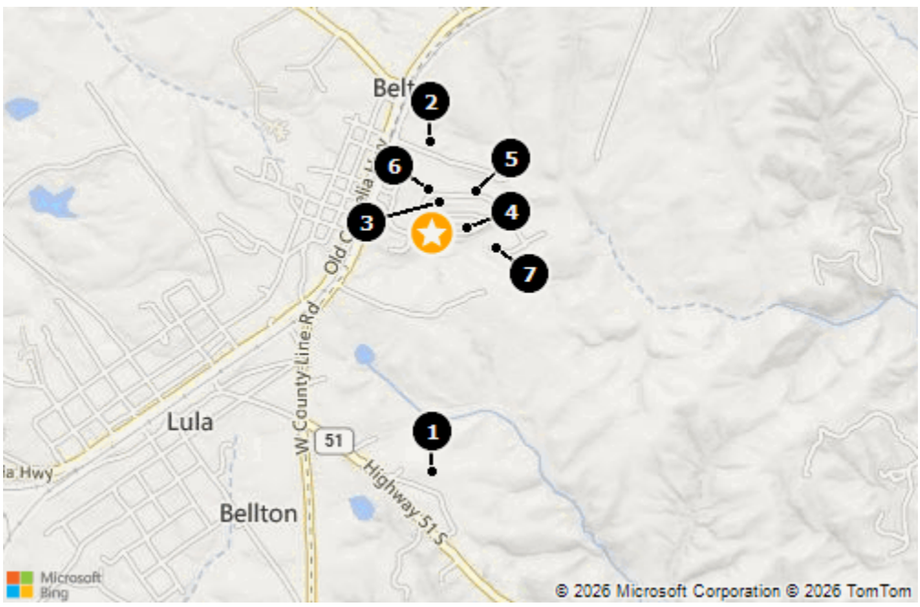
ICE SiteX Report

OrderID: 98651611

SiteX Property Information Report



Subject Property Location

155 WATERFORD GLEN DR, LULA, GA 30554-3334

County:	**BANKS GA**	Census Tract:	130119703.001013
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	B01A085	Thomas Bros Pg-Grid:	

Valuation

Value:	**$332,000**	FSD:	9	Common Confidence Score:	66
Value Range:	$302,120 - $361,880	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	06
Assd Land Value:	$14,000	Market Land Value:	$35,000	Tax Year:	2025
Assd Improvement:	$119,159	Market Improvment Value:	$297,898	Total Taxable Value:	$2,542
Total Assessed Value:	$133,159	Total Assessor Market Value:	$332,898	Delinquent Year:	
				Tax Account ID:	9271
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 85 Subdivision: WATERFORD GLEN - 00616
Abbreviated Description: WATERFORD GLEN LT 85 PB G-39

Property Characteristics

Lot Size:	9,583 SF	Bedrooms:	4	Pool:	
Building Area:	1731 SF	Baths:	3	Fireplace:	1
Year Built:	2020	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Garage	Heating:	Heat Pump
Number of Stories:	S/L	Number of Cars:		A/C:	K
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/25/2026	Sales Price:	$336,500
Document #:	BK-PG 553-421	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/30/2023	Sales Price:	$312,219
Document #:	BK-PG 532-512	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/13/2023	Sales Price:	$336,500
Document #:	BK-PG 553 -420	Type of Sale:	Verified Sale Price
Contract Date:	11/10/2023		
Document Type:			
Legal Description:			

Lot: 85 Subdivision: WATERFORD GLEN - 00616
Abbreviated Description: WATERFORD GLEN LT 85 PB G-39; RESIDENTIAL LOT

Prior Transfer

Recording Date:	11/10/2023	Sales Price:	$336,500
Document #:	BK-PG 553 -420	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

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Document Type:
Legal Description:
Lot: 85 Subdivision: WATERFORD GLEN - 00616
Abbreviated Description: WATERFORD GLEN LT 85 PB G-39

Prior Transfer

Recording Date:	09/08/2022	Sales Price:	$193,900
Document #:	BK-PG 484-17	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/11/2022	Sales Price:	$323,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/11/2022	Sales Price:	$323,000
Document #:	2022-000727 BK-PG 532 -510	Type of Sale:	Full Amount on Deed
Contract Date:	08/11/2022		
Document Type:			
Legal Description:			

Lot: 85 Subdivision: WATERFORD GLEN - 00616
Abbreviated Description: WATERFORD GLEN LT 85 PB G-39; RESIDENTIAL LOT

Mortgage Record

Recording Date:	06/24/2020	Loan Amount:	N/A
Document #:	BK-PG 0000000484-0000000017	Loan Type:	VA
TD Due Date:	01/01/2050	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	06/12/2020	Sales Price:	$193,900
Document #:	2020-000434 BK-PG 484 -16	Type of Sale:	Full Amount on Deed
Contract Date:	06/12/2020		
Document Type:			
Legal Description:			

Lot: 85 Subdivision: WATERFORD GLEN - 00616
Abbreviated Description: WATERFORD GLEN LT 85 PB G-39; RESIDENTIAL LOT

Prior Transfer

Recording Date:	09/17/2019	Sales Price:	$240,000 Multiple Parcels Involved in this transaction
Document #:	2019-000716 BK-PG 472 -251	Type of Sale:	Full Amount on Deed
Contract Date:	09/17/2019		
Document Type:			
Legal Description:			

Lot: 85 Subdivision: WATERFORD GLEN - 00616
Abbreviated Description: WATERFORD GLEN LT 85 PB G-39; RESIDENTIAL LOT

Area Sales Analysis

Total Area Sales	$1,927,900	Median # of Bedrooms	3
Median Lot Size	10,019 SF	Median # of Baths	3
Median Living Area	1,731 SF	Median Year Built	2017
Price Range - 2 Yrs	$60,000 to $446,900	Age Range	5 years to 66 years
Median Value	$335,000	Median Age	9 years

Comparable Sales Data

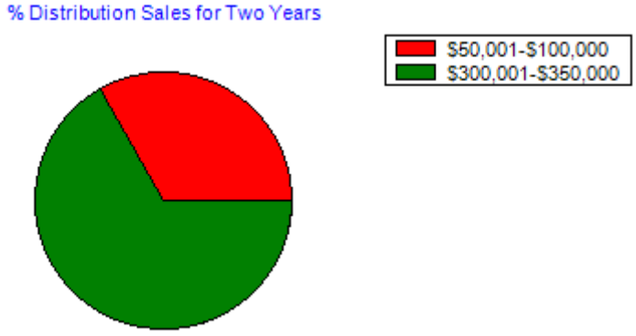
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.58Mi.	**218 AYERS CIR** **LULA, GA 30554-3341**	07/30/2026	$88,000	$40	2198	/2/2	1960	3,140,688 SF	
		APN: B01 005 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 4,17&18 Subdivision: 00600-LULA-ALTO AREA 5500 Abbreviated Description: Lot:4,17&18 Subdivision:00600-LULA-ALTO AREA 5500 Abbreviated Description:LTS 4,17&18 JJ BANKS S/D; CONSV USE LARGE TRACT								
2	.25Mi.	**131 CAUDELL DR** **LULA, GA 30554-3431**	07/08/2026	$446,900	$161	2764	/3/2	1997	110,643 SF	Yes
		APN: B01 045A Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: 00600-LULA-ALTO AREA 5500 Abbreviated Description: Subdivision:00600-LULA-ALTO AREA 5500 Abbreviated Description:PB 31-96; RESIDENTIAL LOT								
3	.09Mi.	**138 BROOKSIDE DR** **LULA, GA 30554-3342**	06/29/2026	$324,000	$184	1754	/3/2	2017	9,583 SF	
		APN: B01A030 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 30 Subdivision: WATERFORD GLEN - 00616 Abbreviated Description: Lot:30 Subdivision:WATERFORD GLEN - 00616 Abbreviated Description:WATERFORD GLEN LT 30 PB G-39; RESIDENTIAL LOT								
4	.09Mi.	**175 WATERFORD GLEN DR** **LULA, GA 30554-3334**	06/12/2026	$335,000	$193	1731	/4/3	2021	9,148 SF	
		APN: B01A079 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 79 Subdivision: WATERFORD GLEN - 00616 Abbreviated Description: Lot:79 Subdivision:WATERFORD GLEN - 00616 Abbreviated Description:WATERFORD GLEN LT 79 PB G-39; RESIDENTIAL LOT								
5	.16Mi.	**163 BROOKSIDE DR**	12/12/2025	$339,000	$195	1731	/4/3	2017	9,148 SF	

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		LULA, GA 30554-3335								
	APN: B01A018 Document #:									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Lot: 18 Subdivision: WATERFORD GLEN - 00616 Abbreviated Description: Lot:18 Subdivision:WATERFORD GLEN - 00616 Abbreviated Description:WATERFORD GLEN LT 18 PB G-39; RESIDENTIAL LOT									
6	.12Mi.	**133 BROOKSIDE DR**	10/28/2025	$335,000	$193	1731	//3	2020	12,632 SF	
		LULA, GA 30554-3335								
	APN: B01A010 Document #:									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Lot: 10 Subdivision: WATERFORD GLEN - 00616 Abbreviated Description: Lot:10 Subdivision:WATERFORD GLEN - 00616 Abbreviated Description:WATERFORD GLEN LT 10 PB G-39; RESIDENTIAL LOT									
7	.17Mi.	**124 WATERFORD RDG**	05/27/2025	$60,000	$34	1731	/4/3	2021	10,019 SF	
		LULA, GA 30554-3338								
	APN: B01A071 Document #:									
	Document Type: Price Code: V									
	Land Use: Single Family Residential									
	Legal: Lot: 71 Subdivision: WATERFORD GLEN - 00616 Abbreviated Description: Lot:71 Subdivision:WATERFORD GLEN - 00616 Abbreviated Description:WATERFORD GLEN LT 71 PB G-39; 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.

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.	**155 WATERFORD GLEN DR**	**11/10/2023**	$332,898	$133,159	1,731	/4/3	2020	9,583 SF	
.01Mi.	**153 WATERFORD GLEN DR**	**07/14/2020**	$333,544	$133,418	1,731	/4/3	2020	9,148 SF	
.01Mi.	**157 WATERFORD GLEN DR**	**05/29/2020**	$338,130	$135,252	1,754	/3/2	2020	9,148 SF	
.02Mi.	**108 BROOKSIDE PL**	**11/17/2022**	$302,381	$120,952	1,607	/3/2	2007	9,148 SF	
.03Mi.	**108 BROOKSIDE DR**	**07/17/2020**	$333,544	$133,418	1,731	/4/3	2020	9,148 SF	
.03Mi.	**161 WATERFORD GLEN DR**	**10/17/2022**	$333,380	$133,352	1,731	//3	2019	9,148 SF	
.03Mi.	**149 WATERFORD GLEN DR**	**09/11/2020**	$333,544	$133,418	1,731	/4/3	2020	9,148 SF	
.03Mi.	**112 BROOKSIDE PL**	**05/02/2016**	$387,804	$155,122	2,233	/4/3	2007	9,148 SF	
.03Mi.	**156 WATERFORD GLEN DR**	**03/31/2022**	$332,069	$132,828	1,731	/3/3	2021	10,890 SF	
.03Mi.	**104 BROOKSIDE PL**	**07/02/2020**	$346,496	$138,598	1,829	//2	2020	9,148 SF	
.03Mi.	**154 WATERFORD GLEN DR**	**04/18/2022**	$331,606	$132,642	1,731	/3/3	2021	12,197 SF	
.04Mi.	**160 WATERFORD GLEN DR**	**05/02/2022**	$331,237	$132,495	1,731	/4/3	2021	10,019 SF	
.04Mi.	**152 WATERFORD GLEN DR**	**04/29/2022**	$345,453	$138,181	1,731	/3/3	2022	9,148 SF	
.04Mi.	**163 WATERFORD GLEN DR**	**05/13/2022**	$313,001	$125,200	1,680	/3/2	2018	9,148 SF	
.04Mi.	**116 BROOKSIDE PL**	**08/25/2023**	$313,372	$125,349	1,686	/4/2	2007	9,148 SF	
.05Mi.	**164 WATERFORD GLEN DR**	**02/16/2024**	$332,022	$132,809	1,731	/4/3	2021	9,583 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	40.7 years old	Households:	2,942
Median Household Income:	$67,759	Households w/Family:	74%
Household Income Per Capita:	$31,604	Households w/Family Married:	54%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Banks County School District	Students:	2,798
Number of Schools:	4	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade

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9.33Mi. **Banks County Primary School** Number of Students: 685 Student-Teacher Ratio: 12.39		NA	Public	KG - 2
10.67Mi. **Banks County High School** Number of Students: 831 Student-Teacher Ratio: 12.1 Advanced Placement: Yes		B-	Public	9 - 12
9.43Mi. **Banks County Elementary School** Number of Students: 651 Student-Teacher Ratio: 13.1		C	Public	3 - 5
11.50Mi. **Banks County Middle School** Number of Students: 631 Student-Teacher Ratio: 14.21		B	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	103%	SIMILAR
BURGLARY	139%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	81%	LOWER
FORCIBLE ROBBERY	137%	NOTABLY HIGHER
AGGRAVATED ASSAULT	98%	SIMILAR
FORCIBLE RAPE	132%	NOTABLY HIGHER
MURDER	106%	SIMILAR
OVERALL	111%	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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