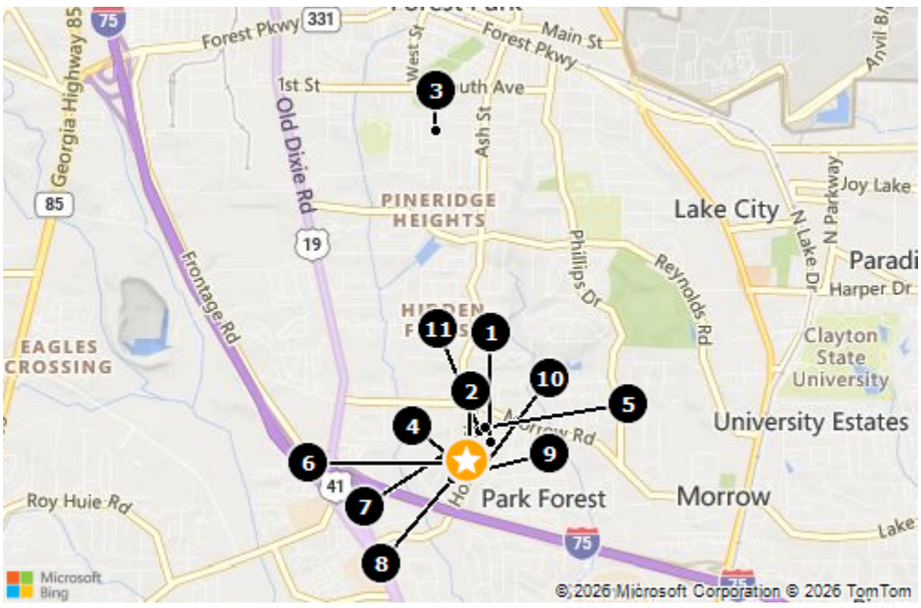
ICE SiteX Report

OrderID: 97841760

SiteX Property Information Report



Subject Property Location

764 CARIBBEAN DR, FOREST PARK, GA 30297-4253

County:	**CLAYTON GA**	Census Tract:	130630404.141003
Property Use:	Single Family Residential	Zoning:	RS110
Parcel Number:	13-114B- A-001	Thomas Bros Pg-Grid:	

Valuation

Value:	**$298,000**	FSD:	13	Common Confidence Score:	58
Value Range:	$259,260 - $336,740	ICE Confidence Score:	87		

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:	$121,280	Market Improvment Value:	$303,200	Total Taxable Value:	$4,921
Total Assessed Value:	$128,480	Total Assessor Market Value:	$321,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 19 Subdivision: HOLIDAY HILLS
City/Muni/Twp: UNINCORPORATED CNTY W/FIRE

Property Characteristics

Lot Size:		Bedrooms:	4	Pool:	
Building Area:	2103 SF	Baths:	2.5	Fireplace:	1
Year Built:	1957	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Brick
Number of Units:		Garage Type:	Garage	Heating:	None
Number of Stories:	1+AB	Number of Cars:	2	A/C:	Yes
Style:	Ranch	Basement:	Partial	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/27/2026	Sales Price:	$324,022
Document #:	BK-PG 13698-113	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/21/2026	Sales Price:	$324,022
Document #:	BK-PG 13698-113	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/25/2024	Sales Price:	$330,000
Document #:	BK-PG 13698-111	Type of Sale:	Verified Sale Price
Contract Date:	03/19/2024		
Document Type:			
Legal Description:			

Lot: 19 Block: C Subdivision: HOLIDAY HILLS

Prior Transfer

Recording Date:	03/19/2024	Sales Price:	$330,000
Document #:	BK-PG 13698 -111	Type of Sale:	Per Assessor Transaction History
Document Type:			

ICE SiteX Report

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Legal Description:
Lot: 19 Subdivision: HOLIDAY HILLS
City/Muni/Twp: UNINCORPORATED CNTY W/FIRE

Prior Transfer

Recording Date:	07/01/2019	Sales Price:	$85,725
Document #:	BK-PG 10580-488	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/30/2019	Sales Price:	$80,000
Document #:	2019-003222 BK-PG 11518-276	Type of Sale:	Full Amount on Deed
Contract Date:	04/30/2019		
Document Type:			

Legal Description:
Lot: 19 Block: C Subdivision: HOLIDAY HILLS
Abbreviated Description: RESIDENTIAL

Mortgage Record

Recording Date:	08/28/2014	Loan Amount:	N/A
Document #:	BK-PG 10580-488	Loan Type:	New Conventional
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	01/12/2012	Sales Price:	N/A
Document #:	2012-000051 BK-PG 10057-604	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/29/2011		
Document Type:			

Legal Description:
Lot: 19 Block: C Subdivision: HOLIDAY HILLS

Prior Transfer

Recording Date:	10/21/2008	Sales Price:	$93,000
Document #:	BK-PG 9541-119	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/30/2007		
Document Type:			

Legal Description:
Lot: 19 Block: C District: 13 Subdivision: HOLIDAY HILLS SEC 01 Land Lot: 114

Prior Transfer

Recording Date:	02/16/2007	Sales Price:	$93,000
Document #:	BK-PG 9013-452	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/30/2007		
Document Type:			

Legal Description:
Lot: 19 Block: C District: 13 Subdivision: HOLIDAY HILLS Land Lot: 114

Prior Transfer

Recording Date:	01/04/2007	Sales Price:	$91,800
Document #:	BK-PG 8954-319	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/07/2006		
Document Type:			

Legal Description:
Lot: 19 Block: C District: 13 Subdivision: HOLIDAY HILLS Land Lot: 114

Prior Transfer

Recording Date:	06/10/2004	Sales Price:	N/A
Document #:	BK-PG 7627-34	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/07/2004		
Document Type:			

Legal Description:
Lot: 19 Block: C District: 13 Subdivision: HOLIDAY HILLS Land Lot: 114

Mortgage Record

Recording Date:	03/24/2003	Loan Amount:	N/A
Document #:	BK-PG 6372-77	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	ADJ

Legal Description:
Lot: 19 Block: C District: 13 Subdivision: HOLIDAY HILLS SEC 01 Land Lot: 114

Mortgage Record

Recording Date:	01/27/2000	Loan Amount:	N/A
Document #:	BK-PG 4244-222	Loan Type:	Stand Alone Refi
TD Due Date:		Type Finance:	

Legal Description:
Lot: 19 Block: C District: 13 Subdivision: HOLIDAY HILLS Land Lot: 114

Area Sales Analysis

Total Area Sales	$2,603,000	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,176 SF	Median Year Built	1962
Price Range - 2 Yrs	$49,000 to $580,000	Age Range	2 years to 64 years
Median Value	$210,000	Median Age	64 years

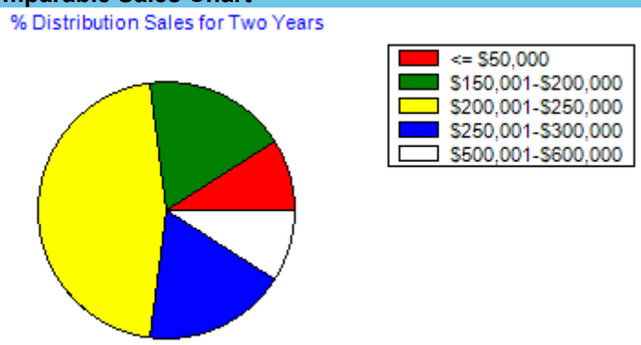
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Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**6107 WINVIEW DR** **FOREST PARK, GA 30297-4233**	05/22/2026	$220,000	$120	1823	6/3/2	1967	SF	
		APN: 13-114B- B-018 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Block: A Subdivision: WOODVIEW ESTATES Abbreviated Description: Lot:14 Block:A Subdivision:WOODVIEW ESTATES								
2	.04Mi.	**6179 HOLIDAY BLVD** **FOREST PARK, GA 30297-4210**	04/20/2026	$236,000	$222	1060	6/3/2	1962	SF	
		APN: 13-114C- E-014 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 1 Block: D Subdivision: HOLIDAY HILLS Abbreviated Description: Lot:1 Block:D Subdivision:HOLIDAY HILLS								
3	.16Mi.	**6099 WINVIEW DR** **FOREST PARK, GA 30297-4233**	03/03/2026	$201,000	$179	1118	8/4/2	1967	SF	
		APN: 13-114B- B-019 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 13 Block: A Subdivision: WOODVIEW ESTATES Abbreviated Description: Lot:13 Block:A Subdivision:WOODVIEW ESTATES								
4	.08Mi.	**6199 HOLIDAY BLVD** **FOREST PARK, GA 30297-4210**	02/27/2026	$168,000	$142	1175	6/3/1	1962	SF	
		APN: 13-114C- E-012 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 3 Block: D Subdivision: HOLIDAY HILLS Abbreviated Description: Lot:3 Block:D Subdivision:HOLIDAY HILLS								
5	.2Mi.	**6061 WINVIEW DR** **FOREST PARK, GA 30297-4231**	02/20/2026	$210,000	$152	1378	7/3/1.5	1967	SF	
		APN: 13-114B- B-025 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 7 Block: A Subdivision: WOODVIEW ESTATES Abbreviated Description: Lot:7 Block:A Subdivision:WOODVIEW ESTATES								
6	.09Mi.	**717 CARIBBEAN DR** **FOREST PARK, GA 30297-4243**	01/12/2026	$580,000	$133	4359	12/5/5.5	2024	SF	
		APN: 13-114C- D-018 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 29 Block: E Subdivision: HOLIDAY HILLS Abbreviated Description: Lot:29 Block:E Subdivision:HOLIDAY HILLS								
7	.09Mi.	**6118 BISCAYNE DR** **FOREST PARK, GA 30297-4204**	11/13/2025	$49,000	$54	900	5/3/1	1962	SF	
		APN: 13-114A- A-070 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 25 Block: C Subdivision: HOLIDAY HILLS Abbreviated Description: Lot:25 Block:C Subdivision:HOLIDAY HILLS								
8	.14Mi.	**6233 BERMUDA ST** **FOREST PARK, GA 30297-4266**	10/24/2025	$190,000	$113	1676	8/4/2.5	1962	SF	
		APN: 13-114C- D-008 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 8 Block: F Subdivision: HOLIDAY HILLS Abbreviated Description: Lot:8 Block:F Subdivision:HOLIDAY HILLS								
9	.09Mi.	**6192 HOLIDAY BLVD** **FOREST PARK, GA 30297-4211**	10/17/2025	$210,000	$189	1109	7/3/2	1962	SF	
		APN: 13-114D- C-021 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 3 Subdivision: HOLIDAY HILLS Abbreviated Description: Lot:3 Subdivision:HOLIDAY HILLS								
10	.09Mi.	**809 VINTONWOODS DR** **FOREST PARK, GA 30297-3341**	09/19/2025	$285,000	$242	1176	6/3/2	1977	SF	
		APN: 13-114D- C-018 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: F Subdivision: VINTON WOODS Abbreviated Description: Lot:1 Block:F Subdivision:VINTON WOODS								
11	.17Mi.	**6072 HOLIDAY BLVD** **FOREST PARK, GA 30297-4207**	08/01/2025	$254,000	$127	1987	5/3/2.5	1962	SF	Yes
		APN: 13-114B- B-008 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 9 Block: A Subdivision: HOLIDAY HILLS Abbreviated Description: Lot:9 Block:A Subdivision:HOLIDAY HILLS								

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.

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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.

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.	**764 CARIBBEAN DR**	**03/19/2024**	$321,200	$128,480	2,103	8/4/2.5	1957		
.02Mi.	**6151 HOLIDAY BLVD**	**03/21/1997**	$166,600	$66,640	1,439	8/3/1.5	1962		
.02Mi.	**6157 HOLIDAY BLVD**	**11/05/2010**	$154,000	$61,600	1,140	6/3/1.5	1962		
.03Mi.	**6143 HOLIDAY BLVD**	**02/17/2012**	$157,500	$63,000	1,314	7/3/1.5	1962		
.03Mi.	**765 CARIBBEAN DR**	**08/01/1992**	$142,600	$57,040	1,084	6/3/1.5	1962		
.04Mi.	**6185 BERMUDA ST**	**05/20/2025**	$329,300	$131,720	1,700	8/4/3	1962		
.04Mi.	**6142 BISCAYNE DR**	**04/18/2014**	$156,300	$62,520	1,088	7/3/2	1962		
.04Mi.	**6179 HOLIDAY BLVD**	**03/08/2019**	$137,600	$55,040	1,060	6/3/2	1962		
.04Mi.	**6135 HOLIDAY BLVD**	**06/28/2021**	$203,400	$81,360	970	5/3/1.5	1962		
.06Mi.	**6191 BERMUDA ST**	**02/01/2011**	$137,900	$55,160	1,248	5/3/1	1962		
.06Mi.	**6190 BERMUDA ST**	**05/31/2024**	$254,800	$101,920	1,325	5/4/2	1962		
.06Mi.	**6134 BISCAYNE DR**	**04/15/2015**	$158,000	$63,200	1,150	6/4/1.5	1962		
.06Mi.	**6127 HOLIDAY BLVD**	**09/22/2022**	$134,300	$53,720	945	5/3/1.5	1962		
.06Mi.	**735 CARIBBEAN DR**	**05/19/2022**	$161,400	$64,560	1,264	5/3/1	1962		
.06Mi.	**6189 HOLIDAY BLVD**	**04/11/2002**	$138,400	$55,360	1,250	6/3/1	1962		
.06Mi.	**6158 HOLIDAY BLVD**	**04/29/2016**	$213,200	$85,280	1,312	6/3/2	1957		

Rent vs. Own

Households Occupied by Renters:	54%	Households Occupied by Owners:	38%

Demographics & Income

Median Age:	33.8 years old	Households:	9,291
Median Household Income:	$47,784	Households w/Family:	57%
Household Income Per Capita:	$19,631	Households w/Family Married:	27%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

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
1.72Mi.	**Charles R. Drew High School** Number of Students: 1,708 Student-Teacher Ratio: 17.79 Advanced Placement: Yes	D-	Public	9 - 12
1.42Mi.	**Babb Middle School** Number of Students: 881 Student-Teacher Ratio: 15.73	B	Public	6 - 8
0.71Mi.	**Haynie Elementary School** Number of Students: 767 Student-Teacher Ratio: 13.22	C+	Public	PK - 5

Flood Report

The Subject Property of **764 CARIBBEAN DR, FOREST PARK, GA 30297-4253** 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	121%	HIGHER
BURGLARY	116%	HIGHER
MOTOR VEHICLE THEFT	120%	HIGHER
FORCIBLE ROBBERY	113%	HIGHER
AGGRAVATED ASSAULT	131%	NOTABLY HIGHER
FORCIBLE RAPE	113%	HIGHER
MURDER	124%	HIGHER
OVERALL	126%	HIGHER

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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