

PROPERTY REPORT

2333 Graywall Ct, East Point, GA 30344



Presented by

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COMPARABLE MARKET ANALYSIS

AND VALUATION BENCHMARKS

Residential Real Estate Market Report

WELCOME



When you decide to put your home on the market, you place your trust in a dedicated professional who uses all the tools available to help you understand your home's value in today's marketplace.

Choosing the right professional for this job can be tricky. One of the best ways to determine if an agent has the right tools for this job is as easy as looking through a well prepared Competitive Market Analysis designed to educate and inform you, the client.

Our job as professional REALTORS® is to ensure that we provide you with everything you need to make an educated decision regarding the value of your home.

The next several pages highlight the industry standards of determining the value of your home, and how we have exceeded those standards to provide the highest quality analysis available.

With this report you will have a much better understanding of the underlying metrics that effect the valuation of your home and surrounding community once you are done.

THE NECESSARY CRITERIA

The changes the housing market has gone through over the past few years underscores the importance of pricing. Sellers who don't understand or neglect the research required to price their home correctly can seriously affect the success of getting their home sold at, or better than, market value.

Having market knowledge at your fingertips is a necessary criteria to having an in-depth understanding and approach to pricing your property.

3 Things You Should Know

Pricing your home correctly will attract the right buyers; if priced incorrectly, you'll never have the chance to show off its value and get it sold.

1

It is important for you to have an understanding of competing homes

in your local market and the prices that homes are selling for within that market.

2

Situations that require your home to sell within a short period of

time may require strategic pricing to better position your home against the competition.

3

Pricing your home competitively goes beyond researching current market

conditions and comparable properties, it is based on your present situation and the likely overall perception a buyer will have of your home.



WHAT IS A CMA

A CMA (Comparable Market Analysis) is an analysis of the value of a property by using comparable properties to evaluate and determine its current fair market value. It aids in identifying an appropriate asking price for a property that is based on the market, buyer interests, and seller motivation.

What is fair market value? The fair market value of a property is determined by what a knowledgeable buyer and seller would agree on given a reasonable amount of time the property is advertised for sale. The fair market value is only an estimate. It also takes into consideration such things as location, competition, and condition.

OUR FOCUS

Research that Goes Above and Beyond the Standards. Our comparative process uses the same data and approach most appraisers use and is probably the most widely recognized, accepted and reliable method for valuing residential real estate.

Advanced Reporting

The focus of our CMA has grown to far more than providing a simple report from the Multiple Listing Service (MLS). Because much of the process is subjective in nature, relying on a single report can be misleading and can result in a costly mistake.

Rather, our exhaustive research includes several third party pricing models that we feel are necessary when determining a property's market value.

Our Formula

The formula for our CMA is simple: provide more in-depth analysis of the market. As a result, our clients are more knowledgeable and able to make informed decisions as to the direction they wish to take when marketing their home.

Pricing Power

Pricing represents 80% of the marketing effort required to properly advertise and attract buyers to your home.

Set Emotions Aside

You need to think of your house as a marketable commodity. Your goal is to get others to see it as their potential home, not yours.

Strike a Balance

The price you ask for your home must strike a balance between what you would like to receive and what a buyer is willing to pay in the current market.



WHAT MAKES OUR CMA BETTER

We go well above and beyond the normal practice of most agents so that we can get a better, more accurate picture of your home's true valuation.



Accurate Comparables

Accurate comparables that include research of both FMLS and GaMLS, and For Sale by Owner (FSBO) properties recorded in tax records.

Detailed Property Information

In-depth reporting of property data with market information, sales history, tax and mortgage data, and market trends.

Most Current, Accurate Data in the Industry

A thorough Comparable Market Analysis that encompasses multiple valuation benchmarks from third-party sources so that your home is priced correctly from the beginning.

"Comparable" Properties

No property is exactly comparable to yours. **"Comparable" properties are simply data points for reference when pricing your property – not an exact comparison.** "Comparable" market data helps set appropriate pricing based on properties with similar characteristics such as location, size and amenities.

Improvements, updates and differences in amenities and other factors (such as lot size, location, and living space) will all be taken into consideration in the final pricing analysis by real estate agents, prospective buyers and the appraiser.

EXPERIENCE SEPARATES

We take the guess work out of the equation by providing rich market reports that help make decisions and take advantage of opportunities like never before.

We believe the information and consulting we provide further distances us from the average agent, and provides you greater insight on the current market condition and what is required to move you closer to achieving the best possible outcome in the sale of your home.



Ultimately we help our clients understand
the market like no one else.



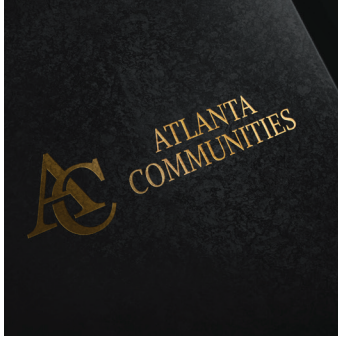
YOUR PROPERTY ANALYSIS

Because knowledge drives smart real estate decisions, we provide you research that goes above and beyond the industry standards.

COMMUNITY MARKET REPORT

An overview of the real estate
market surrounding you.





WELCOME

The formula we use for determining an asking price for the homes we list is simple: perform the most in-depth analysis of the market possible. As a result, our clients are more knowledgeable and able to make informed decisions as to the direction they wish to take when marketing their home.

If you want to sell your home, setting an asking price is not always straightforward and it's certainly not simple. The value of your home is much more difficult to determine and the information available to you on the internet can be untrustworthy.

Online home valuation sites are readily accessible and interesting to play with, but they are not always good predictors to the present value of your home because they are primarily based on past sales and not present market activity. And simply looking at current listings gives you some information, but not enough to make a well informed decision about the value of your home. This is because houses can be so different that it makes it difficult to compare.

The best method for deciding on an asking price is to

start looking at the market through the buyer's eyes — becoming familiar with what a buyer has to choose from. Once you understand the current inventory of the market, you can formulate a strategy that results in the best asking price for your home.

I've put together this Community Market Report so that you can familiarize yourself with what is happening in your area. At the same time, I've begun an in-depth analysis of your property and the immediate competition and will share it with you when completed.

With my market analysis and your own hard look at what the market presently offers, we'll be in the best position to set an asking price that will attract the most interested buyers.



STRATEGY

Pricing makes up 80% of the work in selling a property. Because this plays such a vital role, you need an agent who executes a pricing strategy flawlessly.

This market report is a snapshot of the area, based on the most recent data available. It can instantly be rendered obsolete by a new listing or a change in price or status of a property.

The market is constantly changing with new listings, pending sales, closed sales, price reductions, and expired listings. Determining comparable properties to yours can vary widely, depending on the search parameters that are being used as well as the type of data fields that are chosen.



OUR APPROACH

As we begin our research and analysis of your property, it is important you begin to familiarize yourself of what's happening with real estate immediately surrounding you.

This report is the first stage of us assisting you with a pricing strategy. We want to provide you an accurate up-to-date market snapshot so you can better understand certain variables that will likely affect your asking price.

The next Few pages detail necessary steps to effectively establish an asking price For your property. It Further defines a pricing strategy to help you Formulate a business strategy.

YOUR LOCAL MARKET ACTIVITY

You should consider any and all immediate properties around you as your competition. Why a buyer chooses one property over another is not always clear. Thus you should have a clear understanding of what you will be competing against.

CURRENT LISTINGS

One of the first forms of analysis that goes into formulating a pricing strategy is a close look at the current, active properties for sale. This helps give you insight into the local competition for prospective buyers. However, take care to note that these prices alone aren't used to determine your home's actual market value. The prices listed for other homes were created by those sellers, who can ask for any price they choose. This may not be accurate or relevant to your own property. The true market value of a house isn't shown until it is actually sold. This could end up being far less than the original asking price, depending on current market conditions.

PENDING SALES

In addition to current listings, you need also look at properties pending sale. These are properties which used to be on the market, but are now under contract. They too shouldn't be used as a full comparison tool, since the deal is not yet closed and the contract price is not known. However, this information can be useful because it can give you some indication regarding where the market is going. If your own house is listed at a higher asking price than pending sales of similar properties, it could indicate that your property will remain on the market for a longer time period.

RECENT SOLDS

Another indication of which way the market is headed is looking at the similar properties to your own which have sold over the past three or so months. If a prospective buyer decides to hire a professional to appraise your home, they will take this information into consideration along with any pending sales to make a final decision. Comparable sales can be the most accurate tool in determining the asking price of your home.

WITHDRAWN

There are many reasons why a property might be taken off of the market, but one of the primary reasons is if the asking price was too high to begin with. When comparing the asking prices of homes that have been taken off of the market, you'll note that the median price is higher than that of comparable sales. The following are a few reasons why someone might cancel their listing:

Overpriced Property: If a property is priced too high, it could result in a lack of genuine offers except for lowball quotes.

Too Long on the Market: If the property has sat on the market for too long, sellers may remove the listing and then relist it as a "new property."

Change of Real Estate Agent: If the seller has been unhappy with the efforts of their agent, they may choose to fire them and hire a new agent to represent the property. If you have been unhappy with an agent in the past, it's best to compare qualifications carefully by using free online tools such as the dashboard at LocalAgentFinder.

A Remorseful Seller: At times, a seller may change their mind due to sentimental or personal reasons and decide they wish to keep their home.

Maintenance Requests: A house inspection by a potential buyer could reveal the need for additional repairs or maintenance. If the seller decides that they do not wish to comply with these repairs, they may take the house off the market instead.

EXPIRED

When taking the time to see the median price of expired homes, you'll notice that they tend to be inflated. The listed price could be quite ludicrous, which is a clear indicator of why the house never sold. However, there are other reasons why a listing could potentially expire. If the house was reasonably priced but poorly marketed, or if it was in need of urgent repair, these could also contribute to the house listing expiring. Some properties will be relisted on the market under a different real estate agent.



WHAT WE DO

By providing a deeper knowledge of the real estate market, our clients gain valuable insight that helps them formulate a successful pricing strategy.



COMMUNITY MARKET REPORT

The first step in determining the market value of your home is to evaluate the surrounding area. This assessment takes into account ALL current activity on the market, as well as looking at month-to-month and year-over-year trends.

It is important all property types and status' are included in this initial report; giving you insight into the local competition For prospective buyers.



COMPARABLE MARKET ANALYSIS (CMA)

While we won't be able to complete the most accurate assessment of your home until we've seen it in person, we will come prepared with an initial CMA.

We will figure a market range For your property based on comparable properties. Our research includes up to six different valuation benchmarks based on what we know of the market and your property. This differs considerably From the typical agent who uses only one to two benchmarks.



ONGONG MARKET REPORTING

The third step in our pricing strategy is to provide ongoing reporting of the market. We update the CMA every week while the home is on the market.

We report to you the activity every week with updates on Solds, Actives, Price Changes, Pendings and Expired. We summarize the information both for the week and cumulative since listing your property.

YOUR FINGERS ON THE PULSE OF THE MARKET

The following report is a snapshot of all the activity surrounding your property, to help you better understand on a deeper level the market you're entering.

MARKET SNAPSHOTS

Estimated Home Values — Average estimated home values, based on the AVMs and RVMs® for properties in the area.

12-Month Change in Estimated Values — Change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in the area.

Statistical Graphs and Heatmaps — Market activity charts by property type, volume, pricing trends and market time.

Sales Price — Average sales price for properties sold in the previous six months.

List Price — Average list price for properties sold in the previous six months.

Summary Stats — Summary of New Listings, Pending Listings, Price Changes, Recently Sold and Expired Listings.

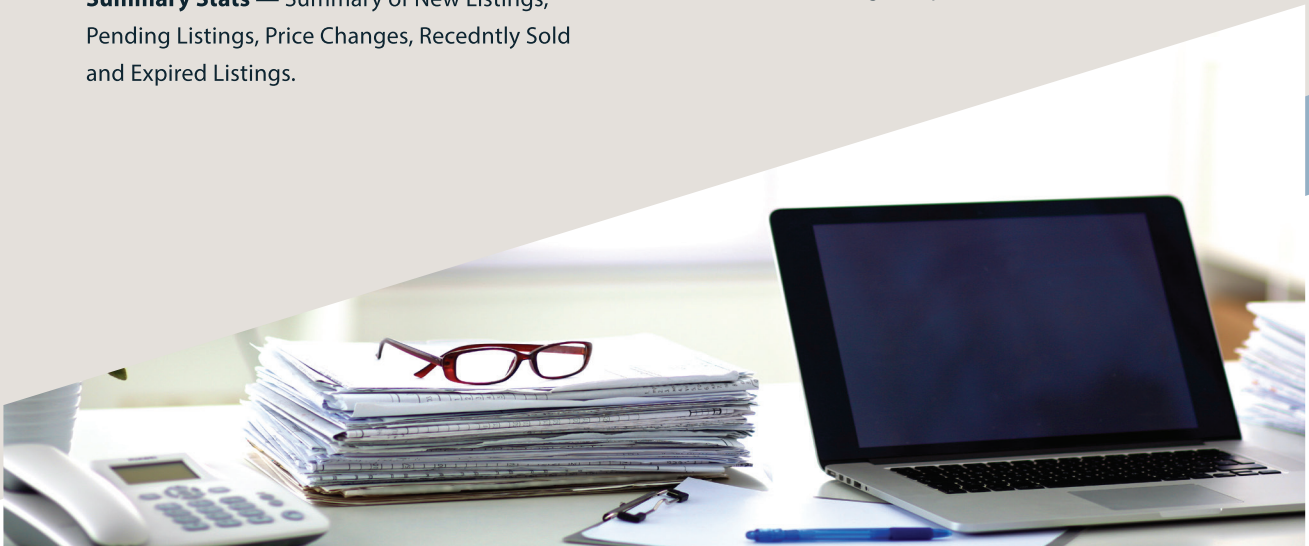
ABOUT RPR

The following report has been pulled using a proprietary tool, **Realtors Property Resource (RPR)** — RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

Listing data from FMLS and GMLS, and related calculations, like estimated value for a property or median sales price for a local market.

Public records data including tax, assessment, and deed information. Foreclosure and distressed data from public records.

Market conditions and forecasts based on listing and public records data.



2333 Graywall Ct, East Point, GA 30344



Legend: Subject Property

● Active · Active: 4/25/2022

List Price

\$345,000

Active Date: 4/25/2022
Listing ID: 7036836

Current Estimated Value

\$360,690

Last RVM® Update: 6/7/2022

RVM® Est. Range: \$350K – \$372K

RVM® Confidence: ★★★★★

↑ RVM® Change - Last 1 Month: \$8,080

↑ RVM® Change - Last 12 Months: 43.52%

Your Refined Value

\$366,081

Your Comp Analysis

\$366,067

Last Edited: 6/21/2022

\$189 Price per Sq. Ft.

Your Comp Analysis Range

\$270K – \$435K

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

Home Facts

Public Remarks

This stunning move-in-ready 4-sided brick ranch with a carport, 3-bedroom 2-bathroom with original hardwood flooring throughout the main living, and durable vinyl flooring in the finished daylight basement. The home's floor plan is bright and open and features recessed lighting, minimalist lighting fixture, crown molding, and shaker doors. Located in East Point on a private half-acre cul-de-sac with only one other neighbor is perfect for entertaining on its oversized deck. **..KITCHEN:** Completely renovated with new soft close grey cabinetry features Calacatta Quartz Countertop and glass tile backsplash. All new stainless steel french door refrigerator, electric stove, microwave, and dishwasher included with the home. **..MASTER SUITE:** The spacious master suite has original oak hardwood flooring with an updated ensuite, a grey vanity with Calacatta Quartz Countertop, and the ceramic mosaic penny tile with sleek large grey glass tiles surround for a spa experience at home. **..SECONDARY ROOMS:** These bright rooms are perfect as a bedroom, guest room, home office, hobby space, and more features loads of daylight. **..TERRACE LEVEL:** The finished terrace level provides extra space for a video or sound studio, storage, game space, additional space for entertaining guests, or make more living square footage by adding a bathroom and bedroom. The terrace level allows easy access to the back patio and the private backyard. **..NEIGHBORHOOD:** The home is in the Conley Hill community, minutes from shopping, entertainment, 0 Mile Beltline, Marta, the Tyler Perry Studio, dining, breweries, and parks for vibrant city living.

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family	Single Family	-
Property Subtype	Single Family Residential	Single Family Residence	-
Bedrooms	3	3	-
Total Baths	2	2	2
Full Baths	1	2	2
Partial Baths	1	-	0
Living Area (sq ft)	1,142	1,942	-
Lot Size	0.5 acres	0.5 acres	-
Lot Dimensions	21736 SF	x	-
Basement (sq ft)	-	-	1,000
Pool	Yes	None	-
Year Built	1955	1955	-
Total Rooms	6	-	-
Style	Conventional	-	-
Roofing	-	Composition	-
Heating	Central	Central, Forced Air, Natural Gas	-
Cooling	Central	Ceiling Fans, Central Air, Other	-
Fireplaces	-	None	-
Basement	Full Basement	Daylight, Exterior Access, Finished, Full, Interior Entrance	-
Foundation	-	Block	-
Construction	-	Brick (4 Sided)	-
Exterior Walls	Rock, Stone	-	-
Number of Units	1	-	-
Number of Stories	1 story with Basement	One	-

Homeowner Facts

Owner Name (Public)	Estat Point Gray Llc
Mailing Address	618 Timm Valley Rd Ne # A Atlanta GA 30305-4709
Owner Occupied	Yes

Extended Home Facts



Legend: Subject Property

Interior Features

Appliance	Dishwasher, Disposal, Electric Range, Electric Water Heater, Microwave, Refrigerator, Self Cleaning Oven
Basement	Daylight, Exterior Access, Finished, Full, Interior Entrance
Cooling	Ceiling Fans, Central Air, Other
Fireplace	None
Floor	Ceramic, Hardwood, Sustainable, Other
Heating	Central, Forced Air, Natural Gas
Laundry	In Basement
General	Entrance-Foyer, High Speed Internet Available
Window	Insulated Windows
Room Details	Bonus Room, Computer Room, Exercise Room, Living Room, Office, Workshop, Other

Exterior Features

Construction	Brick (4 Sided)
Fence	None
Foundation	Block
Horse Property	None
Patio	Deck, Patio
Roof	Composition
Security	Smoke Detector
Pool	None
Road	Asphalt
Water Front	None
Parking	Carport, Driveway, Level Driveway, On Street Parking
Parking Spaces	1
Sewer	Public Sewer
Levels	One
Utilities	Cable Available
View	Other
General	Balcony, Garden, Front Entry, Private Yard, Storage
Lot Size Dimensions	x

Location Details

Directions to Property	Use GPS
Subdivision	Conley Hills
Zoning	R1
Location Features	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Level, Private
Community Features	Near School, Near Shopping, Park, Playground, Public Transportation, Restaurant, Sidewalks, Street Lights

Homeowners Association Info

Association	No
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Miscellaneous Details

Other Equipment	None
Other Structures	None

Schools (based on location)

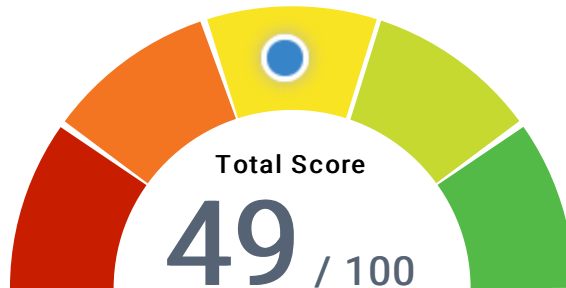
Elementary School	Hamilton E. Holmes Elementary School
Middle School	Paul D. West Middle School
High School	Tri-Cities High School
School District	Fulton County Schools

AARP Livability™ Index for 30344

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: [AARP](#)

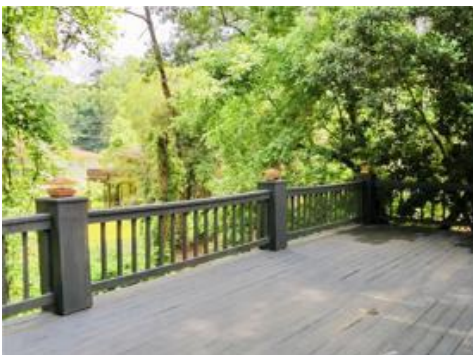
Update Frequency: Annual

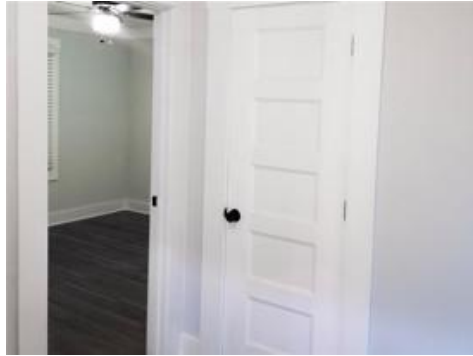


A score over 50 is above average

Housing	70
Affordability & Access	
Neighborhood	57
Access to Life, Work & Play	
Transportation	44
Safe & Convenient Options	
Environment	41
Clean Air & Water	
Health	48
Prevention, Access & Quality	
Engagement	58
Civic & Social Involvement	
Opportunity	27
Inclusion & Possibilities	

Property Photos





Refined Value

Original Estimated Value	See page 2 of report for details	\$360,690
Home Facts	See Home Facts for details	+\$5,391
Home Improvements	See Home Improvements for details	\$0
Needed Improvements	See Needed Improvements for details	\$0
Market Conditions	See Market Conditions for details	\$0
Changes to Estimated Value based on all refinements		\$366,081
		+\$5,391

Comparative Analysis

1 Confirm the Property Facts
Your realtor confirmed the property facts for this property so they could be used in selecting homes.



2 Average of Comps
Comps form the foundation of this analysis. Your agent has selected key comps for you to review.

\$366,067
Range: \$270K – \$435K
(or \$189 per sq. ft.)

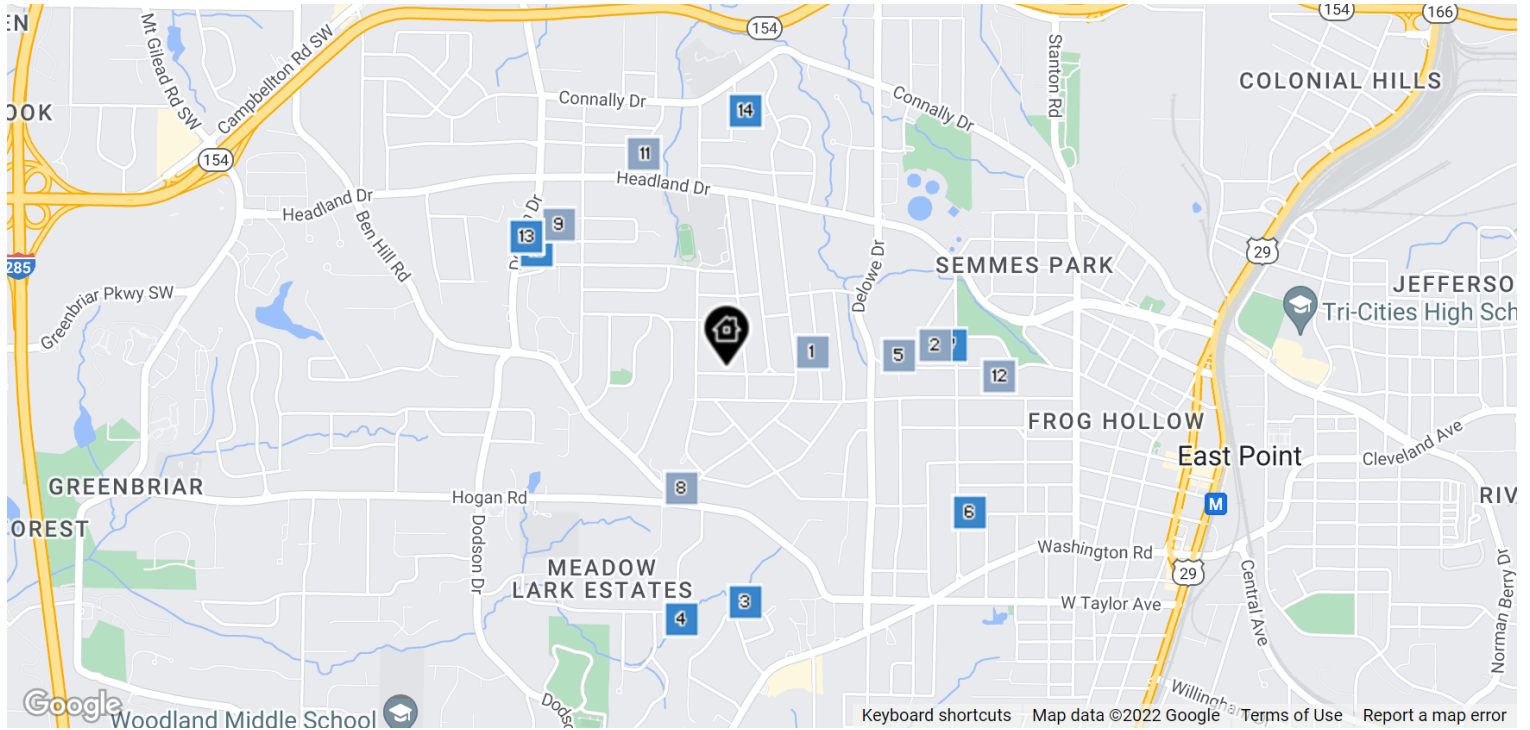
3 Adjustments
Your agent has some insight into how your home relates to these comps that have adjusted the result.

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4 Adjusted Value

\$366,067
Range: \$270K – \$435K
(or \$189 per sq. ft.)
Last Updated: 6/21/2022

Comps and Adjustments



LEGEND: Subject Property Pending For Sale or For Lease Distressed Recent Sale Off Market

This Property



Active

2333 Graywall Ct
East Point, GA 30344

Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built
-	57 days	-	-	\$178	1,942 sqft	0.5 acres	3	2	1955

Recently Sold



Closed

3010 Barksdale Cir
East Point, GA 30344

Address	Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built	Comp vs Subject
3010 Barksdale Cir East Point, GA 30344	.76 Mi. S	33 days	3/30/2022 Closed Date	\$320,000 Closed Price	\$139	2,300 sqft	0.27 acres	3	2	1975	Same →



Closed

2408 Meadow Lark Dr
East Point, GA 30344

2408 Meadow Lark Dr East Point, GA 30344	.82 Mi. S	-	4/8/2022 Closed Date	\$437,500 Closed Price	\$201	2,178 sqft	2.5 acres	3	2	1959	Same →
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Closed

2864 Kimmeridge Dr
East Point, GA 30344

2864 Kimmeridge Dr East Point, GA 30344	.85 Mi. SE	-	4/11/2022 Closed Date	\$378,500 Closed Price	\$203	1,863 sqft	0.43 acres	3	2	1938	Same →
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Closed

2605 Kimmeridge Dr
East Point, GA 30344

.64 Mi. E 57 days 4/21/2022 \$327,648 \$182 1,801 sqft 0.82 acres 3 2 1951 Same ➔
Closed Date Closed Price



Closed

2619 Woodhill Cir
East Point, GA 30344

.59 Mi. W 36 days 6/3/2022 \$341,000 \$199 1,712 sqft 0.42 acres 3 2 1960 Same ➔
Closed Date Closed Price



Closed

2446 Dodson Dr
East Point, GA 30344

.64 Mi. NW 30 days 4/19/2022 \$345,000 \$213 1,620 sqft 0.69 acres 3 2 1960 Same ➔
Closed Date Closed Price









Closed

2305 Wnfred Ter
East Point, GA 30344

.65 Mi. N 38 days 5/5/2022 \$335,000 \$223 1,500 sqft 0.28 acres 3 2 1961 Same ➔
Closed Date Closed Price

Properties Off Market

Address	Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built	Comp vs Subject
 Closed 2625 Farley St East Point, GA 30344	.25 Mi. E	43 days	3/11/2022 <small>Closed Date</small>	\$290,000 <small>Closed Price</small>	\$178	1,630 sqft	0.31 acres	3	2	1958	Same ➔
 Closed 2020 Lexington Ave East Point, GA 30344	.6 Mi. E	48 days	10/25/2021 <small>Closed Date</small>	\$340,000 <small>Closed Price</small>	\$224	1,520 sqft	0.41 acres	3	2	2021	Same ➔
 Closed 2625 N Clark Dr East Point, GA 30344	.5 Mi. E	27 days	8/12/2021 <small>Closed Date</small>	\$310,000 <small>Closed Price</small>	\$146	2,130 sqft	0.63 acres	3	2	1954	Same ➔
 Closed 2407 Ben Hill Rd East Point, GA 30344	.45 Mi. S	91 days	11/10/2021 <small>Closed Date</small>	\$265,000 <small>Closed Price</small>	\$148	1,792 sqft	0.42 acres	3	2	1950	Same ➔
 Closed 2594 Woodhaven Cir East Point, GA 30344	.58 Mi. NW	59 days	11/12/2021 <small>Closed Date</small>	\$332,000 <small>Closed Price</small>	\$193	1,724 sqft	0.31 acres	3	2	1958	Same ➔
 Closed 2470 Judson Ave East Point, GA 30344	.58 Mi. NW	116 days	2/2/2022 <small>Closed Date</small>	\$315,000 <small>Closed Price</small>	\$193	1,632 sqft	0.35 acres	3	2	1950	Same ➔



Closed

1920 Neely Ave
East Point, GA 30344

.79 Mi. E -

3/16/2022

\$320,000

\$197 1,624 sqft

0.28 acres 2

1

1930 Same ➔

Closed Date Closed Price

Property History

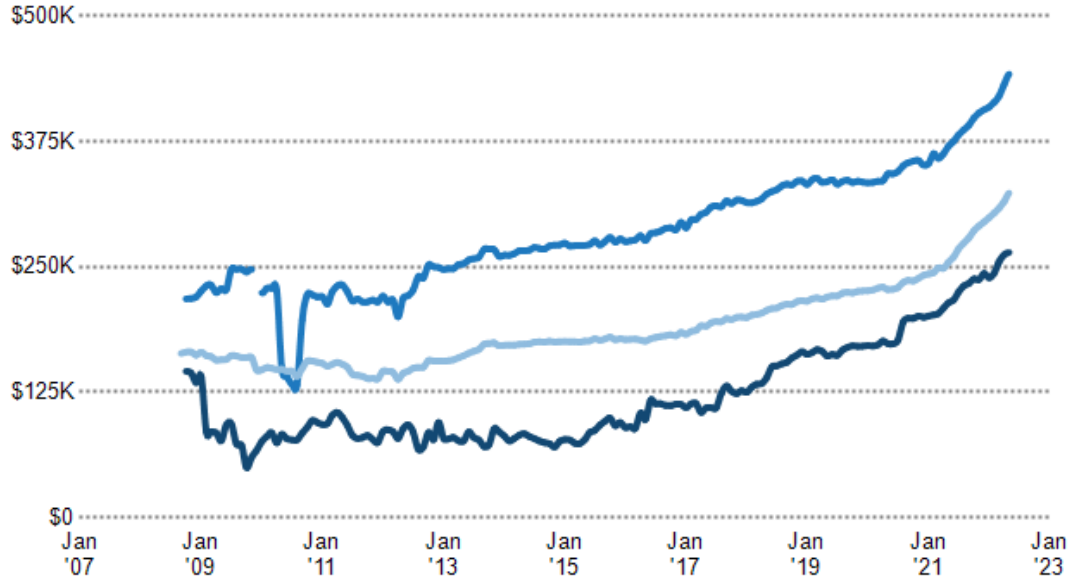
Median Estimated Home Value

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

- 30344
- Fulton County
- Georgia



Sales History

Sales Date	Sales Amount	Price per sq. ft.
11/12/2021	\$160,110	\$82
11/12/2021	\$160,110	\$82
7/20/2007	\$150,000	\$77
3/20/2007	\$93,000	\$47
5/19/2006	\$103,000	\$53
4/15/2005	\$165,000	\$84
7/16/1993	\$73,300	\$37

Assessed Values

Date	Improvements	Land	Total	Tax
2021	\$65,400	\$8,880	\$74,280	\$1,790
2020	\$55,080	\$11,400	\$66,480	\$1,876
2019	\$46,920	\$10,760	\$57,680	\$1,433
2018	\$29,320	\$4,920	\$34,240	\$1,210
2017	\$12,280	\$3,720	\$16,000	\$613
2016	\$12,280	\$3,720	\$16,000	—
2015	\$12,280	\$3,720	\$16,000	\$614
2014	\$12,280	\$3,720	\$16,000	\$265
2013	\$12,040	\$3,640	\$15,680	\$259
2012	\$12,040	\$3,640	\$15,680	—
2011	\$18,520	\$4,760	\$23,280	\$320
2010	—	—	—	\$343
2009	\$48,640	\$11,120	\$59,760	—
2008	\$53,360	\$11,120	\$64,480	—
2007	\$53,360	\$11,120	\$64,480	—

Legal Description

APN: 14 -0188-0007-036-2	Tax ID: 1518261	Zoning: R1	Census Tract: 131210113.013006	Abbreviated Description: DIST:20 CITY/MUNI/TWP:CITY OF EAST POINT SUBD:CONLEY HILLS UN 14 ID AN MEAS VERIFIED 9-01	City/Municipality/Township: East Point, GA 30344
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Mortgage Records

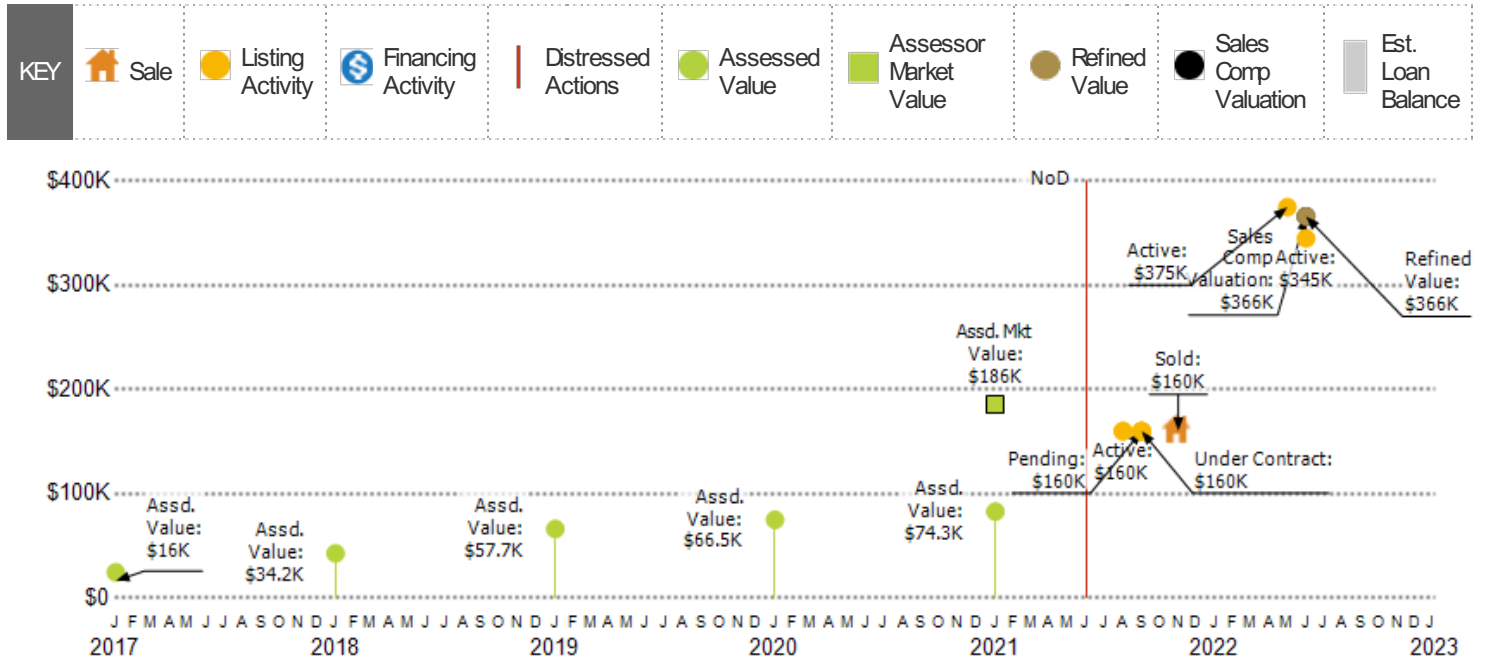
Recording Date	3/20/2007	4/15/2005	3/29/2000
Borrower Name	GEORGE H GREENE	CARITA D JACKSON	JULIET SPARKMAN
Lender Name	AMERICAN BROKERS CONDUIT	FIELDSTONE MORTGAGE CO	AMERICAN GENERAL FIN
Lender Type	Mortgage company	Subprime Lender	—
Loan Amount	\$13,950	\$24,750	\$74,608
Loan Type	Stand Alone Refi (Refinance of Original Loan)	Stand Alone Refi (Refinance of Original Loan)	Stand Alone Refi (Refinance of Original Loan)
Contract Date	3/15/2007	4/5/2005	3/23/2000
Due Date	3/15/2022	4/5/2020	—
Finance Type	Fixed Rate	Fixed Rate	—

Deed Records

Recording Date	11/12/2021	11/12/2021
Document Type	Warranty Deed	Warranty Deed
Sales Price	\$160,110	\$160,110
Sales Price Code	Full amount stated on Document	Full amount stated on Document
Buyer Name	LEONID MOGILEVICH	ESTAT POINT GRAY LLC
Buyer ID	Individual(s)	Limited Liability Company
Seller Name	WLMINGTON SAVINGS FUND SOCIETY FSB TRUS	LEONID MOGILEVICH
Seller ID	Trustee	Individual(s)
Document #	2021-054180	2021-054181
Book #	64825	64825
Page #	434	436
Contract Date	11/12/2021	11/12/2021

Sales and Financing Activity

This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.



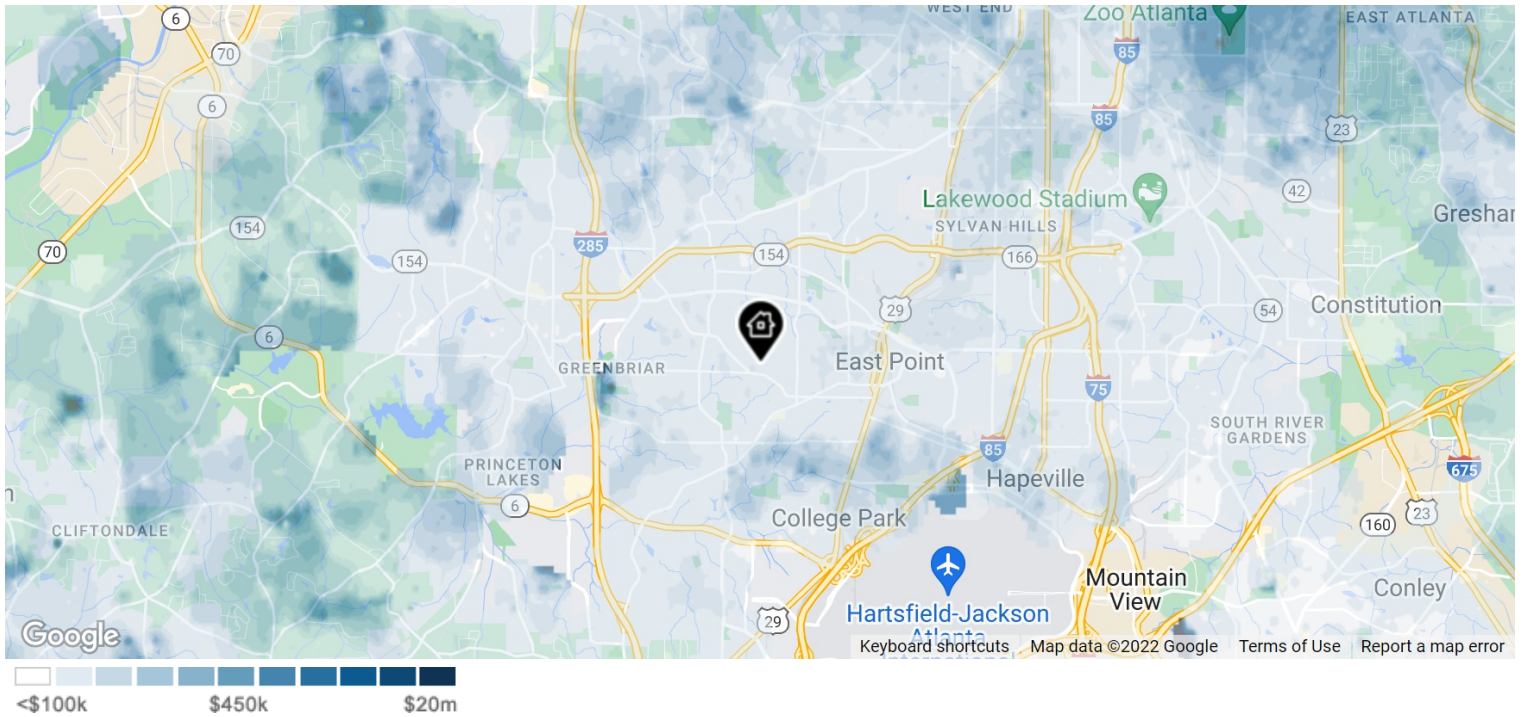
Data Source: Public records and proprietary data; listing data from on- and off-market listings sources

Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

Price Change History

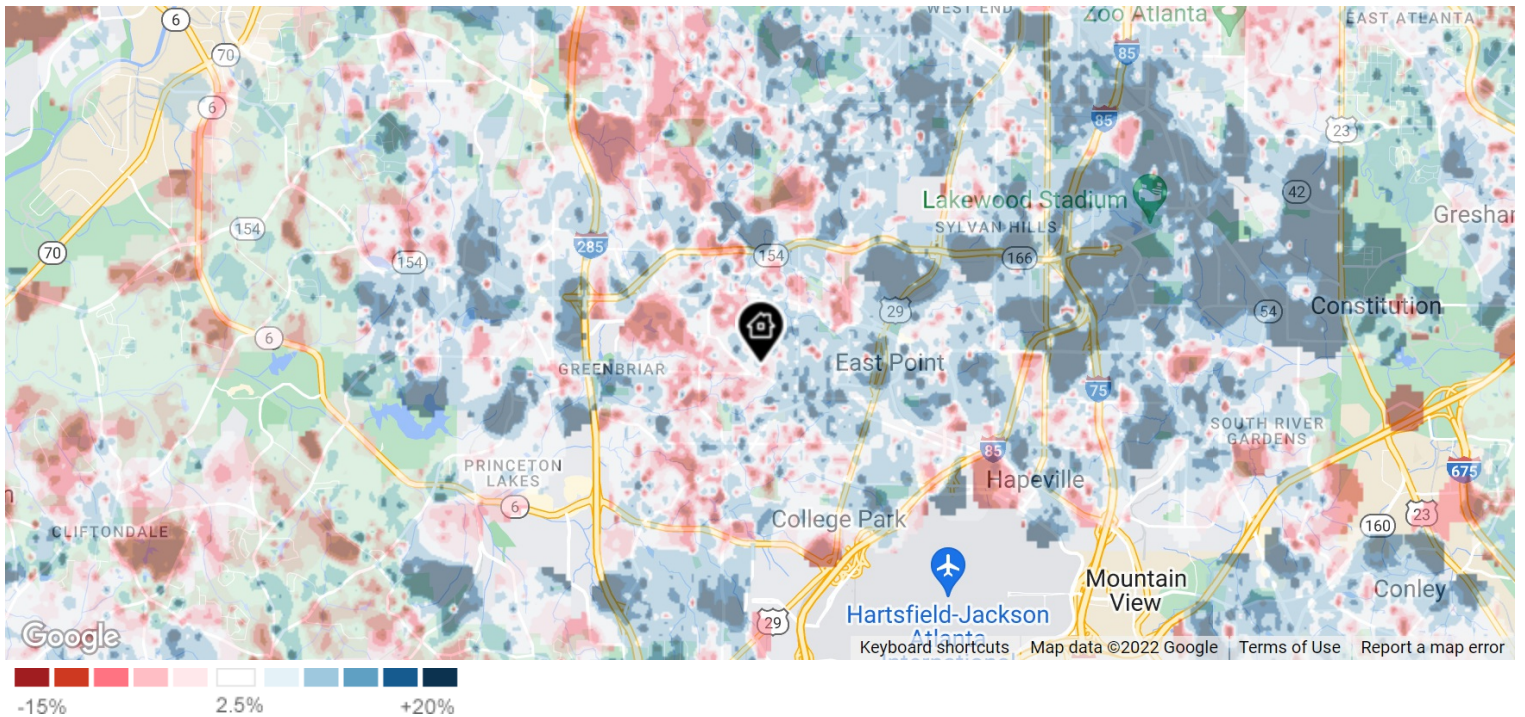
Change Date	Description	New List Price	% Change
6/10/2022	Price Change	\$345,000	-8%
5/9/2022	Active	\$375,000	-

Estimated Home Values



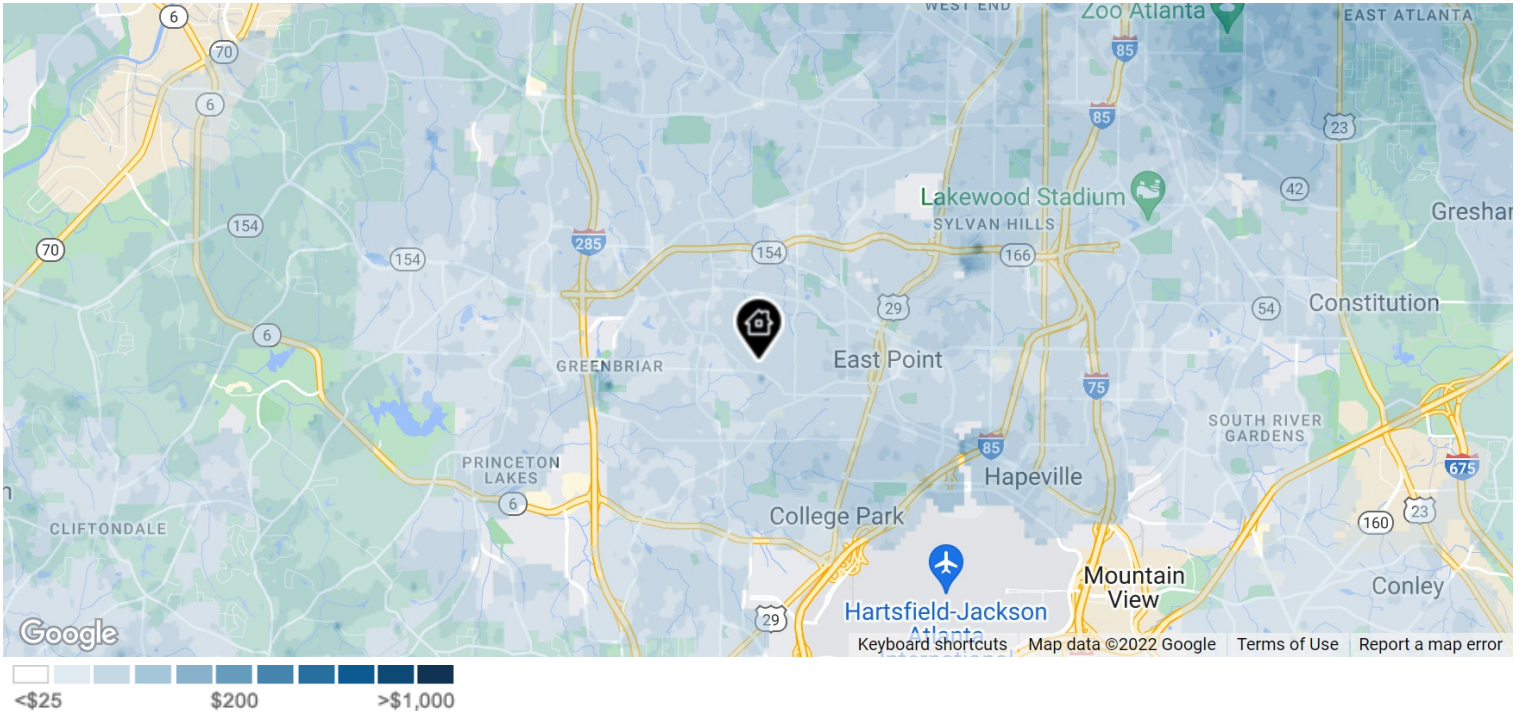
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

12-Month Change in Estimated Value



This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Estimated Value per Square Foot

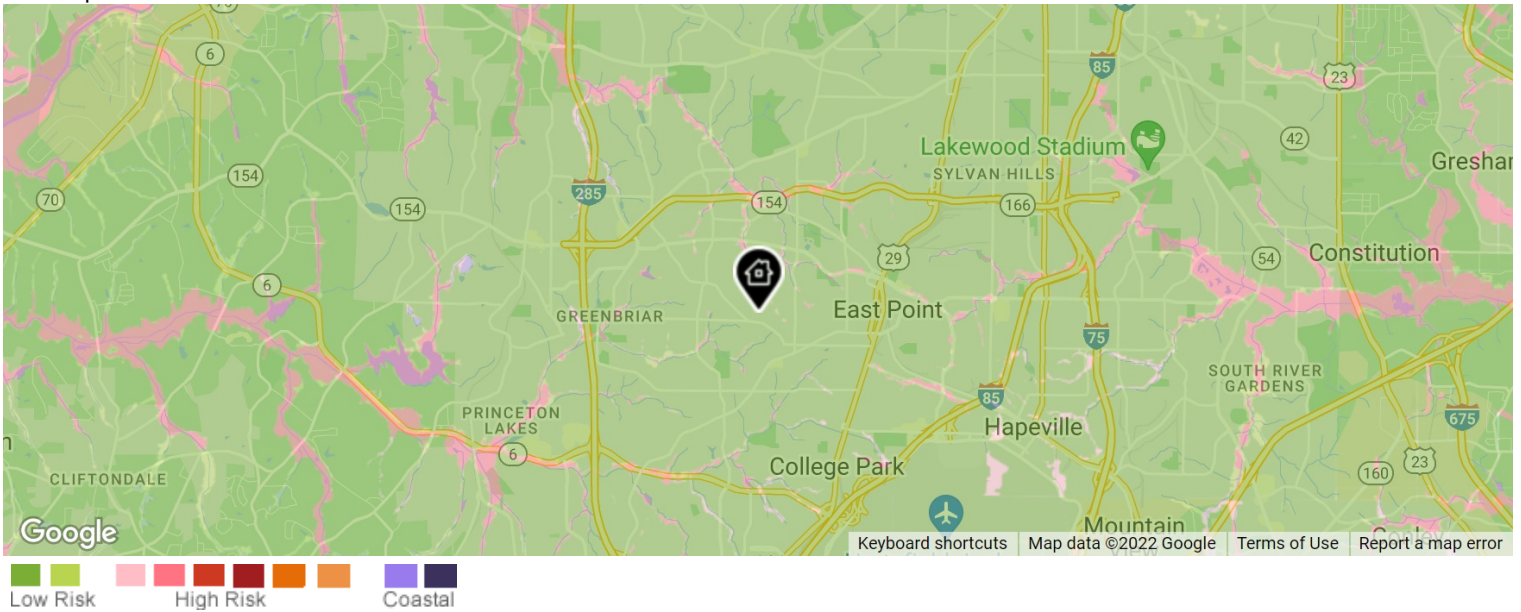


This map layer shows average estimated value per square foot of homes, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Flood Zone

This property is in Flood Zone: X (unshaded), Low Risk

Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods. B Zones are also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than 1 square mile.



This map layer shows an area's flood zone designation as determined by the Federal Emergency Management Agency (FEMA). A high-risk area has a 1 percent or greater annual chance of flooding and a 26 percent chance of flooding over the life of a 30-year mortgage. High-risk areas are red or orange. The coast areas, shown in purple, are also considered high risk. Green areas are low to moderate risk. A moderate-risk area is between risk limits of a 100-year and 500-year flood. White areas are undetermined, and all other areas are considered no or low risk. For more details on the categories of flood risk, see <http://support.nampr.com/entries/319901-what-is-the-flood-zone-heat-map>. Source(s): FEMA; updated Annually.

Neighborhood: Housing Stats and Charts

	30344	Atlanta	Fulton County	Georgia	USA
Median Estimated Home Value	\$262K	\$378K	\$432K	\$315K	\$326K
Estimated Home Value 12-Month Change	+25.4%	+3.2%	+19%	+26.7%	+27.7%
Median List Price	\$280K	\$410K	\$449K	\$360K	\$156K
List Price 1-Month Change	+3.9%	+2.5%	+4.7%	+2.9%	+3.9%
List Price 12-Month Change	+23.4%	+9.3%	+10.9%	+20.4%	+5%
Median Home Age	63	47	40	36	42
Own	41%	44%	52%	63%	64%
Rent	59%	56%	48%	37%	36%
\$ Value of All Buildings for which Permits Were Issued	-	-	\$985M	\$11.6B	\$307B
% Change in Permits for All Buildings	-	-	-26%	+12%	+13%
% Change in \$ Value for All Buildings	-	-	-22%	+9%	+10%

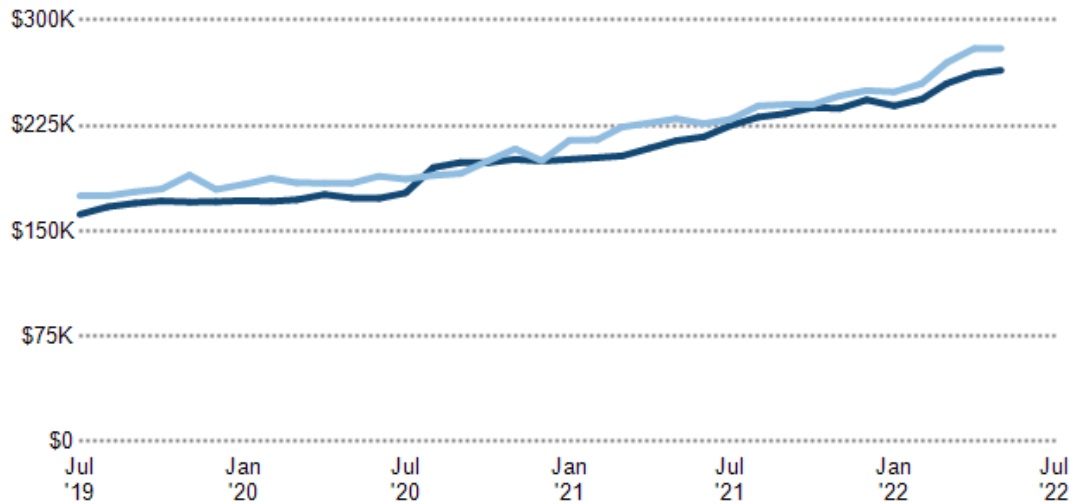
Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with its median listing price. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public records data; listing price data from on- and off-market listings sources

Update Frequency: Monthly

- Median Estimated Value
- Median List Price



Median Sales Price vs. Sales Volume

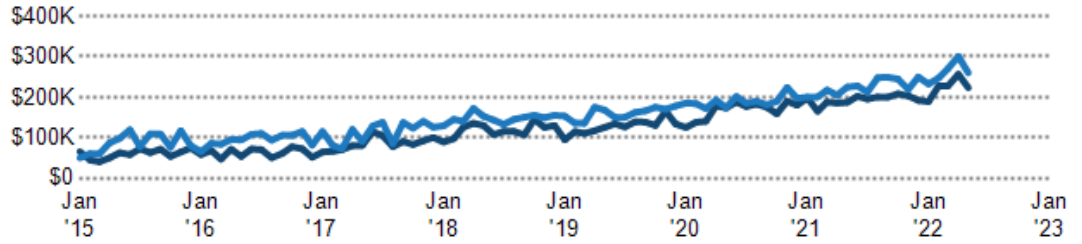
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records and listings data

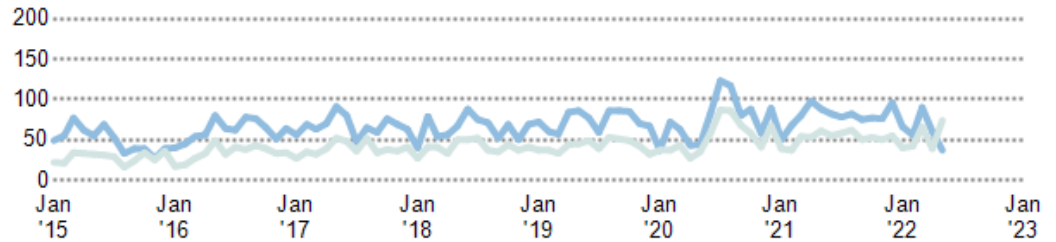
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

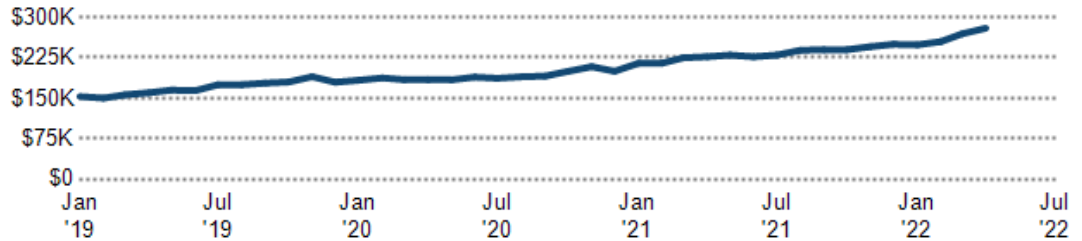
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

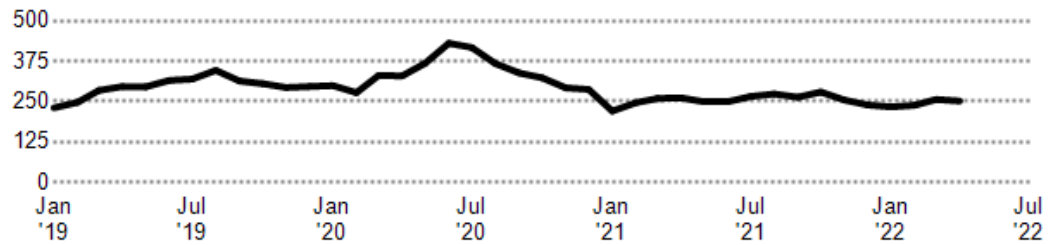
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



Listing Inventory

This chart shows the number of For Sale listings in a ZIP code.

Data Source: On- and off-market listings sources

Update Frequency: Daily

- ZIP Count Listings by Property Type



Inventory of Distressed Listings

Foreclosure **2**

This chart shows the count of distressed properties (all stages of foreclosure) that are for sale in a ZIP code.

Data Source: Public records and MLS data where licensed

Update Frequency: Daily

Inventory of Distressed Listings

Median Sales Price by Square Footage

This House

1,942 sq. ft. **\$366,081**

Comps

2,200 - 2,400 sq. ft.	\$310,000
2,000 - 2,200 sq. ft.	\$437,500
1,800 - 2,000 sq. ft.	\$322,500
1,600 - 1,800 sq. ft.	\$317,450
1,400 - 1,600 sq. ft.	\$362,000
1,200 - 1,400 sq. ft.	\$290,000
1,000 - 1,200 sq. ft.	\$285,400

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

This House
Comps

Price per Bedroom of Homes Sold

This House

\$122K **1**

Comps

\$150K - \$175K	1
\$125K - \$150K	4
\$100K - \$125K	5
\$75K - \$100K	9

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

This House
Comps

Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot.

Data Source: Public records data

Update Frequency: Monthly

■ This House
■ Comps

This House

\$188 1

Comps



Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Monthly

■ This House
■ Comps

This House

\$366K 1

Comps



Age Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

■ This House
■ Comps

This House

67 yrs 1

Comps



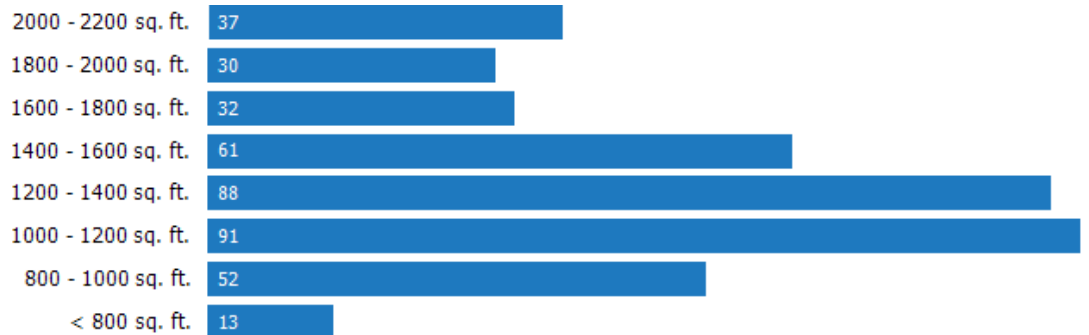
Size of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count By Living Area



Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past six months, compared by the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Monthly



■ Sales Count by Bedroom

Neighborhood: People Stats and Charts

	30344	Atlanta	Fulton County	Georgia	USA
Population	34K	489K	1.04M	10.4M	325M
Population Density per Sq Mi	2.55K	3.67K	1.97K	181	–
Population Change since 2010	+7.3%	+19.3%	+18.4%	+11.6%	+8.2%
Median Age	34	33	36	37	38
Male / Female Ratio	47%	49%	48%	49%	49%

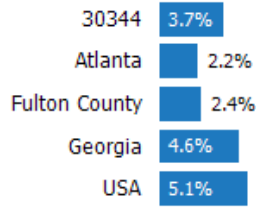
Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

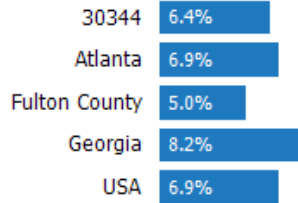
Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

Less Than 9th Grade



9-12th Grade/No Diploma



High School Graduate



Associate Degree



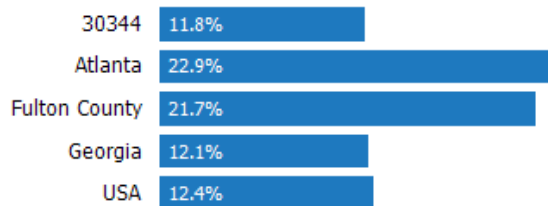
Bachelor's Degree



At Least a College Education



Grad/Professional Degree



Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

30344



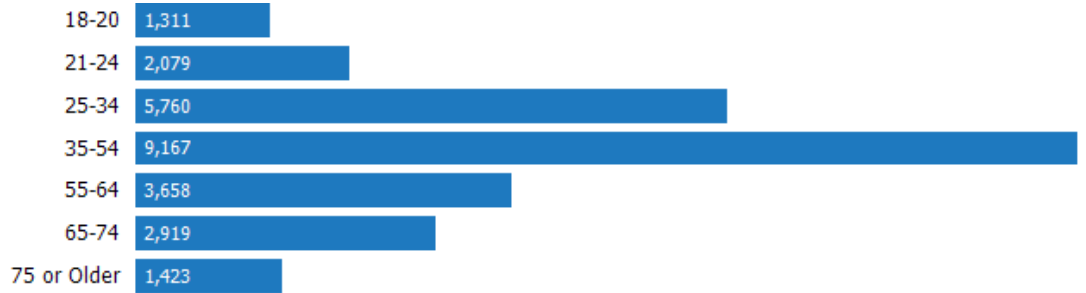
Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

30344



Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

30344



Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

30344



Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially



Neighborhood: Economic Stats and Charts

	30344	Atlanta	Fulton County	Georgia	USA
Income Per Capita	\$25,003	\$47,424	\$47,163	\$31,067	\$34,103
Median Household Income	\$43,537	\$59,948	\$69,673	\$58,700	\$62,843
Unemployment Rate	–	2.8%	2.7%	3.3%	3.8%
Unemployment Number	–	7.65K	15.2K	174K	–
Employment Number	–	–	–	5.12M	–
Labor Force Number	–	–	–	5.3M	–

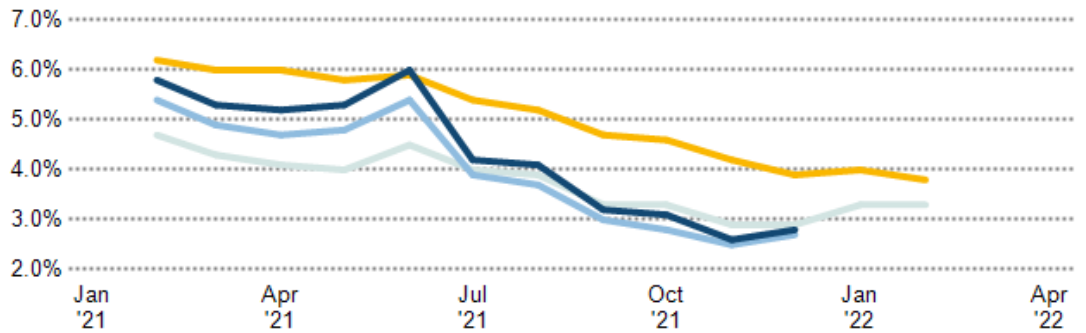
Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

- Atlanta
- Fulton County
- Georgia
- USA



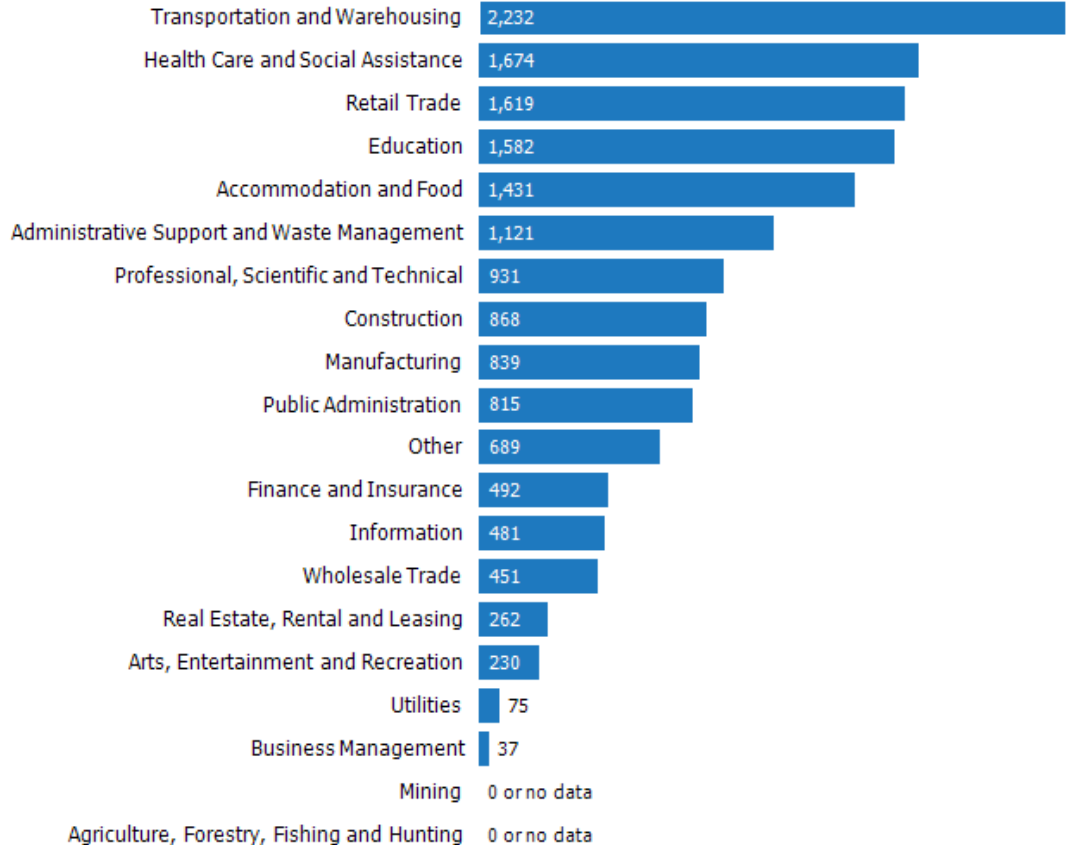
Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

- 30344



Neighborhood: Quality of Life Stats and Charts

Quality of Life in 30344

	30344	Atlanta	Fulton County	Georgia	USA
Elevation (in feet)	1,782	–	1,792	–	–
Annual Rainfall (in inches)	60	60	60	52.95	–
Annual Snowfall (in inches)	1.55	1.55	1.9	1.63	–
Days of Full Sun (per year)	113	113	113	109	–
Travel Time to Work (in minutes)	–	27	29	29	27
Water Quality - Health Violations	–	–	–	–	–
Water Quality - Monitoring and Report Violations	–	–	–	–	–
Superfund Sites	0	1	1	26	2,417
Brownfield Sites	Yes	Yes	Yes	Yes	Yes

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually

30344



How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually



Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually



School: Hamilton E. Holmes Elementary School

School Details

Name
Hamilton E. Holmes
Elementary School

Level
Elementary

Type
Public

Grades Served
PK, K-5

School District
Fulton County Schools

Address
2301 Connally Dr, East
Point, GA 30344

Phone
(470) 254-3092

School Facts

**Hamilton E Holmes Elementary
School**

-

Overall Grade



Total Enrollment
626
93,897
Students per Teacher
14.0:1
15.0:1
Students in Free Lunch Program
100%
47%

Academic Grade



Average GPA

-

**3.42 (out of 26301
responses)**
Math Proficiency
27%
51%
Reading Proficiency
22%
53%
Gifted Students
2%

-

AP Enrollments

-

-

Graduation Rate

-

87%
Average ACT Score

-

**27 (out of 4801
responses)**
Average SAT Score

-

**1,190 (out of 8254
responses)**

Teacher Grade



Average Teacher Salary
\$63,446
\$63,446
Teachers in 1st or 2nd Year
9%
30%

*About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.
Source: Niche Update Frequency: Quarterly*

School: Paul D. West Middle School

School Details

Name
Paul D. West Middle School

Level
Middle

Type
Public

Grades Served
6-8

School District
Fulton County Schools

Address
2376 Headland Dr, East Point, GA 30344

Phone
(470) 254-8130

School Facts

Paul D. West Middle School

-

Overall Grade




Total Enrollment

840
93,897

Students per Teacher

13.0:1
15.0:1

Students in Free Lunch Program

100%
47%

Academic Grade




Average GPA

-

3.42 (out of 26301 responses)

Math Proficiency

15%
51%

Reading Proficiency

21%
53%

Gifted Students

6%

-

AP Enrollments

-

-

Graduation Rate

-

87%

Average ACT Score

-

27 (out of 4801 responses)

Average SAT Score

-

1,190 (out of 8254 responses)

Teacher Grade




Average Teacher Salary

\$63,446
\$63,446

Teachers in 1st or 2nd Year

17%
30%

*About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.
Source: Niche Update Frequency: Quarterly*

School: Tri-Cities High School

School Details

Name
Tri-Cities High School

Level
High

Type
Public

Grades Served
9-12

School District
Fulton County Schools

Address
2575 Harris St, East Point,
GA 30344

Phone
(470) 254-8200

School Facts

Tri-Cities High School

-

Overall Grade




Total Enrollment

1,545

93,897

Students per Teacher

16.0:1

15.0:1

Students in Free Lunch Program

100%

47%

Academic Grade




Average GPA

3.28 (out of 1602 responses)

3.42 (out of 26301 responses)

Math Proficiency

12%

51%

Reading Proficiency

25%

53%

Gifted Students

5%

-

AP Enrollments

-

-

Graduation Rate

84%

87%

Average ACT Score

20 (out of 181 responses)

27 (out of 4801 responses)

Average SAT Score

970 (out of 287 responses)

1,190 (out of 8254 responses)

Teacher Grade




Average Teacher Salary

\$63,446

\$63,446

Teachers in 1st or 2nd Year

16%

30%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.

Source: Niche Update Frequency: Quarterly

Community Reviews for this School

Posted: 2/21/2022 by Senior

I love the amount of support we receive from the black community. And the opportunities given, especially in the magnet program. Although I would like to see a change in the school's combat with school fights and mental health between students.

Posted: 12/30/2021 by Senior

I have had tons of amazing experiences with my friends and cousins. Playing football opened my eyes to what real team players look like.

Posted: 6/24/2020 by Alum

Tri-Cities High School allows individuals to express their skills and talents in the best way they can. The diversity of our school grants us an understanding of the unique cultures and history that have created such a wonderful experience for us. No matter the grade level, nor the person's race, each teacher does their best to ensure that every student is given the same opportunity to be successful. They devote their time inside and outside of school to helping students with their academics as well as community work. This is what makes Tri-Cities an extraordinary school to attend.

Posted: 12/18/2019 by Senior

Ever since I've moved to Fulton County and started attending Tri-Cities High School I have felt an overwhelming feeling that was very different from other schools I have attended. Tri-Cities High School has shown great love, gratitude, and care not only towards me but to all the students and staff as well. I view my school as one big family even though we are diverse in culture. Predominantly living in a diverse school allows me to explore other cultures and mingle socially with the staff on a different level. The students and staff are respectful and caring for each other. I've been given a great support of counselors, principals, and administrators to help me through my journey and progress in succeeding in school on to the next level in college. Overall, I think that my school can make changes to making sure that seniors stay above the game before they reach their senior year as far as applying to colleges and scholarships.

Posted: 11/12/2018 by Senior

Tri-Cities High School has been a great asset towards my future endeavors. Although my school is not perfect, it compliments myself and others as well. Tri-Cities has a visual and performing arts magnet program which includes dance, chorus, band, orchestra, drama, musical theater, tech, visual arts, and more. The diversity that the magnet program has to offer is just impeccable. Also, Tri-Cities is mainly known for this program which happens to produce superstars like Exscape, Outkast, and more. To be apart of a program that has only benefited and helped create these amazing stars is just unbelievable. Tri-Cities High is a school that will forever be known for creating stars and training them up to be the best! Tri-High produces greatness!

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

