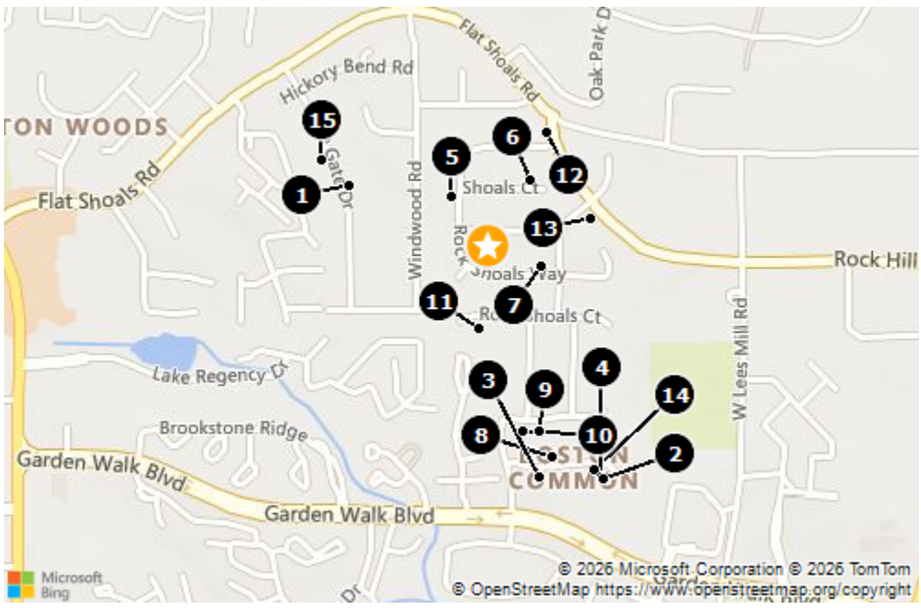
ICE SiteX Report

OrderID: 98722773

SiteX Property Information Report



Subject Property Location

870 PINE SHOALS DR, ATLANTA, GA 30349-7321

County:	**CLAYTON GA**	Census Tract:	130630405.321003
Property Use:	Single Family Residential	Zoning:	RM
Parcel Number:	13-087C- E-003	Thomas Bros Pg-Grid:	

Valuation

Value:	**$234,000**	FSD:	14	Common Confidence Score:	47
Value Range:	$201,240 - $266,760	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	8
Assd Land Value:	$7,200	Market Land Value:	$18,000	Tax Year:	2026
Assd Improvement:	$90,000	Market Improvment Value:	$225,000	Total Taxable Value:	$3,493
Total Assessed Value:	$97,200	Total Assessor Market Value:	$243,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 3 Subdivision: PINE SHOALS
City/Muni/Twp: UNINCORPORATED CNTY W/FIRE

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1617 SF	Baths:	2.5	Fireplace:	1
Year Built:	1997	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	
Number of Units:		Garage Type:		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:	08/11/2025	Sales Price:	$205,000
Document #:	BK-PG 14044-357	Type of Sale:	Full Amount on Deed
Contract Date:	08/07/2025		
Document Type:			

Legal Description:
Lot: 3 Block: C Subdivision: PINE SHOALS

Prior Transfer

Recording Date:	08/07/2025	Sales Price:	$205,000
Document #:	BK-PG 14044 -357	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 3 Subdivision: PINE SHOALS
City/Muni/Twp: UNINCORPORATED CNTY W/FIRE

Prior Transfer

Recording Date:	07/31/2021	Sales Price:	$2,396,425
			Multiple Parcels Involved in this transaction
Document #:	2021-006854 BK-PG 12577-608	Type of Sale:	Full Amount on Deed
Contract Date:	07/31/2021		
Document Type:			

Legal Description:
Lot: 3 Block: C Subdivision: PINE SHOALS
Abbreviated Description: RESIDENTIAL

ICE SiteX Report

OrderID: 98722773

Prior Transfer

Recording Date:	07/29/2020	Sales Price:	N/A
			Multiple Parcels Involved in this transaction
Document #:	2020-005400 BK-PG 12077-73	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	07/29/2020		
Document Type:			

Legal Description:
Lot: 3 Block: C Subdivision: PINE SHOALS
Abbreviated Description: RESIDENTIAL

Prior Transfer

Recording Date:	04/01/2014	Sales Price:	$67,500
Document #:	2014-002603 BK-PG 10545-608	Type of Sale:	Full Amount on Deed
Contract Date:	04/01/2014		
Document Type:			

Legal Description:
Lot: 3 Block: C Subdivision: PINE SHOALS

Prior Transfer

Recording Date:	07/19/2007	Sales Price:	$125,400
Document #:	BK-PG 9187-437	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/27/2007		
Document Type:			

Legal Description:
Lot: 3 Block: C District: 13 Subdivision: PINE SHOALS Legal Unit: 3 Land Lot: 87

Prior Transfer

Recording Date:	12/06/2006	Sales Price:	N/A
Document #:	BK-PG 8917-304	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/28/2006		
Document Type:			

Legal Description:
Lot: 3 Block: G District: 13 Subdivision: PINE SHOALS Legal Unit: 3 Land Lot: 87

Prior Transfer

Recording Date:	03/07/2006	Sales Price:	N/A
Document #:	BK-PG 8543-42	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/05/2005		
Document Type:			

Legal Description:
Lot: 3 Block: C District: 13 Subdivision: PINE SHOALS Legal Unit: 3 Land Lot: 7

Prior Transfer

Recording Date:	03/07/2006	Sales Price:	$117,890
Document #:	BK-PG 8543-39	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/05/2005		
Document Type:			

Legal Description:
Lot: 3 Block: C District: 13 Subdivision: PINE SHOALS Legal Unit: 3 Land Lot: 87

Prior Transfer

Recording Date:	05/15/2001	Sales Price:	$115,000
Document #:	BK-PG 4899-170	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/27/2001		
Document Type:			

Legal Description:
Lot: 3 District: 13 Subdivision: PINE SHOALS Legal Unit: 3 Land Lot: 87

Prior Transfer

Recording Date:	06/06/1997	Sales Price:	$84,900
Document #:	BK-PG 3068-158	Type of Sale:	Full Amount on Deed
Contract Date:	05/30/1997		
Document Type:			

Legal Description:
Lot: 3 Block: C District: 13 Subdivision: PINE SHOALS Legal Unit: 3 Land Lot: 87

Area Sales Analysis

Total Area Sales	$2,719,300	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,460 SF	Median Year Built	1997
Price Range - 2 Yrs	$94,600 to $260,000	Age Range	26 years to 41 years
Median Value	$170,000	Median Age	29 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**5604 PINE GATE DR ATLANTA, GA 30349-6490**	09/17/2026	$247,000	$182	1352	6/3/2.5	1991	SF	
		APN: 13-088D- B-052 Document #:								
		Document Type: Price Code: V								
		Land Use: Single Family Residential								
		Legal: Lot: 60 Block: D Subdivision: WOOD KNOLL Abbreviated Description: Lot:60 Block:D Subdivision:WOOD KNOLL								
2	.37Mi.	**742 BOSTON CMN ATLANTA, GA 30349-8513**	09/10/2026	$139,900	$116	1200	5/3/2	1998	SF	
		APN: 13-106A- D-034 Document #:								
		Document Type: Price Code: V								
		Land Use: Single Family Residential								
		Legal: Lot: 30 Subdivision: BOSTON COMMONS Abbreviated Description: Lot:30 Subdivision:BOSTON COMMONS								

ICE SiteX Report

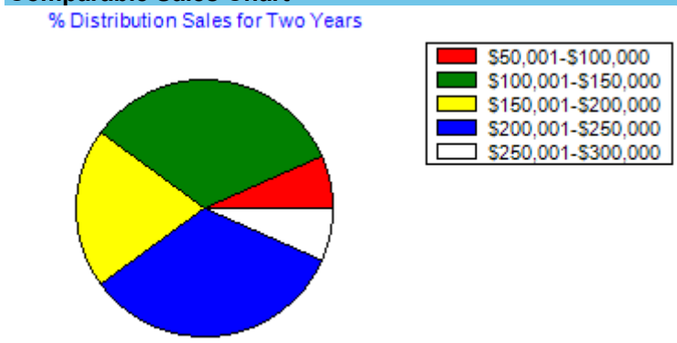
OrderID: 98722773

3	.33Mi.	**824 BOSTON CMN** **ATLANTA, GA 30349-6248**	09/03/2026	$140,000	$95	1471	5/2/2.5	1985	SF
	APN: 13-106A- A-009 Document #:								
	Document Type: Price Code: V								
	Land Use: Single Family Residential								
	Legal: Lot: 46 Block: 10 Subdivision: BOSTON COMMONS Abbreviated Description: Lot:46 Block:10 Subdivision:BOSTON COMMONS								
4	.36Mi.	**746 BOSTON CMN** **ATLANTA, GA 30349-8513**	07/15/2026	$140,000	$116	1200	5/3/2	1998	SF
	APN: 13-106A- D-035 Document #:								
	Document Type: Price Code: V								
	Land Use: Single Family Residential								
	Legal: Lot: 31 Subdivision: BOSTON COMMONS Abbreviated Description: Lot:31 Subdivision:BOSTON COMMONS								
5	.08Mi.	**5605 ROCK SHOALS WAY** **ATLANTA, GA 30349-7320**	07/15/2026	$210,000	$126	1661	7/3/2.5	1996	SF
	APN: 13-087C- D-019 Document #:								
	Document Type: Price Code: V								
	Land Use: Single Family Residential								
	Legal: Lot: 19 Block: A Subdivision: PINE SHOALS Abbreviated Description: Lot:19 Block:A Subdivision:PINE SHOALS								
6	.11Mi.	**837 SHOALS CT** **ATLANTA, GA 30349-7318**	07/01/2026	$177,000	$121	1460	6/3/2	1996	SF
	APN: 13-087C- B-020 Document #:								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: 18 Block: B Subdivision: PINE SHOALS Abbreviated Description: Lot:18 Block:B Subdivision:PINE SHOALS								
7	.08Mi.	**5728 ROCK SHOALS WAY** **ATLANTA, GA 30349-7323**	06/18/2026	$228,300	$132	1728	7/4/2.5	1998	SF
	APN: 13-087C- E-012 Document #:								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: 12 Block: C Subdivision: PINE SHOALS Abbreviated Description: Lot:12 Block:C Subdivision:PINE SHOALS								
8	.3Mi.	**811 BOSTON CMN** **ATLANTA, GA 30349-6249**	04/29/2026	$125,000	$110	1130	6/2/2	1992	SF
	APN: 13-106A- D-007 Document #:								
	Document Type: Price Code: V								
	Land Use: Single Family Residential								
	Legal: Lot: 7 Subdivision: BOSTON COMMONS Abbreviated Description: Lot:7 Subdivision:BOSTON COMMONS								
9	.26Mi.	**822 PINE SHOALS CT** **ATLANTA, GA 30349-7365**	03/31/2026	$94,600	$59	1583	7/3/2.5	1999	SF
	APN: 13-106A- A-016 Document #:								
	Document Type: Price Code: V								
	Land Use: Single Family Residential								
	Legal: Lot: 4 Block: D Subdivision: PINE SHOALS Abbreviated Description: Lot:4 Block:D Subdivision:PINE SHOALS								
10	.26Mi.	**834 PINE SHOALS CT** **ATLANTA, GA 30349-7365**	03/12/2026	$242,000	$165	1464	6/3/2	2000	SF
	APN: 13-106A- A-014 Document #:								
	Document Type: Price Code: V								
	Land Use: Single Family Residential								
	Legal: Lot: 2 Block: D Subdivision: PINE SHOALS Abbreviated Description: Lot:2 Block:D Subdivision:PINE SHOALS								
11	.12Mi.	**874 ROCK SHOALS CT** **ATLANTA, GA 30349-7332**	03/02/2026	$260,000	$173	1498	6/3/2	1998	SF
	APN: 13-087C- D-053 Document #:								
	Document Type: Price Code: V								
	Land Use: Single Family Residential								
	Legal: Lot: 51 Block: A Subdivision: PINE SHOALS Abbreviated Description: Lot:51 Block:A Subdivision:PINE SHOALS								
12	.16Mi.	**5517 ROCK SHOALS WAY** **ATLANTA, GA 30349-6779**	12/02/2025	$242,000	$194	1243	6/3/2	1996	SF
	APN: 13-087C- D-001 Document #:								
	Document Type: Price Code: V								
	Land Use: Single Family Residential								
	Legal: Lot: 1 Block: A Subdivision: PINE SHOALS Abbreviated Description: Lot:1 Block:A Subdivision:PINE SHOALS								
13	.14Mi.	**5604 ROCKINGWOOD LN** **ATLANTA, GA 30349-7325**	11/12/2025	$170,000	$101	1673	6/3/2.5	1997	SF
	APN: 13-087C- F-001 Document #:								
	Document Type: Price Code: V								
	Land Use: Single Family Residential								
	Legal: Lot: 56 Block: D Subdivision: PINE SHOALS Abbreviated Description: Lot:56 Block:D Subdivision:PINE SHOALS								
14	.34Mi.	**758 BOSTON CMN** **ATLANTA, GA 30349-8513**	11/04/2025	$165,000	$137	1200	5/3/2	1998	SF
	APN: 13-106A- D-038 Document #:								
	Document Type: Price Code: V								
	Land Use: Single Family Residential								
	Legal: Lot: 34 Subdivision: BOSTON COMMONS Abbreviated Description: Lot:34 Subdivision:BOSTON COMMONS								
15	.26Mi.	**5575 PINE GATE DR** **ATLANTA, GA 30349-6489**	10/24/2025	$138,500	$132	1048	5/3/1.5	1988	SF
	APN: 13-088D- F-011 Document #:								
	Document Type: Price Code: V								
	Land Use: Single Family Residential								
	Legal: Lot: 8 Block: F Subdivision: WOOD KNOLL Abbreviated Description: Lot:8 Block:F Subdivision:WOOD KNOLL								

ICE SiteX Report

OrderID: 98722773

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.	**870 PINE SHOALS DR**	**08/07/2025**	$243,000	$97,200	1,617	6/3/2.5	1997		
.01Mi.	**864 PINE SHOALS DR**	**12/23/2021**	$256,300	$102,520	1,617	6/3/2.5	1996		
.01Mi.	**876 PINE SHOALS DR**	**09/03/2021**	$308,300	$123,320	2,164	9/5/2	1996		
.02Mi.	**5690 ROCK SHOALS WAY**	**04/29/1997**	$209,400	$83,760	1,362	6/3/2.5	1997		
.03Mi.	**858 PINE SHOALS DR**	**04/07/2024**	$229,600	$91,840	1,417	6/3/2	1996		
.03Mi.	**882 PINE SHOALS DR**	**04/11/1997**	$287,600	$115,040	2,168	6/3/2.5	1997		
.03Mi.	**5676 ROCK SHOALS WAY**	**06/05/2020**	$325,000	$130,000	2,168	7/4/2	1997		
.03Mi.	**5696 ROCK SHOALS WAY**	**09/18/2015**	$252,200	$100,880	1,384	6/3/2	1997		
.03Mi.	**871 PINE SHOALS DR**	**09/29/1997**	$243,000	$97,200	1,617	6/3/2.5	1997		
.03Mi.	**865 PINE SHOALS DR**	**08/24/2001**	$209,200	$83,680	1,360	6/3/2.5	1997		
.04Mi.	**5702 ROCK SHOALS WAY**	**12/08/2021**	$243,000	$97,200	1,617	6/3/2.5	1997		
.04Mi.	**877 PINE SHOALS DR**	**05/14/2013**	$227,400	$90,960	1,727	7/3/2.5	1997		
.04Mi.	**852 PINE SHOALS DR**	**07/14/1997**	$292,500	$117,000	2,168	6/3/2.5	1997		
.04Mi.	**859 PINE SHOALS DR**	**09/21/2018**	$241,000	$96,400	1,728	7/3/2.5	1997		
.04Mi.	**883 PINE SHOALS DR**	**04/17/2025**	$266,400	$106,560	1,881	6/3/2.5	1997		
.05Mi.	**5710 ROCK SHOALS WAY**	**04/23/2025**	$221,000	$88,400	1,429	6/3/2	1997		

Rent vs. Own

Households Occupied by Renters:	39%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	35.4 years old	Households:	31,028
Median Household Income:	$73,310	Households w/Family:	59%
Household Income Per Capita:	$32,476	Households w/Family Married:	25%
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
1.72Mi.	**North Clayton Middle School** Number of Students: 817 Student-Teacher Ratio: 17.76	D	Public	6 - 8
1.35Mi.	**North Clayton High School** Number of Students: 1,124 Student-Teacher Ratio: 17.56 Advanced Placement: Yes	D+	Public	9 - 12
0.36Mi.	**King Elementary School** Number of Students: 516 Student-Teacher Ratio: 12.9	F	Public	PK - 5

ICE SiteX Report

OrderID: 98722773

Flood Report

The Subject Property of **870 PINE SHOALS DR, ATLANTA, GA 30349-7321** 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	123%	HIGHER
BURGLARY	112%	HIGHER
MOTOR VEHICLE THEFT	98%	SIMILAR
FORCIBLE ROBBERY	113%	HIGHER
AGGRAVATED ASSAULT	65%	NOTABLY LOWER
FORCIBLE RAPE	102%	SIMILAR
MURDER	83%	LOWER
OVERALL	81%	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.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.