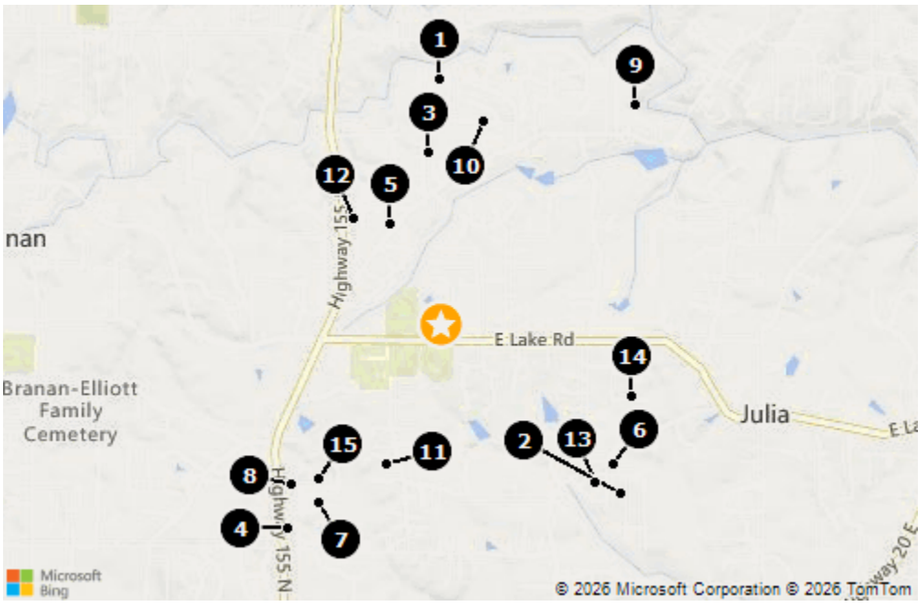
ICE SiteX Report

OrderID: 98722953

SiteX Property Information Report



Subject Property Location

115 CAMDALE CT, MCDONOUGH, GA 30252-2305

County:	**HENRY GA**	Census Tract:	131510702.082004
Property Use:	Single Family Residential	Zoning:	R2
Parcel Number:	103L01017000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$526,000**	FSD:	6	Common Confidence Score:	91
Value Range:	$494,440 - $557,560	ICE Confidence Score:	94		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	1
Assd Land Value:	$31,640	Market Land Value:	$79,100	Tax Year:	2026
Assd Improvement:	$185,080	Market Improvment Value:	$462,700	Total Taxable Value:	$3,198
Total Assessed Value:	$216,720	Total Assessor Market Value:	$541,800	Delinquent Year:	
				Tax Account ID:	58272
				Homeowner's Exemption:	
				Tax Exemptions:	DBV

Assessment Legal Description

Lot: 17 District: 7 Subdivision: THE REVERIE AT EAST LAKE Land Lot: 7

Abbreviated Description:	LD: 7LL: 7
City/Muni/Twp:	UNINCORP

Property Characteristics

Lot Size:		Bedrooms:	5	Pool:	
Building Area:	3397 SF	Baths:	4	Fireplace:	Yes
Year Built:	2022	Partial Baths:	1	Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	2
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1.5+B	Number of Cars:	2	A/C:	Central
Style:		Basement:	Unfinished	Roof Cover:	Asphalt
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/01/2026	Sales Price:	$574,000
Document #:	2026022789 BK-PG 19378-1272	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/01/2024	Loan Amount:	N/A
Document #:	BK-PG 0000019378-0000001272	Loan Type:	VA
TD Due Date:	01/01/2054	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	10/28/2024	Sales Price:	$565,000
Document #:	2024025371 BK-PG 19227-715	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/16/2022	Sales Price:	$565,000
Document #:	2022-012427 BK-PG 19227-713	Type of Sale:	Full Amount on Deed
Contract Date:	11/16/2022		
Document Type:			

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Legal Description:

Prior Transfer

Recording Date:	11/16/2022	Sales Price:	$565,000
Document #:	BK-PG 19227 -713	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 17 District: 7 Subdivision: THE REVERIE AT EAST LAKE Land Lot: 7
Abbreviated Description: LD: 7LL: 7
City/Muni/Twp: UNINCORP

Prior Transfer

Recording Date:	03/11/2022	Sales Price:	$97,400
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$6,116,899	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,903 SF	Median Year Built	1990
Price Range - 2 Yrs	$245,000 to $810,000	Age Range	8 years to 86 years
Median Value	$319,000	Median Age	36 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.3Mi.	**1203 DRIED CREEK CT** **MCDONOUGH, GA 30252-9051**	09/29/2026	$285,000	$180	1578	/3/2	2006	SF	
		APN: 102E02073000 Document #: D2026-025336 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 73 Subdivision: SELFRIDGE PLANTATION Abbreviated Description: Abbreviated Description:73 SELFRIDGE PLANTATION LANDLOT: 25+ LANDDIST: 11								
2	1.32Mi.	**408 WARREN WAY** **MCDONOUGH, GA 30252-3163**	08/19/2026	$810,000	$183	4405	/6/3	2018	SF	
		APN: 120B01056000 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 56 Subdivision: FAIRHAVEN Abbreviated Description: Lot:56 Subdivision:FAIRHAVEN Abbreviated Description:LD: 7LL: 41 LANDLOT: 41 LANDDIST: 7								
3	.93Mi.	**160 TAMARACK TRL** **MCDONOUGH, GA 30252-4474**	08/18/2026	$270,000	$174	1548	5/3/2	1990	SF	
		APN: 102B01020000 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 7 Subdivision: ROLLING ACRES Abbreviated Description: Abbreviated Description:7 ROLLING ACRES LANDLOT: 7 LANDDIST: 11								
4	1.38Mi.	**1530 HIGHWAY 155 N** **MCDONOUGH, GA 30252-5539**	08/07/2026	$265,000	$213	1240	6/3/2	1985	63,598 SF	
		APN: 104-02005000 Document #: D2026-020486 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:LD: 7LL: 38 LANDLOT: 38 LANDDIST: 7								
5	.62Mi.	**239 CRUMBLEY RD** **MCDONOUGH, GA 30252-4406**	07/31/2026	$282,900	$203	1392	5/2/2	1940	54,886 SF	
		APN: 103-02038000 Document #: D2026-019723 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:LD: 11LL: 7 LANDLOT: 7 LANDDIST: 11								
6	1.19Mi.	**301 NOAH PL** **MCDONOUGH, GA 30252-5060**	07/31/2026	$769,000	$190	4029	/4/3	2007	SF	Yes
		APN: 120B01006000 Document #: D2026-019773 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Subdivision: FAIRHAVEN Abbreviated Description: Abbreviated Description:6 FAIRHAVEN LANDLOT: 41 LANDDIST: 7								
7	1.16Mi.	**147 THICKET TRL** **MCDONOUGH, GA 30252-2574**	07/21/2026	$350,000	$164	2127	7/4/2	1992	SF	
		APN: 104A01064000 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 20 Subdivision: DEERFIELD PLANTA Abbreviated Description: Abbreviated Description:20 DEERFIELD PLANTA LANDLOT: 38 LANDDIST: 7								
8	1.18Mi.	**415 JANA LN** **MCDONOUGH, GA 30252-2565**	07/18/2026	$270,000	$198	1359	5/3/2	1989	SF	
		APN: 104A01004000 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 22 Subdivision: SALEMS LANDING Abbreviated Description: Abbreviated Description:22 SALEMS LANDING LANDLOT: 38 LANDDIST: 7								
9	1.56Mi.	**963 CRUMBLEY RD** **MCDONOUGH, GA 30252-4422**	07/17/2026	$310,000	$167	1849	6/3/2	1984	246,115 SF	
		APN: 118-01015000 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:LD: 11LL: 24 LANDLOT: 24 LANDDIST: 11								
10	1.14Mi.	**710 TRICKLE LN** **MCDONOUGH, GA 30252-9043**	06/30/2026	$245,000	$200	1222	6/3/2	2003	SF	
		APN: 102E02028000 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 28 Subdivision: SELFRIDGE PLANTATION Abbreviated Description: Abbreviated Description:28 SELFRIDGE PLANTATION LANDLOT: 26 LANDDIST: 11								
11	.81Mi.	**247 BRYANS DR** **MCDONOUGH, GA 30252-2513**	06/23/2026	$390,000	$195	2000	6/4/3	1962	175,547 SF	Yes
		APN: 104-01011000 Document #:								

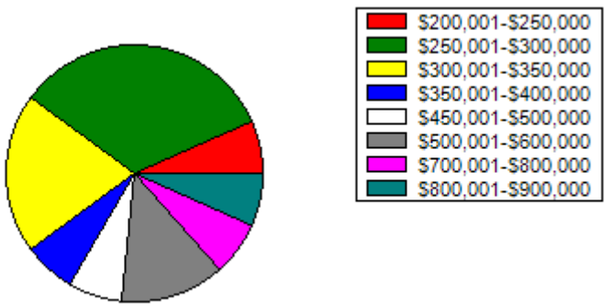
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	Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:LD: 7LL: 39 LANDLOT: 39 LANDDIST: 7										
12	.7Mi.	**2450 HIGHWAY 155 N** **MCDONOUGH, GA 30252-4460**	06/04/2026	$515,999	$271	1903	6/3/2	1977	417,742 SF		Yes
	APN: 103-02030000 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:LD: 11LL: 7 LANDLOT: 7 LANDDIST: 11										
13	1.19Mi.	**210 ENFIELD LN** **MCDONOUGH, GA 30252-5055**	06/03/2026	$500,000	$129	3868	/4/4	2007	SF		
	APN: 120B01070000 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 70 Subdivision: FAIRHAVEN Abbreviated Description: Abbreviated Description:70 FAIRHAVEN LANDLOT: 41 LANDDIST: 7										
14	1.09Mi.	**216 OVERLAND TRL** **MCDONOUGH, GA 30252-2580**	05/26/2026	$535,000	$190	2811	8/4/3	2002	SF		Yes
	APN: 119A01033000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 33 Subdivision: CROWN SPRINGS Abbreviated Description: Abbreviated Description:33 CROWN SPRINGS LANDLOT: 24 LANDDIST: 7										
15	1.05Mi.	**40 SALEM CT** **MCDONOUGH, GA 30252-2569**	05/20/2026	$319,000	$166	1912	6/3/2	1989	SF		
	APN: 104A01010000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Subdivision: SALEMS LANDING Abbreviated Description: Abbreviated Description:16 SALEMS LANDING LANDLOT: 38 LANDDIST: 7										

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.	**115 CAMDALE CT**	**11/16/2022**	$541,800	$216,720	3,397	/5/4	2022		
.02Mi.	**111 CAMDALE CT**	**12/29/2022**	$440,300	$176,120	3,118	/4/3	2022		
.03Mi.	**300 REXMERE RD**	**11/14/2022**	$506,100	$202,440	3,549	/5/3	2022		
.04Mi.	**501 EPWORTH DR**	**06/01/2022**	$464,700	$185,880	2,658	/4/3	2022		
.04Mi.	**108 CAMDALE CT**	**03/27/2025**	$468,900	$187,560	2,716	3/4/3	2022		
.05Mi.	**322 REXMERE RD**	**02/23/2024**	$485,000	$194,000	2,463	/4/3	2022		
.05Mi.	**310 REXMERE RD**	**11/07/2022**	$446,500	$178,600	2,716	/4/3	2021		
.05Mi.	**326 REXMERE RD**	**06/28/2022**	$592,700	$237,080	3,096	/6/5	2022		
.06Mi.	**120 CAMDALE CT**	**07/08/2022**	$471,200	$188,480	3,137	/5/4	2022		
.06Mi.	**301 REXMERE RD**	**02/27/2023**	$473,700	$189,480	3,286	/5/4	2022		
.07Mi.	**124 CAMDALE CT**	**05/31/2022**	$476,600	$190,640	3,559	/5/4	2022		
.07Mi.	**305 REXMERE RD**	**08/26/2022**	$484,100	$193,640	3,156	/5/4	2022		
.08Mi.	**330 REXMERE RD**	**11/10/2022**	$598,800	$239,520	3,362	6/5/4	2022		Yes
.08Mi.	**128 CAMDALE CT**	**12/14/2023**	$443,900	$177,560	3,164	/4/3	2022		
.08Mi.	**321 REXMERE RD**	**03/07/2025**	$493,400	$197,360	3,518	/5/4	2022		
.08Mi.	**317 REXMERE RD**	**05/20/2022**	$508,700	$203,480	3,079	/5/4	2021		

Rent vs. Own

Households Occupied by Renters:	13%	Households Occupied by Owners:	84%

Demographics & Income

Median Age:	37.7 years old	Households:	18,542
Median Household Income:	$109,295	Households w/Family:	80%
Household Income Per Capita:	$42,125	Households w/Family Married:	61%
Most Common Education Level:	High School Graduate	Households w/Family Children:	40%

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School District

School District Zone:	Henry County School District	Students:	43,012
Number of Schools:	53	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.18Mi.	**Union Grove Middle School** Number of Students: 1,033 Student-Teacher Ratio: 18.38	A-	Public	6 - 8
0.45Mi.	**Union Grove High School** Number of Students: 1,622 Student-Teacher Ratio: 18.88 Advanced Placement: Yes	B+	Public	9 - 12
0.18Mi.	**East Lake Elementary School** Number of Students: 671 Student-Teacher Ratio: 14.25	B+	Public	KG - 5

Flood Report

The Subject Property of **115 CAMDALE CT, MCDONOUGH, GA 30252-2305** 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	61%	NOTABLY LOWER
BURGLARY	58%	NOTABLY LOWER
MOTOR VEHICLE THEFT	57%	NOTABLY LOWER
FORCIBLE ROBBERY	104%	SIMILAR
AGGRAVATED ASSAULT	60%	NOTABLY LOWER
FORCIBLE RAPE	106%	SIMILAR
MURDER	69%	NOTABLY LOWER
OVERALL	63%	NOTABLY LOWER

Disaster Alerts

1/22/2026 - Severe Winter Storm 10/8/2026 - Hurricane Isaias

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