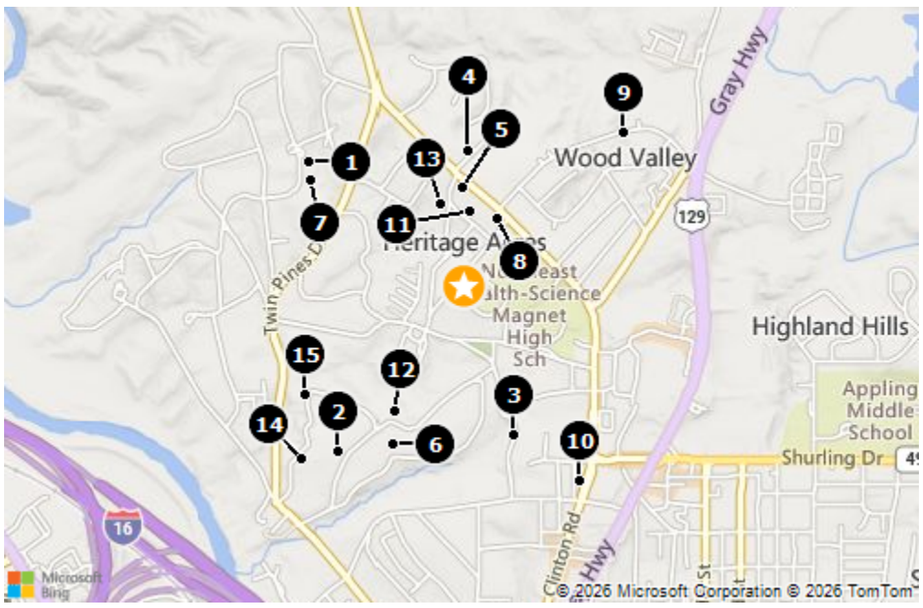
ICE SiteX Report

OrderID: 98722816

SiteX Property Information Report



Subject Property Location

1537 ENGLE DR, MACON, GA 31211-1502

County:	**BIBB GA**	Census Tract:	130210110.013006
Property Use:	Single Family Residential	Zoning:	R-1A
Parcel Number:	R061-0035	Thomas Bros Pg-Grid:	

Valuation

Value:	**$163,000**	FSD:	8	Common Confidence Score:	74
Value Range:	$149,960 - $176,040	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	11
Assd Land Value:	$3,510	Market Land Value:	$8,775	Tax Year:	2026
Assd Improvement:	$63,730	Market Improvment Value:	$159,324	Total Taxable Value:	$1,062
Total Assessed Value:	$67,240	Total Assessor Market Value:	$168,099	Delinquent Year:	
				Tax Account ID:	52024
				Homeowner's Exemption:	
				Tax Exemptions:	DF

Assessment Legal Description

District: MRE Subdivision: FLEETWOOD DOWNS Land Lot: 17
Abbreviated Description: FLEETWOOD DOWNS
City/Muni/Twp: CITY OF MACON

Property Characteristics

Lot Size:	11,761 SF	Bedrooms:	3	Pool:	
Building Area:	1506 SF	Baths:	2	Fireplace:	
Year Built:	1948	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1+B	Number of Cars:		A/C:	Central
Style:		Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/17/2025	Sales Price:	$181,649
Document #:	BK-PG 11888-267	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/17/2024	Sales Price:	N/A
Document #:	BK-PG 11960 -19	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	09/16/2024		
Document Type:			

Legal Description:
Lot: 16 Subdivision: FLEETWOOD DOWNS SUBDIVISION Map Ref: MB 17 FO 76
Abbreviated Description: DIVISION A

Prior Transfer

Recording Date:	06/17/2024	Sales Price:	$185,000
Document #:	BK-PG 11888 -264	Type of Sale:	Verified Sale Price
Contract Date:	06/13/2024		
Document Type:			

Legal Description:
Lot: 16 Subdivision: FLEETWOOD DOWNS SUBDIVISION Map Ref: MB 17 FO 76
Abbreviated Description: DIVISION A

ICE SiteX Report

OrderID: 98722816

Prior Transfer

Recording Date:	06/13/2024	Sales Price:	$185,000
Document #:	BK-PG 11888 -264	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: MRE Subdivision: FLEETWOOD DOWNS Land Lot: 17
Abbreviated Description: FLEETWOOD DOWNS
City/Muni/Twp: CITY OF MACON

Prior Transfer

Recording Date:	11/01/2023	Sales Price:	$215,000 Multiple Parcels Involved in this transaction
Document #:	BK-PG 11720 -152	Type of Sale:	Verified Sale Price
Contract Date:	10/31/2023		
Document Type:			

Legal Description:
Lot: 16 Subdivision: FLEETWOOD DOWNS SUBDIVISION Map Ref: MB 20 PG 16
City/Muni/Twp: MACON

Prior Transfer

Recording Date:	11/01/2023	Sales Price:	N/A
Document #:	BK-PG 11720 -131	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/27/2023		
Document Type:			

Legal Description:
Lot: 16 Subdivision: FLEETWOOD DOWNS SUBDIVISION Map Ref: MB 17 FO 76

Prior Transfer

Recording Date:	10/31/2023	Sales Price:	$215,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$3,826,400	Median # of Bedrooms	3
Median Lot Size	24,394 SF	Median # of Baths	2
Median Living Area	1,632 SF	Median Year Built	1951
Price Range - 2 Yrs	$75,000 to $615,000	Age Range	37 years to 98 years
Median Value	$184,900	Median Age	75 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.54Mi.	**1791 WAVERLAND DR MACON, GA 31211-1119**	10/15/2026	$115,000	$62	1832	/3/2	1949	24,394 SF	

APN: Q062-0019 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: SHIRLEY HILLS ADDITION Land Lot: 179 MapRef: MB 83 PG 380 Abbreviated Description: Lot:14 Subdivision:SHIRLEY HILLS ADDITION Land Lot:179 Map Ref:MB 83 PG 380Abbreviated Description:DIVISION D City/Muni/Twp:EAST MACON City/Muni/Twp: EAST MACON

2	.57Mi.	**1158 JACKSON SPRINGS RD MACON, GA 31211-1435**	10/15/2026	$560,000	$124	4497	/4/2	1941	36,590 SF	Yes

APN: Q064-0050 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 18 Block: A Subdivision: SHIRLEY HILLS SUBDIVISION MapRef: MB 4 PG 30 Abbreviated Description: Lot:18 Block:A Subdivision:SHIRLEY HILLS SUBDIVISION Map Ref:MB 4 PG 30

3	.41Mi.	**1194 BRIARCLIFF RD MACON, GA 31211-1704**	09/28/2026	$95,900	$67	1424	/3/2	1950	16,988 SF	

APN: R063-0093 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: BRIARCLIFF PARK SUBDIVISION Land Lot: 32 MapRef: MB 14 PG 103 Abbreviated Description: Lot:6 Subdivision:BRIARCLIFF PARK SUBDIVISION Land Lot:32 Map Ref:MB 14 PG 103

4	.37Mi.	**1820 KIRKWOOD DR MACON, GA 31211-1215**	09/24/2026	$294,100	$142	2070	/3/2	1963	24,394 SF	

APN: R061-0002 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 29 District: 8 Subdivision: HERITAGE SUBDIVISION UNIT ONE Land Lot: 177 MapRef: MB 36 PG 71 Abbreviated Description: Lot:29 District:8 Subdivision:HERITAGE SUBDIVISION UNIT ONE Land Lot:177 Map Ref:MB 36 PG 71

5	.26Mi.	**1782 UPPER RIVER RD MACON, GA 31211-1526**	09/15/2026	$120,000	$84	1416	/3/1	1956	12,632 SF	

APN: R061-0201 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 11 Block: B Subdivision: FLEETWOOD DOWNS SUBDIVISION MapRef: MB 17 PG 76 Abbreviated Description: Lot:11 Block:B Subdivision:FLEETWOOD DOWNS SUBDIVISION Map Ref:MB 17 PG 76

6	.49Mi.	**1170 S JACKSON SPRINGS RD MACON, GA 31211-1439**	09/11/2026	$297,000	$159	1864	/3/2	1960	16,553 SF	

APN: R063-0043 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 61 Subdivision: SHIRLEY HILLS SUBDIVISION Land Lot: 32 MapRef: MB 3 PG 218 Abbreviated Description: Lot:61 Subdivision:SHIRLEY HILLS SUBDIVISION Land Lot:32 Map Ref:MB 3 PG 218

7	.51Mi.	**1767 WAVERLAND DR MACON, GA 31211-1119**	08/18/2026	$257,000	$120	2124	/3/2	1949	26,136 SF	

APN: Q062-0021 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 12 Subdivision: SHIRLEY HILLS ADDITION MapRef: MB 83 PG 380 Abbreviated Description: Lot:12 Subdivision:SHIRLEY HILLS ADDITION Map Ref:MB 83 PG 380Abbreviated Description:DIVISION D City/Muni/Twp:MACON City/Muni/Twp: MACON

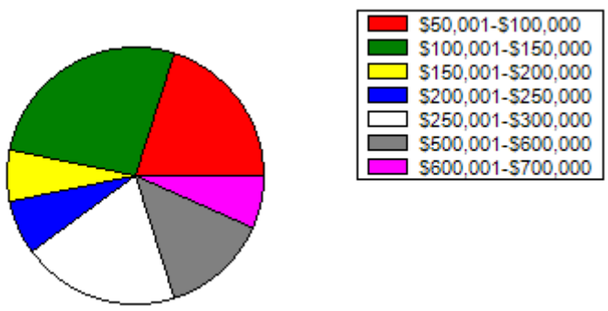
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8	.2Mi.	**1720 UPPER RIVER RD** **MACON, GA 31211-1526**	08/18/2026	$148,000	$109	1349	/3/1	1959	13,068 SF	
	APN: R061-0193 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 2 Subdivision: FLEETWOOD DOWNS SUBDIVISION Land Lot: 17 MapRef: MB 17 PG 76 Abbreviated Description: Lot:2 Subdivision:FLEETWOOD DOWNS SUBDIVISION Land Lot:17 Map Ref:MB 17 PG 76Abbreviated Description:DIVISION B City/Muni/Twp:MACON City/Muni/Twp: MACON									
9	.61Mi.	**1934 WOOD VALLEY RD** **MACON, GA 31211-1619**	07/31/2026	$250,000	$153	1632	/3/2	1989	17,424 SF	
	APN: R054-0010 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 19&20 Section: I Subdivision: WOOD VALLEY SUBDIVISION Land Lot: 13-18 MapRef: MB 40 PG 98 Abbreviated Description: Lot:19&20 Section:I Subdivision:WOOD VALLEY SUBDIVISION Land Lot:13-18 Map Ref:MB 40 PG 98City/Muni/Twp:MACON City/Muni/Twp: MACON									
10	.61Mi.	**1226 CLINTON RD** **MACON, GA 31211-1712**	06/23/2026	$147,500	$92	1591	//1	1954	26,572 SF	
	APN: R064-0341 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 13-15 Block: C Subdivision: WHITEHEAD PROPERTY MapRef: MB 72 PG 454 Abbreviated Description: Lot:13-15 Block:C Subdivision:WHITEHEAD PROPERTY Map Ref:MB 72 PG 454									
11	.2Mi.	**1715 FOSTER PL** **MACON, GA 31211-1532**	06/09/2026	$75,000	$49	1520	/3/1	1950	12,632 SF	
	APN: R061-0185 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 17 Subdivision: FLEETWOOD DOWNS MapRef: MB 20 FO 16 Abbreviated Description: Lot:17 Subdivision:FLEETWOOD DOWNS Map Ref:MB 20 FO 16City/Muni/Twp:MACON City/Muni/Twp: MACON									
12	.4Mi.	**1220 JACKSON SPRINGS RD** **MACON, GA 31211-1732**	06/01/2026	$97,000	$63	1536	/4/2	1951	73,617 SF	
	APN: R063-0007 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: A MapRef: MB 24 PG 42 Abbreviated Description: Lot:A Map Ref:MB 24 PG 42									
13	.23Mi.	**1746 HAMILTON DR** **MACON, GA 31211-1516**	05/29/2026	$184,900	$140	1313	/3/2	1957	12,197 SF	
	APN: R061-0144 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 7 Subdivision: FLEETWOOD DOWNS SUBDIVISION MapRef: MB 20 PG 16 Abbreviated Description: Lot:7 Subdivision:FLEETWOOD DOWNS SUBDIVISION Map Ref:MB 20 PG 16									
14	.66Mi.	**1121 OAKCLIFF RD** **MACON, GA 31211-1329**	05/25/2026	$615,000	$171	3594	/3/2	1942	55,321 SF	Yes
	APN: Q064-0038 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 4 Block: A Subdivision: SHIRLEY HILLS SUBDIVISION MapRef: MB 1152 PG 239 Abbreviated Description: Lot:4 Block:A Subdivision:SHIRLEY HILLS SUBDIVISION Map Ref:MB 1152 PG 239Abbreviated Description:PORTION LOT4 City/Muni/Twp:MACON City/Muni/Twp: MACON									
15	.54Mi.	**1158 OAKCLIFF RD** **MACON, GA 31211-1330**	05/14/2026	$570,000	$124	4586	/5/4	1928	258,312 SF	Yes
	APN: Q064-0021 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: A Subdivision: SURVEY FOR E RAYMOND & HELEN MOYE SMITH Land Lot: 33 MapRef: MB 50 PG 58 Abbreviated Description: Lot:A Subdivision:SURVEY FOR E RAYMOND & HELEN MOYE SMITH Land Lot:33 Map Ref:MB 50 PG 58									

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

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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.	**1537 ENGLE DR**	**06/13/2024**	$168,099	$67,240	1,506	/3/2	1948	11,761 SF	
.01Mi.	**1543 ENGLE DR**	**08/02/1978**	$53,773	$21,509	904	/2/1	1949	11,761 SF	
.02Mi.	**1533 ENGLE DR**	**10/16/2024**	$112,946	$45,178	1,000	/3/1	1948	17,860 SF	
.03Mi.	**1549 ENGLE DR**	**01/27/2021**	$118,853	$47,541	1,888	/4/3	1949	11,761 SF	
.04Mi.	**1555 ENGLE DR**	**05/14/2016**	$53,536	$21,414	864	/2/1	1949	11,761 SF	
.04Mi.	**1540 ENGLE DR**	**10/30/2012**	$60,922	$24,369	1,254	/3/1	1953	10,454 SF	
.04Mi.	**1536 ENGLE DR**	**07/12/2024**	$175,719	$70,288	1,480	/3/2	1953	10,454 SF	
.05Mi.	**1530 ENGLE DR**	**04/24/2024**	$134,583	$53,833	1,163	/2/1	1953	10,454 SF	
.05Mi.	**1544 ENGLE DR**	**11/25/1997**	$74,824	$29,930	1,430	/3/1	1953	15,682 SF	
.05Mi.	**1526 ENGLE DR**	**12/27/2019**	$86,163	$34,465	1,183	/3/1	1952	10,454 SF	
.05Mi.	**1519 ENGLE DR**	**07/23/2018**	$56,247	$22,499	984	/2/1	1949	11,761 SF	
.05Mi.	**1561 ENGLE DR**	**12/09/2024**	$82,786	$33,114	1,340	/3/2	1949	11,761 SF	
.06Mi.	**1558 ENGLE DR**	**06/08/2018**	$69,400	$27,760	1,168	/2/1	1952	15,682 SF	
.06Mi.	**1522 ENGLE DR**	**10/10/2014**	$121,383	$48,553	1,655	/4/2	1952	15,682 SF	
.07Mi.	**1513 ENGLE DR**	**11/17/1971**	$61,599	$24,640	1,104	/2/1	1949	11,761 SF	
.07Mi.	**1567 ENGLE DR**	**01/29/2020**	$40,572	$16,229	768	/2/1	1949	11,761 SF	

Rent vs. Own

Households Occupied by Renters:	37%	Households Occupied by Owners:	52%

Demographics & Income

Median Age:	43.1 years old	Households:	6,714
Median Household Income:	$52,677	Households w/Family:	53%
Household Income Per Capita:	$25,973	Households w/Family Married:	32%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

School District

School District Zone:	Bibb County School District	Students:	21,334
Number of Schools:	35	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.21Mi.	**Northeast High School** Number of Students: 794 Student-Teacher Ratio: 15.24	F	Public	9 - 12
0.11Mi.	**Appling Middle School** Number of Students: 677 Student-Teacher Ratio: 13.79	F	Public	6 - 8
1.47Mi.	**Dr. Martin Luther King Jr. Elementary School** Number of Students: 675 Student-Teacher Ratio: 16.07	D	Public	PK - 5

Flood Report

The Subject Property of **1537 ENGLE DR, MACON, GA 31211-1502** 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	128%	HIGHER
BURGLARY	135%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	129%	HIGHER
FORCIBLE ROBBERY	125%	HIGHER
AGGRAVATED ASSAULT	133%	NOTABLY HIGHER
FORCIBLE RAPE	127%	HIGHER
MURDER	124%	HIGHER
OVERALL	125%	HIGHER

Disaster Alerts

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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ICE SiteX Report

OrderID: 98722816

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