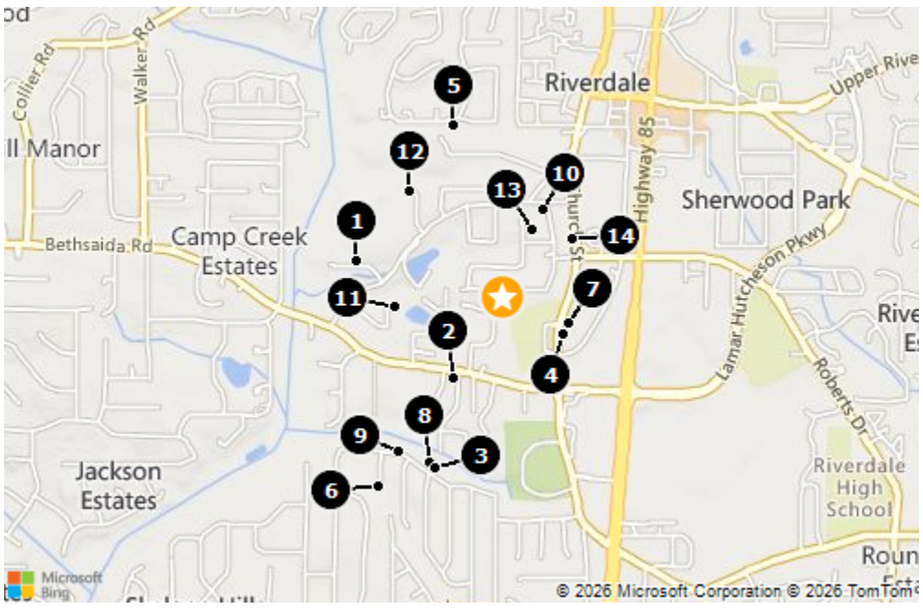
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

6974 CEDAR DR, RIVERDALE, GA 30296-2205

County:	**CLAYTON GA**	Census Tract:	130630405.122014
Property Use:	Single Family Residential	Zoning:	R
Parcel Number:	13-169B- B-016	Thomas Bros Pg-Grid:	

Valuation

Value:	**$250,000**	FSD:	25	Common Confidence Score:	28
Value Range:	$187,500 - $312,500	ICE Confidence Score:	75		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	6
Assd Land Value:	$7,200	Market Land Value:	$18,000	Tax Year:	2026
Assd Improvement:	$72,720	Market Improvment Value:	$181,800	Total Taxable Value:	$2,719
Total Assessed Value:	$79,920	Total Assessor Market Value:	$199,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 18 Subdivision: CEDAR HILLS ESTATES
City/Muni/Twp: RIVERDALE

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1424 SF	Baths:	2	Fireplace:	2
Year Built:	1980	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	None
Number of Stories:	1+A	Number of Cars:		A/C:	Yes
Style:	Ranch	Basement:		Roof Cover:	
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	09/15/2025	Loan Amount:	N/A
Document #:	BK-PG 0000014068-0000000042	Loan Type:	Unknown
TD Due Date:	01/01/2055	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	09/15/2025	Loan Amount:	N/A
Document #:	BK-PG 0000014068-0000000035	Loan Type:	Stand Alone Second
TD Due Date:	01/01/2055	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	02/10/2025	Loan Amount:	N/A
Document #:	BK-PG 0000013918-0000000190	Loan Type:	FHA
TD Due Date:	01/01/2043	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	08/06/2024	Loan Amount:	N/A
Document #:	BK-PG 0000013791-0000000057	Loan Type:	New Conventional
TD Due Date:	01/01/2043	Type Finance:	

Legal Description:

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Prior Transfer

Recording Date:	11/02/2023	Sales Price:	$255,000
Document #:	BK-PG 13603-208	Type of Sale:	Verified Sale Price
Contract Date:	10/05/2023		
Document Type:			

Legal Description:
Lot: 18 Block: A Subdivision: CEDAR HILLS ESTATES

Prior Transfer

Recording Date:	10/17/2023	Sales Price:	N/A
Document #:	BK-PG 7448-21	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/05/2023	Sales Price:	$255,000
Document #:	BK-PG 13603 -208	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 18 Subdivision: CEDAR HILLS ESTATES
City/Muni/Twp: RIVERDALE

Prior Transfer

Recording Date:	09/06/2017	Sales Price:	N/A
Document #:	BK-PG 7448-38	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/09/2004	Loan Amount:	N/A
Document #:	BK-PG 7448-38	Loan Type:	Stand Alone Second
TD Due Date:	04/02/2029	Type Finance:	

Legal Description:
Lot: 16 Block: A District: 13 Subdivision: CEDAR HILL ESTATES Legal Unit: V Land Lot: 69

Mortgage Record

Recording Date:	04/09/2004	Loan Amount:	N/A
Document #:	BK-PG 7448-21	Loan Type:	Stand Alone Second
TD Due Date:	04/02/2034	Type Finance:	

Legal Description:
Lot: 18 Block: A District: 13 Subdivision: CEDAR HILL ESTATES Legal Unit: V Land Lot: 189

Mortgage Record

Recording Date:	04/10/2002	Loan Amount:	N/A
Document #:	BK-PG 5599-182	Loan Type:	Stand Alone Refi
TD Due Date:		Type Finance:	ADJ

Legal Description:
Lot: 18 Block: A District: 13 Subdivision: CEDAR HILL ESTS Legal Unit: V Land Lot: 169

Area Sales Analysis

Total Area Sales	$2,988,314	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,521 SF	Median Year Built	1981
Price Range - 2 Yrs	$121,000 to $274,000	Age Range	20 years to 64 years
Median Value	$213,000	Median Age	45 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.4Mi.	**6934 COTTONWOOD TRL RIVERDALE, GA 30296-2229**	10/01/2026	$239,000	$114	2086	6/3/2.5	1979	SF	
		APN: 13-169A- D-006 Document #:								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Lot: 6 Block: C Subdivision: EVANS PARK Abbreviated Description: Lot:6 Block:C Subdivision:EVANS PARK								
2	.25Mi.	**1367 AMARYLLIS WAY RIVERDALE, GA 30296-2271**	09/29/2026	$198,000	$84	2334	8/4/2.5	2004	SF	
		APN: 13-169D- A-080 Document #:								
		Document Type: Price Code: V								
		Land Use: Single Family Residential								
		Legal: Lot: 1 Subdivision: FLOWERS CROSSING Abbreviated Description: Lot:1 Subdivision:FLOWERS CROSSING								
3	.5Mi.	**1009 SALISBURY TRL RIVERDALE, GA 30296-3302**	09/22/2026	$159,900	$105	1522	6/3/2	1984	SF	
		APN: 13-184B- G-022 Document #:								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Lot: 30 Block: H Subdivision: STONERIDGE WEST Abbreviated Description: Lot:30 Block:H Subdivision:STONERIDGE WEST								
4	.2Mi.	**7012 CHURCH ST RIVERDALE, GA 30274-2305**	09/10/2026	$218,000	$164	1326	6/4/2	1965	17,860 SF	
		APN: 13-170A- B-009 Document #:								
		Document Type: Price Code: V								
		Land Use: Single Family Residential								
		Legal:								
5	.48Mi.	**6735 RIVER GLEN DR RIVERDALE, GA 30296-2797**	08/25/2026	$274,000	$205	1332	6/3/2	1988	SF	
		APN: 13-152B- C-006 Document #:								
		Document Type: Price Code: V								
		Land Use: Single Family Residential								
		Legal: Lot: 40 Block: A Subdivision: RIVER GLEN Abbreviated Description: Lot:40 Block:A Subdivision:RIVER GLEN								

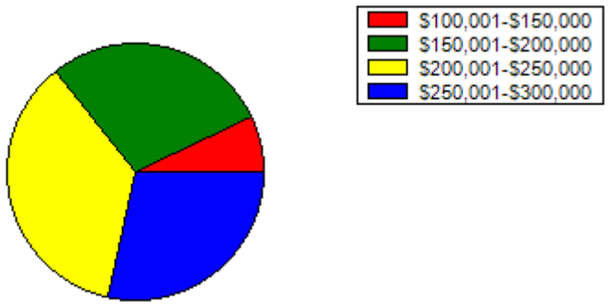
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6	.61Mi.	**7237 ANGIE CT** **RIVERDALE, GA 30296-3308**	08/25/2026	$208,000	$148	1398	7//2	1984	SF
	APN: 13-184A- G-005 Document #:								
	Document Type: Price Code: V								
	Land Use: Single Family Residential								
	Legal: Lot: 69 Block: C Subdivision: STONERIDGE WEST Abbreviated Description: Lot:69 Block:C Subdivision:STONERIDGE WEST								
7	.2Mi.	**6992 CHURCH ST** **RIVERDALE, GA 30274-2303**	06/17/2026	$200,000	$135	1477	7/4/1.5	1962	16,988 SF
	APN: 13-170A- B-007 Document #:								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal:								
8	.49Mi.	**1015 SALISBURY TRL** **RIVERDALE, GA 30296-3302**	06/10/2026	$153,000	$106	1440	6/3/2	1984	SF
	APN: 13-184B- G-023 Document #:								
	Document Type: Price Code: V								
	Land Use: Single Family Residential								
	Legal: Lot: 31 Block: H Subdivision: STONERIDGE WEST Abbreviated Description: Lot:31 Block:H Subdivision:STONERIDGE WEST								
9	.49Mi.	**1063 SALISBURY TRL** **RIVERDALE, GA 30296-3302**	06/03/2026	$224,064	$176	1272	6/3/2	1984	SF
	APN: 13-169D- A-017 Document #:								
	Document Type: Price Code: V								
	Land Use: Single Family Residential								
	Legal: Lot: 37 Block: H Subdivision: STONERIDGE Abbreviated Description: Lot:37 Block:H Subdivision:STONERIDGE								
10	.26Mi.	**6831 CEDAR DR** **RIVERDALE, GA 30296-2202**	05/05/2026	$121,000	$60	2008	6/3/2	1977	SF
	APN: 13-151C- E-001 Document #:								
	Document Type: Price Code: V								
	Land Use: Single Family Residential								
	Legal: Lot: 001 Block: C Subdivision: CEDAR HILLS ESTATES Abbreviated Description: Lot:001 Block:C Subdivision:CEDAR HILLS ESTATES								
11	.28Mi.	**1044 BASSWOOD CT** **RIVERDALE, GA 30296-2222**	03/10/2026	$255,000	$108	2360	6/3/2.5	1978	SF
	APN: 13-169A- C-023 Document #:								
	Document Type: Price Code: V								
	Land Use: Single Family Residential								
	Legal: Lot: 22 Block: A Subdivision: EVANS PARK Abbreviated Description: Lot:22 Block:A Subdivision:EVANS PARK								
12	.38Mi.	**6799 RIDGEWOOD LN** **RIVERDALE, GA 30296-2269**	01/02/2026	$274,000	$121	2246	8/4/3	2006	SF
	APN: 13-152D- B-032 Document #:								
	Document Type: Price Code: V								
	Land Use: Single Family Residential								
	Legal: Lot: 11 Subdivision: RIDGEWOOD Abbreviated Description: Lot:11 Subdivision:RIDGEWOOD								
13	.19Mi.	**6868 CEDAR HILL CT** **RIVERDALE, GA 30296-2208**	12/31/2025	$257,500	$169	1520	6/3/2	1979	SF
	APN: 13-151C- E-007 Document #:								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: 7 Block: C Subdivision: CEDAR HILLS ESTATES Abbreviated Description: Lot:7 Block:C Subdivision:CEDAR HILLS ESTATES								
14	.24Mi.	**6873 CHURCH ST** **RIVERDALE, GA 30274-2307**	11/17/2025	$206,850	$116	1772	7/3/1.5	1964	15,246 SF
	APN: 13-151C- A-003 Document #:								
	Document Type: Price Code: V								
	Land Use: Single Family Residential								
	Legal:								

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.	**6974 CEDAR DR**	**10/05/2023**	$199,800	$79,920	1,424	6/3/2	1980		
.02Mi.	**6978 CEDAR DR**	**12/28/2021**	$212,600	$85,040	1,196	6/3/2	1980		
.02Mi.	**6970 CEDAR DR**	**09/08/2000**	$210,600	$84,240	1,196	6/3/2	1980		
.03Mi.	**6974 CHIMNEY RIDGE DR**	**10/01/1992**	$341,900	$136,760	3,182	7/3/2	1992		
.04Mi.	**6973 CEDAR DR**	**05/28/2013**	$210,000	$84,000	1,536	6/3/2	1980		
.04Mi.	**6966 CEDAR DR**	**02/24/2021**	$280,700	$112,280	1,526	5/3/2	1980		
.04Mi.	**6982 CEDAR DR**	**10/29/2021**	$194,700	$77,880	1,406	6/3/2	1980		
.04Mi.	**6977 CEDAR DR**	**06/29/2016**	$272,300	$108,920	1,464	6/3/2	2016		
.05Mi.	**6967 CEDAR DR**	**05/20/2024**	$213,300	$85,320	1,534	6/3/2	1980		
.05Mi.	**6981 CEDAR DR**	**04/28/2022**	$231,000	$92,400	2,108	7/3/2.5	1980		
.05Mi.	**6975 CHIMNEY RIDGE DR**	**01/23/2024**	$255,700	$102,280	1,955	7/4/2.5	1992		
.05Mi.	**6986 CHIMNEY RIDGE DR**	**08/10/2024**	$275,100	$110,040	1,931	8/3/2	1992		
.06Mi.	**6962 CEDAR DR**	**03/03/2007**	$200,700	$80,280	1,422	5/3/2	1980		
.06Mi.	**6986 CEDAR DR**	**11/19/1998**	$208,700	$83,480	1,540	6/3/2	1980		
.06Mi.	**6928 CEDAR HILL CT**	**11/15/2022**	$212,200	$84,880	1,368	6/3/2	1979		
.06Mi.	**6934 CEDAR HILL CT**	**05/21/2004**	$204,600	$81,840	1,621	6/3/2	1977		

Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	36.8 years old	Households:	9,452
Median Household Income:	$68,289	Households w/Family:	62%
Household Income Per Capita:	$29,248	Households w/Family Married:	32%
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
0.73Mi.	**Riverdale Middle School** Number of Students: 560 Student-Teacher Ratio: 13.33	D-	Public	6 - 8
0.15Mi.	**Church Street Elementary School** Number of Students: 706 Student-Teacher Ratio: 16.81	F	Public	PK - 5
1.14Mi.	**Riverdale High School** Number of Students: 1,359 Student-Teacher Ratio: 19.41 Advanced Placement: Yes	D+	Public	9 - 12

Flood Report

The Subject Property of **6974 CEDAR DR, RIVERDALE, GA 30296-2205** 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	115%	HIGHER
BURGLARY	88%	LOWER
MOTOR VEHICLE THEFT	91%	LOWER
FORCIBLE ROBBERY	105%	SIMILAR
AGGRAVATED ASSAULT	86%	LOWER
FORCIBLE RAPE	98%	SIMILAR
MURDER	83%	LOWER
OVERALL	84%	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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