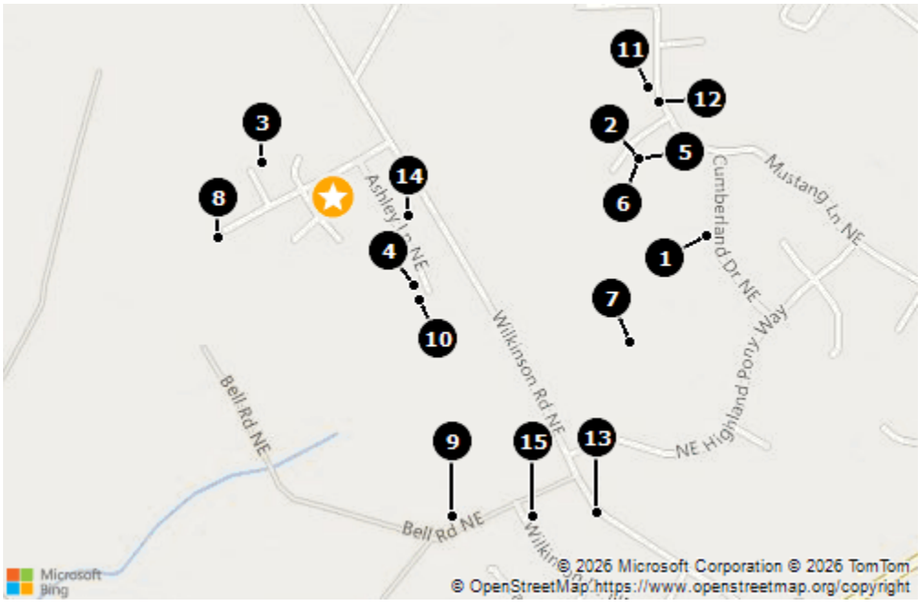
# ICE SiteX Report

**OrderID: 98730207**

## SiteX Property Information Report




## Subject Property Location

### 109 VIRGINIA LN NE, LUDOWICI, GA 31316-7247

| | | | |
|---|---|---|---|
| County: | **LONG GA** | Census Tract: | 131839701.021018 |
| Property Use: | Single Family Residential | Zoning: | RESIDENTIAL |
| Parcel Number: | 062 032 043 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$263,000** | FSD: | 5 | Common Confidence Score: | 90 |
| Value Range: | $249,850 - $276,150 | ICE Confidence Score: | 95 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2025 | Market Value Year: | 2025 | Tax Rate Code Area: | 1 |
| Assd Land Value: | $5,160 | Market Land Value: | $12,900 | Tax Year: | 2025 |
| Assd Improvement: | $78,920 | Market Improvment Value: | $197,300 | Total Taxable Value: | $402 |
| Total Assessed Value: | $84,080 | Total Assessor Market Value: | $210,200 | Delinquent Year: | |
| | | | | Tax Account ID: | 88137 |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | DBV |

## Assessment Legal Description

Lot: 23 Subdivision: DAVENPORT RIDGE
Abbreviated Description: LOT #23 DAVENPORT RIDGE

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 21,344 SF | Bedrooms: | 3 | Pool: | |
| Building Area: | 1766 SF | Baths: | 2 | Fireplace: | |
| Year Built: | 2008 | Partial Baths: | | Type Const: | Masonry |
| Number of Buildings: | | Number of Rooms: | 7 | Ext Walls: | Masonry |
| 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

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/16/2024 | Sales Price: | $233,244 |
| Document #: | BK-PG 517-1428 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/04/2022 | Sales Price: | $228,000 |
| Document #: | 2022-000424 BK-PG 517 -1426 | Type of Sale: | Full Amount on Deed |
| Contract Date: | 04/04/2022 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 23
Abbreviated Description: LOT #23 DAVENPORT RIDGE; RESIDENTIAL LOT

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/04/2022 | Sales Price: | $228,000 |
| Document #: | BK-PG 517 -1426 | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
Lot: 23 Subdivision: DAVENPORT RIDGE
Abbreviated Description: LOT #23 DAVENPORT RIDGE

# ICE SiteX Report

**OrderID: 98730207**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/16/2013 | Sales Price: | $137,619 |
| Document #: | BK-PG 309-168 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 08/11/2008 | Loan Amount: | N/A |
| Document #: | BK-PG 309-168 | Loan Type: | New Conventional |
| TD Due Date: | 09/01/2038 | Type Finance: | |
| **Legal Description:** | | | |

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/07/2008 | Sales Price: | $169,900 |
| Document #: | | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |
| **Legal Description:** | | | |

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/07/2008 | Sales Price: | $169,900 |
| Document #: | 2008-000552 BK-PG 309 -165 | Type of Sale: | Full Amount on Deed |
| Contract Date: | 08/07/2008 | | |
| Document Type: | | | |
| **Legal Description:** | | | |

Lot: 23
Abbreviated Description: LOT #23 VIRGINIA LANE

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $3,956,710 | Median # of Bedrooms | 3 |
| Median Lot Size | 57,064 SF | Median # of Baths | 2 |
| Median Living Area | 2,120 SF | Median Year Built | 2012 |
| Price Range - 2 Yrs | $162,300 to $353,500 | Age Range | 11 years to 35 years |
| Median Value | $271,000 | Median Age | 14 years |

## Comparable Sales Data

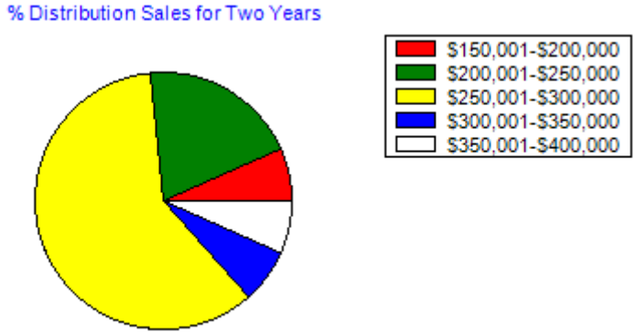
| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .46Mi. | **116 CUMBERLAND DR NE**<br>**LUDOWICI, GA 31316-3569** | 07/16/2026 | $205,000 | $74 | 2754 | 7/4/2 | 2013 | 84,071 SF | |
| | | APN: 062 042 072 Document #: D2026002322<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 72 Subdivision: HORSE CREEK FARMS Abbreviated Description: Lot:72 Abbreviated Description:HORSE CREEK FARMS PHASE 2 LOT 72; RESIDENTIAL LOT | | | | | | | | |
| 2 | .45Mi. | **43 YEARLING CT**<br>**LUDOWICI, GA 31316-7862** | 07/15/2026 | $286,000 | $103 | 2758 | 7/4/2 | 2015 | 30,928 SF | AboveGround |
| | | APN: 062 042 156 Document #:<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 156 Subdivision: HORSE CREEK FARMS Abbreviated Description: Lot:156 Abbreviated Description:HORSE CREEK FARMS PHASE 3B LOT 156; RESIDENTIAL LOT | | | | | | | | |
| 3 | .12Mi. | **44 VICKI CT NE**<br>**LUDOWICI, GA 31316-9077** | 07/06/2026 | $271,000 | $178 | 1522 | //2 | 2008 | 57,064 SF | |
| | | APN: 062 032 064 Document #: D2026-002211<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 44 Subdivision: DAVENPORT RIDGE Abbreviated Description: Lot:44 Abbreviated Description:LOT 44 DAVENPORT RIDGE S/D; RESIDENTIAL LOT | | | | | | | | |
| 4 | .16Mi. | **180 ASHLEY LN NE**<br>**LUDOWICI, GA 31316-1562** | 06/30/2026 | $283,800 | $133 | 2120 | 7/3/ | 2008 | 66,211 SF | |
| | | APN: 062 032 033 Document #: D2026-002168<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 13 Subdivision: DAVENPORT RIDGE Abbreviated Description: Lot:13 Abbreviated Description:LOT #13 DAVENPORT RIDGE; RESIDENTIAL LOT | | | | | | | | |
| 5 | .45Mi. | **43 YEARLING CT**<br>**LUDOWICI, GA 31316-7862** | 02/20/2026 | $260,555 | $94 | 2758 | 7/4/2 | 2015 | 30,928 SF | AboveGround |
| | | APN: 062 042 156 Document #: D2026-000565<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 156 Abbreviated Description: Lot:156 Abbreviated Description:HORSE CREEK FARMS PHASE 3B LOT 156; RESIDENTIAL LOT | | | | | | | | |
| 6 | .45Mi. | **43 YEARLING CT**<br>**LUDOWICI, GA 31316-7862** | 02/20/2026 | $260,555 | $94 | 2758 | 7/4/2 | 2015 | 30,928 SF | AboveGround |
| | | APN: 062 042 156 Document #: D2026-000564<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 156 Abbreviated Description: Lot:156 Abbreviated Description:HORSE CREEK FARMS PHASE 3B LOT 156; RESIDENTIAL LOT | | | | | | | | |
| 7 | .46Mi. | **524 WILKINSON RD NE**<br>**LUDOWICI, GA 31316-7338** | 02/10/2026 | $285,000 | $237 | 1200 | 7/3/1 | 1991 | 808,477 SF | |
| | | APN: 062 042 Document #:<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: Abbreviated Description:NW/S ELIM RD 1756 GMD; RESIDENTIAL SMALL TRACT | | | | | | | | |
| 8 | .17Mi. | **263 VIRGINIA LN NE** | 01/15/2026 | $162,300 | $95 | 1708 | 7/3/2 | 2013 | 22,216 SF | |

# ICE SiteX Report

**OrderID: 98730207**

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | **LUDOWICI, GA 31316-7245** | | | | | | | | |
| | | APN: 062 032 058 01 Document #: D2026-000157 | | | | | | | | |
| | | Document Type: Price Code: D | | | | | | | | |
| | | Land Use: Single Family Residential | | | | | | | | |
| | | Legal: Lot: 38 Abbreviated Description: Lot:38 Abbreviated Description:LOT #38 DAVENPORT RIDGE; RESIDENTIAL LOT | | | | | | | | |
| 9 | .42Mi. | **226 BELL RD NE** | 01/06/2026 | $264,000 | $161 | 1630 | 7/3/2 | 2006 | 106,722 SF | |
| | | **LUDOWICI, GA 31316-1724** | | | | | | | | |
| | | APN: 062 032 110 Document #: D2026-000032 | | | | | | | | |
| | | Document Type: Price Code: D | | | | | | | | |
| | | Land Use: Single Family Residential | | | | | | | | |
| | | Legal: Lot: 140 Abbreviated Description: Lot:140 Abbreviated Description:LOT 140 DAVENPORT ACRES PH V; RESIDENTIAL LOT | | | | | | | | |
| 10 | .2Mi. | **198 ASHLEY LN NE** | 10/02/2025 | $300,000 | $139 | 2154 | 7/3/ | 2008 | 165,529 SF | |
| | | **LUDOWICI, GA 31316-1562** | | | | | | | | |
| | | APN: 062 032 032 Document #: D2025-002861 | | | | | | | | |
| | | Document Type: Price Code: V | | | | | | | | |
| | | Land Use: Single Family Residential | | | | | | | | |
| | | Legal: Lot: 12 Abbreviated Description: Lot:12 Abbreviated Description:LOT #12 DAVENPORT RIDGE; RESIDENTIAL LOT | | | | | | | | |
| 11 | .37Mi. | **821 MUSTANG LN NE** | 08/05/2025 | $353,500 | $133 | 2653 | 7/4/3 | 2015 | 116,306 SF | |
| | | **LUDOWICI, GA 31316-7864** | | | | | | | | |
| | | APN: 062 042 147 Document #: D2025-002218 | | | | | | | | |
| | | Document Type: Price Code: D | | | | | | | | |
| | | Land Use: Single Family Residential | | | | | | | | |
| | | Legal: Lot: 147 Abbreviated Description: Lot:147 Abbreviated Description:HORSE CREEK FARMS PHASE 3B LOT 147; RESIDENTIAL LOT | | | | | | | | |
| 12 | .36Mi. | **779 MUSTANG LN NE** | 07/23/2025 | $320,000 | $148 | 2153 | 7/4/3 | 2015 | 126,760 SF | |
| | | **LUDOWICI, GA 31316-7845** | | | | | | | | |
| | | APN: 062 042 148 Document #: D2025-002050 | | | | | | | | |
| | | Document Type: Price Code: V | | | | | | | | |
| | | Land Use: Single Family Residential | | | | | | | | |
| | | Legal: Lot: 148 Abbreviated Description: Lot:148 Abbreviated Description:HORSE CREEK FARMS PHASE 3B LOT 148; RESIDENTIAL LOT | | | | | | | | |
| 13 | .63Mi. | **311 WILKINSON RD NE** | 07/14/2025 | $210,000 | $149 | 1401 | 6/2/2 | 1997 | 41,382 SF | |
| | | **LUDOWICI, GA 31316-** | | | | | | | | |
| | | APN: 062 B 005 Document #: | | | | | | | | |
| | | Document Type: Price Code: V | | | | | | | | |
| | | Land Use: Single Family Residential | | | | | | | | |
| | | Legal: Lot: 54 Abbreviated Description: Lot:54 Abbreviated Description:LOT 54 DAVENPORT ACRES PHASE 2; RESIDENTIAL LOT | | | | | | | | |
| 14 | .11Mi. | **91 ASHLEY LN NE** | 06/30/2025 | $285,000 | $138 | 2059 | 7/3/2 | 2012 | 21,780 SF | |
| | | **LUDOWICI, GA 31316-1560** | | | | | | | | |
| | | APN: 062 032 025 Document #: | | | | | | | | |
| | | Document Type: Price Code: V | | | | | | | | |
| | | Land Use: Single Family Residential | | | | | | | | |
| | | Legal: Lot: 5 Abbreviated Description: Lot:5 Abbreviated Description:LOT #5 DAVENPORT RIDGE; RESIDENTIAL LOT | | | | | | | | |
| 15 | .52Mi. | **304 WILKINSON DR NE** | 06/10/2025 | $210,000 | $203 | 1032 | 7/3/2 | 1996 | 44,431 SF | |
| | | **LUDOWICI, GA 31316-7320** | | | | | | | | |
| | | APN: 062 B 027 Document #: D2025-001601 | | | | | | | | |
| | | Document Type: Price Code: V | | | | | | | | |
| | | Land Use: Single Family Residential | | | | | | | | |
| | | Legal: Lot: 46 Abbreviated Description: Lot:46 Abbreviated Description:LOT 46 DAVENPORT ACRES PHASE 2; RESIDENTIAL LOT | | | | | | | | |

## 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.

# ICE SiteX Report

**OrderID: 98730207**

## 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. | **109 VIRGINIA LN NE** | **04/04/2022** | $210,200 | $84,080 | 1,766 | 7/3/2 | 2008 | 21,344 SF | |
| .02Mi. | **11 CHERRIE LN NE** | **02/15/2008** | $189,300 | $75,720 | 1,718 | 7/3/2 | 2007 | 21,780 SF | |
| .02Mi. | **87 VIRGINIA LN NE** | **08/25/2009** | $249,000 | $99,600 | 2,629 | 9/4/2 | 2009 | 22,216 SF | |
| .03Mi. | **73 CHERRIE LN NE** | **10/12/2023** | $202,500 | $81,000 | 1,645 | 7/3/2 | 2009 | 20,038 SF | |
| .04Mi. | **71 VIRGINIA LN NE** | **06/12/2023** | $221,490 | $88,596 | 1,810 | 7/3/2 | 2007 | 21,344 SF | |
| .04Mi. | **48 ASHLEY LN NE** | **07/16/2024** | $208,700 | $83,480 | 1,708 | 7/3/2 | 2007 | 21,344 SF | |
| .05Mi. | **114 VIRGINIA LN NE** | **10/07/2009** | $196,500 | $78,600 | 1,821 | 7/3/2 | 2009 | 19,602 SF | |
| .05Mi. | **100 VIRGINIA LN NE** | **06/17/2022** | $222,300 | $88,920 | 1,920 | 7/3/2 | 2007 | 21,780 SF | |
| .06Mi. | **74 ASHLEY LN NE** | **04/18/2008** | $201,200 | $80,480 | 1,731 | 7/3/2 | 2007 | 22,651 SF | |
| .06Mi. | **38 SARA CT NE** | **10/02/2020** | $184,800 | $73,920 | 1,837 | 7/3/2 | 2012 | 20,038 SF | |
| .06Mi. | **78 VIRGINIA LN NE** | **04/15/2020** | $246,000 | $98,400 | 1,881 | 7/3/2 | 2010 | 22,216 SF | |
| .06Mi. | **155 VIRGINIA LN NE** | **09/04/2020** | $204,400 | $81,760 | 1,904 | 7/3/2 | 2009 | 21,780 SF | |
| .06Mi. | **79 CHERRIE LN NE** | **05/04/2023** | $171,800 | $68,720 | 1,518 | 7/3/2 | 2009 | 21,780 SF | |
| .07Mi. | **31 SARA CT NE** | **04/15/2020** | $209,080 | $83,632 | 1,776 | 7/3/2 | 2012 | 20,909 SF | |
| .07Mi. | **158 VIRGINIA LN NE** | **06/15/2011** | $184,800 | $73,920 | 1,860 | 7/3/2 | 2007 | 22,216 SF | |
| .07Mi. | **52 VIRGINIA LN NE** | **04/16/2024** | $223,700 | $89,480 | 1,835 | 7/3/2 | 2007 | 22,216 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 34% | Households Occupied by Owners: | 59% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 33.8 years old | Households: | 6,512 |
| Median Household Income: | $65,936 | Households w/Family: | 79% |
| Household Income Per Capita: | $30,494 | Households w/Family Married: | 57% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 42% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Long County School District | Students: | 4,724 |
| Number of Schools: | 5 | Rating: | C |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 4.83Mi. | **McClelland Elementary School**<br>Number of Students: 694<br>Student-Teacher Ratio: 16.37 | C- | Public | 3 - 5 |
| 7.49Mi. | **Smiley Elementary School**<br>Number of Students: 765<br>Student-Teacher Ratio: 15.9 | B- | Public | KG - 2 |
| 7.74Mi. | **Long County High School**<br>Number of Students: 1,353<br>Student-Teacher Ratio: 19.38 | B- | Public | 9 - 12 |
| 4.80Mi. | **Long County Middle School**<br>Number of Students: 1,007<br>Student-Teacher Ratio: 18.51 | C- | Public | 6 - 8 |

## Crime Risk

| Type | Risk Index Score | Compared to National Average (=100%) |
|---|---|---|
| **LARCENY** | 124% | HIGHER |
| **BURGLARY** | 123% | HIGHER |
| **MOTOR VEHICLE THEFT** | 124% | HIGHER |
| **FORCIBLE ROBBERY** | 123% | HIGHER |
| **AGGRAVATED ASSAULT** | 96% | SIMILAR |
| **FORCIBLE RAPE** | 125% | HIGHER |
| **MURDER** | 118% | HIGHER |
| **OVERALL** | 109% | SIMILAR |

## Disaster Alerts

No alerts noted

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: 98730207**

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