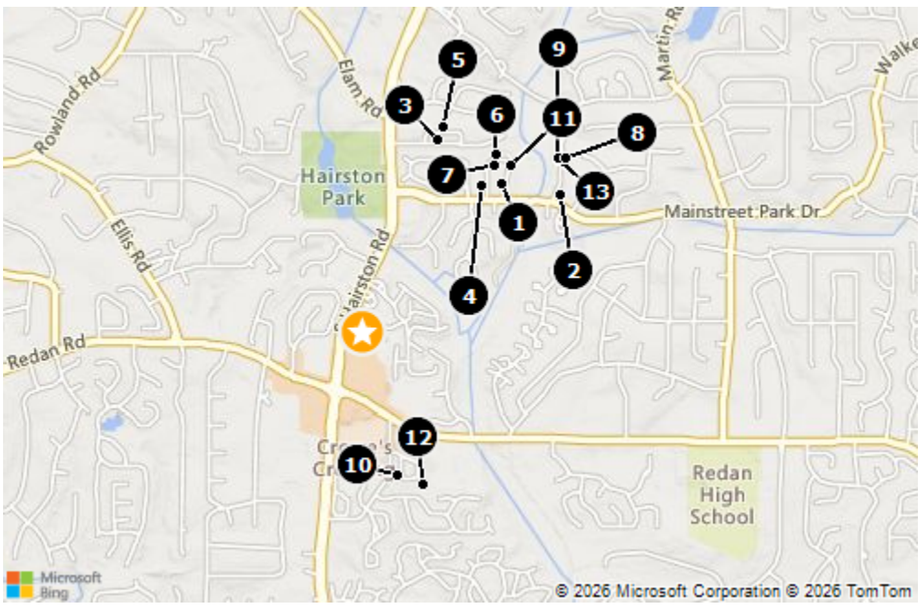
ICE SiteX Report

OrderID: 98722754

SiteX Property Information Report



Subject Property Location

4862 PINNACLE DR, STONE MOUNTAIN, GA 30088-2374

County:	**DEKALB GA**	Census Tract:	130890232.222004
Property Use:	Townhouse (Residential)	Zoning:	X
Parcel Number:	15 225 06 001	Thomas Bros Pg-Grid:	

Valuation

Value:	**$262,000**	FSD:	25	Common Confidence Score:	28
Value Range:	$196,500 - $327,500	ICE Confidence Score:	75		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	04
Assd Land Value:	$20,000	Market Land Value:	$50,000	Tax Year:	2025
Assd Improvement:	$76,560	Market Improvment Value:	$191,400	Total Taxable Value:	$867
Total Assessed Value:	$96,560	Total Assessor Market Value:	$241,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

City/Muni/Twp: UNINCORPORATED

Property Characteristics

Lot Size:	871 SF	Bedrooms:	4	Pool:	
Building Area:	2540 SF	Baths:	3	Fireplace:	
Year Built:	2004	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	2+B	Number of Cars:		A/C:	Central
Style:		Basement:	Finished	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/10/2010	Sales Price:	N/A
Document #:	BK-PG 22127-680	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/22/2010		
Document Type:			

Legal Description:
Lot: 1 Block: 1 District: 15 Subdivision: PINNACLE HEIGHTS Land Lot: 225

Prior Transfer

Recording Date:	10/15/2008	Sales Price:	$103,335
Document #:	BK-PG 21095-29	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/02/2008		
Document Type:			

Legal Description:
Lot: 1 Block: 1 District: 15 Subdivision: PINNACLE HEIGHTS Land Lot: 225

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG 22534 -219	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
City/Muni/Twp: UNINCORPORATED

ICE SiteX Report

OrderID: 98722754

Area Sales Analysis

Total Area Sales	$2,454,765	Median # of Bedrooms	2
Median Lot Size	3,485 SF	Median # of Baths	2
Median Living Area	1,250 SF	Median Year Built	1984
Price Range - 2 Yrs	$75,000 to $499,990	Age Range	22 years to 44 years
Median Value	$170,000	Median Age	42 years

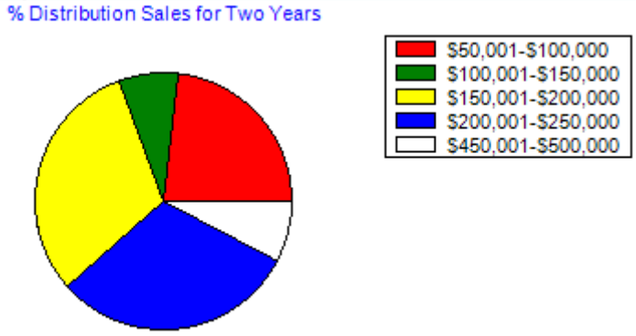
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.55Mi.	**791 HERITAGE OAKS DR** **STONE MOUNTAIN, GA 30088-2029**	09/11/2026	$75,175	$74	1008	/2/2	1984	1,742 SF	
		APN: 16 001 14 056 Document #: 2026093327 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
2	.66Mi.	**885 BRANDY OAKS LN** **STONE MOUNTAIN, GA 30088-2032**	03/23/2026	$168,100	$145	1152	/2/2	1982	2,614 SF	
		APN: 16 001 13 003 Document #: 2026034511 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
3	.56Mi.	**4838 AUTUMN CIR** **STONE MOUNTAIN, GA 30088-1939**	03/09/2026	$499,990	$399	1250	/2/1	1988	7,841 SF	
		APN: 16 001 16 044 Document #: 2026029396 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Subdivision: HAIRSTON HILL T/H Abbreviated Description: Abbreviated Description:65 X 122 X 65 X 122 0.18AC 11-29-88 65 X 122 X 65 X 122 0.18AC 11-29-88 HAIRSTON HILL T/H UNIT 8 HAI								
4	.51Mi.	**870 HERITAGE OAKS DR** **STONE MOUNTAIN, GA 30088-2026**	03/05/2026	$170,000	$164	1032	/2/2	1985	4,356 SF	
		APN: 16 001 14 044 Document #: 2026027886 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
5	.6Mi.	**4893 AUTUMN CIR** **STONE MOUNTAIN, GA 30088-1940**	02/12/2026	$170,000	$127	1332	/2/2	1986	3,485 SF	
		APN: 16 001 16 027 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
6	.61Mi.	**832 HERITAGE OAKS DR** **STONE MOUNTAIN, GA 30088-2026**	01/05/2026	$180,000	$144	1242	/2/2	1985	3,920 SF	
		APN: 16 001 14 026 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
7	.57Mi.	**845 HERITAGE OAKS DR** **STONE MOUNTAIN, GA 30088-2027**	01/05/2026	$210,000	$162	1292	/2/2	1984	3,920 SF	
		APN: 16 001 14 068 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
8	.75Mi.	**839 BRANDY OAKS LN** **STONE MOUNTAIN, GA 30088-2032**	12/04/2025	$99,000	$97	1014	/2/2	1982	4,356 SF	
		APN: 16 001 13 026 Document #: 2025122615 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
9	.73Mi.	**842 BRANDY OAKS LN** **STONE MOUNTAIN, GA 30088-2025**	12/04/2025	$75,000	$59	1252	/2/2	1983	3,485 SF	
		APN: 16 001 13 036 Document #: 2025122401 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
10	.39Mi.	**1332 ADCOX SQ** **STONE MOUNTAIN, GA 30088-4545**	12/02/2025	$205,000	$118	1736	/3/3	2004	871 SF	
		APN: 16 003 07 049 Document #: 2025121494 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Subdivision: ADCOX SQUARE TOWNHOMES BLDG 6 Abbreviated Description: Abbreviated Description:ADCOX SQUARE TOWNHOMES BLDG 6 UNIT 49 1-23-04 ADCOX SQUARE TOWNHOMES BLDG 6 UNIT 49 1-23-04 20 X 48								
11	.62Mi.	**814 HERITAGE OAKS DR** **STONE MOUNTAIN, GA 30088-2026**	10/01/2025	$150,000	$145	1028	/2/2	1984	3,049 SF	
		APN: 16 001 14 017 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
12	.44Mi.	**1290 ADCOX SQ** **STONE MOUNTAIN, GA 30088-4546**	09/19/2025	$225,000	$129	1736	/3/3	2004	871 SF	
		APN: 16 003 07 030 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Subdivision: ADCOX SQUARE TOWNHOMES BLDG 4 Abbreviated Description: Abbreviated Description:ADCOX SQUARE TOWNHOMES BLDG 4 UNIT 30 1-23-04 ADCOX SQUARE TOWNHOMES BLDG 4 UNIT 30 1-23-04 20 X 48								
13	.72Mi.	**846 BRANDY OAKS LN** **STONE MOUNTAIN, GA 30088-2025**	08/08/2025	$227,500	$144	1576	/2/2	1983	3,049 SF	
		APN: 16 001 13 038 Document #: 2025086311 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								

ICE SiteX Report

OrderID: 98722754

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.	**4862 PINNACLE DR**		$241,400	$96,560	2,540	/4/3	2004	871 SF	
0Mi.	**4864 PINNACLE DR**		$241,400	$96,560	2,540	/4/3	2004	871 SF	
.01Mi.	**4866 PINNACLE DR**	**05/13/2025**	$241,400	$96,560	2,540	/4/3	2004	871 SF	
.01Mi.	**4868 PINNACLE DR**		$229,200	$91,680	2,300	/4/3	2004	871 SF	
.02Mi.	**4872 PINNACLE DR**		$243,000	$97,200	2,540	/4/3	2005	871 SF	
.02Mi.	**4863 PINNACLE DR**		$230,700	$92,280	1,992	/3/3	2005	871 SF	
.02Mi.	**4865 PINNACLE DR**		$254,400	$101,760	1,992	/3/3	2005	871 SF	
.02Mi.	**4861 PINNACLE DR**	**03/28/2025**	$230,700	$92,280	1,992	/3/3	2005	871 SF	
.02Mi.	**4867 PINNACLE DR**		$230,700	$92,280	1,992	/3/3	2005	871 SF	
.03Mi.	**4869 PINNACLE DR**		$232,100	$92,840	1,992	/3/3	2006	871 SF	
.03Mi.	**4874 PINNACLE DR**		$243,000	$97,200	2,540	/4/3	2005	871 SF	
.03Mi.	**4871 PINNACLE DR**		$232,100	$92,840	1,992	/3/3	2006	871 SF	
.03Mi.	**4876 PINNACLE DR**		$243,000	$97,200	2,540	/4/3	2005	871 SF	
.03Mi.	**4873 PINNACLE DR**		$232,100	$92,840	1,992	/3/3	2006	871 SF	
.04Mi.	**4875 PINNACLE DR**		$232,100	$92,840	1,992	/3/3	2006	871 SF	
.04Mi.	**4878 PINNACLE DR**		$243,000	$97,200	2,540	/4/3	2005	871 SF	

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	37.6 years old	Households:	10,464
Median Household Income:	$68,466	Households w/Family:	58%
Household Income Per Capita:	$34,814	Households w/Family Married:	32%
Most Common Education Level:	Some College	Households w/Family Children:	28%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.05Mi.	**Redan High School** Number of Students: 1,052 Student-Teacher Ratio: 17.83 Advanced Placement: Yes	D+	Public	9 - 12
2.69Mi.	**Redan Middle School** Number of Students: 623 Student-Teacher Ratio: 12.71	D	Public	6 - 8
0.99Mi.	**Eldridge Miller Elementary School** Number of Students: 450 Student-Teacher Ratio: 13.64	D-	Public	PK - 5

ICE SiteX Report

OrderID: 98722754

Flood Report

The Subject Property of **4862 PINNACLE DR, STONE MOUNTAIN, GA 30088-2374** 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	121%	HIGHER
BURGLARY	111%	HIGHER
MOTOR VEHICLE THEFT	86%	LOWER
FORCIBLE ROBBERY	122%	HIGHER
AGGRAVATED ASSAULT	67%	NOTABLY LOWER
FORCIBLE RAPE	122%	HIGHER
MURDER	78%	LOWER
OVERALL	75%	NOTABLY LOWER

Disaster Alerts

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

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