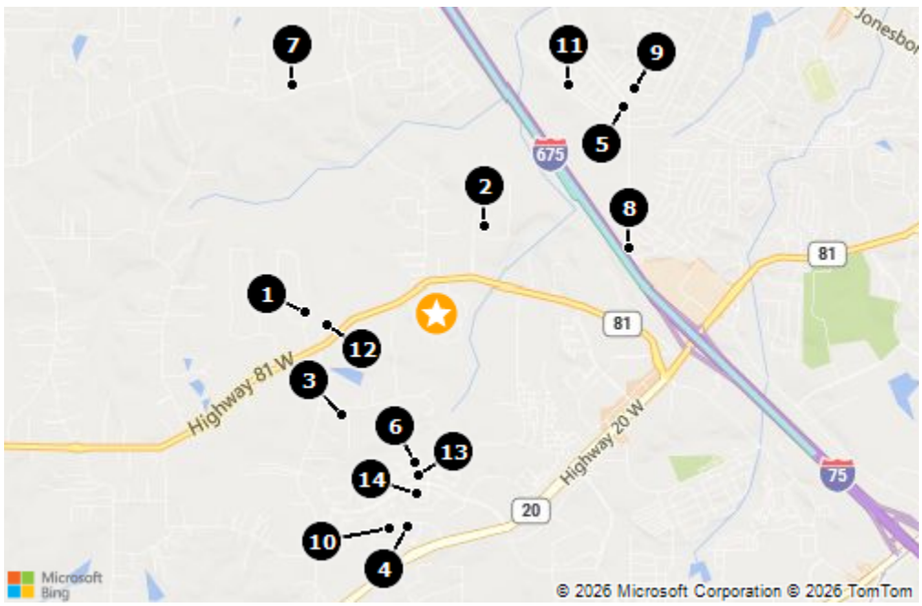
ICE SiteX Report

OrderID: 98722433

SiteX Property Information Report



Subject Property Location

170 BIRCH CREEK CIR, MCDONOUGH, GA 30253-7251

County:	**HENRY GA**	Census Tract:	131510703.201015
Property Use:	Single Family Residential	Zoning:	R2
Parcel Number:	075B01058000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$286,000**	FSD:	9	Common Confidence Score:	70
Value Range:	$260,260 - $311,740	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	1
Assd Land Value:	$16,000	Market Land Value:	$40,000	Tax Year:	2026
Assd Improvement:	$112,436	Market Improvment Value:	$281,090	Total Taxable Value:	$1,518
Total Assessed Value:	$128,436	Total Assessor Market Value:	$321,090	Delinquent Year:	
				Tax Account ID:	41803
				Homeowner's Exemption:	
				Tax Exemptions:	DF

Assessment Legal Description

Lot: 70 District: 6 Subdivision: BIRCH CREEK Phase No: 3 Land Lot: 176
Abbreviated Description: 70 BIRCH CREEK
City/Muni/Twp: UNINCORP

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1692 SF	Baths:	2	Fireplace:	Yes
Year Built:	1991	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	6	Ext Walls:	9
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:	Ranch	Basement:		Roof Cover:	Asphalt
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/13/2023	Sales Price:	$253,820
Document #:	BK-PG 18215-90	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/16/2021	Sales Price:	$245,000
Document #:	2021-006410 BK-PG 18215-88	Type of Sale:	Full Amount on Deed
Contract Date:	04/16/2021		
Document Type:			

Legal Description:
Lot: 70 Subdivision: BIRCH CREEK
Abbreviated Description: LEGAL PHASE: 3 /LAND LOT: 176 /LAND DISTRICT: 6; SINGLE FAMILY RESIDENTIAL

Prior Transfer

Recording Date:	04/16/2021	Sales Price:	$245,000
Document #:	BK-PG 18215 -88	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 70 District: 6 Subdivision: BIRCH CREEK Phase No: 3 Land Lot: 176
Abbreviated Description: 70 BIRCH CREEK
City/Muni/Twp: UNINCORP

ICE SiteX Report

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Prior Transfer

Recording Date:	03/28/2005	Sales Price:	$35,000
Document #:	14734 BK-PG 7502-199	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/24/2005	Sales Price:	$131,900
Document #:	BK-PG 7874-247	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/22/2005		
Document Type:			

Legal Description:

Lot: 70 Block: PH3 District: 6 Subdivision: BIRCH CREEK Legal Unit: 3 Land Lot: 176

Mortgage Record

Recording Date:	10/14/2004	Loan Amount:	N/A
Document #:	BK-PG 7502-199	Loan Type:	Stand Alone Second
TD Due Date:	09/17/2019	Type Finance:	

Legal Description:

Lot: 70 Block: PH3 District: 6 Subdivision: BIRCH CREEK Legal Unit: III Land Lot: 176

Area Sales Analysis

Total Area Sales	$4,979,870	Median # of Bedrooms	4
Median Lot Size	SF	Median # of Baths	2
Median Living Area	2,443 SF	Median Year Built	2002
Price Range - 2 Yrs	$220,000 to $550,000	Age Range	6 years to 39 years
Median Value	$338,000	Median Age	24 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.71Mi.	**207 WILLIAMSBURG CIR** **MCDONOUGH, GA 30253-6474**	10/01/2026	$356,000	$132	2686	9/5/3	1994	SF	
		APN: 056A03022000 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 59 Subdivision: WILLIAMSBURG PLACE Abbreviated Description: Abbreviated Description:59 WILLIAMSBURG PLACE LANDLOT: 174 LANDDIST: 6								
2	.55Mi.	**300 RAMPART ST** **MCDONOUGH, GA 30253-6484**	09/29/2026	$340,000	$200	1696	5/3/2	1994	SF	
		APN: 074C01034000 Document #: D2026-025323 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 34 Block: PH1 Subdivision: ORLEANS PLACE Abbreviated Description: Abbreviated Description:34 PH1ORLEANS PLACE LANDLOT: 145+ LANDDIST: 6								
3	.75Mi.	**78 NAIL RD** **MCDONOUGH, GA 30253-7228**	09/22/2026	$550,000	$266	2060	8/3/2	1988	78,408 SF	
		APN: 056-02038002 Document #: D2026-024680 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:LD: 6LL: 178 LANDLOT: 178 LANDDIST: 6								
4	1.16Mi.	**620 IVY CV** **MCDONOUGH, GA 30253-7283**	09/01/2026	$330,000	$135	2440	6/3/2	2001	SF	
		APN: 076A01058000 Document #: D2026-022884 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 58 Subdivision: THE IVY`S @WESTRIDGE Abbreviated Description: Subdivision:THE IVY`S @WESTRIDGE Abbreviated Description:58 THE IVYS @WESTRIDGE LANDLOT: 207 LANDDIST: 6								
5	1.51Mi.	**3324 BAYLOR CIR** **MCDONOUGH, GA 30253-6166**	08/28/2026	$395,000	$127	3091	/4/2	2019	SF	
		APN: 074D01756000 Document #: D2026-022579 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 756 Subdivision: MATHIS PLACE@PEMBROOKE Abbreviated Description: Lot:756 Subdivision:MATHIS PLACE@PEMBROOKE Abbreviated Description:LD: 7LL: 129 LANDLOT: 129 LANDDIST: 7								
6	.81Mi.	**2400 BRAELIN LOOP** **MCDONOUGH, GA 30253-9065**	08/24/2026	$324,370	$130	2495	/4/3	2014	SF	
		APN: 076A01391000 Document #: D2026-021995 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 275 Subdivision: PARK @ WESTRIDGE Abbreviated Description: Abbreviated Description:275 PARK @ WESTRIDGE LANDLOT: 207 LANDDIST: 6								
7	1.48Mi.	**898 MOUNT CARMEL RD** **MCDONOUGH, GA 30253-5921**	08/18/2026	$440,000	$126	3474	5/3/2	1987	180,775 SF	
		APN: 055-01050000 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:LD: 6LL: 142 LANDLOT: 142 LANDDIST: 6								
8	1.09Mi.	**339 ASHTON PL** **MCDONOUGH, GA 30253-8908**	08/10/2026	$220,000	$179	1224	5/3/2	1997	SF	
		APN: 074B01132000 Document #: D2026-020579 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 38 Subdivision: ASHTON COURT Abbreviated Description: Abbreviated Description:38 ASHTON COURT LANDLOT: 159 LANDDIST: 7								
9	1.62Mi.	**1316 WORCESTER TRL** **MCDONOUGH, GA 30253-6889**	07/21/2026	$313,000	$140	2229	/4/2	2016	SF	
		APN: 074D01112000 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 112 Subdivision: PEMBROOKE PARK Abbreviated Description: Abbreviated Description:112 PEMBROOKE PARK LANDLOT: 127+ LANDDIST: 7								
10	1.2Mi.	**705 TRELLIS CT** **MCDONOUGH, GA 30253-7279**	07/14/2026	$336,000	$137	2446	9/5/2	2003	SF	

ICE SiteX Report

OrderID: 98722433

APN: 076A01050000 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 50 Subdivision: THE IVY`S @WESTRIDGE Abbreviated Description: Subdivision:THE IVY`S @WESTRIDGE Abbreviated Description:50 THE IVYS @WESTRIDGE LANDLOT: 207 LANDDIST: 6

11	1.44Mi.	**3156 BAYLOR CIR** **MCDONOUGH, GA 30253-6159**	06/29/2026	$326,500	$143	2281	/5/2	2020	SF

APN: 074D01714000 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 714 Subdivision: MATHIS PLACE@PEMBROOKE Abbreviated Description: Lot:714 Subdivision:MATHIS PLACE@PEMBROOKE Abbreviated Description:LD: 7LL: 129 LANDLOT: 129 LANDDIST: 7

12	.6Mi.	**1100 HIGHWAY 81 W** **MCDONOUGH, GA 30253-6423**	06/24/2026	$393,000	$122	3199	8/4/3	1997	362,421 SF

APN: 056-02053082 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:PER 17918/1&4 SPLIT 8.32 AC F LANDLOT: 174+ LANDDIST: 6

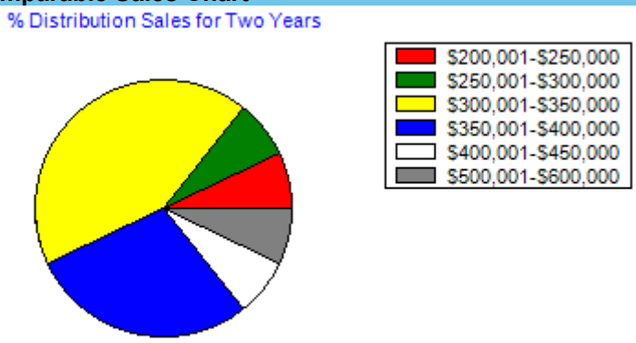
13	.87Mi.	**2324 BRAELIN LOOP** **MCDONOUGH, GA 30253-9066**	06/24/2026	$358,000	$109	3282	6/4/3	2013	SF

APN: 076A01398000 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 282 Subdivision: PARK @ WESTRIDGE Abbreviated Description: Lot:282 Subdivision:PARK @ WESTRIDGE Abbreviated Description:CORNER LOT LANDLOT: 206 LANDDIST: 6

14	.97Mi.	**1421 EMPRESS DR** **MCDONOUGH, GA 30253-9047**	06/22/2026	$298,000	$156	1900	5/2/2	2005	SF

APN: 076A01221000 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 175 Subdivision: RETREAT @ WESTRIDGE Abbreviated Description: Abbreviated Description:175 RETREAT @ WESTRIDGE LANDLOT: 208 LANDDIST: 6

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.	**170 BIRCH CREEK CIR**	**04/16/2021**	$321,090	$128,436	1,692	6/3/2	1991		
.03Mi.	**160 BIRCH CREEK CIR**	**03/28/2024**	$306,980	$122,792	2,252	4/5/3	1990		
.04Mi.	**235 WOODFIELD CT**	**11/12/2020**	$311,570	$124,628	1,628	6/3/2	1990		
.05Mi.	**225 WOODFIELD CT**	**07/17/2025**	$307,100	$122,840	2,208	8/3/2	1990		
.05Mi.	**175 BIRCH CREEK CIR**	**07/26/2007**	$334,800	$133,920	2,251	9/5/3	2000		
.05Mi.	**150 BIRCH CREEK CIR**	**12/13/2019**	$301,100	$120,440	1,562	5/3/2	1990		
.05Mi.	**165 BIRCH CREEK CIR**	**08/17/2023**	$320,280	$128,112	2,060	7/3/2	1991		
.06Mi.	**245 WOODFIELD CT**	**02/28/1991**	$256,300	$102,520	1,577	7/4/2	1990		
.06Mi.	**15 OAK HILL CT**	**02/22/2021**	$327,500	$131,000	1,859	5/3/2	1989		
.07Mi.	**215 WOODFIELD CT**	**07/01/2024**	$319,380	$127,752	2,060	5/3/2	1990		
.08Mi.	**155 BIRCH CREEK CIR**	**05/11/2018**	$294,500	$117,800	2,041	6/3/2	1990		
.08Mi.	**140 BIRCH CREEK CIR**	**12/12/2002**	$317,080	$126,832	1,932	7/3/2	1989		
.09Mi.	**25 OAK HILL CT**	**03/31/2023**	$279,680	$111,872	1,568	6/3/2	1989		
.09Mi.	**240 WOODFIELD CT**	**10/30/2010**	$336,300	$134,520	1,934	/4/3	2007		
.09Mi.	**205 WOODFIELD CT**	**02/26/1998**	$309,000	$123,600	1,598	6/3/2	1990		
.1Mi.	**205 BIRCH CREEK CIR**	**08/28/2019**	$322,800	$129,120	2,190	6/4/2	1991		

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	63%

ICE SiteX Report

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Demographics & Income

Median Age:	35.4 years old	Households:	24,012
Median Household Income:	$92,218	Households w/Family:	73%
Household Income Per Capita:	$37,410	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Henry County School District	Students:	43,012
Number of Schools:	53	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.84Mi.	**Luella Middle School** Number of Students: 849 Student-Teacher Ratio: 21.94	D	Public	6 - 8
3.56Mi.	**Luella High School** Number of Students: 1,236 Student-Teacher Ratio: 18.31 Advanced Placement: Yes	D+	Public	9 - 12
0.52Mi.	**Oakland Elementary School** Number of Students: 462 Student-Teacher Ratio: 14.62	D-	Public	PK - 5

Flood Report

The Subject Property of **170 BIRCH CREEK CIR, MCDONOUGH, GA 30253-7251** 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	118%	HIGHER
BURGLARY	102%	SIMILAR
MOTOR VEHICLE THEFT	121%	HIGHER
FORCIBLE ROBBERY	104%	SIMILAR
AGGRAVATED ASSAULT	94%	SIMILAR
FORCIBLE RAPE	88%	LOWER
MURDER	107%	SIMILAR
OVERALL	102%	SIMILAR

Disaster Alerts

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

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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