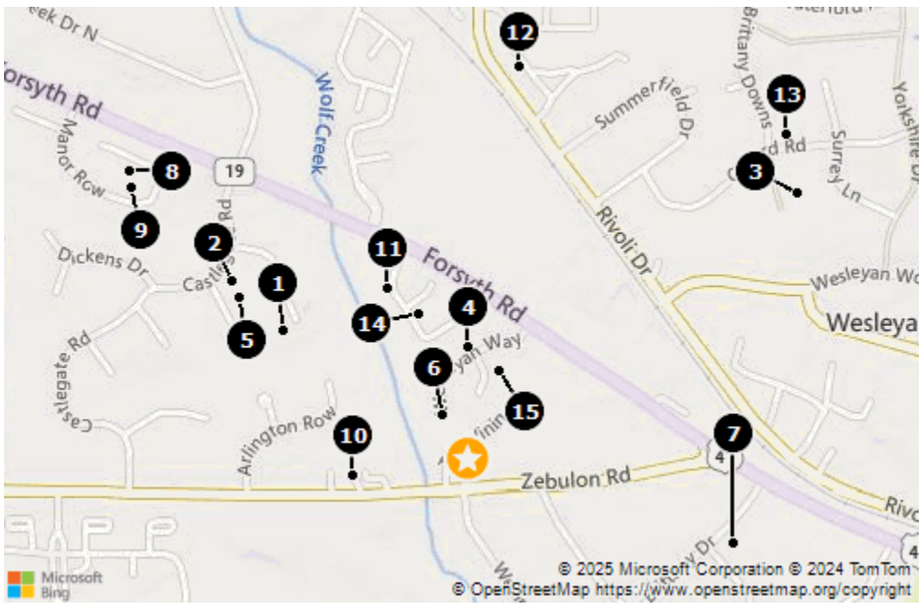
ICE SiteX Report

OrderID: 93596005

SiteX Property Information Report



Subject Property Location

105 THE VININGS, MACON, GA 31210-2180

County:	**BIBB GA**	Census Tract:	130210134.121015
Property Use:	Single Family Residential	Zoning:	PDR
Parcel Number:	K054-0065	Thomas Bros Pg-Grid:	

Valuation

Value:	**$229,000**	FSD:	4
Value Range:	$219,840 - $238,160	Confidence Score:	96

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	11
Assd Land Value:	$9,600	Market Land Value:	$24,000	Tax Year:	2024
Assd Improvement:	$57,872	Market Improvment Value:	$144,679	Total Taxable Value:	$1,714
Total Assessed Value:	$67,472	Total Assessor Market Value:	$168,679	Delinquent Year:	
				Tax Account ID:	30862
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 3 District: 13 Subdivision: THE VINNINGS Land Lot: 277
Abbreviated Description: THE VININGS
City/Muni/Twp: UNINCORPORATED AREA

Property Characteristics

Lot Size:	6,534 SF	Bedrooms:	3	Pool:	
Building Area:	1668 SF	Baths:	2	Fireplace:	1
Year Built:	1994	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	4
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/30/2024	Sales Price:	$196,377
Document #:	BK-PG 11374-277	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/09/2022	Sales Price:	$200,000
Document #:	BK-PG 11374 -274	Type of Sale:	Verified Sale Price
Contract Date:	09/08/2022		
Document Type:	Limited Warranty Deed		

Legal Description:
Lot: 3 District: 13 Subdivision: THE VININGS SUBDIVISION Land Lot: 277 Map Ref: MB 73 PG 65&66

Prior Transfer

Recording Date:	09/08/2022	Sales Price:	$200,000
Document #:	BK-PG 11374 -274	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 3 District: 13 Subdivision: THE VINNINGS Land Lot: 277
Abbreviated Description: THE VININGS
City/Muni/Twp: UNINCORPORATED AREA

ICE SiteX Report

OrderID: 93596005

Prior Transfer

Recording Date:	05/12/2022	Sales Price:	N/A
Document #:	BK-PG 11251 -36	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/12/2022		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 3 Subdivision: THE VININGS SUBDIVISION Land Lot: 277 Map Ref: MB 73 PG 65&66

Prior Transfer

Recording Date:	12/21/2018	Sales Price:	$134,900
Document #:	BK-PG 10263 -043	Type of Sale:	Verified Sale Price
Contract Date:	12/17/2018		
Document Type:	Warranty Deed		

Legal Description:
Lot: 3 Subdivision: THE VINNIGS SUBDIVISION Map Ref: MB 73 PG 65&66

Area Sales Analysis

Total Area Sales	$3,716,609	Median # of Bedrooms	4
Median Lot Size	21,780 SF	Median # of Baths	2
Median Living Area	2,676 SF	Median Year Built	1984
Price Range - 2 Yrs	$47,509 to $600,000	Age Range	25 years to 59 years
Median Value	$169,500	Median Age	41 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.31Mi.	**150 TENNYSON TRL** **MACON, GA 31210-2160**	12/09/2024	$310,000	$108	2854	/4/2	1982	24,829 SF	
		APN: K052-0084 Document #: Document Type: Limited Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 113 District: 13 Subdivision: CASTLEGATE SUBDIVISION SECTION III Land Lot: 277 MapRef: MB 61 PG 24&25 Abbreviated Description: Lot:113 District:13 Subdivision:CASTLEGATE SUBDIVISION SECTION III Land Lot:277 Map Ref:MB 61 PG 24&25								
2	.4Mi.	**311 CASTLEGATE RD** **MACON, GA 31210-2148**	11/13/2024	$47,509	$16	2918	/4/3	1982	24,829 SF	Yes
		APN: K051-0126 Document #: Document Type: Deed Price Code: D Land Use: Single Family Residential Legal:								
3	.57Mi.	**409 BRITTANY DOWNS** **MACON, GA 31210-3079**	11/04/2024	$385,000	$143	2676	/4/2	1987	21,780 SF	Yes
		APN: L051-0128 Document #: Document Type: Limited Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 16 District: 13 Subdivision: SUMMERFIELD SUBDIVISION Phase No: I Land Lot: 302 MapRef: MB 74 PG 117 Abbreviated Description: Lot:16 District:13 Subdivision:SUMMERFIELD SUBDIVISION Phase No:I Land Lot:302 Map Ref:MB 74 PG 117								
4	.15Mi.	**114 WESLEYAN WAY** **MACON, GA 31210-4400**	10/30/2024	$142,000	$131	1083	/2/2	1988	4,356 SF	
		APN: K052-0102 Document #: Document Type: Limited Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 4 District: 13 Subdivision: WESICYAN LANDING Land Lot: 177 MapRef: MB 78 PG 84 Abbreviated Description: Lot:4 District:13 Subdivision:WESICYAN LANDING Land Lot:177 Map Ref:MB 78 PG 84								
5	.38Mi.	**109 CHAUCERS CV** **MACON, GA 31210-2170**	10/02/2024	$369,500	$119	3096	/4/3	1981	22,216 SF	
		APN: K051-0125 Document #: Document Type: Limited Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 119 Subdivision: CASTLEGATE SUBDIVISION SECTION III MapRef: MB 61 PG 24 Abbreviated Description: Lot:119 Subdivision:CASTLEGATE SUBDIVISION SECTION III Map Ref:MB 61 PG 24								
6	.07Mi.	**144 WESLEYAN WAY** **MACON, GA 31210-4400**	09/30/2024	$130,000	$120	1083	/2/2	1987	24,394 SF	
		APN: K054-0097 Document #: Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 19 District: 13 Subdivision: WESLEYAN LANDING SUBDIVISION Land Lot: 277 MapRef: MB 77 PG 54 Abbreviated Description: Lot:19 District:13 Subdivision:WESLEYAN LANDING SUBDIVISION Land Lot:277 Map Ref:MB 77 PG 54								
7	.38Mi.	**4824 BRITTANY DR** **MACON, GA 31210-4416**	09/23/2024	$600,000	$202	2959	/4/3	1966	37,026 SF	Yes
		APN: L053-0024 Document #: Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 3 Block: B Subdivision: DEVONWOOD MapRef: MB 39 PG 127 Abbreviated Description: Lot:3 Block:B Subdivision:DEVONWOOD Map Ref:MB 39 PG 127								
8	.6Mi.	**105 EMBASSY CT** **MACON, GA 31210-2167**	09/09/2024	$164,900	$146	1128	/2/2	1985	5,663 SF	
		APN: K051-0038 Document #: Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Section: II District: 13 Subdivision: HAMPSTEAD SUBDIVISION Phase No: 1 Legal Unit: 105 Land Lot: 268 MapRef: MB 69 PG 110 Abbreviated Description: Section:II District:13 Subdivision:HAMPSTEAD SUBDIVISION Phase No:1 Legal Unit:105 Land Lot:268 Map Ref:MB 69 PG 110								
9	.59Mi.	**132 MANOR ROW** **MACON, GA 31210-2168**	09/06/2024	$169,500	$135	1254	/2/2	1984	4,792 SF	
		APN: K051-0047 Document #: Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: District: 13 Subdivision: HAMPSTEAD SUBDIVISION PHASE ONE Legal Unit: 132 Land Lot: 268 MapRef: MB 67 PG 96 Abbreviated Description: District:13 Subdivision:HAMPSTEAD SUBDIVISION PHASE ONE Legal Unit:132 Land Lot:268 Map Ref:MB 67 PG 96								
10	.15Mi.	**5157 ZEBULON RD** **MACON, GA 31210-2133**	08/22/2024	$191,000	$61	3111	/4/3	1976	31,363 SF	
		APN: K054-0014 Document #: Document Type: Executor's Deed Price Code: V Land Use: Single Family Residential								

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Legal: Lot: 2 Section: 1 Subdivision: CASTLEGATE SUBDIVISION MapRef: MB 54 FO 41 Abbreviated
Description: Lot:2 Section:1 Subdivision:CASTLEGATE SUBDIVISION Map Ref:MB 54 FO 41City/Muni/Twp:MACON City/Muni/Twp: MACON

11 .26Mi. **153 WINDERMERE CIR** 07/30/2024 $145,000 $138 1046 /2/1 1984 13,068 SF
MACON, GA 31210-2158
APN: K052-0039 Document #:
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 234 District: 13 Subdivision: WOLF CREEK RUN SUBDIVISION PHASE 2 Land Lot: 277 MapRef: MB 67 PG 87 Abbreviated
Description: Lot:234 District:13 Subdivision:WOLF CREEK RUN SUBDIVISION PHASE 2 Land Lot:277 Map Ref:MB 67 PG 87

12 .53Mi. **113 MAIMONT CIR** 07/23/2024 $427,200 $107 3978 /4/3 2000 16,117 SF
MACON, GA 31210-4148
APN: K052-0142 Document #:
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 13 District: 13 Subdivision: MAIMONT SUBDIVISION Land Lot: 277 MapRef: MB 90 PG 211 Abbreviated
Description: Lot:13 District:13 Subdivision:MAIMONT SUBDIVISION Land Lot:277 Map Ref:MB 90 PG 211

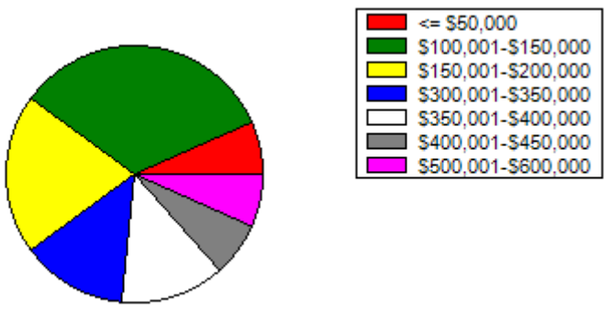
13 .62Mi. **421 BRITTANY DOWNS** 07/01/2024 $350,000 $130 2677 /5/3 1987 25,700 SF Yes
MACON, GA 31210-3080
APN: L051-0164 Document #:
Document Type: Limited Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 19 District: 13 Subdivision: SUMMERFIELD SUBDIVISION Phase No: 1 Land Lot: 302 MapRef: MB 74 PG 117 Abbreviated
Description: Lot:19 District:13 Subdivision:SUMMERFIELD SUBDIVISION Phase No:1 Land Lot:302 Map Ref:MB 74 PG 117

14 .21Mi. **101 HUNTER CT** 06/17/2024 $143,000 $114 1254 /2/1 1984 4,792 SF
MACON, GA 31210-2169
APN: K052-0072 Document #:
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 201 District: 13 Subdivision: WOLF CREEK RUN SUBDIVISION PHASE 2 Land Lot: 277 MapRef: MB 67 PG 87 Abbreviated
Description: Lot:201 District:13 Subdivision:WOLF CREEK RUN SUBDIVISION PHASE 2 Land Lot:277 Map Ref:MB 67 PG 87

15 .13Mi. **207 JOHNS CT** 05/31/2024 $142,000 $131 1083 /2/2 1988 5,663 SF
MACON, GA 31210-4458
APN: K054-0123 Document #:
Document Type: Limited Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 43 District: 13 Subdivision: WESLEYAN LANDING Land Lot: 277 MapRef: MB 78 PG 84 Abbreviated
Description: Lot:43 District:13 Subdivision:WESLEYAN LANDING Land Lot:277 Map Ref:MB 78 PG 84

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.	**105 THE VININGS**	**09/08/2022**	$168,679	$67,472	1,668	/3/2	1994	6,534 SF	
.01Mi.	**103 THE VININGS**	**12/10/2018**	$179,843	$71,937	1,769	/3/2	1996	9,583 SF	
.01Mi.	**107 THE VININGS**	**03/24/1994**	$188,298	$75,319	1,904	/3/2	1987	6,534 SF	
.03Mi.	**101 THE VININGS**	**04/13/2022**	$200,448	$80,179	1,868	/3/2	2004	10,890 SF	
.03Mi.	**106 THE VININGS**	**12/30/1987**	$183,046	$73,218	2,126	/3/2	1987	8,712 SF	
.03Mi.	**109 THE VININGS**	**11/30/1994**	$206,790	$82,716	2,415	/4/2	1987	6,534 SF	
.03Mi.	**108 THE VININGS**	**06/02/2005**	$186,008	$74,403	1,687	6/4/2	2005	7,841 SF	
.03Mi.	**104 THE VININGS**	**12/19/2007**	$193,081	$77,232	2,005	/3/2	1990	9,148 SF	
.04Mi.	**110 THE VININGS**	**06/19/2017**	$150,457	$60,183	1,530	/3/2	1990	7,405 SF	
.04Mi.	**5017 ZEBULON RD**	**12/26/2001**	$233,785	$93,514	2,292	/4/2	1981	2 SF	
.05Mi.	**111 THE VININGS**	**02/16/2023**	$197,137	$78,855	2,052	/3/2	1986	6,970 SF	
.05Mi.	**147 WESLEYAN WAY**	**06/04/2020**	$123,294	$49,318	1,083	/2/2	1988	8,712 SF	
.05Mi.	**102 THE VININGS**	**07/26/2006**	$226,945	$90,778	1,615	/3/2	1994	29,621 SF	
.05Mi.	**145 WESLEYAN WAY**	**05/05/1992**	$118,701	$47,480	1,083	/2/2	1988	7,841 SF	
.05Mi.	**112 THE VININGS**	**02/18/2004**	$141,563	$56,625	1,489	/3/2	1990	7,841 SF	
.05Mi.	**146 WESLEYAN WAY**	**10/15/2021**	$122,012	$48,805	1,083	/2/2	1987	21,344 SF	

Rent vs. Own

Households Occupied by Renters: 43% Households Occupied by Owners: 49%

ICE SiteX Report

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Demographics & Income

Median Age:	39.9 years old	Households:	14,788
Median Household Income:	$78,037	Households w/Family:	61%
Household Income Per Capita:	$44,560	Households w/Family Married:	41%
Most Common Education Level:	Graduate Degree	Households w/Family Children:	27%

School District

School District Zone:	Bibb County School District	Students:	21,373
Number of Schools:	34	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.96Mi.	**Howard Middle School** Number of Students: 1,103 Student-Teacher Ratio: 18.14	D+	Public	6 - 8
2.92Mi.	**Howard High School** Number of Students: 1,210 Student-Teacher Ratio: 17.26 Advanced Placement: Yes	D	Public	9 - 12
1.53Mi.	**Carter Elementary School** Number of Students: 442 Student-Teacher Ratio: 14.98	C-	Public	PK - 5

Flood Report

The Subject Property of **105 THE VININGS, MACON, GA 31210-2180** 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	98%	SIMILAR
BURGLARY	76%	NOTABLY LOWER
MOTOR VEHICLE THEFT	99%	SIMILAR
FORCIBLE ROBBERY	106%	SIMILAR
AGGRAVATED ASSAULT	90%	LOWER
FORCIBLE RAPE	68%	NOTABLY LOWER
MURDER	93%	SIMILAR
OVERALL	72%	NOTABLY LOWER

Disaster Alerts

9/24/2024 - Hurricane Helene

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