ICE SiteX Report

OrderID: 98775307

SiteX Property Information Report



Subject Property Location

7860 MOHANSIC PARK LN, LITHONIA, GA 30058-6508

County:	**DEKALB GA**	Census Tract:	0233.18
Property Use:	Single Family Residential	Zoning:	R85
Parcel Number:	16 198 01 044	Thomas Bros Pg-Grid:	

Valuation

Value:	**$341,000**	FSD:	9	Common Confidence Score:	70
Value Range:	$310,310 - $371,690	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	04
Assd Land Value:	$20,000	Market Land Value:	$50,000	Tax Year:	2025
Assd Improvement:	$113,640	Market Improvment Value:	$284,100	Total Taxable Value:	$3,865
Total Assessed Value:	$133,640	Total Assessor Market Value:	$334,100	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Abbreviated Description:	CITY:UNINCORPORATED
City/Muni/Twp:	UNINCORPORATED

Property Characteristics

Lot Size:	12,197 SF	Bedrooms:	4	Pool:	
Building Area:	2726 SF	Baths:	2	Fireplace:	1
Year Built:	2001	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:	Traditional / Old	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/20/2026	Sales Price:	N/A
Document #:	2026084560 BK-PG 32759-635	Type of Sale:	Non Arms-Length Transfer
Contract Date:	06/23/2026		
Document Type:	Deed		

Legal Description:
Block: F Subdivision: PROVIDENCE POINT
Abbreviated Description: PROVIDENCE POINT UNIT-11A BLOCK F LOT 110 4-17-01 85 X 131 X 48 X 40 X 150 0.28AC; RESIDENTIAL LOTS

Prior Transfer

Recording Date:	07/10/2008	Sales Price:	$145,000
Document #:	BK-PG 20933-283	Type of Sale:	Arms-Length Transfer
Contract Date:	06/26/2008		
Document Type:	Deed		

Legal Description:
Block: F District: 16 Subdivision: PROVIDENCE POINT II-A Land Lot: 198

Prior Transfer

Recording Date:	07/10/2008	Sales Price:	$150,000
Document #:	BK-PG 20933-280	Type of Sale:	Forced Sale
Contract Date:	11/06/2007		
Document Type:	Deed		

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Legal Description:
Block: F District: 16 Subdivision: PROVIDENCE POINT II-A Land Lot: 198

Mortgage Record

Recording Date:	07/10/2008	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	06/26/2008		
TD Due Date:	06/26/2038	Type Finance:	

Legal Description:
Block: F District: 16 Subdivision: PROVIDENCE POINT II-A Land Lot: 198

Mortgage Record

Recording Date:	09/16/2005	Loan Amount:	N/A
Document #:	BK-PG 17900-717	Loan Type:	Non Purchase Money Loan
Contract Date:	09/09/2005		
TD Due Date:	09/09/2015	Type Finance:	

Legal Description:
Block: F District: 16 Subdivision: PROVIDENCE POINT Land Lot: 198 Map Ref: 0

Prior Transfer

Recording Date:	09/16/2005	Sales Price:	$195,000
Document #:	BK-PG 17900-717	Type of Sale:	Arms-Length Transfer
Contract Date:	09/09/2005		
Document Type:	Deed		

Legal Description:
Block: F District: 16 Subdivision: PROVIDENCE POINT Land Lot: 198

Mortgage Record

Recording Date:	09/16/2005	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	Conventional
Contract Date:	09/09/2005		
TD Due Date:	09/09/2035	Type Finance:	

Legal Description:
Block: F District: 16 Subdivision: PROVIDENCE POINT Land Lot: 198

Mortgage Record

Recording Date:	11/29/2004	Loan Amount:	N/A
Document #:	BK-PG 16843-62	Loan Type:	Non Purchase Money Loan
Contract Date:	11/19/2004		
TD Due Date:	11/19/2014	Type Finance:	

Legal Description:
Block: F District: 16 Subdivision: PROVIDENCE POINT Legal Unit: 2A Land Lot: 198 Map Ref: 0

Prior Transfer

Recording Date:	11/29/2004	Sales Price:	$177,100
Document #:	BK-PG 16843-62	Type of Sale:	Arms-Length Transfer
Contract Date:	11/19/2004		
Document Type:	Deed		

Legal Description:
Block: F District: 16 Subdivision: PROVIDENCE POINT Legal Unit: 2A Land Lot: 198

Prior Transfer

Recording Date:	11/29/2004	Sales Price:	$177,100
Document #:	BK-PG 16843-59	Type of Sale:	Arms-Length Transfer
Contract Date:	11/19/2004		
Document Type:	Deed		

Legal Description:
Block: F District: 16 Subdivision: PROVIDENCE POINT Legal Unit: 2A Land Lot: 98

Mortgage Record

Recording Date:	11/29/2004	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	Conventional
Contract Date:	11/19/2004		
TD Due Date:	11/19/2034	Type Finance:	

Legal Description:
Block: F District: 16 Subdivision: PROVIDENCE POINT Legal Unit: 2A Land Lot: 198

Mortgage Record

Recording Date:	08/09/2002	Loan Amount:	N/A
Document #:	BK-PG 13511-459	Loan Type:	Non Purchase Money Loan
Contract Date:	07/25/2002		
TD Due Date:		Type Finance:	ADJ

Legal Description:
Block: F District: 16 Subdivision: PROVIDENCE POINT Legal Unit: 2A Land Lot: 198 Map Ref: 0

Mortgage Record

Recording Date:	06/13/2001	Loan Amount:	N/A
Document #:	12200/236 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	06/06/2001		
TD Due Date:	06/06/2031	Type Finance:	

Legal Description:
District: 16 Subdivision: PROVIDENCE POINT Legal Unit: IIA Land Lot: 198

Prior Transfer

Recording Date:	06/13/2001	Sales Price:	$162,400
Document #:	BK-PG 12200-235	Type of Sale:	Non Residential Transfer
Contract Date:	06/06/2001		
Document Type:	Deed		

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Legal Description:
District: 16 Subdivision: PROVIDENCE POINT Legal Unit: IIA Land Lot: 198

Area Sales Analysis

Total Area Sales	$3,470,317	Median # of Bedrooms	5
Median Lot Size	16,771 SF	Median # of Baths	3
Median Living Area	2,956 SF	Median Year Built	2003
Price Range - 2 Yrs	$260,317 to $420,000	Age Range	10 years to 25 years
Median Value	$355,000	Median Age	23 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**7849 MOHANSIC PARK LN** **LITHONIA, GA 30058-6509**	03/28/2025	$325,000	$100	3235	/5/3	2001	29,621 SF	
		APN: 16 198 01 034 Document #: 2025041320 Document Type: Limited Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 100 Block: F Subdivision: PROVIDENCE POINT Abbreviated Description: Abbreviated Description:PROVIDENCE POINT UNIT-11A BLOCK F LOT 100 4-17-01 46 X 199 X 229 X 36 X 219 0.68AC; RESIDENTIAL LOTS								
2	.14Mi.	**7924 WEATHERS CT** **LITHONIA, GA 30058-6530**	12/16/2024	$360,000	$136	2648	/5/3	2004	19,166 SF	
		APN: 16 198 01 149 Document #: 2024128487 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: G Subdivision: PROVIDENCE POINT Abbreviated Description: Abbreviated Description:PROVIDENCE POINT UNIT 3B BLOCK G LOT 16 12-2-02 7 X 49 X 180 X 17 X 204 X 132 0.44AC; RESIDENTIAL LO								
3	.15Mi.	**7786 PROVIDENCE POINT WAY** **LITHONIA, GA 30058-5176**	02/05/2026	$346,500	$130	2659	/4/2	2000	12,197 SF	
		APN: 16 219 04 012 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: A Subdivision: PROVIDENCE POINT S/D- Abbreviated Description: Abbreviated Description:PROVIDENCE POINT S/D-UNIT 1 BLOCK A LOT 12 2-6-01 86 X 139 X 63 X 136 0.28AC; RESIDENTIAL LOTS								
4	.24Mi.	**7992 BROWNING DR** **LITHONIA, GA 30058-6531**	03/18/2026	$340,000	$121	2805	/3/2	2002	14,375 SF	
		APN: 16 219 07 016 Document #: 2026033049 Document Type: Limited Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 46 Block: G Subdivision: PROVIDENCE POINT S/D - Abbreviated Description: Abbreviated Description:PROVIDENCE POINT S/D - UNIT 3-A BLOCK G LOT 46 12-13-02 115 X 37 X 136 X 39 X 26 X 136 0.33AC; RESID								
5	.25Mi.	**7991 BROWNING DR** **LITHONIA, GA 30058-6533**	01/23/2025	$355,000	$125	2837	/4/2	2004	15,246 SF	
		APN: 16 219 08 002 Document #: 2025016840 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 59 Block: G Subdivision: PROVIDENCE POINT S/D - Abbreviated Description: Abbreviated Description:PROVIDENCE POINT S/D - UNIT 3-A BLOCK G LOT 59 12-13-02 26 X 82 X 18 X 27 X 88 X 0.35AC; RESIDENTIAL								
6	.27Mi.	**2352 BENSON RDG** **LITHONIA, GA 30058-6523**	07/17/2025	$370,000	$114	3235	/4/3	2005	19,166 SF	
		APN: 16 219 03 057 Document #: 2025079669 Document Type: Limited Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 6 Block: H Subdivision: PROVIDENCE POINT S/D - Abbreviated Description: Abbreviated Description:PROVIDENCE POINT S/D - UNIT 3-A BLOCK H LOT 6 12-13-02 52 X 161 X 217 X 174 0.34AC; RESIDENTIAL LOTS								
7	.3Mi.	**1861 POPLAR FALLS AVE** **LITHONIA, GA 30058-6544**	06/23/2025	$420,000	$165	2548	/4/2	2016	14,810 SF	
		APN: 16 186 01 083 Document #: 2025071742 Document Type: Limited Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 92 Subdivision: POPLAR FALLS Abbreviated Description: Lot:92 Subdivision:POPLAR FALLS Abbreviated Description:98 X 204 X 58 X 185 .34; RESIDENTIAL LOTS								
8	.3Mi.	**2372 BENSON RDG** **LITHONIA, GA 30058-6523**	03/11/2025	$225,000	$102	2202	/4/2	2002	12,197 SF	
		APN: 16 219 03 061 Document #: 2025034956 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 10 Block: H Subdivision: PROVIDENCE POINT S/D - Abbreviated Description: Abbreviated Description:PROVIDENCE POINT S/D - UNIT 3-A BLOCK H LOT 10 12-13-02 85 X 145 X 85 X 145 0.28AC; RESIDENTIAL LOTS								
9	.31Mi.	**1857 DEMILIO DR** **LITHONIA, GA 30058-6505**	04/03/2026	$355,000	$110	3235	/5/3	2001	18,731 SF	
		APN: 16 198 01 012 Document #: 2026038910 Document Type: Limited Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: F Subdivision: PROVIDENCE POINT Abbreviated Description: Abbreviated Description:PROVIDENCE POINT UNIT-11A BLOCK F LOT 5 4-17-01 85 X 182 X 141 X 25 X 132 0.43AC; RESIDENTIAL LOTS								
10	.32Mi.	**7875 PROVIDENCE POINT WAY** **LITHONIA, GA 30058-5171**	07/29/2026	$335,000	$126	2659	/4/2	2000	12,632 SF	
		APN: 16 219 03 030 Document #: 2026077235 Document Type: Limited Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: B Subdivision: PROVIDENCE POINT S/D- Abbreviated Description: Abbreviated Description:PROVIDENCE POINT S/D-UNIT 1 BLOCK B LOT 8 2-6-01 34 X 22 X 43 X 8 X 141 X 75 X 124 0.29AC; RESIDENTI								
11	.34Mi.	**1951 PLEASANT WALK** **LITHONIA, GA 30058-1557**	09/10/2025	$330,000	$123	2676	/4/2	2007	9,148 SF	
		APN: 16 198 01 251 Document #: 2025096046 Document Type: Limited Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 28 Subdivision: PIEDMONT POINT Abbreviated Description: Lot:28 Subdivision:PIEDMONT POINT Abbreviated Description:87 X 31 X 67 X 107 X. .21; RESIDENTIAL LOTS								
12	.38Mi.	**2428 HARMONY RIDGE CT** **LITHONIA, GA 30058-1514**	07/25/2025	$289,900	$137	2110	/4/2	1998	12,197 SF	
		APN: 16 218 03 086 Document #: 2025082057 Document Type: Limited Warranty Deed Price Code: Land Use: Single Family Residential								

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Legal: Lot: 41 Block: B Subdivision: HARMONY LAKES PH-2 Abbreviated Description: Abbreviated Description:HARMONY LAKES PH-2 BLOCK B LOT 41 2-10-98 85 X 141 X 85 X 141 0.27AC; RESIDENTIAL LOTS

13	.4Mi.	**2090 PLEASANT HOLLOW DR** **LITHONIA, GA 30058-1523**	03/19/2025	$335,000	$160	2094	/4/2	2003	12,197 SF

APN: 16 198 01 205 Document #: 2025038487
Document Type: Limited Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 47 Subdivision: PLEASANT HOLLOW Abbreviated Description: Abbreviated Description:PLEASANT HOLLOW LOT 47 9-17-03 88 X 138 X 88 X 137 0.28AC; RESIDENTIAL LOTS

14	.4Mi.	**8450 UNION GROVE RD** **LITHONIA, GA 30058-5030**	03/13/2025	$347,000	$195	1780	/3/2	1966	157,687 SF

APN: 16 219 03 005 Document #: 2025035983
Document Type: Limited Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS

15	.44Mi.	**2391 HARMONY RIDGE CT** **LITHONIA, GA 30058-1517**	03/27/2026	$294,900	$126	2342	/4/2	1998	14,375 SF

APN: 16 218 03 136 Document #: 2026035966
Document Type: Limited Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 59 Block: B Subdivision: HARMONY LAKES PH-3 Abbreviated Description: Abbreviated Description:HARMONY LAKES PH-3 BLOCK B LOT 59 8-28-98 85 X 177 X 42 X 44 X 161 0.33AC; RESIDENTIAL LOTS

16	.46Mi.	**7603 POND VIEW LN** **LITHONIA, GA 30058-1535**	03/19/2025	$49,000			//		31,363 SF

APN: 16 198 01 181 Document #: 2025038137
Document Type: Limited Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 23 Subdivision: PLEASANT HOLLOW Abbreviated Description: Abbreviated Description:PLEASANT HOLLOW LOT 23 9-17-03 45 X 130 X 339 X 15 X 366 0.72AC; RESIDENTIAL LOTS

17	.47Mi.	**7962 HARMONY RIDGE LN** **LITHONIA, GA 30058-1512**	05/29/2026	$260,000	$93	2810	/3/2	1998	13,939 SF

APN: 16 218 03 078 Document #: 2026058671
Document Type: Limited Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 33 Block: B Subdivision: HARMONY LAKES PH-2 Abbreviated Description: Abbreviated Description:HARMONY LAKES PH-2 BLOCK B LOT 33 2-10-98 37 X 45 X 191 X 110 X 128 0.32AC; RESIDENTIAL LOTS

18	.47Mi.	**2231 MASON PT** **LITHONIA, GA 30058-2502**	12/30/2025	$343,000	$133	2588	/4/3	2017	8,712 SF

APN: 16 199 02 058 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS

19	.47Mi.	**8401 UNION GROVE RD** **LITHONIA, GA 30058-5029**	07/01/2025	$271,300	$122	2224	/3/2	1974	19,602 SF

APN: 16 219 02 037 Document #: 2025074140
Document Type: Limited Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS

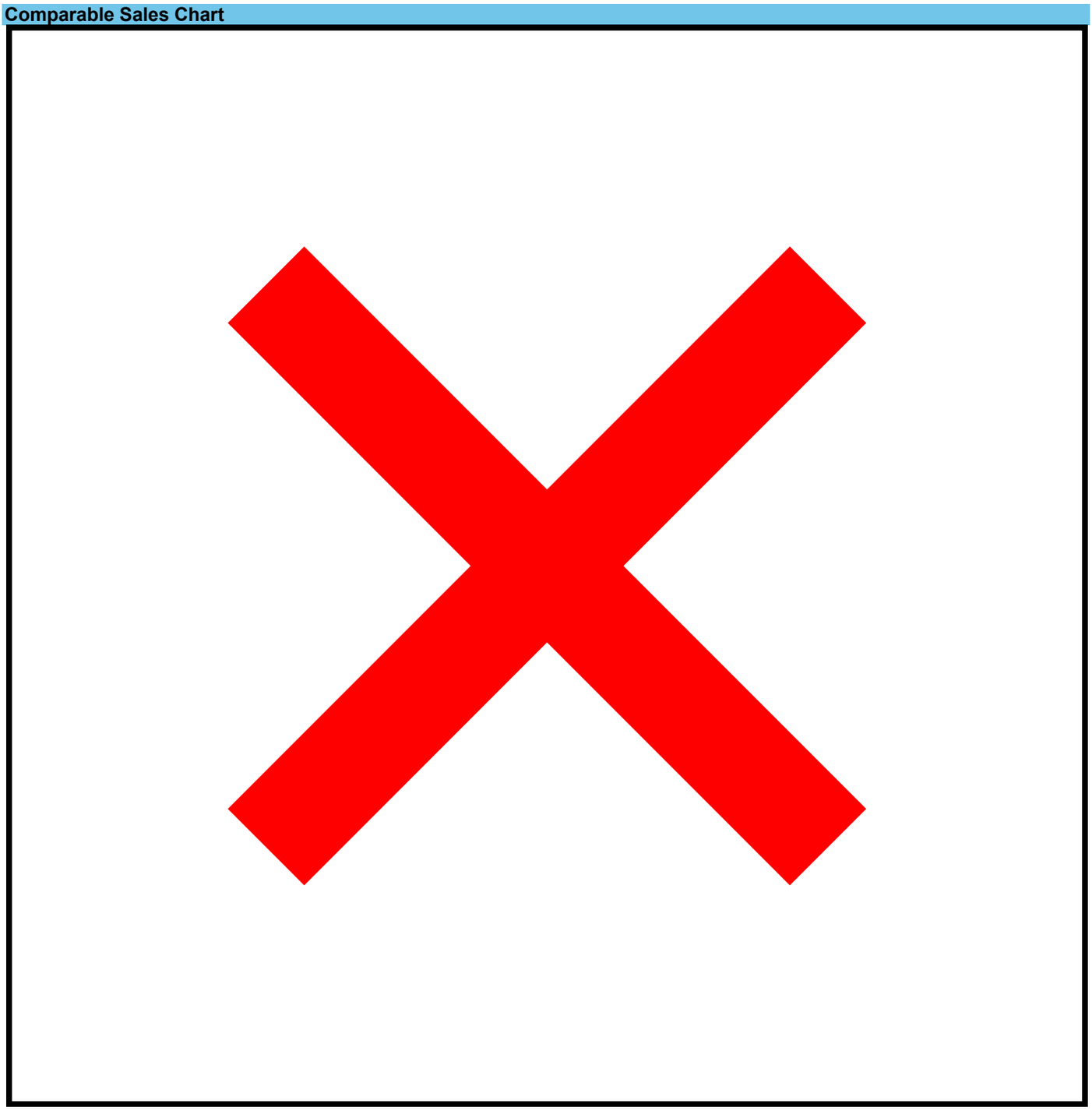
20	.47Mi.	**2417 OVERLOOK AVE** **LITHONIA, GA 30058-2500**	05/27/2025	$358,000	$128	2788	/4/3	2017	8,276 SF

APN: 16 199 02 051 Document #: 2025061751
Document Type: Limited Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:RESIDENTIAL LOTS

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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.

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.	**7860 MOHANSIC PARK LN**		$334,100	$133,640	2,726	/4/2	2001	12,197 SF	
.02Mi.	**7850 MOHANSIC PARK LN**		$349,300	$139,720	3,050	/5/3	2001	14,810 SF	
.02Mi.	**7866 MOHANSIC PARK LN**		$334,300	$133,720	3,235	/5/3	2001	22,651 SF	
.02Mi.	**7830 MOHANSIC PARK LN**		$338,100	$135,240	2,740	/4/2	2001	15,682 SF	
.04Mi.	**7824 MOHANSIC PARK LN**		$332,900	$133,160	2,698	/4/2	2001	16,988 SF	
.04Mi.	**7872 MOHANSIC PARK LN**		$334,400	$133,760	3,235	/5/3	2001	32,234 SF	
.04Mi.	**7859 MOHANSIC PARK LN**		$330,300	$132,120	3,235	/4/3	2001	18,295 SF	
.05Mi.	**7865 MOHANSIC PARK LN**		$364,100	$145,640	3,050	/5/3	2001	17,860 SF	
.05Mi.	**7853 MOHANSIC PARK LN**		$357,500	$143,000	3,235	/5/3	2001	18,295 SF	
.05Mi.	**7871 MOHANSIC PARK LN**		$358,600	$143,440	2,726	/5/3	2002	15,682 SF	
.05Mi.	**7818 MOHANSIC PARK LN**		$360,600	$144,240	3,235	/5/3	2001	16,988 SF	
.05Mi.	**7835 MOHANSIC PARK LN**		$334,300	$133,720	3,235	/5/3	2001	12,197 SF	
.06Mi.	**7841 MOHANSIC PARK LN**		$352,700	$141,080	2,698	/4/2	2001	12,632 SF	
.06Mi.	**7829 MOHANSIC PARK LN**		$344,400	$137,760	3,050	/4/3	2001	12,197 SF	
.06Mi.	**7877 MOHANSIC PARK LN**		$355,500	$142,200	2,698	/4/2	2002	15,246 SF	
.06Mi.	**7757 PROVIDENCE POINT WAY**		$330,400	$132,160	3,235	/5/3	2001	22,651 SF	

Rent vs. Own

Households Occupied by Renters:	37%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	36.9 years old	Households:	22,973
Median Household Income:	$70,851	Households w/Family:	63%
Household Income Per Capita:	$31,994	Households w/Family Married:	30%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Dekalb County School District	Students:	91,752
Number of Schools:	129	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.55Mi.	**Lithonia Middle School** Number of Students: 1,062 Student-Teacher Ratio: 14.75	D-	Public	6 - 8
3.44Mi.	**Lithonia High School** Number of Students: 1,547 Student-Teacher Ratio: 16.28 Advanced Placement: Yes	D	Public	9 - 12
2.19Mi.	**Rock Chapel Elementary School** Number of Students: 524 Student-Teacher Ratio: 14.16	D	Public	PK - 5

Flood Report

The Subject Property of **7860 MOHANSIC PARK LN, LITHONIA, GA 30058-6508** 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	103%	SIMILAR
BURGLARY	100%	SIMILAR
MOTOR VEHICLE THEFT	86%	LOWER
FORCIBLE ROBBERY	97%	SIMILAR
AGGRAVATED ASSAULT	59%	NOTABLY LOWER
FORCIBLE RAPE	112%	HIGHER
MURDER	69%	NOTABLY LOWER
OVERALL	71%	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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