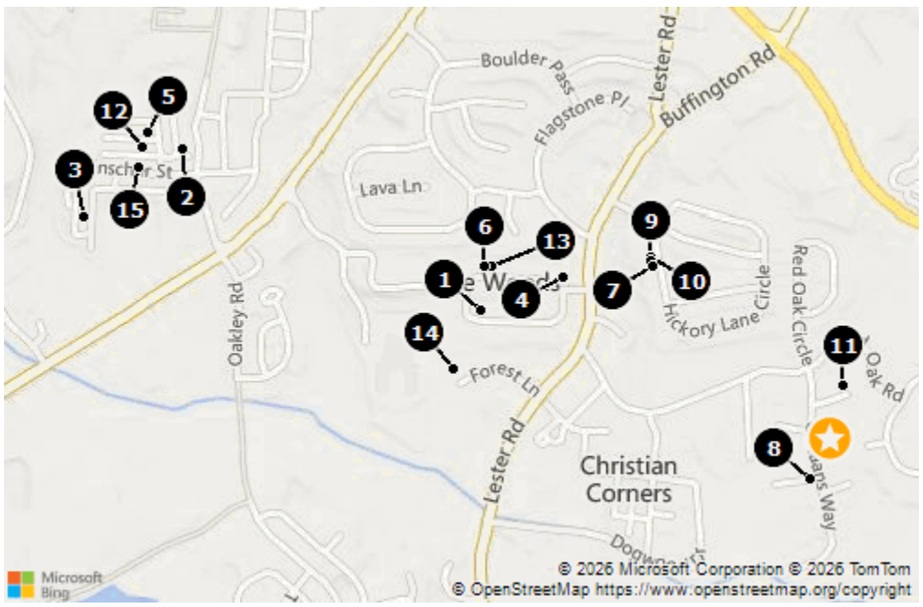
ICE SiteX Report

OrderID: 98722866

SiteX Property Information Report



Subject Property Location

4406 DEBORAHS CT, UNION CITY, GA 30291-2303

County:	**FULTON GA**	Census Tract:	131210105.381000
Property Use:	Townhouse (Residential)	Zoning:	PUD
Parcel Number:	09F130400410304	Thomas Bros Pg-Grid:	

Valuation

Value:	**$194,000**	FSD:	12	Common Confidence Score:	53
Value Range:	$170,720 - $217,280	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	50
Assd Land Value:	$12,440	Market Land Value:	$31,100	Tax Year:	
Assd Improvement:	$51,120	Market Improvment Value:	$127,800	Total Taxable Value:	
Total Assessed Value:	$63,560	Total Assessor Market Value:	$158,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 50 Subdivision: OAKS/CHRISTIAN CORNERS PH 01

Abbreviated Description:	AN ZONING CORR (04
City/Muni/Twp:	CITY OF UNION CITY

Property Characteristics

Lot Size:	4,312 SF	Bedrooms:	2	Pool:	
Building Area:	1230 SF	Baths:	1	Fireplace:	
Year Built:	1989	Partial Baths:	1	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:	Other	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/21/2023	Sales Price:	$227,000
Document #:	2023-019172 BK-PG 66925-278	Type of Sale:	Full Amount on Deed
Contract Date:	06/21/2023		
Document Type:			

Legal Description:

Abbreviated Description: AN ZONING CORR (04); SINGLE FAMILY RESIDENTIAL TOWNHOUSE

Prior Transfer

Recording Date:	02/07/2023	Sales Price:	$137,300
Document #:	2023-009921 BK-PG 66707-290	Type of Sale:	Full Amount on Deed
Contract Date:	02/07/2023		
Document Type:			

Legal Description:

Abbreviated Description: AN ZONING CORR (04); SINGLE FAMILY RESIDENTIAL TOWNHOUSE

Prior Transfer

Recording Date:	01/21/2022	Sales Price:	$108,200
Document #:	20220015200 BK-PG 52358-292	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Mortgage Record

Recording Date:	03/08/2013	Loan Amount:	N/A
Document #:	BK-PG 52358-292	Loan Type:	New Conventional
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	05/09/2008	Sales Price:	$119,500
Document #:	BK-PG 46723-99	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/25/2008		
Document Type:			

Legal Description:
Lot: 30 District: 9F Subdivision: OAKS/CHRISTIAN CORNERS PH 01 Land Lot: 41

Prior Transfer

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

Legal Description:
District: 50 Subdivision: OAKS/CHRISTIAN CORNERS PH 01
Abbreviated Description: AN ZONING CORR (04
City/Muni/Twp: CITY OF UNION CITY

Area Sales Analysis

Total Area Sales	$2,998,995	Median # of Bedrooms	3
Median Lot Size	3,964 SF	Median # of Baths	2
Median Living Area	1,620 SF	Median Year Built	2005
Price Range - 2 Yrs	$132,982 to $237,500	Age Range	5 years to 40 years
Median Value	$200,000	Median Age	21 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.5Mi.	**7159 WOODRIDGE LN** **UNION CITY, GA 30291-2374**	07/27/2026	$179,000	$144	1243	5/2/1	1987	4,138 SF	
		APN: 09F130300410743 Document #: 20260187586 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Abbreviated Description: Abbreviated Description:SINGLE FAMILY RESIDENTIAL TOWNHOUSE								
2	.95Mi.	**7202 GOTLAND ST** **UNION CITY, GA 30291-6408**	06/22/2026	$170,000	$109	1552	5/3/2	2007	958 SF	
		APN: 09F120000574146 Document #: 20260169173 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Abbreviated Description: Abbreviated Description:KA OAKLEY STATION; SINGLE FAMILY RESIDENTIAL TOWNHOUSE								
3	1.05Mi.	**722 KEESHONO ST** **UNION CITY, GA 30291-6411**	06/18/2026	$200,000	$128	1560	7/3/2	2020	958 SF	
		APN: 09F120000574872 Document #: 20260168061 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 188 Abbreviated Description: Abbreviated Description:OAKLEY STATION SUBDV. LOT 188; SINGLE FAMILY RESIDENTIAL TOWNHOUSE								
4	.42Mi.	**7101 WOODRIDGE LN** **UNION CITY, GA 30291-2371**	06/09/2026	$132,982	$73	1812	5/2/2	1988	7,275 SF	
		APN: 09F130300410321 Document #: 20260162028 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Abbreviated Description: Abbreviated Description:SINGLE FAMILY RESIDENTIAL TOWNHOUSE								
5	1.01Mi.	**309 ASHIGAN ST** **UNION CITY, GA 30291-6407**	03/27/2026	$205,000	$126	1620	8/3/2	2021	915 SF	
		APN: 09F120000575085 Document #: 20260116358 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Abbreviated Description: Abbreviated Description:OAKLEY STATION SUBDV.; SINGLE FAMILY RESIDENTIAL TOWNHOUSE								
6	.52Mi.	**7125 WOODRIDGE LN** **UNION CITY, GA 30291-2372**	03/25/2026	$196,000	$168	1163	4/2/2	1988	5,445 SF	
		APN: 09F130300410446 Document #: 20260114832 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Abbreviated Description: Abbreviated Description:SINGLE FAMILY RESIDENTIAL TOWNHOUSE								
7	.33Mi.	**6334 HICKORY LANE CIR** **UNION CITY, GA 30291-5508**	03/03/2026	$195,000	$116	1671	7/4/3	2005	4,095 SF	
		APN: 09F130000415026 Document #: 20260072059 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 1D Abbreviated Description: Abbreviated Description:KA HICKORY LANE THOMES LOT 1D KA WINDRICH 4 BDRM 123K; SINGLE FAMILY RESIDENTIAL TOWNHOUSE								
8	.07Mi.	**4509 GIDEONS TRCE** **UNION CITY, GA 30291-2307**	12/15/2025	$230,000	$131	1745	5/3/2	1989	4,704 SF	
		APN: 09F130400410379 Document #: 20250288558 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Abbreviated Description: Abbreviated Description:AN ZONING CORR (04) AN 05 SALE BETWEEN FAM MEMBERS; SINGLE FAMILY RESIDENTIAL TOWNHOUSE								
9	.34Mi.	**6338 HICKORY LANE CIR** **UNION CITY, GA 30291-5508**	11/10/2025	$178,000	$105	1693	7/4/3	2005	2,570 SF	
		APN: 09F130000415042 Document #: 20250269348 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Lot: 3D Abbreviated Description: Abbreviated Description:KA HICKORY LANE THOMES LOT 3D KA WINDRICH 4 BDRM 123K; SINGLE FAMILY RESIDENTIAL TOWNHOUSE								
10	.34Mi.	**6340 HICKORY LANE CIR** **UNION CITY, GA 30291-5508**	10/29/2025	$199,000	$118	1678	7/4/3	2005	2,570 SF	
		APN: 09F130000415059 Document #: 20250262891								

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OrderID: 98722866

Document Type: Price Code: V
Land Use: Townhouse (Residential)
Legal: Lot: 4D Abbreviated Description: Abbreviated Description:KA HICKORY LANE THOMES LOT 4D; SINGLE FAMILY RESIDENTIAL TOWNHOUSE

11	.08Mi.	**4203 JORDANS BANK** **UNION CITY, GA 30291-2309**	10/29/2025	$230,000	$117	1950	5/3/2	1989	3,964 SF

APN: 09F130400410056 Document #: 20250262766
Document Type: Price Code: V
Land Use: Townhouse (Residential)
Legal: Abbreviated Description: Abbreviated Description:AN HSTEAD FREEZE OVERIDE BACK AN ZONING CORR (04); SINGLE FAMILY RESIDENTIAL TOWNHOUSE

12	1.01Mi.	**310 ASHIGAN ST** **UNION CITY, GA 30291-6407**	10/24/2025	$218,513	$134	1620	7/3/2	2021	915 SF

APN: 09F120000575226 Document #: 20250261308
Document Type: Price Code: V
Land Use: Townhouse (Residential)
Legal: Abbreviated Description: Abbreviated Description:OAKLEY STATION SUBDV.; SINGLE FAMILY RESIDENTIAL TOWNHOUSE

13	.51Mi.	**7123 WOODRIDGE LN** **UNION CITY, GA 30291-2372**	08/18/2025	$220,000	$120	1830	4/2/2	1988	5,445 SF

APN: 09F130300410438 Document #: 20250220168
Document Type: Price Code: V
Land Use: Townhouse (Residential)
Legal: Abbreviated Description: Abbreviated Description:AN REMEASURED; SINGLE FAMILY RESIDENTIAL TOWNHOUSE

14	.52Mi.	**7131 FOREST LN** **UNION CITY, GA 30291-2305**	06/25/2025	$208,000	$134	1545	5/2/2	1986	6,316 SF

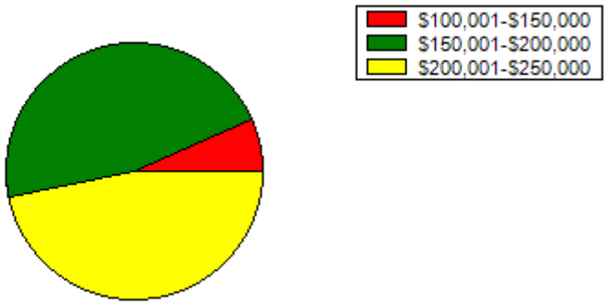
APN: 09F130200410165 Document #: 20250187771
Document Type: Price Code: V
Land Use: Townhouse (Residential)
Legal: Abbreviated Description: Abbreviated Description:SINGLE FAMILY RESIDENTIAL TOWNHOUSE

15	1.01Mi.	**4433 PINSCHER ST** **UNION CITY, GA 30291-6402**	06/13/2025	$237,500	$152	1560	7/3/2	2020	958 SF

APN: 09F120000574997 Document #: 20250181297
Document Type: Price Code: V
Land Use: Townhouse (Residential)
Legal: Lot: 137 Abbreviated Description: Abbreviated Description:OAKLEY STATION SUBDV. LOT 137 MODEL II 100% COMPLETION; SINGLE FAMILY RESIDENTIAL TOWNHOUSE

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.

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.	**4406 DEBORAHS CT**		$158,900	$63,560	1,230	4/2/1	1989	4,312 SF	
.01Mi.	**4408 DEBORAHS CT**		$207,000	$82,800	1,513	5/2/2	1989	4,138 SF	
.01Mi.	**4404 DEBORAHS CT**		$158,800	$63,520	1,230	4/2/1	1989	4,095 SF	
.02Mi.	**4410 DEBORAHS CT**		$155,500	$62,200	1,230	4/2/1	1989	3,964 SF	
.02Mi.	**4601 JOSHUAS TRL**		$210,200	$84,080	1,755	6/2/2	1990	4,182 SF	
.02Mi.	**4605 JOSHUAS TRL**		$155,600	$62,240	1,100	5/2/2	1991	4,312 SF	
.03Mi.	**4407 DEBORAHS CT**		$199,300	$79,720	1,755	5/3/2	1989	4,312 SF	
.03Mi.	**4405 DEBORAHS CT**		$158,300	$63,320	1,230	4/2/1	1989	4,182 SF	
.03Mi.	**4409 DEBORAHS CT**		$159,600	$63,840	1,230	4/2/1	1989	4,138 SF	
.03Mi.	**4607 JOSHUAS TRL**	**10/13/2025**	$216,600	$86,640	1,787	6/3/2	1991	4,051 SF	
.03Mi.	**4411 DEBORAHS CT**	**01/08/2025**	$195,300	$78,120	1,571	5/3/2	1989	3,964 SF	
.05Mi.	**4208 JORDANS BANK**		$168,100	$67,240	1,356	4/2/2	1989	4,051 SF	
.05Mi.	**4206 JORDANS BANK**		$194,400	$77,760	1,571	5/3/2	1989	4,182 SF	
.05Mi.	**4210 JORDANS BANK**		$155,500	$62,200	1,230	4/2/1	1989	3,920 SF	
.05Mi.	**4503 GIDEONS TRCE**		$160,000	$64,000	1,230	4/2/1	1989	4,617 SF	
.05Mi.	**4302 JONATHANS BOW**		$164,400	$65,760	1,319	4/2/1	1989	3,833 SF	

Rent vs. Own

Households Occupied by Renters:	47%	Households Occupied by Owners:	47%

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Demographics & Income

Median Age:	35.9 years old	Households:	8,818
Median Household Income:	$63,992	Households w/Family:	56%
Household Income Per Capita:	$28,333	Households w/Family Married:	22%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

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
0.62Mi.	**Oakley Elementary School** Number of Students: 733 Student-Teacher Ratio: 13.86	C-	Public	PK - 5
6.26Mi.	**Bear Creek Middle School** Number of Students: 971 Student-Teacher Ratio: 14.45	D+	Public	6 - 8
6.38Mi.	**Creekside High School** Number of Students: 1,745 Student-Teacher Ratio: 17.29 Advanced Placement: Yes	D+	Public	9 - 12

Flood Report

The Subject Property of **4406 DEBORAHS CT, UNION CITY, GA 30291-2303** 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	130%	NOTABLY HIGHER
BURGLARY	115%	HIGHER
MOTOR VEHICLE THEFT	111%	HIGHER
FORCIBLE ROBBERY	90%	LOWER
AGGRAVATED ASSAULT	85%	LOWER
FORCIBLE RAPE	88%	LOWER
MURDER	86%	LOWER
OVERALL	86%	LOWER

Disaster Alerts

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

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