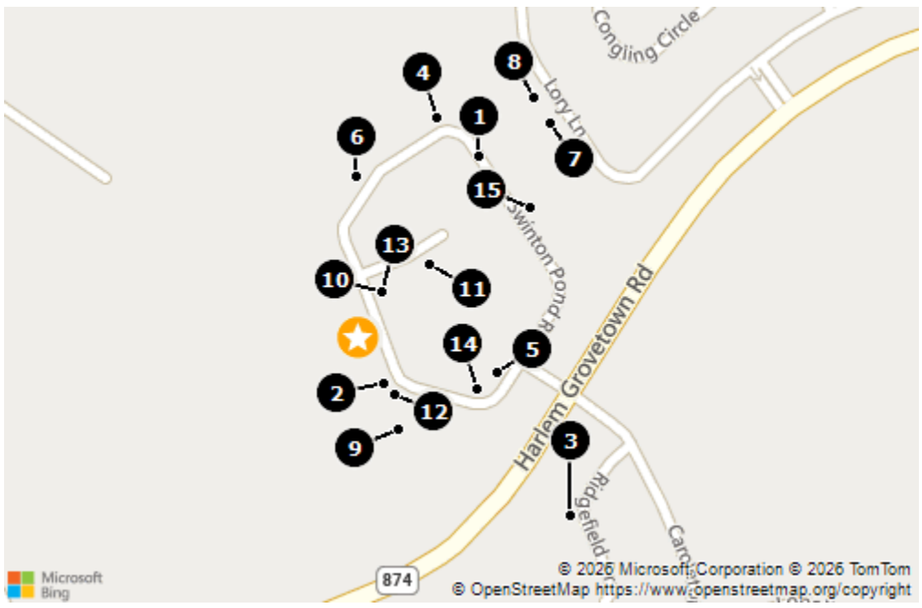
ICE SiteX Report

OrderID: 98401520

SiteX Property Information Report



Subject Property Location

187 SWINTON POND RD, GROVETOWN, GA 30813-5013

County:	**COLUMBIA GA**	Census Tract:	130730305.033025
Property Use:	Single Family Residential	Zoning:	PUD;PLAN UNIT DEV DIST
Parcel Number:	052 953	Thomas Bros Pg-Grid:	

Valuation

Value:	**$363,000**	FSD:	9	Common Confidence Score:	69
Value Range:	$330,330 - $395,670	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	GROVETOWN
Assd Land Value:	$23,804	Market Land Value:	$59,510	Tax Year:	2025
Assd Improvement:	$127,596	Market Improvment Value:	$318,990	Total Taxable Value:	$4,239
Total Assessed Value:	$151,400	Total Assessor Market Value:	$378,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 33 Subdivision: EUCHEE LAKE Map Ref: MAP 052
Abbreviated Description: LOT 33 .17 ACS; EUCHEE LAKE

Property Characteristics

Lot Size:	7,405 SF	Bedrooms:	5	Pool:	
Building Area:	2891 SF	Baths:	3	Fireplace:	
Year Built:	2019	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	
Number of Stories:	2	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/19/2026	Sales Price:	$350,000
Document #:	BK-PG 15001-136	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/18/2025	Sales Price:	$350,000
Document #:	BK-PG 15001-136	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/26/2023	Sales Price:	$350,000
Document #:	BK-PG 15001-134	Type of Sale:	Verified Sale Price
Contract Date:	12/08/2023		
Document Type:			
Legal Description:			

Lot: 33 Subdivision: EUCHEE LAKE
Abbreviated Description: LOT 33 .17 ACS EUCHEE LAKE; RESIDENTIAL LOTS

Prior Transfer

Recording Date:	12/20/2023	Sales Price:	$275,798
Document #:	BK-PG 13909-212	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Prior Transfer

Recording Date:	12/08/2023	Sales Price:	$350,000
Document #:	BK-PG 15001 -134	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 33 Subdivision: EUCHEE LAKE Map Ref: MAP 052
Abbreviated Description: LOT 33 .17 ACS; EUCHEE LAKE

Prior Transfer

Recording Date:	11/15/2021	Sales Price:	$273,478
Document #:	BK-PG 12548-6	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/03/2021	Loan Amount:	N/A
Document #:	BK-PG 0000013909-0000000212	Loan Type:	VA
TD Due Date:	01/01/2051	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	05/28/2020	Sales Price:	$187,800
Document #:	BK-PG 11906-267	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/05/2020	Loan Amount:	N/A
Document #:	BK-PG 0000012548-0000000006	Loan Type:	VA
TD Due Date:	01/01/2050	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	04/24/2020	Sales Price:	$267,400
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/24/2020	Sales Price:	$267,400
Document #:	2020-002540 BK-PG 12548-5	Type of Sale:	Full Amount on Deed
Contract Date:	04/24/2020		
Document Type:			

Legal Description:
Lot: 33
Abbreviated Description: LOT 33 .17 ACS EUCHEE LAKE; RESIDENTIAL LOTS

Mortgage Record

Recording Date:	04/23/2019	Loan Amount:	N/A
Document #:	BK-PG 0000011906-0000000267	Loan Type:	Commercial
TD Due Date:	01/01/2020	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	04/18/2019	Sales Price:	$45,000
Document #:	2019-002265 BK-PG 11906-265	Type of Sale:	Full Amount on Deed
Contract Date:	04/18/2019		
Document Type:			

Legal Description:
Lot: 33
Abbreviated Description: LOT 33 .17 ACS EUCHEE LAKE; RESIDENTIAL LOTS

Area Sales Analysis

Total Area Sales	$4,513,900	Median # of Bedrooms	3
Median Lot Size	7,841 SF	Median # of Baths	2
Median Living Area	2,033 SF	Median Year Built	2018
Price Range - 2 Yrs	$218,000 to $399,900	Age Range	5 years to 18 years
Median Value	$300,000	Median Age	8 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**303 SWINTON POND RD GROVETOWN, GA 30813-**	08/06/2026	$289,900	$188	1536	3/3/2	2018	9,148 SF	

APN: 052 975 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 54 Subdivision: EUCHEE LAKE Abbreviated Description: Abbreviated Description:LOT 54 .21 ACS EUCHEE LAKE; RESIDENTIAL LOTS

2	.04Mi.	**195 SWINTON POND RD GROVETOWN, GA 30813-5013**	07/14/2026	$279,900	$147	1893	/3/2	2020	7,841 SF	

APN: 052 956 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 36 Subdivision: EUCHEE LAKE Abbreviated Description: Abbreviated Description:LOT 36 .18 ACS EUCHEE LAKE; RESIDENTIAL LOTS

ICE SiteX Report

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3	.18Mi.	**3109 RIDGEFIELD DR** **GROVETOWN, GA 30813-0290**	07/06/2026	$399,900	$130	3072	5/5/3	2019	10,454 SF

APN: 052 1166 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 101 Subdivision: CAROLETON SECT 1 Abbreviated Description: Abbreviated Description:0.24 ACS LOT 101 CAROLETON SECT 1; RESIDENTIAL LOTS

4	.16Mi.	**147 SWINTON POND RD** **GROVETOWN, GA 30813-5013**	03/31/2026	$324,900	$141	2292	/4/2	2020	7,405 SF

APN: 052 937 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 17 Subdivision: EUCHEE LAKE Abbreviated Description: Abbreviated Description:LOT 17 .17 ACS EUCHEE LAKE; RESIDENTIAL LOTS

5	.09Mi.	**220 SWINTON POND RD** **GROVETOWN, GA 30813-5012**	02/19/2026	$320,000	$142	2239	4/4/2	2017	7,841 SF

APN: 052 965 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 44 Subdivision: EUCHEE LAKE Abbreviated Description: Abbreviated Description:LOT 44 .18 ACS EUCHEE LAKE; RESIDENTIAL LOTS

6	.11Mi.	**161 SWINTON POND RD** **GROVETOWN, GA 30813-5013**	02/12/2026	$331,000	$144	2288	4/4/2	2019	7,405 SF

APN: 052 943 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: EUCHEE LAKE Abbreviated Description: Abbreviated Description:LOT 23 .17 ACS EUCHEE LAKE; RESIDENTIAL LOTS

7	.19Mi.	**514 LORY LN** **GROVETOWN, GA 30813-6100**	11/06/2025	$235,000	$163	1437	3/3/2	2008	6,534 SF

APN: 052 416 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 18 Block: H Subdivision: PAMIR PLACE SECT 5 Abbreviated Description: Abbreviated Description:BLK H LOT 18 .15 ACS PAMIR PLACE SECT 5; RESIDENTIAL LOTS

8	.2Mi.	**510 LORY LN** **GROVETOWN, GA 30813-6100**	06/23/2025	$218,000	$141	1540	3/3/2	2011	6,098 SF

APN: 052 418 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 20 Block: H Subdivision: PAMIR PLACE SECT 5 Abbreviated Description: Abbreviated Description:BLK H LOT 20 .14 ACS PAMIR PLACE SECT 5; RESIDENTIAL LOTS

9	.07Mi.	**201 SWINTON POND RD** **GROVETOWN, GA 30813-5012**	12/04/2024	$339,900	$147	2304	4/4/2	2017	17,424 SF

APN: 052 958 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 38 Subdivision: EUCHEE LAKE Abbreviated Description: Abbreviated Description:LOT 38 .40 ACS EUCHEE LAKE; RESIDENTIAL LOTS

10	.04Mi.	**182 SWINTON POND RD** **GROVETOWN, GA 30813-5013**	07/22/2024	$300,000	$147	2033	3/3/2	2018	8,712 SF

APN: 052 974 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 53 Subdivision: EUCHEE LAKE Abbreviated Description: Abbreviated Description:LOT 53 .20 ACS EUCHEE LAKE; RESIDENTIAL LOTS

11	.07Mi.	**305 BRICKYARD CREEK CT** **GROVETOWN, GA 30813-5014**	07/10/2024	$327,000	$153	2135	4/4/2	2019	8,712 SF

APN: 052 976 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 55 Subdivision: EUCHEE LAKE Abbreviated Description: Abbreviated Description:LOT 55 .20 ACS EUCHEE LAKE; RESIDENTIAL LOTS

12	.05Mi.	**197 SWINTON POND RD** **GROVETOWN, GA 30813-5013**	04/29/2024	$290,000	$144	2002	3/3/2	2018	11,326 SF

APN: 052 957 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 37 Subdivision: EUCHEE LAKE Abbreviated Description: Abbreviated Description:LOT 37 .26 ACS EUCHEE LAKE; RESIDENTIAL LOTS

13	.04Mi.	**182 SWINTON POND RD** **GROVETOWN, GA 30813-5013**	03/14/2024	$250,000	$122	2033	3/3/2	2018	8,712 SF

APN: 052 974 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 53 Subdivision: EUCHEE LAKE Abbreviated Description: Abbreviated Description:LOT 53 .20 ACS EUCHEE LAKE; RESIDENTIAL LOTS

14	.09Mi.	**210 SWINTON POND RD** **GROVETOWN, GA 30813-5012**	02/09/2024	$278,400	$161	1724	/3/2	2021	7,841 SF

APN: 052 966 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 45 Subdivision: EUCHEE LAKE Abbreviated Description: Abbreviated Description:LOT 45 .18 ACS EUCHEE LAKE; RESIDENTIAL LOTS

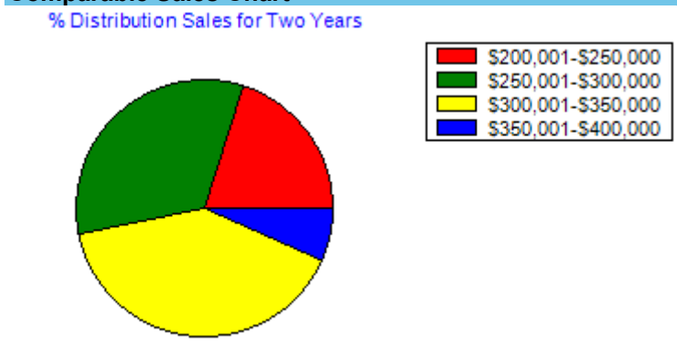
15	.15Mi.	**125 SWINTON POND RD** **GROVETOWN, GA 30813-5013**	12/19/2023	$330,000	$128	2572	/5/3	2020	7,841 SF

APN: 052 929 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: EUCHEE LAKE Abbreviated Description: Abbreviated Description:LOT 9 .18 ACS EUCHEE LAKE; RESIDENTIAL LOTS

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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.	**187 SWINTON POND RD**	**12/08/2023**	$378,500	$151,400	2,891	5/5/3	2019	7,405 SF	
.01Mi.	**185 SWINTON POND RD**	**06/07/2023**	$326,675	$130,670	2,285	4/4/2	2020	7,405 SF	
.01Mi.	**191 SWINTON POND RD**	**05/30/2018**	$314,037	$125,615	2,164	4/4/2	2018	7,405 SF	
.02Mi.	**183 SWINTON POND RD**	**03/17/2022**	$339,429	$135,772	2,527	5/5/3	2019	7,405 SF	
.02Mi.	**193 SWINTON POND RD**	**02/05/2020**	$268,808	$107,523	1,656	3/3/2	2020	7,405 SF	
.03Mi.	**186 SWINTON POND RD**	**03/30/2023**	$355,867	$142,347	2,664	5/5/3	2018	7,405 SF	
.03Mi.	**188 SWINTON POND RD**	**12/01/2021**	$269,238	$107,695	1,665	3/3/2	2018	7,405 SF	
.03Mi.	**184 SWINTON POND RD**	**08/10/2018**	$328,817	$131,527	2,340	4/4/2	2018	7,405 SF	
.04Mi.	**181 SWINTON POND RD**	**04/25/2023**	$330,384	$132,154	2,292	/4/2	2020	7,405 SF	
.04Mi.	**195 SWINTON POND RD**	**04/01/2020**	$285,332	$114,133	1,893	/3/2	2020	7,841 SF	
.04Mi.	**192 SWINTON POND RD**	**05/15/2018**	$322,939	$129,176	2,311	4/4/2	2018	7,405 SF	
.04Mi.	**182 SWINTON POND RD**	**07/19/2024**	$302,323	$120,929	2,033	3/3/2	2018	8,712 SF	
.05Mi.	**175 SWINTON POND RD**	**10/23/2019**	$277,955	$111,182	1,665	3/3/2	2019	7,405 SF	
.05Mi.	**200 SWINTON POND RD**	**09/30/2020**	$334,376	$133,750	2,543	5/5/3	2017	7,841 SF	
.05Mi.	**197 SWINTON POND RD**	**04/26/2024**	$294,102	$117,641	2,002	3/3/2	2018	11,326 SF	
.05Mi.	**303 SWINTON POND RD**	**12/17/2018**	$261,078	$104,431	1,536	3/3/2	2018	9,148 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	34.1 years old	Households:	18,644
Median Household Income:	$89,477	Households w/Family:	78%
Household Income Per Capita:	$36,542	Households w/Family Married:	60%
Most Common Education Level:	High School Graduate	Households w/Family Children:	46%

School District

School District Zone:	Columbia County School District	Students:	28,566
Number of Schools:	30	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.55Mi.	**Harlem Middle School** Number of Students: 1,025 Student-Teacher Ratio: 16.27	B	Public	6 - 8
2.15Mi.	**Euchee Creek Elementary School** Number of Students: 705 Student-Teacher Ratio: 14.69	A	Public	PK - 5
4.02Mi.	**Harlem High School** Number of Students: 1,318 Student-Teacher Ratio: 18.05 Advanced Placement: Yes	B-	Public	9 - 12

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	100%	SIMILAR
BURGLARY	100%	SIMILAR
MOTOR VEHICLE THEFT	98%	SIMILAR
FORCIBLE ROBBERY	105%	SIMILAR
AGGRAVATED ASSAULT	72%	NOTABLY LOWER
FORCIBLE RAPE	105%	SIMILAR
MURDER	83%	LOWER
OVERALL	90%	LOWER

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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