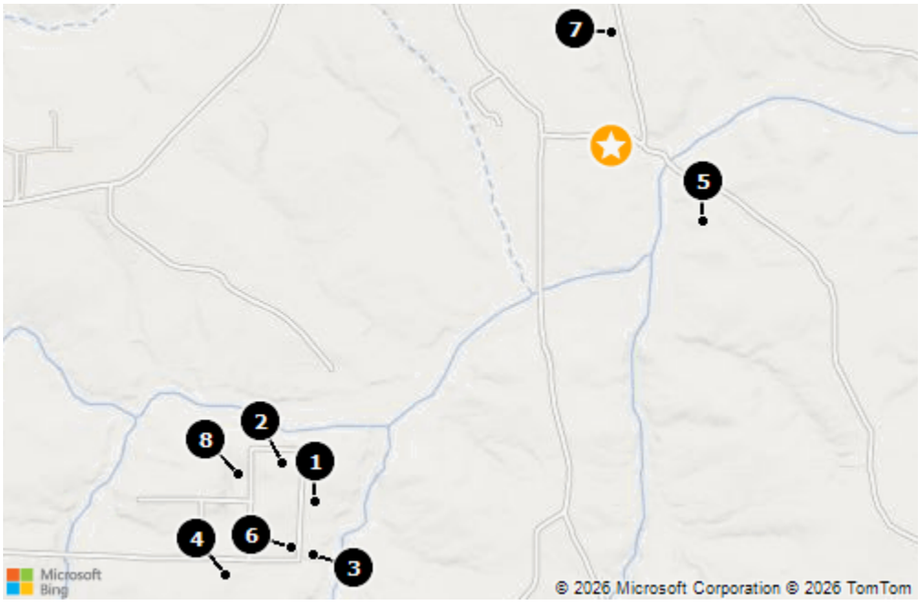
ICE SiteX Report

OrderID: 98444778

SiteX Property Information Report



Subject Property Location

1935 PANTHER CREEK RD, LUTHERSVILLE, GA 30251-2424

County:	**MERIWETHER GA**	Census Tract:	131999707.022023
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	091 - -041-002	Thomas Bros Pg-Grid:	

Valuation

Value:	**$166,000**	FSD:	43	Common Confidence Score:	16
Value Range:	$94,620 - $237,380	ICE Confidence Score:	57		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1
Assd Land Value:	$9,080	Market Land Value:	$22,700	Tax Year:	2025
Assd Improvement:	$50,640	Market Improvment Value:	$126,600	Total Taxable Value:	$1,922
Total Assessed Value:	$59,720	Total Assessor Market Value:	$149,300	Delinquent Year:	
				Tax Account ID:	14768
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 District: 10 Subdivision: STRICKLAND TOWN ACRES Land Lot: 24
Abbreviated Description: H/3.54AC/LL 24 10TH LD

Property Characteristics

Lot Size:	3.540 AC	Bedrooms:	3	Pool:	
Building Area:	1303 SF	Baths:	2	Fireplace:	
Year Built:	2002	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	2
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:	Masonry	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/02/2026	Sales Price:	$108,007
Document #:	BK-PG 910-445	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/30/2023	Loan Amount:	N/A
Document #:	BK-PG 0000001042-0000000334	Loan Type:	Credit Line (Revolving)
TD Due Date:	01/01/2038	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	05/24/2019	Sales Price:	$68,339
Document #:	BK-PG 800-336	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	05/09/2019	Loan Amount:	N/A
Document #:	BK-PG 0000000910-0000000445	Loan Type:	FHA
TD Due Date:	01/01/2049	Type Finance:	
Legal Description:			

ICE SiteX Report

OrderID: 98444778

Prior Transfer

Recording Date:	05/06/2019	Sales Price:	$110,000
Document #:	2019-000431 BK-PG 910 -442	Type of Sale:	Full Amount on Deed
Contract Date:	05/06/2019		
Document Type:			

Legal Description:
Lot: 2 Subdivision: STRICKLAND TOWN ACRES
Abbreviated Description: H/3.54AC/LL 24 10TH LD LANDLOT: 24 LANDDIST: 10; RESIDENTIAL LOT

Prior Transfer

Recording Date:	05/06/2019	Sales Price:	$110,000
Document #:	BK-PG 910 -442	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2 District: 10 Subdivision: STRICKLAND TOWN ACRES Land Lot: 24
Abbreviated Description: H/3.54AC/LL 24 10TH LD

Mortgage Record

Recording Date:	05/01/2014	Loan Amount:	N/A
Document #:	BK-PG 800-336	Loan Type:	FHA
TD Due Date:	05/01/2044	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	04/29/2014	Sales Price:	$69,600
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/29/2014	Sales Price:	$69,600
Document #:	2014-000328 BK-PG 800 -335	Type of Sale:	Full Amount on Deed
Contract Date:	04/29/2014		
Document Type:			

Legal Description:
Lot: 2 Subdivision: STRICKLAND TOWN ACRES
Abbreviated Description: H/3.54AC/LL 24 10TH LD |LANDLOT: 24 |LANDDIST: 10

Prior Transfer

Recording Date:	12/12/2013	Sales Price:	$33,000
Document #:	2013-001171 BK-PG 793 -431	Type of Sale:	Full Amount on Deed
Contract Date:	12/12/2013		
Document Type:			

Legal Description:
Lot: 2 Subdivision: STRICKLAND TOWN ACRES
Abbreviated Description: H/3.54AC/LL 24 10TH LD |LANDLOT: 24 |LANDDIST: 10

Prior Transfer

Recording Date:	07/17/2013	Sales Price:	$129,252
Document #:	2013-000642 BK-PG 784 -605	Type of Sale:	Full Amount on Deed
Contract Date:	11/06/2012		
Document Type:			

Legal Description:
Lot: 2 Subdivision: STRICKLAND TOWN ACRES
Abbreviated Description: H/3.54AC/LL 24 10TH LD |LANDLOT: 24 |LANDDIST: 10

Prior Transfer

Recording Date:	01/31/2013	Sales Price:	$129,252
Document #:	2013-000063 BK-PG 774 -610	Type of Sale:	Full Amount on Deed
Contract Date:	11/06/2012		
Document Type:			

Legal Description:
Lot: 2 Subdivision: STRICKLAND TOWN ACRES
Abbreviated Description: H/3.54AC/LL 24 10TH LD |LANDLOT: 24 |LANDDIST: 10

Prior Transfer

Recording Date:	11/03/2011	Sales Price:	$120,828
Document #:	14519900607510301 BK-PG 704-93	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/22/2009	Sales Price:	$94,500
Document #:	BK-PG 660-132	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/11/2009	Loan Amount:	N/A
Document #:	BK-PG 704-93	Loan Type:	FHA
TD Due Date:	05/01/2039	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	07/26/2007	Loan Amount:	N/A
Document #:	BK-PG 660-132	Loan Type:	New Conventional
TD Due Date:	07/01/2027	Type Finance:	

ICE SiteX Report

OrderID: 98444778

Legal Description:
Abbreviated Description: Original BkPg/Doc 468-57

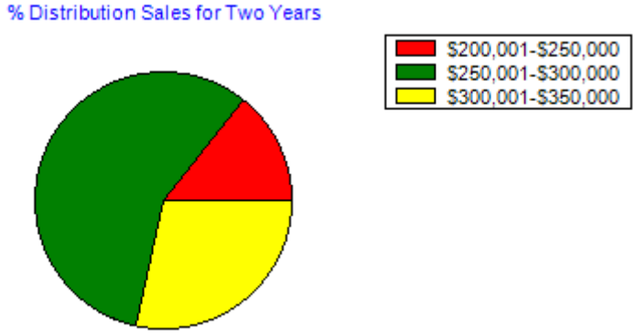
Area Sales Analysis

Total Area Sales	$2,399,140	Median # of Bedrooms	3.5
Median Lot Size	48,570 SF	Median # of Baths	2
Median Living Area	1,768 SF	Median Year Built	2023
Price Range - 2 Yrs	$235,340 to $405,000	Age Range	3 years to 24 years
Median Value	$292,500	Median Age	3 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.26Mi.	**1410 HUNTER WELCH PKWY LUTHERSVILLE, GA 30251-2269**	06/30/2026	$285,000	$163	1740	/4/2	2023	47,916 SF	
		APN: 092A- -052 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 52 Subdivision: CHAMBLESS VILLAGE Abbreviated Description: Lot:52 Subdivision:CHAMBLESS VILLAGE Abbreviated Description:1.10 ACS/LL 58 10TH LD; RESIDENTIAL LOT								
2	1.24Mi.	**1617 HUNTER WELCH PKWY LUTHERSVILLE, GA 30251-2271**	06/11/2026	$290,000	$161	1796	/3/2	2023	47,916 SF	
		APN: 092A- -103 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 103 Subdivision: CHAMBLESS VILLAGE Abbreviated Description: Lot:103 Subdivision:CHAMBLESS VILLAGE Abbreviated Description:1.10 ACS/LL 58 10TH LD; RESIDENTIAL LOT								
3	1.37Mi.	**1300 HUNTER WELCH PKWY LUTHERSVILLE, GA 30251-2268**	03/06/2026	$295,000	$183	1608	/3/2	2023	48,787 SF	
		APN: 092A- -047 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 47 Subdivision: CHAMBLESS VILLAGE Abbreviated Description: Lot:47 Subdivision:CHAMBLESS VILLAGE Abbreviated Description:1.12 ACS/LL 59 10TH LD; RESIDENTIAL LOT								
4	1.56Mi.	**1086 HUNTER WELCH PKWY LUTHERSVILLE, GA 30251-2260**	02/11/2026	$272,900	$151	1806	/4/2	2023	47,916 SF	
		APN: 092A- -037 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 37 Subdivision: CHAMBLESS VILLAGE Abbreviated Description: Lot:37 Subdivision:CHAMBLESS VILLAGE Abbreviated Description:1.10 ACS/LL 59 10TH LD; RESIDENTIAL LOT								
5	.34Mi.	**1557 PANTHER CREEK RD LUTHERSVILLE, GA 30251-2430**	09/23/2025	$235,340	$109	2156	5/3/3	2004	243,937 SF	
		APN: 092 - -001-019 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 19 Subdivision: PANTHER CREEK Abbreviated Description: Lot:19 Subdivision:PANTHER CREEK Abbreviated Description:HSE 5.60 ACS/LL 42 10TH LD LANDLOT: 42 LANDDIST: 10; RESIDENTIAL SMALL TRACT								
6	1.36Mi.	**1333 HUNTER WELCH PKWY LUTHERSVILLE, GA 30251-2268**	08/25/2025	$315,700	$183	1718	/4/3	2023	49,223 SF	
		APN: 092A- -110 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 110 Subdivision: CHAMBLESS VILLAGE Abbreviated Description: Lot:110 Subdivision:CHAMBLESS VILLAGE Abbreviated Description:1.13 ACS/LL 58 10TH LD; RESIDENTIAL LOT								
7	.31Mi.	**329 STRICKLAND DR LUTHERSVILLE, GA 30251-2031**	06/23/2025	$405,000	$162	2499	7/3/2	2002	132,423 SF	
		APN: 091 - -041-010 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 10 Abbreviated Description: Lot:10 Abbreviated Description:H/3.04 AC/LL 24 10TH LD LANDLOT: 24 LANDDIST: 10; RESIDENTIAL LOT								
8	1.35Mi.	**1760 HUNTER WELCH PKWY LUTHERSVILLE, GA 30251-2272**	05/02/2025	$300,200	$188	1592	/4/3	2023	48,352 SF	
		APN: 092A- -069 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 69 Subdivision: CHAMBLESS VILLAGE Abbreviated Description: Lot:69 Subdivision:CHAMBLESS VILLAGE Abbreviated Description:1.11 ACS/LL 58 10TH LD; 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.

ICE SiteX Report

OrderID: 98444778

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.	**1935 PANTHER CREEK RD**	**05/06/2019**	$149,300	$59,720	1,303	6/3/2	2002	4 SF	
.08Mi.	**1898 PANTHER CREEK RD**	**03/14/2023**	$337,400	$134,960	1,728	6/3/2	2002	6 SF	
.13Mi.	**2033 PANTHER CREEK RD**	**03/11/2019**	$341,640	$136,656	3,020	8/3/4	2002	4 SF	
.18Mi.	**1771 PANTHER CREEK RD**	**03/20/2024**	$389,800	$155,920	1,564	8/3/2	2005	22 SF	
.2Mi.	**328 BISHOP RD**	**09/05/2024**	$268,600	$107,440	1,752	8/3/2	2001	5 SF	
.21Mi.	**223 STRICKLAND DR**	**11/17/2017**	$295,040	$118,016	2,268	8/3/2	2002	3 SF	
.24Mi.	**224 STRICKLAND DR**	**07/26/2011**	$180,000	$72,000	1,842	6/4/2	1999	3 SF	
.26Mi.	**104 STRICKLAND DR**	**08/08/2023**	$333,000	$133,200	2,571	7/3/2	1982	46 SF	
.28Mi.	**374 BISHOP RD**	**05/03/2019**	$32,450	$12,980	1,208	6/3/1	1945	3 SF	
.29Mi.	**522 BISHOP RD**	**09/26/2017**	$403,800	$161,520	2,590	6/4/3	2004	16 SF	
.3Mi.	**324 STRICKLAND DR**	**03/27/2013**	$221,800	$88,720	2,098	6/3/2	1986	6 SF	
.3Mi.	**329 STRICKLAND DR**	**07/06/2021**	$362,900	$145,160	2,499	7/3/2	2002	3 SF	
.34Mi.	**1557 PANTHER CREEK RD**	**03/26/2024**	$289,900	$115,960	2,156	5/3/3	2004	6 SF	
.37Mi.	**1511 PANTHER CREEK RD**	**08/30/2023**	$343,500	$137,400	2,141	/3/2	2023	5 SF	
.37Mi.	**354 STRICKLAND DR**	**09/19/2022**	$137,600	$55,040	1,570	5/3/2	1989	4 SF	
.41Mi.	**481 BISHOP RD**	**03/28/2025**	$322,100	$128,840	2,079	6/3/2	2003	26 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	42.7 years old	Households:	844
Median Household Income:	$59,927	Households w/Family:	79%
Household Income Per Capita:	$29,160	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Meriwether County School District	Students:	2,245
Number of Schools:	7	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
11.09Mi.	**Greenville High School**	D-	Public	9 - 12
Number of Students: 222				
Student-Teacher Ratio: 10.42				
4.41Mi.	**Unity Elementary School**	D	Public	PK - 5
Number of Students: 443				
Student-Teacher Ratio: 11.45				

Flood Report

The Subject Property of **1935 PANTHER CREEK RD, LUTHERSVILLE, GA 30251-2424** 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	36%	SIGNIFICANTLY LOWER
BURGLARY	141%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	32%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	143%	NOTABLY HIGHER
AGGRAVATED ASSAULT	83%	LOWER
FORCIBLE RAPE	120%	HIGHER
MURDER	115%	HIGHER
OVERALL	99%	SIMILAR

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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ICE SiteX Report

OrderID: 98444778

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