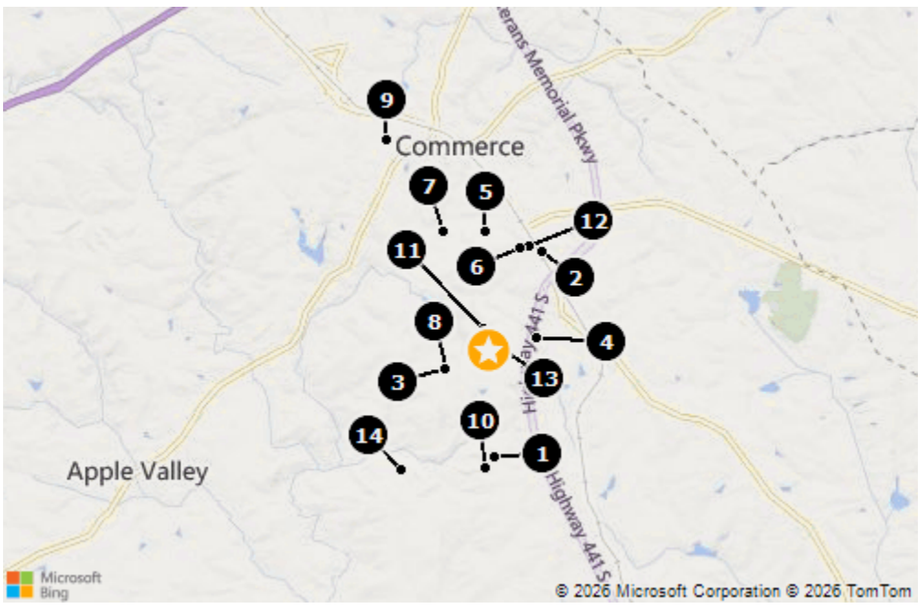
ICE SiteX Report

OrderID: 97573940

SiteX Property Information Report



Subject Property Location

141 WHITEHILL LN, COMMERCE, GA 30529-8136

County:	**JACKSON GA**	Census Tract:	131570104.003025
Property Use:	Single Family Residential	Zoning:	004
Parcel Number:	023B 006	Thomas Bros Pg-Grid:	

Valuation

Value:	**$410,000**	FSD:	10	Common Confidence Score:	62
Value Range:	$369,000 - $451,000	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	2
Assd Land Value:	$28,000	Market Land Value:	$70,000	Tax Year:	2025
Assd Improvement:	$124,120	Market Improvment Value:	$310,300	Total Taxable Value:	$4,143
Total Assessed Value:	$152,120	Total Assessor Market Value:	$380,300	Delinquent Year:	
				Tax Account ID:	32454
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 6 Block: A Subdivision: WHITEHILL MEADOWS Phase No: 1
Abbreviated Description: LOT 6 WHITEHILL MEADOWS

Property Characteristics

Lot Size:	38,333 SF	Bedrooms:		Pool:	
Building Area:	2007 SF	Baths:	3	Fireplace:	1
Year Built:	2018	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	2
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/26/2024	Sales Price:	$282,684
Document #:	BK-PG 100X-151	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/02/2022	Sales Price:	N/A
Document #:	BK-PG 82B-522	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/15/2022	Sales Price:	$287,900
Document #:	2022-000668 BK-PG 100X -150	Type of Sale:	Full Amount on Deed
Contract Date:	02/15/2022		
Document Type:			
Legal Description:			

Lot: 6 Block: A Subdivision: WHITEHILL MEADOWS
Abbreviated Description: LOT 6 WHITEHILL MEADOWS; RESIDENTIAL LOT

Prior Transfer

Recording Date:	02/15/2022	Sales Price:	$287,900
Document #:	BK-PG 100X -150	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

OrderID: 97573940

Document Type:
Legal Description:
Lot: 6 Block: A Subdivision: WHITEHILL MEADOWS Phase No: 1
Abbreviated Description: LOT 6 WHITEHILL MEADOWS

Mortgage Record

Recording Date:	09/07/2018	Loan Amount:	N/A
Document #:	BK-PG 000000082B-0000000522	Loan Type:	New Conventional
TD Due Date:	01/01/2048	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	08/31/2018	Sales Price:	$197,900
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/21/2018	Sales Price:	$200,000 Multiple Parcels Involved in this transaction
Document #:	2018-000526 BK-PG 79U -355	Type of Sale:	Full Amount on Deed
Contract Date:	02/21/2018		
Document Type:			

Legal Description:
Lot: 6 Subdivision: WHITEHILL MEADOWS
Abbreviated Description: LOT 6 WHITEHILL MEADOWS

Prior Transfer

Recording Date:	05/19/2016	Sales Price:	$525,500 Multiple Parcels Involved in this transaction
Document #:	2016-001397 BK-PG 73O -114	Type of Sale:	Full Amount on Deed
Contract Date:	05/19/2016		
Document Type:			

Legal Description:
Lot: 6 Subdivision: WHITEHILL MEADOWS
Abbreviated Description: LOT 6 WHITEHILL MEADOWS

Prior Transfer

Recording Date:	05/19/2016	Sales Price:	$420,000 Multiple Parcels Involved in this transaction
Document #:	2016-001382 BK-PG 73O -109	Type of Sale:	Full Amount on Deed
Contract Date:	05/19/2016		
Document Type:			

Legal Description:
Lot: 6 Subdivision: WHITEHILL MEADOWS
Abbreviated Description: LOT 6 WHITEHILL MEADOWS; Total Multi Sales 8.53 AC

Prior Transfer

Recording Date:	09/12/2011	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	2016-001380 BK-PG 73O -106	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	09/12/2011		
Document Type:			

Legal Description:
Lot: 6 Subdivision: WHITEHILL MEADOWS
Abbreviated Description: LOT 6 WHITEHILL MEADOWS

Area Sales Analysis

Total Area Sales	$4,334,284	Median # of Bedrooms	
Median Lot Size	33,977 SF	Median # of Baths	2
Median Living Area	1,730 SF	Median Year Built	2002
Price Range - 2 Yrs	$90,000 to $485,000	Age Range	6 years to 106 years
Median Value	$334,500	Median Age	24 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.15Mi.	**88 FAIR OAKS CT** **COMMERCE, GA 30529-7234**	03/22/2026	$445,000	$198	2243	//2	2019	41,818 SF	
		APN: 024C 065 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 65 Subdivision: RIDGE MILL MANOR II Abbreviated Description: Lot:65 Subdivision:RIDGE MILL MANOR II Abbreviated Description:LOT 65 RIDGE MILL MANOR PHASE II; RESIDENTIAL LOT								
2	1.24Mi.	**283 S BROAD STREET EXT** **COMMERCE, GA 30529-3306**	01/15/2026	$158,384	$138	1147	//1	1920	45,738 SF	
		APN: 010 031B Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 2 Abbreviated Description: Lot:2 Abbreviated Description:1.05 AC PLAT BK 67 PG 88 AKA LOT 2 PB48/187; RESIDENTIAL LOT								
3	.51Mi.	**201 STILLMEADOW DR** **COMMERCE, GA 30529-8146**	12/31/2025	$369,900	$182	2022	//3	2019	32,670 SF	
		APN: 023A 006 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 6 Subdivision: WHITE HILL ESTATES Abbreviated Description: Lot:6 Abbreviated Description:LOT 6 WHITE HILL ESTATES; RESIDENTIAL LOT								
4	.54Mi.	**115 OLD ALLEN RD** **COMMERCE, GA 30530-4826**	10/30/2025	$90,000	$58	1551	//1	1950	68,389 SF	
		APN: 011 014 Document #:								

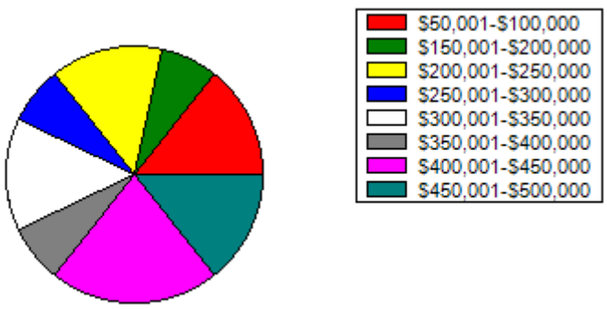
ICE SiteX Report

OrderID: 97573940

	Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 5 Abbreviated Description: Lot:5 Abbreviated Description:1.565 AC TRACT 5 PLAT BK 83 PG 141; RESIDENTIAL LOT								
5	1.31Mi.	**280 CREEKDALE DR** **COMMERCE, GA 30529-3140**	09/05/2025	$320,000	$217	1473	//2	2002	27,443 SF
	APN: 022D 019E Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 19 Subdivision: MILLWOOD STATION E/W Abbreviated Description: Lot:19 Subdivision:MILLWOOD STATION E/W Abbreviated Description:LOT 19E MILLWOOD STATION EAST; RESIDENTIAL LOT								
6	1.18Mi.	**124 STARK ST** **COMMERCE, GA 30529-3263**	07/16/2025	$233,000	$270	861	//1	1930	9,583 SF
	APN: C10 011 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 5 Abbreviated Description: Lot:5 Abbreviated Description:0.22 ACRE PLAT BK 53 PG 76; RESIDENTIAL LOT								
7	1.35Mi.	**675 WATERWORKS RD** **COMMERCE, GA 30529-4756**	07/16/2025	$257,000	$207	1238	//1	1951	23,522 SF
	APN: 022 012B Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:0.536 AC TRACT 2 PLAT BK 81 PG 191; RESIDENTIAL LOT								
8	.48Mi.	**163 STILLMEADOW DR** **COMMERCE, GA 30529-8147**	06/27/2025	$420,000	$183	2291	//2	2020	32,670 SF
	APN: 023A 005 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 5 Subdivision: WHITE HILL ESTATES Abbreviated Description: Lot:5 Abbreviated Description:LOT 5 WHITE HILL ESTATES; RESIDENTIAL LOT								
9	1.38Mi.	**671 WATERWORKS RD** **COMMERCE, GA 30529-4756**	05/30/2025	$223,000	$123	1802	//1	1952	36,155 SF
	APN: 022 012A Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:0.831 AC TRACT 1 PLAT BK 81 PG 191; RESIDENTIAL LOT								
10	1.25Mi.	**438 RIDGE MILL LN** **COMMERCE, GA 30529-7240**	05/19/2025	$415,000	$171	2425	//3	2005	33,106 SF
	APN: 024C 046 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 46 Abbreviated Description: Lot:46 Abbreviated Description:LOT 46 RIDGE MILL MANOR PHASE I; RESIDENTIAL LOT								
11	.22Mi.	**409 WHITEHILL LN** **COMMERCE, GA 30529-8138**	05/08/2025	$479,000	$238	2007	//3	2018	44,431 SF
	APN: 023B 017 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 17 Block: A Subdivision: WHITEHILL MEADOWS Abbreviated Description: Lot:17 Block:A Abbreviated Description:LOT 17 WHITEHILL MEADOWS; RESIDENTIAL LOT								
12	1.23Mi.	**38 STARK ST** **COMMERCE, GA 30529-3262**	04/25/2025	$90,000	$100	900	//1	1965	17,860 SF
	APN: C10 025 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 35 Block: G Abbreviated Description: Lot:35 Block:G Abbreviated Description:LOT 35 BLK G PLAT BK 2 PG 251 EXC 0.03 AC TR2; RESIDENTIAL LOT								
13	.19Mi.	**120 ANDREW PL** **COMMERCE, GA 30529-8135**	03/28/2025	$349,000	$183	1900	//3	2017	34,848 SF
	APN: 023B 043 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 43 Block: A Subdivision: WHITEHILL MEADOWS Abbreviated Description: Lot:43 Block:A Abbreviated Description:LOT 43 WHITEHILL MEADOWS; RESIDENTIAL LOT								
14	1.56Mi.	**3349 WATERWORKS RD** **COMMERCE, GA 30529-5142**	01/06/2025	$485,000	$292	1658	//2	2002	215,187 SF
	APN: 024 001 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:PLAT BK 58 PG 76; RESIDENTIAL LOT								

Comparable Sales Chart

% Distribution Sales for Two Years



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.

ICE SiteX Report

OrderID: 97573940

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.	**141 WHITEHILL LN**	**02/15/2022**	$380,300	$152,120	2,007	//3	2018	38,333 SF	
.03Mi.	**117 WHITEHILL LN**	**08/28/2018**	$406,900	$162,760	2,008	//3	2018	33,541 SF	Yes
.03Mi.	**163 WHITEHILL LN**	**09/14/2018**	$404,500	$161,800	2,248	//3	2018	43,124 SF	
.05Mi.	**103 WHITEHILL LN**	**06/23/2023**	$399,500	$159,800	2,237	//3	2018	33,541 SF	
.05Mi.	**146 WHITEHILL LN**	**04/18/2018**	$401,100	$160,440	2,248	//3	2018	33,977 SF	
.06Mi.	**25 CASEY CT**	**12/10/2020**	$377,200	$150,880	2,008	//3	2018	32,670 SF	
.07Mi.	**47 CASEY CT**	**08/17/2018**	$377,900	$151,160	2,007	//3	2018	41,818 SF	
.07Mi.	**36 HANNAH WAY**	**09/12/2018**	$367,100	$146,840	1,970	//3	2018	35,284 SF	
.07Mi.	**110 WHITEHILL LN**	**04/20/2018**	$377,900	$151,160	2,007	//3	2018	33,541 SF	
.07Mi.	**81 WHITEHILL LN**	**09/09/2015**	$348,600	$139,440	1,632	//2	2008	33,541 SF	Yes
.08Mi.	**33 ANDREW PL**	**04/24/2018**	$377,200	$150,880	2,008	//3	2018	33,106 SF	
.09Mi.	**62 HANNAH WAY**	**04/06/2018**	$377,200	$150,880	2,008	//3	2018	32,670 SF	
.1Mi.	**34 CASEY CT**	**11/19/2018**	$399,900	$159,960	2,237	//3	2018	32,670 SF	
.1Mi.	**45 WHITEHILL LN**	**09/13/2013**	$301,930	$120,772	1,658	//2	2008	33,541 SF	
.11Mi.	**75 CASEY CT**	**10/02/2018**	$399,500	$159,800	2,237	//3	2018	37,462 SF	
.11Mi.	**23 HANNAH WAY**	**12/01/2020**	$394,100	$157,640	2,248	//3	2017	32,670 SF	

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	39.0 years old	Households:	5,466
Median Household Income:	$64,867	Households w/Family:	72%
Household Income Per Capita:	$29,175	Households w/Family Married:	59%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

School District

School District Zone:	Jackson County School System	Students:	11,160
Number of Schools:	12	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.93Mi.	**East Jackson Middle School** Number of Students: 536 Student-Teacher Ratio: 13.96	B-	Public	6 - 7
2.08Mi.	**East Jackson High School** Number of Students: 1,395 Student-Teacher Ratio: 15.43 Advanced Placement: Yes	C+	Public	8 - 12
1.99Mi.	**East Jackson Elementary School** Number of Students: 634 Student-Teacher Ratio: 12.08	B+	Public	PK - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	147%	NOTABLY HIGHER
BURGLARY	128%	HIGHER
MOTOR VEHICLE THEFT	140%	NOTABLY HIGHER
FORCIBLE ROBBERY	132%	NOTABLY HIGHER
AGGRAVATED ASSAULT	151%	NOTABLY HIGHER
FORCIBLE RAPE	132%	NOTABLY HIGHER
MURDER	134%	NOTABLY HIGHER
OVERALL	140%	NOTABLY HIGHER

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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