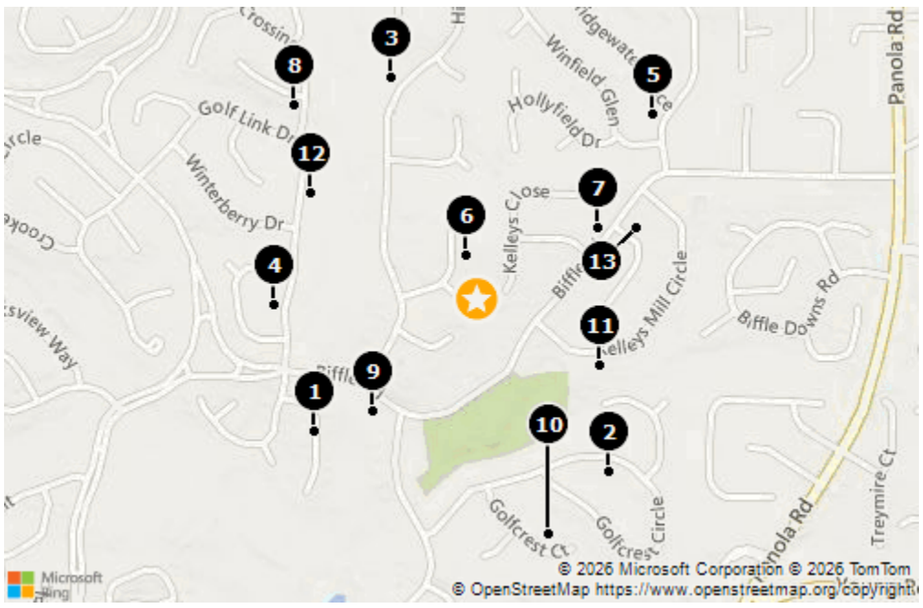
ICE SiteX Report

OrderID: 98722473

SiteX Property Information Report



Subject Property Location

5227 GREENPOINT DR, STONE MOUNTAIN, GA 30088-3811

County:	**DEKALB GA**	Census Tract:	130890232.173003
Property Use:	Single Family Residential	Zoning:	R100
Parcel Number:	16 029 02 056	Thomas Bros Pg-Grid:	

Valuation

Value:	**$384,000**	FSD:	10	Common Confidence Score:	66
Value Range:	$345,600 - $422,400	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	04
Assd Land Value:	$16,000	Market Land Value:	$40,000	Tax Year:	2025
Assd Improvement:	$117,880	Market Improvment Value:	$294,700	Total Taxable Value:	$3,633
Total Assessed Value:	$133,880	Total Assessor Market Value:	$334,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

City/Muni/Twp: UNINCORPORATED

Property Characteristics

Lot Size:	22,651 SF	Bedrooms:	5	Pool:	
Building Area:	2274 SF	Baths:	3	Fireplace:	1
Year Built:	1974	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:	Ranch	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	10/03/2025	Loan Amount:	N/A
Document #:	2025103480 BK-PG 0000032223-0000000787	Loan Type:	FHA
TD Due Date:	01/01/2052	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	03/11/2024	Loan Amount:	N/A
Document #:	2024021171 BK-PG 0000031327-0000000793	Loan Type:	New Conventional
TD Due Date:	01/01/2052	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	05/16/2023	Sales Price:	$234,025
Document #:	2023057871 BK-PG 30255-293	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/13/2022	Sales Price:	$103,098
Document #:	2022060465 BK-PG 26509-155	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Prior Transfer

Recording Date:	03/25/2022	Sales Price:	N/A
Document #:	2022-008811 BK-PG 30255-291	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	03/25/2022		
Document Type:			

Legal Description:
Abbreviated Description: RESIDENTIAL LOTS

Prior Transfer

Recording Date:	10/11/2017	Sales Price:	N/A
Document #:	2017150677 BK-PG 20550-383	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/27/2017	Loan Amount:	N/A
Document #:	BK-PG 26509-155	Loan Type:	FHA
TD Due Date:	10/01/2047	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	09/18/2017	Sales Price:	$105,000
Document #:	2017-021934 BK-PG 26509-153	Type of Sale:	Full Amount on Deed
Contract Date:	09/18/2017		
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/22/2017	Sales Price:	N/A
Document #:	2017126299 BK-PG 20550-397	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/10/2017	Sales Price:	N/A
Document #:	2017031263 BK-PG 20550-383	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/07/2008	Sales Price:	$23,401
Document #:	2008002054 BK-PG 19155-617	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/07/2008	Loan Amount:	N/A
Document #:	BK-PG 20550-397	Loan Type:	Stand Alone Second
TD Due Date:	12/11/2046	Type Finance:	

Legal Description:
Lot: 52 Block: J District: 16 Subdivision: HIDDEN HILLS 03 Land Lot: 29

Mortgage Record

Recording Date:	01/07/2008	Loan Amount:	N/A
Document #:	BK-PG 20550-383	Loan Type:	Stand Alone Second
TD Due Date:	12/11/2037	Type Finance:	

Legal Description:
Lot: 52 Block: J District: 16 Subdivision: HIDDEN HILLS 03 Land Lot: 29

Prior Transfer

Recording Date:	12/31/2007	Sales Price:	$184,850
Document #:	2007655679 BK-PG 16442-133	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/14/2006	Loan Amount:	N/A
Document #:	BK-PG 19155-617	Loan Type:	Stand Alone Second
TD Due Date:	08/17/2016	Type Finance:	

Legal Description:
Lot: 52 Block: J District: 16 Subdivision: HIDDEN HILLS Land Lot: 29

Mortgage Record

Recording Date:	08/03/2004	Loan Amount:	N/A
Document #:	BK-PG 16442-133	Loan Type:	Stand Alone Second
TD Due Date:	08/01/2018	Type Finance:	

Legal Description:
Lot: 52 Block: J District: 16 Subdivision: HIDDEN HILLS Legal Unit: 3 Land Lot: 29

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG 30255 -291	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
City/Muni/Twp: UNINCORPORATED

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Area Sales Analysis

Total Area Sales	$3,681,041	Median # of Bedrooms	3
Median Lot Size	15,682 SF	Median # of Baths	2
Median Living Area	2,144 SF	Median Year Built	1980
Price Range - 2 Yrs	$126,041 to $420,000	Age Range	35 years to 53 years
Median Value	$299,000	Median Age	46 years

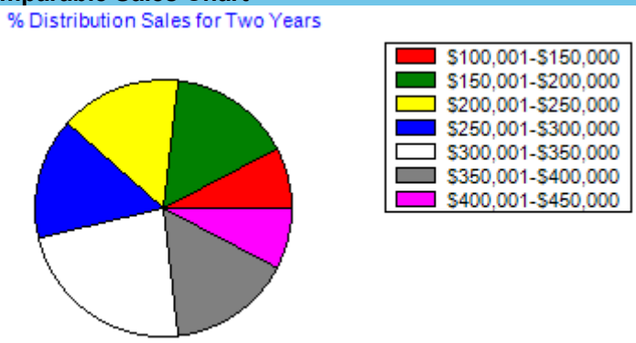
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**5059 CLUB VISTA PT** **STONE MOUNTAIN, GA 30088-3772**	10/01/2026	$420,000	$140	2985	/3/3	1989	10,454 SF	
		APN: 16 028 01 069 Document #: 2026099999 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Subdivision: HIDDEN HILLS- Abbreviated Description: Abbreviated Description:85 X 122 X 85 X 122 .0.23AC HIDDEN HILLS-UNIT 14-A LOT 18 4-20-88; RESIDENTIAL LOTS								
2	.29Mi.	**5309 GOLFCREST CIR** **STONE MOUNTAIN, GA 30088-4118**	09/25/2026	$360,000	$168	2141	/3/2	1974	17,860 SF	
		APN: 16 037 06 004 Document #: 2026097800 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
3	.32Mi.	**1459 HIDDEN HILLS PKWY** **STONE MOUNTAIN, GA 30088-3120**	09/08/2026	$225,000	$104	2144	/4/2	1974	19,602 SF	
		APN: 16 029 01 028 Document #: 2026092056 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
4	.27Mi.	**1603 GOLF LINK DR** **STONE MOUNTAIN, GA 30088-3742**	08/15/2026	$325,000	$186	1746	/3/2	1982	13,504 SF	
		APN: 16 029 09 005 Document #: 2026082205 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
5	.34Mi.	**5359 BRIDGEWATER TRCE** **STONE MOUNTAIN, GA 30088-3345**	07/31/2026	$320,000	$193	1652	/4/2	1991	16,117 SF	
		APN: 16 036 07 031 Document #: 2026077943 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 74 Subdivision: KENNONS RIDGE Abbreviated Description: Abbreviated Description:KENNONS RIDGE U-2 LOT 74 80 X 104 X 150 X 20 X 161. 0.36AC 8-15-91; RESIDENTIAL LOTS								
6	.06Mi.	**5251 GREENPOINT DR** **STONE MOUNTAIN, GA 30088-3811**	06/23/2026	$237,500	$119	1994	/4/2	1973	23,087 SF	
		APN: 16 029 02 053 Document #: 2026065969 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
7	.19Mi.	**5292 BIFFLE RD** **STONE MOUNTAIN, GA 30088-3800**	05/27/2026	$335,000	$148	2260	/3/2	1986	11,761 SF	
		APN: 16 036 06 047 Document #: 2026056908 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
8	.35Mi.	**5147 ROCKY RUN** **STONE MOUNTAIN, GA 30088-3125**	05/26/2026	$385,000	$162	2362	/4/2	1979	15,682 SF	
		APN: 16 029 05 080 Document #: 2026056767 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
9	.21Mi.	**5177 BIFFLE RD** **STONE MOUNTAIN, GA 30088-3703**	05/26/2026	$166,500	$88	1880	/3/2	1974	18,731 SF	
		APN: 16 028 01 009 Document #: 2026056762 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
10	.33Mi.	**1732 GOLFCREST CT** **STONE MOUNTAIN, GA 30088-4123**	05/15/2026	$190,000	$82	2298	/4/2	1977	17,860 SF	
		APN: 16 037 01 068 Document #: 2026053756 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
11	.19Mi.	**5295 KELLEYS MILL CIR** **STONE MOUNTAIN, GA 30088-3826**	04/06/2026	$299,000	$116	2568	/3/2	1985	14,810 SF	
		APN: 16 036 02 068 Document #: 2026039524 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
12	.26Mi.	**1540 GOLF LINK DR** **STONE MOUNTAIN, GA 30088-3714**	03/30/2026	$126,041	$51	2424	/4/2	1980	11,326 SF	
		APN: 16 029 01 151 Document #: 2026036661 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
13	.23Mi.	**5320 KELLEYS CREEK DR** **STONE MOUNTAIN, GA 30088-3827**	03/03/2026	$292,000	$159	1834	/3/2	1986	15,246 SF	
		APN: 16 036 04 035 Document #: 2026027074 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								

ICE SiteX Report

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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.	**5227 GREENPOINT DR**		$334,700	$133,880	2,274	/5/3	1974	22,651 SF	
.02Mi.	**5219 GREENPOINT DR**		$269,700	$107,880	1,948	/3/2	1973	21,780 SF	
.02Mi.	**5235 GREENPOINT DR**		$290,000	$116,000	1,897	/3/2	1974	25,265 SF	
.03Mi.	**1575 KELLEYS CLOSE**		$264,600	$105,840	1,917	/4/2	1988	14,810 SF	
.04Mi.	**1579 KELLEYS CLOSE**		$234,200	$93,680	2,080	/3/2	2002	41,818 SF	
.04Mi.	**5243 GREENPOINT DR**		$270,100	$108,040	2,195	/3/2	1974	22,651 SF	
.04Mi.	**1569 KELLEYS CLOSE**		$262,300	$104,920	1,889	/4/2	1988	15,246 SF	
.05Mi.	**5216 HIDDEN HILLS CT**		$314,300	$125,720	1,868	/3/3	1974	21,780 SF	
.05Mi.	**5224 HIDDEN HILLS CT**		$386,200	$154,480	2,778	/4/3	1975	21,780 SF	
.05Mi.	**5209 GREENPOINT DR**	**01/08/2025**	$272,400	$108,960	2,268	/3/3	1973	25,700 SF	
.05Mi.	**1580 KELLEYS CLOSE**		$241,400	$96,560	2,068	/4/2	1988	14,810 SF	
.06Mi.	**1561 KELLEYS CLOSE**		$274,900	$109,960	1,503	/3/2	1987	15,682 SF	
.06Mi.	**5251 GREENPOINT DR**		$257,200	$102,880	1,994	/4/2	1973	23,087 SF	
.07Mi.	**5252 BIFFLE RD**	**03/25/2025**	$234,500	$93,800	1,491	/3/2	1985	11,761 SF	
.07Mi.	**5248 BIFFLE RD**		$282,300	$112,920	2,172	/3/2	1985	11,761 SF	
.07Mi.	**5214 GREENPOINT DR**		$256,500	$102,600	2,170	/3/2	1974	18,295 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
2.88Mi.	**Miller Grove High School** Number of Students: 1,073 Student-Teacher Ratio: 14.9 Advanced Placement: Yes	D+	Public	9 - 12
1.55Mi.	**Miller Grove Middle School** Number of Students: 625 Student-Teacher Ratio: 13.3	D-	Public	6 - 8
1.47Mi.	**Woodridge Elementary School** Number of Students: 444 Student-Teacher Ratio: 14.8	D	Public	PK - 5

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Flood Report

The Subject Property of **5227 GREENPOINT DR, STONE MOUNTAIN, GA 30088-3811** 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

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