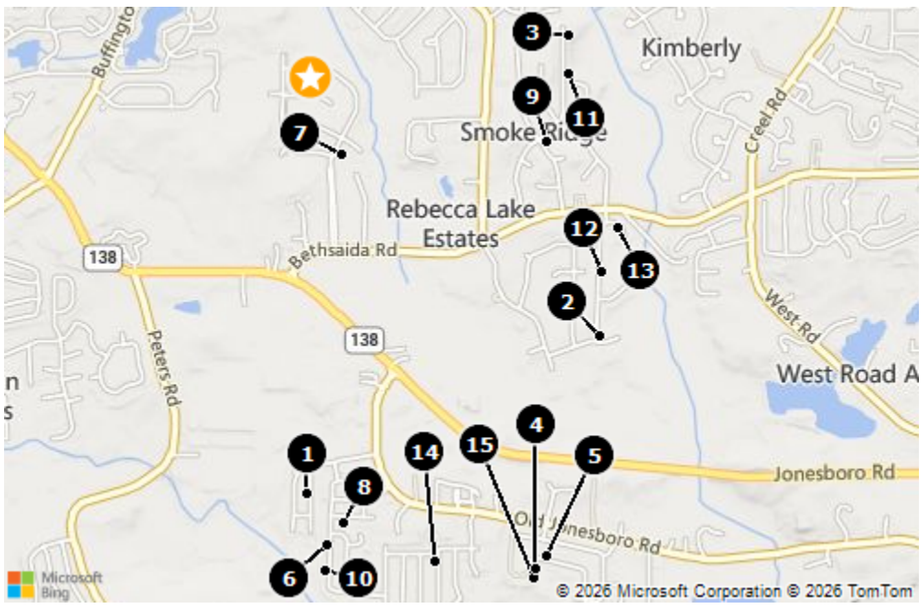
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

6950 HANIA DR, FAIRBURN, GA 30213-3179

County:	**FULTON GA**	Census Tract:	131210105.322007
Property Use:	Single Family Residential	Zoning:	R4
Parcel Number:	13 016100030559	Thomas Bros Pg-Grid:	

Valuation

Value:	**$226,000**	FSD:	10	Common Confidence Score:	58
Value Range:	$203,400 - $248,600	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	55
Assd Land Value:	$19,600	Market Land Value:	$49,000	Tax Year:	
Assd Improvement:	$60,840	Market Improvment Value:	$152,100	Total Taxable Value:	
Total Assessed Value:	$80,440	Total Assessor Market Value:	$201,100	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: C District: 55
City/Muni/Twp: UNINCORPORATED SOUTH FULTON

Property Characteristics

Lot Size:	14,201 SF	Bedrooms:	3	Pool:	
Building Area:	1850 SF	Baths:	2	Fireplace:	1
Year Built:	1982	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Wood
Number of Units:	1	Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:	Ranch	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/23/2026	Sales Price:	$84,651
Document #:	2026-0170110 BK-PG 44787-269	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/09/2026	Sales Price:	$84,651
Document #:	2026-0162034 BK-PG 44787-269	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/15/2026	Sales Price:	$84,651
Document #:	2026-0127309 BK-PG 44787-269	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/12/2026	Sales Price:	$84,651
Document #:	2026-0102977 BK-PG 44787-269	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Prior Transfer

Recording Date:	12/11/2017	Sales Price:	N/A
Document #:	2017-047326 BK-PG 58243-206	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	12/11/2017		
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/05/2012	Sales Price:	$84,651
Document #:	BK-PG 44787-269	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/01/2009	Sales Price:	N/A
Document #:	20090182206 BK-PG 44787-269	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/17/2007	Sales Price:	N/A
Document #:	2007-0115586 BK-PG 26025-115	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/06/2007	Loan Amount:	N/A
Document #:	BK-PG 44787-269	Loan Type:	Stand Alone Second
TD Due Date:	03/26/2022	Type Finance:	FIX

Legal Description:

Lot: 33 Block: C District: 13 Subdivision: HANIA FLOWERS ESTATES Land Lot: 161

Prior Transfer

Recording Date:	02/07/2007	Sales Price:	N/A
Document #:	38799 BK-PG 26025-115	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/05/1999	Loan Amount:	N/A
Document #:	BK-PG 26025-115	Loan Type:	Stand Alone Refi
TD Due Date:		Type Finance:	

Legal Description:

Lot: 33 Block: C District: 13 Subdivision: HANIA FLOWERS EST Land Lot: 161

Prior Transfer

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

Legal Description:

Block: C District: 55

City/Muni/Twp: UNINCORPORATED SOUTH FULTON

Area Sales Analysis

Total Area Sales	$4,428,972	Median # of Bedrooms	4
Median Lot Size	6,403 SF	Median # of Baths	2
Median Living Area	2,473 SF	Median Year Built	2008
Price Range - 2 Yrs	$161,000 to $395,000	Age Range	6 years to 43 years
Median Value	$268,600	Median Age	18 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.12Mi.	**7585 VOLION PKWY** **FAIRBURN, GA 30213-3230**	08/31/2026	$260,000	$125	2072	/4/2	2017	1,350 SF	
		APN: 13 0193 LL4482 Document #: 20260208979 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 1 FAMILY								
2	1.06Mi.	**7402 WALTON HL** **FAIRBURN, GA 30213-7117**	07/28/2026	$268,200	$122	2198	8/4/2	2006	9,757 SF	
		APN: 13 0191 LL0300 Document #: 20260188229 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 46 Abbreviated Description: Abbreviated Description:KA WALTON HILLS PH2 LOT #46; RESIDENTIAL 1 FAMILY								
3	.71Mi.	**6753 MERRYWOOD DR** **FAIRBURN, GA 30213-7105**	07/21/2026	$255,000	$137	1851	7/3/2	2004	11,238 SF	
		APN: 13 0162 LL0867 Document #: 20260184511 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 73 Abbreviated Description: Abbreviated Description:KA MERRYWOOD ESTATES SUB PH 1 AN IMP COMP 5/04 LOT 73 RA; RESIDENTIAL 1 FAMILY								
4	1.46Mi.	**7587 RUDDER CIR** **FAIRBURN, GA 30213-3307**	07/21/2026	$360,000	$137	2620	10/4/3	2020	5,663 SF	
		APN: 13 0194 LL2329 Document #: 20260184080 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:P/U 100% 1/2021; RESIDENTIAL 1 FAMILY								

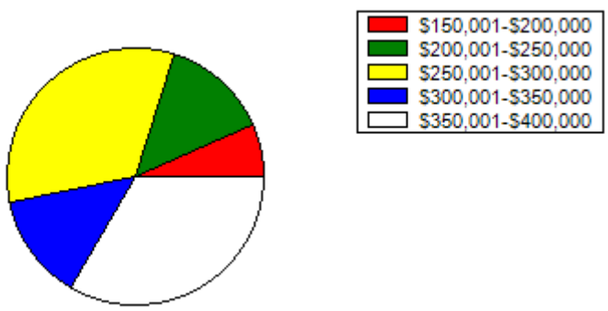
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5	1.44Mi.	**7584 RUDDER CIR** **FAIRBURN, GA 30213-3387**	07/16/2026	$365,000	$129	2812	7/3/2	2019	6,098 SF
	APN: 13 0194 LL1487 Document #: 20260182293 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:P/U N/C 100% COMPLETE 12/19; RESIDENTIAL 1 FAMILY								
6	1.26Mi.	**7621 BOWHEAD CT** **FAIRBURN, GA 30213-3278**	07/13/2026	$349,000	$140	2482	9/4/2	2014	4,792 SF
	APN: 13 0193 LL1793 Document #: 20260179849 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 1 FAMILY								
7	.23Mi.	**7085 HANIA DR** **FAIRBURN, GA 30213-3182**	06/16/2026	$233,500	$135	1722	7/3/2	1986	16,161 SF
	APN: 13 016100031292 Document #: 20260164997 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:N/C; RESIDENTIAL 1 FAMILY								
8	1.21Mi.	**3628 PICKERAL ST** **FAIRBURN, GA 30213-3285**	06/05/2026	$354,000	$143	2473	8/4/4	2014	4,792 SF
	APN: 13 0193 LL2551 Document #: 20260160559 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 137 Abbreviated Description: Abbreviated Description:LOT 137; RESIDENTIAL 1 FAMILY								
9	.66Mi.	**6949 MERRYWOOD DR** **FAIRBURN, GA 30213-3165**	06/03/2026	$218,772	$190	1150	7/3/1	1983	9,409 SF
	APN: 13 016200020294 Document #: 20260159169 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL 1 FAMILY								
10	1.33Mi.	**7649 BOWHEAD CT** **FAIRBURN, GA 30213-3278**	06/01/2026	$325,900	$96	3365	7/6/3	2008	4,792 SF
	APN: 13 0193 LL1868 Document #: 20260156206 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:100% COMP 11/08; RESIDENTIAL 1 FAMILY								
11	.7Mi.	**6823 MERRYWOOD DR** **FAIRBURN, GA 30213-7104**	05/18/2026	$260,000	$171	1520	7/3/2	2004	11,282 SF
	APN: 13 0162 LL0933 Document #: 20260147733 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 80 Abbreviated Description: Abbreviated Description:KA MERRYWOOD ESTATES SUB PH 1 AN LOT 80; RESIDENTIAL 1 FAMILY								
12	.96Mi.	**7262 WALTON HL** **FAIRBURN, GA 30213-7107**	05/06/2026	$161,000	$67	2370	8/4/2	2005	9,235 SF
	APN: 13 0162 LL1584 Document #: 20260141616 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 20 Abbreviated Description: Abbreviated Description:KA WALTON HILL PH I LOT 20 AN IMP COMP; RESIDENTIAL 1 FAMILY								
13	.96Mi.	**7072 WALTON HL** **FAIRBURN, GA 30213-7113**	05/04/2026	$268,600	$101	2638	8/4/2	2004	12,850 SF
	APN: 13 0162 LL1469 Document #: 20260139011 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Abbreviated Description: Abbreviated Description:KA WALTON HILL PH I LOT 8 AN IMP 100% COMP 12/04; RESIDENTIAL 1 FAMILY								
14	1.35Mi.	**7675 VOLION DR** **FAIRBURN, GA 30213-3270**	04/30/2026	$395,000	$114	3458	9/5/4	2018	5,097 SF
	APN: 13 0193 LL1017 Document #: 20260138109 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:PU NC; RESIDENTIAL 1 FAMILY								
15	1.48Mi.	**7567 RUDDER CIR** **FAIRBURN, GA 30213-3307**	04/06/2026	$355,000	$130	2720	10/4/3	2020	6,403 SF
	APN: 13 0194 LL2345 Document #: 20260122273 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:P/U 100% 1/2021; RESIDENTIAL 1 FAMILY								

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.	**6950 HANIA DR**		$201,100	$80,440	1,850	6/3/2	1982	14,201 SF	
.02Mi.	**6940 HANIA DR**		$198,700	$79,480	1,848	7/3/2	1981	14,201 SF	
.02Mi.	**6960 HANIA DR**	**06/20/2024**	$218,200	$87,280	1,850	6/3/2	1982	15,202 SF	
.03Mi.	**540 HUSSAMY LN**		$186,100	$74,440	1,076	7/3/2	1981	14,201 SF	
.03Mi.	**6930 HANIA DR**		$191,800	$76,720	1,943	5/3/2	1983	13,678 SF	
.03Mi.	**530 HUSSAMY LN**		$197,100	$78,840	1,307	7/3/2	1981	14,201 SF	
.04Mi.	**6970 HANIA DR**		$220,300	$88,120	2,378	6/3/2	1983	16,640 SF	
.04Mi.	**550 HUSSAMY LN**		$205,400	$82,160	1,388	7/3/2	1981	16,248 SF	
.04Mi.	**6935 HANIA DR**		$186,900	$74,760	1,080	7/4/2	1985	14,288 SF	
.04Mi.	**6945 HANIA DR**		$175,200	$70,080	1,620	5/3/2	1985	14,288 SF	
.05Mi.	**520 HUSSAMY LN**		$195,200	$78,080	2,025	6/3/2	1981	13,678 SF	
.05Mi.	**6925 HANIA DR**		$191,000	$76,400	1,080	7/4/2	1985	14,288 SF	
.05Mi.	**560 HUSSAMY LN**		$192,900	$77,160	1,076	7/3/2	1981	15,725 SF	
.05Mi.	**6980 HANIA DR**		$207,500	$83,000	2,192	7/3/2	1982	16,335 SF	
.05Mi.	**6955 HANIA DR**		$168,600	$67,440	1,370	6/3/2	1985	15,507 SF	
.05Mi.	**6945 HASSANA LN**		$198,700	$79,480	1,256	7/3/2	1983	13,939 SF	

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	35.7 years old	Households:	16,617
Median Household Income:	$82,408	Households w/Family:	67%
Household Income Per Capita:	$38,192	Households w/Family Married:	35%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	31%

School District

School District Zone:	Fulton County School District	Students:	87,019
Number of Schools:	106	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
6.94Mi.	**Bear Creek Middle School**	D+	Public	6 - 8
Number of Students: 971				
Student-Teacher Ratio: 14.45				
7.04Mi.	**Creekside High School**	D+	Public	9 - 12
Number of Students: 1,745				
Student-Teacher Ratio: 17.29				
Advanced Placement: Yes				

Flood Report

The Subject Property of **6950 HANIA DR, FAIRBURN, GA 30213-3179** 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	98%	SIMILAR
BURGLARY	85%	LOWER
MOTOR VEHICLE THEFT	73%	NOTABLY LOWER
FORCIBLE ROBBERY	95%	SIMILAR
AGGRAVATED ASSAULT	58%	NOTABLY LOWER
FORCIBLE RAPE	114%	HIGHER
MURDER	55%	NOTABLY LOWER
OVERALL	63%	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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