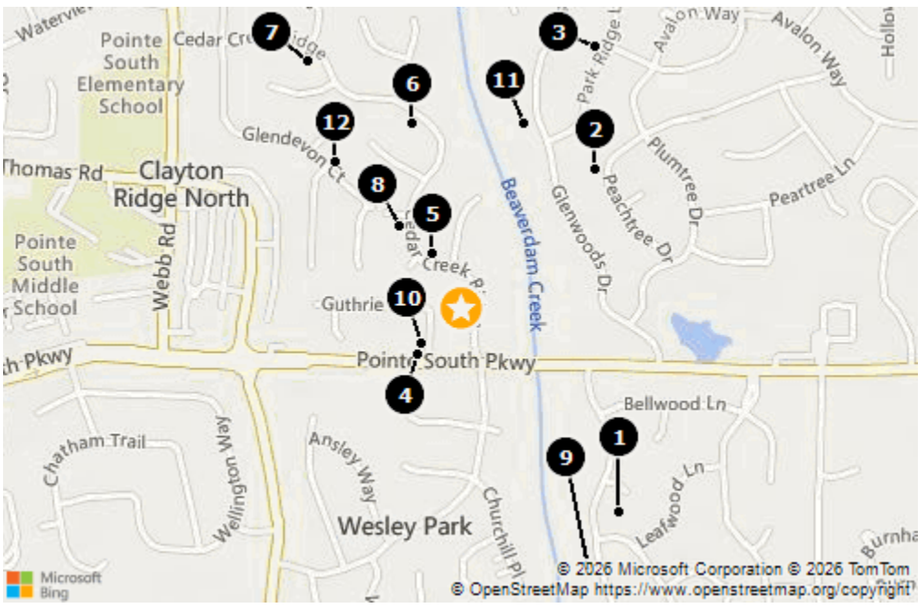
# ICE SiteX Report

**OrderID: 98730216**

## SiteX Property Information Report




## Subject Property Location

### 8663 CEDAR CREEK RDG, RIVERDALE, GA 30274-4543

| | | | |
|---|---|---|---|
| County: | **CLAYTON GA** | Census Tract: | 130630405.302002 |
| Property Use: | Single Family Residential | Zoning: | RS110 |
| Parcel Number: | 13-246D- C-005 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$244,000** | FSD: | 13 | Common Confidence Score: | 53 |
| Value Range: | $212,280 - $275,720 | ICE Confidence Score: | 87 | | |

## 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: | $92,040 | Market Improvment Value: | $230,100 | Total Taxable Value: | $3,454 |
| Total Assessed Value: | $100,040 | Total Assessor Market Value: | $250,100 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | D |

## Assessment Legal Description

Lot: 5 Subdivision: CEDAR CREEK
City/Muni/Twp: UNINCORPORATED CNTY W/FIRE

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | | Bedrooms: | 3 | Pool: | |
| Building Area: | 1575 SF | Baths: | 2 | Fireplace: | 3 |
| Year Built: | 1986 | Partial Baths: | | Type Const: | Frame |
| Number of Buildings: | | Number of Rooms: | 5 | Ext Walls: | Rock, Stone |
| Number of Units: | | Garage Type: | Garage | Heating: | None |
| Number of Stories: | 1+A | Number of Cars: | | A/C: | Yes |
| Style: | Ranch | Basement: | | Roof Cover: | |
| | | Foundation: | Slab | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/29/2025 | Sales Price: | $259,900 |
| Document #: | BK-PG 13972-620 | Type of Sale: | Verified Sale Price |
| Contract Date: | 04/21/2025 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 5 Block: B Subdivision: CEDAR CREEK

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/21/2025 | Sales Price: | $259,000 |
| Document #: | BK-PG 13972 -620 | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
Lot: 5 Subdivision: CEDAR CREEK
City/Muni/Twp: UNINCORPORATED CNTY W/FIRE

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 07/02/2024 | Sales Price: | $153,400 |
| Document #: | BK-PG 13767-566 | Type of Sale: | Verified Sale Price |
| Contract Date: | 06/28/2024 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 5 Block: B Subdivision: CEDAR CREEK

# ICE SiteX Report

**OrderID: 98730216**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/13/2012 | Sales Price: | $50,800 |
| Document #: | 2012-000832 BK-PG 10065-427 | Type of Sale: | Full Amount on Deed |
| Contract Date: | 01/13/2012 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 5 Block: B Subdivision: CEDAR CREEK

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/24/2011 | Sales Price: | $34,600 |
| Document #: | BK-PG 9960-29 | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 05/24/2011 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 5 Block: B District: 13 Subdivision: CEDAR CRK 01-A Land Lot: 246

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/06/2009 | Sales Price: | $17,500 |
| Document #: | BK-PG 9609-93 | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 02/26/2009 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 5 Block: B District: 13 Subdivision: CEDAR CRK Land Lot: 246

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 02/20/2008 | Sales Price: | N/A |
| Document #: | BK-PG 9374-433 | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 02/15/2008 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 5 Block: B District: 13 Subdivision: CEDAR CRK Land Lot: 246

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/15/2008 | Sales Price: | N/A |
| Document #: | BK-PG 9347-632 | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 05/01/2007 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 5 Block: B District: 13 Subdivision: CEDAR CRK Land Lot: 246

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/15/2008 | Sales Price: | $121,715 |
| Document #: | BK-PG 9347-629 | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 05/01/2007 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 5 Block: B District: 13 Subdivision: CEDAR CRK Land Lot: 246

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 06/27/2003 | Loan Amount: | N/A |
| Document #: | BK-PG 6640-215 | Loan Type: | Stand Alone Second |
| TD Due Date: | | Type Finance: | |

**Legal Description:**
Lot: 5 Block: B District: 13 Subdivision: CEDAR CREEK Land Lot: 246

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/18/2001 | Sales Price: | $107,900 |
| Document #: | BK-PG 4907-21 | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 04/27/2001 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 5 District: 13 Subdivision: CEDAR CREEK Land Lot: 246

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $2,493,940 | Median # of Bedrooms | 3 |
| Median Lot Size | SF | Median # of Baths | 2 |
| Median Living Area | 1,575 SF | Median Year Built | 1987 |
| Price Range - 2 Yrs | $128,000 to $273,000 | Age Range | 3 years to 53 years |
| Median Value | $217,700 | Median Age | 39 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .36Mi. | **8822 ASHWOOD DR RIVERDALE, GA 30274-4502** | 10/05/2026 | $160,000 | $141 | 1129 | 5/3/1.5 | 1973 | SF | |
| | | APN: 05-245A- G-025 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Block: G Subdivision: CLAYTON RIDGE Abbreviated Description: Lot:16 Block:G Subdivision:CLAYTON RIDGE | | | | | | | | |
| 2 | .26Mi. | **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 | | | | | | | | |
| 3 | .39Mi. | **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 #: | | | | | | | | |

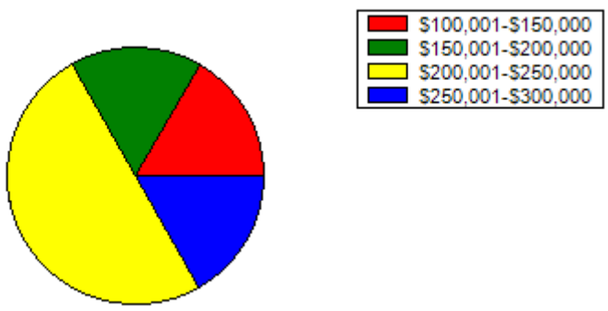
# ICE SiteX Report

**OrderID: 98730216**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 9 Block: G Subdivision: PARK RIDGE Abbreviated Description: Lot:9 Block:G Subdivision:PARK RIDGE | | | | | | | | |
| 4 | .08Mi. | **8667 GUTHRIE DR**<br>**RIVERDALE, GA 30274-6753** | 07/06/2026 | $260,000 | $124 | 2093 | 8/4/3 | 2023 | SF |
| | APN: 13-246D- F-001 Document #:<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 43 Subdivision: GUTHRIE PLACE Abbreviated Description: Lot:43 Subdivision:GUTHRIE PLACE | | | | | | | | |
| 5 | .08Mi. | **8630 CEDAR CREEK RDG**<br>**RIVERDALE, GA 30274-4574** | 06/30/2026 | $225,500 | $143 | 1575 | 5/3/2 | 1987 | SF |
| | APN: 13-246D- A-026 Document #:<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 25 Block: A Subdivision: CEDAR CREEK Abbreviated Description: Lot:25 Block:A Subdivision:CEDAR CREEK | | | | | | | | |
| 6 | .25Mi. | **8521 CEDAR CREEK RDG**<br>**RIVERDALE, GA 30274-4541** | 05/21/2026 | $128,000 | $72 | 1776 | 6/3/2 | 1988 | SF |
| | APN: 13-246B- D-003 Document #:<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 85 Block: B Subdivision: CEDAR CREEK Abbreviated Description: Lot:85 Block:B Subdivision:CEDAR CREEK | | | | | | | | |
| 7 | .39Mi. | **8455 CEDAR CREEK RDG**<br>**RIVERDALE, GA 30274-4557** | 04/15/2026 | $205,000 | $130 | 1575 | 7/4/2 | 1989 | SF |
| | APN: 13-246A- A-030 Document #:<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 108 Block: A Subdivision: CEDAR CREEK Abbreviated Description: Lot:108 Block:A Subdivision:CEDAR CREEK | | | | | | | | |
| 8 | .14Mi. | **8601 CEDAR CREEK RDG**<br>**RIVERDALE, GA 30274-4543** | 04/13/2026 | $209,900 | $134 | 1555 | 5/3/2 | 1986 | SF |
| | APN: 13-246D- C-017 Document #:<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 17 Block: B Subdivision: CEDAR CREEK Abbreviated Description: Lot:17 Block:B Subdivision:CEDAR CREEK | | | | | | | | |
| 9 | .41Mi. | **9148 HOMEWOOD DR**<br>**RIVERDALE, GA 30274-4524** | 02/23/2026 | $235,000 | $169 | 1390 | 6/3/2 | 1983 | SF |
| | APN: 05-246D- B-015 Document #:<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 20 Block: E Subdivision: CLAYTON RIDGE Abbreviated Description: Lot:20 Block:E Subdivision:CLAYTON RIDGE | | | | | | | | |
| 10 | .07Mi. | **8661 GUTHRIE DR**<br>**RIVERDALE, GA 30274-6753** | 01/20/2026 | $235,000 | $167 | 1405 | 7/3/2.5 | 2007 | SF |
| | APN: 13-246D- F-002 Document #:<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 42 Subdivision: GUTHRIE PLACE Abbreviated Description: Lot:42 Subdivision:GUTHRIE PLACE | | | | | | | | |
| 11 | .25Mi. | **8519 GLENWOODS DR**<br>**RIVERDALE, GA 30274-4445** | 11/29/2025 | $185,040 | $102 | 1804 | 10/3/2 | 1994 | SF |
| | APN: 13-246B- B-022 Document #:<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 107 Block: D Subdivision: PARK RIDGE Abbreviated Description: Lot:107 Block:D Subdivision:PARK RIDGE | | | | | | | | |
| 12 | .26Mi. | **8600 GLENDEVON CT**<br>**RIVERDALE, GA 30274-4577** | 10/24/2025 | $273,000 | $123 | 2210 | 8/3/2.5 | 1995 | SF |
| | APN: 13-246C- A-004 Document #:<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 18 Block: D Subdivision: CEDAR CREEK Abbreviated Description: Lot:18 Block:D Subdivision:CEDAR CREEK | | | | | | | | |

## 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

**OrderID: 98730216**

## 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. | **8663 CEDAR CREEK RDG** | **04/21/2025** | $250,100 | $100,040 | 1,575 | 5/3/2 | 1986 | | |
| .01Mi. | **8667 CEDAR CREEK RDG** | **08/01/2014** | $261,100 | $104,440 | 2,186 | 6/3/2 | 1988 | | |
| .01Mi. | **8659 CEDAR CREEK RDG** | **03/25/1999** | $210,800 | $84,320 | 1,716 | 7/4/2 | 1986 | | |
| .02Mi. | **8638 GUTHRIE DR** | **12/15/2017** | $326,000 | $130,400 | 1,810 | 5/3/2.5 | 2017 | | |
| .03Mi. | **8632 GUTHRIE DR** | **09/20/2017** | $269,600 | $107,840 | 1,588 | 5/3/2.5 | 2017 | | |
| .03Mi. | **8673 CEDAR CREEK RDG** | **12/10/2004** | $217,300 | $86,920 | 1,615 | 5/3/2 | 1986 | | |
| .03Mi. | **8644 GUTHRIE DR** | **05/31/2023** | $323,800 | $129,520 | 2,093 | 8/3/2.5 | 2019 | | |
| .03Mi. | **8649 CEDAR CREEK RDG** | **04/16/2025** | $216,100 | $86,440 | 1,776 | 6/3/2 | 1987 | | |
| .04Mi. | **8650 GUTHRIE DR** | **12/28/2016** | $225,400 | $90,160 | 1,445 | 6/3/2 | 2006 | | |
| .04Mi. | **8639 CEDAR CREEK RDG** | **01/23/2025** | $245,800 | $98,320 | 2,116 | 6/4/2 | 1986 | | |
| .04Mi. | **8626 GUTHRIE DR** | **02/26/2021** | $289,700 | $115,880 | 1,820 | 5/3/2.5 | 2017 | | |
| .04Mi. | **8681 CEDAR CREEK RDG** | **12/14/2001** | $224,500 | $89,800 | 1,585 | 6/3/2 | 1988 | | |
| .05Mi. | **8656 GUTHRIE DR** | **06/01/2012** | $193,300 | $77,320 | 1,219 | 6/3/2 | 2006 | | |
| .05Mi. | **8635 CEDAR CREEK RDG** | **10/12/2005** | $236,900 | $94,760 | 1,975 | 5/3/2 | 1986 | | |
| .05Mi. | **8620 GUTHRIE DR** | **08/24/2021** | $328,000 | $131,200 | 2,220 | 8/3/2.5 | 2021 | | |
| .06Mi. | **8662 GUTHRIE DR** | **04/04/2018** | $211,400 | $84,560 | 1,369 | 6/3/2 | 2006 | | |

## 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 |
|---|---|---|---|---|
| 0.52Mi. | **Pointe South Elementary School**<br>Number of Students: 508<br>Student-Teacher Ratio: 13.37 | F | Public | PK - 5 |
| 0.47Mi. | **Pointe South Middle School**<br>Number of Students: 693<br>Student-Teacher Ratio: 13.08 | D- | Public | 6 - 8 |
| 2.62Mi. | **Riverdale High School**<br>Number of Students: 1,359<br>Student-Teacher Ratio: 19.41<br>Advanced Placement: Yes | D+ | Public | 9 - 12 |

## Flood Report

The Subject Property of **8663 CEDAR CREEK RDG, RIVERDALE, GA 30274-4543** 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

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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# ICE SiteX Report

**OrderID: 98730216**

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