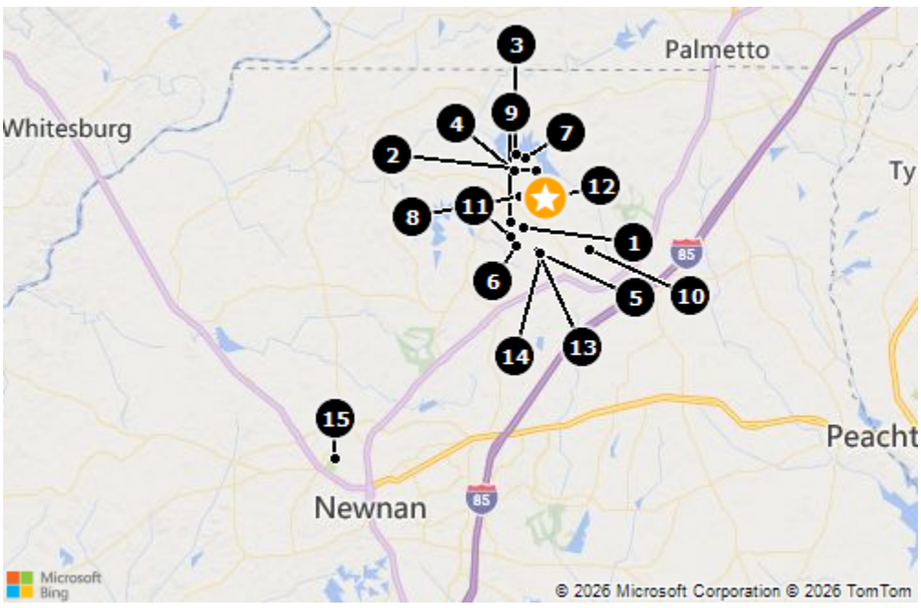
ICE SiteX Report

OrderID: 98677819

SiteX Property Information Report



Subject Property Location

178 DAKOTAHS BND, NEWNAN, GA 30263-6999

County:	**COWETA GA**	Census Tract:	130771704.033009
Property Use:	Single Family Residential	Zoning:	001
Parcel Number:	094 5211 031	Thomas Bros Pg-Grid:	

Valuation

Value:	**$805,000**	FSD:	16	Common Confidence Score:	52
Value Range:	$676,200 - $933,800	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1
Assd Land Value:	$46,200	Market Land Value:	$115,500	Tax Year:	2025
Assd Improvement:	$327,643	Market Improvment Value:	$819,108	Total Taxable Value:	$5,803
Total Assessed Value:	$373,843	Total Assessor Market Value:	$934,608	Delinquent Year:	
				Tax Account ID:	268948845
				Homeowner's Exemption:	
				Tax Exemptions:	DBV

Assessment Legal Description

Lot: 24 District: 5 Subdivision: AUSTINS CREEK Phase No: 2 Land Lot: 211
Abbreviated Description: HSE/LOT 2-24 AUSTINS CREEK SD

Property Characteristics

Lot Size:		Bedrooms:	5	Pool:	
Building Area:	5728 SF	Baths:	5	Fireplace:	1
Year Built:	2015	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Masonry
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	3+B	Number of Cars:		A/C:	Central
Style:		Basement:	Unfinished	Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/31/2020	Sales Price:	$493,540
Document #:	2020016870 BK-PG 4337-156	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/17/2018	Sales Price:	N/A
Document #:	2018-004869 BK-PG 4747-697	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	08/17/2018		
Document Type:			

Legal Description:
Lot: 24 Subdivision: AUSTINS CREEK
Abbreviated Description: HSE/LOT 2-24 AUSTINS CREEK SD LANDLOT: 211 LANDDIST: 5

Prior Transfer

Recording Date:	08/17/2018	Sales Price:	N/A
Document #:	BK-PG 4747 -697	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 24 District: 5 Subdivision: AUSTINS CREEK Phase No: 2 Land Lot: 211
Abbreviated Description: HSE/LOT 2-24 AUSTINS CREEK SD

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Prior Transfer

Recording Date:	07/15/2016	Sales Price:	N/A
Document #:	2016-003981 BK-PG 4401-793	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	07/15/2016		
Document Type:			

Legal Description:
Lot: 24 Subdivision: AUSTINS CREEK
Abbreviated Description: LOT 2-24 AUSTINS CREEK SD LANDLOT: 211 LANDDIST: 5

Mortgage Record

Recording Date:	03/03/2016	Loan Amount:	N/A
Document #:	003405 BK-PG 4337-156	Loan Type:	VA
TD Due Date:	02/28/2046	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	02/29/2016	Sales Price:	$520,040
Document #:	2016-000966 BK-PG 4337-155	Type of Sale:	Full Amount on Deed
Contract Date:	02/29/2016		
Document Type:			

Legal Description:
Lot: 24 Subdivision: AUSTINS CREEK
Abbreviated Description: LOT 2-24 AUSTINS CREEK SD LANDLOT: 211 LANDDIST: 5

Prior Transfer

Recording Date:	04/14/2015	Sales Price:	$225,000 Multiple Parcels Involved in this transaction
Document #:	2015-001683 BK-PG 4205-294	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 24 Subdivision: AUSTINS CREEK
Abbreviated Description: LOT 2-24 AUSTINS CREEK SD |LAN

Area Sales Analysis

Total Area Sales	$8,091,800	Median # of Bedrooms	3
Median Lot Size	48,003 SF	Median # of Baths	3
Median Living Area	2,962 SF	Median Year Built	1996
Price Range - 2 Yrs	$245,000 to $920,000	Age Range	2 years to 44 years
Median Value	$499,900	Median Age	30 years

Comparable Sales Data

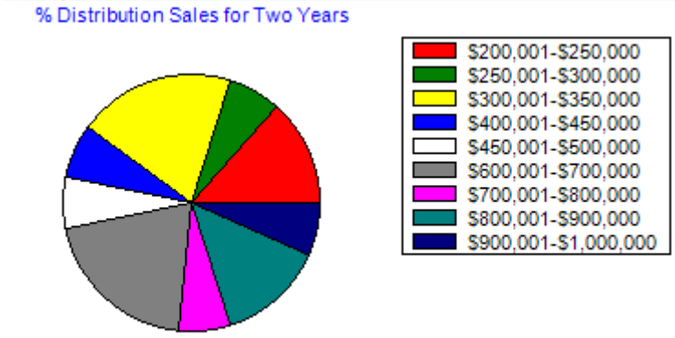
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.81Mi.	**77 PACES LANDING WAY** **NEWNAN, GA 30263-4174**	08/25/2026	$335,000	$191	1752	/3/2	1995	SF	
		APN: 095 5205 068 Document #: D2026-014032 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: A-16 Subdivision: PACES LANDING Abbreviated Description: Abbreviated Description:H/LT A-16 PACES LANDING S/D PH A LANDLOT: 180; RESIDENTIAL LOT								
2	.6Mi.	**46 ENCLAVE LN** **NEWNAN, GA 30263-3585**	08/14/2026	$425,000	$112	3791	6/4/3	1994	SF	
		APN: 094 5238 015 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 14 Subdivision: ENCLAVE AT WATERS EDGE Abbreviated Description: Subdivision:ENCLAVE AT WATERS EDGE Abbreviated Description:H/LT 14 ENCLAVE @ WATERS EDGE S/D LANDLOT: 238 LANDDIST: 5; RESIDENTIAL LOT								
3	1.15Mi.	**275 WATERS EDGE LN** **NEWNAN, GA 30263-3594**	07/01/2026	$920,000	$189	4852	6/4/3	1996	112,559 SF	
		APN: 094 5237 008 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 57 Subdivision: WATERS EDGE Abbreviated Description: Abbreviated Description:H/2.584 AC LT 57 WATERS EDGE LANDLOT: 237 LANDDIST: 5; RESIDENTIAL LOT								
4	.9Mi.	**394 S ALEXANDER CREEK RD** **NEWNAN, GA 30263-4132**	05/21/2026	$825,000	$232	3542	6/4/3	2003	223,899 SF	
		APN: 094 5237 040 Document #: D2026-008459 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:HSE/ 5.145 AC LL 237 5 LD (TR 3) LANDLOT: 237 LANDDIST: 5; RESIDENTIAL SMALL TRACT								
5	1.23Mi.	**260 TIMBERIDGE DR** **NEWNAN, GA 30263-4170**	05/21/2026	$245,000	$129	1886	/3/2	1990	62,640 SF	
		APN: 095 5174 025 Document #: 2026-008488 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 28 Subdivision: TIMBERIDGE Abbreviated Description: Abbreviated Description:HSE/1.438 ACS LT 28 TIMBERIDGE S/D LANDLOT: 174 LANDDIST: 5; RESIDENTIAL LOT								
6	1.17Mi.	**331 ATLANTICA DR** **NEWNAN, GA 30263-1781**	05/18/2026	$699,900	$219	3192	//3	2024	SF	
		APN: 095 5180 135 Document #: D2026-008103 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 76 Subdivision: HIGHGATE Abbreviated Description: Abbreviated Description:HSE/LOT 76 LL 180 LD 5 HIGHGATE PH 2 & 3 LANDLOT: 180 LANDDIST: 5; RESIDENTIAL LOT								
7	.96Mi.	**590 S ALEXANDER CREEK RD** **NEWNAN, GA 30263-4157**	05/11/2026	$300,000	$102	2928	5/3/2	1995	60,549 SF	
		APN: 094 5237 032 Document #: D2026007777 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 75 Subdivision: WATERS EDGE Abbreviated Description: Abbreviated Description:H/1.39 AC LT 75 WATERS EDGE LANDLOT: 237 LANDDIST: 5; RESIDENTIAL LOT								
8	.58Mi.	**140 S ALEXANDER CREEK RD**	04/17/2026	$800,000	$261	3063	//3	2024	70,132 SF	

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		NEWNAN, GA 30263-4154							
	APN: 094 5212 031 Document #:								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: Abbreviated Description:HSE/1.61 AC TRACT 1 LL212/5LD LANDLOT: 212 LANDDIST: 5; RESIDENTIAL LOT								
9	.91Mi.	**135 ASHLEY CREEK DR**	04/03/2026	$350,000	$165	2111	/3/2	1988	48,003 SF
		NEWNAN, GA 30263-4167							
	APN: 095 5205 036 Document #:								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: 13 Subdivision: ASHLEY CREEK Abbreviated Description: Abbreviated Description:H/1.102 AC LT 13 ASHLEY CREEK LANDLOT: 205 LANDDIST: 5; RESIDENTIAL LOT								
10	1.39Mi.	**40 TANGLEWOOD RD**	04/02/2026	$499,900	$125	3975	//3	1982	285,755 SF
		NEWNAN, GA 30263-4109							
	APN: 107 5177 034 Document #:								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: 53 Subdivision: CEDAR CREEK FARMS Abbreviated Description: Subdivision:CEDAR CREEK FARMS Abbreviated Description:HSE/ 6.56 AC, LT 53 PH 4 CEDAR CRK FM LANDLOT: 177 LANDDIST: 5; RESIDENTIAL SMALL TRACT								
11	1.16Mi.	**40 PACES LANDING TRL**	03/02/2026	$325,000	$224	1450	/3/2	1996	SF
		NEWNAN, GA 30263-4192							
	APN: 095 5180 060 Document #: 2026-003304								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: B-22 Subdivision: PACES LANDING Abbreviated Description: Abbreviated Description:H/LT B-22 PACES LANDING PH B LANDLOT: 180 LANDDIST: 5; RESIDENTIAL LOT								
12	.42Mi.	**73 ELYS RDG**	02/25/2026	$885,000	$152	5788	/4/5	2012	SF
		NEWNAN, GA 30263-6994							
	APN: 095 5206 041 Document #: D2026-003017								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: 4 Subdivision: AUSTINS CREEK Abbreviated Description: Subdivision:AUSTINS CREEK Abbreviated Description:HSE/LOT 4 AUSTIN CREEK LANDLOT: 206 LANDDIST: 5; RESIDENTIAL LOT								
13	1.17Mi.	**82 ATLANTICA DR**	12/30/2025	$607,000	$217	2795	//3	2024	SF
		NEWNAN, GA 30263-1777							
	APN: 095 5179 044 Document #: D2025-019530								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: 26 Subdivision: HIGHGATE Abbreviated Description: Abbreviated Description:HSE/LOT 26 LL 179 LD 5 HIGHGATE PH 2 & 3 LANDLOT: 179 LANDDIST: 5; RESIDENTIAL LOT								
14	1.22Mi.	**265 TIMBERIDGE DR**	12/10/2025	$250,000	$87	2848	/3/3	1992	56,498 SF
		NEWNAN, GA 30263-4161							
	APN: 095 5174 024 Document #:								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: 27 Subdivision: TIMBERIDGE Abbreviated Description: Abbreviated Description:H/LT 27 1.297 AC TIMBERIDGE S/D LANDLOT: 174 LANDDIST: 5; RESIDENTIAL LOT								
15	1.17Mi.	**88 ATLANTICA DR**	12/01/2025	$625,000	$211	2962	//3	2024	SF
		NEWNAN, GA 30263-1777							
	APN: 095 5179 045 Document #: D2025-017828								
	Document Type: Price Code: V								
	Land Use: Single Family Residential								
	Legal: Lot: 27 Subdivision: HIGHGATE Abbreviated Description: Abbreviated Description:HSE/LOT 27 LL 179 LD 5 HIGHGATE PH 2 & 3 LANDLOT: 179 LANDDIST: 5; 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.

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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.	**178 DAKOTAHS BND**	**08/17/2018**	$934,608	$373,843	5,728	7/5/5	2015		
.08Mi.	**138 DAKOTAHS BND**	**02/04/2015**	$754,550	$301,820	3,891	7/5/4	2014		
.08Mi.	**211 DAKOTAHS BND**	**05/06/2016**	$789,401	$315,760	5,563	7/5/5	2015		
.11Mi.	**237 DAKOTAHS BND**	**09/13/2023**	$744,069	$297,628	3,941	7/5/3	2016		Pool/ Spa
.12Mi.	**88 DAKOTAHS BND**	**11/11/2016**	$906,396	$362,558	5,414	8/6/5	2016		Yes
.13Mi.	**147 DAKOTAHS BND**	**03/16/2017**	$664,730	$265,892	3,672	7/5/4	2014		Yes
.13Mi.	**169 DAKOTAHS BND**	**12/01/2023**	$993,770	$397,508	6,528	7/5/4	2015		Yes
.14Mi.	**288 DAKOTAHS BND**	**03/23/2022**	$839,388	$335,755	5,649	7/5/5	2015		
.14Mi.	**227 ELYS RDG**	**10/27/2020**	$831,798	$332,719	5,630	7/5/5	2011		Yes
.14Mi.	**247 ELYS RDG**	**03/16/2011**	$790,005	$316,002	4,497	7/5/4	2011		Yes
.15Mi.	**199 DAKOTAHS BND**	**10/26/2020**	$864,115	$345,646	5,507	7/5/5	2016		
.16Mi.	**259 ELYS RDG**	**04/30/2012**	$941,988	$376,795	7,930	7/5/6	2012		
.16Mi.	**23 MACKENZIE CT**	**06/30/2017**	$707,922	$283,169	3,489	7/5/4	2017		
.17Mi.	**28 MACKENZIE CT**	**01/30/2015**	$821,615	$328,646	5,651	7/5/5	2014		
.17Mi.	**193 DAKOTAHS BND**	**09/29/2016**	$812,035	$324,814	5,582	7/5/5	2016		
.18Mi.	**275 ELYS RDG**	**12/16/2011**	$825,616	$330,246	4,519	7/5/4	2011		

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	38.7 years old	Households:	22,466
Median Household Income:	$81,323	Households w/Family:	71%
Household Income Per Capita:	$36,523	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Coweta County School District	Students:	23,064
Number of Schools:	29	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.90Mi.	**Northgate High School** Number of Students: 2,142 Student-Teacher Ratio: 17.59 Advanced Placement: Yes	A-	Public	9 - 12
3.52Mi.	**Brooks Elementary School** Number of Students: 835 Student-Teacher Ratio: 16.06	A+	Public	PK - 5
2.74Mi.	**Madars Middle School** Number of Students: 754 Student-Teacher Ratio: 14.44	A	Public	6 - 8

Flood Report

The Subject Property of **178 DAKOTAHS BND, NEWNAN, GA 30263-6999** 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	93%	SIMILAR
BURGLARY	110%	HIGHER
MOTOR VEHICLE THEFT	99%	SIMILAR
FORCIBLE ROBBERY	97%	SIMILAR
AGGRAVATED ASSAULT	118%	HIGHER
FORCIBLE RAPE	118%	HIGHER
MURDER	112%	HIGHER
OVERALL	113%	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

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