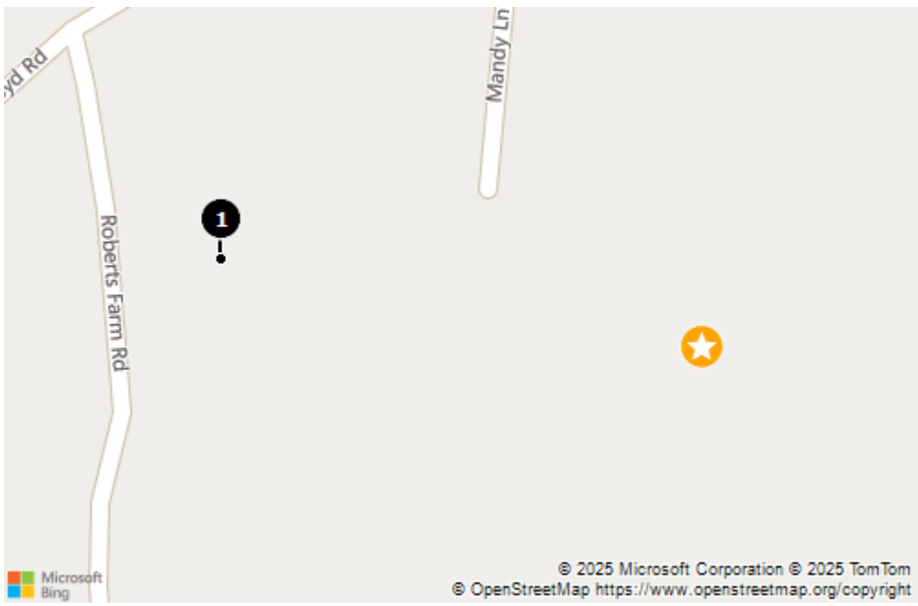
ICE SiteX Report

OrderID: 94912939

SiteX Property Information Report



Subject Property Location

1398 SMITH RD, FORSYTH, GA 31029-2622

County:	**MONROE GA**	Census Tract:	132070502.001020
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	006
Parcel Number:	027-024	Thomas Bros Pg-Grid:	

Valuation

Value:	**$221,000**	FSD:	32
Value Range:	$150,280 - $291,720	Confidence Score:	68

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	1
Assd Land Value:	$28,480	Market Land Value:	$71,200	Tax Year:	2024
Assd Improvement:	$31,540	Market Improvment Value:	$78,850	Total Taxable Value:	$1,621
Total Assessed Value:	$60,020	Total Assessor Market Value:	$150,050	Delinquent Year:	
				Tax Account ID:	4222
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 6 Subdivision: NORTH MONROE COUNTY Land Lot: 61
Abbreviated Description: LL 61 LD 6 PARCEL 2

Property Characteristics

Lot Size:	8.430 AC	Bedrooms:	3	Pool:	
Building Area:	2250 SF	Baths:	2	Fireplace:	
Year Built:	2022	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/20/2023	Sales Price:	$341,205
Document #:	BK-PG 2245-329	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/08/2023	Loan Amount:	N/A
Document #:	BK-PG 0000002303-0000000290	Loan Type:	FHA
TD Due Date:	01/01/2052	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	06/28/2023	Sales Price:	$341,205
Document #:	BK-PG 2245-329	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/28/2022	Sales Price:	$70,550
Document #:	BK-PG 2207-92	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Prior Transfer

Recording Date:	10/28/2022	Sales Price:	N/A
Document #:	2022-001905 BK-PG 2245 -328	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	10/28/2022		
Document Type:	Warranty Deed		

Legal Description:
Subdivision: NORTH MONROE COUNTY
Abbreviated Description: LL 61 LD 6 PARCEL 2

Prior Transfer

Recording Date:	10/28/2022	Sales Price:	N/A
Document #:	BK-PG 2245 -328	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 6 Subdivision: NORTH MONROE COUNTY Land Lot: 61
Abbreviated Description: LL 61 LD 6 PARCEL 2

Prior Transfer

Recording Date:	05/27/2022	Sales Price:	$83,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/27/2022	Sales Price:	$83,000
Document #:	2022-000945 BK-PG 2207 -90	Type of Sale:	Full Amount on Deed
Contract Date:	05/27/2022		
Document Type:	Limited Warranty Deed		

Legal Description:
Subdivision: NORTH MONROE COUNTY
Abbreviated Description: LL 61 LD 6 PARCEL 2

Prior Transfer

Recording Date:	09/30/2021	Sales Price:	$45,000
Document #:	2021-001647 BK-PG 2136 -253	Type of Sale:	Full Amount on Deed
Contract Date:	09/30/2021		
Document Type:	Warranty Deed		

Legal Description:
Subdivision: NORTH MONROE COUNTY
Abbreviated Description: LL 61 LD 6 PARCEL 2

Prior Transfer

Recording Date:	06/04/2018	Sales Price:	$30,000
Document #:	2018-000650 BK-PG 1862 -261	Type of Sale:	Full Amount on Deed
Contract Date:	06/04/2018		
Document Type:	Warranty Deed		

Legal Description:
Subdivision: NORTH MONROE COUNTY
Abbreviated Description: LL 61 LD 6 PARCEL 2

Prior Transfer

Recording Date:	03/31/2016	Sales Price:	N/A
Document #:	2016-000370 BK-PG 1729 -41	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	03/31/2016		
Document Type:	Warranty Deed		

Legal Description:
Subdivision: NORTH MONROE COUNTY
Abbreviated Description: LL 61 LD 6 PARCEL 2

Area Sales Analysis

Total Area Sales	$120,000	Median # of Bedrooms	
Median Lot Size	278,349 SF	Median # of Baths	2
Median Living Area	1,960 SF	Median Year Built	2001
Price Range - 2 Yrs	$120,000 to $120,000	Age Range	24 years to 24 years
Median Value	$120,000	Median Age	24 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.17Mi.	**52 FLOYD RD FORSYTH, GA 31029-5438**	03/26/2025	$120,000	$61	1960	//2	2001	278,349 SF	

APN: 027-022A Document #:
Document Type: Limited Warranty Deed Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Subdivision: NORTH MONROE COUNTY Abbreviated Description: Subdivision:NORTH MONROE COUNTY Abbreviated Description:LL 60 & 61 LD 6

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.	**1398 SMITH RD**	**10/28/2022**	$150,050	$60,020	2,250	/3/2	2022	8 SF	
.07Mi.	**1346 SMITH RD**	**04/20/1995**	$221,480	$88,592	1,248	/3/2	1995	13 SF	
.09Mi.	**30 MANDY LN**	**10/15/2020**	$55,570	$22,228	1,620	/3/2	2002	2 SF	
.1Mi.	**1446 SMITH RD**	**08/31/2001**	$63,850	$25,540	1,512	//2	1998	8 SF	
.12Mi.	**15 MANDY LN**	**12/09/2016**	$48,630	$19,452	1,568	//2	2001	1 SF	
.15Mi.	**5 MANDY LN**	**05/11/2010**	$22,650	$9,060	1,680	//2	1988	1 SF	
.16Mi.	**1405 SMITH RD**	**11/23/2019**	$33,600	$13,440	1,216	//2	1988	2 SF	
.17Mi.	**52 FLOYD RD**	**06/13/2013**	$73,100	$29,240	1,960	//2	2001	6 SF	
.17Mi.	**24 FLOYD RD**		$15,230	$6,092	1,976	//2	2002		
.18Mi.	**ROBERTS FARM RD**		$6,820	$2,728	980	//2	1991		
.18Mi.	**8 FLOYD RD**	**11/21/2007**	$47,680	$19,072	1,782	//2	1999	1 SF	
.21Mi.	**14 ROBERTS FARM RD**	**06/16/2021**	$66,700	$26,680	1,716	//2	1999	2 SF	
.24Mi.	**1489 SMITH RD**	**06/22/2004**	$119,360	$47,744	2,176	//2	2004	5 SF	Yes
.25Mi.	**1487 SMITH RD**	**03/14/2022**	$75,330	$30,132	1,125	/2/2	2022	3 SF	
.27Mi.	**18 FLOYD RD**	**04/05/2023**	$112,590	$45,036	1,620	/3/2	1997	6 SF	
.28Mi.	**1589 SMITH RD**		$6,100	$2,440	864	//1	1984		

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	41.8 years old	Households:	6,932
Median Household Income:	$66,890	Households w/Family:	70%
Household Income Per Capita:	$34,166	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

School District Zone:	Monroe County School District	Students:	4,188
Number of Schools:	5	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
7.40Mi.	**Monroe County Middle School** Number of Students: 901 Student-Teacher Ratio: 14.65	B+	Public	6 - 8
6.02Mi.	**Mary Persons High School** Number of Students: 1,212 Student-Teacher Ratio: 15.38 Advanced Placement: Yes	B+	Public	9 - 12
5.41Mi.	**Samuel E. Hubbard Elementary School** Number of Students: 664 Student-Teacher Ratio: 13.15	B-	Public	PK - 5

Flood Report

The Subject Property of **1398 SMITH RD, FORSYTH, GA 31029-2622** 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	113%	HIGHER
BURGLARY	114%	HIGHER
MOTOR VEHICLE THEFT	101%	SIMILAR
FORCIBLE ROBBERY	107%	SIMILAR
AGGRAVATED ASSAULT	115%	HIGHER
FORCIBLE RAPE	111%	HIGHER
MURDER	112%	HIGHER
OVERALL	120%	HIGHER

Disaster Alerts

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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