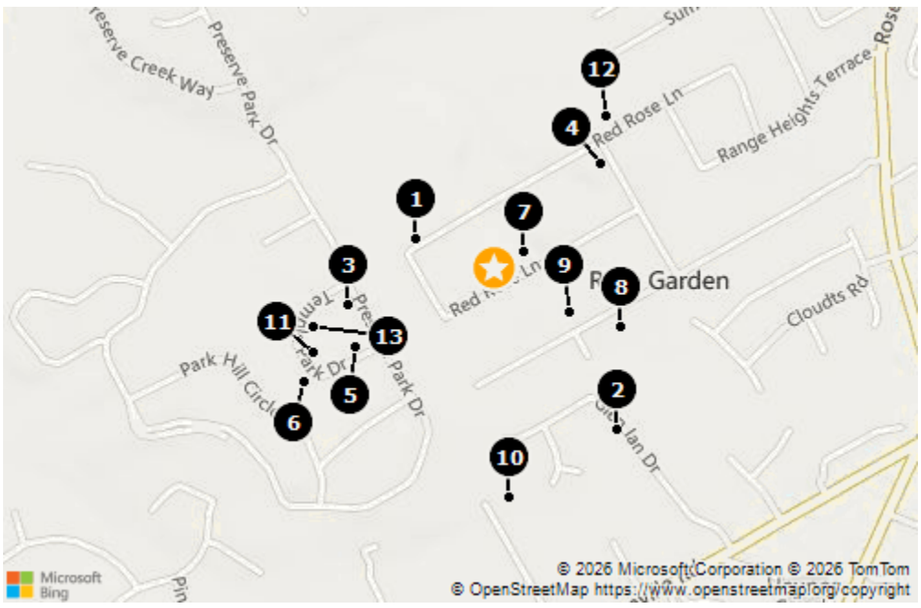
ICE SiteX Report

OrderID: 97841755

SiteX Property Information Report



Subject Property Location

1825 RED ROSE LN, LOGANVILLE, GA 30052-2707

County:	**GWINNETT GA**	Census Tract:	131350507.511015
Property Use:	Single Family Residential	Zoning:	R75-SINGLE FAM RES
Parcel Number:	R5066 140	Thomas Bros Pg-Grid:	

Valuation

Value:	**$296,000**	FSD:	17	Common Confidence Score:	38
Value Range:	$245,680 - $346,320	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$18,000	Market Land Value:	$45,000	Tax Year:	2025
Assd Improvement:	$120,480	Market Improvment Value:	$301,200	Total Taxable Value:	$4,217
Total Assessed Value:	$138,480	Total Assessor Market Value:	$346,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 13 Block: C District: 1 Subdivision: ROSE GARDEN
Abbreviated Description: L13 BC ROSE GARDEN NORTH 1
City/Muni/Twp: COUNTY

Property Characteristics

Lot Size:	21,344 SF	Bedrooms:	3	Pool:	
Building Area:	2188 SF	Baths:	2	Fireplace:	Yes
Year Built:	1987	Partial Baths:	1	Type Const:	Wood
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Wood Siding
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	2+A	Number of Cars:	2	A/C:	Yes
Style:	Convention	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	09/18/2025	Loan Amount:	N/A
Document #:	BK-PG 0000062074-0000000397	Loan Type:	FHA
TD Due Date:	01/01/2055	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	04/25/2023	Sales Price:	$288,000
Document #:	BK-PG 59929-32	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/12/2023	Sales Price:	$310,000
Document #:	2023-008452 BK-PG 60556-80	Type of Sale:	Full Amount on Deed
Contract Date:	04/12/2023		
Document Type:			

Legal Description:
Lot: 13 Block: C Subdivision: ROSE GARDEN NORTH
Abbreviated Description: L13 BC ROSE GARDEN NORTH 1; RESIDENTIAL SFR

Prior Transfer

Recording Date:	04/12/2023	Sales Price:	$310,000

ICE SiteX Report

OrderID: 97841755

Document #:	BK-PG 60556 -80	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 13 Block: C District: 1 Subdivision: ROSE GARDEN
Abbreviated Description: L13 BC ROSE GARDEN NORTH 1
City/Muni/Twp: COUNTY

Prior Transfer

Recording Date:	04/28/2022	Sales Price:	$225,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/28/2022	Sales Price:	$225,000
Document #:	2022-014694 BK-PG 59929-30	Type of Sale:	Full Amount on Deed
Contract Date:	04/28/2022		
Document Type:			

Legal Description:
Lot: 13 Block: C Subdivision: ROSE GARDEN NORTH
Abbreviated Description: L13 BC ROSE GARDEN NORTH 1; RESIDENTIAL SFR

Prior Transfer

Recording Date:	04/28/2022	Sales Price:	$185,000
Document #:	2022-014693 BK-PG 59929-28	Type of Sale:	Full Amount on Deed
Contract Date:	04/28/2022		
Document Type:			

Legal Description:
Lot: 13 Block: C Subdivision: ROSE GARDEN NORTH
Abbreviated Description: L13 BC ROSE GARDEN NORTH 1; RESIDENTIAL SFR

Prior Transfer

Recording Date:	08/02/2011	Sales Price:	N/A
Document #:	BK-PG 50797-492	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/18/2011		
Document Type:			

Legal Description:
Lot: 13 Block: C District: 5 Subdivision: ROSE GARDEN 02 Land Lot: 66

Prior Transfer

Recording Date:	10/29/2009	Sales Price:	N/A
Document #:	BK-PG 49774-201	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/27/2009		
Document Type:			

Legal Description:
Lot: 13 Block: C District: 5 Subdivision: ROSE GARDEN NORTH 01 Land Lot: 66

Prior Transfer

Recording Date:	10/15/2008	Sales Price:	$132,931
Document #:	BK-PG 49120-686	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/02/2007		
Document Type:			

Legal Description:
Lot: 13 Block: C District: 5 Subdivision: ROSE GARDEN NORTH 01 Land Lot: 66

Prior Transfer

Recording Date:	05/19/2008	Sales Price:	N/A
Document #:	BK-PG 48859-358	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/02/2007		
Document Type:			

Legal Description:
Lot: 13 Block: C District: 5 Subdivision: ROSE GARDEN NORTH 01 Land Lot: 66

Prior Transfer

Recording Date:	05/19/2008	Sales Price:	$132,931
Document #:	BK-PG 48859-355	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/02/2007		
Document Type:			

Legal Description:
Lot: 13 Block: C District: 5 Subdivision: ROSE GARDEN NORTH 01 Land Lot: 66

Mortgage Record

Recording Date:	11/27/2006	Loan Amount:	N/A
Document #:	BK-PG 47290-545	Loan Type:	Stand Alone Second
TD Due Date:	11/24/2021	Type Finance:	

Legal Description:
Lot: 13 Block: C District: 5 Subdivision: ROSE GARDEN NORTH Legal Unit: 1 Land Lot: 66

Mortgage Record

Recording Date:	03/15/2005	Loan Amount:	N/A
Document #:	BK-PG 41971-96	Loan Type:	Stand Alone Second
TD Due Date:	01/01/2035	Type Finance:	

Legal Description:
Lot: 13 Block: C District: 5 Subdivision: ROSE GARDEN NORTH Legal Unit: 1 Land Lot: 66

Prior Transfer

Recording Date:	05/14/2002	Sales Price:	$122,700
Document #:	BK-PG 27389-66	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

OrderID: 97841755

Contract Date: 05/09/2002
Document Type:
Legal Description:
Lot: 13 District: 5 Subdivision: ROSE GARDEN NORTH Legal Unit: 1 Land Lot: 66

Prior Transfer

Recording Date:	07/16/1999	Sales Price:	N/A
Document #:	BK-PG 18806-258	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/21/1999		
Document Type:			

Legal Description:
Lot: 13 District: 5 Subdivision: ROSE GARDEN NORTH Land Lot: 66

Prior Transfer

Recording Date:	07/16/1999	Sales Price:	$94,600
Document #:	BK-PG 18806-251	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/21/1999		
Document Type:			

Legal Description:
Lot: 13 District: 5 Subdivision: ROSE GARDEN NORTH Land Lot: 66

Area Sales Analysis

Total Area Sales	$4,291,800	Median # of Bedrooms	3
Median Lot Size	18,295 SF	Median # of Baths	2
Median Living Area	1,948 SF	Median Year Built	1989
Price Range - 2 Yrs	$205,000 to $500,000	Age Range	21 years to 40 years
Median Value	$311,000	Median Age	37 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.13Mi.	**1992 RED ROSE LN** **LOGANVILLE, GA 30052-2706**	05/01/2026	$205,000	$106	1918	5/3/2	1988	17,860 SF	
		APN: R5066 170 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 18 Block: B Subdivision: ROSE GARDEN NORTH Abbreviated Description: Abbreviated Description:L18 BB ROSE GARDEN NORTH #2; RESIDENTIAL SFR								
2	.28Mi.	**3785 GLEN IAN DR** **LOGANVILLE, GA 30052-5423**	04/15/2026	$433,000	$80	5360	8/3/2	1993	20,909 SF	
		APN: R5066 240 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Block: A Subdivision: STREAMWOOD GLEN Abbreviated Description: Abbreviated Description:L11 BA STREAMWOOD GLEN #1; RESIDENTIAL SFR								
3	.2Mi.	**1402 PRESERVE PARK DR** **LOGANVILLE, GA 30052-5828**	04/06/2026	$330,000	$104	3159	12/4/2	2004	7,405 SF	
		APN: R5063 290 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 295 Block: I Subdivision: PARK AT HAYNES CREEK Abbreviated Description: Subdivision:PARK AT HAYNES CREEK Abbreviated Description:L295 BI PARK @ HAYNES CREEK #1; RESIDENTIAL SFR								
4	.2Mi.	**3713 RED ROSE CT** **LOGANVILLE, GA 30052-2704**	03/12/2026	$259,900	$207	1252	5/3/2	1989	31,363 SF	
		APN: R5066 190 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 33 Block: C Subdivision: ROSE GARDEN NORTH Abbreviated Description: Abbreviated Description:L33 BC ROSE GARDEN NORTH #2; RESIDENTIAL SFR								
5	.22Mi.	**2006 TEMPLE PARK DR** **LOGANVILLE, GA 30052-5834**	11/18/2025	$500,000	$116	4301	6/4/3	2005	8,276 SF	
		APN: R5063 295 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 300 Block: I Subdivision: PARK AT HAYNES CREEK Abbreviated Description: Subdivision:PARK AT HAYNES CREEK Abbreviated Description:L300 BI PARK @ HAYNES CREEK #1; RESIDENTIAL SFR								
6	.3Mi.	**1933 TEMPLE PARK DR** **LOGANVILLE, GA 30052-5833**	11/03/2025	$311,000	$75	4130	12/4/4	2004	9,148 SF	
		APN: R5063 276 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 248 Block: H Subdivision: PARK AT HAYNES CREEK Abbreviated Description: Subdivision:PARK AT HAYNES CREEK Abbreviated Description:L248 BH PARK @ HAYNES CREEK #1; RESIDENTIAL SFR								
7	.05Mi.	**1795 RED ROSE LN** **LOGANVILLE, GA 30052-5464**	10/17/2025	$299,900	$240	1248	6/3/2	1988	18,731 SF	
		APN: R5066 143 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: C Subdivision: ROSE GARDEN NORTH Abbreviated Description: Abbreviated Description:L10 BC ROSE GARDEN NORTH 1; RESIDENTIAL SFR								
8	.19Mi.	**1750 ROSE GARDEN LN** **LOGANVILLE, GA 30052-2470**	10/06/2025	$363,000	$229	1579	6/3/2	1987	18,295 SF	
		APN: R5066 079 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 25 Block: B Subdivision: ROSE GARDEN Abbreviated Description: Abbreviated Description:L25 BB ROSE GARDEN #2; RESIDENTIAL SFR								
9	.12Mi.	**1781 ROSE GARDEN LN** **LOGANVILLE, GA 30052-2472**	09/19/2025	$273,500	$226	1208	5/3/2	1986	52,272 SF	
		APN: R5066 103 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 22 Block: C Subdivision: ROSE GARDEN Abbreviated Description: Abbreviated Description:L22 BC ROSE GARDEN #2; RESIDENTIAL SFR								
10	.32Mi.	**3810 MARHAM PARK CIR**	09/08/2025	$285,000	$127	2228	11/5/3	1989	57,064 SF	

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LOGANVILLE, GA 30052-2714
APN: R5063 031 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 13 Block: A Subdivision: MARHAM PARK Abbreviated Description: Abbreviated Description:L13 BA MARHAM PARK; RESIDENTIAL SFR

11	.27Mi.	**1916 TEMPLE PARK DR**	08/28/2025	$395,000	$130	3030	8/4/2	2005	8,712 SF

LOGANVILLE, GA 30052-5832
APN: R5063 300 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 305 Block: I Subdivision: PARK AT HAYNES CREEK Abbreviated Description: Subdivision:PARK AT HAYNES CREEK Abbreviated Description:L305 BI PARK @ HAYNES CREEK #1; RESIDENTIAL SFR

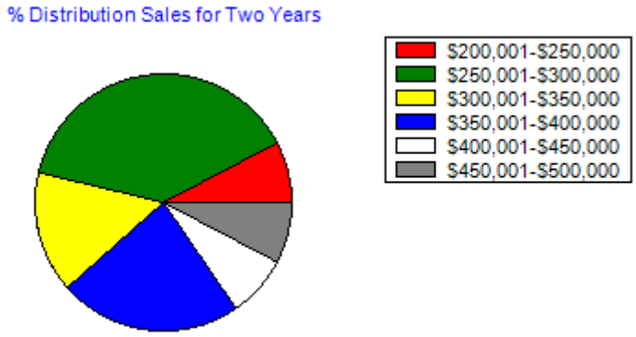
12	.25Mi.	**2172 RED ROSE LN**	08/27/2025	$276,500	$212	1302	5/3/2	1989	20,473 SF

LOGANVILLE, GA 30052-2722
APN: R5066 186 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 2 Block: B Subdivision: ROSE GARDEN NORTH Abbreviated Description: Abbreviated Description:L2 BB ROSE GARDEN NORTH #2; RESIDENTIAL SFR

13	.25Mi.	**1856 TEMPLE PARK DR**	07/24/2025	$360,000	$184	1948	9/3/2	2004	7,405 SF

LOGANVILLE, GA 30052-5830
APN: R5063 302 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 307 Block: I Subdivision: PARK AT HAYNES CREEK Abbreviated Description: Subdivision:PARK AT HAYNES CREEK Abbreviated Description:L307 BI PARK @ HAYNES CREEK #1; RESIDENTIAL SFR

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.	**1825 RED ROSE LN**	**04/12/2023**	$346,200	$138,480	2,188	6/3/2	1987	21,344 SF	
.02Mi.	**1815 RED ROSE LN**	**02/28/2002**	$314,700	$125,880	1,745	5/3/2	1987	21,344 SF	
.02Mi.	**1835 RED ROSE LN**	**09/29/2017**	$295,000	$118,000	1,714	5/3/2	1987	22,651 SF	
.03Mi.	**1805 RED ROSE LN**	**05/29/1998**	$337,900	$135,160	2,093	7/3/2	1987	20,038 SF	
.03Mi.	**1845 RED ROSE LN**	**04/18/2018**	$268,800	$107,520	1,392	6/3/2	1987	22,651 SF	
.05Mi.	**1795 RED ROSE LN**	**07/09/2021**	$272,100	$108,840	1,248	6/3/2	1988	18,731 SF	
.05Mi.	**2045 RED ROSE LN**	**09/17/2024**	$343,000	$137,200	1,754	7/4/3	1994	19,602 SF	
.05Mi.	**2035 RED ROSE LN**	**10/23/2006**	$244,600	$97,840	1,294	5/3/2	1990	19,602 SF	
.05Mi.	**1855 RED ROSE LN**	**05/30/2017**	$364,500	$145,800	2,040	4/2/2	1987	23,958 SF	
.05Mi.	**2025 RED ROSE LN**	**09/07/2022**	$274,000	$109,600	1,179	6/3/2	1990	19,602 SF	
.05Mi.	**2055 RED ROSE LN**	**11/20/2023**	$283,600	$113,440	1,300	5/3/2	1994	1 SF	
.06Mi.	**1822 RED ROSE LN**	**10/22/2021**	$284,400	$113,760	1,523	7/4/2	1987	23,087 SF	
.06Mi.	**1832 RED ROSE LN**	**11/10/2006**	$254,400	$101,760	1,276	5/3/2	1988	23,087 SF	
.06Mi.	**1812 RED ROSE LN**	**07/24/2020**	$236,500	$94,600	1,167	5/3/2	1987	25,700 SF	
.06Mi.	**2015 RED ROSE LN**	**03/08/2019**	$342,500	$137,000	1,936	6/4/2	1990	20,038 SF	
.06Mi.	**1785 RED ROSE LN**	**04/16/2007**	$281,700	$112,680	1,232	6/3/2	1988	30,056 SF	

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	80%

Demographics & Income

Median Age:	37.1 years old	Households:	26,848
Median Household Income:	$91,120	Households w/Family:	80%
Household Income Per Capita:	$37,123	Households w/Family Married:	61%
Most Common Education Level:	High School Graduate	Households w/Family Children:	41%

School District

School District Zone:	Gwinnett County School District	Students:	182,518
Number of Schools:	141	Rating:	B+

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.65Mi.	**Magill Elementary School** Number of Students: 1,259 Student-Teacher Ratio: 13.39	B-	Public	KG - 5
1.60Mi.	**Grace Snell Middle School** Number of Students: 1,231 Student-Teacher Ratio: 15.01	B-	Public	6 - 8
2.61Mi.	**South Gwinnett High School** Number of Students: 2,639 Student-Teacher Ratio: 16.91 Advanced Placement: Yes	D+	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	92%	SIMILAR
BURGLARY	85%	LOWER
MOTOR VEHICLE THEFT	85%	LOWER
FORCIBLE ROBBERY	83%	LOWER
AGGRAVATED ASSAULT	58%	NOTABLY LOWER
FORCIBLE RAPE	81%	LOWER
MURDER	65%	NOTABLY LOWER
OVERALL	62%	NOTABLY LOWER

Disaster Alerts

9/24/2024 - Hurricane Helene 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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