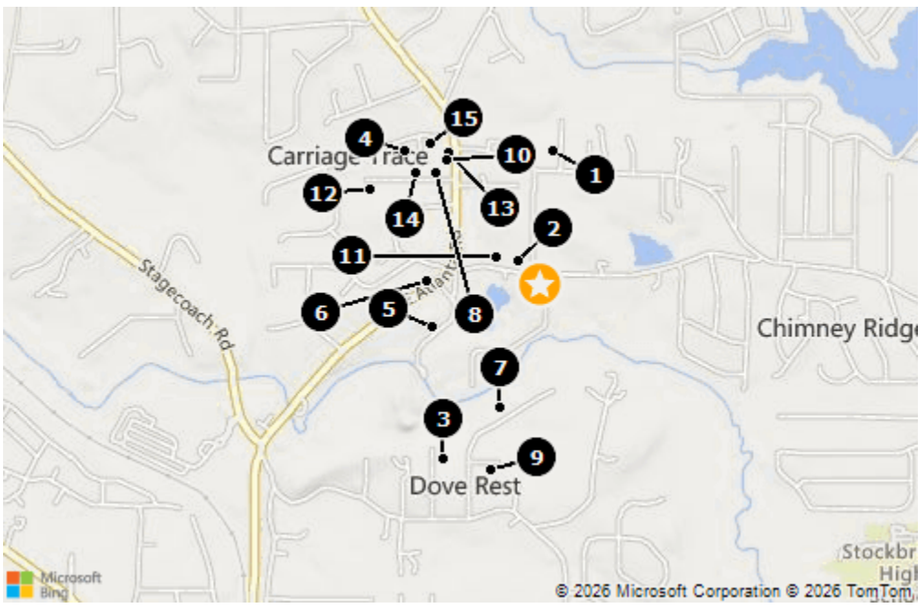
ICE SiteX Report

OrderID: 98722632

SiteX Property Information Report



Subject Property Location

101 COTTONBELLE DR, STOCKBRIDGE, GA 30281-9146

County:	**HENRY GA**	Census Tract:	131510701.252000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	047D01028000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$384,000**	FSD:	10	Common Confidence Score:	68
Value Range:	$345,600 - $422,400	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	1
Assd Land Value:	$16,000	Market Land Value:	$40,000	Tax Year:	2026
Assd Improvement:	$121,400	Market Improvment Value:	$303,500	Total Taxable Value:	$3,797
Total Assessed Value:	$137,400	Total Assessor Market Value:	$343,500	Delinquent Year:	
				Tax Account ID:	23617
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 28 District: 12 Subdivision: BELAIR PLACE Land Lot: 126
Abbreviated Description: 28 BELAIR PLACE
City/Muni/Twp: UNINCORP

Property Characteristics

Lot Size:		Bedrooms:	5	Pool:	
Building Area:	2960 SF	Baths:	3	Fireplace:	Yes
Year Built:	2006	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	9	Ext Walls:	4
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/26/2026	Sales Price:	$306,450
Document #:	2026-013345 BK-PG 19323-2042	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/02/2024	Sales Price:	N/A
Document #:	BK-PG 18974-85	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	03/12/2024	Loan Amount:	N/A
Document #:	BK-PG 0000019323-0000002042	Loan Type:	New Conventional
TD Due Date:	01/01/2054	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	03/24/2022	Sales Price:	N/A
Document #:	2022011790 BK-PG 16172-67	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Mortgage Record

Recording Date:	03/21/2022	Loan Amount:	N/A
Document #:	2022011250 BK-PG 0000018974-0000000085	Loan Type:	VA
TD Due Date:	01/01/2042	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	01/04/2019	Sales Price:	$195,540
Document #:	423 BK-PG 15094-124	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/19/2018	Loan Amount:	N/A
Document #:	2018031263 BK-PG 0000016172-0000000067	Loan Type:	
TD Due Date:	01/01/2048	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	02/21/2017	Loan Amount:	N/A
Document #:	2017004674 BK-PG 15094-124	Loan Type:	VA
TD Due Date:	01/01/2042	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	01/17/2017	Sales Price:	$200,500
Document #:	2017001474 BK-PG 12769-225	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/12/2012	Sales Price:	N/A
Document #:	BK-PG 10664-121	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/26/2012	Loan Amount:	N/A
Document #:	015769940015 BK-PG 12769-225	Loan Type:	New Conventional
TD Due Date:		Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	01/07/2008	Loan Amount:	N/A
Document #:	BK-PG 10664-121	Loan Type:	Stand Alone Second
TD Due Date:	12/19/2037	Type Finance:	

Legal Description:
Lot: 28 District: 12 Subdivision: BELAIRE PLACE Land Lot: 126

Mortgage Record

Recording Date:	12/11/2006	Loan Amount:	N/A
Document #:	BK-PG 9811-33	Loan Type:	New Conventional
TD Due Date:	10/27/2036	Type Finance:	

Legal Description:
Lot: 28 District: 12 Subdivision: BELAIRE PLACE Land Lot: 126

Prior Transfer

Recording Date:	12/11/2006	Sales Price:	$216,900
Document #:	BK-PG 9811-33	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/27/2006		
Document Type:			

Legal Description:
Lot: 28 District: 12 Subdivision: BELAIRE PLACE Land Lot: 126

Prior Transfer

Recording Date:	10/27/2006	Sales Price:	$216,900
Document #:	BK-PG 9811 -33	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 28 District: 12 Subdivision: BELAIR PLACE Land Lot: 126
Abbreviated Description: 28 BELAIR PLACE
City/Muni/Twp: UNINCORP

Prior Transfer

Recording Date:	02/09/2006	Sales Price:	$1,005,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$3,541,562	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,744 SF	Median Year Built	1976
Price Range - 2 Yrs	$46,762 to $395,000	Age Range	2 years to 90 years
Median Value	$233,000	Median Age	50 years

ICE SiteX Report

OrderID: 98722632

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi.	**2024 FLAT ROCK RD** **STOCKBRIDGE, GA 30281-2048**	07/28/2026	$395,000	$150	2625	8/3/2	1963	93,219 SF	Yes
		APN: 047B02005000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:LD: 12LL: 126 LANDLOT: 126 LANDDIST: 12								
2	.09Mi.	**93 BELAIR DR** **STOCKBRIDGE, GA 30281-2059**	07/02/2026	$250,000	$141	1761	6/3/1	1963	46,174 SF	
		APN: 047B04027000 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:LD: 12LL: 126 LANDLOT: 126 LANDDIST: 12								
3	.54Mi.	**124 MAYS LANDING RD** **STOCKBRIDGE, GA 30281-2500**	06/16/2026	$189,000	$135	1394	5/3/2	1988	SF	
		APN: 047C01038000 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 7 Subdivision: MAYS LANDING Abbreviated Description: Abbreviated Description:7 MAYS LANDING LANDLOT: 100 LANDDIST: 12								
4	.51Mi.	**45 CARRIAGE CIR** **STOCKBRIDGE, GA 30281-1334**	06/10/2026	$219,000	$101	2168	6/4/2	1976	SF	
		APN: 047A01009000 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 74 Block: B Subdivision: CARRIAGE TRACE Abbreviated Description: Abbreviated Description:74 B CARRIAGE TRACE LANDLOT: 125+ LANDDIST: 12								
5	.36Mi.	**122 MOORE DR** **STOCKBRIDGE, GA 30281-2501**	06/07/2026	$46,762	$40	1148	5/3/1	1936	74,052 SF	
		APN: 047-01007000 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:LD: 12LL: 100 LANDLOT: 100 LANDDIST: 12								
6	.3Mi.	**1125 E ATLANTA RD** **STOCKBRIDGE, GA 30281-2554**	05/27/2026	$190,000	$158	1200	6/3/2	1971	42,253 SF	
		APN: 047A03022000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:LD: 12LL: 125 LANDLOT: 125 LANDDIST: 12								
7	.37Mi.	**75 WALKER DR** **STOCKBRIDGE, GA 30281-2513**	05/11/2026	$285,000	$158	1798	8/3/2	1986	SF	
		APN: 047C01007000 Document #: D2026011845 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Subdivision: DOVE REST Abbreviated Description: Abbreviated Description:7 DOVE REST LANDLOT: 99 LANDDIST: 12								
8	.41Mi.	**20 CARRIAGE TRCE** **STOCKBRIDGE, GA 30281-1328**	03/27/2026	$220,500	$117	1884	2/3/2	1974	SF	
		APN: 047A02023000 Document #: D2026007548 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 89 Block: B Subdivision: CARRIAGE TRACE Abbreviated Description: Abbreviated Description:89 B CARRIAGE TRACE LANDLOT: 125 LANDDIST: 12								
9	.53Mi.	**20 KING PL** **STOCKBRIDGE, GA 30281-2555**	01/06/2026	$256,900	$163	1570	6/3/2	1980	SF	
		APN: 047C01021000 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 21 Subdivision: DOVE REST Abbreviated Description: Abbreviated Description:21 DOVE REST LANDLOT: 99 LANDDIST: 12								
10	.41Mi.	**1341 E ATLANTA RD** **STOCKBRIDGE, GA 30281-1305**	12/02/2025	$329,000	$169	1940	2/4/2	2024	SF	
		APN: 047A02026000 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 64 Block: B Subdivision: CARRIAGE TRACE Abbreviated Description: Abbreviated Description:64 B CARRIAGE TRACE LANDLOT: 125+ LANDDIST: 12								
11	.14Mi.	**69 BELAIR DR** **STOCKBRIDGE, GA 30281-2059**	10/07/2025	$185,000	$173	1066	2/2/1	1963	44,431 SF	
		APN: 047B04025000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:LAND LOT: 126 /LAND DISTRICT: 12; SINGLE FAMILY RESIDENTIAL								
12	.52Mi.	**115 CARRIAGE TRCE** **STOCKBRIDGE, GA 30281-5923**	09/23/2025	$165,000	$118	1396	2/3/2	1976	SF	
		APN: 047A02012000 Document #: D2025023497 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 12 Block: A Subdivision: CARRIAGE TRACE Abbreviated Description: Subdivision:CARRIAGE TRACE Abbreviated Description:LEGAL UNIT: 1 / LAND LOT: 125 /LAND DISTRICT: 12; SINGLE FAMILY RESIDENTIAL								
13	.43Mi.	**1351 E ATLANTA RD** **STOCKBRIDGE, GA 30281-1305**	09/04/2025	$329,500	$169	1940	3/4/2	2024	SF	
		APN: 047A02027000 Document #: D2025021909 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 65 Block: B Subdivision: CARRIAGE TRACE Abbreviated Description: Lot:65 Block:B Subdivision:CARRIAGE TRACE Abbreviated Description:LAND LOT: 125+ /LAND DISTRICT: 12; SINGLE FAMILY RESIDENTIAL								
14	.45Mi.	**50 CARRIAGE TRCE** **STOCKBRIDGE, GA 30281-1328**	08/01/2025	$233,000	$137	1691	3/3/2	1974	SF	
		APN: 047A02020000 Document #: D2025018897 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 86 Block: B Subdivision: CARRIAGE TRACE Abbreviated Description: Lot:86 Block:B Subdivision:CARRIAGE TRACE Abbreviated Description:LAND LOT: 125+ /LAND DISTRICT: 12; SINGLE FAMILY RESIDENTIAL								
15	.48Mi.	**25 CARRIAGE CT** **STOCKBRIDGE, GA 30281-1329**	07/14/2025	$247,900	$142	1744	3/3/2	1977	SF	
		APN: 047A01003000 Document #: D2025016938								

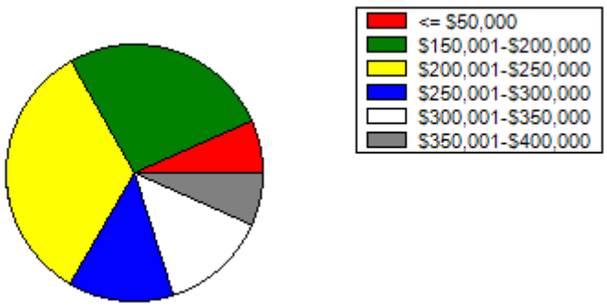
ICE SiteX Report

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Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 68 Block: B Subdivision: CARRIAGE TRACE Abbreviated Description: Lot:68 Block:B Subdivision:CARRIAGE TRACE Abbreviated Description:LAND LOT: 125+ /LAND DISTRICT: 12; SINGLE FAMILY RESIDENTIAL

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.

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.	**101 COTTONBELLE DR**	**10/27/2006**	$343,500	$137,400	2,960	9/5/3	2006		
.03Mi.	**170 BELAIR DR**	**11/16/2006**	$401,400	$160,560	4,216	/5/4	2006		
.04Mi.	**100 COTTONBELLE DR**	**05/12/2022**	$449,370	$179,748	2,886	/6/4	2007		
.04Mi.	**105 COTTONBELLE DR**	**10/27/2017**	$383,400	$153,360	3,902	/5/3	2006		
.05Mi.	**90 BELAIR DR**	**12/11/2020**	$554,100	$221,640	4,824	9/5/4	1983	2 SF	
.06Mi.	**105 EVANS DR**	**02/27/1995**	$143,000	$57,200	1,232	4/2/1	1958	1 SF	
.06Mi.	**176 BELAIR DR**	**11/30/2006**	$430,000	$172,000	4,316	/4/3	2006		
.07Mi.	**139 BELAIR DR**	**11/20/2006**	$265,000	$106,000	1,521	6/3/2	1958	42,253 SF	
.07Mi.	**112 COTTONBELLE DR**	**10/20/2006**	$386,400	$154,560	3,723	/5/4	2006		
.07Mi.	**109 COTTONBELLE DR**	**12/02/2022**	$346,500	$138,600	2,645	9/4/2	2006		
.09Mi.	**113 COTTONBELLE DR**	**09/26/2018**	$403,470	$161,388	3,045	/3/3	2008		
.09Mi.	**93 BELAIR DR**	**08/06/2016**	$187,300	$74,920	1,761	6/3/1	1963	1 SF	
.09Mi.	**116 COTTONBELLE DR**	**05/14/2021**	$366,400	$146,560	3,046	/5/3	2006		
.1Mi.	**163 BELAIR DR**	**08/20/2021**	$300,200	$120,080	1,860	5/3/2	1972	2 SF	Yes
.1Mi.	**103 EVANS DR**	**01/10/2020**	$223,900	$89,560	1,176	5/3/1	1961	2 SF	
.11Mi.	**80 BELAIR DR**	**11/01/2019**	$175,000	$70,000	988	6/3/1	1976	29,621 SF	

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	59%

Demographics & Income

Median Age:	39.2 years old	Households:	27,271
Median Household Income:	$77,401	Households w/Family:	68%
Household Income Per Capita:	$34,825	Households w/Family Married:	40%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Henry County School District	Students:	43,012
Number of Schools:	53	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.45Mi.	**Cotton Indian Elementary School** Number of Students: 545 Student-Teacher Ratio: 13.59	D-	Public	KG - 5
1.29Mi.	**Stockbridge High School** Number of Students: 1,456 Student-Teacher Ratio: 18.79 Advanced Placement: Yes	D+	Public	9 - 12
1.14Mi.	**Stockbridge Middle School** Number of Students: 673 Student-Teacher Ratio: 16.91	D-	Public	6 - 8

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Flood Report

The Subject Property of **101 COTTONBELLE DR, STOCKBRIDGE, GA 30281-9146** 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	121%	HIGHER
BURGLARY	105%	SIMILAR
MOTOR VEHICLE THEFT	113%	HIGHER
FORCIBLE ROBBERY	97%	SIMILAR
AGGRAVATED ASSAULT	107%	SIMILAR
FORCIBLE RAPE	74%	NOTABLY LOWER
MURDER	110%	HIGHER
OVERALL	112%	HIGHER

Disaster Alerts

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

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