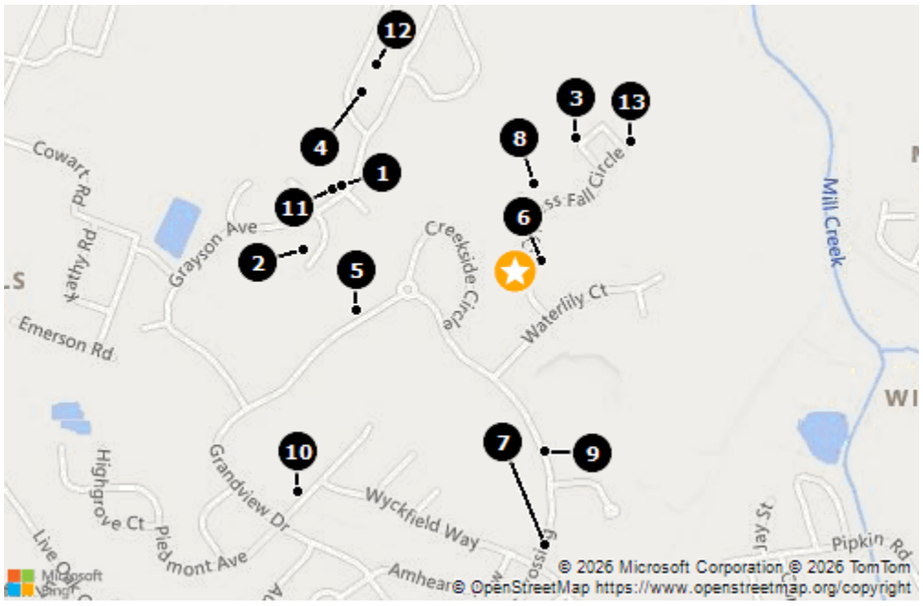
ICE SiteX Report

OrderID: 98730138

SiteX Property Information Report



Subject Property Location

1200 CYPRESS FALL CIR, HINESVILLE, GA 31313-2882

County:	**LIBERTY GA**	Census Tract:	131790102.061013
Property Use:	Single Family Residential	Zoning:	PUD
Parcel Number:	035D 197	Thomas Bros Pg-Grid:	

Valuation

Value:	**$278,000**	FSD:	8	Common Confidence Score:	74
Value Range:	$255,760 - $300,240	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	2
Assd Land Value:	$20,000	Market Land Value:	$50,000	Tax Year:	2025
Assd Improvement:	$97,130	Market Improvment Value:	$242,826	Total Taxable Value:	$5,679
Total Assessed Value:	$117,130	Total Assessor Market Value:	$292,826	Delinquent Year:	
				Tax Account ID:	27495
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 501 Subdivision: GRIFFIN PARK Phase No: 8
Abbreviated Description: LOT 501 GRIFFIN PARK S/D PH 8

Property Characteristics

Lot Size:	5,663 SF	Bedrooms:	3	Pool:	
Building Area:	2047 SF	Baths:	3	Fireplace:	
Year Built:	2018	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	7	Ext Walls:	4
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/24/2026	Sales Price:	$276,740
Document #:	2026-007122 BK-PG 2295-474	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/18/2026	Sales Price:	$276,740
Document #:	2026-006190 BK-PG 2295-474	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/17/2024	Sales Price:	$276,740
Document #:	2024006446 BK-PG 2295-474	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	06/28/2023	Loan Amount:	N/A
Document #:	004180 BK-PG 0000002295-0000000474	Loan Type:	VA
TD Due Date:	01/01/2048	Type Finance:	
Legal Description:			

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Prior Transfer

Recording Date:	06/26/2023	Sales Price:	$242,424
Document #:	2023004086 BK-PG 2193-235	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/23/2021	Sales Price:	$186,347
Document #:	2021011152 BK-PG 1999-839	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/10/2021	Sales Price:	$234,000
Document #:	2021-003388 BK-PG 2193 -230	Type of Sale:	Full Amount on Deed
Contract Date:	11/10/2021		
Document Type:			

Legal Description:
Lot: 501 Subdivision: GRIFFIN PARK
Abbreviated Description: LOT 501 GRIFFIN PARK S/D PH 8; RESIDENTIAL LOT

Prior Transfer

Recording Date:	11/10/2021	Sales Price:	$234,000
Document #:	BK-PG 2193 -230	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 501 Subdivision: GRIFFIN PARK Phase No: 8
Abbreviated Description: LOT 501 GRIFFIN PARK S/D PH 8

Prior Transfer

Recording Date:	07/14/2020	Sales Price:	N/A
Document #:	2020-001343 BK-PG 2092 -210	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	07/14/2020		
Document Type:			

Legal Description:
Lot: 501 Subdivision: GRIFFIN PARK
Abbreviated Description: LOT 501 GRIFFIN PARK S/D PH 8; RESIDENTIAL LOT

Mortgage Record

Recording Date:	08/13/2018	Loan Amount:	N/A
Document #:	004443 BK-PG 0000001999-0000000839	Loan Type:	Purchase Money Mortgage
TD Due Date:	01/01/2048	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	08/09/2018	Sales Price:	$182,425
Document #:	2018-001541 BK-PG 1999 -835	Type of Sale:	Full Amount on Deed
Contract Date:	08/09/2018		
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$3,552,248	Median # of Bedrooms	3
Median Lot Size	5,663 SF	Median # of Baths	2
Median Living Area	1,727 SF	Median Year Built	2019
Price Range - 2 Yrs	$239,999 to $342,000	Age Range	3 years to 16 years
Median Value	$269,899	Median Age	7 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.27Mi.	**602 GRAYSON AVE HINESVILLE, GA 31313-2899**	09/17/2026	$241,200	$139	1727	10/3/2	2022	7,841 SF	
		APN: 035B 091 Document #: D2026-006934 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 230 Subdivision: GRIFFIN PARK Abbreviated Description: Lot:230 Abbreviated Description:LOT 230 GRIFFIN PARK S/D EXT PH2; RESIDENTIAL LOT								
2	.29Mi.	**173 CHAFFSEED CIR HINESVILLE, GA 31313-2890**	08/05/2026	$265,000	$187	1417	10/3/2	2022	4,792 SF	
		APN: 035D 229 Document #: 2026005883 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 235 Subdivision: GRIFFIN PARK Abbreviated Description: Lot:235 Abbreviated Description:LOT 235 GRIFFIN PARK S/D EXT PH2; RESIDENTIAL LOT								
3	.2Mi.	**1263 CYPRESS FALL CIR HINESVILLE, GA 31313-2881**	07/13/2026	$255,000	$164	1552	8/3/3	2019	6,098 SF	
		APN: 035B 026 Document #: D2026005247 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 528 Subdivision: GRIFFIN PARK Abbreviated Description: Lot:528 Abbreviated Description:LOT 528 GRIFFIN PARK S/D PH 8; RESIDENTIAL LOT								
4	.32Mi.	**1282 GRAYSON AVE HINESVILLE, GA 31313-2973**	06/23/2026	$269,899	$189	1423	10/3/2	2023	5,663 SF	
		APN: 035B 132 Document #: D2026-004790 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 327 Subdivision: GRIFFIN PARK Abbreviated Description: Lot:327 Abbreviated Description:LOT 327 GRIFFIN PARK S/D EXT PH 3A; RESIDENTIAL LOT								

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5	.23Mi.	**211 GRANDVIEW DR** **HINESVILLE, GA 31313-2833**	06/15/2026	$292,000	$152	1913	7/3/2	2015	5,663 SF

APN: 035D 141 Document #: D2026-004570
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 312 Subdivision: GRIFFIN PARK Abbreviated Description: Lot:312 Abbreviated Description:LOT 312 GRIFFIN PARK S/D PH 7A; RESIDENTIAL LOT

6	.04Mi.	**1201 CYPRESS FALL CIR** **HINESVILLE, GA 31313-2881**	06/01/2026	$279,900	$144	1942	10/3/3	2018	5,227 SF

APN: 035D 193 Document #: D2026-004106
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 564 Subdivision: GRIFFIN PARK Abbreviated Description: Lot:564 Abbreviated Description:LOT 564 GRIFFIN PARK S/D PH 8; RESIDENTIAL LOT

7	.34Mi.	**1003 MILES XING** **HINESVILLE, GA 31313-2843**	05/29/2026	$299,750	$118	2529	7/3/2	2010	SF

APN: 035D 001 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 101 Subdivision: GRIFFIN PARK Abbreviated Description: Lot:101 Abbreviated Description:LOT 101 GRIFFIN PARK S/D PH 1; RESIDENTIAL LOT

8	.12Mi.	**1308 KAREN CT** **HINESVILLE, GA 31313-2883**	05/18/2026	$265,000	$179	1478	7/3/2	2018	7,405 SF

APN: 035B 038 Document #: D2026003707
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 516 Subdivision: GRIFFIN PARK Abbreviated Description: Lot:516 Abbreviated Description:LOT 516 GRIFFIN PARK S/D PH 8; RESIDENTIAL LOT

9	.25Mi.	**1016 MILES XING** **HINESVILLE, GA 31313-2851**	05/15/2026	$342,000	$123	2772	12/5/2	2012	23,087 SF

APN: 035D 018 Document #: D2026-003699
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 112 Subdivision: GRIFFIN PARK Abbreviated Description: Lot:112 Abbreviated Description:LOT 112 GRIFFIN PARK S/D PH 2; RESIDENTIAL LOT

10	.43Mi.	**622 PIEDMONT AVE** **HINESVILLE, GA 31313-2858**	05/01/2026	$239,999	$176	1363	10/3/2	2013	7,841 SF

APN: 035D 058 Document #: D2026-003255
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 253 Subdivision: GRIFFIN PARK Abbreviated Description: Lot:253 Abbreviated Description:LOT 253 GRIFFIN PARK S/D PH 6; RESIDENTIAL LOT

11	.28Mi.	**584 GRAYSON AVE** **HINESVILLE, GA 31313-2891**	04/28/2026	$255,000	$145	1757	10/3/2	2022	6,970 SF

APN: 035B 092 Document #: D2026-003134
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 229 Subdivision: GRIFFIN PARK Abbreviated Description: Lot:229 Abbreviated Description:LOT 229 GRIFFIN PARK S/D EXT PH2; RESIDENTIAL LOT

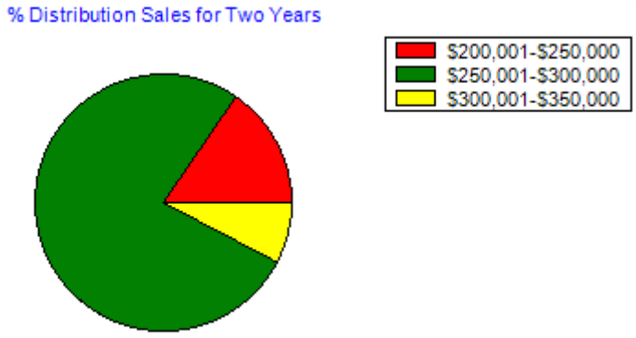
12	.34Mi.	**1238 GRAYSON AVE** **HINESVILLE, GA 31313-2973**	04/24/2026	$275,000	$193	1423	10/3/2	2023	5,663 SF

APN: 035B 127 Document #: D2026-003042
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 322 Subdivision: GRIFFIN PARK Abbreviated Description: Lot:322 Abbreviated Description:LOT 322 GRIFFIN PARK S/D EXT PH 3A; RESIDENTIAL LOT

13	.24Mi.	**1243 CYPRESS FALL CIR** **HINESVILLE, GA 31313-2881**	04/22/2026	$272,500	$132	2050	7/2/3	2019	4,792 SF

APN: 045A 126 Document #: D2026-002942
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 538 Subdivision: GRIFFIN PARK Abbreviated Description: Lot:538 Abbreviated Description:LOT 538 GRIFFIN PARK S/D PH 8; 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.

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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.	**1200 CYPRESS FALL CIR**	**11/10/2021**	$292,826	$117,130	2,047	7/3/3	2018	5,663 SF	
.01Mi.	**1202 CYPRESS FALL CIR**	**11/22/2022**	$240,503	$96,201	1,483	10/3/2	2018	5,663 SF	
.02Mi.	**1204 CYPRESS FALL CIR**	**02/26/2019**	$302,810	$121,124	2,154	7/3/3	2018	5,663 SF	
.03Mi.	**1206 CYPRESS FALL CIR**	**09/28/2021**	$270,142	$108,057	1,845	7/3/3	2018	4,792 SF	
.04Mi.	**1208 CYPRESS FALL CIR**	**09/28/2023**	$240,542	$96,217	1,447	7/3/3	2019	4,356 SF	
.04Mi.	**1201 CYPRESS FALL CIR**	**06/30/2021**	$285,459	$114,184	1,942	10/3/3	2018	5,227 SF	
.04Mi.	**1203 CYPRESS FALL CIR**	**08/17/2018**	$261,083	$104,433	1,711	7/3/3	2018	4,792 SF	
.05Mi.	**1111 CREEKSIDE CIR**	**01/14/2016**	$273,446	$109,378	2,138	7/3/2	2016	10,890 SF	
.05Mi.	**1109 CREEKSIDE CIR**	**02/10/2016**	$272,463	$108,985	1,984	7/3/2	2016	13,504 SF	
.05Mi.	**1210 CYPRESS FALL CIR**	**04/28/2022**	$271,431	$108,572	1,824	7/3/3	2018	3,485 SF	
.05Mi.	**1113 CREEKSIDE CIR**	**01/03/2023**	$288,953	$115,581	2,199	11/4/2	2016	10,019 SF	
.05Mi.	**1205 CYPRESS FALL CIR**	**07/02/2019**	$258,696	$103,478	1,674	7/3/3	2018	4,356 SF	
.06Mi.	**1107 CREEKSIDE CIR**	**05/13/2021**	$312,867	$125,147	2,618	7/3/2	2016	19,602 SF	
.06Mi.	**1212 CYPRESS FALL CIR**	**12/30/2021**	$289,673	$115,869	2,046	7/3/3	2018	4,792 SF	
.06Mi.	**1115 CREEKSIDE CIR**	**07/07/2020**	$214,601	$85,840	1,400	7/3/2	2015	11,761 SF	
.06Mi.	**715 WATERLILY CT**	**04/14/2021**	$212,788	$85,115	1,298	10/3/2	2015	14,375 SF	

Rent vs. Own

Households Occupied by Renters:	46%	Households Occupied by Owners:	45%

Demographics & Income

Median Age:	31.0 years old	Households:	16,563
Median Household Income:	$61,586	Households w/Family:	67%
Household Income Per Capita:	$27,885	Households w/Family Married:	41%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

School District

School District Zone:	Liberty County School District	Students:	10,925
Number of Schools:	12	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.94Mi.	**Bradwell Institute** Number of Students: 1,900 Student-Teacher Ratio: 19.29 Advanced Placement: Yes	D+	Public	9 - 12
2.62Mi.	**Liberty County Pre-Kindergarten Center** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	PK - PK
1.63Mi.	**Waldo Pafford Elementary School** Number of Students: 741 Student-Teacher Ratio: 15.15	C	Public	KG - 5
3.63Mi.	**Snelson-Golden Middle School** Number of Students: 876 Student-Teacher Ratio: 15.08	D+	Public	6 - 8

Flood Report

The Subject Property of **1200 CYPRESS FALL CIR, HINESVILLE, GA 31313-2882** 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	144%	NOTABLY HIGHER
BURGLARY	110%	HIGHER
MOTOR VEHICLE THEFT	145%	NOTABLY HIGHER
FORCIBLE ROBBERY	128%	HIGHER
AGGRAVATED ASSAULT	108%	SIMILAR
FORCIBLE RAPE	104%	SIMILAR
MURDER	131%	NOTABLY HIGHER
OVERALL	114%	HIGHER

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

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