LEGEND CT SW** **ATLANTA, GA 30331-6377**	08/19/2025	$444,900	$179	2478	11/6/2	1998	17,990 SF
	APN: 14F0028 LL1135 Document #: 20250221367 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:AN REUNION PLACE IV 143 RMV. OVERRIDE FOR REVAL; 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.	**4197 DANFORTH RD SW**		$104,200	$41,680	1,196	8/4/3	1964	1 SF	
.02Mi.	**4175 DANFORTH RD SW**		$79,300	$31,720	1,690	6/3/2	1940	1 SF	
.02Mi.	**4199 DANFORTH RD SW**		$119,900	$47,960	1,771	7/4/2	1960	2 SF	Yes
.04Mi.	**4181 DANFORTH RD SW**		$102,900	$41,160	1,281	7/2/1	1949	2 SF	
.06Mi.	**4171 DANFORTH RD SW**		$180,300	$72,120	3,492	8/3/3	2004	1 SF	
.08Mi.	**950 REUNION PL SW**		$313,300	$125,320	1,353	8/4/2	1996	17,076 SF	
.08Mi.	**4205 MANOR HILLS LN SW**		$524,300	$209,720	2,920	9/5/5	1993	1 SF	
.08Mi.	**4163 DANFORTH RD SW**		$965,800	$386,320	3,949	8/4/5	2004	1 SF	
.08Mi.	**955 REUNION PL SW**		$346,500	$138,600	2,325	7/3/2	1995	22,608 SF	
.09Mi.	**4200 MANOR HILLS LN SW**		$554,500	$221,800	2,995	9/4/4	1996	1 SF	
.09Mi.	**660 LEGEND CT SW**		$303,800	$121,520	2,426	8/4/2	1998	23,261 SF	
.1Mi.	**4505 CELEBRATION DR SW**		$323,200	$129,280	2,373	8/4/2	1996	18,034 SF	
.1Mi.	**4217 DANFORTH RD SW**	**04/14/2025**	$700,900	$280,360	3,333	5/6/5	2023	3 SF	
.1Mi.	**965 REUNION PL SW**		$352,500	$141,000	2,304	7/3/2	1994	23,522 SF	
.11Mi.	**980 REGENCY CREST DR SW**		$348,200	$139,280	2,434	8/4/3	1995	23,740 SF	
.11Mi.	**650 LEGEND CT SW**		$359,800	$143,920	2,580	8/3/2	1998	17,990 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%

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School District

School District Zone:	Fulton County School District	Students:	87,019
Number of Schools:	106	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.85Mi.	**Westlake High School** Number of Students: 2,056 Student-Teacher Ratio: 18.08 Advanced Placement: Yes	B-	Public	9 - 12
2.51Mi.	**A. Philip Randolph Elementary School** Number of Students: 497 Student-Teacher Ratio: 14.24	C	Public	PK - 5
2.74Mi.	**Sandtown Middle School** Number of Students: 956 Student-Teacher Ratio: 15.06	C+	Public	6 - 8

Flood Report

The Subject Property of **4197 DANFORTH RD SW, ATLANTA, GA 30331-7207** 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

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