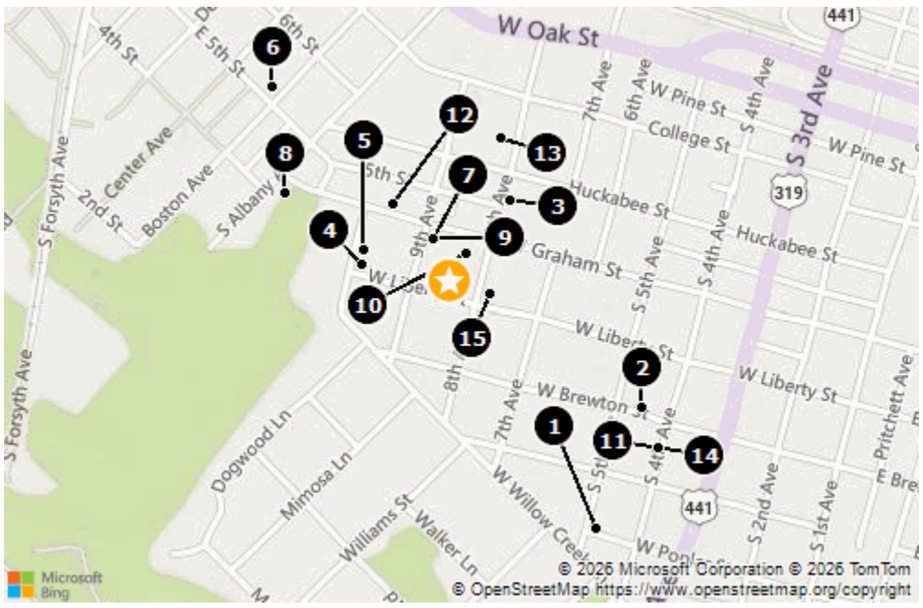
ICE SiteX Report

OrderID: 98671641

SiteX Property Information Report



Subject Property Location

178 W LIBERTY ST, MC RAE HELENA, GA 31055-4110

County:	**TELFAIR GA**	Census Tract:	132719501.031071
Property Use:	Single Family Residential	Zoning:	RESIDENTIAL
Parcel Number:	MC0500 038	Thomas Bros Pg-Grid:	

Valuation

Value:	**$169,000**	FSD:	24	Common Confidence Score:	29
Value Range:	$128,440 - $209,560	ICE Confidence Score:	76		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1
Assd Land Value:	$2,400	Market Land Value:	$6,000	Tax Year:	2025
Assd Improvement:	$60,572	Market Improvment Value:	$151,430	Total Taxable Value:	
Total Assessed Value:	$62,972	Total Assessor Market Value:	$157,430	Delinquent Year:	
				Tax Account ID:	4719
				Homeowner's Exemption:	
				Tax Exemptions:	DBV

Assessment Legal Description

Lot: 6,7 Block: 25 Subdivision: MCRAE 014
Abbreviated Description: H/L 18H 96-97 LOTS 6&7 BLK 25

Property Characteristics

Lot Size:	20,000 SF	Bedrooms:		Pool:	
Building Area:	1831 SF	Baths:	2	Fireplace:	1
Year Built:	1948	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Masonry
Number of Units:		Garage Type:	Carport	Heating:	Floor/Wall
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:	Masonry	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/28/2026	Sales Price:	$148,500
Document #:	BK-PG 18R-407	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	06/09/2022	Loan Amount:	N/A
Document #:	BK-PG 000000018R-0000000407	Loan Type:	VA
TD Due Date:	01/01/2052	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	05/20/2022	Sales Price:	$108,880
Document #:	BK-PG 17H-408	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/19/2020	Sales Price:	N/A
Document #:	2020-000394 BK-PG 18H -96	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	10/19/2020		
Document Type:			

ICE SiteX Report

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Legal Description:
Lot: 6&7 Block: 25 Subdivision: MCRAE-HELENA
Abbreviated Description: H/L 16U 459-60 LOTS 6&7 BLK 25

Prior Transfer

Recording Date:	10/19/2020	Sales Price:	N/A
Document #:	BK-PG 18H -96	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 6,7 Block: 25 Subdivision: MCRAE 014
Abbreviated Description: H/L 18H 96-97 LOTS 6&7 BLK 25

Mortgage Record

Recording Date:	05/13/2016	Loan Amount:	N/A
Document #:	BK-PG 17H-408	Loan Type:	VA
TD Due Date:	05/01/2046	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	05/05/2016	Sales Price:	$103,612
Document #:	BK-PG 17F-323	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/22/2016	Sales Price:	$103,000
Document #:	BK-PG 17C-824	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/18/2016	Loan Amount:	N/A
Document #:	BK-PG 17F-323	Loan Type:	VA
TD Due Date:	03/01/2045	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	10/01/2015	Sales Price:	$86,450
Document #:	BK-PG 16U-462	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/15/2015	Loan Amount:	N/A
Document #:	BK-PG 17C-824	Loan Type:	VA
TD Due Date:	10/01/2045	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	05/01/2014	Loan Amount:	N/A
Document #:	BK-PG 16U-462	Loan Type:	VA
TD Due Date:	05/01/2039	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	04/30/2014	Sales Price:	$91,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/30/2014	Sales Price:	$91,000
Document #:	2014-000186 BK-PG 16U -459	Type of Sale:	Full Amount on Deed
Contract Date:	04/30/2014		
Document Type:			

Legal Description:
Lot: 6 Block: 25
Abbreviated Description: H/L 15N 205 LOTS 6&7 BLK 25

Area Sales Analysis

Total Area Sales	$1,846,142	Median # of Bedrooms	2
Median Lot Size	20,038 SF	Median # of Baths	2
Median Living Area	1,668 SF	Median Year Built	1954
Price Range - 2 Yrs	$29,000 to $286,000	Age Range	19 years to 101 years
Median Value	$105,000	Median Age	72 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.39Mi.	**125 FIFTH AVE** **MC RAE HELENA, GA 31055-3331**	08/06/2026	$105,000	$97	1075	//1	1965	9,148 SF	

APN: MC2300 018 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Block: 53 Subdivision: MCRAE-HELENA Abbreviated Description: Lot:4 Block:53 Subdivision:MCRAE-HELENA Abbreviated Description:H/L 17O 724-26 LOT 4 BLK 53 (M5-14-3A)

ICE SiteX Report

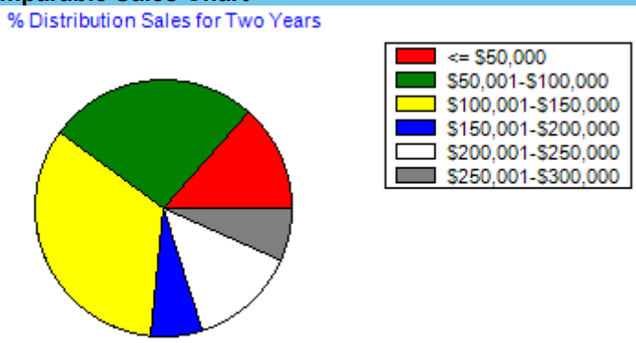
OrderID: 98671641

2	.31Mi.	**86 W BREWTON ST** **MC RAE HELENA, GA 31055-3155**	07/02/2026	$104,000	$98	1052	4/2/1	1950	17,424 SF	
		APN: MC1200 045 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: MCRAE-HELENA Abbreviated Description: Subdivision:MCRAE-HELENA Abbreviated Description:H/L 18Y 484-85 10TH LD LL 173								
3	.14Mi.	**43 EIGHTH AVE** **MC RAE HELENA, GA 31055-3320**	02/06/2026	$145,000	$99	1459	6/3/1	1940	20,038 SF	
		APN: MC0500 050 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 1&2 Block: 10 Subdivision: MCRAE-HELENA Abbreviated Description: Lot:1&2 Block:10 Subdivision:MCRAE-HELENA Abbreviated Description:H/L 17S 179 PT LOTS 1&2 BLK 10								
4	.11Mi.	**15 BEN AVE** **MC RAE HELENA, GA 31055-3134**	01/16/2026	$225,000	$107	2088	//2	1955	20,038 SF	
		APN: MC0500 024 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 5&6 Block: 26 Subdivision: MCRAE-HELENA Abbreviated Description: Lot:5&6 Block:26 Subdivision:MCRAE-HELENA Abbreviated Description:H/L15W 109-10 PT LOTS 5&6 BLK 26								
5	.11Mi.	**11 BEN AVE** **MC RAE HELENA, GA 31055-3134**	10/14/2025	$64,142	$39	1643	//2	1954	20,000 SF	
		APN: MC0500 020 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: MCRAE-HELENA Abbreviated Description: Subdivision:MCRAE-HELENA Abbreviated Description:H/L 4F 562 (M12-4-4)								
6	.4Mi.	**46 E FIFTH ST** **MC RAE HELENA, GA 31037-3857**	09/03/2025	$58,000	$56	1020	/3/1	1970	15,000 SF	
		APN: H01800 023 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 1 Block: 193 Subdivision: MCRAE-HELENA Abbreviated Description: Lot:1 Block:193 Subdivision:MCRAE-HELENA Abbreviated Description:H/L 18Y 433-34 LOT 1 BLK 193								
7	.06Mi.	**189 W GRAHAM ST** **MC RAE HELENA, GA 31055-3601**	07/11/2025	$85,000	$50	1668	//1	1925	10,000 SF	
		APN: MC0500 042 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: MCRAE-HELENA Abbreviated Description: Subdivision:MCRAE-HELENA Abbreviated Description:H/L 16V 280-81 (M12-3-2)								
8	.26Mi.	**71 S ALBANY AVE** **MC RAE HELENA, GA 31037-3800**	07/03/2025	$116,000	$66	1740	//2	2007	34,000 SF	
		APN: H01800 048 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 226 Subdivision: MCRAE-HELENA Abbreviated Description: Lot:4 Block:226 Subdivision:MCRAE-HELENA Abbreviated Description:H/L 17X 159-60 LOT 4 BLK 226								
9	.06Mi.	**189 W GRAHAM ST** **MC RAE HELENA, GA 31055-3601**	05/30/2025	$29,000	$17	1668	//1	1925	10,000 SF	
		APN: MC0500 042 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Subdivision: MCRAE-HELENA Abbreviated Description: Subdivision:MCRAE-HELENA Abbreviated Description:H/L 16V 280-81 (M12-3-2)								
10	.04Mi.	**175 W GRAHAM ST** **MC RAE HELENA, GA 31055-3601**	12/20/2024	$286,000	$168	1702	//2	1986	42,689 SF	Yes
		APN: MC0500 044 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3&4 Block: 25 Subdivision: MCRAE-HELENA Abbreviated Description: Lot:3&4 Block:25 Subdivision:MCRAE-HELENA Abbreviated Description:H/L 17K 69-71 LOTS 3&4 BLK 25								
11	.34Mi.	**110 S FOURTH AVE** **MC RAE HELENA, GA 31055-3344**	11/12/2024	$174,000	$82	2120	/4/3	1945	34,848 SF	
		APN: MC2300 004 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 1-3 Subdivision: MCRAE-HELENA Abbreviated Description: Lot:1-3 Subdivision:MCRAE-HELENA Abbreviated Description:H/L 18T 603-04 LOTS 1-3 SEC 45								
12	.14Mi.	**210 W GRAHAM ST** **MC RAE HELENA, GA 31055-3602**	08/09/2024	$35,000	$19	1817	5/3/1	1958	20,038 SF	
		APN: MC0500 012 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Subdivision: MCRAE-HELENA Abbreviated Description: Subdivision:MCRAE-HELENA Abbreviated Description:H/L 9E 376 (M11A-5-5)								
13	.21Mi.	**28 EIGHTH AVE** **MC RAE HELENA, GA 31055-3321**	08/06/2024	$110,000	$75	1460	5/3/2	1940	15,682 SF	
		APN: MC0400 046 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal:								
14	.34Mi.	**110 S FOURTH AVE** **MC RAE HELENA, GA 31055-3344**	05/13/2024	$85,000	$40	2120	/4/3	1945	34,848 SF	
		APN: MC2300 004 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 1-3 Subdivision: MCRAE-HELENA Abbreviated Description: Lot:1-3 Subdivision:MCRAE-HELENA Abbreviated Description:H/L 18T 603-04 LOTS 1-3 SEC 45								
15	.07Mi.	**158 W LIBERTY ST** **MC RAE HELENA, GA 31055-4110**	04/11/2024	$225,000	$113	1975	6/3/2	1963	40,075 SF	
		APN: MC1200 022 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 5&6 Block: 24 Subdivision: MCRAE-HELENA Abbreviated Description: Lot:5&6 Block:24 Subdivision:MCRAE-HELENA Abbreviated Description:H/L 18U 539-40 LOTS 5&6 BLK 24								

ICE SiteX Report

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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.	**178 W LIBERTY ST**	**10/19/2020**	$157,430	$62,972	1,831	//2	1948	20,000 SF	
.02Mi.	**182 W LIBERTY ST**	**07/09/2020**	$43,198	$17,279	912	//1	1930	15,000 SF	
.02Mi.	**70 LIBERTY ST**	**03/18/2022**	$23,505	$9,402	1,152	//1	1920	12,500 SF	
.03Mi.	**66 EIGHTH AVE**	**09/13/2010**	$71,123	$28,449	1,160	//1	1930	10,019 SF	
.03Mi.	**51 NINTH AVE**	**01/21/2015**	$118,341	$47,336	1,570	//2	1962	20,038 SF	
.04Mi.	**183 W GRAHAM ST**	**11/08/1996**	$59,565	$23,826	1,212	//1	1927	20,038 SF	
.04Mi.	**175 W GRAHAM ST**	**12/20/2024**	$214,792	$85,917	1,702	//2	1986	42,689 SF	Yes
.05Mi.	**45 NINTH AVE**	**12/28/2001**	$186,350	$74,540	2,682	//2	1963	10,000 SF	
.05Mi.	**179 W LIBERTY ST**	**09/23/2015**	$183,326	$73,330	2,336	//2	1966	25,265 SF	
.05Mi.	**183 W LIBERTY ST**		$110,950	$44,380	1,855	//1	1948	18,000 SF	
.06Mi.	**169 W LIBERTY ST**	**03/01/1994**	$142,436	$56,974	1,792	//2	1973	25,700 SF	
.06Mi.	**189 W LIBERTY ST**	**01/23/2019**	$191,857	$76,743	2,177	//2	1955	20,000 SF	
.06Mi.	**189 W GRAHAM ST**	**06/14/2014**	$48,174	$19,270	1,668	//1	1925	10,000 SF	
.07Mi.	**158 W LIBERTY ST**	**04/11/2024**	$226,607	$90,643	1,975	6/3/2	1963	40,075 SF	
.07Mi.	**50 NINTH AVE**	**04/27/2010**	$86,987	$34,795	1,320	//1	1920	20,000 SF	
.08Mi.	**199 W GRAHAM ST**	**05/14/2015**	$41,358	$16,543	2,061	//1	1920	20,000 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	43.4 years old	Households:	1,865
Median Household Income:	$43,066	Households w/Family:	74%
Household Income Per Capita:	$22,939	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Telfair County School District	Students:	1,543
Number of Schools:	4	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.17Mi.	**Telfair County Middle School** Number of Students: 344 Student-Teacher Ratio: 11.32	C+	Public	6 - 8
1.22Mi.	**Telfair County High School** Number of Students: 388 Student-Teacher Ratio: 13.43 Advanced Placement: Yes	C+	Public	9 - 12
2.98Mi.	**Telfair County Elementary** Number of Students: 793 Student-Teacher Ratio: 15.4	C	Public	PK - 5

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Flood Report

The Subject Property of **178 W LIBERTY ST, MC RAE HELENA, GA 31055-4110** is in **Zone ANI** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS LOCATED WITHIN A COMMUNITY OR COUNTY THAT IS NOT MAPPED ON ANY PUBLISHED FIRM.
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	143%	NOTABLY HIGHER
BURGLARY	116%	HIGHER
MOTOR VEHICLE THEFT	135%	NOTABLY HIGHER
FORCIBLE ROBBERY	80%	LOWER
AGGRAVATED ASSAULT	126%	HIGHER
FORCIBLE RAPE	106%	SIMILAR
MURDER	110%	HIGHER
OVERALL	102%	SIMILAR

Disaster Alerts

1/22/2026 - Severe Winter Storm

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