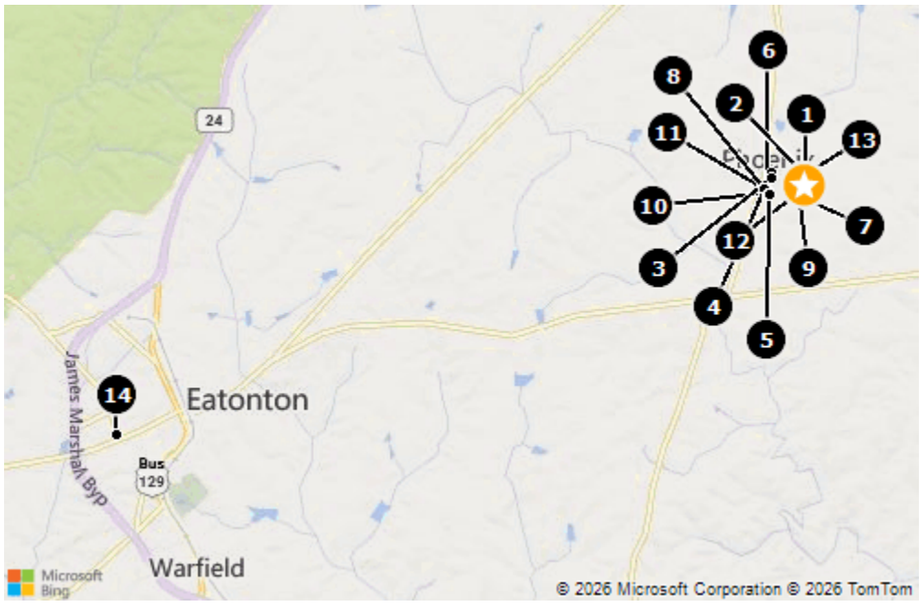
ICE SiteX Report

OrderID: 97841965

SiteX Property Information Report



Subject Property Location

105 KAITLYN CIR, EATONTON, GA 31024-8427

County:	**PUTNAM GA**	Census Tract:	132379601.031018
Property Use:	Single Family Residential	Zoning:	R-1R
Parcel Number:	106A-100	Thomas Bros Pg-Grid:	

Valuation

Value:	**$316,000**	FSD:	6	Common Confidence Score:	91
Value Range:	$297,040 - $334,960	ICE Confidence Score:	94		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1
Assd Land Value:	$12,000	Market Land Value:	$30,000	Tax Year:	2025
Assd Improvement:	$138,996	Market Improvment Value:	$347,491	Total Taxable Value:	$1,615
Total Assessed Value:	$150,996	Total Assessor Market Value:	$377,491	Delinquent Year:	
				Tax Account ID:	20949
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 100 Subdivision: PHOENIX CROSSING PH 1 Phase No: 2
Abbreviated Description: LOT 100 PHASE 2

Property Characteristics

Lot Size:	10,890 SF	Bedrooms:		Pool:	
Building Area:	2600 SF	Baths:	2	Fireplace:	
Year Built:	2021	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	2
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	05/23/2025	Loan Amount:	N/A
Document #:	BK-PG 0000001181-0000000678	Loan Type:	FHA
TD Due Date:	01/01/2051	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	02/06/2025	Loan Amount:	N/A
Document #:	BK-PG 0000001171-0000000122	Loan Type:	FHA
TD Due Date:	01/01/2051	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	08/14/2024	Loan Amount:	N/A
Document #:	BK-PG 0000001157-0000000302	Loan Type:	FHA
TD Due Date:	01/01/2051	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	12/18/2023	Loan Amount:	N/A
Document #:	BK-PG 0000001136-0000000157	Loan Type:	FHA
TD Due Date:	01/01/2051	Type Finance:	

Legal Description:

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Prior Transfer

Recording Date:	09/27/2023	Sales Price:	$210,619
Document #:	BK-PG 1040-548	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	06/14/2023	Loan Amount:	N/A
Document #:	BK-PG 0000001118-0000000724	Loan Type:	FHA
TD Due Date:	01/01/2051	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	05/17/2021	Sales Price:	N/A
Document #:	2021-000999 BK-PG 1040 -564	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	05/17/2021		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/17/2021	Sales Price:	$214,505
Document #:	2021-000998 BK-PG 1040 -546	Type of Sale:	Full Amount on Deed
Contract Date:	05/17/2021		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/17/2021	Sales Price:	$214,505
Document #:	BK-PG 1040 -546	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 100 Subdivision: PHOENIX CROSSING PH 1 Phase No: 2
Abbreviated Description: LOT 100 PHASE 2

Prior Transfer

Recording Date:	01/14/2021	Sales Price:	$90,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/14/2021	Sales Price:	$90,000 Multiple Parcels Involved in this transaction
Document #:	2021-000087 BK-PG 1021 -370	Type of Sale:	Full Amount on Deed
Contract Date:	01/14/2021		
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$4,576,485	Median # of Bedrooms	
Median Lot Size	11,979 SF	Median # of Baths	2
Median Living Area	1,798 SF	Median Year Built	2021
Price Range - 2 Yrs	$283,000 to $348,865	Age Range	2 years to 19 years
Median Value	$327,623	Median Age	5 years

Comparable Sales Data

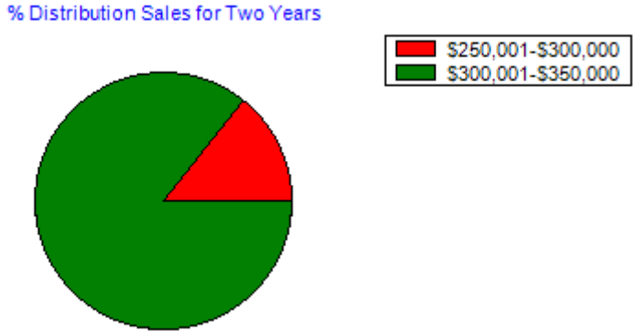
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**118 GARRETT DR** **EATONTON, GA 31024-8415**	03/27/2026	$324,000	$177	1828	//2	2020	10,019 SF	
		APN: 106A-106 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 106 Abbreviated Description: Lot:106 Abbreviated Description:LOT 106 PHASE 2								
2	.09Mi.	**103 JACK CT** **EATONTON, GA 31024-8422**	03/24/2026	$320,000	$174	1830	//2	2020	10,019 SF	
		APN: 106A-080 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 80 Abbreviated Description: Lot:80 Abbreviated Description:LOT 80 PHASE 2								
3	.36Mi.	**179 GARRETT DR** **EATONTON, GA 31024-8416**	11/18/2025	$283,000	$160	1758	//2	2007	13,068 SF	
		APN: 105-018-017 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 17 Subdivision: PHOENIX CROSSING Abbreviated Description: Lot:17 Abbreviated Description:LT 17 PHOENIX CROSSING PHASE I								
4	.38Mi.	**186 GARRETT DR** **EATONTON, GA 31024-8415**	05/02/2025	$325,000	$193	1682	//2	2019	16,553 SF	
		APN: 105-018-002 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: PHOENIX CROSSING Abbreviated Description: Lot:2 Abbreviated Description:LT 2 PHOENIX CROSSING PHASE I								
5	.4Mi.	**119 CREEKSIDE RD** **EATONTON, GA 31024-5114**	04/25/2025	$336,230	$160	2090	//2	2024	10,019 SF	
		APN: 106B-008 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal:								
6	.4Mi.	**117 CREEKSIDE RD**	04/23/2025	$344,870	$171	2010	//2	2024	12,632 SF	

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		EATONTON, GA 31024-5114							
	APN: 106B-007 Document #:								
	Document Type: Price Code: V								
	Land Use: Single Family Residential								
	Legal:								
7	.13Mi.	**132 GARRETT DR**	04/03/2025	$320,000	$224	1428	//2	2021	11,761 SF
		EATONTON, GA 31024-8415							
	APN: 106A-049 Document #:								
	Document Type: Price Code: V								
	Land Use: Single Family Residential								
	Legal: Lot: 49 Abbreviated Description: Lot:49 Abbreviated Description:LOT 49 PHASE 2								
8	.43Mi.	**110 CREEKSIDE RD**	03/25/2025	$333,290	$206	1612	//2	2024	11,761 SF
		EATONTON, GA 31024-5114							
	APN: 106B-054 Document #:								
	Document Type: Price Code: V								
	Land Use: Single Family Residential								
	Legal:								
9	.14Mi.	**134 GARRETT DR**	03/14/2025	$317,500	$137	2303	//2	2021	11,761 SF
		EATONTON, GA 31024-8415							
	APN: 106A-050 Document #:								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: 50 Abbreviated Description: Lot:50 Abbreviated Description:LOT 50 PHASE 2								
10	.4Mi.	**115 CREEKSIDE RD**	03/10/2025	$348,485	$134	2600	//2	2024	13,504 SF
		EATONTON, GA 31024-5114							
	APN: 106B-006 Document #:								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal:								
11	.39Mi.	**111 CREEKSIDE RD**	01/30/2025	$330,245	$187	1766	//2	2024	13,068 SF
		EATONTON, GA 31024-5114							
	APN: 106B-005 Document #:								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal:								
12	.17Mi.	**131 KAITLYN CIR**	01/30/2025	$300,000	$169	1768	//2	2021	12,197 SF
		EATONTON, GA 31024-8427							
	APN: 106A-054 Document #:								
	Document Type: Price Code: V								
	Land Use: Single Family Residential								
	Legal: Lot: 54 Abbreviated Description: Lot:54 Abbreviated Description:LOT 54 PHASE 2								
13	.09Mi.	**107 COLIN LN**	01/15/2025	$345,000	$207	1662	//2	2020	10,454 SF
		EATONTON, GA 31024-8424							
	APN: 106A-124 Document #:								
	Document Type: Price Code: V								
	Land Use: Single Family Residential								
	Legal: Lot: 124 Abbreviated Description: Lot:124 Abbreviated Description:LOT 124 PHASE 2								
14	.39Mi.	**107 CREEKSIDE RD**	01/13/2025	$348,865	$186	1871	//2	2024	17,860 SF
		EATONTON, GA 31024-5114							
	APN: 106B-003 Document #:								
	Document Type: Price Code: V								
	Land Use: Single Family Residential								
	Legal:								

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.	**105 KAITLYN CIR**	**05/17/2021**	$377,491	$150,996	2,600	//2	2021	10,890 SF	
.01Mi.	**103 KAITLYN CIR**	**05/25/2021**	$344,171	$137,668	1,839	//2	2021	9,583 SF	
.01Mi.	**107 KAITLYN CIR**	**05/20/2021**	$347,756	$139,102	1,839	//2	2021	10,890 SF	
.03Mi.	**109 KAITLYN CIR**	**06/29/2021**	$377,003	$150,801	2,600	//2	2021	10,890 SF	
.03Mi.	**112 GARRETT DR**	**04/16/2021**	$280,983	$112,393	1,428	//2	2021	10,890 SF	
.03Mi.	**110 GARRETT DR**	**05/25/2021**	$407,906	$163,162	2,610	//3	2021	11,326 SF	
.04Mi.	**106 KAITLYN CIR**	**08/26/2021**	$338,485	$135,394	1,848	//2	2021	11,326 SF	
.04Mi.	**114 GARRETT DR**	**08/03/2023**	$323,706	$129,482	1,638	//2	2021	10,890 SF	
.04Mi.	**104 KAITLYN CIR**	**09/01/2021**	$313,132	$125,253	1,628	//2	2021	11,326 SF	
.04Mi.	**108 KAITLYN CIR**	**09/08/2021**	$380,071	$152,028	2,600	//2	2021	12,197 SF	
.04Mi.	**111 KAITLYN CIR**	**06/30/2021**	$364,696	$145,878	2,022	//2	2021	10,890 SF	
.04Mi.	**116 GARRETT DR**	**04/29/2021**	$390,537	$156,215	2,600	//2	2021	10,019 SF	
.05Mi.	**102 KAITLYN CIR**	**08/17/2021**	$399,702	$159,881	2,600	//2	2021	11,326 SF	
.05Mi.	**110 KAITLYN CIR**	**08/31/2021**	$283,759	$113,504	1,438	//2	2021	11,761 SF	
.05Mi.	**118 GARRETT DR**	**04/29/2021**	$346,693	$138,677	1,828	//2	2020	10,019 SF	
.05Mi.	**100 KAITLYN CIR**	**09/13/2024**	$336,142	$134,457	1,802	//2	2021	10,890 SF	

Rent vs. Own

Households Occupied by Renters:	12%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	47.2 years old	Households:	9,350
Median Household Income:	$65,096	Households w/Family:	66%
Household Income Per Capita:	$43,024	Households w/Family Married:	54%
Most Common Education Level:	High School Graduate	Households w/Family Children:	22%

School District

School District Zone:	Putnam County School District	Students:	2,938
Number of Schools:	4	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
7.39Mi.	**Putnam County Elementary School** Number of Students: 606 Student-Teacher Ratio: 12.76	C	Public	3 - 5
8.09Mi.	**Putnam County Head Start** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	EE - EE
8.12Mi.	**Putnam County Primary School** Number of Students: 784 Student-Teacher Ratio: 12.16	NA	Public	PK - 2
6.70Mi.	**Putnam County High School** Number of Students: 918 Student-Teacher Ratio: 13.85 Advanced Placement: Yes	C-	Public	9 - 12
5.93Mi.	**Putnam County Middle School** Number of Students: 630 Student-Teacher Ratio: 12	B	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	80%	LOWER
BURGLARY	119%	HIGHER
MOTOR VEHICLE THEFT	75%	NOTABLY LOWER
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	103%	SIMILAR
FORCIBLE RAPE	104%	SIMILAR
MURDER	100%	SIMILAR
OVERALL	108%	SIMILAR

Disaster Alerts

9/24/2024 - Hurricane Helene 1/22/2026 - Severe Winter Storm

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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