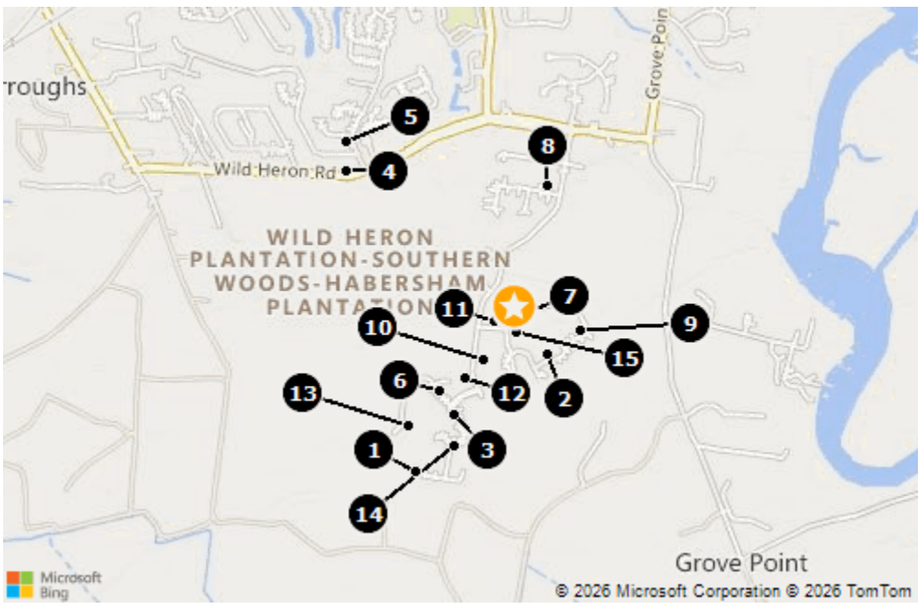
ICE SiteX Report

OrderID: 98730200

SiteX Property Information Report



Subject Property Location

12 LEE HALL DR, SAVANNAH, GA 31419-8821

County:	**CHATHAM GA**	Census Tract:	130510108.071003
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	1-1003D-05-009	Thomas Bros Pg-Grid:	

Valuation

Value:	**$572,000**	FSD:	8	Common Confidence Score:	75
Value Range:	$526,240 - $617,760	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$36,000	Market Land Value:	$90,000	Tax Year:	
Assd Improvement:	$156,040	Market Improvment Value:	$390,100	Total Taxable Value:	
Total Assessed Value:	$192,040	Total Assessor Market Value:	$480,100	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 99 Phase No: 6E	
Abbreviated Description:	LOT 99 RICE MILL PLANTATION PH 6E SMB 24S 37 .62 AC
City/Muni/Twp:	UNINCORPORATED AREA

Property Characteristics

Lot Size:	27,007 SF	Bedrooms:	4	Pool:	
Building Area:	3242 SF	Baths:	3	Fireplace:	
Year Built:	2009	Partial Baths:		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:	2	A/C:	
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/28/2026	Sales Price:	$390,000
Document #:	BK-PG 2680-214	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/10/2025	Sales Price:	$390,000
Document #:	BK-PG 2680-214	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/21/2022	Sales Price:	$330,472
Document #:	BK-PG 380S-387	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/14/2022	Sales Price:	$430,000
Document #:	2022-000480 BK-PG 2680-212	Type of Sale:	Full Amount on Deed
Contract Date:	01/14/2022		
Document Type:			

ICE SiteX Report

OrderID: 98730200

Legal Description:
Lot: 99 Subdivision: SOUTHERN WOODS
Abbreviated Description: LOT 99 RICE MILL PLANTATION PH 6E SMB 24S 37 .62 AC; SINGLE FAMILY RES

Prior Transfer

Recording Date:	12/22/2021	Sales Price:	$430,000
Document #:	BK-PG 2680 -212	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 99 Phase No: 6E
Abbreviated Description: LOT 99 RICE MILL PLANTATION PH 6E SMB 24S 37 .62 AC
City/Muni/Twp: UNINCORPORATED AREA

Prior Transfer

Recording Date:	10/08/2012	Sales Price:	$349,222
Document #:	BK-PG 350Y-536	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/12/2012	Loan Amount:	N/A
Document #:	BK-PG 380S-387	Loan Type:	VA
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	08/15/2012	Sales Price:	N/A
Document #:	2012-008415 BK-PG 380S-386	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/15/2012		
Document Type:			

Legal Description:
Lot: 99 Subdivision: SOUTHERN WOODS
Abbreviated Description: LOT 99 RICE MILL PLANTATION PH

Prior Transfer

Recording Date:	05/11/2009	Sales Price:	N/A
Document #:	BK-PG 345U-755	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/05/2009	Sales Price:	$362,171 Multiple Parcels Involved in this transaction
Document #:	2009-003538 BK-PG 350Y-535	Type of Sale:	Full Amount on Deed
Contract Date:	05/05/2009		
Document Type:			

Legal Description:
Lot: 99 Subdivision: SOUTHERN WOODS
Abbreviated Description: LOT 99 RICE MILL PLANTATION PH

Mortgage Record

Recording Date:	05/05/2009	Loan Amount:	N/A
Document #:	BK-PG 350Y-536	Loan Type:	VA
TD Due Date:	06/01/2039	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	10/22/2008	Loan Amount:	N/A
Document #:	BK-PG 345U-755	Loan Type:	New Conventional
TD Due Date:	11/01/2009	Type Finance:	

Legal Description:

Area Sales Analysis

Total Area Sales	$6,533,700	Median # of Bedrooms	4
Median Lot Size	17,032 SF	Median # of Baths	2
Median Living Area	2,352 SF	Median Year Built	2005
Price Range - 2 Yrs	$259,900 to $685,000	Age Range	3 years to 32 years
Median Value	$420,000	Median Age	21 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.52Mi.	**13 WIREGRASS WAY** **SAVANNAH, GA 31419-8885**	09/30/2026	$416,000			/5/3	2020	13,068 SF	
		APN: 2-1003 -01-074 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 64 Subdivision: SOUTHERN WOODS MARSH Abbreviated Description: Abbreviated Description:LOT 64 SOUTHERN WOODS MARSHSIDE PHASE 2 SMB 37S 47A .30AC; RESID LAND/COMM IMPR								
2	.16Mi.	**104 TERRELL MILL RD** **SAVANNAH, GA 31419-8862**	09/23/2026	$445,000	$164	2698	/4/3	2017	17,032 SF	
		APN: 2-1003 -02-015 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 128 Subdivision: SOUTHERN WOODS Abbreviated Description: Abbreviated Description:LOT 128 SOUTHERN WOODS PH 6F-2 SMB 33S 7 .391 AC; RESID LAND/COMM IMPR								
3	.34Mi.	**1 COCKLE SHELL RD** **SAVANNAH, GA 31419-8855**	09/02/2026	$399,900			/4/2	2019	12,197 SF	

ICE SiteX Report

OrderID: 98730200

APN: 2-1003 -01-059 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 49 Subdivision: SOUTHERN WOODS MARSH Abbreviated Description: Abbreviated Description:LOT 49 SOUTHERN WOODS MARSHSIDE PHASE 2 SMB 39S 17A .285 AC; RESID LAND/COMM IMPR

4	.59Mi.	**306 WILD HERON RD** **SAVANNAH, GA 31419-9091**	08/18/2026	$259,900	$189	1372	/3/2	1999	9,627 SF	

APN: 1-1004I-02-007 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: HERON CREST SUB Abbreviated Description: Abbreviated Description:LOT 7 HERON CREST SUB PHASE 1 SMB 13S 89; RESID LAND/COMM IMPR

5	.65Mi.	**101 WREN CT** **SAVANNAH, GA 31419-8340**	07/10/2026	$390,000	$195	1995	/5/2	2001	9,453 SF	

APN: 1-1004J-09-001 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 37 Subdivision: HERON CREST SUB Abbreviated Description: Abbreviated Description:LOT 37 HERON CREST SUB PHASE II SMB 18S 80; RESID LAND/COMM IMPR

6	.3Mi.	**8 COCKLE SHELL RD** **SAVANNAH, GA 31419-8857**	07/06/2026	$390,000	$127	3070	/4/2	2009	9,888 SF	

APN: 2-1003 -01-009 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: SOUTHERN WOODS MARSH Abbreviated Description: Abbreviated Description:LOT 4 SOUTHERN WOODS MARSH SIDE PH 1 SMB 34S 73A .227 AC; RESID LAND/COMM IMPR

7	.04Mi.	**8 LEE HALL DR** **SAVANNAH, GA 31419-8821**	04/28/2026	$540,000	$158	3409	/4/3	2003	22,651 SF	

APN: 1-1003D-05-007 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 97 Subdivision: SOUTHERN WOODS Abbreviated Description: Subdivision:SOUTHERN WOODS Abbreviated Description:LOT 97 RICE MILL PLANTATION PH 6E SMB 24S 37 .52 AC; RESID LAND/COMM IMPR

8	.35Mi.	**104 BLUEBILL DR** **SAVANNAH, GA 31419-9077**	04/23/2026	$420,000	$178	2352	/4/2	1994	25,600 SF	Yes

APN: 1-1003D-01-028 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 37 Subdivision: RICE MILL PLNT2 Abbreviated Description: Subdivision:RICE MILL PLNT2 Abbreviated Description:LOT 37 RICE MILL PLANTATION PHASE 6C SMB 13S 72; RESID LAND/COMM IMPR

9	.19Mi.	**31 LEE HALL DR** **SAVANNAH, GA 31419-8822**	04/13/2026	$475,000	$180	2627	/4/3	2005	27,530 SF	

APN: 1-1003D-08-020 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 133 Subdivision: SOUTHERN WOODS Abbreviated Description: Abbreviated Description:LOT 133 SOUTHERN WOODS PH 6F-1 SMB 30S 68 .632; RESID LAND/COMM IMPR

10	.17Mi.	**176 RICE MILL DR** **SAVANNAH, GA 31419-9073**	03/27/2026	$469,000	$189	2480	/4/2	2002	20,038 SF	

APN: 1-1003D-08-011 01 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 113 Subdivision: SOUTHERN WOODS Abbreviated Description: Subdivision:SOUTHERN WOODS Abbreviated Description:LOT 113 RICE MILL PLANTATION PH 6E SMB 24S 37 .46 AC; RESID LAND/COMM IMPR

11	.07Mi.	**4 LEE HALL DR** **SAVANNAH, GA 31419-8821**	02/26/2026	$495,000	$204	2419	/4/2	2003	18,731 SF	

APN: 1-1003D-05-005 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 95 Subdivision: SOUTHERN WOODS Abbreviated Description: Subdivision:SOUTHERN WOODS Abbreviated Description:LOT 95 RICE MILL PLANTATION PH 6E SMB 24S 37 .45 AC; RESID LAND/COMM IMPR

12	.24Mi.	**183 RICE MILL DR** **SAVANNAH, GA 31419-8808**	02/24/2026	$685,000			/4/4	2023	28,314 SF	

APN: 1-1003D-06-016 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 116 Subdivision: SOUTHERN WOODS Abbreviated Description: Subdivision:SOUTHERN WOODS Abbreviated Description:LOT 116 RICE MILL PLANTATION PH 6E SMB 24S 37 .70 AC; RESID LAND/COMM IMPR

13	.43Mi.	**43 COCKLE SHELL RD** **SAVANNAH, GA 31419-8855**	01/09/2026	$349,900	$214	1631	/3/2	2006	8,276 SF	

APN: 2-1003 -01-037 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 31 Subdivision: SOUTHERN WOODS MARSH Abbreviated Description: Abbreviated Description:LOT 31 SOUTHERN WOODS MARSH SIDE PH 1 SMB 34S 73A .193 AC; RESID LAND/COMM IMPR

14	.43Mi.	**120 COCKLE SHELL RD** **SAVANNAH, GA 31419-8860**	01/08/2026	$319,000			/4/2	2022	7,405 SF	

APN: 2-1003 -01-094 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 83 Subdivision: SOUTHERN WOODS MARSH Abbreviated Description: Abbreviated Description:LOT 83 SOUTHERN WOODS MARSHSIDE PHASE 2 SMB 37S 47A .17AC; RESID LAND/COMM IMPR

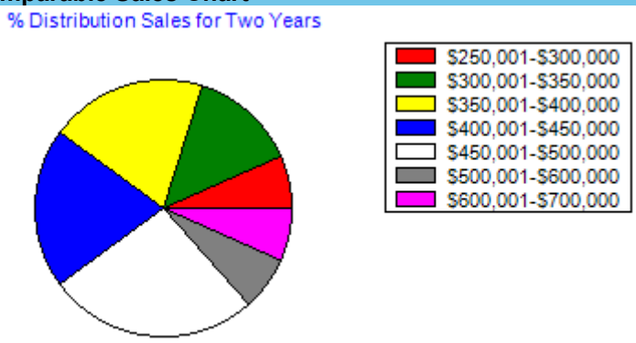
15	.07Mi.	**9 LEE HALL DR** **SAVANNAH, GA 31419-8822**	12/05/2025	$480,000	$140	3411	/4/3	2003	22,216 SF	

APN: 1-1003D-08-005 01 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 107 Subdivision: SOUTHERN WOODS Abbreviated Description: Subdivision:SOUTHERN WOODS Abbreviated Description:LOT 107 RICE MILL PLANTATION PH 6E SMB 24S 37 .51 AC; RESID LAND/COMM IMPR

ICE SiteX Report

OrderID: 98730200

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.

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.	**12 LEE HALL DR**	**12/22/2021**	$480,100	$192,040	3,242	/4/3	2009	27,007 SF	
.02Mi.	**10 LEE HALL DR**	**07/10/2019**	$490,000	$196,000	2,764	/4/3	2017	23,087 SF	
.02Mi.	**14 LEE HALL DR**	**10/24/2023**	$461,000	$184,400	3,411	/4/3	2003	30,928 SF	
.03Mi.	**16 LEE HALL DR**	**05/25/2017**	$472,300	$188,920	2,522	/4/2	2004	37,026 SF	
.04Mi.	**8 LEE HALL DR**	**01/30/2004**	$525,900	$210,360	3,409	/4/3	2003	22,651 SF	
.05Mi.	**154 RICE MILL DR**	**12/09/2014**	$663,100	$265,240	3,115	/3/2	2001	35,719 SF	
.05Mi.	**6 LEE HALL DR**	**01/31/2023**	$442,300	$176,920	2,826	/4/2	2003	19,166 SF	
.05Mi.	**158 RICE MILL DR**	**08/27/2021**	$658,700	$263,480	3,701	/4/3	2000	1 SF	
.06Mi.	**13 LEE HALL DR**	**12/14/2015**	$495,100	$198,040	2,950	/5/4	2014	17,424 SF	
.06Mi.	**11 LEE HALL DR**	**05/09/2014**	$425,500	$170,200	2,845	/4/3	2014	17,424 SF	
.06Mi.	**18 LEE HALL DR**	**09/13/2021**	$419,700	$167,880	2,553	/4/3	2003	1 SF	
.06Mi.	**15 LEE HALL DR**	**07/18/2020**	$515,000	$206,000	3,472	/4/3	2004	21,780 SF	
.07Mi.	**150 RICE MILL DR**	**04/01/2005**	$622,400	$248,960	3,465	/4/3	1999	1 SF	
.07Mi.	**4 LEE HALL DR**	**04/28/2023**	$459,200	$183,680	2,419	/4/2	2003	18,731 SF	
.07Mi.	**9 LEE HALL DR**	**12/02/2025**	$468,300	$187,320	3,411	/4/3	2003	22,216 SF	
.08Mi.	**20 LEE HALL DR**	**09/27/2004**	$551,200	$220,480	3,444	/4/3	2004	33,106 SF	

Rent vs. Own

Households Occupied by Renters:	39%	Households Occupied by Owners:	53%

Demographics & Income

Median Age:	36.5 years old	Households:	22,307
Median Household Income:	$76,943	Households w/Family:	65%
Household Income Per Capita:	$37,694	Households w/Family Married:	45%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Savannah-Chatham County Public School System	Students:	35,744
Number of Schools:	57	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.83Mi.	**Georgetown K - 8 School** Number of Students: 544 Student-Teacher Ratio: 11.45	B-	Public	KG - 8
4.41Mi.	**Windsor Forest High School** Number of Students: 1,069 Student-Teacher Ratio: 15.36 Advanced Placement: Yes	D	Public	9 - 12

ICE SiteX Report

OrderID: 98730200

Flood Report

The Subject Property of **12 LEE HALL DR, SAVANNAH, GA 31419-8821** is in **Zone AE** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH BFES HAVE BEEN DETER-MINED.
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	101%	SIMILAR
BURGLARY	91%	LOWER
MOTOR VEHICLE THEFT	98%	SIMILAR
FORCIBLE ROBBERY	104%	SIMILAR
AGGRAVATED ASSAULT	71%	NOTABLY LOWER
FORCIBLE RAPE	102%	SIMILAR
MURDER	82%	LOWER
OVERALL	75%	NOTABLY LOWER

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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