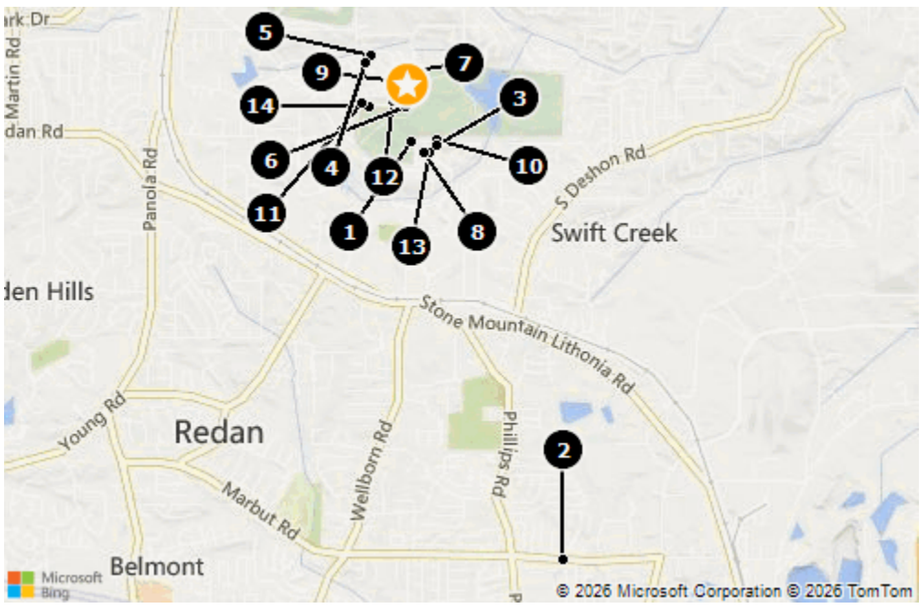
ICE SiteX Report

OrderID: 97875493

SiteX Property Information Report



Subject Property Location

6149 HOWELL RDG, LITHONIA, GA 30058-6605

County:	**DEKALB GA**	Census Tract:	130890233.241004
Property Use:	Single Family Residential	Zoning:	RCD
Parcel Number:	16 095 01 195	Thomas Bros Pg-Grid:	

Valuation

Value:	**$326,000**	FSD:	11	Common Confidence Score:	56
Value Range:	$290,140 - $361,860	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	04
Assd Land Value:	$12,000	Market Land Value:	$30,000	Tax Year:	2025
Assd Improvement:	$108,720	Market Improvment Value:	$271,800	Total Taxable Value:	$3,401
Total Assessed Value:	$120,720	Total Assessor Market Value:	$301,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

City/Muni/Twp: UNINCORPORATED

Property Characteristics

Lot Size:	10,890 SF	Bedrooms:	4	Pool:	
Building Area:	2237 SF	Baths:	2	Fireplace:	1
Year Built:	2001	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:	2	Number of Cars:		A/C:	Central
Style:	Traditional	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	06/10/2024	Loan Amount:	N/A
Document #:	2024057977 BK-PG 0000031474-0000000743	Loan Type:	New Conventional
TD Due Date:	01/01/2064	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	11/17/2023	Loan Amount:	N/A
Document #:	BK-PG 0000031180-0000000096	Loan Type:	FHA
TD Due Date:	01/01/2051	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	01/25/2020	Sales Price:	$175,757
Document #:	2020021471 BK-PG 27567-662	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	05/24/2019	Loan Amount:	N/A
Document #:	BK-PG 0000027567-0000000678	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	
Legal Description:			

ICE SiteX Report

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Mortgage Record

Recording Date:	05/24/2019	Loan Amount:	N/A
Document #:	BK-PG 0000027567-0000000662	Loan Type:	FHA
TD Due Date:	01/01/2049	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	05/23/2019	Sales Price:	$133,028
Document #:	2019080098 BK-PG 23506-306	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/23/2019	Sales Price:	$179,000
Document #:	2019-009084 BK-PG 27567-661	Type of Sale:	Full Amount on Deed
Contract Date:	04/23/2019		
Document Type:			

Legal Description:

Lot: 192 Subdivision: SHADOWROCK LAKES 6

Abbreviated Description: SHADOWROCK LAKES 6 LOT 192 2-14-02 53 X 81 X 117 X 62 X 95 0.25AC; RESIDENTIAL LOTS

Prior Transfer

Recording Date:	01/29/2013	Sales Price:	$161,021
Document #:	2013027298 BK-PG 14134-468	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/10/2013	Loan Amount:	N/A
Document #:	BK-PG 23506-306	Loan Type:	FHA
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	01/23/2003	Sales Price:	$163,600
Document #:	BK-PG 14134-467	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/31/2002		
Document Type:			

Legal Description:

Lot: 192 District: 16 Subdivision: SHADOWROCK LAKES VI Land Lot: 95

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG 27567 -661	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

City/Muni/Twp: UNINCORPORATED

Area Sales Analysis

Total Area Sales	$3,642,400	Median # of Bedrooms	3
Median Lot Size	11,544 SF	Median # of Baths	2
Median Living Area	2,101 SF	Median Year Built	1999
Price Range - 2 Yrs	$160,000 to $322,000	Age Range	21 years to 38 years
Median Value	$268,750	Median Age	27 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**6052 ARBOR LINKS RD LITHONIA, GA 30058-3183**	05/20/2026	$183,000	$69	2651	/4/2	2001	14,810 SF	

APN: 16 094 01 144 Document #: 2026055173
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 101 Subdivision: VALLEY GREEN PHASE 3 Abbreviated Description: Subdivision:VALLEY GREEN PHASE 3 Abbreviated Description:VALLEY GREEN UNIT-2 PHASE 3 LOT 101 4-11-01 54 X 124 X 176 X 184 0.34AC; RESIDENTIAL LOTS

2	.29Mi.	**6010 PATTILLO LN LITHONIA, GA 30058-6200**	03/31/2026	$160,000	$93	1715	/3/2	1988	8,712 SF	

APN: 16 095 03 013 Document #: 2026037361
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 13 Block: A Subdivision: PATTILLO LAKES PHASE 1 Abbreviated Description: Abbreviated Description:77 X 124 X 65 X 119 .0.20AC PATTILLO LAKES PHASE 1-B BLOCK A LOT 13; RESIDENTIAL LOTS

3	.37Mi.	**6117 ARBOR LINKS RD LITHONIA, GA 30058-3186**	01/06/2026	$190,000	$73	2583	/4/2	2005	12,197 SF	

APN: 16 094 06 026 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 147 Subdivision: VALLEY GREEN PHASE-4 Abbreviated Description: Subdivision:VALLEY GREEN PHASE-4 Abbreviated Description:VALLEY GREEN UNIT-2, PHASE-4 LOT 147 10-18-02 85 X 143 X 85 X 143 0.28AC; RESIDENTIAL LOTS

4	.26Mi.	**1138 SCHOOL SIDE DR LITHONIA, GA 30058-3155**	12/03/2025	$272,500	$135	2006	/4/2	1997	8,712 SF	

APN: 16 095 01 115 Document #: 2025121855
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 90 Subdivision: SHADOWROCK LAKES-3 Abbreviated Description: Abbreviated Description:SHADOWROCK LAKES-3 LOT 90 3-27-97 51 X 12 X 11 20 X 53 0.20AC; RESIDENTIAL LOTS

5	.26Mi.	**930 SHADOW LAKE DR LITHONIA, GA 30058-3225**	12/02/2025	$255,000	$148	1712	/3/2	1999	11,326 SF	

APN: 16 095 01 120 Document #: 2025121692

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Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 95 Subdivision: SHADOWROCK LAKES-3 Abbreviated Description: Abbreviated Description:SHADOWROCK LAKES-3 LOT 95 3-27-97 9 X 166 X 22 X 90 X 162 0.27AC; RESIDENTIAL LOTS

6	.13Mi.	**6039 KING WAY WALK** **LITHONIA, GA 30058-6177**	12/02/2025	$299,000	$161	1857	/3/2	1989	20,473 SF

APN: 16 095 01 079 Document #: 2025121269
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 25 Subdivision: WOODS OF MYSTERY VALLEY Abbreviated Description: Abbreviated Description:37 X 150 X 113 X 111 X 172 .0.47AC 09-19-88 WOODS OF MYSTERY VALLEY LOT 25; RESIDENTIAL LOTS

7	.08Mi.	**6017 SHADOW LAKE WAY** **LITHONIA, GA 30058-3161**	10/09/2025	$322,000	$146	2196	/4/2	1999	10,890 SF

APN: 16 095 01 136 Document #: 2025105322
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 106 Subdivision: SHADOWROCK LAKES-4 Abbreviated Description: Abbreviated Description:SHADOWROCK LAKES-4 LOT 106 9-16-97 24 X 79 X 3 X 20 X 81 X 0.25AC; RESIDENTIAL LOTS

8	.37Mi.	**6194 VALLEY GREEN RD** **LITHONIA, GA 30058-3171**	09/11/2025	$265,000	$109	2430	/4/2	2000	14,375 SF

APN: 16 094 01 090 Document #: 2025096391
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 76 Subdivision: VALLEY GREEN PHASE-1 Abbreviated Description: Subdivision:VALLEY GREEN PHASE-1 Abbreviated Description:VALLEY GREEN UNIT-2, PHASE-1 LOT 76 7-10-00 76 X 153 X 34 X 79 X 143 0.33AC; RESIDENTIAL LOTS

9	.07Mi.	**6122 HOWELL RDG** **LITHONIA, GA 30058-6605**	09/02/2025	$299,900	$134	2237	/4/2	2001	11,761 SF

APN: 16 095 01 200 Document #: 2025093492
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 197 Subdivision: SHADOWROCK LAKES 6 Abbreviated Description: Abbreviated Description:SHADOWROCK LAKES 6 LOT 197 2-14-02 3 X 40 X 48 X 25 X 97 0.26AC; RESIDENTIAL LOTS

10	.34Mi.	**6118 ARBOR LINKS RD** **LITHONIA, GA 30058-3184**	08/08/2025	$321,000	$112	2863	/3/2	2004	12,197 SF

APN: 16 094 01 150 Document #: 2025086761
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 110 Subdivision: VALLEY GREEN PHASE-4 Abbreviated Description: Subdivision:VALLEY GREEN PHASE-4 Abbreviated Description:VALLEY GREEN UNIT-2, PHASE-4 LOT 110 10-18-02 85 X 142 X 85 X 142 0.28AC; RESIDENTIAL LOTS

11	.27Mi.	**5942 KING WAY WALK** **LITHONIA, GA 30058-6172**	07/25/2025	$245,000	$130	1874	/3/2	1989	6,970 SF

APN: 16 095 01 056 Document #: 2025082120
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: WOODS OF MYSTERY VALLEY Abbreviated Description: Abbreviated Description:60 X 118 X 59 X 117 .0.16AC 09-19-88 WOODS OF MYSTERY VALLEY LOT 2; RESIDENTIAL LOTS

12	.12Mi.	**6016 KING WAY WALK** **LITHONIA, GA 30058-6176**	05/01/2025	$235,000	$145	1610	/3/2	1990	7,841 SF

APN: 16 095 01 071 Document #: 2025052292
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 17 Subdivision: WOODS OF MYSTERY VALLEY Abbreviated Description: Abbreviated Description:32 X 27 X 127 X 60 X 127 .0.17AC 09-19-88 WOODS OF MYSTERY VALLEY LOT 17; RESIDENTIAL LOTS

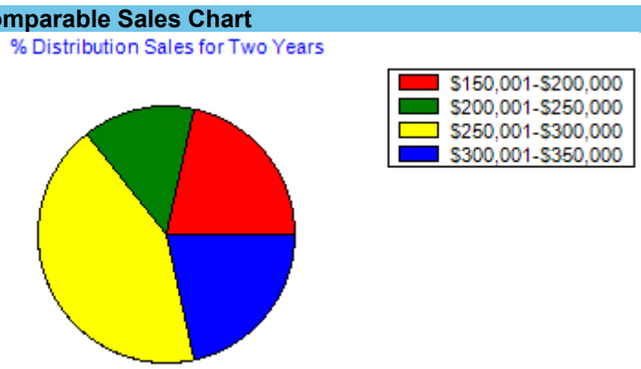
13	.38Mi.	**6191 VALLEY GREEN RD** **LITHONIA, GA 30058-3188**	03/10/2025	$310,000	$111	2776	/3/2	2000	12,632 SF

APN: 16 094 06 003 Document #: 2025034450
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 151 Subdivision: VALLEY GREEN PHASE-1 Abbreviated Description: Subdivision:VALLEY GREEN PHASE-1 Abbreviated Description:VALLEY GREEN UNIT-2, PHASE-1 LOT 151 7-10-00 113 X 153 X 49 X 153 0.29AC; RESIDENTIAL LOTS

14	.25Mi.	**5959 KING WAY WALK** **LITHONIA, GA 30058-6175**	02/12/2025	$285,000	$149	1903	/3/2	1989	6,970 SF

APN: 16 095 01 094 Document #: 2025023795
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 40 Subdivision: WOODS OF MYSTERY VALLEY Abbreviated Description: Abbreviated Description:60 X 117 X 60 X 116.0.16AC 09-19-88 WOODS OF MYSTERY VALLEY LOT 40; RESIDENTIAL LOTS

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.

ICE SiteX Report

OrderID: 97875493

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.	**6149 HOWELL RDG**		$301,800	$120,720	2,237	/4/2	2001	10,890 SF	
.02Mi.	**6143 HOWELL RDG**		$301,800	$120,720	2,237	/4/2	2001	9,148 SF	
.02Mi.	**6148 HOWELL RDG**		$290,600	$116,240	2,106	/4/2	2001	11,761 SF	
.03Mi.	**6144 COURSE SIDE WAY**		$304,600	$121,840	2,330	/5/2	2001	20,909 SF	
.03Mi.	**6147 HOWELL RDG**		$311,100	$124,440	2,320	/4/2	2001	13,068 SF	
.04Mi.	**6135 HOWELL RDG**		$309,500	$123,800	2,328	/3/3	2002	9,583 SF	
.04Mi.	**6151 COURSE SIDE WAY**		$304,500	$121,800	2,328	/4/2	2001	22,651 SF	
.04Mi.	**6136 HOWELL RDG**		$305,200	$122,080	2,328	/4/2	2001	10,454 SF	
.05Mi.	**6134 COURSE SIDE WAY**		$314,900	$125,960	2,600	/5/2	2001	9,148 SF	
.05Mi.	**6127 HOWELL RDG**		$290,600	$116,240	2,106	/4/2	2001	9,583 SF	
.05Mi.	**846 SHADOW LAKE DR**		$300,500	$120,200	2,392	/4/2	2000	13,504 SF	
.05Mi.	**850 SHADOW LAKE DR**		$296,700	$118,680	2,208	/4/2	2000	10,019 SF	
.06Mi.	**6128 HOWELL RDG**		$304,800	$121,920	2,328	/4/2	2001	10,019 SF	
.06Mi.	**842 SHADOW LAKE DR**		$300,800	$120,320	2,416	/4/2	2000	11,326 SF	
.06Mi.	**6141 COURSE SIDE WAY**		$300,000	$120,000	2,237	/4/2	2001	10,454 SF	
.07Mi.	**6126 COURSE SIDE WAY**		$301,800	$120,720	2,237	/4/2	2001	9,148 SF	Yes

Rent vs. Own

Households Occupied by Renters:	37%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	36.9 years old	Households:	22,973
Median Household Income:	$70,851	Households w/Family:	63%
Household Income Per Capita:	$31,994	Households w/Family Married:	30%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.18Mi.	**Shadow Rock Elementary School** Number of Students: 493 Student-Teacher Ratio: 14.5	D+	Public	PK - 5
2.14Mi.	**Redan High School** Number of Students: 1,052 Student-Teacher Ratio: 17.83 Advanced Placement: Yes	D	Public	9 - 12
1.78Mi.	**Redan Middle School** Number of Students: 623 Student-Teacher Ratio: 12.71	C	Public	6 - 8

Flood Report

The Subject Property of **6149 HOWELL RDG, LITHONIA, GA 30058-6605** 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	103%	SIMILAR
BURGLARY	100%	SIMILAR
MOTOR VEHICLE THEFT	86%	LOWER
FORCIBLE ROBBERY	97%	SIMILAR
AGGRAVATED ASSAULT	59%	NOTABLY LOWER
FORCIBLE RAPE	112%	HIGHER
MURDER	69%	NOTABLY LOWER
OVERALL	71%	NOTABLY LOWER

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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ICE SiteX Report

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