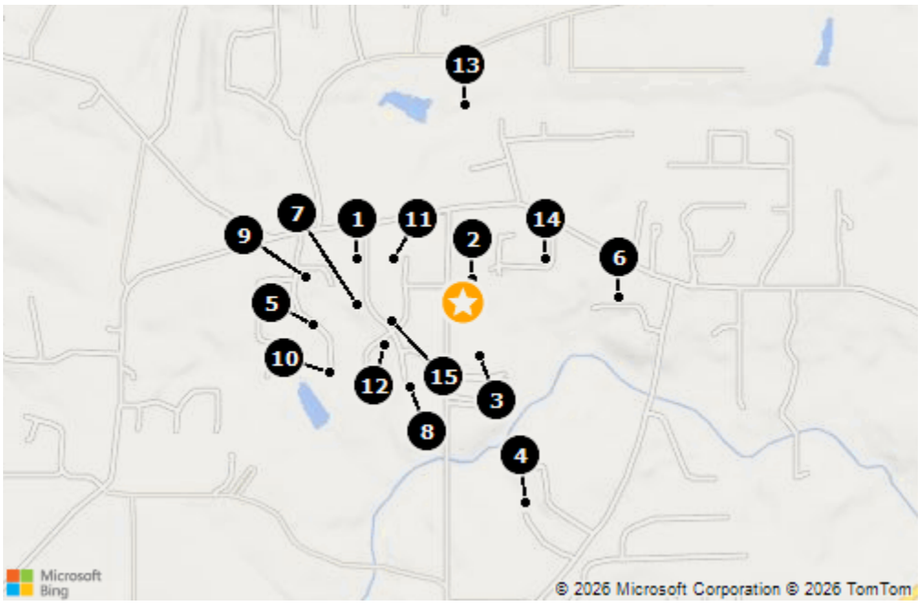
ICE SiteX Report

OrderID: 98722892

SiteX Property Information Report



Subject Property Location

137 MOUNT BETHEL RD, MCDONOUGH, GA 30252-5806

County:	**HENRY GA**	Census Tract:	131510702.141001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	175-01033020	Thomas Bros Pg-Grid:	

Valuation

Value:	**$317,000**	FSD:	10	Common Confidence Score:	69
Value Range:	$285,300 - $348,700	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	1
Assd Land Value:	$17,880	Market Land Value:	$44,700	Tax Year:	2026
Assd Improvement:	$118,640	Market Improvment Value:	$296,600	Total Taxable Value:	$4,437
Total Assessed Value:	$136,520	Total Assessor Market Value:	$341,300	Delinquent Year:	
				Tax Account ID:	84657
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 19 District: 8 Subdivision: BISHOP-SMITH Phase No: 2 Land Lot: 108
Abbreviated Description: 19 BISHOP-SMITH
City/Muni/Twp: UNINCORP

Property Characteristics

Lot Size:	2.230 AC	Bedrooms:	5	Pool:	
Building Area:	2018 SF	Baths:	3	Fireplace:	Yes
Year Built:	2005	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	7	Ext Walls:	4
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	S/F+B	Number of Cars:		A/C:	Central
Style:		Basement:	Unfinished	Roof Cover:	Asphalt
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	05/01/2025	Loan Amount:	N/A
Document #:	2025010458 BK-PG 0000019417-0000001920	Loan Type:	FHA
TD Due Date:	01/01/2053	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	01/21/2025	Sales Price:	$301,929
Document #:	2025001420 BK-PG 19265-739	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/05/2024	Loan Amount:	N/A
Document #:	2024017985 BK-PG 0000019356-0000001732	Loan Type:	FHA
TD Due Date:	01/01/2053	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	06/02/2023	Loan Amount:	N/A
Document #:	2023012702 BK-PG 0000019266-0000000227	Loan Type:	Stand Alone Second
TD Due Date:	01/01/2033	Type Finance:	
Legal Description:			

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Prior Transfer

Recording Date:	05/31/2023	Sales Price:	$219,000
Document #:	2023012412 BK-PG 16634-88	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/25/2023	Sales Price:	$307,500
Document #:	2023-003878 BK-PG 19265-737	Type of Sale:	Full Amount on Deed
Contract Date:	05/25/2023		
Document Type:			

Legal Description:
Lot: 19 Subdivision: BISHOP-SMITH
Abbreviated Description: LEGAL PHASE: 2 /LAND LOT: 108 /LAND DISTRICT: 8; SINGLE FAMILY RESIDENTIAL

Prior Transfer

Recording Date:	05/25/2023	Sales Price:	$307,500
Document #:	BK-PG 19265 -737	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 19 District: 8 Subdivision: BISHOP-SMITH Phase No: 2 Land Lot: 108
Abbreviated Description: 19 BISHOP-SMITH
City/Muni/Twp: UNINCORP

Prior Transfer

Recording Date:	11/18/2022	Sales Price:	$219,000
Document #:	2022039902 BK-PG 16634-88	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/09/2019	Loan Amount:	N/A
Document #:	2019022577 BK-PG 0000016634-0000000088	Loan Type:	VA
TD Due Date:	01/01/2049	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	07/16/2019	Sales Price:	$219,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/16/2019	Sales Price:	$219,000
Document #:	2019-006289 BK-PG 16634-87	Type of Sale:	Full Amount on Deed
Contract Date:	07/16/2019		
Document Type:			

Legal Description:
Lot: 19 Subdivision: BISHOP-SMITH
Abbreviated Description: LEGAL PHASE: 2 /LAND LOT: 108 /LAND DISTRICT: 8; SINGLE FAMILY RESIDENTIAL

Prior Transfer

Recording Date:	10/05/2006	Sales Price:	$210,000
Document #:	BK-PG 9622-239	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/29/2006		
Document Type:			

Legal Description:
Lot: 19 District: 8 Subdivision: BISHOP SMITH PH 02 Phase No: 2 Land Lot: 108

Mortgage Record

Recording Date:	10/05/2006	Loan Amount:	N/A
Document #:	BK-PG 9622-239	Loan Type:	Stand Alone Refi
TD Due Date:	09/29/2036	Type Finance:	ADJ

Legal Description:
Lot: 19 District: 8 Subdivision: BISHOP SMITH PH 02 Phase No: 2 Land Lot: 108

Prior Transfer

Recording Date:	05/22/2006	Sales Price:	$208,500
Document #:	BK-PG 9211-38	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/15/2006		
Document Type:			

Legal Description:
Lot: 19 District: 8 Subdivision: BISHOP SMITH Land Lot: 108

Area Sales Analysis

Total Area Sales	$6,460,300	Median # of Bedrooms	4
Median Lot Size	SF	Median # of Baths	2
Median Living Area	2,658 SF	Median Year Built	2006
Price Range - 2 Yrs	$300,000 to $682,500	Age Range	1 years to 29 years
Median Value	$440,000	Median Age	20 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.31Mi.	**112 FISHERS MILL DR MCDONOUGH, GA 30252-5831**	09/29/2026	$410,000	$141	2892	/3/3	2007	SF	

APN: 166D01068000 Document #: D2026-025346

ICE SiteX Report

OrderID: 98722892

Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 68 Subdivision: FISHERS MILL Abbreviated Description: Abbreviated Description:68 FISHERS MILL LANDLOT: 84+ LANDDIST: 8

2	.07Mi.	**61 MOUNT BETHEL RD** **MCDONOUGH, GA 30252-5746**	07/21/2026	$300,000	$161	1855	6/4/3	1997	43,560 SF	

APN: 166-01002022 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:LD: 8LL: 85 LANDLOT: 85 LANDDIST: 8

3	.15Mi.	**185 MOUNT BETHEL RD** **MCDONOUGH, GA 30252-5806**	07/16/2026	$485,000	$202	2400	7/3/2	2004	67,518 SF	Yes

APN: 175-01033013 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 12 Subdivision: BISHOP-SMITH Abbreviated Description: Abbreviated Description:12 BISHOP-SMITH LANDLOT: 108 LANDDIST: 8

4	.56Mi.	**543 WYNN RD** **MCDONOUGH, GA 30252-5739**	07/08/2026	$682,500	$276	2471	6/3/2	1997	338,463 SF	

APN: 175-01030005 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:LD: 8LL: 108 LANDLOT: 108 LANDDIST: 8

5	.43Mi.	**120 LYNNVIEW CT** **MCDONOUGH, GA 30252-5756**	06/08/2026	$365,000	$170	2143	6/4/2	2001	SF	Yes

APN: 165B01023000 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: LYNNWOOD ESTATES Abbreviated Description: Abbreviated Description:29 LYNNWOOD ESTATES LANDLOT: 109 LANDDIST: 8

6	.42Mi.	**141 COLDWATER CREEK DR** **MCDONOUGH, GA 30252-5827**	05/19/2026	$455,000	$157	2882	/4/3	2006	SF	

APN: 175B01010000 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: COLDWATER CREEK @ IS Abbreviated Description: Abbreviated Description:10 COLDWATER CREEK @ IS LANDLOT: 107+ LANDDIST: 8

7	.29Mi.	**132 FISHERS MILL DR** **MCDONOUGH, GA 30252-5831**	03/31/2026	$418,000	$142	2931	/4/3	2007	SF	

APN: 166D01063000 Document #: D2026007836
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 63 Subdivision: FISHERS MILL Abbreviated Description: Abbreviated Description:63 FISHERS MILL LANDLOT: 84+ LANDDIST: 8

8	.27Mi.	**167 FISHERS MILL DR** **MCDONOUGH, GA 30252-5834**	03/27/2026	$479,900	$158	3031	3/5/3	2019	SF	

APN: 166D01045000 Document #: D2026007596
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 45 Subdivision: FISHERS MILL Abbreviated Description: Abbreviated Description:45 FISHERS MILL LANDLOT: 84+ LANDDIST: 8

9	.43Mi.	**200 ABIGAILE CT** **MCDONOUGH, GA 30252-5753**	12/30/2025	$350,000	$156	2242	7/4/3	2000	SF	

APN: 165B01008000 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: LYNNWOOD ESTATES Abbreviated Description: Abbreviated Description:14 LYNNWOOD ESTATES LANDLOT: 84 LANDDIST: 8

10	.44Mi.	**132 LYNNVIEW CT** **MCDONOUGH, GA 30252-5756**	12/22/2025	$345,000	$139	2473	7/3/2	2001	SF	

APN: 165B01019000 Document #: D2025031889
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 25 Subdivision: LYNNWOOD ESTATES Abbreviated Description: Abbreviated Description:25 LYNNWOOD ESTATES LANDLOT: 84+ LANDDIST: 8

11	.22Mi.	**204 CARMELL CT** **MCDONOUGH, GA 30252-5837**	12/09/2025	$479,900	$166	2882	/4/2	2006	SF	

APN: 166D01018000 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 18 Subdivision: FISHERS MILL Abbreviated Description: Abbreviated Description:18 FISHERS MILL LANDLOT: 84+ LANDDIST: 8

12	.24Mi.	**152 FISHERS MILL DR** **MCDONOUGH, GA 30252-5832**	12/02/2025	$485,000	$165	2933	3/5/3	2025	SF	

APN: 166D01050000 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 50 Subdivision: FISHERS MILL Abbreviated Description: Abbreviated Description:50 FISHERS MILL LANDLOT: 84+ LANDDIST: 8

13	.53Mi.	**1015 MIDDLEBROOK DR** **MCDONOUGH, GA 30252-5768**	07/09/2025	$440,000	$165	2658	/5/2	2006	SF	

APN: 174B01030000 Document #: D2025016605
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 30 Subdivision: MIDDLEBROOK ESTATES Abbreviated Description: Lot:30 Subdivision:MIDDLEBROOK ESTATES Abbreviated Description:LEGAL UNIT: 2 /LAND LOT: 85 /LAND DISTRICT: 8; SINGLE FAMILY RESIDENTIAL

14	.25Mi.	**1012 MATTHEWS WAY** **MCDONOUGH, GA 30252-5776**	06/20/2025	$309,000	$173	1784	5/3/2	2001	SF	

APN: 174A01020000 Document #: D2025-015227
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 26 Subdivision: COURTNEYS LANDING Abbreviated Description: Lot:26 Subdivision:COURTNEYS LANDING Abbreviated Description:LAND LOT: 85 /LAND DISTRICT: 8; SINGLE FAMILY RESIDENTIAL

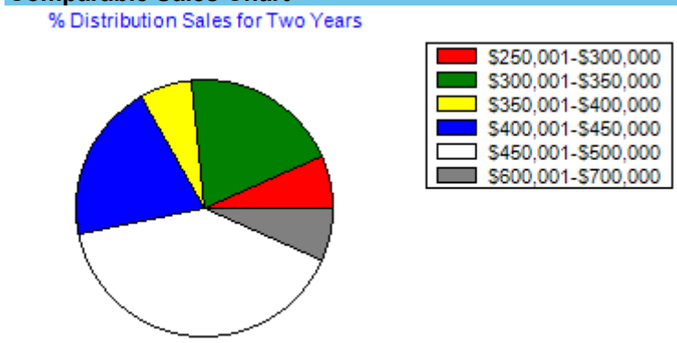
15	.2Mi.	**149 FISHERS MILL DR** **MCDONOUGH, GA 30252-5833**	05/30/2025	$456,000	$145	3141	/5/2	2006	SF	Yes

APN: 166D01011000 Document #: D2025013291
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: FISHERS MILL Abbreviated Description: Lot:11 Subdivision:FISHERS MILL Abbreviated Description:LAND LOT: 84+ /LAND DISTRICT: 8; SINGLE FAMILY RESIDENTIAL

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OrderID: 98722892

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.	**137 MOUNT BETHEL RD**	**05/25/2023**	$341,300	$136,520	2,018	7/5/3	2005	2 SF	
.03Mi.	**147 MOUNT BETHEL RD**	**07/16/2019**	$334,000	$133,600	2,184	7/3/2	2004	2 SF	
.06Mi.	**65 MOUNT BETHEL RD**	**11/15/2007**	$302,100	$120,840	1,514	5/3/2	1997	1 SF	
.06Mi.	**401 OLD FIELD DR**	**05/19/2023**	$459,000	$183,600	2,609	/3/2	2016		
.06Mi.	**149 MOUNT BETHEL RD**	**08/20/2021**	$364,400	$145,760	3,254	9/5/3	2005	2 SF	
.07Mi.	**61 MOUNT BETHEL RD**	**12/27/2021**	$320,100	$128,040	1,855	6/4/3	1997	1 SF	
.07Mi.	**127 MOUNT BETHEL RD**	**01/18/2023**	$364,650	$145,860	2,650	8/3/2	2005	2 SF	
.08Mi.	**146 MOUNT BETHEL RD**	**02/01/2023**	$287,100	$114,840	2,047	6/3/3	1977	2 SF	
.09Mi.	**405 OLD FIELD DR**	**08/15/2016**	$486,600	$194,640	2,660	/3/2	2016		Yes
.09Mi.	**400 OLD FIELD DR**	**07/31/2017**	$463,000	$185,200	3,565	/4/3	2007		
.09Mi.	**1037 MATTHEWS WAY**	**10/08/2015**	$277,300	$110,920	2,257	6/3/2	2002		
.1Mi.	**165 MOUNT BETHEL RD**	**08/14/2025**	$342,600	$137,040	2,398	6/3/2	2004	2 SF	
.11Mi.	**53 MOUNT BETHEL RD**	**09/30/2021**	$300,900	$120,360	1,430	5/3/2	1994	1 SF	
.11Mi.	**51 MOUNT BETHEL RD**	**02/18/2014**	$265,300	$106,120	1,187	5/3/2	1995	1 SF	
.11Mi.	**150 MOUNT BETHEL RD**	**11/05/2020**	$296,900	$118,760	1,658	5/3/2	2002	1 SF	
.11Mi.	**404 OLD FIELD DR**	**07/15/2011**	$447,600	$179,040	2,864	/4/2	2007		Yes

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%

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
3.05Mi.	**Ola Middle School** Number of Students: 1,039 Student-Teacher Ratio: 16.81	B	Public	6 - 8
2.76Mi.	**Ola High School** Number of Students: 1,586 Student-Teacher Ratio: 18.72 Advanced Placement: Yes	B+	Public	9 - 12
3.14Mi.	**Rock Spring Elementary School** Number of Students: 654 Student-Teacher Ratio: 13.32	B-	Public	KG - 5

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Flood Report

The Subject Property of **137 MOUNT BETHEL RD, MCDONOUGH, GA 30252-5806** 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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