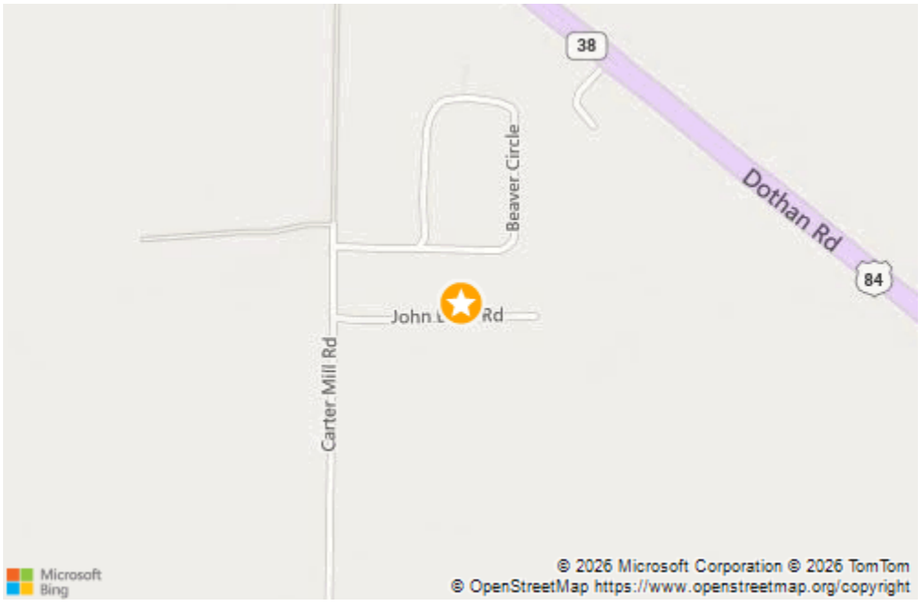
ICE SiteX Report

OrderID: 97841944

SiteX Property Information Report



Subject Property Location

129 JOHN BUSH RD, BRINSON, GA 39825-1917

County:	**DECATUR GA**	Census Tract:	130879702.003043
Property Use:	Mobile/Manufactured Home (regardless of ownership)	Zoning:	
Parcel Number:	00050-038-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$183,000**	FSD:	46	Common Confidence Score:	16
Value Range:	$98,820 - $267,180	ICE Confidence Score:	54		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	4
Assd Land Value:	$5,912	Market Land Value:	$14,779	Tax Year:	2025
Assd Improvement:	$26,332	Market Improvment Value:	$65,831	Total Taxable Value:	$903
Total Assessed Value:	$32,244	Total Assessor Market Value:	$80,610	Delinquent Year:	
				Tax Account ID:	220
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 27 Land Lot: 294
Abbreviated Description: 437 92 129 JOHN BUSH RD

Property Characteristics

Lot Size:	2.100 AC	Bedrooms:		Pool:	
Building Area:	1344 SF	Baths:		Fireplace:	
Year Built:	2016	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	4
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:	4	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Piers	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/16/2021	Sales Price:	$78,551
Document #:	BK-PG 437-94	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	12/20/2018	Loan Amount:	N/A
Document #:	BK-PG 0000000437-0000000094	Loan Type:	FHA
TD Due Date:	01/01/2049	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	12/18/2018	Sales Price:	$80,000
Document #:	2018-001167 BK-PG 437 -92	Type of Sale:	Full Amount on Deed
Contract Date:	12/18/2018		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/18/2018	Sales Price:	$80,000
Document #:	BK-PG 437 -92	Type of Sale:	Per Assessor Transaction History
Document Type:			

ICE SiteX Report

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Legal Description:
District: 27 Land Lot: 294
Abbreviated Description: 437 92 129 JOHN BUSH RD

Prior Transfer

Recording Date:	04/09/2010	Sales Price:	$71,700
Document #:	043-2010-000237 BK-PG 303 -089	Type of Sale:	Verified Sale Price
Contract Date:	03/26/2010		
Document Type:			
Legal Description:			

No Comparable Sales Found

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.	**129 JOHN BUSH RD**	**12/18/2018**	$80,610	$32,244	1,344		2016	2 SF	
.05Mi.	**132 BEAVER CIR**		$66,385	$26,554	1,440		2020		
.06Mi.	**126 BEAVER CIR**	**02/24/1997**	$29,879	$11,952	980		1996		
.06Mi.	**125 JOHN BUSH RD**	**04/03/1996**	$25,312	$10,125	780		1966	1 SF	
.08Mi.	**155 JOHN BUSH RD**	**02/14/2017**	$20,635	$8,254	720		1976	2 SF	
.09Mi.	**118 JOHN BUSH RD**	**05/27/2005**	$46,419	$18,568	1,248		2005	2 SF	
.09Mi.	**122 BEAVER CIR**		$16,448	$6,579	924		1997		
.09Mi.	**137 BEAVER CIR**		$20,276	$8,110	1,280		1999		
.1Mi.	**131 BEAVER CIR**		$31,335	$12,534	1,216		2010		
.1Mi.	**148 BEAVER CIR**		$11,511	$4,604	1,056		1998		
.11Mi.	**115 JOHN BUSH RD**		$17,289	$6,916	1,392		1995		
.11Mi.	**156 JOHN BUSH RD**	**07/24/2024**	$31,777	$12,711	1,152		1991	3 SF	
.11Mi.	**149 BEAVER CIR**	**06/15/2020**	$45,191	$18,076	1,820		1995		
.11Mi.	**116 BEAVER CIR**		$20,542	$8,217	1,216		2000		
.13Mi.	**150 BEAVER CIR**	**10/25/2018**	$29,430	$11,772	1,152		1995		
.14Mi.	**239 BEAVER CIR**	**09/26/1996**	$24,609	$9,844	1,064		1987		

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	62%

Demographics & Income

Median Age:	43.0 years old	Households:	699
Median Household Income:	$66,012	Households w/Family:	69%
Household Income Per Capita:	$33,042	Households w/Family Married:	52%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Decatur County School District	Students:	4,178
Number of Schools:	6	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
9.30Mi.	**Hutto Elementary School**	C-	Public	3 - 5
Number of Students: 790				
Student-Teacher Ratio: 13.69				
14.16Mi.	**Bainbridge High School**	C+	Public	9 - 12
Number of Students: 1,192				
Student-Teacher Ratio: 13.2				
Advanced Placement: Yes				
5.65Mi.	**West Bainbridge Primary School**	NA	Public	PK - 2
Number of Students: 556				
Student-Teacher Ratio: 14.87				
9.67Mi.	**Bainbridge Middle School**	C+	Public	6 - 8
Number of Students: 793				
Student-Teacher Ratio: 12.22				

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Flood Report

The Subject Property of **129 JOHN BUSH RD, BRINSON, GA 39825-1917** 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	46%	SIGNIFICANTLY LOWER
BURGLARY	146%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	45%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	160%	NOTABLY HIGHER
AGGRAVATED ASSAULT	95%	SIMILAR
FORCIBLE RAPE	166%	NOTABLY HIGHER
MURDER	70%	NOTABLY LOWER
OVERALL	68%	NOTABLY LOWER

Disaster Alerts

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

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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