ICE SiteX Report

OrderID: 97842001

SiteX Property Information Report



Subject Property Location

5353 RADFORD LOOP, FAIRBURN, GA 30213-1132

County:	**FULTON GA**	Census Tract:	131210105.342014
Property Use:	Townhouse (Residential)	Zoning:	MIX
Parcel Number:	09F070300331731	Thomas Bros Pg-Grid:	

Valuation

Value:	**$305,000**	FSD:	9	Common Confidence Score:	70
Value Range:	$277,550 - $332,450	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	55
Assd Land Value:	$25,640	Market Land Value:	$64,100	Tax Year:	
Assd Improvement:	$101,360	Market Improvment Value:	$253,400	Total Taxable Value:	
Total Assessed Value:	$127,000	Total Assessor Market Value:	$317,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 55 Subdivision: RENAISSANCE SOUTH PARK Phase No: 4

Abbreviated Description:	RENAISSANCE SOUTH PARK PHASE 4A D.O.I 103122
City/Muni/Twp:	UNINCORPORATED SOUTH FULTON

Property Characteristics

Lot Size:	1,176 SF	Bedrooms:	3	Pool:	
Building Area:	1644 SF	Baths:	2	Fireplace:	
Year Built:	2022	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Wood
Number of Units:	1	Garage Type:		Heating:	
Number of Stories:	2	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/07/2023	Sales Price:	$286,711
Document #:	20230160200 BK-PG 65980-304	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/20/2022	Sales Price:	$293,172
Document #:	2022-031843 BK-PG 65980-301	Type of Sale:	Full Amount on Deed
Contract Date:	07/20/2022		
Document Type:			
Legal Description:			

Prior Transfer

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

District: 55 Subdivision: RENAISSANCE SOUTH PARK Phase No: 4
Abbreviated Description: RENAISSANCE SOUTH PARK PHASE 4A D.O.I 103122
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Area Sales Analysis

Total Area Sales	$4,230,449	Median # of Bedrooms	3
Median Lot Size	1,176 SF	Median # of Baths	2
Median Living Area	1,951 SF	Median Year Built	2022
Price Range - 2 Yrs	$190,000 to $340,000	Age Range	3 years to 20 years
Median Value	$319,500	Median Age	4 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.23Mi.	**5547 RADFORD LOOP** **FAIRBURN, GA 30213-5516**	05/07/2026	$295,000	$148	1992	6/3/2	2019	1,133 SF	
		APN: 09F070300330527 Document #: 20260142250 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Abbreviated Description: Abbreviated Description:P/U N/C 100% COMPLETE 2/20; SINGLE FAMILY RESIDENTIAL TOWNHOUSE								
2	.11Mi.	**7690 BARON RD** **FAIRBURN, GA 30213-1151**	03/24/2026	$318,000	$162	1957	6/3/2	2023	1,176 SF	
		APN: 09F070300334198 Document #: 20260114099 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Abbreviated Description: Abbreviated Description:RENAISSANCE@SOUTHPARKPHASE4B LOT606 100% COMP; SINGLE FAMILY RESIDENTIAL TOWNHOUSE								
3	.14Mi.	**7718 BARON RD** **FAIRBURN, GA 30213-1117**	02/13/2026	$321,000	$165	1944	5/3/2	2023	1,176 SF	
		APN: 09F070300334016 Document #: 20260025074 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Abbreviated Description: Abbreviated Description:RENAISSANCE@SOUTHPARKPHASE4B LOT497 PU NC; CLOSE PERMIT; SINGLE FAMILY RESIDENTIAL TOWNHOUSE								
4	.11Mi.	**5317 RADFORD LOOP** **FAIRBURN, GA 30213-1132**	01/06/2026	$280,000	$141	1983	5/3/2	2022	1,176 SF	
		APN: 09F070300331913 Document #: 20260002270 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Abbreviated Description: Abbreviated Description:RENAISSANCE SOUTH PARK PHASE 4A D.O.I 10/31/22; SINGLE FAMILY RESIDENTIAL TOWNHOUSE								
5	.15Mi.	**7641 SQUIRE CT** **FAIRBURN, GA 30213-1133**	12/16/2025	$283,449	$142	1983	5/3/2	2022	1,176 SF	
		APN: 09F070300332861 Document #: 20250288995 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Abbreviated Description: Abbreviated Description:RENAISSANCE SOUTH PARK PHASE 4A DOI 11/4/2022; SINGLE FAMILY RESIDENTIAL TOWNHOUSE								
6	.09Mi.	**7673 SQUIRE CT** **FAIRBURN, GA 30213-1133**	10/16/2025	$325,000	$197	1644	5/3/2	2022	1,176 SF	
		APN: 09F070300332994 Document #: 20250255920 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Abbreviated Description: Abbreviated Description:RENAISSANCE SOUTH PARK PHASE 4A DOI 11/4/2022; SINGLE FAMILY RESIDENTIAL TOWNHOUSE								
7	.09Mi.	**7682 BARON RD** **FAIRBURN, GA 30213-1151**	09/29/2025	$340,000	$175	1932	6/3/2	2023	1,176 SF	
		APN: 09F070300334230 Document #: 20250243908 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Abbreviated Description: Abbreviated Description:RENAISSANCE@SOUTHPARKPHASE4B LOT610 100% COMP; SINGLE FAMILY RESIDENTIAL TOWNHOUSE								
8	.14Mi.	**7695 BARON RD** **FAIRBURN, GA 30213-1151**	09/15/2025	$330,000	$170	1932	6/3/2	2023	1,176 SF	
		APN: 09F070300333661 Document #: 20250235791 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Lot: 380 Abbreviated Description: Abbreviated Description:RENAISSANCE@SOUTHPARKPHASE4B LOT 380 100% COMP; SINGLE FAMILY RESIDENTIAL TOWNHOUSE								
9	.16Mi.	**5449 FESTIVAL AVE** **FAIRBURN, GA 30213-5502**	08/07/2025	$236,500	$159	1486	6/3/2	2006	1,481 SF	
		APN: 09F070000264539 Document #: 20250215448 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Lot: 402 Abbreviated Description: Abbreviated Description:THE HARBIN LOT 402; SINGLE FAMILY RESIDENTIAL TOWNHOUSE								
10	.21Mi.	**5534 RADFORD LOOP** **FAIRBURN, GA 30213-5532**	08/05/2025	$339,500	$149	2270	7/3/2	2019	958 SF	
		APN: 09F070000335677 Document #: 20250213606 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Abbreviated Description: Abbreviated Description:SINGLE FAMILY RESIDENTIAL TOWNHOUSE								
11	.1Mi.	**7676 VIKING RD** **FAIRBURN, GA 30213-1143**	06/02/2025	$332,000	$201	1644	5/3/2	2022	1,176 SF	
		APN: 09F070300332655 Document #: 20250169663 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Abbreviated Description: Abbreviated Description:P/U NC 90% COMPLETE CB 23 VERIFY COMPLETION DOI 11/4/2022 RENAISSANCE AT SOUTH PARK 4A; RESIDENTIAL								
12	.17Mi.	**7563 AVALON BLVD** **FAIRBURN, GA 30213-5501**	05/16/2025	$190,000	$146	1300	5/2/2	2006	1,263 SF	
		APN: 09F070000264505 Document #: 20250160381 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 305 Abbreviated Description: Abbreviated Description:THE DAVET LOT 305; SINGLE FAMILY RESIDENTIAL TOWNHOUSE								
13	.13Mi.	**7745 SQUIRE CT** **FAIRBURN, GA 30213-1134**	05/08/2025	$315,000	$153	2048	5/3/2	2022	1,176 SF	
		APN: 09F070300332374 Document #: Document Type: Price Code: V Land Use: Townhouse (Residential)								

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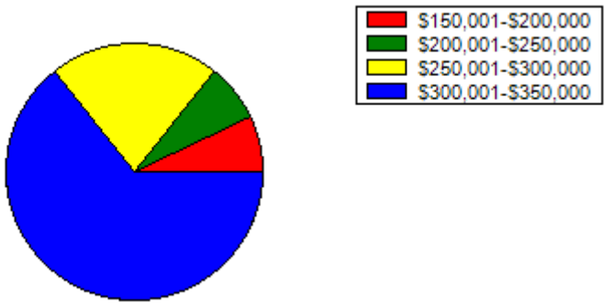
Legal: Abbreviated Description: Abbreviated Description:P/U NC 70% COMPLETE CB 24 VERIFY COMPLETION DOI 11/4/2022 RENAISSANCE AT SOUTH PARK 4A; RESIDENTIAL

14	.17Mi.	**7628 SQUIRE CT** **FAIRBURN, GA 30213-1133**	04/08/2025	$325,000	$163	1983	5/3/2	2022	1,176 SF

APN: 09F070300332036 Document #: 20250134669
Document Type: Price Code: V
Land Use: Townhouse (Residential)
Legal: Abbreviated Description: Abbreviated Description:RENAISSANCE SOUTH PARK PHASE 4A D.O.I 10/31/22; SINGLE FAMILY RESIDENTIAL TOWNHOUSE

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.	**5353 RADFORD LOOP**		$317,500	$127,000	1,644	5/3/2	2022	1,176 SF	
0Mi.	**5351 RADFORD LOOP**		$331,500	$132,600	2,013	5/3/2	2022	1,176 SF	
.01Mi.	**5355 RADFORD LOOP**		$317,500	$127,000	1,644	5/3/2	2022	1,176 SF	
.01Mi.	**5349 RADFORD LOOP**		$335,100	$134,040	2,048	5/3/2	2022	1,176 SF	
.01Mi.	**5357 RADFORD LOOP**		$332,700	$133,080	2,024	5/3/2	2022	1,176 SF	
.01Mi.	**5347 RADFORD LOOP**		$329,000	$131,600	1,983	5/3/2	2022	1,176 SF	
.02Mi.	**5359 RADFORD LOOP**		$335,100	$134,040	2,048	5/3/2	2022	1,176 SF	
.02Mi.	**5345 RADFORD LOOP**		$330,700	$132,280	1,989	5/3/2	2022	1,176 SF	
.02Mi.	**7652 BARON RD**		$334,700	$133,880	1,940	5/3/2	2023	1,176 SF	
.02Mi.	**5361 RADFORD LOOP**		$334,600	$133,840	1,983	6/3/2	2022	1,176 SF	
.02Mi.	**5343 RADFORD LOOP**		$317,500	$127,000	1,644	5/3/2	2022	1,176 SF	
.03Mi.	**7654 BARON RD**		$276,000	$110,400	1,574	5/3/2	2023	1,176 SF	
.03Mi.	**5363 RADFORD LOOP**		$335,100	$134,040	2,048	5/3/2	2022	1,176 SF	
.03Mi.	**7651 BARON RD**		$330,500	$132,200	1,940	5/3/2	2023	1,176 SF	
.03Mi.	**7656 BARON RD**		$304,700	$121,880	1,980	5/3/2	2023	1,176 SF	
.03Mi.	**5365 RADFORD LOOP**		$340,200	$136,080	2,013	6/3/2	2022	1,176 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

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Flood Report

The Subject Property of **5353 RADFORD LOOP, FAIRBURN, GA 30213-1132** 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	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

Disaster Alerts

9/24/2024 - Hurricane Helene 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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