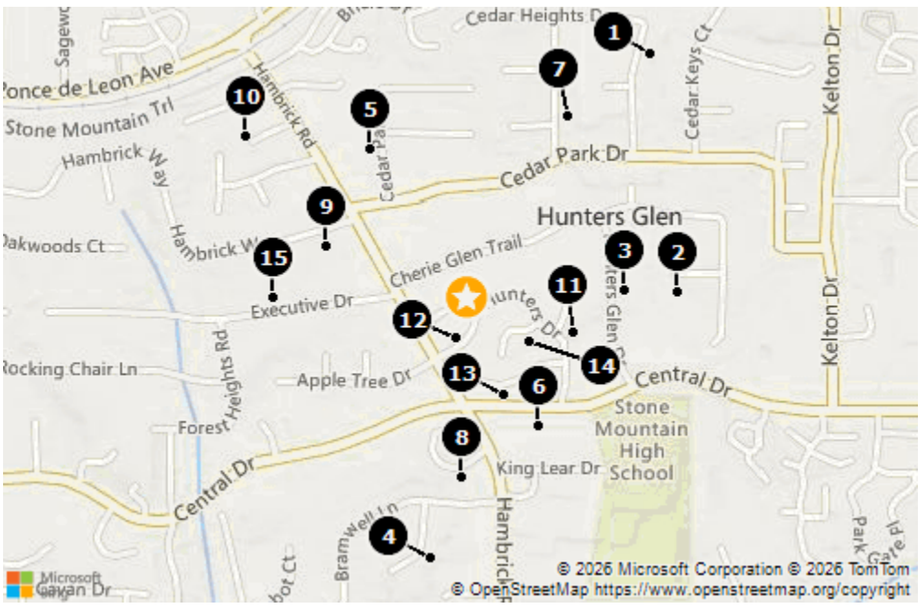
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

4468 VINEYARD PL, STONE MOUNTAIN, GA 30083-2550

County:	**DEKALB GA**	Census Tract:	130890219.102007
Property Use:	Single Family Residential	Zoning:	RA5
Parcel Number:	18 122 10 030	Thomas Bros Pg-Grid:	

Valuation

Value:	**$370,000**	FSD:	13	Common Confidence Score:	48
Value Range:	$321,900 - $418,100	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	04
Assd Land Value:	$24,000	Market Land Value:	$60,000	Tax Year:	2025
Assd Improvement:	$115,240	Market Improvment Value:	$288,100	Total Taxable Value:	$3,994
Total Assessed Value:	$139,240	Total Assessor Market Value:	$348,100	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

City/Muni/Twp: UNINCORPORATED

Property Characteristics

Lot Size:	6,534 SF	Bedrooms:	3	Pool:	
Building Area:	2411 SF	Baths:	3	Fireplace:	1
Year Built:	1985	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:	Traditional	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/03/2022	Sales Price:	$223,160
Document #:	2022120073 BK-PG 27949-436	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	06/08/2022	Loan Amount:	N/A
Document #:	BK-PG 0000030384-0000000198	Loan Type:	VA
TD Due Date:	01/01/2052	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	11/26/2019	Loan Amount:	N/A
Document #:	BK-PG 0000027949-0000000436	Loan Type:	VA
TD Due Date:	01/01/2049	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	11/25/2019	Sales Price:	$217,130
Document #:	2019169418 BK-PG 27424-718	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Prior Transfer

Recording Date:	03/19/2019	Sales Price:	$209,389
Document #:	2019047944 BK-PG 26954-162	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/08/2019	Loan Amount:	N/A
Document #:	BK-PG 0000027424-0000000718	Loan Type:	
TD Due Date:	01/01/2048	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	07/03/2018	Sales Price:	$125,000
Document #:	2018116910 BK-PG 21364-270	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/06/2018	Loan Amount:	N/A
Document #:	BK-PG 26954-162	Loan Type:	VA
TD Due Date:	07/01/2048	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	06/05/2018	Sales Price:	$202,700
Document #:	2018-012390 BK-PG 26954-160	Type of Sale:	Full Amount on Deed
Contract Date:	06/05/2018		
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/07/2009	Sales Price:	N/A
Document #:	BK-PG 21364-269	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/13/2009		
Document Type:			

Legal Description:
Lot: 16 Block: A District: 18 Subdivision: HUNTERS VINEYARD Land Lot: 122

Prior Transfer

Recording Date:	02/20/2004	Sales Price:	$1,000
Document #:	BK-PG 15830-2	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/11/2004		
Document Type:			

Legal Description:
Lot: 16 Block: A District: 18 Subdivision: HUNTERS VINEYARD Land Lot: 122

Mortgage Record

Recording Date:	01/15/1999	Loan Amount:	N/A
Document #:	BK-PG 10460-1	Loan Type:	Stand Alone Refi
TD Due Date:		Type Finance:	

Legal Description:
Lot: 16 Block: A District: 18 Subdivision: HUNTERS VINEYARD Land Lot: 0122

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG 26954 -160	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
City/Muni/Twp: UNINCORPORATED

Area Sales Analysis

Total Area Sales	$4,820,875	Median # of Bedrooms	4
Median Lot Size	16,117 SF	Median # of Baths	2
Median Living Area	2,125 SF	Median Year Built	1972
Price Range - 2 Yrs	$230,100 to $405,000	Age Range	30 years to 60 years
Median Value	$320,000	Median Age	54 years

Comparable Sales Data

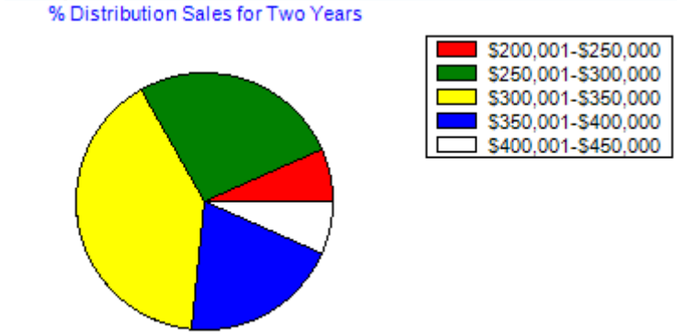
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.41Mi.	**1317 CEDAR HEIGHTS DR** **STONE MOUNTAIN, GA 30083-1806**	05/29/2026	$320,000	$142	2250	/3/2	1969	18,731 SF	
		APN: 18 123 02 039 Document #: 2026058794 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
2	.28Mi.	**4773 CHERIE GLEN CT** **STONE MOUNTAIN, GA 30083-1822**	05/28/2026	$260,000	$122	2115	/4/2	1972	20,038 SF	
		APN: 18 123 07 050 Document #: 2026057383 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:60 X 181 X 171 X 214 .0.52AC 10-8-96; RESIDENTIAL LOTS								
3	.22Mi.	**1201 HUNTERS GLEN DR** **STONE MOUNTAIN, GA 30083-1831**	04/27/2026	$269,900	$127	2125	/4/2	1969	20,038 SF	
		APN: 18 123 07 005 Document #: 2026046665 Document Type: Price Code: V Land Use: Single Family Residential								

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	Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
4	.36Mi.	**1033 HUNTINGDON CT** **STONE MOUNTAIN, GA 30083-2458**	03/13/2026	$345,275	$166	2073	/4/3	1972	26,136 SF
	APN: 18 093 08 147 Document #: 2026031237 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
5	.24Mi.	**1264 CEDAR PARK PL** **STONE MOUNTAIN, GA 30083-1855**	01/16/2026	$360,000	$161	2234	/4/3	1982	13,068 SF
	APN: 18 122 02 146 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
6	.2Mi.	**4521 CENTRAL DR** **STONE MOUNTAIN, GA 30083-2535**	12/30/2025	$320,000	$156	2043	/4/2	1971	16,117 SF
	APN: 18 093 07 005 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
7	.28Mi.	**1281 GINGER WOOD DR** **STONE MOUNTAIN, GA 30083-1816**	12/11/2025	$271,600	$143	1894	/3/2	1972	17,424 SF
	APN: 18 122 09 008 Document #: 2025125074 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
8	.24Mi.	**4467 BOATMANS CV** **STONE MOUNTAIN, GA 30083-2483**	11/10/2025	$230,100	$104	2194	/4/3	1996	8,712 SF
	APN: 18 093 02 205 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: BOATMANS COVE Abbreviated Description: Abbreviated Description:77 X 125 X 80 X 99 0.20AC BOATMANS COVE LOT 1 7-6-89; RESIDENTIAL LOTS								
9	.2Mi.	**4389 HAMBRICK WAY** **STONE MOUNTAIN, GA 30083-1717**	09/04/2025	$272,000	$136	1990	/3/3	1967	16,117 SF
	APN: 18 122 03 021 Document #: 2025094391 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
10	.38Mi.	**4340 HAMBRICK PL** **STONE MOUNTAIN, GA 30083-1766**	08/29/2025	$340,000	$156	2167	/3/2	1981	9,148 SF
	APN: 18 122 08 058 Document #: 2025093038 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
11	.15Mi.	**1165 VINEYARD CT** **STONE MOUNTAIN, GA 30083-2547**	08/29/2025	$390,000	$133	2927	/4/3	1985	6,534 SF
	APN: 18 122 10 052 Document #: 2025092954 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
12	.05Mi.	**1237 HUNTERS DR** **STONE MOUNTAIN, GA 30083-2556**	08/18/2025	$339,000	$152	2217	/3/2	1985	5,663 SF
	APN: 18 122 10 017 Document #: 2025089145 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
13	.14Mi.	**4487 HUNTERS WAY** **STONE MOUNTAIN, GA 30083-2554**	08/04/2025	$383,000	$165	2313	/4/2	1986	7,841 SF
	APN: 18 122 11 048 Document #: 2025084654 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
14	.1Mi.	**4503 HUNTERS TER** **STONE MOUNTAIN, GA 30083-2549**	08/01/2025	$405,000	$193	2095	/3/2	1986	6,970 SF
	APN: 18 122 11 026 Document #: 2025084142 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
15	.26Mi.	**4356 EXECUTIVE DR** **STONE MOUNTAIN, GA 30083-1752**	07/24/2025	$315,000	$181	1735	/3/2	1966	21,780 SF
	APN: 18 122 03 038 Document #: 2025081506 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								

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.	**4468 VINEYARD PL**		$348,100	$139,240	2,411	/3/3	1985	6,534 SF	
.01Mi.	**4464 VINEYARD PL**		$313,300	$125,320	2,211	/3/2	1985	5,663 SF	
.01Mi.	**1213 HUNTERS DR**		$344,200	$137,680	2,379	/3/2	1986	8,712 SF	
.02Mi.	**4460 VINEYARD PL**		$332,200	$132,880	2,152	/3/2	1985	4,356 SF	
.02Mi.	**1209 HUNTERS DR**		$362,100	$144,840	2,418	/3/3	1986	10,454 SF	
.03Mi.	**4357 CHERIE GLEN TRL**		$325,700	$130,280	2,460	/3/2	1969	17,860 SF	
.03Mi.	**4349 CHERIE GLEN TRL**		$313,100	$125,240	2,316	/3/2	1970	16,553 SF	
.03Mi.	**4469 VINEYARD PL**		$342,900	$137,160	2,500	/3/2	1986	7,841 SF	
.03Mi.	**4461 VINEYARD PL**		$334,600	$133,840	2,152	/3/2	1985	6,098 SF	
.03Mi.	**4456 VINEYARD PL**		$331,900	$132,760	2,140	/3/2	1985	4,356 SF	
.04Mi.	**4367 CHERIE GLEN TRL**		$313,800	$125,520	2,180	/3/2	1969	19,166 SF	
.04Mi.	**4341 CHERIE GLEN TRL**		$297,800	$119,120	2,226	/4/2	1971	15,682 SF	
.04Mi.	**1212 HUNTERS DR**		$334,500	$133,800	2,273	/3/2	1985	6,098 SF	
.04Mi.	**1220 HUNTERS DR**		$310,000	$124,000	1,984	/3/2	1987	6,098 SF	
.04Mi.	**4453 VINEYARD PL**		$313,700	$125,480	1,961	//2	1985	5,663 SF	
.04Mi.	**4454 VINEYARD PL**		$325,200	$130,080	2,299	/3/2	1985	6,098 SF	

Rent vs. Own

Households Occupied by Renters:	43%	Households Occupied by Owners:	47%

Demographics & Income

Median Age:	35.5 years old	Households:	22,589
Median Household Income:	$57,762	Households w/Family:	60%
Household Income Per Capita:	$28,046	Households w/Family Married:	29%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Dekalb County School District	Students:	91,752
Number of Schools:	129	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.33Mi.	**Stone Mountain High School**	D-	Public	9 - 12
Number of Students: 1,254 Student-Teacher Ratio: 16.08 Advanced Placement: Yes				
1.35Mi.	**Stone Mountain Middle School**	C	Public	6 - 8
Number of Students: 986 Student-Teacher Ratio: 13.89				
0.31Mi.	**Hambrick Elementary School**	B-	Public	PK - 5
Number of Students: 536 Student-Teacher Ratio: 13.74				

Flood Report

The Subject Property of **4468 VINEYARD PL, STONE MOUNTAIN, GA 30083-2550** 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	102%	SIMILAR
BURGLARY	116%	HIGHER
MOTOR VEHICLE THEFT	95%	SIMILAR
FORCIBLE ROBBERY	76%	NOTABLY LOWER
AGGRAVATED ASSAULT	85%	LOWER
FORCIBLE RAPE	98%	SIMILAR
MURDER	86%	LOWER
OVERALL	97%	SIMILAR

Disaster Alerts

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

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