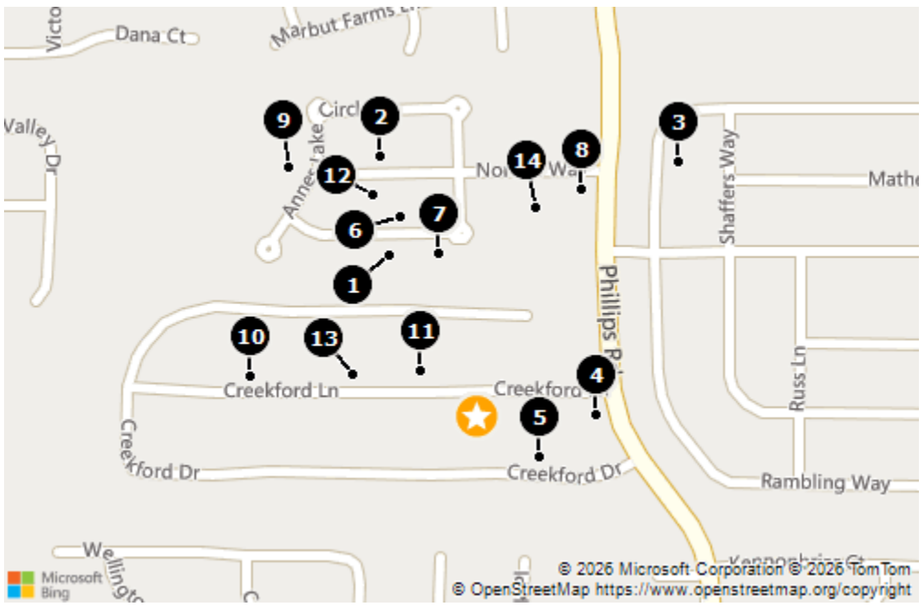
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

6283 CREEKFORD LN, LITHONIA, GA 30058-7985

County:	**DEKALB GA**	Census Tract:	130890233.283007
Property Use:	Single Family Residential	Zoning:	RCD
Parcel Number:	16 103 06 123	Thomas Bros Pg-Grid:	

Valuation

Value:	**$232,000**	FSD:	18	Common Confidence Score:	39
Value Range:	$190,240 - $273,760	ICE Confidence Score:	82		

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:	$80,360	Market Improvment Value:	$200,900	Total Taxable Value:	$4,592
Total Assessed Value:	$95,360	Total Assessor Market Value:	$238,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

City/Muni/Twp: UNINCORPORATED

Property Characteristics

Lot Size:	6,534 SF	Bedrooms:	4	Pool:	
Building Area:	1740 SF	Baths:	2	Fireplace:	1
Year Built:	1986	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:	09/23/2026	Sales Price:	$239,580
Document #:	2026096608 BK-PG 30897-612	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/28/2023	Sales Price:	$244,000
Document #:	2023-007813 BK-PG 30897-611	Type of Sale:	Full Amount on Deed
Contract Date:	04/28/2023		
Document Type:			
Legal Description:			

Abbreviated Description: RESIDENTIAL LOTS

Prior Transfer

Recording Date:	10/12/2016	Sales Price:	$30,000
Document #:	2016-023729 BK-PG 25873-563	Type of Sale:	Full Amount on Deed
Contract Date:	10/12/2016		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/13/2009	Sales Price:	N/A
Document #:	BK-PG 21215-674	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/19/2008		

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Document Type:
Legal Description:
Lot: 8 Block: B District: 16 Subdivision: CREEKFORD 04 Land Lot: 103

Prior Transfer

Recording Date:	01/13/2009	Sales Price:	$25,000
Document #:	BK-PG 21215-672	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/30/2008		
Document Type:			

Legal Description:
Lot: 8 Block: B District: 16 Subdivision: CREEKFORD 04 Land Lot: 103

Prior Transfer

Recording Date:	05/29/2007	Sales Price:	$120,000
Document #:	BK-PG 19985-157	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/01/2007		
Document Type:			

Legal Description:
Lot: 8 Block: B District: 16 Subdivision: CREEKFORD 04 Land Lot: 103

Prior Transfer

Recording Date:	04/18/2007	Sales Price:	N/A
Document #:	2007-0080380 BK-PG 17830-257	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/29/2005	Loan Amount:	N/A
Document #:	BK-PG 17830-257	Loan Type:	Stand Alone Second
TD Due Date:	08/08/2035	Type Finance:	ADJ

Legal Description:
Lot: 8 Block: B District: 16 Subdivision: CREEKFORD Legal Unit: 4 Land Lot: 103

Mortgage Record

Recording Date:	12/07/2004	Loan Amount:	N/A
Document #:	BK-PG 16875-780	Loan Type:	Stand Alone Refi
TD Due Date:	11/29/2009	Type Finance:	

Legal Description:
Lot: 8 Block: B District: 16 Subdivision: CREEKFORD Legal Unit: 4 Land Lot: 103

Prior Transfer

Recording Date:	12/07/2004	Sales Price:	$116,000
Document #:	BK-PG 16875-780	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/29/2004		
Document Type:			

Legal Description:
Lot: 8 Block: B District: 16 Subdivision: CREEKFORD Legal Unit: 4 Land Lot: 103

Prior Transfer

Recording Date:	06/08/1998	Sales Price:	$85,000
Document #:	BK-PG 10041-510	Type of Sale:	Full Amount on Deed
Contract Date:	04/24/1998		
Document Type:			

Legal Description:
Lot: 8 Block: B District: 16 Subdivision: CREEKFORD Legal Unit: 4 Land Lot: 103

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG 30897 -611	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
City/Muni/Twp: UNINCORPORATED

Area Sales Analysis

Total Area Sales	$3,422,350	Median # of Bedrooms	3
Median Lot Size	7,188 SF	Median # of Baths	2
Median Living Area	2,067 SF	Median Year Built	2009
Price Range - 2 Yrs	$70,000 to $340,000	Age Range	6 years to 78 years
Median Value	$264,950	Median Age	17 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**2272 ANNES LAKE CIR LITHONIA, GA 30058-6812**	09/15/2026	$310,000	$116	2658	/4/2	2019	6,098 SF	
		APN: 16 103 01 377 Document #: 2026094307								
		Document Type: Price Code: V								
		Land Use: Single Family Residential								
		Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
2	.19Mi.	**6246 NOREEN WAY LITHONIA, GA 30058-8817**	07/23/2026	$319,000	$146	2173	/3/2	2019	6,098 SF	
		APN: 16 103 01 400 Document #: 2026075495								
		Document Type: Price Code: V								
		Land Use: Single Family Residential								
		Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
3	.21Mi.	**2338 RAMBLING WAY LITHONIA, GA 30058-3979**	07/14/2026	$201,450	$102	1960	/3/2	2000	6,534 SF	
		APN: 16 103 08 006 Document #: 2026072736								

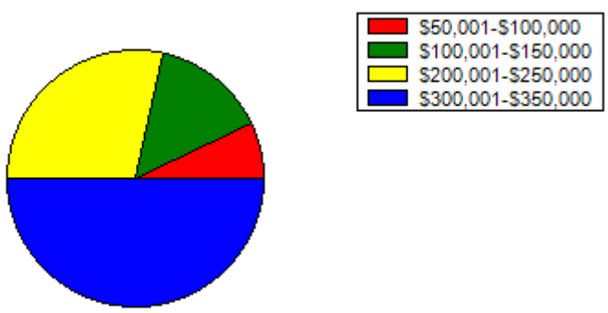
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	Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:60 X 106 X 60 X 110 0.14AC 6-26-00; RESIDENTIAL LOTS								
4	.08Mi.	**6317 CREEKFORD LN** **LITHONIA, GA 30058-7936**	06/12/2026	$219,900	$149	1470	/3/2	1986	7,405 SF
	APN: 16 103 06 130 Document #: 2026063459 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:60 X 99 X 78 X 116 .0.17AC; RESIDENTIAL LOTS								
5	.05Mi.	**6300 CREEKFORD DR** **LITHONIA, GA 30058-3948**	06/09/2026	$140,000	$123	1134	/3/2	1983	7,405 SF
	APN: 16 103 06 048 Document #: 2026062277 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
6	.14Mi.	**2265 ANNES LAKE CIR** **LITHONIA, GA 30058-6813**	05/19/2026	$340,000	$140	2412	/4/2	2020	6,534 SF
	APN: 16 103 01 411 Document #: 2026054796 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
7	.11Mi.	**2254 ANNES LAKE CIR** **LITHONIA, GA 30058-6812**	05/01/2026	$315,000	$140	2250	/4/2	2019	6,098 SF
	APN: 16 103 01 380 Document #: 2026048436 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
8	.16Mi.	**6315 NOREEN WAY** **LITHONIA, GA 30058-8821**	02/09/2026	$312,000	$138	2250	/3/2	2019	7,841 SF
	APN: 16 103 01 390 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
9	.21Mi.	**2360 ANNES LAKE CIR** **LITHONIA, GA 30058-6808**	01/30/2026	$315,000	$144	2180	/3/2	2019	8,276 SF
	APN: 16 103 01 366 Document #: 2026010374 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
10	.16Mi.	**6218 CREEKFORD LN** **LITHONIA, GA 30058-7984**	12/23/2025	$210,000	$143	1464	/3/2	1986	7,405 SF
	APN: 16 103 01 272 Document #: 2025128470 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
11	.05Mi.	**6268 CREEKFORD LN** **LITHONIA, GA 30058-7984**	12/18/2025	$70,000	$51	1352	/4/2	1986	6,970 SF
	APN: 16 103 01 282 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
12	.17Mi.	**6241 NOREEN WAY** **LITHONIA, GA 30058-8819**	12/01/2025	$318,000	$136	2331	/4/2	2019	6,098 SF
	APN: 16 103 01 405 Document #: 2025120757 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
13	.09Mi.	**6248 CREEKFORD LN** **LITHONIA, GA 30058-7984**	10/23/2025	$217,000	$157	1382	/3/2	1986	7,405 SF
	APN: 16 103 01 278 Document #: 2025109162 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS								
14	.13Mi.	**2305 PHILLIPS RD** **LITHONIA, GA 30058-5351**	10/06/2025	$135,000	$159	846	/3/1	1948	40,511 SF
	APN: 16 103 01 006 Document #: 2025104083 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:105 X 408 X 105 X 397. 0.97AC 9-14-88 116 X 374 X1 04 X 366 .0.94AC 2-28-97; 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.

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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.	**6283 CREEKFORD LN**		$238,400	$95,360	1,740	/4/2	1986	6,534 SF	
.01Mi.	**6289 CREEKFORD LN**		$211,700	$84,680	1,498	/3/2	1986	6,970 SF	
.01Mi.	**6277 CREEKFORD LN**		$244,400	$97,760	1,344	/3/2	1986	6,970 SF	
.02Mi.	**6293 CREEKFORD LN**		$202,900	$81,160	1,344	/3/2	1986	6,970 SF	
.02Mi.	**6282 CREEKFORD DR**		$209,800	$83,920	1,290	/3/2	1983	7,841 SF	
.02Mi.	**6273 CREEKFORD LN**		$239,200	$95,680	1,344	/3/2	1986	6,534 SF	
.02Mi.	**6286 CREEKFORD DR**		$221,800	$88,720	1,134	/3/2	1983	7,405 SF	
.03Mi.	**6276 CREEKFORD DR**		$203,900	$81,560	1,216	/3/2	1983	7,405 SF	
.03Mi.	**6290 CREEKFORD DR**		$184,800	$73,920	1,087	/3/2	1983	6,970 SF	
.03Mi.	**6282 CREEKFORD LN**		$214,500	$85,800	1,584	/3/2	1986	7,405 SF	
.03Mi.	**6297 CREEKFORD LN**		$217,500	$87,000	1,382	/3/2	1986	6,970 SF	
.03Mi.	**6288 CREEKFORD LN**		$219,400	$87,760	1,248	/3/2	1986	7,405 SF	
.03Mi.	**6269 CREEKFORD LN**		$199,700	$79,880	1,344	/3/2	1986	6,534 SF	
.04Mi.	**6272 CREEKFORD DR**		$245,800	$98,320	1,290	/3/2	1983	8,712 SF	
.04Mi.	**6276 CREEKFORD LN**		$188,600	$75,440	1,382	/3/2	1986	7,405 SF	
.04Mi.	**6292 CREEKFORD LN**		$246,000	$98,400	1,344	/3/2	1986	7,405 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
2.18Mi.	**Panola Way Elementary School** Number of Students: 550 Student-Teacher Ratio: 16.18	F	Public	PK - 5
1.32Mi.	**Lithonia Middle School** Number of Students: 1,062 Student-Teacher Ratio: 14.75	D-	Public	6 - 8
0.40Mi.	**Lithonia High School** Number of Students: 1,547 Student-Teacher Ratio: 16.28 Advanced Placement: Yes	D	Public	9 - 12

Flood Report

The Subject Property of **6283 CREEKFORD LN, LITHONIA, GA 30058-7985** 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 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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