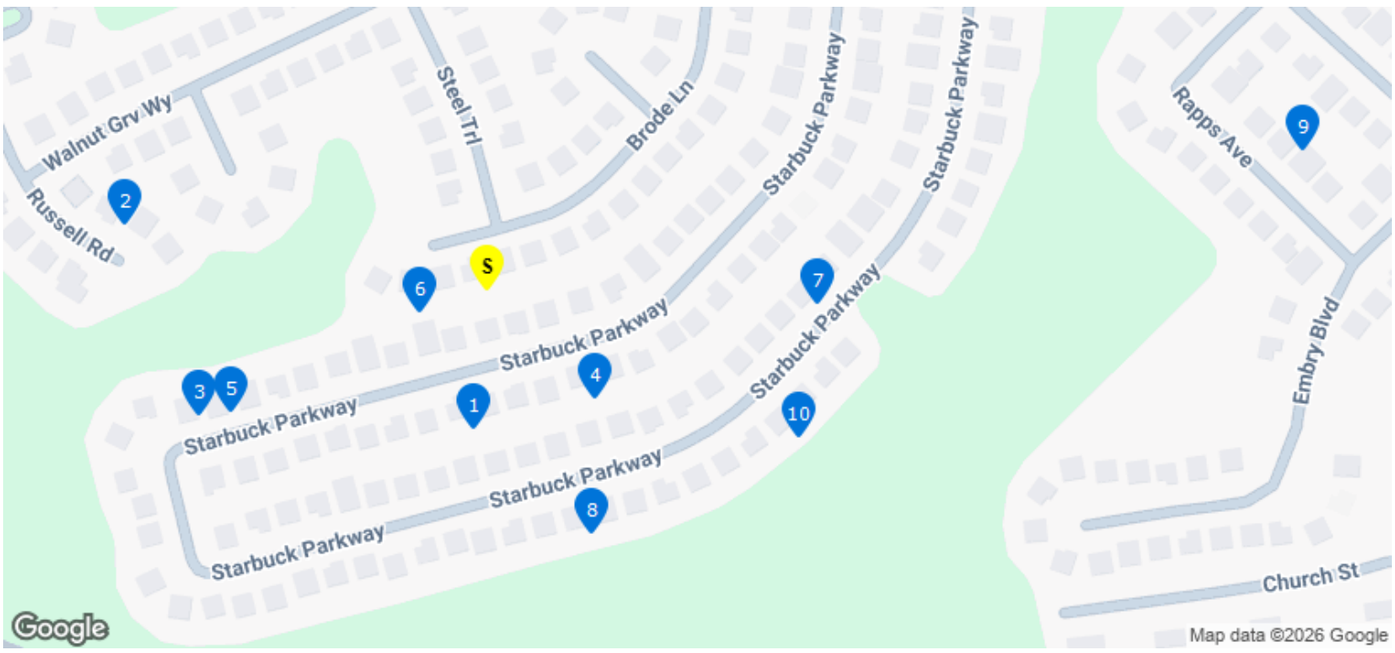
ICE SiteX Report

OrderID: 98768571

SiteX Property Information Report



Subject Property Location

187 BRODE LN, PENDERGRASS, GA 30567-1102

County:	**JACKSON GA**	Census Tract:	0101.04
Property Use:	Single Family Residential	Zoning:	004
Parcel Number:	102D 203	Thomas Bros Pg-Grid:	

Valuation

Value:	**$361,000**	FSD:	9	Common Confidence Score:	68
Value Range:	$328,510 - $393,490	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	9
Assd Land Value:	$26,000	Market Land Value:	$65,000	Tax Year:	2025
Assd Improvement:	$123,080	Market Improvment Value:	$307,700	Total Taxable Value:	$4,453
Total Assessed Value:	$149,080	Total Assessor Market Value:	$372,700	Delinquent Year:	
				Tax Account ID:	39719
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 203 Subdivision: WALNUT GROVE
Abbreviated Description: LOT 203 WALNUT GROVE SUBDIV

Property Characteristics

Lot Size:	6,098 SF	Bedrooms:		Pool:	
Building Area:	2090 SF	Baths:	3	Fireplace:	
Year Built:	2022	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick veneer
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Composition Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	09/04/2025	Loan Amount:	N/A
Document #:	BK-PG 000000116X-0000000022	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	08/18/2025		
TD Due Date:	01/01/2052	Type Finance:	

Legal Description:
Map Ref: 4793423

Prior Transfer

Recording Date:	08/04/2025	Sales Price:	$334,813
Document #:	BK-PG 102R-238	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	09/17/2024	Loan Amount:	N/A
Document #:	BK-PG 000000112O-0000000140	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	08/29/2024		
TD Due Date:		Type Finance:	

Legal Description:
Map Ref: 4357264

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Mortgage Record

Recording Date:	10/03/2023	Loan Amount:	N/A
Document #:	BK-PG 000000108I-0000000445	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	09/12/2023		
TD Due Date:	01/01/2052	Type Finance:	

Legal Description:
Map Ref: 4047963

Prior Transfer

Recording Date:	05/27/2022	Sales Price:	$340,990
Document #:	2022-002591 BK-PG 102R-236	Type of Sale:	Arms-Length Transfer
Contract Date:	05/27/2022		
Document Type:	Deed		

Legal Description:
Subdivision: WALNUT GROVE
Abbreviated Description: LOT 203 WALNUT GROVE SUBDIV; RESIDENTIAL LOT

Mortgage Record

Recording Date:	05/27/2022	Loan Amount:	N/A
Document #:	102R/238 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	05/27/2022		
TD Due Date:	01/01/2052	Type Finance:	

Legal Description:
Subdivision: WALNUT GROVE
Abbreviated Description: LOT 203 WALNUT GROVE SUBDIV; RESIDENTIAL LOT

Prior Transfer

Recording Date:	12/22/2020	Sales Price:	$49,933
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Subdivision: WALNUT GROVE
Abbreviated Description: LOT 203 WALNUT GROVE SUBDIV

Prior Transfer

Recording Date:	10/06/2006	Sales Price:	$4,493,700 Multiple Parcels Involved in this transaction
Document #:	BK-PG 45V-628	Type of Sale:	Non Residential Transfer
Document Type:	Deed		

Legal Description:
Abbreviated Description: LOT 203 PENDERGRASS DEPOT S/D

Area Sales Analysis

Total Area Sales	$3,532,900	Median # of Bedrooms	
Median Lot Size	6,316 SF	Median # of Baths	3
Median Living Area	2,243 SF	Median Year Built	2021
Price Range - 2 Yrs	$335,000 to $360,000	Age Range	4 years to 6 years
Median Value	$356,250	Median Age	5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**203 BRODE LN** **PENDERGRASS, GA 30567-1101**	07/02/2025	$359,000	$148	2420	//3	2022	8,712 SF	
		APN: 102D 205 Document #: Document Type: Limited Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 205 Subdivision: WALNUT GROVE Abbreviated Description: Lot:205 Abbreviated Description:LOT 205 WALNUT GROVE SUBDIV; RESIDENTIAL LOT								
2	.05Mi.	**662 STARBUCK PKWY** **PENDERGRASS, GA 30567-1117**	04/08/2026	$347,500	$164	2115	//3	2021	6,098 SF	
		APN: 102D 144 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 144 Subdivision: WALNUT GROVE Abbreviated Description: Lot:144 Abbreviated Description:LOT 144 WALNUT GROVE SUBDIV; RESIDENTIAL LOT								
3	.05Mi.	**138 BRODE LN** **PENDERGRASS, GA 30567-1102**	01/23/2026	$365,000	$126	2893	//3	2022	6,534 SF	
		APN: 102D 287 Document #: Document Type: Limited Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 287 Subdivision: WALNUT GROVE Abbreviated Description: Lot:287 Abbreviated Description:LOT 287 WALNUT GROVE SUBDIV; RESIDENTIAL LOT								
4	.06Mi.	**708 STARBUCK PKWY** **PENDERGRASS, GA 30567-1116**	08/29/2025	$335,000	$158	2115	//2	2021	6,098 SF	
		APN: 102D 140 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 140 Subdivision: WALNUT GROVE Abbreviated Description: Lot:140 Abbreviated Description:LOT 140 WALNUT GROVE SUBDIV; RESIDENTIAL LOT								
5	.09Mi.	**463 WALNUT GROVE WAY** **PENDERGRASS, GA 30567-2405**	03/18/2026	$395,000	$140	2828	//3	2022	7,841 SF	
		APN: 102D 212 Document #: Document Type: Limited Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 212 Subdivision: WALNUT GROVE Abbreviated Description: Lot:212 Abbreviated Description:LOT 212 WALNUT GROVE SUBDIV; RESIDENTIAL LOT								
6	.1Mi.	**375 STARBUCK PKWY** **PENDERGRASS, GA 30567-1120**	08/20/2026	$350,000	$144	2430	//2	2021	6,098 SF	
		APN: 102D 065 Document #: Document Type: Warranty Deed Price Code: A								

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Land Use: Single Family Residential
Legal: Lot: 65 Subdivision: WALNUT GROVE Abbreviated Description: Lot:65 Abbreviated Description:LOT 65 WALNUT GROVE SUBDIV; RESIDENTIAL LOT

7	.1Mi.	**577 STARBUCK PKWY** **PENDERGRASS, GA 30567-1118**	05/29/2026	$350,000	$149	2346	//3	2022	6,098 SF

APN: 102D 158 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 158 Subdivision: WALNUT GROVE Abbreviated Description: Lot:158 Abbreviated Description:LOT 158 WALNUT GROVE SUBDIV; RESIDENTIAL LOT

8	.11Mi.	**569 STARBUCK PKWY** **PENDERGRASS, GA 30567-1118**	08/25/2026	$359,000	$162	2215	//3	2022	7,841 SF

APN: 102D 157 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 157 Subdivision: WALNUT GROVE Abbreviated Description: Lot:157 Abbreviated Description:LOT 157 WALNUT GROVE SUBDIV; RESIDENTIAL LOT

9	.12Mi.	**393 WALNUT GROVE WAY** **PENDERGRASS, GA 30567-2404**	05/04/2026	$359,000	$147	2449	//2	2022	6,098 SF

APN: 102D 297 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 297 Subdivision: WALNUT GROVE Abbreviated Description: Lot:297 Abbreviated Description:LOT 297 WALNUT GROVE SUBDIV; RESIDENTIAL LOT

10	.12Mi.	**256 STARBUCK PKWY** **PENDERGRASS, GA 30567-1121**	12/11/2025	$356,500	$157	2271	//2	2020	6,098 SF

APN: 102D 101 Document #:
Document Type: Limited Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 101 Subdivision: WALNUT GROVE Abbreviated Description: Lot:101 Abbreviated Description:LOT 101 WALNUT GROVE SUBDIV; RESIDENTIAL LOT

11	.13Mi.	**135 RUSSELL RD** **PENDERGRASS, GA 30567-1112**	06/10/2026	$356,000	$166	2141	//3	2022	6,970 SF

APN: 102D 227 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 227 Subdivision: WALNUT GROVE Abbreviated Description: Lot:227 Abbreviated Description:LOT 227 WALNUT GROVE SUBDIV; RESIDENTIAL LOT

12	.13Mi.	**297 STARBUCK PKWY** **PENDERGRASS, GA 30567-1121**	04/21/2026	$360,000	$148	2430	//2	2021	6,534 SF

APN: 102D 058 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 58 Subdivision: WALNUT GROVE Abbreviated Description: Lot:58 Abbreviated Description:LOT 58 WALNUT GROVE SUBDIV; RESIDENTIAL LOT

13	.15Mi.	**867 STARBUCK PKWY** **PENDERGRASS, GA 30567-1115**	08/15/2025	$370,000	$152	2430	//2	2021	6,098 SF

APN: 102D 181 Document #:
Document Type: Limited Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 181 Subdivision: WALNUT GROVE Abbreviated Description: Lot:181 Abbreviated Description:LOT 181 WALNUT GROVE SUBDIV; RESIDENTIAL LOT

14	.16Mi.	**517 STARBUCK PKWY** **PENDERGRASS, GA 30567-1118**	07/28/2025	$370,000	$129	2865	//2	2021	9,148 SF

APN: 102D 079 Document #:
Document Type: Limited Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 79 Subdivision: WALNUT GROVE Abbreviated Description: Lot:79 Abbreviated Description:LOT 79 WALNUT GROVE SUBDIV; RESIDENTIAL LOT

15	.17Mi.	**352 WALNUT GROVE WAY** **PENDERGRASS, GA 30567-2404**	07/22/2025	$375,000	$153	2449	//3	2022	7,405 SF

APN: 102D 267 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 267 Subdivision: WALNUT GROVE Abbreviated Description: Lot:267 Abbreviated Description:LOT 267 WALNUT GROVE SUBDIV; RESIDENTIAL LOT

16	.21Mi.	**149 STARBUCK PKWY** **PENDERGRASS, GA 30567-1122**	08/03/2026	$316,000	$177	1785	//2	2020	6,534 SF

APN: 102D 048 Document #:
Document Type: Limited Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 48 Subdivision: WALNUT GROVE Abbreviated Description: Lot:48 Abbreviated Description:LOT 48 WALNUT GROVE SUBDIV; RESIDENTIAL LOT

17	.22Mi.	**296 WALNUT GROVE WAY** **PENDERGRASS, GA 30567-2403**	04/14/2026	$349,900	$145	2420	//3	2022	7,405 SF

APN: 102D 272 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 272 Subdivision: WALNUT GROVE Abbreviated Description: Lot:272 Abbreviated Description:LOT 272 WALNUT GROVE SUBDIV; RESIDENTIAL LOT

18	.23Mi.	**248 EMBRY BLVD** **PENDERGRASS, GA 30567-1104**	08/22/2025	$355,000	$145	2449	//3	2022	7,405 SF

APN: 102D 323 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 323 Subdivision: WALNUT GROVE Abbreviated Description: Lot:323 Abbreviated Description:LOT 323 WALNUT GROVE SUBDIV; RESIDENTIAL LOT

19	.25Mi.	**201 WALNUT GROVE WAY** **PENDERGRASS, GA 30567-2403**	06/27/2025	$389,000	$160	2430	//2	2021	8,276 SF

APN: 102D 042 Document #:
Document Type: Limited Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 42 Subdivision: WALNUT GROVE Abbreviated Description: Lot:42 Abbreviated Description:LOT 42 WALNUT GROVE SUBDIV; RESIDENTIAL LOT

20	.29Mi.	**128 EMBRY BLVD** **PENDERGRASS, GA 30567-1105**	09/25/2025	$359,900	$170	2115	//2	2020	7,841 SF

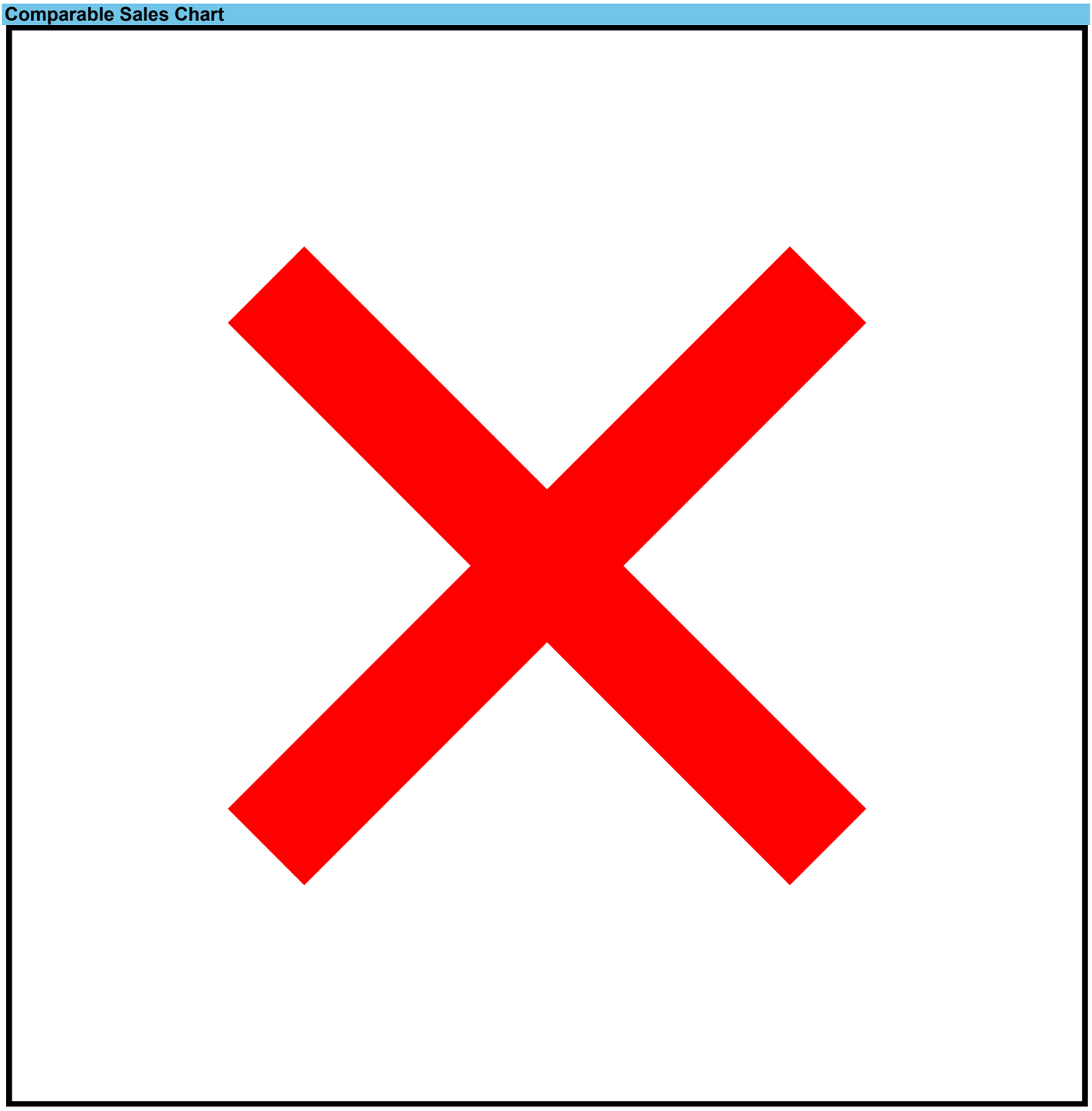
APN: 102D 329 Document #:

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Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 329 Subdivision: WALNUT GROVE Abbreviated Description: Lot:329 Abbreviated Description:LOT 329 WALNUT GROVE SUBDIV; 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.	**187 BRODE LN**	**05/27/2022**	$372,700	$149,080	2,090	//3	2022	6,098 SF	
.01Mi.	**197 BRODE LN**	**05/20/2022**	$405,200	$162,080	2,523	//3	2022	6,098 SF	
.01Mi.	**175 BRODE LN**	**05/24/2022**	$460,500	$184,200	2,828	//3	2022	6,098 SF	
.02Mi.	**681 STARBUCK PKWY**	**02/07/2022**	$374,900	$149,960	2,115	//2	2021	6,098 SF	
.02Mi.	**669 STARBUCK PKWY**	**02/18/2022**	$411,300	$164,520	2,430	//2	2021	6,098 SF	
.02Mi.	**691 STARBUCK PKWY**	**01/31/2022**	$355,600	$142,240	2,271	//2	2021	6,098 SF	
.02Mi.	**163 BRODE LN**	**05/26/2022**	$426,000	$170,400	2,523	//3	2022	6,534 SF	
.03Mi.	**203 BRODE LN**	**05/23/2022**	$414,600	$165,840	2,420	//3	2022	8,712 SF	
.03Mi.	**82 STEEL TRL**	**02/09/2024**	$457,200	$182,880	2,215	//3	2022	8,276 SF	
.03Mi.	**657 STARBUCK PKWY**	**12/28/2021**	$366,700	$146,680	1,924	//2	2021	6,098 SF	
.03Mi.	**703 STARBUCK PKWY**	**02/10/2022**	$461,200	$184,480	2,787	//2	2021	6,098 SF	
.04Mi.	**151 BRODE LN**	**06/14/2022**	$404,900	$161,960	2,346	//3	2022	7,405 SF	
.04Mi.	**645 STARBUCK PKWY**	**02/24/2022**	$396,000	$158,400	2,285	//2	2021	6,098 SF	
.04Mi.	**158 BRODE LN**	**06/22/2022**	$458,000	$183,200	2,523	//3	2022	9,148 SF	
.04Mi.	**715 STARBUCK PKWY**	**12/28/2021**	$410,800	$164,320	2,474	//2	2021	6,534 SF	
.04Mi.	**68 STEEL TRL**	**07/19/2022**	$498,100	$199,240	2,494	//3	2022	6,098 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

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

1/22/2026 - Severe Winter Storm 10/8/2026 - Hurricane Isaias

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