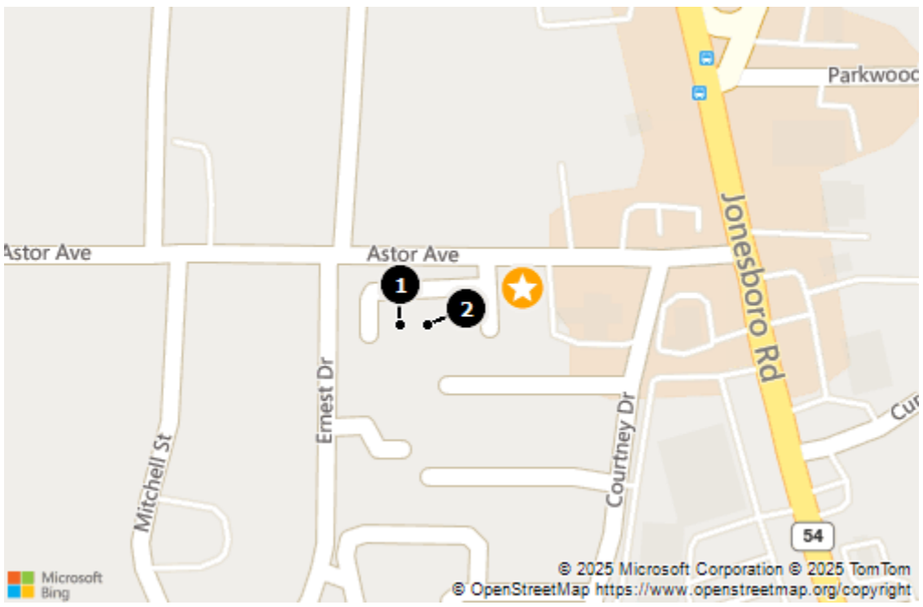
ICE SiteX Report

OrderID: 94088459

SiteX Property Information Report



Subject Property Location

999 ASTOR AVE, FOREST PARK, GA 30297-3532

County:	**CLAYTON GA**	Census Tract:	130630403.102004
Property Use:	Townhouse (Residential)	Zoning:	R
Parcel Number:	13-048C- B-025	Thomas Bros Pg-Grid:	

Valuation

Value:	**$200,000**	FSD:	9
Value Range:	$182,000 - $218,000	Confidence Score:	91

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	3
Assd Land Value:	$8,000	Market Land Value:	$20,000	Tax Year:	2024
Assd Improvement:	$57,120	Market Improvment Value:	$142,800	Total Taxable Value:	$2,270
Total Assessed Value:	$65,120	Total Assessor Market Value:	$162,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1 Subdivision: ASTOR PARK TOWNHOMES
City/Muni/Twp: FOREST PARK

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1545 SF	Baths:	2.5	Fireplace:	2
Year Built:	2005	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	Ext Walls:	
Number of Units:		Garage Type:		Heating:	None
Number of Stories:	2.5+A	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/26/2024	Sales Price:	$132,554
Document #:	BK-PG 12557-423	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/02/2021	Sales Price:	$135,000
Document #:	2021-005915 BK-PG 12557-421	Type of Sale:	Full Amount on Deed
Contract Date:	07/02/2021		
Document Type:	Warranty Deed		

Legal Description:
Lot: 1 Subdivision: ASTOR PARK TOWNHOMES
Abbreviated Description: RESIDENTIAL

Prior Transfer

Recording Date:	06/04/2012	Sales Price:	$35,000
Document #:	2012-006692 BK-PG 10139-545	Type of Sale:	Full Amount on Deed
Contract Date:	06/04/2012		
Document Type:	Warranty Deed		

Legal Description:
Lot: 1 Subdivision: ASTOR PARK TOWNHOMES

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Prior Transfer

Recording Date:	06/04/2012	Sales Price:	$35,000
Document #:	BK-PG 10139 -545	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1 Subdivision: ASTOR PARK TOWNHOMES
City/Muni/Twp: FOREST PARK

Prior Transfer

Recording Date:	05/10/2012	Sales Price:	N/A
Document #:	2012-006690 BK-PG 10139-544	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/10/2012		
Document Type:	Warranty Deed		

Legal Description:
Lot: 1 Subdivision: ASTOR PARK TOWNHOMES

Prior Transfer

Recording Date:	04/03/2012	Sales Price:	$25,000
Document #:	2012-006818 BK-PG 10139-537	Type of Sale:	Full Amount on Deed
Contract Date:	04/03/2012		
Document Type:	Foreclosure Sale		

Legal Description:
Lot: 1 Subdivision: ASTOR PARK TOWNHOMES

Prior Transfer

Recording Date:	03/14/2005	Sales Price:	$517,500
Document #:	BK-PG 7377-152	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/12/2005	Sales Price:	N/A
Document #:	BK-PG 7377-152	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/15/2004	Loan Amount:	N/A
Document #:	BK-PG 7377-152	Loan Type:	
TD Due Date:	03/11/2005	Type Finance:	

Legal Description:
Lot: 1 District: 13 Subdivision: ASTOR PARK TWNHMS Land Lot: 48

Area Sales Analysis

Total Area Sales	$389,000	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2.5
Median Living Area	1,545 SF	Median Year Built	2005
Price Range - 2 Yrs	$194,000 to $195,000	Age Range	20 years to 20 years
Median Value	$194,500	Median Age	20 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.04Mi.	**971 ASTOR AVE** **FOREST PARK, GA 30297-3530**	08/10/2024	$195,000	$126	1545	7/3/2.5	2005	SF	
		APN: 13-048C- B-039 Document #: Document Type: Warranty Deed Price Code: V Land Use: Townhouse (Residential) Legal: Lot: 15 Subdivision: ASTOR PARK TOWNHOMES Abbreviated Description: Lot:15 Subdivision:ASTOR PARK TOWNHOMES								
2	.03Mi.	**977 ASTOR AVE** **FOREST PARK, GA 30297-3530**	05/13/2024	$194,000	$125	1545	7/3/2.5	2005	SF	
		APN: 13-048C- B-036 Document #: Document Type: Warranty Deed Price Code: V Land Use: Townhouse (Residential) Legal: Lot: 12 Subdivision: ASTOR PARK TOWNHOMES Abbreviated Description: Lot:12 Subdivision:ASTOR PARK TOWNHOMES								

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.	**999 ASTOR AVE**	**06/04/2012**	$162,800	$65,120	1,545	7/3/2.5	2005		
0Mi.	**997 ASTOR AVE**	**04/05/2011**	$162,800	$65,120	1,545	7/3/2.5	2005		
.01Mi.	**995 ASTOR AVE**	**07/11/2011**	$162,800	$65,120	1,545	7/3/2.5	2005		
.01Mi.	**993 ASTOR AVE**	**09/09/2021**	$171,300	$68,520	1,535	7/3/1.5	2005		
.01Mi.	**991 ASTOR AVE**	**10/13/2022**	$166,000	$66,400	1,545	7/3/1.5	2005		
.02Mi.	**989 ASTOR AVE**	**01/11/2017**	$162,800	$65,120	1,545	7/3/2.5	2005		
.02Mi.	**987 ASTOR AVE**	**10/21/2022**	$162,800	$65,120	1,545	7/3/2.5	2005		
.02Mi.	**985 ASTOR AVE**	**01/31/2005**	$162,800	$65,120	1,545	7/3/2.5	2005		
.03Mi.	**983 ASTOR AVE**	**02/27/2009**	$162,800	$65,120	1,545	7/3/2.5	2005		
.03Mi.	**981 ASTOR AVE**	**06/15/2020**	$162,800	$65,120	1,545	7/3/2.5	2005		
.03Mi.	**979 ASTOR AVE**	**08/17/2005**	$162,800	$65,120	1,545	7/3/2.5	2005		
.03Mi.	**977 ASTOR AVE**	**05/13/2024**	$162,800	$65,120	1,545	7/3/2.5	2005		
.04Mi.	**975 ASTOR AVE**	**12/17/2004**	$162,800	$65,120	1,545	7/3/2.5	2005		
.04Mi.	**973 ASTOR AVE**	**06/09/2021**	$155,000	$62,000	1,545	7/3/2.5	2005		
.04Mi.	**971 ASTOR AVE**	**04/13/2016**	$162,800	$65,120	1,545	7/3/2.5	2005		
.05Mi.	**4670 ERNEST DR**	**07/11/2013**	$162,800	$65,120	1,545	7/3/2.5	2005		

Rent vs. Own

Households Occupied by Renters:	57%	Households Occupied by Owners:	34%

Demographics & Income

Median Age:	33.6 years old	Households:	9,484
Median Household Income:	$45,527	Households w/Family:	59%
Household Income Per Capita:	$19,257	Households w/Family Married:	28%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

School District Zone:	Clayton County School District	Students:	52,149
Number of Schools:	67	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.53Mi.	**Forest Park High School** Number of Students: 1,768 Student-Teacher Ratio: 19.62 Advanced Placement: Yes	D+	Public	9 - 12
0.57Mi.	**Edmonds Elementary School** Number of Students: 444 Student-Teacher Ratio: 12.69	D+	Public	PK - 5
0.41Mi.	**Forest Park Middle School** Number of Students: 691 Student-Teacher Ratio: 15.7	D	Public	6 - 8

Flood Report

The Subject Property of **999 ASTOR AVE, FOREST PARK, GA 30297-3532** 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	125%	HIGHER
BURGLARY	122%	HIGHER
MOTOR VEHICLE THEFT	125%	HIGHER
FORCIBLE ROBBERY	115%	HIGHER
AGGRAVATED ASSAULT	125%	HIGHER
FORCIBLE RAPE	113%	HIGHER
MURDER	123%	HIGHER
OVERALL	127%	HIGHER

Disaster Alerts

9/24/2024 - Hurricane Helene

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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