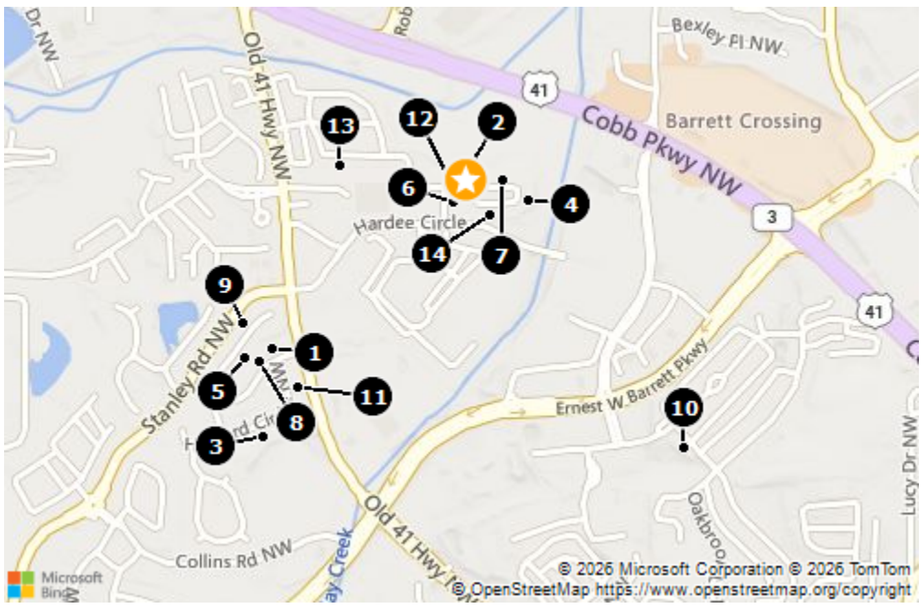
ICE SiteX Report

OrderID: 98722804

SiteX Property Information Report



Subject Property Location

1454 DOLCETTO TRCE NW, KENNESAW, GA 30152-6761

County:	**COBB GA**	Census Tract:	130670302.572001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	20020701800	Thomas Bros Pg-Grid:	

Valuation

Value:	**N/A**	FSD:	N/A	Common Confidence Score:	N/A
Value Range:	N/A - N/A	ICE Confidence Score:	N/A		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	3
Assd Land Value:	$32,000	Market Land Value:	$80,000	Tax Year:	2026
Assd Improvement:	$109,796	Market Improvment Value:	$274,490	Total Taxable Value:	$4,272
Total Assessed Value:	$141,796	Total Assessor Market Value:	$354,490	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: B District: 3 Subdivision: LANDINGS @ KENNESAW MOUNTAIN T/H Legal Unit: 79
City/Muni/Twp: KENNESAW

Property Characteristics

Lot Size:	2,004 SF	Bedrooms:	3	Pool:	
Building Area:	2008 SF	Baths:	3	Fireplace:	1
Year Built:	2005	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Masonry
Number of Units:		Garage Type:	Garage	Heating:	Heat Pump
Number of Stories:	3	Number of Cars:	1	A/C:	
Style:		Basement:	No	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/02/2026	Sales Price:	N/A
Document #:	2026088764 BK-PG 15864-2341	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/28/2026	Sales Price:	$259,990
Document #:	2026076280 BK-PG 15864-2341	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/26/2026	Sales Price:	N/A
Document #:	2026045223 BK-PG 16174-1862	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/01/2026	Sales Price:	$259,990
Document #:	2026037695 BK-PG 15864-2341	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Mortgage Record

Recording Date:	11/30/2023	Loan Amount:	N/A
Document #:	2023-0092295 BK-PG 16174-1862	Loan Type:	Stand Alone Second
TD Due Date:	11/27/2053	Type Finance:	

Legal Description:
Lot: 79 Section: 2 District: 20 Subdivision: THE LANDINGS AT KENNESAW MOUNTAIN Legal Unit: 17 Land Lot: 207
City/Muni/Twp: KENNESAW

Prior Transfer

Recording Date:	08/28/2023	Sales Price:	N/A
Document #:	2023-0067580 BK-PG 16156-2121	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	02/08/2021		
Document Type:			

Legal Description:
Lot: 79 Section: 2 District: 20 Subdivision: THE LANDINGS AT KENNESAW MOUNTAIN Land Lot: 207 Map Ref: MB 241 PG 28-32
City/Muni/Twp: KENNESAW

Prior Transfer

Recording Date:	08/28/2023	Sales Price:	N/A
Document #:	BK-PG 16156 -2121	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: B District: 3 Subdivision: LANDINGS @ KENNESAW MOUNTAIN T/H Legal Unit: 79
City/Muni/Twp: KENNESAW

Prior Transfer

Recording Date:	02/17/2021	Sales Price:	N/A
Document #:	2021-0022221 BK-PG 15576-1550	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/09/2021	Sales Price:	$260,000
Document #:	2021-0018626 BK-PG 15864-2339	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/08/2021		
Document Type:			

Legal Description:
Lot: 79 Section: 2 District: 20 Land Lot: 207 Map Ref: MB 241 PG 28-32
City/Muni/Twp: KENNESAW

Prior Transfer

Recording Date:	02/08/2021	Sales Price:	$259,990
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/09/2018	Sales Price:	$162,794
Document #:	20180128284 BK-PG 15373-6209	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/03/2018	Loan Amount:	N/A
Document #:	BK-PG 0000015576-0000001550	Loan Type:	New Conventional
TD Due Date:	01/01/2033	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	09/27/2018	Sales Price:	$215,000
Document #:	BK-PG 15576-1548	Type of Sale:	Full Amount on Deed
Contract Date:	09/27/2018		
Document Type:			

Legal Description:
Lot: 79 Block: B
Abbreviated Description: RESIDENTIAL 1 FAMILY

Mortgage Record

Recording Date:	09/13/2016	Loan Amount:	N/A
Document #:	BK-PG 15373-6209	Loan Type:	FHA
TD Due Date:	09/01/2046	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	04/17/2006	Sales Price:	$189,200
Document #:	BK-PG 14316-1046	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/29/2006		
Document Type:			

Legal Description:
Lot: 79 District: 20 Subdivision: LANDINGS AT KENNESAW MOUNTAIN Land Lot: 207

Area Sales Analysis

Total Area Sales	$4,403,115	Median # of Bedrooms	3
Median Lot Size	1,873 SF	Median # of Baths	2
Median Living Area	1,582 SF	Median Year Built	2005
Price Range - 2 Yrs	$232,415 to $360,000	Age Range	19 years to 27 years
Median Value	$310,500	Median Age	21 years

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Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi.	**1656 LEYLAND DR NW** **KENNESAW, GA 30152-4367**	09/08/2026	$310,000	$215	1436	8/3/2	1999	SF	
		APN: 20021300630 Document #: 2026080863 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 109 Section: 2 District: 20 Subdivision: CEDARCREST SUBDIVISION Phase No: I Land Lot: 213 MapRef: MB 170 PG 96&97 Abbreviated Description: Lot:109 Section:2 District:20 Subdivision:CEDARCREST SUBDIVISION Phase No:I Land Lot:213 Map Ref:MB 170 PG 96&97								
2	.01Mi.	**1458 DOLCETTO TRCE NW** **KENNESAW, GA 30152-6761**	07/27/2026	$360,000	$180	1992	6/3/3	2005	2,004 SF	
		APN: 20020701820 Document #: 2026065779 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 81 Section: 2 District: 20 Subdivision: THE LANDINGS AT KENNESAW MOUNTAIN Legal Unit: 17 Land Lot: 207 MapRef: MB 271 PG 741 Abbreviated Description: Lot:81 Section:2 District:20 Subdivision:THE LANDINGS AT KENNESAW MOUNTAIN Legal Unit:17 Land Lot:207 Map Ref:MB 271 PG 741								
3	.44Mi.	**1635 HEYFORD CIR NW** **KENNESAW, GA 30152-7627**	07/13/2026	$332,500	$229	1450	7/3/2	1999	SF	
		APN: 20021300400 Document #: 2026061751 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17 Section: 2 District: 20 Subdivision: CEDARCREST SUBDIVISION Phase No: 1 Land Lot: 213 MapRef: MB 170 PG 96-97 Abbreviated Description: Lot:17 Section:2 District:20 Subdivision:CEDARCREST SUBDIVISION Phase No:1 Land Lot:213 Map Ref:MB 170 PG 96-97								
4	.09Mi.	**1406 DOLCETTO TRCE NW** **KENNESAW, GA 30152-6761**	04/13/2026	$300,000	$187	1604	5/3/2	2006	2,004 SF	
		APN: 20020701600 Document #: 2026031283 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: B Section: 2 District: 20 Subdivision: THE LANDINGS AT KENNESAW MOUNTAIN Land Lot: 207 MapRef: MB 241 PG 28-32 Abbreviated Description: Lot:9 Block:B Section:2 District:20 Subdivision:THE LANDINGS AT KENNESAW MOUNTAIN Land Lot:207 Map Ref:MB 241 PG 28-32								
5	.38Mi.	**1726 TAYNTON CIR NW** **KENNESAW, GA 30152-7630**	04/08/2026	$340,000	$232	1462	7/3/2	1999	SF	
		APN: 20021301270 Document #: 2026030063 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 89 Section: 2 District: 20 Subdivision: CEDARCREST SUBDIVISION Phase No: II-A Land Lot: 213 MapRef: MB 173 PG 13-15 Abbreviated Description: Lot:89 Section:2 District:20 Subdivision:CEDARCREST SUBDIVISION Phase No:II-A Land Lot:213 Map Ref:MB 173 PG 13-15								
6	.04Mi.	**1904 GRENACHE LN NW** **KENNESAW, GA 30152-6771**	04/07/2026	$348,500	$176	1978	5/3/2	2007	2,004 SF	
		APN: 20020701290 Document #: 2026029603 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 28 Section: 2 District: 20 Subdivision: THE LANDINGS AT KENNESAW MOUNTAIN Legal Unit: 6 Land Lot: 207 MapRef: MB 241 PG 28-32 Abbreviated Description: Lot:28 Section:2 District:20 Subdivision:THE LANDINGS AT KENNESAW MOUNTAIN Legal Unit:6 Land Lot:207 Map Ref:MB 241 PG 28-32City/Muni/Twp:KENNESAW City/Muni/Twp: KENNESAW								
7	.05Mi.	**1430 DOLCETTO TRCE NW** **KENNESAW, GA 30152-6761**	03/02/2026	$298,000	$191	1560	5/2/2	2005	2,004 SF	
		APN: 20020701700 Document #: 2026016881 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 69 Section: 2 District: 20 Subdivision: THE LANDINGS AT KENNESAW MOUNTAIN Land Lot: 207 MapRef: MB 241 PG 28-32 Abbreviated Description: Lot:69 Section:2 District:20 Subdivision:THE LANDINGS AT KENNESAW MOUNTAIN Land Lot:207 Map Ref:MB 241 PG 28-32City/Muni/Twp:KENNESAW City/Muni/Twp: KENNESAW								
8	.37Mi.	**1662 LEYLAND DR NW** **KENNESAW, GA 30152-4367**	03/02/2026	$346,000	$240	1436	8/3/2	1999	SF	
		APN: 20021300600 Document #: 2026016900 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 106 Section: 2 District: 20 Subdivision: CEDARCREST SUBDIVISION Phase No: I Land Lot: 213 MapRef: MB 170 PG 97 Abbreviated Description: Lot:106 Section:2 District:20 Subdivision:CEDARCREST SUBDIVISION Phase No:I Land Lot:213 Map Ref:MB 170 PG 97								
9	.36Mi.	**1737 TAYNTON CIR NW** **KENNESAW, GA 30152-7631**	01/30/2026	$311,000	$216	1436	7/3/2	1999	SF	
		APN: 20021301090 Document #: 2026007992 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 71 Section: 2 District: 20 Subdivision: CEDARCREST SUBDIVISION Phase No: II-A Land Lot: 213 MapRef: MB 173 PG 13-15 Abbreviated Description: Lot:71 Section:2 District:20 Subdivision:CEDARCREST SUBDIVISION Phase No:II-A Land Lot:213 Map Ref:MB 173 PG 13-15								
10	.46Mi.	**1729 RIDENOUR PKWY NW** **KENNESAW, GA 30152-4407**	01/14/2026	$297,700	$177	1680	6/3/2	2005	1,742 SF	
		APN: 20021103740 Document #: 2026003357 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Section: 2 District: 20 Subdivision: TOUCHSTONE AT RIDENOUR SUBDIVISION Legal Unit: 1 Land Lot: 211 MapRef: MB 238 PG 22-25 Abbreviated Description: Lot:5 Section:2 District:20 Subdivision:TOUCHSTONE AT RIDENOUR SUBDIVISION Land Lot:211 Map Ref:MB 238 PG 22-25Abbreviated Description:BUILDING 1								
11	.36Mi.	**1609 HEYFORD CIR NW** **KENNESAW, GA 30152-7627**	01/08/2026	$305,000	$210	1450	7/3/2	1999	4,792 SF	
		APN: 20021200360 Document #: 2026001558 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Section: 2 District: 20 Subdivision: CEDARCREST SUBDIVISION Phase No: I Land Lot: 212 MapRef: MB 170 PG 97 Abbreviated Description: Lot:5 Section:2 District:20 Subdivision:CEDARCREST SUBDIVISION Phase No:I Land Lot:212 Map Ref:MB 170 PG 97								
12	.02Mi.	**1466 DOLCETTO TRCE NW** **KENNESAW, GA 30152-6761**	12/31/2025	$232,415	$116	1992	6/3/3	2006	1,307 SF	
		APN: 20020701850 Document #: 2025112269 Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 20 Legal Unit: 2 Land Lot: 207 Abbreviated Description: District:20 Legal Unit:2 Land Lot:207 City/Muni/Twp:KENNESAW City/Muni/Twp: KENNESAW								
13	.17Mi.	**1511 DOLCETTO TRCE NW** **KENNESAW, GA 30152-6765**	12/11/2025	$332,000	$167	1978	6/3/2	2006	2,439 SF	
		APN: 20020700580 Document #: 2025106701 Document Type: Price Code: D								

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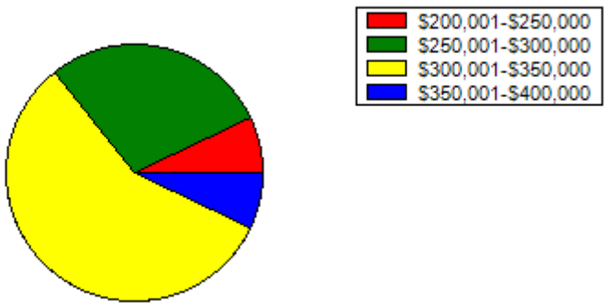
Land Use: Single Family Residential
Legal: Lot: 5 Section: 2 District: 20 Subdivision: THE LANDINGS AT KENNESAW MOUNTAIN Legal Unit: 1 Land Lot: 207 MapRef: MB 241 PG 28-32 Abbreviated Description: Lot:5 Section:2 District:20 Subdivision:THE LANDINGS AT KENNESAW MOUNTAIN Legal Unit:1 Land Lot:207 Map Ref:MB 241 PG 28-32

14	.06Mi.	**1376 DOLCETTO TRCE NW KENNESAW, GA 30152-6760**	12/03/2025	$290,000	$180	1604	5/3/2	2006	2,004 SF

APN: 20020701500 Document #: 2025104173
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 49 Section: 2 District: 20 Subdivision: THE LANDINGS AT KENNESAW MOUNTAIN Legal Unit: 10 Land Lot: 207 MapRef: MB 241 PG 28-32 Abbreviated Description: Lot:49 Section:2 District:20 Subdivision:THE LANDINGS AT KENNESAW MOUNTAIN Legal Unit:10 Land Lot:207 Map Ref:MB 241 PG 28-32

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.

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.	**1454 DOLCETTO TRCE NW**	**08/28/2023**	$354,490	$141,796	2,008	5/3/3	2005	2,004 SF	
0Mi.	**1456 DOLCETTO TRCE NW**	**05/06/2019**	$352,150	$140,860	1,992	5/2/3	2005	2,004 SF	
0Mi.	**1452 DOLCETTO TRCE NW**	**02/22/2017**	$352,150	$140,860	1,992	5/2/3	2005	2,004 SF	
.01Mi.	**1458 DOLCETTO TRCE NW**	**07/24/2026**	$356,930	$142,772	1,992	6/3/3	2005	2,004 SF	
.01Mi.	**1450 DOLCETTO TRCE NW**	**09/13/2024**	$348,810	$139,524	1,992	6/2/3	2005	2,004 SF	
.01Mi.	**1460 DOLCETTO TRCE NW**	**07/17/2020**	$356,700	$142,680	1,992	5/3/3	2005	2,004 SF	
.02Mi.	**1446 DOLCETTO TRCE NW**	**03/24/2021**	$351,140	$140,456	2,008	5/2/3	2006	2,004 SF	
.02Mi.	**1352 DOLCETTO TRCE NW**	**08/29/2013**	$324,530	$129,812	1,604	5/3/2	2006	2,004 SF	
.02Mi.	**1464 DOLCETTO TRCE NW**	**09/17/2025**	$359,110	$143,644	1,992	7/4/3	2006	2,004 SF	
.02Mi.	**1444 DOLCETTO TRCE NW**	**02/16/2018**	$353,340	$141,336	1,992	5/2/3	2006	2,004 SF	
.02Mi.	**1354 DOLCETTO TRCE NW**	**07/01/2024**	$323,900	$129,560	1,604	6/3/2	2006	2,004 SF	
.02Mi.	**1466 DOLCETTO TRCE NW**	**12/29/2025**	$357,000	$142,800	1,992	6/3/3	2006	1,307 SF	
.02Mi.	**1442 DOLCETTO TRCE NW**	**11/15/2021**	$354,560	$141,824	1,992	5/3/3	2006	2,004 SF	
.03Mi.	**1912 GRENACHE LN NW**	**08/21/2020**	$349,170	$139,668	1,978	5/3/2	2007	2,004 SF	
.03Mi.	**1356 DOLCETTO TRCE NW**	**08/26/2021**	$329,240	$131,696	1,604	5/3/2	2006	2,004 SF	
.03Mi.	**1468 DOLCETTO TRCE NW**	**01/31/2023**	$330,000	$132,000	2,008	5/3/3	2006	2,004 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	41.7 years old	Households:	16,579
Median Household Income:	$120,316	Households w/Family:	77%
Household Income Per Capita:	$54,470	Households w/Family Married:	64%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	32%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.63Mi.	**Kennesaw Mountain High School**	A	Public	9 - 12
	Number of Students: 1,695			
	Student-Teacher Ratio: 15.49			
	Advanced Placement: Yes			
2.13Mi.	**Hayes Elementary School**	B-	Public	KG - 5
	Number of Students: 802			
	Student-Teacher Ratio: 12.53			

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2.29Mi.	**Pine Mountain Middle School**	B+	Public	6 - 8

Number of Students: 506
Student-Teacher Ratio: 11.96

Flood Report

The Subject Property of **1454 DOLCETTO TRCE NW, KENNESAW, GA 30152-6761** 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	74%	NOTABLY LOWER
BURGLARY	64%	NOTABLY LOWER
MOTOR VEHICLE THEFT	73%	NOTABLY LOWER
FORCIBLE ROBBERY	115%	HIGHER
AGGRAVATED ASSAULT	48%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	102%	SIMILAR
MURDER	47%	SIGNIFICANTLY LOWER
OVERALL	47%	SIGNIFICANTLY LOWER

Disaster Alerts

1/22/2026 - Severe Winter Storm 10/8/2026 - Hurricane Isaias

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