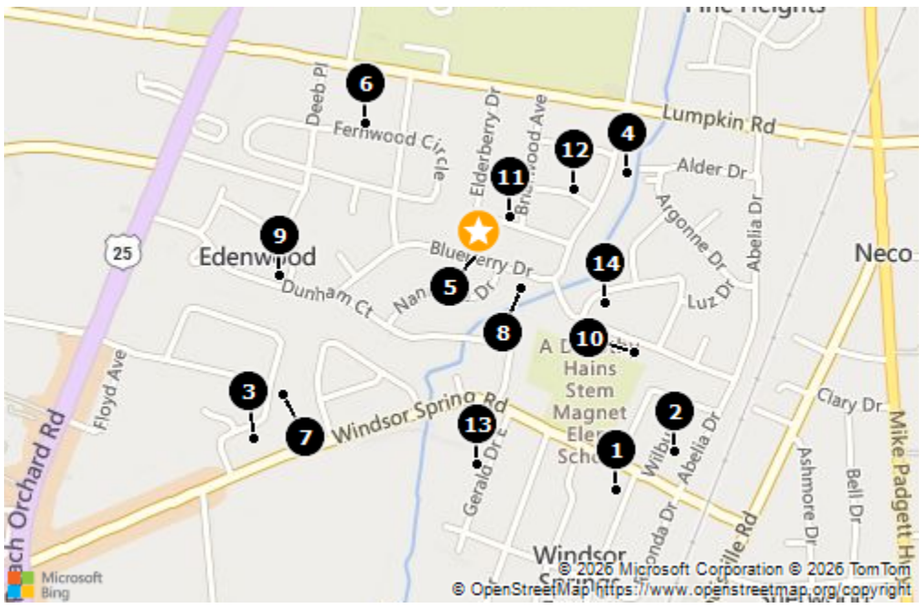
ICE SiteX Report

OrderID: 98722608

SiteX Property Information Report



Subject Property Location

1840 COTTONWOOD DR, AUGUSTA, GA 30906-3620

County:	**RICHMOND GA**	Census Tract:	132450105.104002
Property Use:	Single Family Residential	Zoning:	R-1A
Parcel Number:	110-2-090-00-0	Thomas Bros Pg-Grid:	

Valuation

Value:	**$134,000**	FSD:	31	Common Confidence Score:	22
Value Range:	$92,460 - $175,540	ICE Confidence Score:	69		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	002
Assd Land Value:	$5,400	Market Land Value:	$13,500	Tax Year:	2026
Assd Improvement:	$24,956	Market Improvment Value:	$62,390	Total Taxable Value:	$817
Total Assessed Value:	$30,356	Total Assessor Market Value:	$75,890	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: B Subdivision: PINE HEIGHTS WESTERN Land Lot: 6
Abbreviated Description: PINE HEIGHTS WESTERN (00000) 009-B

Property Characteristics

Lot Size:	10,890 SF	Bedrooms:	3	Pool:	
Building Area:	1583 SF	Baths:	1	Fireplace:	
Year Built:	1959	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Veneer
Number of Units:		Garage Type:	Carport	Heating:	Central
Number of Stories:	1+A	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/21/2025	Sales Price:	N/A
Document #:	2025017092 BK-PG 993-33	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/09/2024	Loan Amount:	N/A
Document #:	2024024309 BK-PG 0000001939-0000001005	Loan Type:	FHA
TD Due Date:	01/01/2064	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	05/04/2021	Sales Price:	N/A
Document #:	2021015029 BK-PG 993-33	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/17/2021	Sales Price:	N/A
Document #:	2021009718 BK-PG 993-33	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

ICE SiteX Report

OrderID: 98722608

Prior Transfer

Recording Date:	07/05/2012	Sales Price:	$70,542
Document #:	29235 BK-PG 993-33	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/20/2009	Sales Price:	N/A
Document #:	2009009401 BK-PG 993-33	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/03/2008	Loan Amount:	N/A
Document #:	BK-PG 1178-1377	Loan Type:	Unknown
TD Due Date:	06/01/2035	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	07/19/2005	Sales Price:	N/A
Document #:	2005035392 BK-PG 816-1863	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/31/2005	Loan Amount:	N/A
Document #:	BK-PG 993-0033	Loan Type:	FHA
TD Due Date:	06/01/2035	Type Finance:	

Legal Description:

Lot: 9 Block: B District: 1234 Subdivision: PINE HEIGHTS WESTERN PORTION

Mortgage Record

Recording Date:	10/17/2002	Loan Amount:	N/A
Document #:	BK-PG 816-1863	Loan Type:	FHA
TD Due Date:	10/01/2032	Type Finance:	

Legal Description:

Lot: 9 Block: B Subdivision: PINE HEIGHTS WESTERN PORTION

Prior Transfer

Recording Date:	01/04/2001	Sales Price:	$70,300
Document #:	BK-PG 712-0003	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/20/2000		
Document Type:			

Legal Description:

Lot: 009 Block: 00B Subdivision: PINE HEIGHTS WESTERN
Abbreviated Description: PINE HEIGHTS WESTERN
City/Muni/Twp: UNINCORPORATED/COUNTY

Prior Transfer

Recording Date:	12/20/2000	Sales Price:	$70,300
Document #:	BK-PG 712 -3	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Block: B Subdivision: PINE HEIGHTS WESTERN Land Lot: 6
Abbreviated Description: PINE HEIGHTS WESTERN (00000) 009-B

Prior Transfer

Recording Date:	10/17/1986	Sales Price:	$1,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$1,424,200	Median # of Bedrooms	3
Median Lot Size	9,583 SF	Median # of Baths	1
Median Living Area	1,211 SF	Median Year Built	1961
Price Range - 2 Yrs	$56,000 to $204,900	Age Range	48 years to 71 years
Median Value	$93,500	Median Age	65 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.4Mi.	**3203 YOUNG FOREST DR AUGUSTA, GA 30906-4959**	09/11/2026	$100,000	$80	1244	5/3/1	1963	11,326 SF	
		APN: 110-4-166-00-0 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 1 Block: C Subdivision: YOUNG FOREST Abbreviated Description: Abbreviated Description:YOUNG FOREST (00100) 001-C; RESIDENTIAL LOT								
2	.4Mi.	**3108 WILBUR ST AUGUSTA, GA 30906-4915**	09/09/2026	$103,000	$110	936	5/3/1	1957	9,583 SF	
		APN: 110-4-141-00-0 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 3 Block: E Subdivision: WINDSOR SPRING Abbreviated Description: Abbreviated Description:WINDSOR SPRING (00000) 003-E; RESIDENTIAL LOT								
3	.41Mi.	**3036 BRIGHTON ST AUGUSTA, GA 30906-4998**	08/03/2026	$65,000	$65	985	6/3/1	1966	9,148 SF	

ICE SiteX Report

OrderID: 98722608

APN: 110-3-140-00-0 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Block: A Subdivision: WINDSOR SPRING ESTATES Abbreviated Description: Abbreviated Description:WINDSOR SPRING ESTATES (00000) 009-A; RESIDENTIAL LOT

4	.22Mi.	**2511 BLUEBERRY DR** **AUGUSTA, GA 30906-3609**	07/20/2026	$83,000	$76	1080	5/3/1	1960	11,326 SF

APN: 110-2-233-00-0 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 13 Block: A Subdivision: PINE HEIGHTS WESTERN Abbreviated Description: Abbreviated Description:PINE HEIGHTS WESTERN (00000) 013-A; RESIDENTIAL LOT

5	.02Mi.	**2604 BLUEBERRY DR** **AUGUSTA, GA 30906-3640**	07/20/2026	$56,000	$31	1757	6/3/2	1960	8,712 SF

APN: 110-2-100-00-0 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 20 Block: A Subdivision: FERNWOOD Abbreviated Description: Abbreviated Description:FERNWOOD (00100) 020-A; RESIDENTIAL LOT

6	.21Mi.	**2083 FERNWOOD CIR** **AUGUSTA, GA 30906-3680**	07/15/2026	$81,000	$79	1025	5/3/1	1963	10,454 SF

APN: 110-1-142-00-0 Document #: 2026023336
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 7 Block: A Subdivision: FERNWOOD Abbreviated Description: Abbreviated Description:FERNWOOD (00300) 007-A; RESIDENTIAL LOT

7	.34Mi.	**3026 BRIGHTON ST** **AUGUSTA, GA 30906-4998**	07/01/2026	$90,000	$97	925	6/3/1	1961	12,197 SF

APN: 110-3-127-00-0 Document #: 2026022159
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 22 Block: A Subdivision: BLOOMINGDALE Abbreviated Description: Abbreviated Description:BLOOMINGDALE (00000) 022-A; RESIDENTIAL LOT

8	.09Mi.	**2541 BLUEBERRY DR** **AUGUSTA, GA 30906-3688**	06/29/2026	$66,000	$39	1653	6/3/2	1962	10,890 SF

APN: 110-4-035-00-0 Document #: 2026021884
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Block: C Subdivision: FERNWOOD Abbreviated Description: Abbreviated Description:FERNWOOD (00100) 002-C; RESIDENTIAL LOT

9	.28Mi.	**2019 DUNHAM CT** **AUGUSTA, GA 30906-3672**	06/09/2026	$104,900	$87	1200	6/3/1	1955	9,148 SF

APN: 110-3-086-00-0 Document #: D2026-020340
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12 Block: B Subdivision: PEACH ORCHARD HILLS Abbreviated Description: Abbreviated Description:PEACH ORCHARD HILLS (00000) 012-B; RESIDENTIAL LOT

10	.27Mi.	**1918 KINGS GRANT DR** **AUGUSTA, GA 30906-3626**	05/26/2026	$204,900	$119	1716	6/3/1	1967	9,583 SF

APN: 110-4-249-00-0 Document #: 2026019297
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Block: B Subdivision: KINGS GRANT Abbreviated Description: Abbreviated Description:KINGS GRANT (00200) 009-B; RESIDENTIAL LOT

11	.05Mi.	**1831 COTTONWOOD DR** **AUGUSTA, GA 30906-3693**	05/22/2026	$79,800	$61	1307	6/3/1	1959	9,583 SF

APN: 110-2-140-00-0 Document #: 2026019182
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Block: F Subdivision: PINE HEIGHTS WESTERN Abbreviated Description: Abbreviated Description:PINE HEIGHTS WESTERN (00000) 001-F; RESIDENTIAL LOT

12	.15Mi.	**1825 MEDLAR ST** **AUGUSTA, GA 30906-3630**	05/19/2026	$97,000	$97	1000	6/3/1	1960	9,148 SF

APN: 110-2-179-00-0 Document #: 2026018785
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Block: D Subdivision: PINE HEIGHTS WESTERN Abbreviated Description: Abbreviated Description:PINE HEIGHTS WESTERN (00000) 002-D; RESIDENTIAL LOT

13	.32Mi.	**3209 GERALD DR E** **AUGUSTA, GA 30906-4903**	05/15/2026	$138,700	$113	1221	5/3/2	1978	10,019 SF

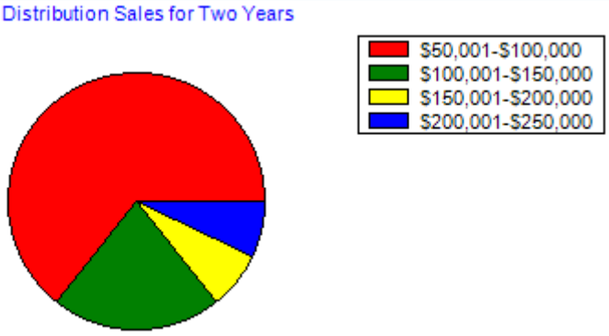
APN: 110-4-321-00-0 Document #: 2026018564
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Block: J Subdivision: MURA ESTATES Abbreviated Description: Abbreviated Description:MURA ESTATES (00400) 005-J; RESIDENTIAL LOT

14	.2Mi.	**1914 COLLIERWOOD WAY** **AUGUSTA, GA 30906-3618**	04/27/2026	$154,900	$103	1503	6/3/1	1968	8,276 SF

APN: 110-4-289-00-0 Document #: 2026016621
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 Block: D Subdivision: KINGS GRANT Abbreviated Description: Abbreviated Description:KINGS GRANT (00200) 011-D; RESIDENTIAL LOT

Comparable Sales Chart

% Distribution Sales for Two Years



ICE SiteX Report

OrderID: 98722608

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.	**1840 COTTONWOOD DR**	**12/20/2000**	$75,890	$30,356	1,583	6/3/1	1959	10,890 SF	
.01Mi.	**1838 COTTONWOOD DR**		$88,690	$35,476	1,196	6/3/1	1956	10,019 SF	
.02Mi.	**2528 ELDERBERRY DR**		$118,700	$47,480	1,600	6/3/2	1959	15,682 SF	
.02Mi.	**2606 BLUEBERRY DR**	**07/23/2020**	$90,420	$36,168	864	5/3/1	1961	8,712 SF	
.02Mi.	**2604 BLUEBERRY DR**		$116,400	$46,560	1,757	6/3/2	1960	8,712 SF	
.03Mi.	**1836 COTTONWOOD DR**	**12/09/1992**	$88,950	$35,580	1,196	6/3/1	1959	10,019 SF	
.03Mi.	**2608 BLUEBERRY DR**	**03/29/2021**	$100,450	$40,180	1,221	6/3/1	1961	8,712 SF	
.03Mi.	**2602 BLUEBERRY DR**	**05/16/2011**	$99,470	$39,788	1,225	6/3/1	1960	8,712 SF	
.03Mi.	**2526 ELDERBERRY DR**	**07/14/2006**	$106,450	$42,580	1,123	5/3/1	1959	13,068 SF	
.04Mi.	**2525 ELDERBERRY DR**	**11/01/2016**	$124,200	$49,680	1,541	7/3/2	1959	10,019 SF	V
.04Mi.	**1837 COTTONWOOD DR**	**08/08/2018**	$90,700	$36,280	1,135	6/3/1	1955	8,276 SF	
.04Mi.	**2610 BLUEBERRY DR**	**01/10/1994**	$87,350	$34,940				8,712 SF	
.04Mi.	**1834 COTTONWOOD DR**	**12/07/2015**	$90,060	$36,024	1,209	5/3/1	1959	10,019 SF	
.04Mi.	**2540 BLUEBERRY DR**	**12/10/2019**	$98,930	$39,572	1,250	5/3/1	1961	8,712 SF	
.04Mi.	**2524 ELDERBERRY DR**	**03/18/2016**	$80,700	$32,280	1,152	6/3/1	1953	10,454 SF	
.05Mi.	**1831 COTTONWOOD DR**	**09/07/2017**	$100,200	$40,080	1,307	6/3/1	1959	9,583 SF	

Rent vs. Own

Households Occupied by Renters:	41%	Households Occupied by Owners:	49%

Demographics & Income

Median Age:	35.3 years old	Households:	20,162
Median Household Income:	$47,952	Households w/Family:	66%
Household Income Per Capita:	$22,448	Households w/Family Married:	28%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

School District Zone:	Richmond County School District	Students:	28,923
Number of Schools:	49	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.28Mi.	**Dorothy Hains Elementary School** Number of Students: 479 Student-Teacher Ratio: 14.21	F	Public	PK - 5
1.34Mi.	**Richmond Hill PK-8 School** Number of Students: 667 Student-Teacher Ratio: 19.17	F	Public	PK - 8
0.30Mi.	**Butler High School** Number of Students: 878 Student-Teacher Ratio: 17.02 Advanced Placement: Yes	F	Public	9 - 12

Flood Report

The Subject Property of **1840 COTTONWOOD DR, AUGUSTA, GA 30906-3620** 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	104%	SIMILAR
BURGLARY	110%	HIGHER
MOTOR VEHICLE THEFT	117%	HIGHER
FORCIBLE ROBBERY	91%	LOWER
AGGRAVATED ASSAULT	86%	LOWER
FORCIBLE RAPE	108%	SIMILAR
MURDER	100%	SIMILAR
OVERALL	103%	SIMILAR

ICE SiteX Report

OrderID: 98722608

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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