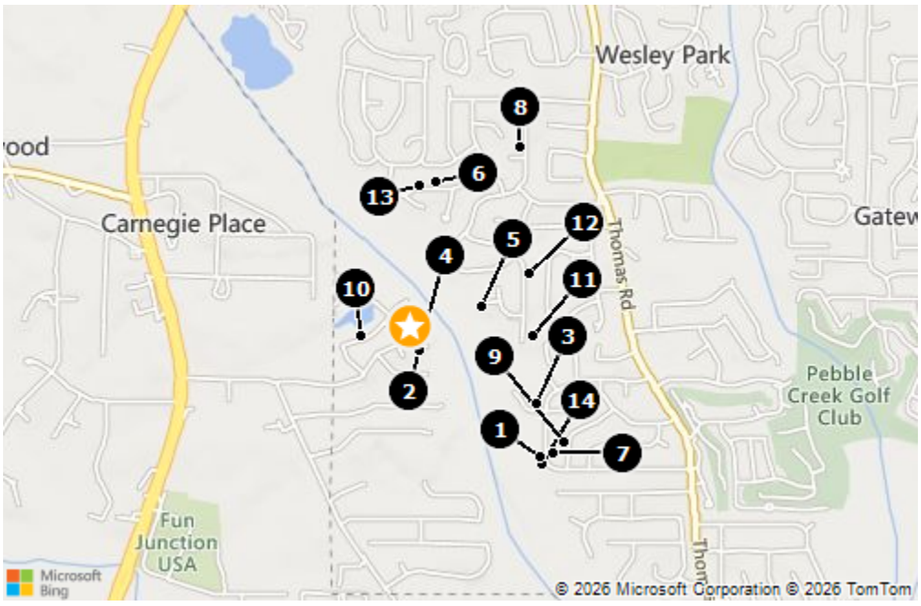
ICE SiteX Report

OrderID: 98722812

SiteX Property Information Report



Subject Property Location

783 CARTER RD, JONESBORO, GA 30238-5626

County:	**CLAYTON GA**	Census Tract:	130630405.372006
Property Use:	Single Family Residential	Zoning:	RS110
Parcel Number:	05-234C- A-060	Thomas Bros Pg-Grid:	

Valuation

Value:	**$393,000**	FSD:	12	Common Confidence Score:	56
Value Range:	$345,840 - $440,160	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	8
Assd Land Value:	$11,200	Market Land Value:	$28,000	Tax Year:	2026
Assd Improvement:	$122,200	Market Improvment Value:	$305,500	Total Taxable Value:	$4,602
Total Assessed Value:	$133,400	Total Assessor Market Value:	$333,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 57 Subdivision: OVERLOOK @ CAMP CREEK
City/Muni/Twp: UNINCORPORATED CNTY W/FIRE

Property Characteristics

Lot Size:		Bedrooms:	5	Pool:	
Building Area:	2735 SF	Baths:	3	Fireplace:	2
Year Built:	2011	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	13	Ext Walls:	Brick
Number of Units:		Garage Type:	Garage	Heating:	None
Number of Stories:	2+AB	Number of Cars:		A/C:	Yes
Style:		Basement:	Full	Roof Cover:	
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	04/27/2026	Loan Amount:	N/A
Document #:	BK-PG 0000014219-0000000554	Loan Type:	New Conventional
TD Due Date:	01/01/2066	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	11/01/2024	Loan Amount:	N/A
Document #:	BK-PG 0000013853-0000000021	Loan Type:	New Conventional
TD Due Date:		Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	12/04/2023	Loan Amount:	N/A
Document #:	BK-PG 0000013622-0000000689	Loan Type:	FHA
TD Due Date:	01/01/2063	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	12/04/2023	Loan Amount:	N/A
Document #:	BK-PG 0000013622-0000000680	Loan Type:	FHA
TD Due Date:	01/01/2063	Type Finance:	
Legal Description:			

ICE SiteX Report

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Mortgage Record

Recording Date:	12/14/2022	Loan Amount:	N/A
Document #:	BK-PG 0000013263-0000000346	Loan Type:	FHA
TD Due Date:	01/01/2049	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	01/13/2022	Loan Amount:	N/A
Document #:	BK-PG 0000012797-0000000477	Loan Type:	FHA
TD Due Date:	01/01/2049	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	02/13/2017	Sales Price:	$167,921
Document #:	BK-PG 9984-97	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/22/2011	Sales Price:	$172,300
Document #:	BK-PG 9984-95	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/27/2011		
Document Type:			

Legal Description:
Lot: 57 District: 5 Subdivision: OVERLOOK/CAMP CRK Land Lot: 234

Prior Transfer

Recording Date:	06/27/2011	Sales Price:	$172,290
Document #:	BK-PG 9984 -95	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 57 Subdivision: OVERLOOK @ CAMP CREEK
City/Muni/Twp: UNINCORPORATED CNTY W/FIRE

Mortgage Record

Recording Date:	05/25/2011	Loan Amount:	N/A
Document #:	BK-PG 9960-268	Loan Type:	
TD Due Date:	05/17/2012	Type Finance:	

Legal Description:
Lot: 57 District: 5 Subdivision: OVERLOOK/CAMP CRK Land Lot: 234

Area Sales Analysis

Total Area Sales	$3,601,044	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,657 SF	Median Year Built	1980
Price Range - 2 Yrs	$122,000 to $507,500	Age Range	15 years to 51 years
Median Value	$233,350	Median Age	46 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.5Mi.	**9403 FOREST KNOLL DR** **JONESBORO, GA 30238-5755**	09/22/2026	$122,000	$103	1184	6/3/2	1979	SF	
		APN: 05-214A- B-008 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: E Subdivision: FOREST KNOLL Abbreviated Description: Lot:8 Block:E Subdivision:FOREST KNOLL								
2	.07Mi.	**9232 OVERLOOK DR** **JONESBORO, GA 30238-5675**	09/08/2026	$507,500	$122	4138	14/5/3	2011	SF	
		APN: 05-234C- A-076 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 73 Subdivision: OVERLOOK @ CAMP CREEK Abbreviated Description: Lot:73 Subdivision:OVERLOOK @ CAMP CREEK								
3	.39Mi.	**609 WOODKNOLL CT** **JONESBORO, GA 30238-5788**	08/24/2026	$345,000	$104	3312	6/3/2	1988	11,326 SF	
		APN: 05-215B- A-013 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 13 Block: A Subdivision: TIFFANY TRAIL Abbreviated Description: Lot:13 Block:A Subdivision:TIFFANY TRAIL								
4	.05Mi.	**762 CARTER RD** **JONESBORO, GA 30238-5625**	08/03/2026	$480,000	$109	4368	11/5/3	2010	SF	
		APN: 05-234C- A-066 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 63 Subdivision: OVERLOOK @ CAMP CREEK Abbreviated Description: Lot:63 Subdivision:OVERLOOK @ CAMP CREEK								
5	.2Mi.	**670 MARSH CT** **JONESBORO, GA 30238-4516**	07/09/2026	$180,700	$113	1590	6/3/2	1982	SF	
		APN: 05-234D- B-014 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Block: L Subdivision: COUNTRY LANE SOUTH Abbreviated Description: Lot:19 Block:L Subdivision:COUNTRY LANE SOUTH								
6	.46Mi.	**743 SUMMER CHASE DR** **JONESBORO, GA 30238-7604**	07/07/2026	$150,000	$102	1469	8/4/2	1979	SF	
		APN: 05-247D- H-001 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 015 Block: J Subdivision: COUNTRY LANE SOUTH Abbreviated Description: Lot:015 Block:J Subdivision:COUNTRY LANE SOUTH								
7	.52Mi.	**9396 FOREST KNOLL DR** **JONESBORO, GA 30238-5722**	07/01/2026	$188,000	$105	1790	6/3/2.5	1979	SF	Yes
		APN: 05-214A- C-022 Document #:								

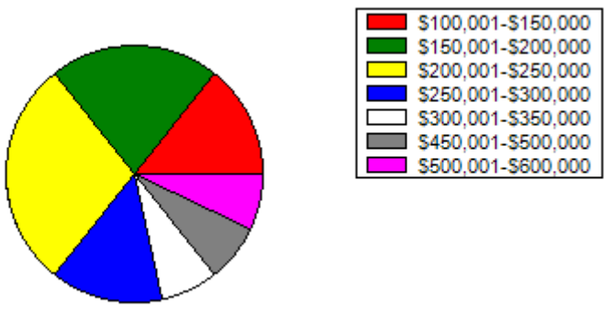
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	Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 50 Block: G Subdivision: FOREST KNOLL Abbreviated Description: Lot:50 Block:G Subdivision:FOREST KNOLL								
8	.57Mi.	**8949 RAVEN DR** **JONESBORO, GA 30238-4427**	06/17/2026	$240,000	$157	1525	6/3/2	1975	SF
	APN: 05-247D- G-039 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 39 Block: C Subdivision: COUNTRY LANE SOUTH Abbreviated Description: Lot:39 Block:C Subdivision:COUNTRY LANE SOUTH								
9	.52Mi.	**9383 WOODKNOLL WAY** **JONESBORO, GA 30238-5757**	06/15/2026	$265,000	$150	1764	6/3/2	1979	SF
	APN: 05-214A- C-029 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 43 Block: G Subdivision: FOREST KNOLL Abbreviated Description: Lot:43 Block:G Subdivision:FOREST KNOLL								
10	.13Mi.	**784 CHAPMAN ST** **JONESBORO, GA 30238-5682**	05/19/2026	$270,644	$62	4326	9/5/3	2011	SF
	APN: 05-234C- A-019 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 18 Subdivision: OVERLOOK @ CAMP CREEK Abbreviated Description: Lot:18 Subdivision:OVERLOOK @ CAMP CREEK								
11	.33Mi.	**9240 SUNSET DR** **JONESBORO, GA 30238-4558**	05/14/2026	$220,000	$188	1170	6/3/2	1983	SF
	APN: 05-234D- A-010 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 21 Block: K Subdivision: COUNTRY LANE SOUTH Abbreviated Description: Lot:21 Block:K Subdivision:COUNTRY LANE SOUTH								
12	.36Mi.	**9138 SUNSET DR** **JONESBORO, GA 30238-4520**	05/06/2026	$230,000	$170	1352	6/3/2	1977	SF
	APN: 05-234B- D-008 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 008 Block: K Subdivision: COUNTRY LANE SOUTH Abbreviated Description: Lot:008 Block:K Subdivision:COUNTRY LANE SOUTH								
13	.38Mi.	**773 FIELDSTONE DR** **JONESBORO, GA 30238-4409**	03/17/2026	$236,700	$137	1724	5/3/2	1986	SF
	APN: 05-234A- A-004 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 22 Block: G Subdivision: COUNTRY LANE SOUTH Abbreviated Description: Lot:22 Block:G Subdivision:COUNTRY LANE SOUTH								
14	.51Mi.	**9409 FOREST KNOLL DR** **JONESBORO, GA 30238-5755**	01/27/2026	$165,500	$118	1400	6/3/2	1979	SF
	APN: 05-214A- B-009 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 9 Block: E Subdivision: FOREST KNOLL Abbreviated Description: Lot:9 Block:E Subdivision:FOREST KNOLL								

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.

ICE SiteX Report

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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.	**783 CARTER RD**	**06/27/2011**	$333,500	$133,400	2,735	13/5/3	2011		
.01Mi.	**9199 OVERLOOK DR**	**07/27/2011**	$310,700	$124,280	2,748	7/3/2.5	2011		
.02Mi.	**777 CARTER RD**	**12/15/2011**	$381,100	$152,440	3,622	12/6/4	2011		
.03Mi.	**9219 OVERLOOK DR**	**12/17/2008**	$337,000	$134,800	3,260	8/4/2.5	2008		
.03Mi.	**771 CARTER RD**	**01/17/2025**	$534,400	$213,760	5,421	9/6/5	2011		
.03Mi.	**9206 OVERLOOK DR**	**06/04/2015**	$427,800	$171,120	4,352	10/5/4	2007		
.03Mi.	**9193 OVERLOOK DR**	**06/11/2019**	$352,100	$140,840	3,368	9/5/3.5	2011		
.03Mi.	**774 CARTER RD**	**05/24/2011**	$416,200	$166,480	4,226	9/4/2.5	2010		
.03Mi.	**9200 OVERLOOK DR**	**12/30/2011**	$353,800	$141,520	3,210	11/5/3	2011		
.04Mi.	**9214 OVERLOOK DR**	**10/14/2011**	$327,300	$130,920	3,105	8/4/2.5	2008		
.04Mi.	**715 CHAPMAN ST**	**11/29/2010**	$322,400	$128,960	2,936	10/5/3	2010		
.04Mi.	**768 CARTER RD**	**11/10/2016**	$340,000	$136,000	3,104	9/4/2.5	2010		
.04Mi.	**9194 OVERLOOK DR**	**08/28/2018**	$309,000	$123,600	2,754	13/5/3	2011		
.04Mi.	**9225 OVERLOOK DR**	**08/10/2022**	$327,600	$131,040	3,064	8/4/3	2008		
.04Mi.	**727 CHAPMAN ST**	**08/02/2010**	$336,300	$134,520	3,139	10/4/3	2010		
.04Mi.	**763 CARTER RD**	**02/05/2016**	$471,900	$188,760	4,766	12/6/4	2010		

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	59%

Demographics & Income

Median Age:	32.8 years old	Households:	13,870
Median Household Income:	$65,311	Households w/Family:	71%
Household Income Per Capita:	$26,529	Households w/Family Married:	39%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

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
4.81Mi.	**Kemp Elementary School** Number of Students: 586 Student-Teacher Ratio: 14.65	D+	Public	3 - 5
3.97Mi.	**Mundy's Mill Middle School** Number of Students: 687 Student-Teacher Ratio: 14.62	D	Public	6 - 8
2.11Mi.	**Mundy's Mill High School** Number of Students: 1,665 Student-Teacher Ratio: 18.3 Advanced Placement: Yes	D+	Public	9 - 12
4.91Mi.	**Kemp Primary School** Number of Students: 626 Student-Teacher Ratio: 14.23	NA	Public	PK - 2

Flood Report

The Subject Property of **783 CARTER RD, JONESBORO, GA 30238-5626** 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	96%	SIMILAR
BURGLARY	101%	SIMILAR
MOTOR VEHICLE THEFT	104%	SIMILAR
FORCIBLE ROBBERY	105%	SIMILAR
AGGRAVATED ASSAULT	81%	LOWER
FORCIBLE RAPE	124%	HIGHER
MURDER	97%	SIMILAR
OVERALL	102%	SIMILAR

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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