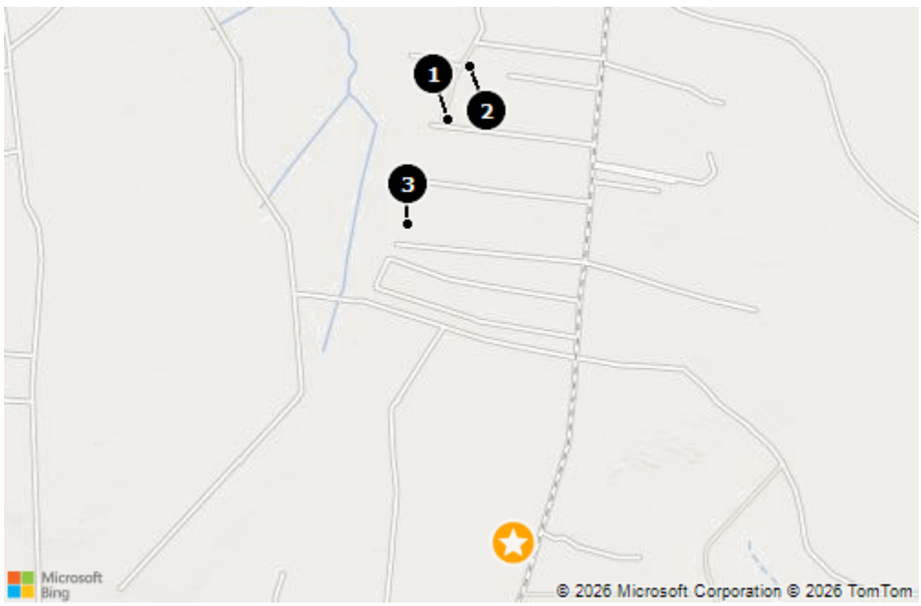
ICE SiteX Report

OrderID: 98722513

SiteX Property Information Report



Subject Property Location

17534 POST RD S, WAYNESVILLE, GA 31566-4669

County:	**BRANTLEY GA**	Census Tract:	130259601.021
Property Use:	Single Family Residential	Zoning:	RESIDENTIAL
Parcel Number:	B080 042	Thomas Bros Pg-Grid:	

Valuation

Value:	**$295,000**	FSD:	70	Common Confidence Score:	9
Value Range:	$88,500 - $501,500	ICE Confidence Score:	30		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	5
Assd Land Value:	$15,127	Market Land Value:	$37,818	Tax Year:	2025
Assd Improvement:	$116,351	Market Improvment Value:	$290,878	Total Taxable Value:	$3,854
Total Assessed Value:	$131,478	Total Assessor Market Value:	$328,696	Delinquent Year:	
				Tax Account ID:	16062
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 17 Phase No: 2
Abbreviated Description: GMD 1493 LOT 17 PHASE 2 POST ROAD ACRES

Property Characteristics

Lot Size:	3.030 AC	Bedrooms:		Pool:	
Building Area:	1856 SF	Baths:	2	Fireplace:	
Year Built:	2024	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	4
Number of Units:		Garage Type:		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:	08/02/2024	Sales Price:	$257,000
Document #:	BK-PG 854 -163	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 17 Phase No: 2
Abbreviated Description: GMD 1493 LOT 17 PHASE 2 POST ROAD ACRES

Prior Transfer

Recording Date:	03/22/2024	Sales Price:	$174,150
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$317,000	Median # of Bedrooms	
Median Lot Size	60,113 SF	Median # of Baths	1
Median Living Area	1,104 SF	Median Year Built	1976
Price Range - 2 Yrs	$35,000 to $217,000	Age Range	49 years to 71 years
Median Value	$65,000	Median Age	50 years

Comparable Sales Data

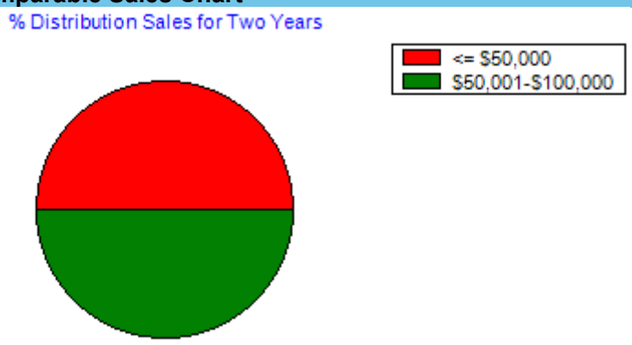
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool

ICE SiteX Report

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1	1.19Mi.	**404 CD AVE** **WAYNESVILLE, GA 31566-3301**	08/31/2026	$217,000	$166	1300	//1	1977	60,113 SF
	APN: B079C 033 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:GMD 334; RESIDENTIAL LOT								
2	1.28Mi.	**61 FRED AVE** **WAYNESVILLE, GA 31566-3604**	01/05/2026	$65,000	$58	1104	//1	1976	266,153 SF
	APN: B079C 015 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 37, Subdivision: GIBSON SUBDIVISION Abbreviated Description: Lot:37, Subdivision:GIBSON SUBDIVISION Abbreviated Description:LOT 37, 70 THRU 79; RESIDENTIAL SMALL TRACT								
3	.93Mi.	**412 GEORGE AVE** **WAYNESVILLE, GA 31566-3624**	12/04/2025	$35,000	$36	958	/1/1	1955	40,075 SF
	APN: B079C 117 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 177 Abbreviated Description: Lot:177 Abbreviated Description:334 GMD LOT 177 GIBSON S/D; 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.	**17534 POST RD S**	**08/02/2024**	$328,696	$131,478	1,856	//2	2024	3 SF	
.09Mi.	**17494 POST RD S**	**04/27/2024**	$305,704	$122,282	1,856	//2	2024	3 SF	
.13Mi.	**17456 POST RD S**	**04/19/2024**	$272,143	$108,857	1,696	//2	2024	3 SF	
.17Mi.	**17418 POST RD S**	**12/15/2023**	$302,851	$121,141	1,856	//2	2023	3 SF	
.22Mi.	**17710 OLD POST RD**	**10/17/2024**	$184,265	$73,706	1,856	//2	2024	3 SF	
.22Mi.	**17380 POST RD S**	**12/06/2023**	$269,629	$107,852	1,696	//2	2023	3 SF	
.26Mi.	**17342 POST RD S**	**09/15/2023**	$305,231	$122,093	1,856	//2	2023	3 SF	
.26Mi.	**OLD POST RD**	**10/17/2024**	$95,239	$38,096	1,856	//2	2024	3 SF	
.3Mi.	**17298 POST RD S**	**09/22/2023**	$295,681	$118,273	1,856	//2	2023	3 SF	
.34Mi.	**17244 POST RD S**	**05/15/2023**	$255,406	$102,162	1,440	//2	2023	3 SF	
.38Mi.	**17200 POST RD S**	**09/20/2024**	$316,125	$126,450	1,824	//2	2023	3 SF	
.42Mi.	**17150 POST RD S**	**01/11/2023**	$282,315	$112,926	1,664	//2	2022	3 SF	
.42Mi.	**15 PETE AVE**	**08/23/2024**	$367,859	$147,143	2,048	//2	2023	11 SF	
.44Mi.	**31 OLD MILL RD**	**08/18/2023**	$348,134	$139,254	1,856	//2	2023	11 SF	
.48Mi.	**71 OLD MILL RD**	**02/09/2024**	$389,488	$155,796	1,994	//2	2023	10 SF	
.51Mi.	**17110 POST RD S**	**07/07/2023**	$284,373	$113,749	1,824	//2	2022	4 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

ICE SiteX Report

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

Disaster Alerts

4/20/2026 - Highway 82 Fire

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