ICE SiteX Report

OrderID: 98775454

SiteX Property Information Report



Subject Property Location

6912 WINCHESTER PL, FAIRBURN, GA 30213-5548

County:	**FULTON GA**	Census Tract:	0105.20
Property Use:	Single Family Residential	Zoning:	CUP
Parcel Number:	07 180001205082	Thomas Bros Pg-Grid:	

Valuation

Value:	**$460,000**	FSD:	10	Common Confidence Score:	63
Value Range:	$414,000 - $506,000	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	55
Assd Land Value:	$33,320	Market Land Value:	$83,300	Tax Year:	
Assd Improvement:	$150,000	Market Improvment Value:	$375,000	Total Taxable Value:	
Total Assessed Value:	$183,320	Total Assessor Market Value:	$458,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 188 District: 55 Subdivision: PARK Phase No: 2

Abbreviated Description:	CREEKSIDE AT OXFORD PARK PH 2 LOT 188
City/Muni/Twp:	UNINCORPORATED SOUTH FULTON

Property Characteristics

Lot Size:	7,884 SF	Bedrooms:	5	Pool:	
Building Area:	3296 SF	Baths:	4	Fireplace:	1
Year Built:	2025	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Rock, Stone
Number of Units:	1	Garage Type:		Heating:	Central
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:	Conventional	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/22/2026	Sales Price:	$422,201
Document #:	20260168896 BK-PG 69611-222	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	12/08/2025	Loan Amount:	N/A
Document #:	69611/222 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	12/02/2025		
TD Due Date:	01/01/2055	Type Finance:	

Legal Description:

Abbreviated Description: CREEKSIDE AT OXFORD PARK PH 2 LOT 188; RESIDENTIAL VACANT LAND

Prior Transfer

Recording Date:	12/08/2025	Sales Price:	$429,990
Document #:	BK-PG 69611-220	Type of Sale:	Non Residential Transfer
Contract Date:	12/02/2025		
Document Type:	Deed		

Legal Description:

Abbreviated Description: CREEKSIDE AT OXFORD PARK PH 2 LOT 188; RESIDENTIAL VACANT LAND

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Area Sales Analysis

Total Area Sales	$4,381,820	Median # of Bedrooms	5
Median Lot Size	6,621 SF	Median # of Baths	4
Median Living Area	3,294 SF	Median Year Built	2025
Price Range - 2 Yrs	$390,990 to $475,000	Age Range	1 years to 2 years
Median Value	$435,485	Median Age	1 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**7759 HALIFAX WAY** **FAIRBURN, GA 30213-5550**	10/02/2025	$369,990	$180	2052	6/3/2	2025	6,970 SF	
		APN: 07 180001205108 Document #: 20250246611 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 190 Abbreviated Description: Abbreviated Description:CREEKSIDE AT OXFORD PARK PH 2 LOT 190; RESIDENTIAL VACANT LAND								
2	.12Mi.	**6934 CHESTER ST** **FAIRBURN, GA 30213-5551**	10/02/2025	$465,000	$131	3560	10/5/3	2025	10,934 SF	
		APN: 07 180001205132 Document #: 20250246613 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 203 Abbreviated Description: Abbreviated Description:CREEKSIDE AT OXFORD PARK PH 2 LOT 203; RESIDENTIAL VACANT LAND								
3	.17Mi.	**6949 WINCHESTER PL** **FAIRBURN, GA 30213-5548**	05/06/2026	$449,990	$136	3297	6/4/2	2025	6,011 SF	
		APN: 07 180001204903 Document #: 20260142054 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 126 Abbreviated Description: Abbreviated Description:CREEKSIDE AT OXFORD PARK PH 2 LOT 126 DOI 3/20/2025 VACANT LOT. CB 2026; RESIDENTIAL VACANT LAND								
4	.2Mi.	**6901 DURHAM LN** **FAIRBURN, GA 30213-6304**	04/03/2026	$410,000	$125	3290	10/5/4	2022	8,102 SF	
		APN: 07 180001193247 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 17 Abbreviated Description: Abbreviated Description:CREEKSIDE AT OXFORD PARK PH 1 LOT 17; RESIDENTIAL 1 FAMILY								
5	.21Mi.	**7788 RICHMOND TRL** **FAIRBURN, GA 30213-5547**	08/26/2025	$400,000	$165	2430	7/4/3	2022	6,621 SF	
		APN: 07 180001193445 Document #: 20250225759 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 57 Abbreviated Description: Abbreviated Description:CREEKSIDE AT OXFORD PARK PH 1 LOT 57 2024 P/U N/C VIA PICT RV CJ CB 2025 CHECK FOR NEW CONSTRUCTION;								
6	.31Mi.	**7516 RIVERSIDE DR** **ATLANTA, GA 30328-**	12/03/2025	$80,000			//		46,174 SF	
		APN: 07 180001193148 Document #: 20250280439 Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL VACANT LAND								
7	.42Mi.	**6890 BISHOP RD** **FAIRBURN, GA 30213-2600**	03/26/2026	$225,000	$110	2049	6/3/1	1994	50,312 SF	
		APN: 07 170001381728 Document #: 20260115453 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 1 FAMILY								
8	.47Mi.	**7085 HOBGOOD RD** **FAIRBURN, GA 30213-2689**	04/27/2026	$330,000	$202	1631	8/3/2	1970	74,967 SF	
		APN: 07 180201050452 Document #: 20260135015 Document Type: Limited Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 1 FAMILY								
9	.48Mi.	**6793 OCONEE PL** **FAIRBURN, GA 30213-5408**	11/14/2025	$491,000	$164	3001	9/5/3	2006	15,725 SF	
		APN: 07 180001192470 Document #: 20250272559 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 86 Abbreviated Description: Abbreviated Description:KA RIVERTOWN MILL PH1 LOT 86 80% IMP 1/8/07 REMOVE % COMP PKD UP HSE 2/07; RESIDENTIAL 1 FAMILY								
10	.5Mi.	**6753 DELAWARE BND** **FAIRBURN, GA 30213-2470**	04/09/2026	$305,900	$107	2852	8/4/2	2004	18,687 SF	
		APN: 07 180001190920 Document #: 20260124565 Document Type: Limited Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 106 Abbreviated Description: Abbreviated Description:KA RIVERTOWN MILL PH II LOT 106 AN IMP PU COMP AS OF 1/05; RESIDENTIAL 1 FAMILY								
11	.5Mi.	**6791 POTOMAC PL** **FAIRBURN, GA 30213-5413**	03/05/2026	$400,000	$121	3293	7/4/2	2014	15,987 SF	
		APN: 07 180001192561 Document #: 20260073728 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 1 FAMILY								
12	.61Mi.	**7686 BRAZOS TRL** **FAIRBURN, GA 30213-5403**	08/20/2025	$476,000	$108	4416	8/5/4	2015	15,202 SF	
		APN: 07 180001191936 Document #: 20250221939 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 1 FAMILY								
13	.64Mi.	**7215 CANE LEAF DR** **FAIRBURN, GA 30213-2641**	02/11/2026	$49,000			//		45,433 SF	
		APN: 07 170201380017 Document #: 20260022270 Document Type: Warranty Deed Price Code: Land Use: Residential - Vacant Land Legal: Abbreviated Description: Abbreviated Description:LG IMP BURNED 9-07 ACCORDING TO FIRE REPORT; RESIDENTIAL VACANT LAND								
14	.68Mi.	**7005 OAK LEAF DR** **FAIRBURN, GA 30213-2647**	05/28/2026	$333,900	$154	2175	6/4/2	1984	47,872 SF	
		APN: 07 170301370033 Document #: 20260153786								

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Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:AN ID; RESIDENTIAL 1 FAMILY

15	.68Mi.	**7497 SPOLETO LOOP** **FAIRBURN, GA 30213-6487**	01/12/2026	$399,000	$119	3342	8/5/3	2008	11,369 SF

APN: 07 150001183878 Document #: 20260005591
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 33 Abbreviated Description: Abbreviated Description:KA LEGACY @ CEDAR GROVE LOT 33 100% COMP; RESIDENTIAL 1 FAMILY

16	.7Mi.	**7300 RIVERSIDE DR** **ATLANTA, GA 30328-**	06/03/2026	$490,000	$166	2944	8/4/3	1976	300,564 SF

APN: 07 170001380647 Document #: 20260157663
Document Type: Limited Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:AN REM 2001 BOE OVERRIDE AN NOFBLA; RESIDENTIAL 1 FAMILY

17	.76Mi.	**405 PECAN WOOD CIR** **FAIRBURN, GA 30213-6403**	09/05/2025	$220,000	$101	2179	7/4/2	2002	9,060 SF

APN: 07 170001373659 Document #: 20250232049
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:KA HERNDON WOODS PH II AN IMP PROP P/U 4 2003 8/22/02; RESIDENTIAL 1 FAMILY

18	.77Mi.	**6980 OAK LEAF DR** **FAIRBURN, GA 30213-2646**	08/06/2026	$380,000	$138	2752	7/5/3	1980	44,213 SF

APN: 07 170301370140 Document #: 20260193223
Document Type: Limited Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 1 FAMILY

19	.77Mi.	**7354 SPOLETO LOOP** **FAIRBURN, GA 30213-6483**	07/10/2025	$365,000	$148	2468	8/4/3	2006	6,621 SF

APN: 07 150001393626 Document #: 20250198522
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 8 Abbreviated Description: Abbreviated Description:KA LEGACY @ CEDAR GROVE LOT 8 IMP COMP 12/06 07 140001180446(TIE BACK); RESIDENTIAL 1 FAMILY

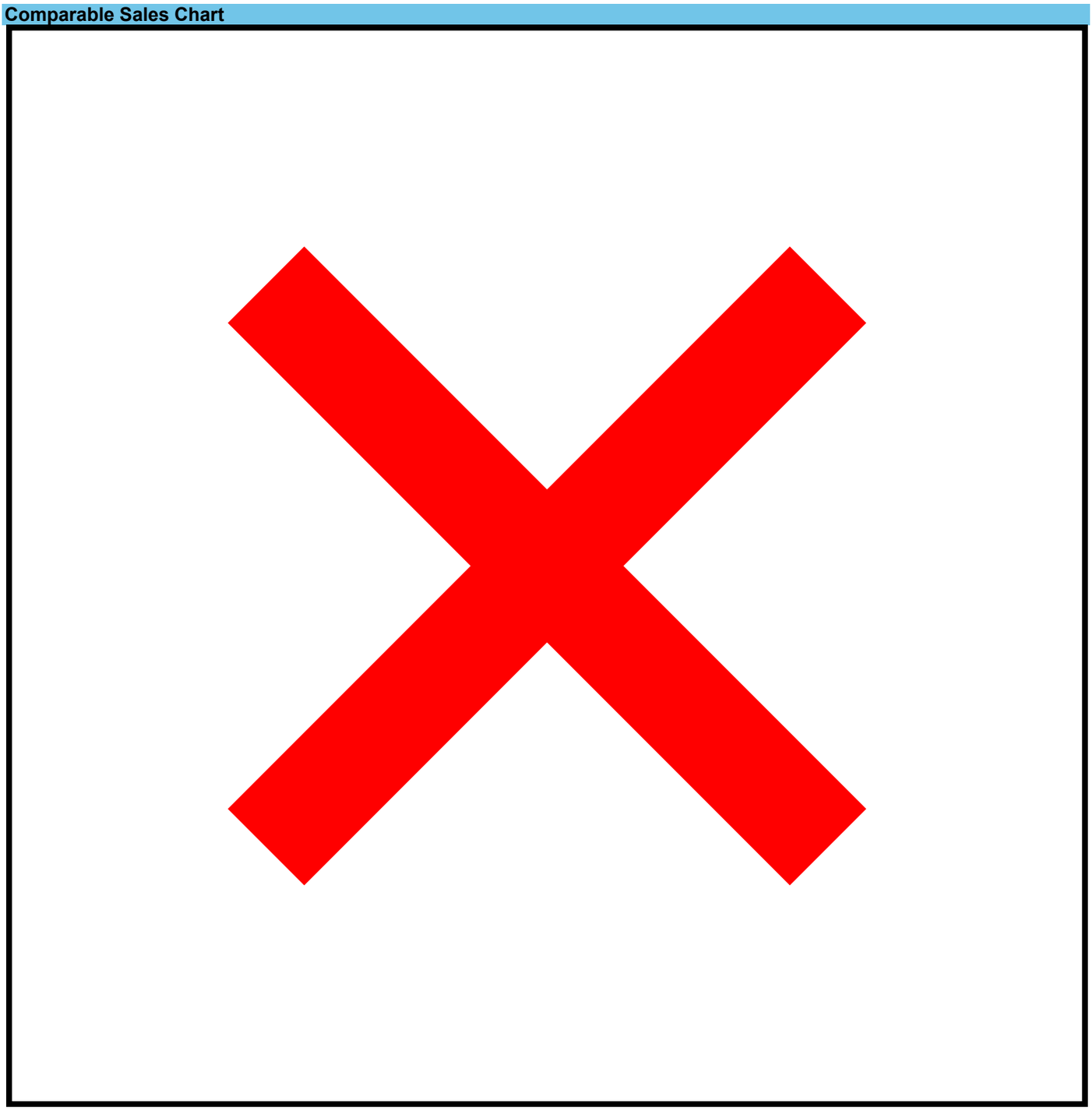
20	.9Mi.	**701 FAIR OAKS MNR** **SANDY SPRINGS, GA 30327-4365**	08/26/2025	$315,000	$110	2862	6/4/2	2003	13,983 SF

APN: 07 170001373071 Document #: 20250225795
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:KA HERNDON WOODS PH II; RESIDENTIAL 1 FAMILY

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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.

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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.	**6912 WINCHESTER PL**	**12/02/2025**	$458,300	$183,320	3,296	8/5/4	2025	7,884 SF	
.01Mi.	**6910 WINCHESTER PL**	**06/12/2025**	$400,300	$160,120	2,674	6/4/2	2025	7,275 SF	
.02Mi.	**7757 HALIFAX WAY**		$468,100	$187,240	3,408	7/5/4	2025	6,752 SF	
.02Mi.	**6918 WINCHESTER PL**	**12/17/2025**	$470,000	$188,000	3,408	7/5/4	2025	8,146 SF	
.02Mi.	**6908 WINCHESTER PL**	**06/09/2025**	$396,500	$158,600	2,412	6/4/3	2024	8,146 SF	
.03Mi.	**7759 HALIFAX WAY**	**09/29/2025**	$356,800	$142,720	2,052	6/3/2	2025	6,970 SF	
.03Mi.	**7758 SHEFFIELD TER**	**05/12/2025**	$425,200	$170,080	2,978	8/5/4	2024	6,621 SF	
.03Mi.	**6913 WINCHESTER PL**		$467,300	$186,920	3,408	7/5/4	2025	6,229 SF	
.03Mi.	**6915 WINCHESTER PL**	**05/23/2025**	$389,600	$155,840	2,555	7/4/2	2025	6,011 SF	
.03Mi.	**6921 CHESTER ST**		$401,500	$160,600	2,675	6/4/2	2025	8,146 SF	
.03Mi.	**6911 WINCHESTER PL**	**08/29/2025**	$403,700	$161,480	2,758	8/4/2	2024	6,011 SF	
.03Mi.	**7760 SHEFFIELD TER**	**06/27/2025**	$394,400	$157,760	2,412	6/4/3	2024	6,621 SF	
.03Mi.	**6920 WINCHESTER PL**	**12/15/2025**	$438,200	$175,280	3,060	7/4/4	2025	6,621 SF	
.04Mi.	**7761 HALIFAX WAY**		$430,300	$172,120	2,967	7/5/3	2025	7,710 SF	
.04Mi.	**6909 WINCHESTER PL**	**06/25/2025**	$431,400	$172,560	3,132	10/5/4	2024	6,011 SF	
.04Mi.	**6919 WINCHESTER PL**		$391,100	$156,440	2,570	6/4/2	2025	6,055 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

Flood Report

The Subject Property of **6912 WINCHESTER PL, FAIRBURN, GA 30213-5548** 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

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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