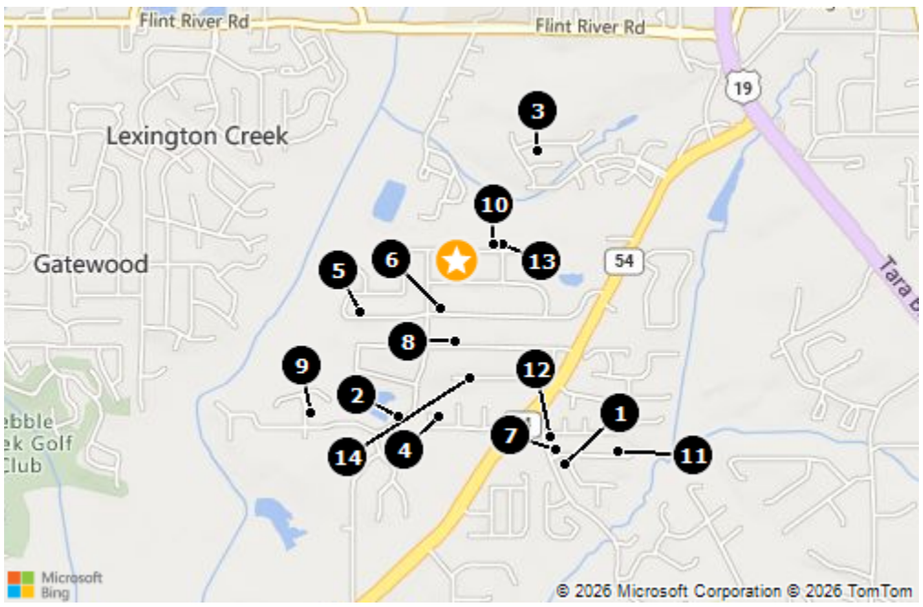
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

481 FLINT RIDGE CT, JONESBORO, GA 30238-5201

County:	**CLAYTON GA**	Census Tract:	130630406.314002
Property Use:	Single Family Residential	Zoning:	RS180
Parcel Number:	05-238B- C-014	Thomas Bros Pg-Grid:	

Valuation

Value:	**$317,000**	FSD:	12	Common Confidence Score:	53
Value Range:	$278,960 - $355,040	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	8
Assd Land Value:	$9,600	Market Land Value:	$24,000	Tax Year:	2026
Assd Improvement:	$110,760	Market Improvment Value:	$276,900	Total Taxable Value:	$5,271
Total Assessed Value:	$120,360	Total Assessor Market Value:	$300,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 14 Subdivision: MUNDYS RIDGE
City/Muni/Twp: UNINCORPORATED CNTY W/FIRE

Property Characteristics

Lot Size:		Bedrooms:	4	Pool:	
Building Area:	2196 SF	Baths:	3	Fireplace:	1
Year Built:	1994	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	8	Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:	S/L+A	Number of Cars:		A/C:	Yes
Style:		Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/14/2025	Sales Price:	$219,898
Document #:	BK-PG 13075-399	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	01/08/2025	Loan Amount:	N/A
Document #:	BK-PG 0000013897-0000000219	Loan Type:	VA
TD Due Date:	01/01/2055	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	08/08/2022	Sales Price:	$170,000
Document #:	BK-PG 11746-90	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/02/2022	Loan Amount:	N/A
Document #:	BK-PG 0000013075-0000000399	Loan Type:	VA
TD Due Date:	01/01/2052	Type Finance:	
Legal Description:			

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Mortgage Record

Recording Date:	12/17/2019	Loan Amount:	N/A
Document #:	BK-PG 0000011746-0000000090	Loan Type:	VA
TD Due Date:	01/01/2050	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	12/12/2019	Sales Price:	$170,000
Document #:	2019-011014 BK-PG 11746-89	Type of Sale:	Full Amount on Deed
Contract Date:	12/12/2019		
Document Type:			

Legal Description:
Lot: 14 Block: C Subdivision: MUNDYS RIDGE
Abbreviated Description: RESIDENTIAL

Prior Transfer

Recording Date:	12/12/2019	Sales Price:	$170,000
Document #:	BK-PG 11746 -89	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 14 Subdivision: MUNDYS RIDGE
City/Muni/Twp: UNINCORPORATED CNTY W/FIRE

Mortgage Record

Recording Date:	11/22/1999	Loan Amount:	N/A
Document #:	BK-PG 4161-254	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	

Legal Description:
Lot: 14 Block: C District: 5 Subdivision: MUNDYS RIDGE Legal Unit: 4 Land Lot: 238

Prior Transfer

Recording Date:	11/02/1994	Sales Price:	$99,900
Document #:	BK-PG 2190-171	Type of Sale:	Full Amount on Deed
Contract Date:	10/26/1994		
Document Type:			

Legal Description:
Lot: 14 Block: C District: 5 Subdivision: MUNDYS RIDGE Legal Unit: 4 Land Lot: 238

Area Sales Analysis

Total Area Sales	$3,017,611	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2.5
Median Living Area	2,108 SF	Median Year Built	1994
Price Range - 2 Yrs	$1,113 to $343,000	Age Range	20 years to 48 years
Median Value	$273,500	Median Age	32 years

Comparable Sales Data

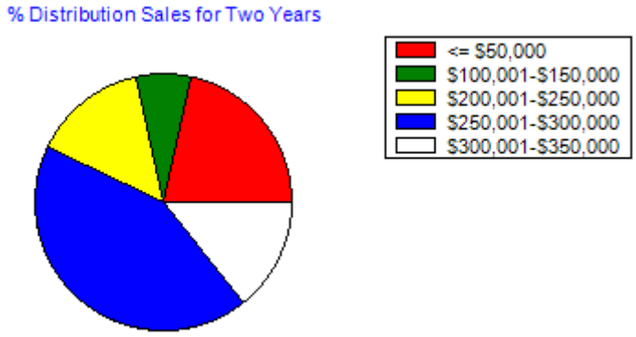
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.62Mi.	**601 SEAPORT DR** **JONESBORO, GA 30238-4115**	08/10/2026	$10,700	$5	2128	7/3/2.5	2001	SF	
		APN: 05-210A- A-001 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 43 Subdivision: CAMBERLEY Abbreviated Description: Lot:43 Subdivision:CAMBERLEY								
2	.44Mi.	**9261 WHALEYS LAKE LN** **JONESBORO, GA 30238-4889**	08/06/2026	$279,498	$163	1713	8/3/2	1992	SF	
		APN: 05-238C- D-028 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 90 Block: D Subdivision: WHALEYS LAKE Abbreviated Description: Lot:90 Block:D Subdivision:WHALEYS LAKE								
3	.37Mi.	**597 WILMONT DR** **JONESBORO, GA 30238-4832**	06/24/2026	$250,000	$214	1168	6/3/2	1978	SF	
		APN: 05-243D- C-003 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 008 Block: D Subdivision: TOWN GATE Abbreviated Description: Lot:008 Block:D Subdivision:TOWN GATE								
4	.42Mi.	**440 CRIMSON RIDGE DR** **JONESBORO, GA 30238-5207**	06/02/2026	$280,000	$131	2126	8/4/3	2002	SF	
		APN: 05-238C- B-017 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 23 Subdivision: CRIMSON RIDGE Abbreviated Description: Lot:23 Subdivision:CRIMSON RIDGE								
5	.29Mi.	**338 FIELDGREEN DR** **JONESBORO, GA 30238-4879**	05/18/2026	$240,000	$177	1351	6/3/2	1993	SF	
		APN: 05-238A- B-012 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Block: B Subdivision: PEPPERTREE Abbreviated Description: Lot:11 Block:B Subdivision:PEPPERTREE								
6	.13Mi.	**454 FIELDGREEN DR** **JONESBORO, GA 30238-4882**	05/04/2026	$115,000	$91	1256	7/3/2.5	1993	SF	
		APN: 05-238B- D-015 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 15 Block: D Subdivision: MUNDYS RIDGE Abbreviated Description: Lot:15 Block:D Subdivision:MUNDYS RIDGE								
7	.58Mi.	**628 SEDGWICK DR** **JONESBORO, GA 30238-4116**	04/22/2026	$21,400	$10	2090	8/3/2.5	2000	SF	
		APN: 05-210A- A-040 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 1 Subdivision: CAMBERLEY Abbreviated Description: Lot:1 Subdivision:CAMBERLEY								
8	.21Mi.	**486 WHALEYS LAKE DR**	04/01/2026	$343,000	$131	2604	9/4/3	1992	SF	

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		JONESBORO, GA 30238-4852								
	APN: 05-238D- C-012 Document #:									
	Document Type: Price Code: V									
	Land Use: Single Family Residential									
	Legal: Lot: 17 Block: A Subdivision: WHALEYS LAKE Abbreviated Description: Lot:17 Block:A Subdivision:WHALEYS LAKE									
9	.57Mi.	**9260 RYAN RIDGE CT**	12/10/2025	$300,000	$123	2430	8/4/3	1996	SF	
		JONESBORO, GA 30238-4886								
	APN: 05-237D- B-007 Document #:									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Lot: 7 Block: B Subdivision: TAYLORS LANDING Abbreviated Description: Lot:7 Block:B Subdivision:TAYLORS LANDING									
10	.12Mi.	**532 FLINT RIDGE CT**	12/09/2025	$272,000	$173	1568	6/3/2	1991	SF	
		JONESBORO, GA 30238-4863								
	APN: 05-238B- A-014 Document #:									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Lot: 27 Block: A Subdivision: MUNDYS RIDGE Abbreviated Description: Lot:27 Block:A Subdivision:MUNDYS RIDGE									
11	.66Mi.	**692 SEDGWICK DR**	12/05/2025	$334,900	$126	2644	9/4/3	2000	SF	
		JONESBORO, GA 30238-4116								
	APN: 05-210A- A-032 Document #:									
	Document Type: Price Code: V									
	Land Use: Single Family Residential									
	Legal: Lot: 9 Subdivision: CAMBERLEY Abbreviated Description: Lot:9 Subdivision:CAMBERLEY									
12	.54Mi.	**607 BELLE GROVE DR**	12/01/2025	$1,113		3060	10/4/3	2006	SF	
		JONESBORO, GA 30238-4168								
	APN: 05-239C- E-001 Document #:									
	Document Type: Price Code: V									
	Land Use: Single Family Residential									
	Legal: Lot: 1 Subdivision: BELLE GROVE Abbreviated Description: Lot:1 Subdivision:BELLE GROVE									
13	.13Mi.	**540 FLINT RIDGE CT**	09/04/2025	$275,000	$153	1786	6/3/2	1992	SF	
		JONESBORO, GA 30238-4863								
	APN: 05-238B- A-013 Document #:									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Lot: 26 Block: A Subdivision: MUNDYS RIDGE Abbreviated Description: Lot:26 Block:A Subdivision:MUNDYS RIDGE									
14	.3Mi.	**502 CYPRESS ESTATES CV**	09/04/2025	$295,000	$126	2324	8/4/2.5	2001	SF	
		JONESBORO, GA 30238-5203								
	APN: 05-238D- B-026 Document #:									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Lot: 13 Subdivision: CYPRESS ESTATES Abbreviated Description: Lot:13 Subdivision:CYPRESS ESTATES									

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.	**481 FLINT RIDGE CT**	**12/12/2019**	$300,900	$120,360	2,196	8/4/3	1994		
.02Mi.	**473 FLINT RIDGE CT**	**08/21/2023**	$289,000	$115,600	1,676	7/4/2	1994		
.02Mi.	**491 FLINT RIDGE CT**	**07/31/1998**	$328,300	$131,320	2,375	7/3/2	1998		
.04Mi.	**501 FLINT RIDGE CT**	**04/23/2025**	$297,800	$119,120	2,117	7/3/2	1994		
.04Mi.	**463 FLINT RIDGE CT**	**09/24/2008**	$304,600	$121,840	1,700	8/3/2	1995		
.04Mi.	**476 SUNNYHILL DR**	**02/24/1995**	$347,700	$139,080	3,010	6/3/3	1995		
.04Mi.	**466 SUNNYHILL DR**	**10/10/2019**	$324,200	$129,680	2,348	9/4/3	1997		
.04Mi.	**484 SUNNYHILL DR**	**05/05/2003**	$257,000	$102,800	1,685	10/3/2.5	1993		
.05Mi.	**476 FLINT RIDGE CT**	**12/20/2002**	$265,400	$106,160	1,367	6/3/2	1995		
.05Mi.	**486 FLINT RIDGE CT**	**01/27/2020**	$281,000	$112,400	1,695	6/3/2	1998		
.05Mi.	**494 SUNNYHILL DR**	**08/31/2006**	$241,400	$96,560	1,461	5/3/2.5	1995		
.05Mi.	**458 SUNNYHILL DR**	**12/16/1997**	$336,300	$134,520	2,439	9/4/3	1997		
.06Mi.	**466 FLINT RIDGE CT**	**07/19/2017**	$248,500	$99,400	1,357	7/3/2	1994		
.06Mi.	**509 FLINT RIDGE CT**	**07/26/2022**	$257,000	$102,800	1,696	6/3/2	1994		
.06Mi.	**494 FLINT RIDGE CT**	**08/31/2017**	$286,800	$114,720	1,596	7/3/2	1998		
.06Mi.	**453 FLINT RIDGE CT**	**07/18/2014**	$297,600	$119,040	1,869	6/3/2	1994		

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Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	59%

Demographics & Income

Median Age:	32.8 years old	Households:	13,870
Median Household Income:	$65,311	Households w/Family:	71%
Household Income Per Capita:	$26,529	Households w/Family Married:	39%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

School District Zone:	Clayton County School District	Students:	51,055
Number of Schools:	67	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.24Mi.	**Brown Elementary School** Number of Students: 671 Student-Teacher Ratio: 14.59	D	Public	KG - 5
2.09Mi.	**Mundy's Mill Middle School** Number of Students: 687 Student-Teacher Ratio: 14.62	D	Public	6 - 8
1.31Mi.	**Mundy's Mill High School** Number of Students: 1,665 Student-Teacher Ratio: 18.3 Advanced Placement: Yes	D+	Public	9 - 12

Flood Report

The Subject Property of **481 FLINT RIDGE CT, JONESBORO, GA 30238-5201** 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	96%	SIMILAR
BURGLARY	101%	SIMILAR
MOTOR VEHICLE THEFT	104%	SIMILAR
FORCIBLE ROBBERY	105%	SIMILAR
AGGRAVATED ASSAULT	81%	LOWER
FORCIBLE RAPE	124%	HIGHER
MURDER	97%	SIMILAR
OVERALL	102%	SIMILAR

Disaster Alerts

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

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