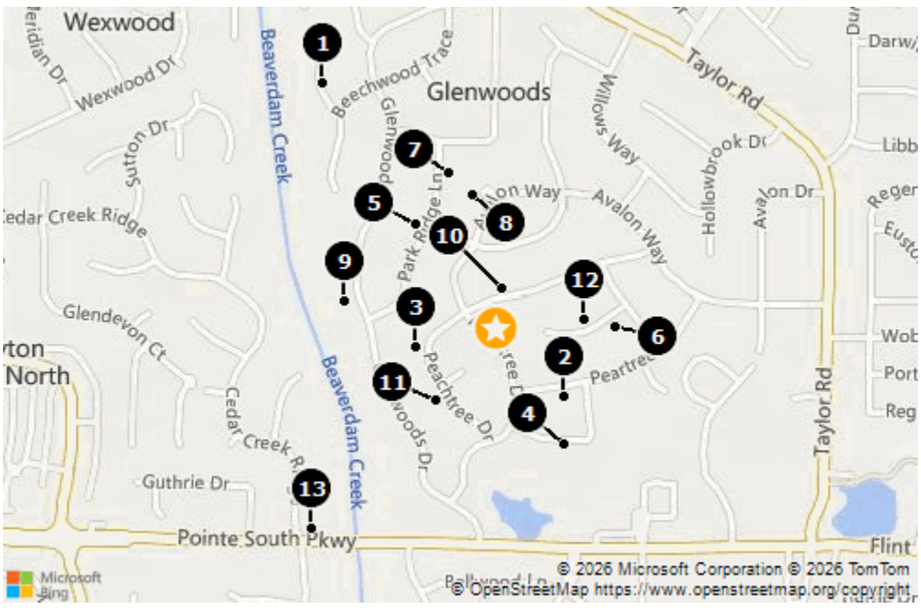
ICE SiteX Report

OrderID: 98722569

SiteX Property Information Report



Subject Property Location

8536 PLUMTREE DR, RIVERDALE, GA 30274-4495

County:	**CLAYTON GA**	Census Tract:	130630405.292024
Property Use:	Single Family Residential	Zoning:	RS110
Parcel Number:	13-245C- D-002	Thomas Bros Pg-Grid:	

Valuation

Value:	**$207,000**	FSD:	15	Common Confidence Score:	44
Value Range:	$175,950 - $238,050	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	8
Assd Land Value:	$8,000	Market Land Value:	$20,000	Tax Year:	2026
Assd Improvement:	$77,200	Market Improvment Value:	$193,000	Total Taxable Value:	$2,814
Total Assessed Value:	$85,200	Total Assessor Market Value:	$213,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 11 Subdivision: CLAYTON RIDGE
City/Muni/Twp: UNINCORPORATED CNTY W/FIRE

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1601 SF	Baths:	2.5	Fireplace:	1
Year Built:	1974	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick
Number of Units:		Garage Type:	Carport	Heating:	None
Number of Stories:	S/L+A	Number of Cars:		A/C:	Yes
Style:		Basement:	Partial	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/15/2026	Sales Price:	$196,377
Document #:	BK-PG 13447-284	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	06/11/2025	Loan Amount:	N/A
Document #:	BK-PG 0000014003-0000000410	Loan Type:	FHA
TD Due Date:	01/01/2065	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	11/13/2024	Sales Price:	$196,377
Document #:	BK-PG 13447-284	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/09/2023	Sales Price:	$69,487
Document #:	BK-PG 10288-217	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Prior Transfer

Recording Date:	04/25/2023	Sales Price:	N/A
Document #:	2023-002688 BK-PG 13455-100	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	04/25/2023		
Document Type:			

Legal Description:
Lot: 11 Block: M Subdivision: CLAYTON RIDGE

Prior Transfer

Recording Date:	04/25/2023	Sales Price:	$200,000
Document #:	2023-002557 BK-PG 13447-282	Type of Sale:	Full Amount on Deed
Contract Date:	04/25/2023		
Document Type:			

Legal Description:
Lot: 11 Block: M Subdivision: CLAYTON RIDGE

Prior Transfer

Recording Date:	04/25/2023	Sales Price:	$200,000
Document #:	BK-PG 13455 -100	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 11 Subdivision: CLAYTON RIDGE
City/Muni/Twp: UNINCORPORATED CNTY W/FIRE

Prior Transfer

Recording Date:	04/18/2013	Sales Price:	N/A
Document #:	2013-012141 BK-PG 10326-554	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/18/2013		
Document Type:			

Legal Description:
Lot: 11 Block: M Subdivision: CLAYTON RIDGE

Mortgage Record

Recording Date:	03/04/2013	Loan Amount:	N/A
Document #:	BK-PG 10288-217	Loan Type:	New Conventional
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	02/27/2013	Sales Price:	N/A
Document #:	2013-010471 BK-PG 10288-216	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/27/2013		
Document Type:			

Legal Description:
Lot: 11 Block: M Subdivision: CLAYTON RIDGE

Prior Transfer

Recording Date:	09/02/2003	Sales Price:	N/A
Document #:	BK-PG 6838-316	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/06/2003		
Document Type:			

Legal Description:
Lot: 11 Block: M District: 13 Subdivision: CLAYTON RIDGE Land Lot: 245

Prior Transfer

Recording Date:	12/10/2002	Sales Price:	N/A
Document #:	BK-PG 6121-138	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/05/2002		
Document Type:			

Legal Description:
Lot: 11 District: 13 Subdivision: CLAYTON RIDGE Legal Unit: VI Land Lot: 245

Prior Transfer

Recording Date:	11/19/2002	Sales Price:	$87,120
Document #:	BK-PG 6079-233	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/05/2002		
Document Type:			

Legal Description:
Lot: 11 District: 13 Subdivision: CLAYTON RIDGE Legal Unit: VII Land Lot: 245

Prior Transfer

Recording Date:	12/04/2001	Sales Price:	N/A
Document #:	BK-PG 5309-311	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/28/2001		
Document Type:			

Legal Description:
Lot: 11 District: 13 Subdivision: CLAYTON RIDGE Legal Unit: VI Land Lot: 245

Prior Transfer

Recording Date:	05/17/1996	Sales Price:	$78,900
Document #:	BK-PG 2692-216	Type of Sale:	Full Amount on Deed
Contract Date:	05/14/1996		
Document Type:			

Legal Description:
Lot: 11 Block: M District: 13 Subdivision: CLAYTON RIDGE Legal Unit: 6 Land Lot: 245

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Area Sales Analysis

Total Area Sales	$2,602,840	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,777 SF	Median Year Built	1984
Price Range - 2 Yrs	$85,000 to $293,500	Age Range	27 years to 52 years
Median Value	$222,000	Median Age	42 years

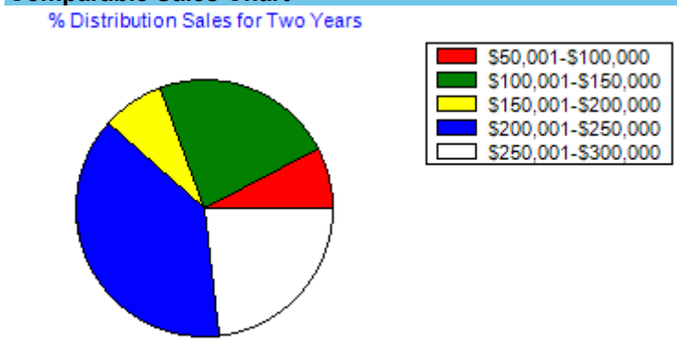
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.34Mi.	**8340 BEECHWOOD TRCE** **RIVERDALE, GA 30274-4352**	10/05/2026	$255,000	$107	2378	6//2	1984	SF	
		APN: 13-235D- F-004 Document #:								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Lot: 15 Block: F Subdivision: PARK RIDGE Abbreviated Description: Lot:15 Block:F Subdivision:PARK RIDGE								
2	.14Mi.	**196 PEARTREE LN** **RIVERDALE, GA 30274-4456**	09/03/2026	$219,100	$106	2055	8/4/3	1976	SF	
		APN: 13-245C- B-002 Document #:								
		Document Type: Price Code: V								
		Land Use: Single Family Residential								
		Legal: Lot: 2 Block: P Subdivision: CLAYTON RIDGE Abbreviated Description: Lot:2 Block:P Subdivision:CLAYTON RIDGE								
3	.12Mi.	**287 PEACHTREE DR** **RIVERDALE, GA 30274-4498**	08/19/2026	$140,000	$100	1400	6//2	1984	SF	
		APN: 13-246D- B-016 Document #:								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Lot: 14 Block: D Subdivision: HERITAGE PLACE Abbreviated Description: Lot:14 Block:D Subdivision:HERITAGE PLACE								
4	.19Mi.	**200 PEARTREE TER** **RIVERDALE, GA 30274-4481**	07/31/2026	$125,000	$101	1230	5/3/2	1986	SF	
		APN: 13-245C- E-015 Document #:								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Lot: 15 Block: B Subdivision: HERITAGE PLACE Abbreviated Description: Lot:15 Block:B Subdivision:HERITAGE PLACE								
5	.18Mi.	**8443 PARK RIDGE LN** **RIVERDALE, GA 30274-4348**	07/23/2026	$237,500	$134	1772	8/3/2.5	1984	SF	
		APN: 13-245A- F-006 Document #:								
		Document Type: Price Code: V								
		Land Use: Single Family Residential								
		Legal: Lot: 9 Block: G Subdivision: PARK RIDGE Abbreviated Description: Lot:9 Block:G Subdivision:PARK RIDGE								
6	.16Mi.	**170 PEACHTREE CT** **RIVERDALE, GA 30274-4414**	06/18/2026	$125,200	$70	1777	7/4/2	1974	SF	Yes
		APN: 13-245C- D-022 Document #:								
		Document Type: Price Code: V								
		Land Use: Single Family Residential								
		Legal: Lot: 31 Block: M Subdivision: CLAYTON RIDGE Abbreviated Description: Lot:31 Block:M Subdivision:CLAYTON RIDGE								
7	.22Mi.	**8404 PARK RIDGE LN** **RIVERDALE, GA 30274-4360**	12/22/2025	$225,000	$113	1975	8/3/2	1984	SF	
		APN: 13-245A- D-014 Document #:								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Lot: 4 Block: H Subdivision: PARK RIDGE Abbreviated Description: Lot:4 Block:H Subdivision:PARK RIDGE								
8	.18Mi.	**255 AVALON WAY** **RIVERDALE, GA 30274-4401**	12/17/2025	$262,500	$134	1946	5//2	1984	SF	
		APN: 13-245A- D-007 Document #:								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Lot: 11 Block: H Subdivision: PARK RIDGE Abbreviated Description: Lot:11 Block:H Subdivision:PARK RIDGE								
9	.23Mi.	**8519 GLENWOODS DR** **RIVERDALE, GA 30274-4445**	11/29/2025	$185,040	$102	1804	10/3/2	1994	SF	
		APN: 13-246B- B-022 Document #:								
		Document Type: Price Code: V								
		Land Use: Single Family Residential								
		Legal: Lot: 107 Block: D Subdivision: PARK RIDGE Abbreviated Description: Lot:107 Block:D Subdivision:PARK RIDGE								
10	.06Mi.	**237 PEACHTREE DR** **RIVERDALE, GA 30274-4417**	10/17/2025	$85,000	$68	1250	5/3/2	1975	SF	
		APN: 13-245A- B-004 Document #:								
		Document Type: Price Code: V								
		Land Use: Single Family Residential								
		Legal: Lot: 12 Block: J Subdivision: CLAYTON RIDGE Abbreviated Description: Lot:12 Block:J Subdivision:CLAYTON RIDGE								
11	.13Mi.	**309 PEACHTREE DR** **RIVERDALE, GA 30274-4478**	09/08/2025	$228,000	$158	1439	6/3/2	1985	SF	
		APN: 13-245C- H-011 Document #:								
		Document Type: Price Code: V								
		Land Use: Single Family Residential								
		Legal: Lot: 10 Block: D Subdivision: HERITAGE PLACE Abbreviated Description: Lot:10 Block:D Subdivision:HERITAGE PLACE								
12	.12Mi.	**183 PEACHTREE CT** **RIVERDALE, GA 30274-4414**	08/19/2025	$222,000	$215	1028	6/3/2	1978	SF	
		APN: 13-245C- D-035 Document #:								
		Document Type: Price Code: V								
		Land Use: Single Family Residential								
		Legal: Lot: 44 Block: M Subdivision: CLAYTON RIDGE Abbreviated Description: Lot:44 Block:M Subdivision:CLAYTON RIDGE								
13	.35Mi.	**8690 CEDAR CREEK RDG** **RIVERDALE, GA 30274-4544**	08/08/2025	$293,500	$148	1972	7/4/2.5	1999	SF	
		APN: 13-246D- A-050 Document #:								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Lot: 1 Block: A Subdivision: CEDAR CREEK Abbreviated Description: Lot:1 Block:A Subdivision:CEDAR CREEK								

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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.

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.	**8536 PLUMTREE DR**	**04/25/2023**	$213,000	$85,200	1,601	6/3/2.5	1974		
.02Mi.	**248 PEACHTREE DR**	**05/22/1998**	$215,600	$86,240	1,360	6/3/1.5	1974		Yes
.02Mi.	**258 PEACHTREE DR**	**11/13/2020**	$209,100	$83,640	1,201	6/3/2	1974		
.02Mi.	**238 PEACHTREE DR**	**01/01/1988**	$182,100	$72,840	1,145	5/3/1.5	1974		
.03Mi.	**8552 PLUMTREE DR**	**10/06/2017**	$178,300	$71,320	1,101	6/3/2	1974		
.04Mi.	**230 PEACHTREE DR**	**07/17/1997**	$179,900	$71,960	1,610	5/3/2	1975		
.04Mi.	**8539 PLUMTREE DR**	**10/21/2020**	$238,700	$95,480	1,968	6/3/2.5	1976		
.04Mi.	**8547 PLUMTREE DR**	**12/10/2018**	$181,100	$72,440	1,298	6/3/2	1976		
.04Mi.	**8531 PLUMTREE DR**	**06/23/2021**	$187,400	$74,960	1,268	6/3/2	1976		
.04Mi.	**8558 PLUMTREE DR**	**04/23/2018**	$258,200	$103,280	1,761	6/3/2	1974		
.05Mi.	**8555 PLUMTREE DR**	**05/06/2022**	$210,800	$84,320	1,274	6/3/2	1976		
.05Mi.	**213 PEACHTREE CT**	**01/01/1989**	$200,600	$80,240	1,230	6/3/2	1976		
.05Mi.	**8521 PLUMTREE DR**	**03/02/2022**	$273,200	$109,280	2,604	7/4/2.5	1976		
.05Mi.	**209 PEACHTREE CT**	**01/28/2022**	$197,000	$78,800	1,056	6/3/2	1978		
.05Mi.	**222 PEACHTREE DR**	**05/06/2002**	$187,200	$74,880	1,320	5/3/2	1976		
.06Mi.	**261 PEACHTREE DR**	**03/01/1990**	$180,200	$72,080	1,145	5/3/2	1974		Yes

Rent vs. Own

Households Occupied by Renters:	46%	Households Occupied by Owners:	47%

Demographics & Income

Median Age:	34.6 years old	Households:	12,500
Median Household Income:	$57,340	Households w/Family:	58%
Household Income Per Capita:	$23,554	Households w/Family Married:	30%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

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
1.61Mi.	**Swint Elementary School** Number of Students: 544 Student-Teacher Ratio: 13.95	D	Public	KG - 5
2.32Mi.	**Mundy's Mill High School** Number of Students: 1,665 Student-Teacher Ratio: 18.3 Advanced Placement: Yes	D+	Public	9 - 12
0.75Mi.	**Pointe South Middle School** Number of Students: 693 Student-Teacher Ratio: 13.08	D-	Public	6 - 8

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Flood Report

The Subject Property of **8536 PLUMTREE DR, RIVERDALE, GA 30274-4495** 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	116%	HIGHER
BURGLARY	109%	SIMILAR
MOTOR VEHICLE THEFT	117%	HIGHER
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	104%	SIMILAR
FORCIBLE RAPE	85%	LOWER
MURDER	106%	SIMILAR
OVERALL	112%	HIGHER

Disaster Alerts

1/22/2026 - Severe Winter Storm 10/8/2026 - Hurricane Isaias

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