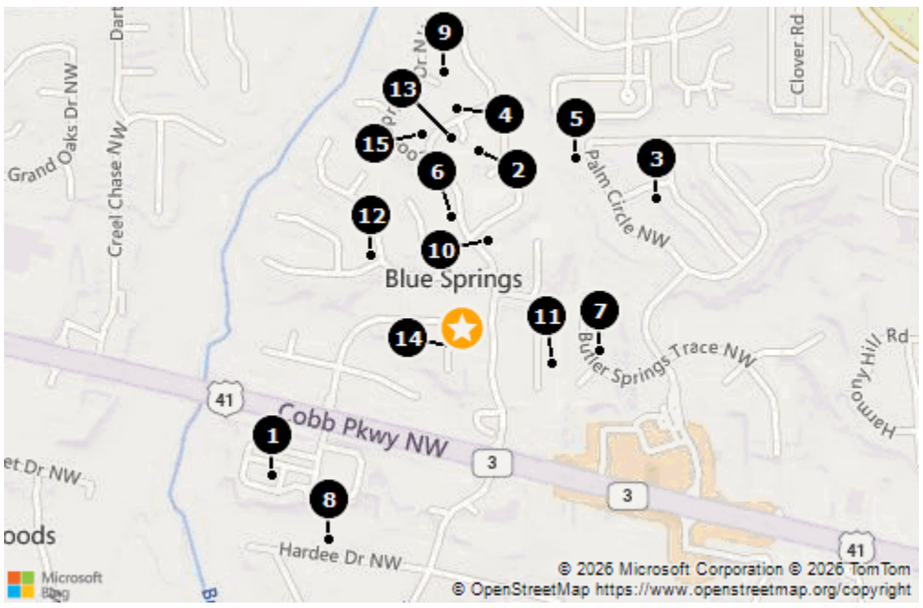
ICE SiteX Report

OrderID: 98263385

SiteX Property Information Report



Subject Property Location

133 PARK FOREST DR NW, KENNESAW, GA 30144-2304

County:	**COBB GA**	Census Tract:	130670301.102014
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	20012301640	Thomas Bros Pg-Grid:	

Valuation

Value:	**$349,000**	FSD:	7	Common Confidence Score:	81
Value Range:	$324,570 - $373,430	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1
Assd Land Value:	$26,000	Market Land Value:	$65,000	Tax Year:	2025
Assd Improvement:	$92,160	Market Improvment Value:	$230,400	Total Taxable Value:	$643
Total Assessed Value:	$118,160	Total Assessor Market Value:	$295,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	DF

Assessment Legal Description

District: 1 Subdivision: THE PARK AT BROOKHAVEN Legal Unit: 37A
City/Muni/Twp: ACWORTH

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1375 SF	Baths:	2	Fireplace:	1
Year Built:	1999	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Masonry
Number of Units:		Garage Type:	Garage	Heating:	Heat Pump
Number of Stories:	1	Number of Cars:	1	A/C:	
Style:	Ranch	Basement:	No	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/21/2026	Sales Price:	N/A
Document #:	2026033926 BK-PG 15398-5880	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	12/05/2016	Loan Amount:	N/A
Document #:	BK-PG 15398-5880	Loan Type:	VA
TD Due Date:	12/01/2046	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	12/02/2016	Sales Price:	$149,350
Document #:	20160144581 BK-PG 15249-3120	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/31/2015	Sales Price:	$148,117
Document #:	2015061652 BK-PG 15189-1317	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Mortgage Record

Recording Date:	06/12/2015	Loan Amount:	N/A
Document #:	2015044300 BK-PG 15249-3120	Loan Type:	VA
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	10/16/2014	Sales Price:	$135,500
Document #:	D2014074280 BK-PG 14447-4920	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/01/2014	Loan Amount:	N/A
Document #:	2014070236 BK-PG 15189-1317	Loan Type:	VA
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	02/19/2007	Sales Price:	$111,000
Document #:	D2007028487 BK-PG 13667-1867	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/05/2007	Loan Amount:	N/A
Document #:	BK-PG 14447-4920	Loan Type:	Stand Alone Second
TD Due Date:	01/16/2037	Type Finance:	

Legal Description:

Lot: 37 Block: A Section: 2 District: 20 Subdivision: PARK/BROCKHAVEN Land Lot: 123

Mortgage Record

Recording Date:	01/14/2003	Loan Amount:	N/A
Document #:	BK-PG 13667-1867	Loan Type:	Stand Alone Refi
TD Due Date:		Type Finance:	

Legal Description:

Lot: 37 Block: A Section: 0002 District: 20 Subdivision: PARK AT BROOKHAVEN Land Lot: 123

Prior Transfer

Recording Date:	02/24/1999	Sales Price:	$113,400
Document #:	BK-PG 12230-266	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/19/1999		
Document Type:			

Legal Description:

Lot: 37 District: 20 Subdivision: PARK AT BROOKHAVEN Land Lot: 0123

Prior Transfer

Recording Date:	02/19/1999	Sales Price:	$113,400
Document #:	BK-PG 12230 -266	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

District: 1 Subdivision: THE PARK AT BROOKHAVEN Legal Unit: 37A
City/Muni/Twp: ACWORTH

Area Sales Analysis

Total Area Sales	$6,335,028	Median # of Bedrooms	4
Median Lot Size	SF	Median # of Baths	2
Median Living Area	2,194 SF	Median Year Built	1997
Price Range - 2 Yrs	$303,000 to $535,527	Age Range	11 years to 36 years
Median Value	$420,001	Median Age	29 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.32Mi.	**3207 CYRUS POINT LN NW KENNESAW, GA 30152-2520**	08/12/2026	$303,000	$179	1688	6/3/2	2015	1,385 SF	
		APN: 20012302710 Document #: 2026070599								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Lot: 68 Section: 2 District: 20 Subdivision: CYRUS CREEK SUBDIVISION Land Lot: 123 MapRef: MB 271 PG 251-253 Abbreviated								
		Description: Lot:68 Section:2 District:20 Subdivision:CYRUS CREEK SUBDIVISION Land Lot:123 Map Ref:MB 271 PG 251-253								
2	.24Mi.	**204 FIVE IRON CT NW KENNESAW, GA 30144-5065**	07/06/2026	$410,000	$271	1508	6/3/2	1998	SF	
		APN: 20010601860 Document #: 2026059402								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Lot: 201 Section: 2 District: 20 Subdivision: BLUE SPRINGS SUBDIVISION Legal Unit: 2 Land Lot: 106 MapRef: MB 146 PG 40 Abbreviated								
		Description: Lot:201 Section:2 District:20 Subdivision:BLUE SPRINGS SUBDIVISION Legal Unit:2 Land Lot:106 Map Ref:MB 146 PG 40								
3	.31Mi.	**3605 INDIGO CREEK TRL NW KENNESAW, GA 30144-2368**	07/06/2026	$437,500	$168	2593	8/5/2	2001	8,407 SF	
		APN: 20010502760 Document #: 2026059229								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Lot: 194 Section: 2 District: 20 Subdivision: CREEKSIDE SUBDIVISION Legal Unit: 2 Land Lot: 105 MapRef: MB 195 PG 46-49 Abbreviated								
		Description: Lot:194 Section:2 District:20 Subdivision:CREEKSIDE SUBDIVISION Legal Unit:2 Land Lot:105 Map Ref:MB 195 PG 46-49								
4	.3Mi.	**163 CLUBHOUSE DR NW KENNESAW, GA 30144-5064**	06/23/2026	$440,000	$253	1738	8/3/3	1996	SF	
		APN: 20010601820 Document #: 2026055656								

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Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 286 Section: 2 District: 20 Subdivision: BLUE SPRINGS SUBDIVISION Land Lot: 106 MapRef: MB 146 PG 40 Abbreviated Description: Lot:286 Section:2 District:20 Subdivision:BLUE SPRINGS SUBDIVISION Land Lot:106 Map Ref:MB 146 PG 40

5	.28Mi.	**3360 PALM CIR NW** **KENNESAW, GA 30144-2362**	06/15/2026	$477,000	$189	2519	8/4/2	2000	9,148 SF

APN: 20010501530 Document #: 2026053100
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 61 Section: 2 District: 105 Subdivision: CREEKSIDE SUBDIVISION Land Lot: 20 MapRef: MB 183 PG 61-63 Abbreviated Description: Lot:61 Section:2 District:105 Subdivision:CREEKSIDE SUBDIVISION Land Lot:20 Map Ref:MB 183 PG 61-63

6	.16Mi.	**139 CLUBHOUSE DR NW** **KENNESAW, GA 30144-5025**	06/01/2026	$535,527	$222	2404	8/4/3	1996	SF

APN: 20010601350 Document #: 2026047801
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 121 Section: 2 District: 20 Subdivision: BLUE SPRINGS SUBDIVISION Legal Unit: 2 Land Lot: 106 MapRef: MB 146 PG 40 Abbreviated Description: Lot:121 Section:2 District:20 Subdivision:BLUE SPRINGS SUBDIVISION Legal Unit:2 Land Lot:106 Map Ref:MB 146 PG 40

7	.19Mi.	**3564 BUTLER SPRINGS TRCE NW** **KENNESAW, GA 30144-2369**	05/28/2026	$420,001	$174	2408	7/4/2	2003	9,888 SF

APN: 20012401040 Document #: 2026046906
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 27 Section: 2 District: 2 Subdivision: CREEKSIDE Phase No: 1 Legal Unit: 4 Land Lot: 124 MapRef: MB 199 PG 66-68 Abbreviated Description: Lot:27 Section:2 District:2 Subdivision:CREEKSIDE Phase No:1 Legal Unit:4 Land Lot:124 Map Ref:MB 199 PG 66-68

8	.33Mi.	**3940 HARDEE DR NW** **KENNESAW, GA 30152-2414**	05/06/2026	$371,500	$234	1584	8/3/2	2001	SF

APN: 20012300220 Document #: 2026039451
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Block: A Section: 2 District: 20 Subdivision: KENNESAW ACRES Legal Unit: 1 Land Lot: 123 MapRef: MB 16 PG 105 Abbreviated Description: Lot:8 Block:A Section:2 District:20 Subdivision:KENNESAW ACRES Legal Unit:1 Land Lot:123 Map Ref:MB 16 PG 105

9	.34Mi.	**407 COOL SPRINGS PL NW** **KENNESAW, GA 30144-5067**	04/24/2026	$390,000	$156	2500	8/4/2	1997	SF

APN: 20010601680 Document #: 2026035499
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 273 Section: 2 District: 20 Subdivision: BLUE SPRINGS Legal Unit: 2 Land Lot: 106 MapRef: MB 146 PG 40 Abbreviated Description: Lot:273 Section:2 District:20 Subdivision:BLUE SPRINGS Legal Unit:2 Land Lot:106 Map Ref:MB 146 PG 40

10	.12Mi.	**1100 COOL SPRINGS DR NW** **KENNESAW, GA 30144-5057**	04/15/2026	$499,000	$227	2194	8/4/3	1993	SF

APN: 20010601090 Document #: 2026032362
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 184 Section: 1&2 District: 20 Subdivision: BLUE SPRINGS SUBDIVISION Legal Unit: 2 Land Lot: 106 MapRef: MB 139 PG 89 Abbreviated Description: Lot:184 Section:1&2 District:20 Subdivision:BLUE SPRINGS SUBDIVISION Legal Unit:2 Land Lot:106 Map Ref:MB 139 PG 89

11	.13Mi.	**219 TENNIS COURT LN NW** **KENNESAW, GA 30144-5028**	04/09/2026	$392,500	$205	1908	8/3/2	1990	SF

APN: 20012301180 Document #: 2026030396
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 241 Section: 2 District: 20 Subdivision: BLUE SPRINGS SUBDIVISION U 1 Land Lot: 123 MapRef: MB 120 PG 43 Abbreviated Description: Lot:241 Section:2 District:20 Subdivision:BLUE SPRINGS SUBDIVISION U 1 Land Lot:123 Map Ref:MB 120 PG 43

12	.16Mi.	**600 SPRING RIDGE DR NW** **KENNESAW, GA 30144-5036**	04/01/2026	$459,000	$198	2313	8/4/3	1992	SF

APN: 20010600810 Document #: 2026027370
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 62 Section: 2 District: 20 Subdivision: BLUE SPRINGS SUBDIVISION Legal Unit: I Land Lot: 106 MapRef: MB 136 PG 14 Abbreviated Description: Lot:62 Section:2 District:20 Subdivision:BLUE SPRINGS SUBDIVISION Legal Unit:I Land Lot:106 Map Ref:MB 136 PG 14

13	.26Mi.	**200 FIVE IRON CT NW** **KENNESAW, GA 30144-5065**	03/31/2026	$435,000	$185	2342	8/4/3	1997	SF

APN: 20010601880 Document #: 2026026923
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 203 Section: 2 District: 20 Subdivision: BLUE SPRINGS Legal Unit: 2 Land Lot: 106 MapRef: MB 146 PG 40 Abbreviated Description: Lot:203 Section:2 District:20 Subdivision:BLUE SPRINGS Legal Unit:2 Land Lot:106 Map Ref:MB 146 PG 40

14	.03Mi.	**137 PARK FOREST DR NW** **KENNESAW, GA 30144-2304**	03/23/2026	$355,000	$258	1375	6/3/2	1999	SF

APN: 20012301660 Document #: 2026024192
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 39 Block: A Section: 2 District: 20 Subdivision: THE PARK AT BROOKHAVEN SUBDIVISION Land Lot: 123 MapRef: MB 176 PG 6 Abbreviated Description: Lot:39 Block:A Section:2 District:20 Subdivision:THE PARK AT BROOKHAVEN SUBDIVISION Land Lot:123 Map Ref:MB 176 PG 6

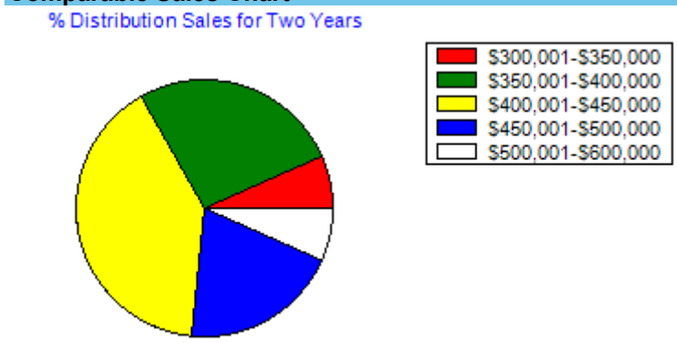
15	.27Mi.	**155 CLUBHOUSE DR NW** **KENNESAW, GA 30144-5064**	03/10/2026	$410,000	$244	1675	8/4/3	1995	SF

APN: 20010601780 Document #: 2026020351
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 290 Section: 2 District: 20 Subdivision: BLUE SPRINGS Legal Unit: 2 Land Lot: 106 MapRef: MB 146 PG 40 Abbreviated Description: Lot:290 Section:2 District:20 Subdivision:BLUE SPRINGS Legal Unit:2 Land Lot:106 Map Ref:MB 146 PG 40

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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.	**133 PARK FOREST DR NW**	**02/19/1999**	$295,400	$118,160	1,375	6/3/2	1999		
.01Mi.	**135 PARK FOREST DR NW**	**12/05/2019**	$302,610	$121,044	1,508	6/3/2	1999		
.02Mi.	**131 PARK FOREST DR NW**	**10/27/2017**	$304,730	$121,892	1,508	6/3/2	1999		
.02Mi.	**117 CLUBHOUSE DR NW**	**04/07/2005**	$378,930	$151,572	1,602	6/3/3	1992		
.03Mi.	**137 PARK FOREST DR NW**	**01/03/2025**	$292,300	$116,920	1,375	6/3/2	1999		
.03Mi.	**119 CLUBHOUSE DR NW**	**08/26/2005**	$356,000	$142,400	1,742	6/5/3	1992		
.03Mi.	**115 CLUBHOUSE DR NW**	**11/08/2013**	$426,500	$170,600	2,073	8/4/3	1991		
.03Mi.	**129 PARK FOREST DR NW**	**06/16/2017**	$285,480	$114,192	1,375	6/3/2	1999		
.03Mi.	**126 PARK FOREST DR NW**	**12/16/1999**	$333,400	$133,360	1,507	6/3/2	1999		
.04Mi.	**127 PARK FOREST DR NW**	**10/23/2013**	$307,120	$122,848	1,508	6/3/2	2000		
.04Mi.	**113 CLUBHOUSE DR NW**	**05/22/2008**	$454,440	$181,776	2,700	6/4/3	1992		
.04Mi.	**123 CLUBHOUSE DR NW**	**11/12/1999**	$361,600	$144,640	1,934	6/3/2	1989		
.04Mi.	**139 PARK FOREST DR NW**	**11/17/2020**	$306,540	$122,616	1,508	6/3/2	1999		
.04Mi.	**136 PARK FOREST DR NW**	**11/29/2017**	$295,390	$118,156	1,375	6/3/2	1999		
.05Mi.	**125 PARK FOREST DR NW**	**09/10/2018**	$302,440	$120,976	1,375	6/3/2	1999		
.05Mi.	**111 CLUBHOUSE DR NW**	**06/10/2024**	$527,140	$210,856	2,377	6/4/2	1992		

Rent vs. Own

Households Occupied by Renters:	38%	Households Occupied by Owners:	56%

Demographics & Income

Median Age:	34.5 years old	Households:	21,662
Median Household Income:	$89,299	Households w/Family:	63%
Household Income Per Capita:	$43,911	Households w/Family Married:	47%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	31%

School District

School District Zone:	Cobb County School District	Students:	105,738
Number of Schools:	110	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.05Mi.	**Awtrey Middle School** Number of Students: 593 Student-Teacher Ratio: 12.89	C	Public	6 - 8
4.20Mi.	**Allatoona High School** Number of Students: 1,560 Student-Teacher Ratio: 15.98 Advanced Placement: Yes	A-	Public	9 - 12
1.48Mi.	**Lewis Elementary School** Number of Students: 550 Student-Teacher Ratio: 11.8	B+	Public	KG - 5

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Flood Report

The Subject Property of **133 PARK FOREST DR NW, KENNESAW, GA 30144-2304** 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	106%	SIMILAR
BURGLARY	104%	SIMILAR
MOTOR VEHICLE THEFT	117%	HIGHER
FORCIBLE ROBBERY	122%	HIGHER
AGGRAVATED ASSAULT	68%	NOTABLY LOWER
FORCIBLE RAPE	98%	SIMILAR
MURDER	105%	SIMILAR
OVERALL	86%	LOWER

Disaster Alerts

9/24/2024 - Hurricane Helene 1/22/2026 - Severe Winter Storm

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