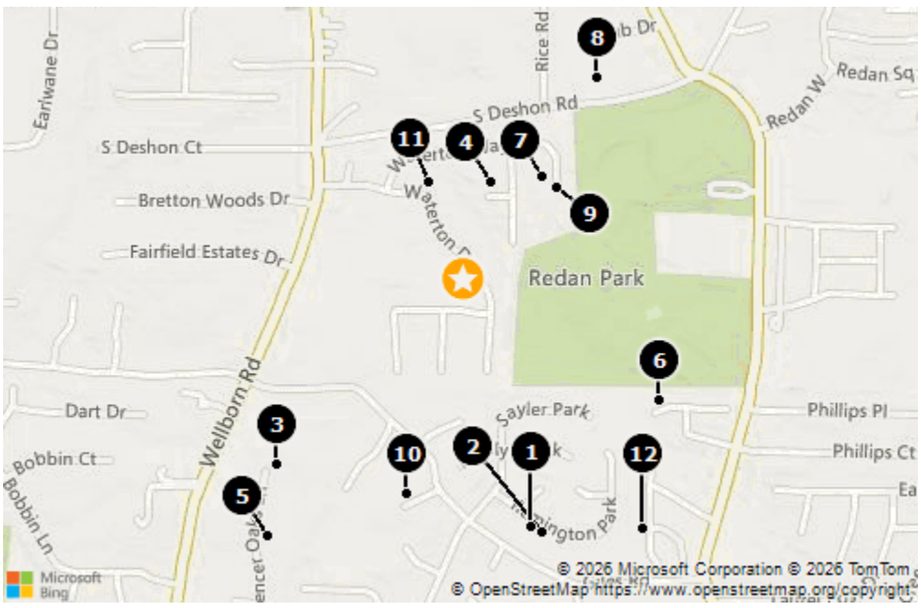
# ICE SiteX Report

**OrderID: 98472046**

## SiteX Property Information Report




## Subject Property Location

### 6165 WATERTON DR, LITHONIA, GA 30058-3500

| | | | |
|---|---|---|---|
| County: | **DEKALB GA** | Census Tract: | 130890233.133004 |
| Property Use: | Single Family Residential | Zoning: | R100 |
| Parcel Number: | 16 092 01 109 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$342,000** | FSD: | 15 | Common Confidence Score: | 43 |
| Value Range: | $290,700 - $393,300 | ICE Confidence Score: | 85 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2025 | Market Value Year: | 2025 | Tax Rate Code Area: | 04 |
| Assd Land Value: | $15,000 | Market Land Value: | $37,500 | Tax Year: | 2025 |
| Assd Improvement: | $106,280 | Market Improvment Value: | $265,700 | Total Taxable Value: | $156 |
| Total Assessed Value: | $121,280 | Total Assessor Market Value: | $303,200 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

City/Muni/Twp: UNINCORPORATED

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 12,197 SF | Bedrooms: | 3 | Pool: | |
| Building Area: | 3033 SF | Baths: | 2 | Fireplace: | 1 |
| Year Built: | 1997 | 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

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 07/29/2015 | Sales Price: | N/A |
| Document #: | 2015-016264 BK-PG 25079-405 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**
Lot: 107 Block: A Subdivision: WATERTON
Abbreviated Description: WATERTON UNIT-2 BLOCK A LOT 107 6-26-97 7 X 82 X 133 X90 X 133 0.27AC

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/02/2013 | Sales Price: | N/A |
| Document #: | 2013000232 BK-PG 13572-716 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

### Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 08/28/2002 | Loan Amount: | N/A |
| Document #: | BK-PG 13572-716 | Loan Type: | Stand Alone Refi |
| TD Due Date: | | Type Finance: | |

**Legal Description:**
Lot: 107 Block: A District: 16 Subdivision: WATERTON Legal Unit: 2 Land Lot: 92

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 07/07/1997 | Sales Price: | $129,900 |
| Document #: | BK-PG 9515-315 | Type of Sale: | Full Amount on Deed |
| Contract Date: | 06/30/1997 | | |

# ICE SiteX Report

**OrderID: 98472046**

Document Type:
**Legal Description:**
Lot: 107 Block: A District: 16 Subdivision: WATERTON Legal Unit: 2 Land Lot: 92

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | | Sales Price: | N/A |
| Document #: | BK-PG 25079 -405 | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
City/Muni/Twp: UNINCORPORATED

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $3,553,400 | Median # of Bedrooms | 3 |
| Median Lot Size | 13,721 SF | Median # of Baths | 2 |
| Median Living Area | 2,552 SF | Median Year Built | 1994 |
| Price Range - 2 Yrs | $180,000 to $392,400 | Age Range | 25 years to 78 years |
| Median Value | $295,000 | Median Age | 32 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .35Mi. | **6163 REMINGTON PARK LITHONIA, GA 30058-6454** | 05/27/2026 | $290,000 | $106 | 2724 | /4/2 | 2001 | 8,276 SF | |
| | | APN: 16 091 09 002 Document #: 2026056921<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 96 Block: A Subdivision: CHESHIRE ESTATES Abbreviated Description: Abbreviated Description:CHESHIRE ESTATES BLOCK A LOT 96 2-9-01 75 X 112 X 75 X 112 0.19AC; RESIDENTIAL LOTS | | | | | | | | |
| 2 | .36Mi. | **6169 REMINGTON PARK LITHONIA, GA 30058-6454** | 05/14/2026 | $300,500 | $103 | 2915 | /4/2 | 2001 | 8,276 SF | |
| | | APN: 16 091 09 001 Document #: 2026053484<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 95 Block: A Subdivision: CHESHIRE ESTATES Abbreviated Description: Abbreviated Description:CHESHIRE ESTATES BLOCK A LOT 95 2-9-01 75 X 112 X 75 X 112 0.19AC; RESIDENTIAL LOTS | | | | | | | | |
| 3 | .35Mi. | **1916 SPENCER OAKS LN LITHONIA, GA 30058-7929** | 04/13/2026 | $339,500 | $184 | 1842 | /3/2 | 1985 | 22,216 SF | |
| | | APN: 16 091 06 043 Document #: 2026041277<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS | | | | | | | | |
| 4 | .14Mi. | **6236 SPRINGWATER LN LITHONIA, GA 30058-3525** | 03/27/2026 | $369,000 | $121 | 3033 | /3/2 | 1997 | 20,909 SF | |
| | | APN: 16 092 01 033 Document #: 2026036076<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 41 Block: A Subdivision: WATERTON Abbreviated Description: Abbreviated Description:WATERTON UNIT-1 BLOCK A LOT 41 5-16-97 52 X 35 X 215 X 180 0.48AC; RESIDENTIAL LOTS | | | | | | | | |
| 5 | .43Mi. | **1956 SPENCER OAKS LN LITHONIA, GA 30058-7929** | 03/12/2026 | $392,400 | $192 | 2043 | /4/2 | 1985 | 16,988 SF | |
| | | APN: 16 091 06 038 Document #: 2026030613<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS | | | | | | | | |
| 6 | .3Mi. | **6238 PHILLIPS LAKE CT LITHONIA, GA 30058-3929** | 12/19/2025 | $260,000 | $164 | 1581 | /3/3 | 1991 | 7,841 SF | |
| | | APN: 16 102 01 058 Document #:<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 54 Subdivision: PHILLIPS CHASE Abbreviated Description: Abbreviated Description:28 X 24 X 121 X 106 X 95. 0.18AC PHILLIPS CHASE LOT 54 3-21-91; RESIDENTIAL LOTS | | | | | | | | |
| 7 | .17Mi. | **6225 WATERTON WAY LITHONIA, GA 30058-3518** | 12/05/2025 | $350,000 | $119 | 2928 | /3/2 | 1997 | 20,473 SF | |
| | | APN: 16 092 01 017 Document #: 2025122775<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 25 Block: A Subdivision: WATERTON Abbreviated Description: Abbreviated Description:WATERTON UNIT-1 BLOCK A LOT 25 5-16-97 94 X 10 X 135 X 253 0.47AC; RESIDENTIAL LOTS | | | | | | | | |
| 8 | .31Mi. | **2155 S DESHON RD LITHONIA, GA 30058-5306** | 10/10/2025 | $180,000 | $170 | 1056 | /2/1 | 1948 | 38,333 SF | |
| | | APN: 16 101 01 011 Document #: 2025105689<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS | | | | | | | | |
| 9 | .16Mi. | **6231 WATERTON WAY LITHONIA, GA 30058-3518** | 10/03/2025 | $300,000 | $94 | 3184 | /5/3 | 1997 | 26,572 SF | |
| | | APN: 16 101 04 013 Document #:<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 24 Block: A Subdivision: WATERTON Abbreviated Description: Abbreviated Description:WATERTON UNIT-1 BLOCK A LOT 24 5-16-97 58 X 157 X 179 X 196 0.61AC; RESIDENTIAL LOTS | | | | | | | | |
| 10 | .29Mi. | **6092 GILES CT LITHONIA, GA 30058-3902** | 10/03/2025 | $280,000 | $136 | 2051 | /4/3 | 1991 | 10,454 SF | |
| | | APN: 16 091 06 075 Document #:<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 47 Block: C Subdivision: GREAT OAKS Abbreviated Description: Abbreviated Description:15 X 6 X 123 X 93 X 145 0.24AC 4-12-89 GREAT OAKS U-3 SEC 3 BLOCK C LOT 47; RESIDENTIAL LOTS | | | | | | | | |
| 11 | .14Mi. | **6102 WATERTON DR LITHONIA, GA 30058-3509** | 10/01/2025 | $250,000 | $82 | 3033 | /3/2 | 1997 | 9,148 SF | |
| | | APN: 16 092 01 046 Document #:<br>Document Type: Price Code: D<br>Land Use: Single Family Residential | | | | | | | | |

# ICE SiteX Report

**OrderID: 98472046**

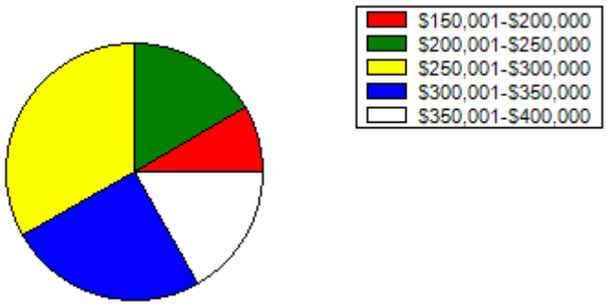
Legal: Lot: 54 Block: A Subdivision: WATERTON Abbreviated Description: Abbreviated Description:WATERTON UNIT-1 BLOCK A LOT 54 5-16-97 70 X 90 X 66 X 73 X 36 X 127 0.20AC; RESIDENTIAL LOTS

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 12 | .41Mi. | **1947 PHILLIPS LAKE BLF**<br>**LITHONIA, GA 30058-3934** | 09/08/2025 | $242,000 | $101 | 2380 | /3/3 | 1991 | 6,534 SF |

APN: 16 102 01 031 Document #: 2025095139
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 27 Subdivision: PHILLIPS CHASE Abbreviated Description: Abbreviated Description:34 X 25 X 99 X 38 X 28 X 100. 0.15AC PHILLIPS CHASE LOT 27 3-21-91; 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. | **6165 WATERTON DR** | | $303,200 | $121,280 | 3,033 | /3/2 | 1997 | 12,197 SF | |
| .02Mi. | **6155 WATERTON DR** | | $315,000 | $126,000 | 3,184 | /3/2 | 1997 | 16,117 SF | |
| .02Mi. | **6173 WATERTON DR** | | $316,100 | $126,440 | 3,184 | /3/2 | 1997 | 13,068 SF | |
| .03Mi. | **6216 WELLWATER WAY** | | $307,500 | $123,000 | 3,032 | /3/2 | 1997 | 16,117 SF | |
| .04Mi. | **6164 WATERTON DR** | | $320,000 | $128,000 | 3,170 | /3/2 | 1997 | 13,504 SF | |
| .04Mi. | **6202 WELLWATER WAY** | | $332,700 | $133,080 | 3,198 | /7/4 | 1997 | 14,810 SF | |
| .04Mi. | **6226 WELLWATER WAY** | | $352,000 | $140,800 | 3,164 | /4/3 | 1997 | 14,810 SF | |
| .04Mi. | **6143 WATERTON DR** | | $311,000 | $124,400 | 2,804 | /3/2 | 1997 | 15,246 SF | |
| .04Mi. | **6156 WATERTON DR** | | $315,000 | $126,000 | 3,184 | /3/2 | 1997 | 12,197 SF | |
| .04Mi. | **6172 WATERTON DR** | | $315,000 | $126,000 | 3,184 | /3/2 | 1997 | 14,810 SF | |
| .05Mi. | **6180 WATERTON DR** | | $309,100 | $123,640 | 3,033 | /3/2 | 1997 | 16,988 SF | |
| .05Mi. | **6148 WATERTON DR** | | $318,100 | $127,240 | 2,852 | /3/2 | 1997 | 13,939 SF | |
| .05Mi. | **6192 WELLWATER WAY** | | $315,000 | $126,000 | 3,184 | /3/2 | 1997 | 14,810 SF | |
| .06Mi. | **6211 WELLWATER WAY** | | $314,200 | $125,680 | 3,168 | /3/2 | 1997 | 12,197 SF | |
| .06Mi. | **6188 WATERTON DR** | | $316,400 | $126,560 | 3,184 | /3/2 | 1997 | 22,651 SF | |
| .06Mi. | **6140 WATERTON DR** | | $316,100 | $126,440 | 3,184 | /3/2 | 1997 | 13,504 SF | |

## 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: | D+ |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 0.58Mi. | **Redan Elementary School**<br>Number of Students: 525<br>Student-Teacher Ratio: 13.46 | D- | Public | PK - 5 |
| 2.25Mi. | **Lithonia Middle School**<br>Number of Students: 1,062<br>Student-Teacher Ratio: 14.75 | D- | Public | 6 - 8 |
| 1.01Mi. | **Lithonia High School**<br>Number of Students: 1,547<br>Student-Teacher Ratio: 16.28 | D | Public | 9 - 12 |

# ICE SiteX Report

**OrderID: 98472046**

Advanced Placement: Yes

## Flood Report

The Subject Property of **6165 WATERTON DR, LITHONIA, GA 30058-3500** 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

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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