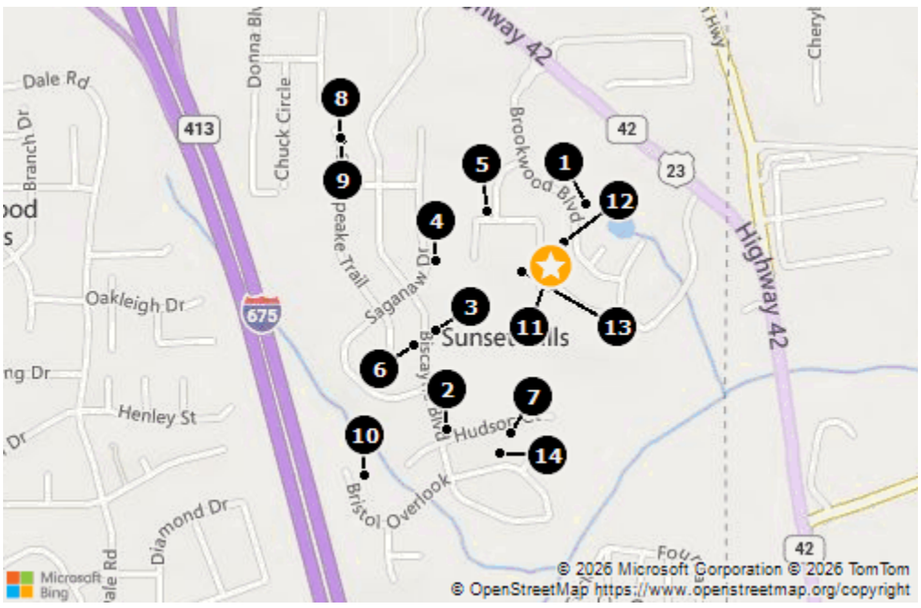
ICE SiteX Report

OrderID: 98722980

SiteX Property Information Report



Subject Property Location

6710 SUNSET VALLEY CIR, REX, GA 30273-2202

County:	**CLAYTON GA**	Census Tract:	130630404.272008
Property Use:	Single Family Residential	Zoning:	RTH
Parcel Number:	12-104B- B-049	Thomas Bros Pg-Grid:	

Valuation

Value:	**$212,000**	FSD:	11	Common Confidence Score:	61
Value Range:	$188,680 - $235,320	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	8
Assd Land Value:	$7,200	Market Land Value:	$18,000	Tax Year:	2026
Assd Improvement:	$81,280	Market Improvment Value:	$203,200	Total Taxable Value:	$1,532
Total Assessed Value:	$88,480	Total Assessor Market Value:	$221,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 17 Subdivision: BROOKWOOD VILLAGE
City/Muni/Twp: UNINCORPORATED CNTY W/FIRE

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1382 SF	Baths:	1.5	Fireplace:	2
Year Built:	2001	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	8	Ext Walls:	
Number of Units:		Garage Type:		Heating:	None
Number of Stories:	2+A	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/07/2021	Sales Price:	$90,150
Document #:	BK-PG 10739-108	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	06/01/2021	Loan Amount:	N/A
Document #:	BK-PG 0000012487-0000000002	Loan Type:	New Conventional
TD Due Date:	01/01/2051	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	05/28/2021	Sales Price:	$147,000
Document #:	2021-004746 BK-PG 12487-1	Type of Sale:	Full Amount on Deed
Contract Date:	05/28/2021		
Document Type:			
Legal Description:			

Lot: 17 Block: A Subdivision: BROOKWOOD VILLAGE
Abbreviated Description: RESIDENTIAL

Prior Transfer

Recording Date:	05/28/2021	Sales Price:	$147,000
Document #:	BK-PG 12487 -1	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

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Document Type:
Legal Description:
Lot: 17 Subdivision: BROOKWOOD VILLAGE
City/Muni/Twp: UNINCORPORATED CNTY W/FIRE

Prior Transfer

Recording Date:	08/10/2015	Sales Price:	$95,004
Document #:	BK-PG 9855-228	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/28/2015	Loan Amount:	N/A
Document #:	BK-PG 10739-108	Loan Type:	FHA
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	06/11/2012	Sales Price:	N/A
Document #:	2012-006972 BK-PG 10136-418	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/11/2012		
Document Type:			

Legal Description:
Lot: 17 Block: A Subdivision: BROOKWOOD VILLAGE

Mortgage Record

Recording Date:	08/31/2010	Loan Amount:	N/A
Document #:	BK-PG 9855-228	Loan Type:	Stand Alone Second
TD Due Date:	08/17/2040	Type Finance:	

Legal Description:
Lot: 17 Block: A Subdivision: BROOKWOOD VILLAGE Land Lot: 104

Prior Transfer

Recording Date:	10/17/2001	Sales Price:	$107,100
Document #:	BK-PG 5215-200	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/25/2001		
Document Type:			

Legal Description:
Lot: 17 District: 12 Subdivision: BROOKWOOD VILLAGE Legal Unit: I Land Lot: 104

Area Sales Analysis

Total Area Sales	$3,220,500	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,507 SF	Median Year Built	2000
Price Range - 2 Yrs	$127,500 to $371,000	Age Range	2 years to 53 years
Median Value	$232,500	Median Age	26 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**3742 BROOKWOOD BLVD REX, GA 30273-5800**	07/20/2026	$205,000	$141	1444	7/3/2.5	2002	SF	
		APN: 12-104B- E-083 Document #:								
		Document Type: Price Code: V								
		Land Use: Single Family Residential								
		Legal: Lot: 113 Subdivision: BROOKWOOD VILLAGE Abbreviated Description: Lot:113 Subdivision:BROOKWOOD VILLAGE								
2	.26Mi.	**3700 HUDSON CT REX, GA 30273-2270**	07/06/2026	$371,000	$129	2864	7/5/3	2024	SF	
		APN: 12-104C- A-029 Document #:								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Lot: 46 Block: G Subdivision: BISCAYNE POINT Abbreviated Description: Lot:46 Block:G Subdivision:BISCAYNE POINT								
3	.18Mi.	**6758 BISCAYNE BLVD REX, GA 30273-2245**	06/29/2026	$234,000	$146	1596	6/3/1.5	2000	SF	
		APN: 12-104A- A-055 Document #:								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Block: A Subdivision: BISCAYNE POINT Abbreviated Description: Block:A Subdivision:BISCAYNE POINT								
4	.16Mi.	**6702 SAGANAW DR REX, GA 30273-2250**	06/08/2026	$240,000	$168	1428	5/3/2	1999	SF	
		APN: 12-104A- A-047 Document #:								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Lot: 28 Block: A Subdivision: BISCAYNE POINT Abbreviated Description: Lot:28 Block:A Subdivision:BISCAYNE POINT								
5	.11Mi.	**6667 SUNSET PARK REX, GA 30273-5804**	06/03/2026	$207,000	$125	1648	7/2/2.5	2003	SF	
		APN: 12-104B- H-001 Document #:								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Lot: 79 Subdivision: BROOKWOOD VILLAGE Abbreviated Description: Lot:79 Subdivision:BROOKWOOD VILLAGE								
6	.21Mi.	**6773 BISCAYNE BLVD REX, GA 30273-2246**	05/26/2026	$231,000	$153	1509	6/3/2	2000	SF	
		APN: 12-104C- B-002 Document #:								
		Document Type: Price Code: V								
		Land Use: Single Family Residential								
		Legal: Lot: 272 Block: E Subdivision: BISCAYNE POINT Abbreviated Description: Lot:272 Block:E Subdivision:BISCAYNE POINT								
7	.24Mi.	**3739 HUDSON CT REX, GA 30273-2271**	05/19/2026	$229,000	$152	1504	7/3/2	2000	SF	
		APN: 12-104C- D-007 Document #:								
		Document Type: Price Code: D								

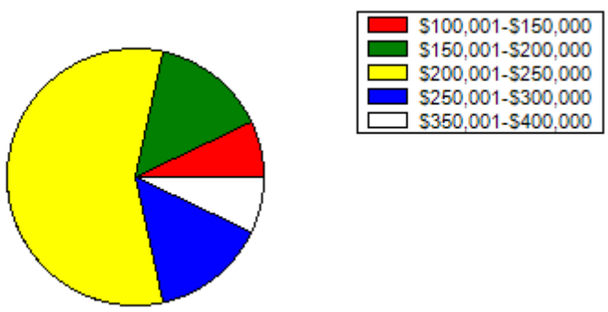
ICE SiteX Report

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	Land Use: Single Family Residential								
	Legal: Lot: 67 Block: G Subdivision: BISCAYNE POINT Abbreviated Description: Lot:67 Block:G Subdivision:BISCAYNE POINT								
8	.34Mi.	**6604 CHESEPEAKE TRL**	04/29/2026	$259,000	$189	1370	6/3/2	1998	SF
		REX, GA 30273-2224							
	APN: 12-104A- B-014 Document #:								
	Document Type: Price Code: V								
	Land Use: Single Family Residential								
	Legal: Lot: 208 Block: B Subdivision: BISCAYNE POINT Abbreviated Description: Lot:208 Block:B Subdivision:BISCAYNE POINT								
9	.33Mi.	**6608 CHESEPEAKE TRL**	04/27/2026	$295,000	$204	1441	7/3/2	1998	SF
		REX, GA 30273-2224							
	APN: 12-104A- B-013 Document #:								
	Document Type: Price Code: V								
	Land Use: Single Family Residential								
	Legal: Lot: 209 Block: B Subdivision: BISCAYNE POINT Abbreviated Description: Lot:209 Block:B Subdivision:BISCAYNE POINT								
10	.39Mi.	**3602 BRISTOL OVERLOOK**	04/23/2026	$180,000	$143	1258	6/3/2	2001	SF
		REX, GA 30273-2281							
	APN: 12-104C- C-041 Document #:								
	Document Type: Price Code: V								
	Land Use: Single Family Residential								
	Legal: Lot: 141 Block: G Subdivision: BISCAYNE POINT Abbreviated Description: Lot:141 Block:G Subdivision:BISCAYNE POINT								
11	.01Mi.	**6706 SUNSET VALLEY CIR**	04/10/2026	$157,000	$86	1808	7/3/2.5	2001	SF
		REX, GA 30273-2202							
	APN: 12-104B- B-050 Document #:								
	Document Type: Price Code: V								
	Land Use: Single Family Residential								
	Legal: Lot: 18 Block: A Subdivision: BROOKWOOD VILLAGE Abbreviated Description: Lot:18 Block:A Subdivision:BROOKWOOD VILLAGE								
12	.04Mi.	**3769 BROOKWOOD BLVD**	03/31/2026	$235,000	$137	1708	8/3/2.5	2002	SF
		REX, GA 30273-5801							
	APN: 12-104B- B-086 Document #:								
	Document Type: Price Code: V								
	Land Use: Single Family Residential								
	Legal: Lot: 62 Subdivision: BROOKWOOD VILLAGE Abbreviated Description: Lot:62 Subdivision:BROOKWOOD VILLAGE								
13	.04Mi.	**6719 SUNSET VALLEY CIR**	03/23/2026	$127,500	$78	1623	6/3/2	1973	SF
		REX, GA 30273-2201							
	APN: 12-104B- A-024 Document #:								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: 18 Block: F Subdivision: SUNSET HILLS Abbreviated Description: Lot:18 Block:F Subdivision:SUNSET HILLS								
14	.27Mi.	**7027 BISCAYNE BLVD**	02/13/2026	$250,000	$195	1282	6/3/2	2001	SF
		REX, GA 30273-2275							
	APN: 12-104C- D-009 Document #:								
	Document Type: Price Code: V								
	Land Use: Single Family Residential								
	Legal: Lot: 78 Block: G Subdivision: BISCAYNE POINT Abbreviated Description: Lot:78 Block:G Subdivision:BISCAYNE POINT								

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.

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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.	**6710 SUNSET VALLEY CIR**	**05/28/2021**	$221,200	$88,480	1,382	8/3/1.5	2001		
.01Mi.	**6706 SUNSET VALLEY CIR**	**04/10/2026**	$226,500	$90,600	1,808	7/3/2.5	2001		
.01Mi.	**6714 SUNSET VALLEY CIR**	**01/19/2017**	$202,800	$81,120	1,356	7/2/2.5	2001		
.01Mi.	**6718 SUNSET VALLEY CIR**	**02/12/2004**	$208,900	$83,560	1,396	8/3/2.5	2001		
.01Mi.	**6702 SUNSET VALLEY CIR**	**10/23/2009**	$196,800	$78,720	1,350	6/3/2	2001		
.02Mi.	**6698 SUNSET VALLEY CIR**	**01/28/2002**	$192,700	$77,080	1,348	6/3/2	2001		
.02Mi.	**6722 SUNSET VALLEY CIR**	**06/07/2001**	$213,300	$85,320	1,368	8/3/2.5	2001		
.02Mi.	**3783 BROOKWOOD BLVD**	**12/31/2002**	$217,200	$86,880	1,368	6/3/2.5	2002		
.02Mi.	**3768 RECTOR DR**	**08/31/2007**	$217,600	$87,040	1,368	7/2/2.5	2001		
.02Mi.	**3781 BROOKWOOD BLVD**	**07/02/2007**	$209,700	$83,880	1,556	8/3/2.5	2002		
.02Mi.	**6694 SUNSET VALLEY CIR**	**10/28/2003**	$217,600	$87,040	1,368	10/3/2.5	2001		
.03Mi.	**3785 BROOKWOOD BLVD**	**10/14/2016**	$203,500	$81,400	1,384	8/3/2.5	2002		
.03Mi.	**3772 RECTOR DR**	**07/13/2001**	$210,100	$84,040	1,500	8/3/2.5	2001		
.03Mi.	**3777 BROOKWOOD BLVD**	**08/12/2002**	$213,100	$85,240	1,384	8/3/2.5	2002		
.03Mi.	**6690 SUNSET VALLEY CIR**	**08/29/2001**	$206,700	$82,680	1,470	8/3/2.5	2001		
.03Mi.	**3789 BROOKWOOD BLVD**	**03/05/2012**	$203,800	$81,520	1,384	10/3/2.5	2002		

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	38.5 years old	Households:	6,265
Median Household Income:	$69,812	Households w/Family:	62%
Household Income Per Capita:	$26,948	Households w/Family Married:	40%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Clayton County School District	Students:	51,055
Number of Schools:	67	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.35Mi.	**Smith Elementary School** Number of Students: 720 Student-Teacher Ratio: 13.09	D-	Public	KG - 5
1.12Mi.	**Rex Mill Middle School** Number of Students: 904 Student-Teacher Ratio: 13.91	D+	Public	6 - 8
2.73Mi.	**Mount Zion High School** Number of Students: 1,232 Student-Teacher Ratio: 18.12 Advanced Placement: Yes	D	Public	9 - 12

Flood Report

The Subject Property of **6710 SUNSET VALLEY CIR, REX, GA 30273-2202** 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	96%	SIMILAR
MOTOR VEHICLE THEFT	92%	SIMILAR
FORCIBLE ROBBERY	92%	SIMILAR
AGGRAVATED ASSAULT	68%	NOTABLY LOWER
FORCIBLE RAPE	72%	NOTABLY LOWER
MURDER	88%	LOWER
OVERALL	65%	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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ICE SiteX Report

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