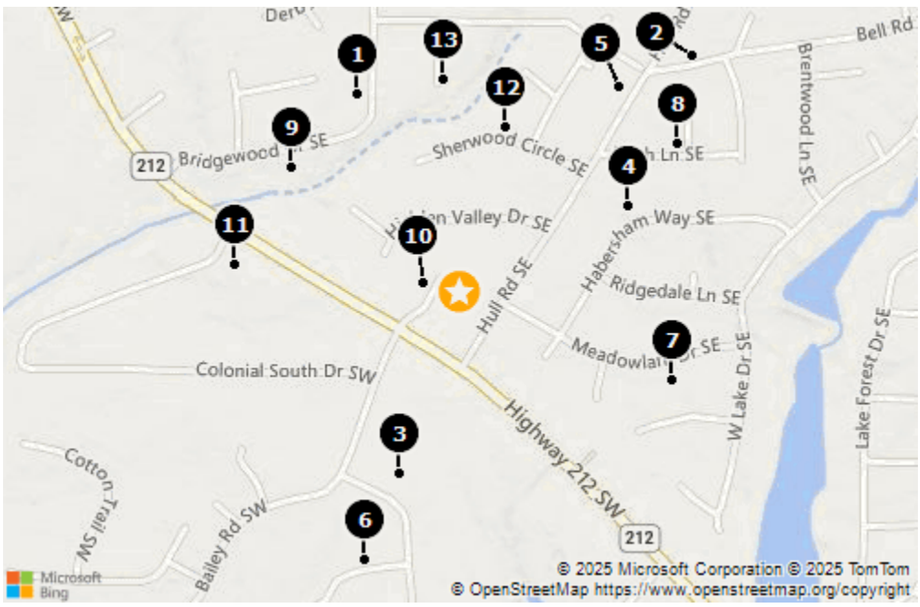
ICE SiteX Report

OrderID: 96071394

SiteX Property Information Report



Subject Property Location

1407 BAILEY CT SW, CONYERS, GA 30094-4338

County:	**ROCKDALE GA**	Census Tract:	132470604.092007
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	032-A-01-0272	Thomas Bros Pg-Grid:	

Valuation

Value:	**$256,000**	FSD:	12
Value Range:	$225,280 - $286,720	Confidence Score:	88

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	1
Assd Land Value:	$22,240	Market Land Value:	$55,600	Tax Year:	2024
Assd Improvement:	$62,840	Market Improvment Value:	$157,100	Total Taxable Value:	$2,004
Total Assessed Value:	$85,080	Total Assessor Market Value:	$212,700	Delinquent Year:	
				Tax Account ID:	6626
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 7 District: 10 Subdivision: BAILEY COURT Land Lot: 81
Abbreviated Description: BAILEY CT=L7

Property Characteristics

Lot Size:	12,197 SF	Bedrooms:	3	Pool:	
Building Area:	1830 SF	Baths:	2	Fireplace:	1
Year Built:	1991	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1.5+A	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	05/10/2024	Loan Amount:	N/A
Document #:	BK-PG 0000007783-0000000077	Loan Type:	New Conventional
TD Due Date:	01/01/2064	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	01/21/2016	Sales Price:	N/A
Document #:	2016-000269 BK-PG 5822-151	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/21/2016		
Document Type:	Warranty Deed		

Legal Description:
Lot: 7 Subdivision: BAILEY COURT
Abbreviated Description: BAILEY CT=L7 LANDLOT: 81 LANDDIST: 10

Prior Transfer

Recording Date:	01/21/2016	Sales Price:	N/A
Document #:	BK-PG 5822 -151	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 7 District: 10 Subdivision: BAILEY COURT Land Lot: 81
Abbreviated Description: BAILEY CT=L7

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Mortgage Record

Recording Date:	03/17/2014	Loan Amount:	N/A
Document #:	009057350008 BK-PG 5514-216	Loan Type:	FHA
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	03/05/2007	Sales Price:	$142,100
Document #:	BK-PG 4197-308	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/26/2007		
Document Type:	Deed		

Legal Description:
Lot: 7 Block: 1 District: 10 Subdivision: BAILEY COURT Land Lot: 81

Prior Transfer

Recording Date:	02/26/2007	Sales Price:	$142,005
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/27/2005	Loan Amount:	N/A
Document #:	BK-PG 3712-118	Loan Type:	Stand Alone Refi
TD Due Date:	12/16/2020	Type Finance:	

Legal Description:
Lot: 7 Block: 1 District: 10 Subdivision: BAILEY COURT Land Lot: 81

Prior Transfer

Recording Date:	12/27/2005	Sales Price:	$95,000
Document #:	BK-PG 3712-118	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/16/2005		
Document Type:	Deed		

Legal Description:
Lot: 7 Block: 1 District: 10 Subdivision: BAILEY COURT Land Lot: 81

Prior Transfer

Recording Date:	06/01/2005	Sales Price:	$136,418
Document #:	BK-PG 3475-113	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/03/2005		
Document Type:	Foreclosure Sale		

Legal Description:
Lot: 7 Block: 1 District: 10 Subdivision: BAILEY COURT Land Lot: 81

Prior Transfer

Recording Date:	09/05/2002	Sales Price:	$139,000
Document #:	BK-PG 2413-234	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/15/2002		
Document Type:	Deed		

Legal Description:
Lot: 7 District: 10 Subdivision: BAILEY COURT Land Lot: 81

Mortgage Record

Recording Date:	12/13/2001	Loan Amount:	N/A
Document #:	BK-PG 2189-122	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	ADJ

Legal Description:
Lot: 7 District: 10 Subdivision: BAILEY COURT Land Lot: 81

Area Sales Analysis

Total Area Sales	$3,133,400	Median # of Bedrooms	3
Median Lot Size	23,522 SF	Median # of Baths	2
Median Living Area	1,750 SF	Median Year Built	1987
Price Range - 2 Yrs	$185,000 to $350,000	Age Range	2 years to 54 years
Median Value	$224,900	Median Age	38 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**222 BRIDGEWOOD DR SE CONYERS, GA 30094-4206**	11/05/2025	$193,000	$112	1722	6/3/2	1990	20,038 SF	
		APN: 032-A-01-0183 Document #:								
		Document Type: Limited Warranty Deed Price Code: V								
		Land Use: Single Family Residential								
		Legal: Lot: 29 Block: C Subdivision: BRADFORD Abbreviated Description: Subdivision:BRADFORD Abbreviated Description:W/SIDE BRIDGEWOOD DR - L29C U3 LANDLOT: 81 LANDDIST: 10; RESIDENTIAL LOT								
2	.44Mi.	**4740 HULL RD SE CONYERS, GA 30094-4322**	11/03/2025	$219,000	$175	1248	5/3/2	1975	56,628 SF	
		APN: 051-B-01-0214 Document #:								
		Document Type: Limited Warranty Deed Price Code: V								
		Land Use: Single Family Residential								
		Legal: Lot: 1 Block: A Subdivision: BRISTOL WOODS Abbreviated Description: Subdivision:BRISTOL WOODS Abbreviated Description:HULL RD-L1A U1 PH-2 LANDLOT: 81 LANDDIST: 10; RESIDENTIAL LOT								
3	.26Mi.	**5050 WENDWOOD RD SW CONYERS, GA 30094-4834**	09/18/2025	$230,000	$102	2234	7/3/3	1972	130,681 SF	
		APN: 051-A-01-0002 Document #:								
		Document Type: Warranty Deed Price Code: V								
		Land Use: Single Family Residential								

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Legal: Lot: 2 Block: A Subdivision: DEER RUN Abbreviated Description: Subdivision:DEER RUN Abbreviated Description:WENDWOOD RD - LOT 2A LANDLOT: 80 LANDDIST: 10; RESIDENTIAL SMALL TRACT

4	.25Mi.	**4810 HABERSHAM WAY SE** **CONYERS, GA 30094-4475**	09/05/2025	$350,000	$157	2220	8/4/3	1992	22,216 SF

APN: 051-B-01-0494 Document #:
Document Type: Limited Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 90 Block: A Subdivision: MEADOWBROOK Abbreviated Description: Subdivision:MEADOWBROOK Abbreviated Description:W/SIDE HABERSHAM WAY - L90A LANDLOT: 81 LANDDIST: 10; RESIDENTIAL LOT

5	.37Mi.	**391 BRIDGEWOOD DR SE** **CONYERS, GA 30094-4354**	08/18/2025	$240,000	$160	1500	5/3/2	1986	27,007 SF

APN: 032-A-01-0144 Document #:
Document Type: Limited Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 7 Block: A Subdivision: BRADFORD Abbreviated Description: Lot:7 Subdivision:BRADFORD Abbreviated Description:LL81 LD10 S/SIDE BRIDGEWOOD DR LANDLOT: 81 LANDDIST: 10; RESIDENTIAL LOT

6	.38Mi.	**5085 WENDWOOD RD SW** **CONYERS, GA 30094-4833**	07/15/2025	$185,000	$105	1760	6/3/2	1971	130,681 SF

APN: 051-A-01-0022 Document #:
Document Type: Limited Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 2 Block: B Subdivision: DEER RUN Abbreviated Description: Subdivision:DEER RUN Abbreviated Description:WENDWOOD RD - L2B LANDLOT: 81 LANDDIST: 10; RESIDENTIAL SMALL TRACT

7	.3Mi.	**4751 MEADOWLARK DR SE** **CONYERS, GA 30094-4465**	06/10/2025	$199,000	$91	2177	7/4/2	1993	20,038 SF

APN: 051-B-01-0431 Document #:
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 65 Block: A Subdivision: MEADOWBROOK Abbreviated Description: Subdivision:MEADOWBROOK Abbreviated Description:S/SIDE MEADOWLARK DR-L65 A U2 PH2 LANDLOT: 81 LANDDIST: 10; RESIDENTIAL LOT

8	.36Mi.	**430 BIRCH LN SE** **CONYERS, GA 30094-4312**	06/09/2025	$221,500	$126	1750	6/4/2	2023	23,522 SF

APN: 051-B-01-0188 Document #:
Document Type: Limited Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 16 Block: A Subdivision: TREMONT Abbreviated Description: Subdivision:TREMONT Abbreviated Description:BIRCH LN - L16A LANDLOT: 81 LANDDIST: 10; RESIDENTIAL LOT

9	.28Mi.	**181 BRIDGEWOOD DR SE** **CONYERS, GA 30094-4203**	05/14/2025	$215,000	$200	1072	5/3/2	1983	24,394 SF

APN: 032-A-01-0017 Document #:
Document Type: Limited Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 8 Block: B Subdivision: FLINTRIDGE Abbreviated Description: Subdivision:FLINTRIDGE Abbreviated Description:BRIDGEWOOD DR-L8B U2 LANDLOT: 81 LANDDIST: 11; RESIDENTIAL LOT

10	.05Mi.	**1404 BAILEY CT SW** **CONYERS, GA 30094-4338**	04/18/2025	$224,900	$128	1749	7/3/2	1991	19,166 SF

APN: 032-A-01-0268 Document #:
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: BAILEY COURT Abbreviated Description: Subdivision:BAILEY COURT Abbreviated Description:BAILEY CT -L3 LANDLOT: 81 LANDDIST: 10; RESIDENTIAL LOT

11	.3Mi.	**1824 COLONIAL SOUTH DR SW** **CONYERS, GA 30094-4232**	04/07/2025	$346,000	$138	2490	7/3/2	1991	50,965 SF

APN: 032-A-02-0023 Document #:
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Subdivision: PRINCETON WAY Abbreviated Description: Subdivision:PRINCETON WAY Abbreviated Description:LL81 LD11 S/SIDE COLONIAL SOUTH DR LANDLOT: 81 LANDDIST: 11; RESIDENTIAL LOT

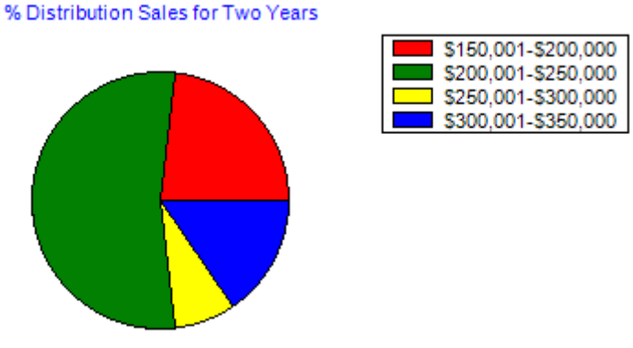
12	.24Mi.	**356 SHERWOOD CIR SE** **CONYERS, GA 30094-4348**	04/01/2025	$270,000	$166	1620	5/3/2	1987	20,000 SF

APN: 032-A-01-0229 Document #:
Document Type: Limited Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 16 Subdivision: BRADFORD Abbreviated Description: Lot:16 Subdivision:BRADFORD Abbreviated Description:LL81 LD10 N/SIDE SHERWOOD CIR LANDLOT: 81 LANDDIST: 10; RESIDENTIAL LOT

13	.28Mi.	**4624 LYNNWOOD CT SE** **CONYERS, GA 30094-4357**	02/21/2025	$240,000	$123	1938	6/3/2	1987	20,038 SF

APN: 032-A-01-0210 Document #:
Document Type: Limited Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 35 Block: B Subdivision: BRADFORD Abbreviated Description: Lot:35 Block:B Subdivision:BRADFORD Abbreviated Description:LL81 LD10 E/SIDE LYNNWOOD CT LANDLOT: 81 LANDDIST: 10; RESIDENTIAL LOT

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.

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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.	**1407 BAILEY CT SW**	**01/21/2016**	$212,700	$85,080	1,830	5/3/2	1991	12,197 SF	
.02Mi.	**1405 BAILEY CT SW**	**03/16/2021**	$249,400	$99,760	1,482	5/3/2	1991	20,909 SF	
.03Mi.	**1409 BAILEY CT SW**	**05/24/2007**	$204,200	$81,680	1,504	5/3/2	1989	8,712 SF	
.03Mi.	**4943 HULL RD SE**	**01/03/2020**	$210,600	$84,240	1,644	6/3/2	1977	20,038 SF	
.04Mi.	**4921 HULL RD SE**	**05/03/2006**	$188,300	$75,320	1,515	5/3/2	1977	20,038 SF	
.04Mi.	**4951 HULL RD SE**	**12/05/2023**	$266,400	$106,560	2,471	5/4/3	1977	20,038 SF	
.04Mi.	**1408 BAILEY CT SW**	**07/10/2019**	$258,700	$103,480	1,468	5/3/2	1989	7,841 SF	
.04Mi.	**1403 BAILEY CT SW**	**08/13/2021**	$203,700	$81,480	1,609	6/3/2	1992	20,909 SF	
.05Mi.	**4901 HULL RD SE**	**03/27/2007**	$198,000	$79,200	1,356	6/3/2	1977	20,038 SF	
.05Mi.	**1406 BAILEY CT SW**	**08/24/1998**	$287,600	$115,040	3,136	9/4/3	1970	12,197 SF	
.05Mi.	**1404 BAILEY CT SW**	**04/30/2021**	$219,800	$87,920	1,749	7/3/2	1991	19,166 SF	
.05Mi.	**4955 HULL RD SE**	**05/17/2023**	$249,100	$99,640	2,308	6/3/3	1977	20,038 SF	
.06Mi.	**1402 BAILEY CT SW**	**04/23/2018**	$181,100	$72,440	1,395	5/3/2	1989	20,909 SF	
.06Mi.	**4897 HULL RD SE**	**05/10/2017**	$280,100	$112,040	1,802	5/3/2	1978	20,038 SF	Yes
.07Mi.	**1401 BAILEY CT SW**	**11/10/2020**	$159,588	$63,835	1,457	5/3/2	1992	32,234 SF	
.07Mi.	**4971 HULL RD SE**	**12/03/2013**	$263,700	$105,480	2,081	6/3/2	1977	23,958 SF	Yes

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	72%

Demographics & Income

Median Age:	41.1 years old	Households:	12,449
Median Household Income:	$82,712	Households w/Family:	76%
Household Income Per Capita:	$39,122	Households w/Family Married:	47%
Most Common Education Level:	Some College	Households w/Family Children:	33%

School District

School District Zone:	Rockdale County School District	Students:	15,692
Number of Schools:	18	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.78Mi.	**Salem High School** Number of Students: 1,141 Student-Teacher Ratio: 16.58 Advanced Placement: Yes	C-	Public	9 - 12
0.92Mi.	**Barksdale Elementary School** Number of Students: 495 Student-Teacher Ratio: 12.38	C-	Public	PK - 5
4.11Mi.	**Ray Davis Middle School** Number of Students: 1,022 Student-Teacher Ratio: 13.45	A-	Public	6 - 8

Flood Report

The Subject Property of **1407 BAILEY CT SW, CONYERS, GA 30094-4338** 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	105%	SIMILAR
BURGLARY	96%	SIMILAR
MOTOR VEHICLE THEFT	93%	SIMILAR
FORCIBLE ROBBERY	106%	SIMILAR
AGGRAVATED ASSAULT	67%	NOTABLY LOWER
FORCIBLE RAPE	99%	SIMILAR
MURDER	69%	NOTABLY LOWER
OVERALL	71%	NOTABLY LOWER

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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