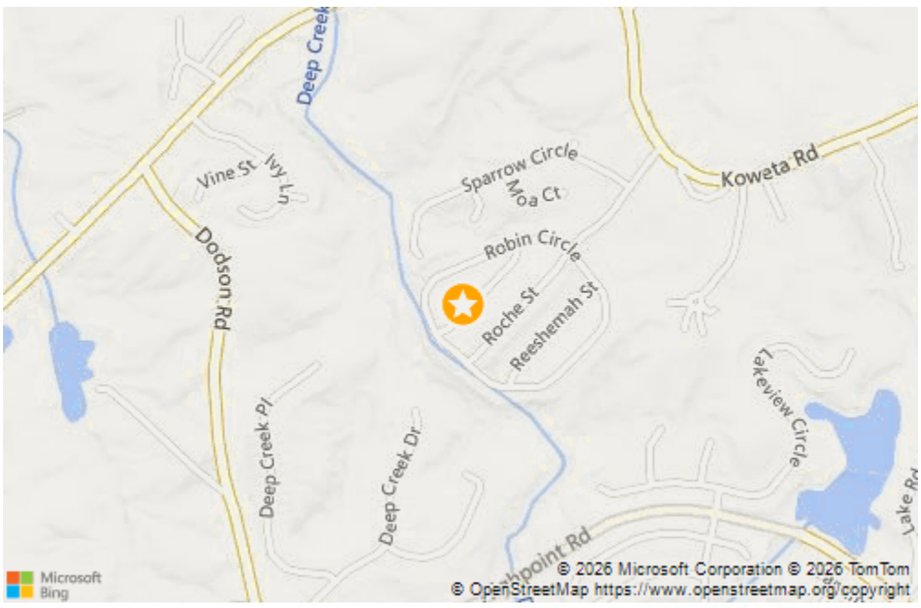
ICE SiteX Report

OrderID: 98394692

SiteX Property Information Report



Subject Property Location

4523 SWAN TRCE, COLLEGE PARK, GA 30349-1665

County:	**FULTON GA**	Census Tract:	131210105.264010
Property Use:	Single Family Residential	Zoning:	RMD1
Parcel Number:	09F280001122715	Thomas Bros Pg-Grid:	

Valuation

Value:	**$228,000**	FSD:	15	Common Confidence Score:	49
Value Range:	$193,800 - $262,200	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	50
Assd Land Value:	$20,280	Market Land Value:	$50,700	Tax Year:	
Assd Improvement:	$74,960	Market Improvment Value:	$187,400	Total Taxable Value:	
Total Assessed Value:	$95,240	Total Assessor Market Value:	$238,100	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 54 District: 50 Subdivision: KA SWAN CREEK Legal Unit: 3
Abbreviated Description: KA SWAN CREEK UNIT 3 LOT 54
City/Muni/Twp: CITY OF UNION CITY

Property Characteristics

Lot Size:	9,496 SF	Bedrooms:	3	Pool:	
Building Area:	1099 SF	Baths:	2	Fireplace:	1
Year Built:	2002	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Wood
Number of Units:	1	Garage Type:	Underground	Heating:	Central
Number of Stories:	S/L+B	Number of Cars:	1	A/C:	Central
Style:		Basement:	Partial	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/17/2002	Sales Price:	N/A
Document #:	BK-PG 32719-671	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/28/2002		
Document Type:			

Legal Description:
Lot: 42 Section: 0001 District: 1 Subdivision: FOX GLEN Land Lot: 197

Prior Transfer

Recording Date:	07/17/2002	Sales Price:	$328,500
Document #:	BK-PG 32719-651	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/28/2002		
Document Type:			

Legal Description:
Lot: 42 Section: 0001 District: 1 Subdivision: FOX GLEN Land Lot: 147

Prior Transfer

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

Legal Description:
Lot: 54 District: 50 Subdivision: KA SWAN CREEK Legal Unit: 3
Abbreviated Description: KA SWAN CREEK UNIT 3 LOT 54
City/Muni/Twp: CITY OF UNION CITY

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No Comparable Sales Found

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.	**4523 SWAN TRCE**		$238,100	$95,240	1,099	6/3/2	2002	9,496 SF	
.01Mi.	**4521 SWAN TRCE**		$256,300	$102,520	1,020	6/3/2	2002	10,454 SF	
.01Mi.	**4519 SWAN TRCE**		$246,300	$98,520	1,670	6/3/2	2002	8,015 SF	
.02Mi.	**4525 SWAN TRCE**		$243,500	$97,400	1,056	6/3/2	2001	6,970 SF	
.02Mi.	**4085 ROBIN CIR**		$257,200	$102,880	1,119	6/3/2	2002	6,229 SF	
.02Mi.	**4517 SWAN TRCE**		$239,700	$95,880	1,056	6/3/2	2002	6,490 SF	
.03Mi.	**4520 SWAN TRCE**	**12/15/2025**	$231,500	$92,600	1,764	7/3/2	2001	5,968 SF	
.03Mi.	**4089 ROBIN CIR**		$238,500	$95,400	1,020	6/3/2	2002	5,968 SF	
.03Mi.	**4083 ROBIN CIR**		$253,800	$101,520	1,770	8/4/2	2003	6,839 SF	
.03Mi.	**4087 ROBIN CIR**		$247,900	$99,160	1,002	7/3/2	2003	5,968 SF	
.03Mi.	**4524 SWAN TRCE**	**12/15/2025**	$250,300	$100,120	1,754	7/3/2	2001	8,015 SF	
.03Mi.	**4081 ROBIN CIR**		$240,500	$96,200	1,658	6/3/2	2002	6,273 SF	
.03Mi.	**4527 SWAN TRCE**		$251,200	$100,480	1,122	7/3/2	2002	9,496 SF	
.03Mi.	**4079 ROBIN CIR**		$246,300	$98,520	1,702	10/4/2	2002	7,623 SF	
.03Mi.	**4522 SWAN TRCE**		$247,400	$98,960	1,088	8/4/2	2001	5,968 SF	
.04Mi.	**4515 SWAN TRCE**		$233,600	$93,440	1,020	6/3/2	2002	6,055 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
2.66Mi.	**Renaissance Middle School** Number of Students: 977 Student-Teacher Ratio: 15.03	C+	Public	6 - 8
0.52Mi.	**Liberty Point Elementary School** Number of Students: 700 Student-Teacher Ratio: 14	A	Public	PK - 5
3.36Mi.	**Langston Hughes High School** Number of Students: 1,891 Student-Teacher Ratio: 18.13 Advanced Placement: Yes	C-	Public	9 - 12

Flood Report

The Subject Property of **4523 SWAN TRCE, COLLEGE PARK, GA 30349-1665** 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

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Disaster Alerts

1/22/2026 - Severe Winter Storm

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