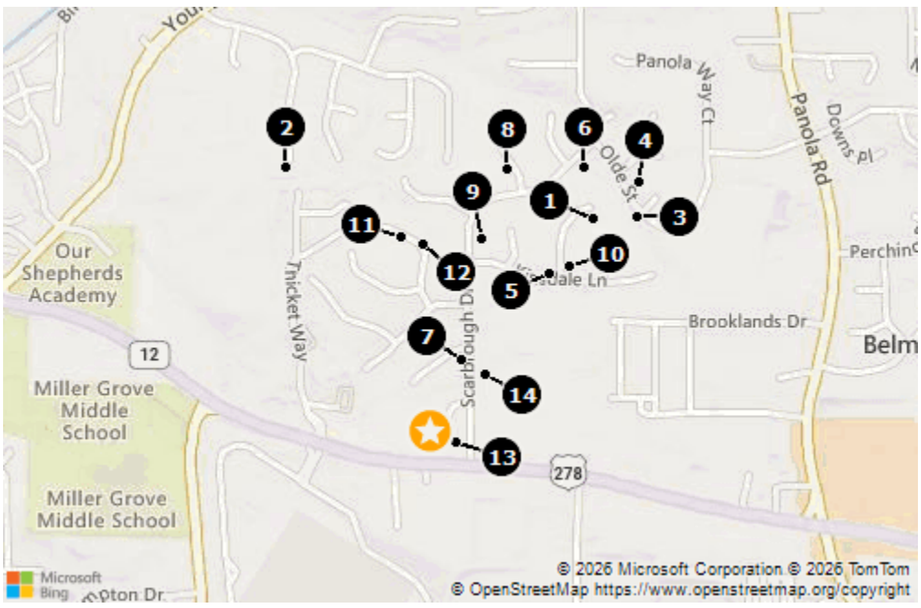
ICE SiteX Report

OrderID: 98722669

SiteX Property Information Report



Subject Property Location

5208 SHAWN LN, STONE MOUNTAIN, GA 30088-4331

County:	**DEKALB GA**	Census Tract:	130890232.122004
Property Use:	Single Family Residential	Zoning:	RCD
Parcel Number:	16 026 02 036	Thomas Bros Pg-Grid:	

Valuation

Value:	**$163,000**	FSD:	11	Common Confidence Score:	64
Value Range:	$145,070 - $180,930	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	04
Assd Land Value:	$8,800	Market Land Value:	$22,000	Tax Year:	2025
Assd Improvement:	$60,000	Market Improvment Value:	$150,000	Total Taxable Value:	$3,450
Total Assessed Value:	$68,800	Total Assessor Market Value:	$172,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

City/Muni/Twp: UNINCORPORATED

Property Characteristics

Lot Size:	6,970 SF	Bedrooms:	3	Pool:	
Building Area:	1072 SF	Baths:	2	Fireplace:	1
Year Built:	1985	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	S/L	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/12/2026	Sales Price:	$168,422
Document #:	2026063524 BK-PG 32372-626	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/26/2026	Sales Price:	$53,250
Document #:	2026008757 BK-PG 26303-242	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/06/2026	Sales Price:	N/A
Document #:	BK-PG 32372-642	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	12/24/2025		
Document Type:			
Legal Description:			
Abbreviated Description: RESIDENTIAL LOTS			

Prior Transfer

Recording Date:	01/06/2026	Sales Price:	$174,000
Document #:	BK-PG 32372-623	Type of Sale:	Full Amount on Deed
Contract Date:	12/22/2025		
Document Type:			

ICE SiteX Report

OrderID: 98722669

Legal Description:
Abbreviated Description: RESIDENTIAL LOTS

Mortgage Record

Recording Date:	06/08/2017	Loan Amount:	N/A
Document #:	BK-PG 26303-242	Loan Type:	New Conventional
TD Due Date:	06/01/2047	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	05/22/2017	Sales Price:	$71,000
Document #:	2017-011340 BK-PG 26303-239	Type of Sale:	Full Amount on Deed
Contract Date:	05/22/2017		
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/12/2015	Sales Price:	N/A
			Multiple Parcels Involved in this transaction
Document #:	2015-009346 BK-PG 24939-716	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/01/2014	Sales Price:	$28,204
Document #:	2014-016940 BK-PG 24522-31	Type of Sale:	Full Amount on Deed
Contract Date:	07/01/2014		
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/20/2012	Sales Price:	$40,000
Document #:	2012204870 BK-PG 19747-294	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/12/2007	Loan Amount:	N/A
Document #:	BK-PG 19747-294	Loan Type:	Stand Alone Second
TD Due Date:	02/23/2037	Type Finance:	

Legal Description:
Lot: 7 Block: A District: 16 Subdivision: SCARBROUGH SQUARE PH 02 Phase No: II Legal Unit: 2-B Land Lot: 26

Mortgage Record

Recording Date:	04/25/2005	Loan Amount:	N/A
Document #:	BK-PG 17353-390	Loan Type:	Stand Alone Refi
TD Due Date:	04/11/2035	Type Finance:	

Legal Description:
Lot: 7 Block: A District: 16 Subdivision: SCARBROUGH SQUARE PH 02 Phase No: 2 Legal Unit: 2B Land Lot: 26

Prior Transfer

Recording Date:	04/25/2005	Sales Price:	N/A
Document #:	BK-PG 17353-390	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/11/2005		
Document Type:			

Legal Description:
Lot: 7 Block: A District: 16 Subdivision: SCARBROUGH SQUARE PH 02 Phase No: 2 Legal Unit: 2B Land Lot: 26

Prior Transfer

Recording Date:	10/18/2004	Sales Price:	$132,211
Document #:	BK-PG 16711-97	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/02/2004		
Document Type:			

Legal Description:
Lot: 7 Block: A District: 16 Subdivision: SCARBROUGH SQUARE PH 02 Phase No: II Legal Unit: 2-B Land Lot: 26

Prior Transfer

Recording Date:	10/18/2004	Sales Price:	N/A
Document #:	BK-PG 16711-100	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/02/2004		
Document Type:			

Legal Description:
Lot: 7 Block: A District: 16 Subdivision: SCARBROUGH SQUARE PH 02 Phase No: II Legal Unit: 2-B Land Lot: 26

Prior Transfer

Recording Date:	01/09/2001	Sales Price:	$104,000
Document #:	BK-PG 11800-296	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/12/2000		
Document Type:			

Legal Description:
Lot: 7 District: 16 Subdivision: SCARBOROUGH Phase No: 11 Legal Unit: 2 B Land Lot: 26

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG 26303 -239	Type of Sale:	Per Assessor Transaction History
Document Type:			

ICE SiteX Report

OrderID: 98722669

Legal Description:
City/Muni/Twp: UNINCORPORATED

Area Sales Analysis

Total Area Sales	$2,771,111	Median # of Bedrooms	3
Median Lot Size	7,188 SF	Median # of Baths	2
Median Living Area	1,598 SF	Median Year Built	1983
Price Range - 2 Yrs	$70,000 to $310,000	Age Range	30 years to 47 years
Median Value	$193,000	Median Age	43 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.36Mi.	**2048 COUNTYDOWN LN** **STONE MOUNTAIN, GA 30088-4316**	09/29/2026	$70,000	$57	1218	/3/2	1983	6,098 SF	
		APN: 16 038 07 138 Document #: 2026098620 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
2	.4Mi.	**5207 MEADOWBROOKE CHASE** **STONE MOUNTAIN, GA 30088-4406**	07/17/2026	$310,000	$124	2496	/4/2	1996	10,454 SF	
		APN: 16 027 02 188 Document #: 2026073862 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Subdivision: THE MEADOWS Abbreviated Description: Abbreviated Description:THE MEADOWS UNIT-4 LOT 13 12-27-95 41 X 116 X 142 X 137. .0.24AC; RESIDENTIAL LOTS								
3	.4Mi.	**5350 OLDE ST** **STONE MOUNTAIN, GA 30088-4412**	07/14/2026	$169,900	$95	1788	/3/2	1980	6,098 SF	
		APN: 16 038 07 196 Document #: 2026072732 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
4	.43Mi.	**5333 OLDE ST** **STONE MOUNTAIN, GA 30088-4414**	05/28/2026	$268,000	$166	1610	/3/1	1979	7,841 SF	
		APN: 16 038 02 208 Document #: 2026057364 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
5	.26Mi.	**5277 KINSDALE LN** **STONE MOUNTAIN, GA 30088-4301**	05/07/2026	$162,811	$144	1125	/3/3	1985	6,098 SF	
		APN: 16 038 07 153 Document #: 2026051099 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
6	.41Mi.	**2058 SCARBROUGH DR** **STONE MOUNTAIN, GA 30088-4420**	04/27/2026	$178,000	$110	1610	/3/2	1979	6,098 SF	
		APN: 16 038 07 186 Document #: 2026046424 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
7	.1Mi.	**2235 SCARBROUGH DR** **STONE MOUNTAIN, GA 30088-4300**	03/19/2026	$196,000	$123	1588	/3/2	1983	8,712 SF	
		APN: 16 026 02 045 Document #: 2026033455 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
8	.36Mi.	**2021 NORTHERLY WAY** **STONE MOUNTAIN, GA 30088-4309**	03/04/2026	$220,900	$134	1642	/3/2	1985	6,098 SF	
		APN: 16 038 06 268 Document #: 2026027477 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
9	.27Mi.	**2154 SCARBROUGH DR** **STONE MOUNTAIN, GA 30088-4313**	02/18/2026	$235,000	$155	1509	/3/2	1980	6,098 SF	
		APN: 16 038 07 170 Document #: 2026015667 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
10	.29Mi.	**2092 COUNTYDOWN LN** **STONE MOUNTAIN, GA 30088-4316**	01/16/2026	$190,000	$145	1304	/3/1	1981	7,405 SF	
		APN: 16 038 07 131 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
11	.25Mi.	**2071 SCARBROUGH TRL E** **STONE MOUNTAIN, GA 30088-4323**	12/22/2025	$285,000	$179	1588	/3/3	1984	7,405 SF	
		APN: 16 027 02 072 Document #: 2025128252 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
12	.26Mi.	**2070 SCARBROUGH TRL E** **STONE MOUNTAIN, GA 30088-4322**	12/11/2025	$130,000	$80	1608	/3/2	1982	7,841 SF	
		APN: 16 027 02 084 Document #: 2025125315 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
13	.04Mi.	**5207 SHAWN LN** **STONE MOUNTAIN, GA 30088-4331**	11/21/2025	$213,000	$132	1608	/3/2	1984	13,068 SF	
		APN: 16 026 02 033 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
14	.1Mi.	**2238 SCARBROUGH DR** **STONE MOUNTAIN, GA 30088-4336**	10/03/2025	$142,500	$114	1248	/3/2	1985	6,970 SF	
		APN: 16 039 04 041 Document #:								

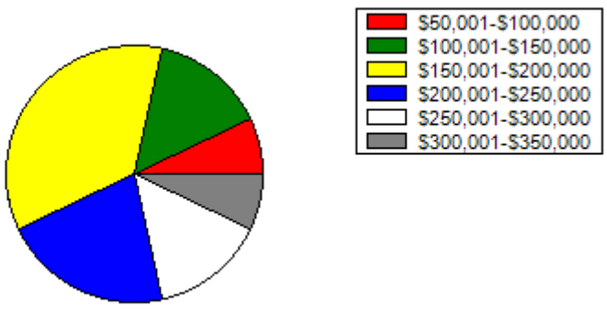
ICE SiteX Report

OrderID: 98722669

Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS

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.	**5208 SHAWN LN**		$172,000	$68,800	1,072	/3/2	1985	6,970 SF	
.01Mi.	**5212 SHAWN LN**		$195,400	$78,160	1,096	/3/2	1985	6,970 SF	
.02Mi.	**5204 SHAWN LN**		$196,000	$78,400	1,096	/3/2	1985	9,583 SF	
.02Mi.	**5892 COVINGTON HWY**		$263,100	$105,240	1,828	/4/3	1963	40,075 SF	
.03Mi.	**5216 SHAWN LN**		$209,700	$83,880	1,110	/3/2	1985	6,970 SF	
.03Mi.	**5203 SHAWN LN**		$227,200	$90,880	1,463	/3/2	1985	8,712 SF	
.04Mi.	**5220 SHAWN LN**		$241,100	$96,440	2,046	/3/2	1982	7,405 SF	
.04Mi.	**5207 SHAWN LN**		$243,000	$97,200	1,608	/3/2	1984	13,068 SF	
.04Mi.	**5215 SHAWN LN**		$221,200	$88,480	1,624	/4/2	1985	7,405 SF	
.04Mi.	**5211 SHAWN LN**		$273,900	$109,560	1,656	/4/3	1985	10,019 SF	
.05Mi.	**5221 SHAWN LN**		$186,700	$74,680	1,075	/3/2	1985	9,583 SF	
.05Mi.	**5224 SHAWN LN**		$244,800	$97,920	1,456	/3/2	1982	6,534 SF	
.05Mi.	**5195 BROUGH LN**		$231,900	$92,760	1,588	/3/2	1983	6,534 SF	
.06Mi.	**5201 BROUGH LN**		$186,000	$74,400	1,218	/3/2	1983	7,405 SF	
.06Mi.	**5189 BROUGH LN**		$235,000	$94,000	1,292	/3/2	1983	7,841 SF	
.06Mi.	**5228 SHAWN LN**		$214,800	$85,920	1,576	/3/2	1986	7,841 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
0.49Mi.	**Panola Way Elementary School** Number of Students: 550 Student-Teacher Ratio: 16.18	F	Public	PK - 5
1.88Mi.	**Miller Grove High School** Number of Students: 1,073 Student-Teacher Ratio: 14.9 Advanced Placement: Yes	D+	Public	9 - 12
0.42Mi.	**Miller Grove Middle School** Number of Students: 625 Student-Teacher Ratio: 13.3	D-	Public	6 - 8

ICE SiteX Report

OrderID: 98722669

Flood Report

The Subject Property of **5208 SHAWN LN, STONE MOUNTAIN, GA 30088-4331** 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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