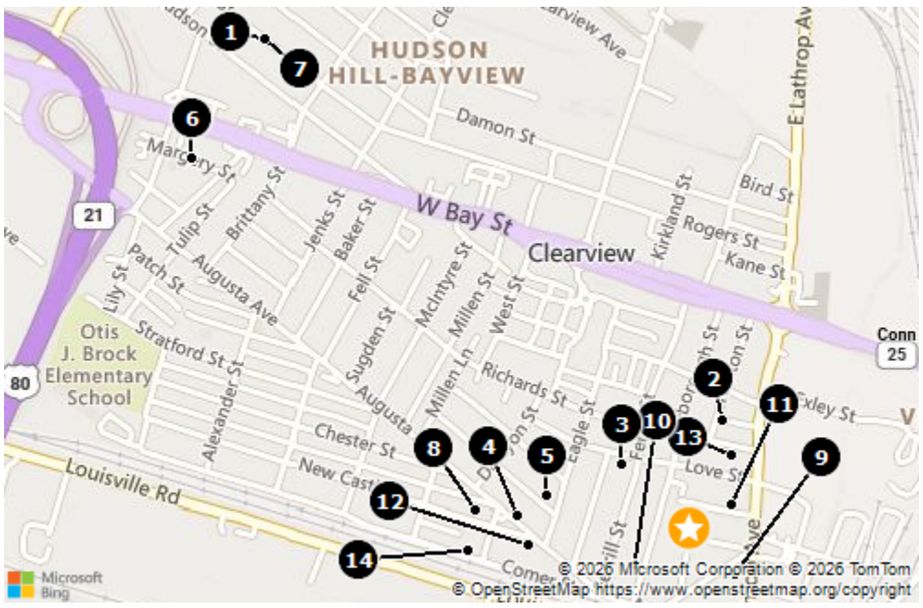
ICE SiteX Report

OrderID: 98289557

SiteX Property Information Report



Subject Property Location

1032 DEMMOND ST, SAVANNAH, GA 31415-2116

County:	**CHATHAM GA**	Census Tract:	130510006.011009
Property Use:	Single Family Residential	Zoning:	R4
Parcel Number:	2-0019 -15-033	Thomas Bros Pg-Grid:	

Valuation

Value:	**$182,000**	FSD:	13	Common Confidence Score:	65
Value Range:	$158,340 - $205,660	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$12,400	Market Land Value:	$31,000	Tax Year:	2024
Assd Improvement:	$86,760	Market Improvment Value:	$216,900	Total Taxable Value:	
Total Assessed Value:	$99,160	Total Assessor Market Value:	$247,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 69
Abbreviated Description: LT 69 WEST HILL MITCHELL WD
City/Muni/Twp: CITY OF SAVANNAH

Property Characteristics

Lot Size:	2,701 SF	Bedrooms:	2	Pool:	
Building Area:	851 SF	Baths:	2	Fireplace:	
Year Built:	1958	Partial Baths:	1	Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/10/2025	Sales Price:	$209,401
Document #:	BK-PG 3470-651	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/04/2024	Sales Price:	$225,000
Document #:	BK-PG 3470-647	Type of Sale:	Verified Sale Price
Contract Date:	08/05/2024		
Document Type:			
Legal Description:			

Lot: 69 Subdivision: FELLWOOD LINCOL
Abbreviated Description: LT 69 WEST HILL MITCHELL WD; RESID LAND/COMM IMPR

Mortgage Record

Recording Date:	09/04/2024	Loan Amount:	N/A
Document #:	BK-PG 0000003471-0000000033	Loan Type:	New Conventional
TD Due Date:	01/01/2054	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	08/05/2024	Sales Price:	$225,000

ICE SiteX Report

OrderID: 98289557

Document #:	BK-PG 3470 -0647	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 69
Abbreviated Description: LT 69 WEST HILL MITCHELL WD
City/Muni/Twp: CITY OF SAVANNAH

Prior Transfer

Recording Date:	08/30/2022	Sales Price:	$35,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/30/2022	Sales Price:	$35,000
Document #:	2022-010779 BK-PG 2920-168	Type of Sale:	Full Amount on Deed
Contract Date:	08/30/2022		
Document Type:			

Legal Description:
Subdivision: FELLWOOD LINCOL
Abbreviated Description: LT 69 WEST HILL MITCHELL WD; SINGLE FAMILY RES

Prior Transfer

Recording Date:	06/24/2022	Sales Price:	$35,000
Document #:	2022-007517 BK-PG 2843-544	Type of Sale:	Full Amount on Deed
Contract Date:	06/24/2022		
Document Type:			

Legal Description:
Subdivision: FELLWOOD LINCOL
Abbreviated Description: LT 69 WEST HILL MITCHELL WD; SINGLE FAMILY RES

Area Sales Analysis

Total Area Sales	$2,285,275	Median # of Bedrooms	2
Median Lot Size	2,971 SF	Median # of Baths	1.5
Median Living Area	735 SF	Median Year Built	1962
Price Range - 2 Yrs	$25,000 to $265,000	Age Range	1 years to 126 years
Median Value	$201,000	Median Age	64 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.45Mi.	**105 MILLEN ST** **SAVANNAH, GA 31415-1921**	08/05/2026	$210,000			/2/2	1965	2,971 SF	
		APN: 2-0020 -22-003 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 87 Subdivision: FELLWOOD LINCOL Abbreviated Description: Subdivision:FELLWOOD LINCOL Abbreviated Description:LT 87 CLAY WD ROYAL VALE TERR; RESID LAND/COMM IMPR								
2	.15Mi.	**112 NORTON ST** **SAVANNAH, GA 31415-2128**	07/29/2026	$164,738	$228	720	//1	1960	4,138 SF	
		APN: 2-0019 -08-008 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 177 Subdivision: FELLWOOD LINCOL Abbreviated Description: Subdivision:FELLWOOD LINCOL Abbreviated Description:LT 177 GRANT PK MCLEOD WD; RESID LAND/COMM IMPR								
3	.13Mi.	**1207 LOVE ST** **SAVANNAH, GA 31415-2031**	07/06/2026	$250,000			/3/2	2025	4,500 SF	
		APN: 2-0019 -12-012 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 30-35 Subdivision: FELLWOOD LINCOL Abbreviated Description: Subdivision:FELLWOOD LINCOL Abbreviated Description:LT U RECOMBINATION OF LTS 30-35 MITCHELL WD SMB 34S 49 .10AC; RESID LAND/COMM IMPR								
4	.24Mi.	**1338 AUGUSTA AVE** **SAVANNAH, GA 31415-2063**	06/23/2026	$35,000	$67	520	/2/1	1910	2,701 SF	
		APN: 2-0019 -20-025 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: FELLWOOD LINCOL Abbreviated Description: Subdivision:FELLWOOD LINCOL Abbreviated Description:8 MOREL WARD; RESID LAND/COMM IMPR								
5	.2Mi.	**1308 CHURCH ST** **SAVANNAH, GA 31415-2015**	06/18/2026	$25,000	$31	805	/2/1	1915	2,701 SF	
		APN: 2-0019 -19-015 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Subdivision: FELLWOOD LINCOL Abbreviated Description: Subdivision:FELLWOOD LINCOL Abbreviated Description:72 MOREL WD SUB LT 3 CUMMINGS TCT; RESID LAND/COMM IMPR								
6	.43Mi.	**11 WEST ST** **SAVANNAH, GA 31415-1935**	06/02/2026	$207,000			/2/2	2025	2,731 SF	
		APN: 2-0020 -23-002 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 211 Subdivision: FELLWOOD LINCOL Abbreviated Description: Subdivision:FELLWOOD LINCOL Abbreviated Description:LOT 211 & SOUTH 15 FEET OF LOT 2 10 MCLEOD WARD; RESID LAND/COMM IMPR								
7	.43Mi.	**108 MILLEN ST** **SAVANNAH, GA 31415-1977**	04/21/2026	$62,000	$82	750	/2/1	1953	2,971 SF	
		APN: 2-0020 -23-009 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 167 Subdivision: FELLWOOD LINCOL Abbreviated Description: Subdivision:FELLWOOD LINCOL Abbreviated Description:LOT 167 CLAY WARD ROYAL VALE TERRACE; RESID LAND/COMM IMPR								
8	.3Mi.	**1314 NEW CASTLE ST** **SAVANNAH, GA 31415-1956**	03/25/2026	$195,000			/2/2	2025	3,001 SF	

ICE SiteX Report

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APN: 2-0027 -22-012 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 15 Block: 15 Subdivision: FELLWOOD LINCOL Abbreviated Description: Subdivision:FELLWOOD LINCOL Abbreviated Description:LT 15 BLK 15 GLEN WD; RESID LAND/COMM IMPR

9	.09Mi.	**8 NEWELL ST** **SAVANNAH, GA 31415-2124**	03/20/2026	$265,000			/3/3	2025	2,701 SF

APN: 2-0029 -03-019 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Subdivision: FELLWOOD LINCOL Abbreviated Description: Subdivision:FELLWOOD LINCOL Abbreviated Description:37 MITCHELL WARD; RESID LAND/COMM IMPR

10	.09Mi.	**275 SCARBOROUGH ST** **SAVANNAH, GA 31415-2136**	03/03/2026	$244,500	$218	1120	/3/2	2004	5,001 SF

APN: 2-0019 -16-009 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Subdivision: FELLWOOD LINCOL Abbreviated Description: Subdivision:FELLWOOD LINCOL Abbreviated Description:40 MITCHELL WARD; RESID LAND/COMM IMPR

11	.07Mi.	**1014 COPE ST** **SAVANNAH, GA 31415-2114**	02/16/2026	$110,000	$76	1444	/3/1	1952	2,701 SF

APN: 2-0019 -14-022 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 114 Subdivision: FELLWOOD LINCOL Abbreviated Description: Subdivision:FELLWOOD LINCOL Abbreviated Description:LOT 114 MITCHELL WARD WEST HILL; RESID LAND/COMM IMPR

12	.23Mi.	**1203 NEW CASTLE ST** **SAVANNAH, GA 31415-1953**	11/06/2025	$243,750	$265	918	/3/2	2020	3,149 SF

APN: 2-0019 -22-010 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 9 Block: F Subdivision: FELLWOOD LINCOL Abbreviated Description: Subdivision:FELLWOOD LINCOL Abbreviated Description:LOT 9 BLK F GLEN WD; RESID LAND/COMM IMPR

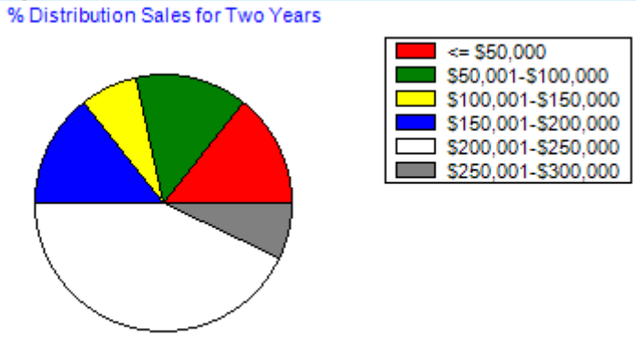
13	.11Mi.	**1011 RICHARDS ST** **SAVANNAH, GA 31415-2129**	11/05/2025	$65,000	$67	966	/2/1	1920	2,701 SF

APN: 2-0019 -09-012 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: FELLWOOD LINCOL Abbreviated Description: Subdivision:FELLWOOD LINCOL Abbreviated Description:85 MITCHELL WD; RESID LAND/COMM IMPR

14	.31Mi.	**1310 COMER ST** **SAVANNAH, GA 31415-1948**	10/22/2025	$208,287	$198	1048	/2/1	1900	3,001 SF

APN: 2-0028 -02-020 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Block: E Subdivision: FELLWOOD LINCOL Abbreviated Description: Subdivision:FELLWOOD LINCOL Abbreviated Description:20 BLK E GLEN WD; RESID LAND/COMM IMPR

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.

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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.	**1032 DEMMOND ST**	**08/05/2024**	$247,900	$99,160	851	/2/2	1958	2,701 SF	
.01Mi.	**1034 DEMMOND ST**		$73,600	$29,440	851	/2/1	1958	2,701 SF	
.01Mi.	**1030 DEMMOND ST**	**04/01/2003**	$223,500	$89,400		/3/2	2021	2,701 SF	
.01Mi.	**1036 DEMMOND ST**	**11/10/2014**	$49,500	$19,800	736	/2/1	1920	2,701 SF	
.02Mi.	**1035 COPE ST**		$49,500	$19,800	805	/2/1	1963	2,701 SF	
.02Mi.	**1039 COPE ST**	**05/20/2016**	$47,800	$19,120	1,036	/2/1	1965	2,701 SF	
.02Mi.	**1033 COPE ST**		$56,500	$22,600	1,048	/2/1	1915	2,701 SF	
.02Mi.	**1041 COPE ST**	**11/10/2016**	$48,500	$19,400	713	/2/1	1961	2,701 SF	
.03Mi.	**1027 COPE ST**	**04/05/2001**	$70,000	$28,000	672	/2/1	1973	2,701 SF	
.03Mi.	**1025 DEMMOND ST**		$59,800	$23,920	1,141	/3/1	1958	5,401 SF	
.03Mi.	**1022 DEMMOND ST**	**11/01/1976**	$29,900	$11,960	1,123	/3/1	1920	2,701 SF	
.03Mi.	**1025 COPE ST**	**10/30/2000**	$58,400	$23,360	1,056	/3/1	1915	2,701 SF	
.03Mi.	**224 SCARBOROUGH ST**	**12/10/2003**	$88,700	$35,480	1,000	/3/1	1971	5,349 SF	
.03Mi.	**228 SCARBOROUGH ST**	**10/12/2005**	$189,700	$75,880	1,000	/3/1	1971	5,602 SF	
.03Mi.	**1023 DEMMOND ST**	**01/01/1972**	$56,900	$22,760	984	/2/1	1958	2,701 SF	
.03Mi.	**220 SCARBOROUGH ST**	**12/09/2007**	$90,800	$36,320	965	/3/1	1972	4,901 SF	

Rent vs. Own

Households Occupied by Renters:	52%	Households Occupied by Owners:	30%

Demographics & Income

Median Age:	32.0 years old	Households:	5,179
Median Household Income:	$45,670	Households w/Family:	61%
Household Income Per Capita:	$22,800	Households w/Family Married:	17%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Savannah-Chatham County Public School System	Students:	35,744
Number of Schools:	57	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.03Mi.	**Groves High School** Number of Students: 1,469 Student-Teacher Ratio: 19.74	D-	Public	9 - 12
3.03Mi.	**Mercer Middle School** Number of Students: 512 Student-Teacher Ratio: 12.83	D	Public	6 - 8
0.84Mi.	**Otis J. Brock III Elementary School** Number of Students: 568 Student-Teacher Ratio: 14.2	C	Public	PK - 5

Flood Report

The Subject Property of **1032 DEMMOND ST, SAVANNAH, GA 31415-2116** is in **Zone AE** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH BFES HAVE BEEN DETER-MINED.
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	129%	HIGHER
BURGLARY	121%	HIGHER
MOTOR VEHICLE THEFT	142%	NOTABLY HIGHER
FORCIBLE ROBBERY	94%	SIMILAR
AGGRAVATED ASSAULT	138%	NOTABLY HIGHER
FORCIBLE RAPE	128%	HIGHER
MURDER	129%	HIGHER
OVERALL	142%	NOTABLY 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

OrderID: 98289557

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