ICE SiteX Report

OrderID: 97842066

SiteX Property Information Report



Subject Property Location

113 CRABAPPLE CIR, PORT WENTWORTH, GA 31407-3362

County:	**CHATHAM GA**	Census Tract:	130510107.023002
Property Use:	Single Family Residential	Zoning:	PUD
Parcel Number:	7-0906B-05-006	Thomas Bros Pg-Grid:	

Valuation

Value:	**$303,000**	FSD:	7	Common Confidence Score:	81
Value Range:	$281,790 - $324,210	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$26,000	Market Land Value:	$65,000	Tax Year:	2024
Assd Improvement:	$99,760	Market Improvment Value:	$249,400	Total Taxable Value:	
Total Assessed Value:	$125,760	Total Assessor Market Value:	$314,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 158 Phase No: 1A

Abbreviated Description:	LOT 158 PARKSIDE AT RICE HOPE P HASE 1A SMB 35S 33A .13 AC
City/Muni/Twp:	PORT WENTWORTH

Property Characteristics

Lot Size:	5,663 SF	Bedrooms:	3	Pool:	
Building Area:	2038 SF	Baths:	2	Fireplace:	
Year Built:	2012	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Heat Pump
Number of Stories:	2	Number of Cars:	1	A/C:	
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/27/2025	Sales Price:	$299,475
Document #:	BK-PG 3022-31	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/21/2023	Sales Price:	$204,300
Document #:	BK-PG 1675-704	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/08/2023	Sales Price:	$305,000
Document #:	2023-001143 BK-PG 3022-29	Type of Sale:	Full Amount on Deed
Contract Date:	02/08/2023		
Document Type:			
Legal Description:			

Lot: 158 Subdivision: PARKSIDE@RICE H

Abbreviated Description: LOT 158 PARKSIDE AT RICE HOPE PHASE 1A SMB 35S 33A .13 AC; RESID LAND/COMM IMPR

Prior Transfer

Recording Date:	02/08/2023	Sales Price:	$305,000

ICE SiteX Report

OrderID: 97842066

Document #:	BK-PG 3022 -29	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 158 Phase No: 1A
Abbreviated Description: LOT 158 PARKSIDE AT RICE HOPE P HASE 1A SMB 35S 33A .13 AC
City/Muni/Twp: PORT WENTWORTH

Prior Transfer

Recording Date:	08/13/2019	Sales Price:	$166,964
Document #:	BK-PG 393U-36	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/22/2019	Loan Amount:	N/A
Document #:	BK-PG 0000001675-0000000704	Loan Type:	Purchase Money Mortgage
TD Due Date:	01/01/2049	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	07/18/2019	Sales Price:	$200,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/18/2019	Sales Price:	$200,000
Document #:	2019-007567 BK-PG 1675-702	Type of Sale:	Full Amount on Deed
Contract Date:	07/18/2019		
Document Type:			

Legal Description:
Lot: 158 Subdivision: PARKSIDE@RICE H
Abbreviated Description: LOT 158 PARKSIDE AT RICE HOPE PHASE 1A SMB 35S 33A .13 AC; SINGLE FAMILY RES

Mortgage Record

Recording Date:	01/10/2014	Loan Amount:	N/A
Document #:	BK-PG 393U-36	Loan Type:	VA
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	01/03/2014	Sales Price:	$163,450
Document #:	2014-000071 BK-PG 393U-31	Type of Sale:	Full Amount on Deed
Contract Date:	01/03/2014		
Document Type:			

Legal Description:
Lot: 158 Subdivision: PARKSIDE@RICE H
Abbreviated Description: LOT 158 PARKSIDE AT RICE HOPE

Prior Transfer

Recording Date:	12/31/2009	Sales Price:	N/A
Document #:	2010-000029 BK-PG 358C-276	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	12/31/2009		
Document Type:			

Legal Description:
Lot: 158 Subdivision: PARKSIDE@RICE H
Abbreviated Description: LOT 158 PARKSIDE AT RICE HOPE

Prior Transfer

Recording Date:	12/02/2008	Sales Price:	$300,000 Multiple Parcels Involved in this transaction
Document #:	BK-PG 346X-018	Type of Sale:	Full Amount on Deed
Contract Date:	12/02/2008		
Document Type:			

Legal Description:
Lot: 158 Subdivision: PARKSIDE@RICE H
Abbreviated Description: LOT 158 PARKSIDE AT RICE HOPE; Total Multi Sales 0.57 AC

Mortgage Record

Recording Date:	06/12/2006	Loan Amount:	N/A
Document #:	BK-PG 307Y-067	Loan Type:	New Conventional
TD Due Date:	07/01/2007	Type Finance:	

Legal Description:

Area Sales Analysis

Total Area Sales	$5,067,549	Median # of Bedrooms	3
Median Lot Size	5,227 SF	Median # of Baths	2
Median Living Area	2,001 SF	Median Year Built	2012
Price Range - 2 Yrs	$270,000 to $423,000	Age Range	2 years to 20 years
Median Value	$329,500	Median Age	14 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**12 PARKSIDE BLVD PORT WENTWORTH, GA 31407-3341**	05/12/2026	$423,000	$171	2464	/3/3	2007	7,405 SF	

APN: 7-0906B-04-001 Document #:

ICE SiteX Report

OrderID: 97842066

Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 139 Subdivision: PARKSIDE@RICE H Abbreviated Description: Subdivision:PARKSIDE@RICE H Abbreviated Description:LOT 139 PARKSIDE AT RICE HOPE PHASE 1A SMB 35S 33A .17 AC; RESID LAND/COMM IMPR

2	.14Mi.	**2 CYPRESS LOOP** **PORT WENTWORTH, GA 31407-1113**	04/21/2026	$355,000			/4/3	2020	7,362 SF

APN: 7-0906B-09-004 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:20.07 AC PT OF TRACT A-1 OF THE JULIAN CHISHOLM TRACT; RESID LAND/COMM IMPR

3	.21Mi.	**7 PARKSIDE BLVD** **PORT WENTWORTH, GA 31407-3343**	03/26/2026	$394,560	$173	2276	/4/3	2006	7,405 SF

APN: 7-0906B-13-003 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 90 Subdivision: PARKSIDE@RICE H Abbreviated Description: Subdivision:PARKSIDE@RICE H Abbreviated Description:LOT 90 PARKSIDE AT RICE HOPE PHASE 1A SMB 35S 33S .17 AC; RESID LAND/COMM IMPR

4	.09Mi.	**11 DOGWOOD CIR** **PORT WENTWORTH, GA 31407-3334**	02/10/2026	$295,000			/3/2	2019	5,227 SF

APN: 7-0906B-06-005 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 208 Subdivision: PARKSIDE@RICE H Abbreviated Description: Subdivision:PARKSIDE@RICE H Abbreviated Description:LOT 208 PARKSIDE AT RICE HOPE PHASE 1A SMB 35S 33A .12 AC; RESID LAND/COMM IMPR

5	.22Mi.	**245 DOGWOOD CIR** **PORT WENTWORTH, GA 31407-3338**	02/04/2026	$270,000	$178	1512	/3/2	2007	4,792 SF

APN: 7-0906B-13-004 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 89 Subdivision: PARKSIDE@RICE H Abbreviated Description: Subdivision:PARKSIDE@RICE H Abbreviated Description:LOT 89 PARKSIDE AT RICE HOPE SUB PHASE 1B SMB 36S 54A .11AC; RESID LAND/COMM IMPR

6	.07Mi.	**6 CHERRY ST** **PORT WENTWORTH, GA 31407-3374**	02/04/2026	$300,000	$149	2001	/3/2	2017	3,920 SF

APN: 7-0906B-01-039 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 225 Subdivision: PARKSIDE@RICE H Abbreviated Description: Subdivision:PARKSIDE@RICE H Abbreviated Description:LOT 225 PARKSIDE AT RICE HOPE PHASE 1A SMB 35S 33A .09 AC; RESID LAND/COMM IMPR

7	.24Mi.	**39 BIRCH CIR** **PORT WENTWORTH, GA 31407-3376**	01/16/2026	$410,000	$147	2773	/4/2	2006	7,405 SF

APN: 7-0906B-14-002 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 21 Subdivision: PARKSIDE@RICE H Abbreviated Description: Subdivision:PARKSIDE@RICE H Abbreviated Description:LOT 21 PARKSIDE AT RICE HOPE PHASE 1A SMB 35S 33A .17 AC; RESID LAND/COMM IMPR

8	.08Mi.	**26 CRABAPPLE CIR** **PORT WENTWORTH, GA 31407-3359**	12/19/2025	$369,000	$141	2612	/4/3	2008	5,227 SF

APN: 7-0906B-01-031 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 233 Subdivision: PARKSIDE@RICE H Abbreviated Description: Subdivision:PARKSIDE@RICE H Abbreviated Description:LOT 233 PARKSIDE AT RICE HOPE PHASE 1A SMB 35S 33A .12 AC; RESID LAND/COMM IMPR

9	.03Mi.	**106 CRABAPPLE CIR** **PORT WENTWORTH, GA 31407-3364**	12/09/2025	$295,000	$135	2171	/4/2	2017	5,227 SF

APN: 7-0906B-01-034 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 230 Subdivision: PARKSIDE@RICE H Abbreviated Description: Subdivision:PARKSIDE@RICE H Abbreviated Description:LOT 230 PARKSIDE AT RICE HOPE PHASE 1A SMB 35S 33A .12 AC; RESID LAND/COMM IMPR

10	.19Mi.	**22 CYPRESS LOOP** **PORT WENTWORTH, GA 31407-1113**	11/04/2025	$315,000			/3/2	2022	10,193 SF

APN: 7-0906B-08-015 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 264 Abbreviated Description: Abbreviated Description:LOT 264 PARKSIDE AT RICE HOPE PHASE 1D-2; RESID LAND/COMM IMPR

11	.14Mi.	**7 CRABAPPLE CIR** **PORT WENTWORTH, GA 31407-3360**	09/18/2025	$329,500	$153	2152	/3/3	2007	5,663 SF

APN: 7-0906B-04-003 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 141 Subdivision: PARKSIDE@RICE H Abbreviated Description: Subdivision:PARKSIDE@RICE H Abbreviated Description:LOT 141 PARKSIDE AT RICE HOPE PHASE 1A SMB 35S 33A .13 AC; RESID LAND/COMM IMPR

12	.17Mi.	**14 CYPRESS LOOP** **PORT WENTWORTH, GA 31407-1113**	08/15/2025	$335,000			/4/2	2023	5,053 SF

APN: 7-0906B-08-011 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 260 Abbreviated Description: Abbreviated Description:LOT 260 PARKSIDE AT RICE HOPE PHASE 1D-2; RESID LAND/COMM IMPR

13	.17Mi.	**88 CYPRESS LOOP** **PORT WENTWORTH, GA 31407-1113**	07/16/2025	$383,990			/3/2	2024	4,922 SF

APN: 7-0906B-20-033 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal:

14	.24Mi.	**235 DOGWOOD CIR** **PORT WENTWORTH, GA 31407-3338**	07/01/2025	$288,000	$196	1464	/3/2	2007	4,356 SF

APN: 7-0906B-13-009 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 84 Subdivision: PARKSIDE@RICE H Abbreviated Description: Subdivision:PARKSIDE@RICE H Abbreviated Description:LOT 84 PARKSIDE AT RICE HOPE SUB PHASE 1B SMB 36S 54A .096AC; RESID LAND/COMM IMPR

15	.2Mi.	**317 CRABAPPLE CIR** **PORT WENTWORTH, GA 31407-3369**	06/26/2025	$304,499	$149	2040	/3/2	2012	5,663 SF

APN: 7-0906B-12-009 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential

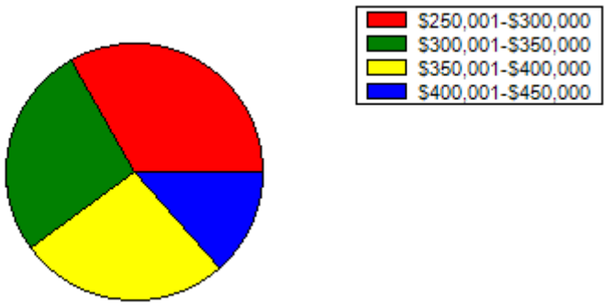
ICE SiteX Report

OrderID: 97842066

Legal: Lot: 130 Subdivision: PARKSIDE@RICE H Abbreviated Description: Subdivision:PARKSIDE@RICE H Abbreviated Description:LT 130 PARKSIDE AT RICE HOPE SUB PHASE 1B SMB 36S 54A .126AC; RESID LAND/COMM IMPR

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.	**113 CRABAPPLE CIR**	**02/08/2023**	$314,400	$125,760	2,038	/3/2	2012	5,663 SF	
.01Mi.	**111 CRABAPPLE CIR**	**07/31/2019**	$315,000	$126,000		/3/2	2019	5,663 SF	
.01Mi.	**115 CRABAPPLE CIR**	**05/16/2022**	$284,000	$113,600		/3/2	2021	5,663 SF	
.02Mi.	**109 CRABAPPLE CIR**	**04/04/2022**	$305,200	$122,080		/4/3	2021	5,663 SF	
.02Mi.	**117 CRABAPPLE CIR**	**02/22/2022**	$313,700	$125,480		/3/2	2021	5,663 SF	
.03Mi.	**114 PARKSIDE BLVD**	**10/31/2019**	$637,500	$255,000		/4/4	2019	11,761 SF	
.03Mi.	**107 CRABAPPLE CIR**	**07/28/2022**	$320,300	$128,120		/3/2	2022	5,663 SF	
.03Mi.	**119 CRABAPPLE CIR**	**07/07/2020**	$319,100	$127,640	2,040	/3/2	2012	5,663 SF	
.03Mi.	**106 CRABAPPLE CIR**	**09/14/2023**	$340,500	$136,200	2,171	/4/2	2017	5,227 SF	
.03Mi.	**104 CRABAPPLE CIR**	**06/06/2017**	$385,800	$154,320	2,526	/3/2	2016	5,227 SF	
.03Mi.	**108 CRABAPPLE CIR**	**04/21/2017**	$363,300	$145,320	2,250	/3/2	2017	5,227 SF	
.03Mi.	**102 CRABAPPLE CIR**	**10/12/2021**	$327,300	$130,920	1,746	/3/2	2018	6,534 SF	
.03Mi.	**112 PARKSIDE BLVD**	**12/28/2017**	$712,500	$285,000	4,625	/4/3	2017	15,682 SF	
.04Mi.	**105 CRABAPPLE CIR**	**08/04/2022**	$279,000	$111,600		/3/2	2022	5,663 SF	
.04Mi.	**110 CRABAPPLE CIR**	**12/06/2021**	$341,900	$136,760	2,072	/3/2	2016	5,227 SF	
.04Mi.	**116 PARKSIDE BLVD**	**08/09/2019**	$397,600	$159,040	1,904	/3/2	2018	11,761 SF	

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	34.6 years old	Households:	8,086
Median Household Income:	$84,424	Households w/Family:	65%
Household Income Per Capita:	$36,688	Households w/Family Married:	54%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

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
7.54Mi.	**Groves High School** Number of Students: 1,469 Student-Teacher Ratio: 19.74	D-	Public	9 - 12
0.51Mi.	**Rice Creek School** Number of Students: 1,011 Student-Teacher Ratio: 13.64	B+	Public	PK - 8

ICE SiteX Report

OrderID: 97842066

Flood Report

The Subject Property of **113 CRABAPPLE CIR, PORT WENTWORTH, GA 31407-3362** 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	91%	LOWER
BURGLARY	60%	NOTABLY LOWER
MOTOR VEHICLE THEFT	86%	LOWER
FORCIBLE ROBBERY	107%	SIMILAR
AGGRAVATED ASSAULT	38%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	103%	SIMILAR
MURDER	72%	NOTABLY LOWER
OVERALL	54%	NOTABLY LOWER

Disaster Alerts

8/4/2024 - Hurricane Debby 8/4/2024 - Tropical Storm Debby 9/24/2024 - Hurricane Helene

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.