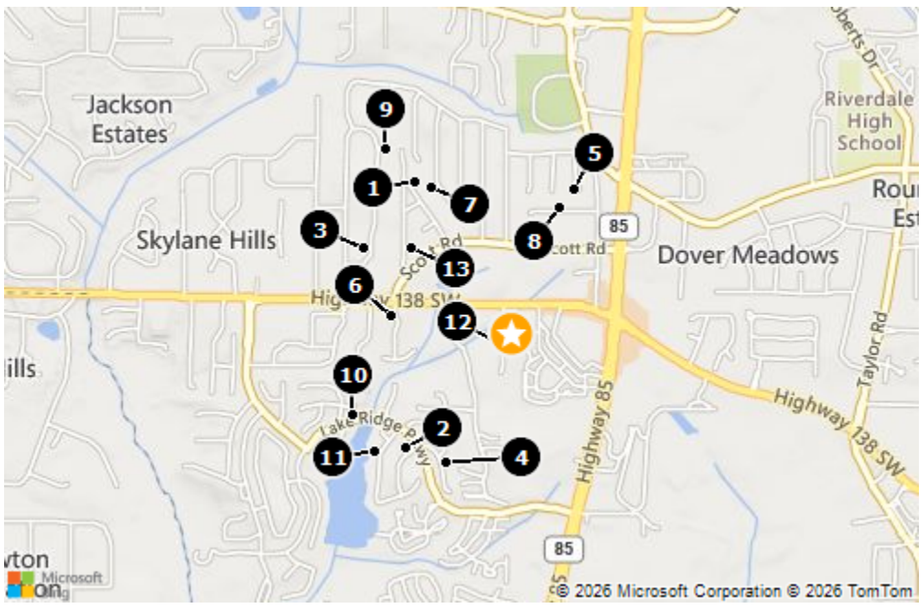
ICE SiteX Report

OrderID: 97554967

SiteX Property Information Report



Subject Property Location

7540 HOWELL LN, RIVERDALE, GA 30296-1530

County:	**CLAYTON GA**	Census Tract:	130630405.272002
Property Use:	Single Family Residential	Zoning:	RS180
Parcel Number:	13-201B- A-004	Thomas Bros Pg-Grid:	

Valuation

Value:	**$206,000**	FSD:	18	Common Confidence Score:	37
Value Range:	$168,920 - $243,080	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	8
Assd Land Value:	$7,200	Market Land Value:	$18,000	Tax Year:	2025
Assd Improvement:	$57,840	Market Improvment Value:	$144,600	Total Taxable Value:	$1,029
Total Assessed Value:	$65,040	Total Assessor Market Value:	$162,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 4 Subdivision: HOWELL ESTATES
City/Muni/Twp: UNINCORPORATED CNTY W/FIRE

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1323 SF	Baths:	2	Fireplace:	1
Year Built:	1970	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick
Number of Units:		Garage Type:	Garage	Heating:	None
Number of Stories:	1+AB	Number of Cars:		A/C:	Yes
Style:	Ranch	Basement:	Partial	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/25/2023	Sales Price:	$122,735
Document #:	BK-PG 11739-54	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/17/2022	Sales Price:	N/A
Document #:	2022-001620 BK-PG 12847-851	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	02/17/2022		
Document Type:			
Legal Description:			

Lot: 4 Block: A Subdivision: HOWELL ESTATES
Abbreviated Description: RESIDENTIAL

Mortgage Record

Recording Date:	12/11/2019	Loan Amount:	N/A
Document #:	BK-PG 0000011739-0000000054	Loan Type:	FHA
TD Due Date:	01/01/2050	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	12/09/2019	Sales Price:	$125,000
Document #:	2019-010702 BK-PG 11739-51	Type of Sale:	Full Amount on Deed

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Contract Date: 12/09/2019
Document Type:
Legal Description:
Lot: 4 Block: A Subdivision: HOWELL ESTATES
Abbreviated Description: RESIDENTIAL

Prior Transfer

Recording Date: 12/09/2019
Document #: BK-PG 11739 -51
Document Type:
Legal Description:
Lot: 4 Subdivision: HOWELL ESTATES
City/Muni/Twp: UNINCORPORATED CNTY W/FIRE

Sales Price: $125,000
Type of Sale: Per Assessor Transaction History

Prior Transfer

Recording Date: 01/12/2015
Document #: BK-PG 9791-253
Document Type:
Legal Description:

Sales Price: $60,877
Type of Sale: Full-Computed from Transfer Tax

Prior Transfer

Recording Date: 12/16/2014
Document #: 2014-009822 BK-PG 10633-546
Contract Date: 12/16/2014
Document Type:
Legal Description:
Lot: 4 Block: A Subdivision: HOWELL ESTATES

Sales Price: N/A
Type of Sale: Price as "0", "None", "No Consideration"

Prior Transfer

Recording Date: 04/15/2010
Document #: BK-PG 4071-92
Document Type:
Legal Description:

Sales Price: $50,000
Type of Sale: Full-Computed from Transfer Tax

Prior Transfer

Recording Date: 03/30/2010
Document #: BK-PG 9791-252
Contract Date: 03/25/2010
Document Type:
Legal Description:
Lot: 4 Block: A District: 13 Subdivision: HOWELL ESTATES Land Lot: 201

Sales Price: $62,000
Type of Sale: Full-Computed from Transfer Tax

Prior Transfer

Recording Date: 03/30/2010
Document #: BK-PG 9791-250
Contract Date: 03/25/2010
Document Type:
Legal Description:
Lot: 4 Block: A District: 13 Subdivision: HOWELL ESTATES Land Lot: 201

Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax

Mortgage Record

Recording Date: 09/15/1999
Document #: BK-PG 4071-92
TD Due Date:
Legal Description:
Lot: 4 Block: A District: 13 Subdivision: HOWELL ESTS Land Lot: 201

Loan Amount: N/A
Loan Type: Credit Line (Revolving)
Type Finance:

Area Sales Analysis

Total Area Sales	$3,105,799	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,558 SF	Median Year Built	1985
Price Range - 2 Yrs	$156,000 to $314,000	Age Range	19 years to 59 years
Median Value	$249,900	Median Age	41 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.49Mi.	**7340 CHALK WAY** **RIVERDALE, GA 30296-1519**	03/18/2026	$270,000	$220	1227	5/3/2	1977	SF	
		APN: 13-184B- B-012 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 61 Block: C Subdivision: STONERIDGE Abbreviated Description: Lot:61 Block:C Subdivision:STONERIDGE								
2	.42Mi.	**955 LOCH FOREST WAY** **RIVERDALE, GA 30296-3372**	03/03/2026	$299,900	$178	1678	8/4/3	1999	SF	
		APN: 13-201C- D-027 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 27 Block: B Subdivision: THE WOODS AT LAKE RIDGE Abbreviated Description: Lot:27 Block:B Subdivision:THE WOODS AT LAKE RIDGE								
3	.46Mi.	**7417 FERNWOOD DR** **RIVERDALE, GA 30296-1592**	02/20/2026	$262,000	$213	1226	6/3/2	1983	SF	Yes
		APN: 13-184C- E-012 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 40 Block: C Subdivision: DEERFIELD ESTATES Abbreviated Description: Lot:40 Block:C Subdivision:DEERFIELD ESTATES								
4	.38Mi.	**7740 BRIAR FOREST LN** **RIVERDALE, GA 30296-3395**	01/15/2026	$163,000	$100	1617	6/3/2	1996	SF	
		APN: 13-201D- A-035 Document #: Document Type: Price Code: V								

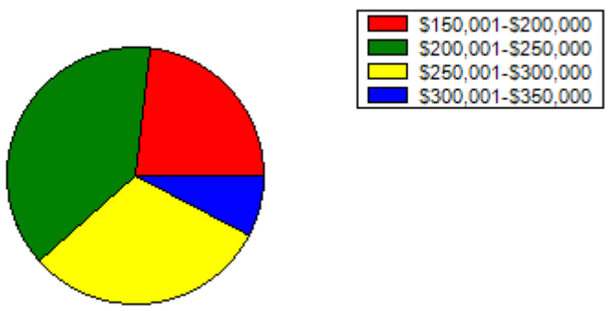
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	Land Use: Single Family Residential Legal: Lot: 18 Subdivision: BRIAR WOOD VILLAGES AT LA Abbreviated Description: Lot:18 Subdivision:BRIAR WOOD VILLAGES AT LA								
5	.41Mi.	**7349 EXETER CT** **RIVERDALE, GA 30296-1586**	01/13/2026	$228,999	$145	1576	6/3/2	1983	SF
	APN: 13-183A- E-037 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 49 Block: G Subdivision: STONERIDGE EAST Abbreviated Description: Lot:49 Block:G Subdivision:STONERIDGE EAST								
6	.33Mi.	**7513 SUGARCREEK DR** **RIVERDALE, GA 30296-3374**	12/23/2025	$300,000	$192	1558	6/3/2	2002	SF
	APN: 13-201A- A-039 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Subdivision: SUGARCREEK VILLAGE Abbreviated Description: Lot:3 Subdivision:SUGARCREEK VILLAGE								
7	.45Mi.	**7339 INDIAN HILL TRL** **RIVERDALE, GA 30296-1533**	12/18/2025	$156,000	$132	1176	5/3/1.5	1973	SF
	APN: 13-184B- B-005 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 34 Block: C Subdivision: STONERIDGE Abbreviated Description: Lot:34 Block:C Subdivision:STONERIDGE								
8	.37Mi.	**838 CORMAC DR** **RIVERDALE, GA 30296-7195**	12/15/2025	$314,000	$126	2484	8/4/2.5	2007	SF
	APN: 13-183C- B-034 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Subdivision: MCELROY ESTATES Abbreviated Description: Lot:19 Subdivision:MCELROY ESTATES								
9	.61Mi.	**7280 FERNWOOD DR** **RIVERDALE, GA 30296-1595**	11/06/2025	$165,000	$159	1032	5/3/2	1985	SF
	APN: 13-184A- E-009 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 27 Block: D Subdivision: DEERFIELD ESTATES Abbreviated Description: Lot:27 Block:D Subdivision:DEERFIELD ESTATES								
10	.48Mi.	**1124 E BRIAR GATE CT** **RIVERDALE, GA 30296-3379**	11/04/2025	$249,900	$182	1368	6/3/2	1995	SF
	APN: 13-201C- E-003 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 74 Subdivision: BRIAR RIDGE Abbreviated Description: Lot:74 Subdivision:BRIAR RIDGE								
11	.49Mi.	**7737 BAR HARBOR DR** **RIVERDALE, GA 30296-3359**	10/30/2025	$218,000	$73	2952	9/4/2.5	1993	SF
	APN: 13-201C- B-035 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: A Subdivision: THE WOODS AT LAKE RIDGE Abbreviated Description: Lot:8 Block:A Subdivision:THE WOODS AT LAKE RIDGE								
12	.05Mi.	**7555 HOWELL LN** **RIVERDALE, GA 30296-1529**	10/24/2025	$229,000	$113	2026	7/4/3	1967	SF
	APN: 13-201B- A-017 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 6 Block: B Subdivision: HOWELL ESTATES Abbreviated Description: Lot:6 Block:B Subdivision:HOWELL ESTATES								
13	.35Mi.	**7430 DEXTER DR** **RIVERDALE, GA 30296-1525**	10/16/2025	$250,000	$212	1176	5/3/1.5	1977	SF
	APN: 13-184D- E-022 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: A Subdivision: STONERIDGE Abbreviated Description: Lot:3 Block:A Subdivision:STONERIDGE								

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.	**7540 HOWELL LN**	**12/09/2019**	$162,600	$65,040	1,323	6/3/2	1970		
.02Mi.	**7550 HOWELL LN**	**05/21/2019**	$153,900	$61,560	1,323	5/3/2	1970		
.02Mi.	**7530 HOWELL LN**	**01/01/1988**	$163,800	$65,520	2,780	8/4/2.5	1972		
.04Mi.	**7560 HOWELL LN**	**10/24/2019**	$160,000	$64,000	1,350	5/3/2	1970		
.04Mi.	**7545 HOWELL LN**	**12/22/2009**	$130,900	$52,360	1,590	6/3/2	1967		
.05Mi.	**7555 HOWELL LN**	**03/18/2021**	$166,000	$66,400	2,026	7/4/3	1967		
.06Mi.	**7570 HOWELL LN**	**04/19/2012**	$115,100	$46,040	1,630	6/4/2	1969		
.06Mi.	**7567 HOWELL LN**	**12/30/2019**	$102,600	$41,040	1,326	5/3/1.5	1967		
.07Mi.	**7575 HOWELL LN**	**12/08/2015**	$117,900	$47,160	1,624	6/3/1.5	1970		
.08Mi.	**7580 HOWELL LN**	**06/01/2010**	$121,800	$48,720	1,338	5/3/2	1968		
.09Mi.	**7585 HOWELL LN**	**04/19/2013**	$108,600	$43,440	1,296	6/3/2	1969		
.09Mi.	**7590 HOWELL LN**	**09/18/2020**	$108,900	$43,560	1,323	5/3/2	1970		
.1Mi.	**7576 LYLE DR**	**03/30/2011**	$236,000	$94,400	1,544	5/3/1	1940	2 SF	
.12Mi.	**7598 HOWELL LN**	**04/28/2023**	$171,400	$68,560	1,634	5/3/2	1969		
.12Mi.	**7616 HOWELL LN**	**04/09/2025**	$123,000	$49,200	1,468	5/3/2	1988		
.12Mi.	**7588 LYLE DR**	**06/09/2021**	$192,100	$76,840	1,780	7/3/3	1994	1 SF	

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:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.05Mi.	**Kendrick Middle School** Number of Students: 619 Student-Teacher Ratio: 13.17	C	Public	6 - 8
1.16Mi.	**Riverdale High School** Number of Students: 1,359 Student-Teacher Ratio: 19.41 Advanced Placement: Yes	C	Public	9 - 12
0.98Mi.	**Lake Ridge Elementary School** Number of Students: 498 Student-Teacher Ratio: 12.15	C-	Public	PK - 5

Flood Report

The Subject Property of **7540 HOWELL LN, RIVERDALE, GA 30296-1530** 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

9/24/2024 - Hurricane Helene 1/22/2026 - Severe Winter Storm

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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