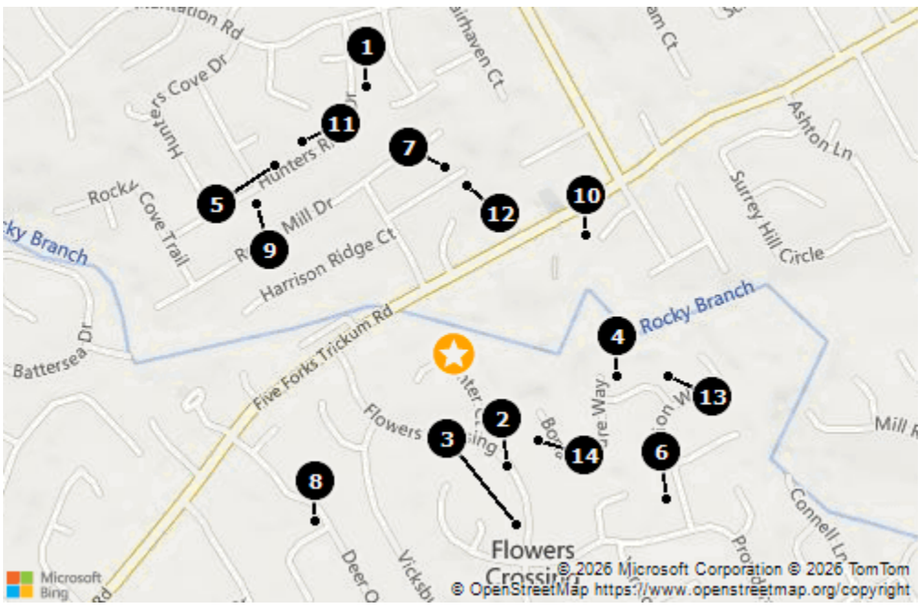
ICE SiteX Report

OrderID: 98012412

SiteX Property Information Report



Subject Property Location

1991 SUMTER CT, LAWRENCEVILLE, GA 30044-5977

County:	**GWINNETT GA**	Census Tract:	131350507.572000
Property Use:	Single Family Residential	Zoning:	R75-SINGLE FAM RES
Parcel Number:	R5053 067	Thomas Bros Pg-Grid:	

Valuation

Value:	**$458,000**	FSD:	9	Common Confidence Score:	64
Value Range:	$416,780 - $499,220	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$30,000	Market Land Value:	$75,000	Tax Year:	2025
Assd Improvement:	$133,640	Market Improvment Value:	$334,100	Total Taxable Value:	$6,086
Total Assessed Value:	$163,640	Total Assessor Market Value:	$409,100	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 20 Block: A District: 1 Subdivision: FLOWERS CROSSINGS
Abbreviated Description: L20 BA FLOWERS CROSSINGS #2
City/Muni/Twp: COUNTY

Property Characteristics

Lot Size:	11,326 SF	Bedrooms:	3	Pool:	
Building Area:	2454 SF	Baths:	2	Fireplace:	Yes
Year Built:	1985	Partial Baths:	1	Type Const:	Wood
Number of Buildings:		Number of Rooms:	9	Ext Walls:	Wood Siding
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:	2	A/C:	Yes
Style:	Convention	Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/22/2026	Sales Price:	$348,570
Document #:	BK-PG 58830-134	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/02/2025	Loan Amount:	N/A
Document #:	BK-PG 0000062104-0000000561	Loan Type:	Unknown
TD Due Date:	01/01/2025	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	11/22/2023	Loan Amount:	N/A
Document #:	BK-PG 0000060925-0000000549	Loan Type:	FHA
TD Due Date:	01/01/2053	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	06/07/2021	Sales Price:	$355,000
Document #:	2021-018650 BK-PG 58830-132	Type of Sale:	Full Amount on Deed
Contract Date:	06/07/2021		
Document Type:			

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Legal Description:
Lot: 20 Block: A Subdivision: FLOWERS CROSSING
Abbreviated Description: L20 BA FLOWERS CROSSINGS #2; RESIDENTIAL SFR

Prior Transfer

Recording Date:	06/07/2021	Sales Price:	$355,000
Document #:	BK-PG 58830 -132	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 20 Block: A District: 1 Subdivision: FLOWERS CROSSINGS
Abbreviated Description: L20 BA FLOWERS CROSSINGS #2
City/Muni/Twp: COUNTY

Mortgage Record

Recording Date:	12/18/2020	Loan Amount:	N/A
Document #:	BK-PG 0000058184-0000000430	Loan Type:	Unknown
TD Due Date:	01/01/2021	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	12/11/2020	Sales Price:	$242,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/11/2020	Sales Price:	$242,500
Document #:	2020-035760 BK-PG 58184-429	Type of Sale:	Full Amount on Deed
Contract Date:	12/11/2020		
Document Type:			

Legal Description:
Lot: 20 Block: A Subdivision: FLOWERS CROSSING
Abbreviated Description: L20 BA FLOWERS CROSSINGS #2; RESIDENTIAL SFR

Prior Transfer

Recording Date:	07/21/1998	Sales Price:	$142,000
Document #:	BK-PG 16415-170	Type of Sale:	Full Amount on Deed
Contract Date:	06/30/1998		
Document Type:			

Legal Description:
Lot: 20 Block: A District: 5 Subdivision: FLOWERS CROSSING Legal Unit: 2 Land Lot: 53

Area Sales Analysis

Total Area Sales	$5,663,900	Median # of Bedrooms	3.5
Median Lot Size	12,415 SF	Median # of Baths	2
Median Living Area	2,615 SF	Median Year Built	1987
Price Range - 2 Yrs	$150,000 to $499,900	Age Range	23 years to 41 years
Median Value	$435,000	Median Age	39 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.38Mi.	**1950 HUNTERS RIDGE DR LAWRENCEVILLE, GA 30044-5315**	06/11/2026	$320,000	$172	1854	6/3/2	1987	12,197 SF	
		APN: R5052 293 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 23 Block: C Subdivision: HUNTERS COVE Abbreviated Description: Abbreviated Description:L23 BC HUNTERS COVE #4; RESIDENTIAL SFR								
2	.17Mi.	**748 FLOWERS XING LAWRENCEVILLE, GA 30044-5953**	06/03/2026	$425,000	$215	1968	7/3/2	1985	13,068 SF	
		APN: R5053 042 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 35 Block: C Subdivision: FLOWERS CROSSING Abbreviated Description: Abbreviated Description:L35 BC FLOWERS CROSSINGS #2; RESIDENTIAL SFR								
3	.24Mi.	**798 FLOWERS XING LAWRENCEVILLE, GA 30044-5953**	06/02/2026	$405,000	$193	2096	7/4/2	1985	12,197 SF	
		APN: R5053 047 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 40 Block: C Subdivision: FLOWERS CROSSING Abbreviated Description: Abbreviated Description:L40 BC FLOWERS CROSSINGS #2; RESIDENTIAL SFR								
4	.22Mi.	**1041 BONAVENTURE WAY LAWRENCEVILLE, GA 30044-7901**	05/20/2026	$499,900	$186	2677	8/4/2	1998	12,197 SF	Yes
		APN: R5053 444 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 24 Block: J Subdivision: FLOWERS CROSSING Abbreviated Description: Abbreviated Description:L24 BJ FLOWERS CROSSING #16; RESIDENTIAL SFR								
5	.35Mi.	**2081 HUNTERS RIDGE DR LAWRENCEVILLE, GA 30044-5319**	05/15/2026	$399,000	$176	2265	7/3/2	1988	12,197 SF	
		APN: R5052 307 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 16 Block: D Subdivision: HUNTERS COVE Abbreviated Description: Abbreviated Description:L16 BD HUNTERS COVE #4; RESIDENTIAL SFR								
6	.34Mi.	**828 CLARION WAY LAWRENCEVILLE, GA 30044-6110**	04/23/2026	$450,000	$155	2895	9/4/2	1989	13,504 SF	
		APN: R5053 296 Document #: Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 61 Block: A Subdivision: FLOWERS CROSSING Abbreviated Description: Abbreviated Description:L61 BA FLOWERS CROSSING #7; RESIDENTIAL SFR

7	.25Mi.	**1941 ROCKY MILL LN** **LAWRENCEVILLE, GA 30044-5392**	04/17/2026	$344,000	$189	1812	6/3/2	1986	12,197 SF

APN: R5052 243 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 14 Block: A Subdivision: HARRISON RIDGE Abbreviated Description: Abbreviated Description:L14 BA HARRISON RIDGE #2; RESIDENTIAL SFR

8	.29Mi.	**701 DEER OAKS DR** **LAWRENCEVILLE, GA 30044-5998**	04/09/2026	$465,000	$155	2985	7/4/2	1987	12,197 SF

APN: R5044 228 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 9 Block: B Subdivision: DEER OAKS Abbreviated Description: Abbreviated Description:L9 BB DEER OAKS #1; RESIDENTIAL SFR

9	.33Mi.	**2110 HUNTERS RIDGE DR** **LAWRENCEVILLE, GA 30044-6612**	01/29/2026	$447,000	$130	3437	5/3/2	1986	11,761 SF

APN: R5052 280 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 7 Block: C Subdivision: HUNTERS COVE Abbreviated Description: Abbreviated Description:L7 BC HUNTERS COVE #3; RESIDENTIAL SFR

10	.24Mi.	**1941 PATTERSON MILL CT** **LAWRENCEVILLE, GA 30044-8003**	12/18/2025	$450,000	$151	2971	12/4/2	2003	12,632 SF

APN: R5053 526 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 39 Block: A Subdivision: PATTERSON MILL Abbreviated Description: Abbreviated Description:L39 BA PATTERSON MILL; RESIDENTIAL SFR

11	.35Mi.	**2041 HUNTERS RIDGE DR** **LAWRENCEVILLE, GA 30044-5319**	12/16/2025	$150,000	$53	2797	6/3/2	1987	17,860 SF

APN: R5052 310 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 19 Block: D Subdivision: HUNTERS COVE Abbreviated Description: Abbreviated Description:L19 BD HUNTERS COVE #4; RESIDENTIAL SFR

12	.23Mi.	**1930 ROCKY MILL LN** **LAWRENCEVILLE, GA 30044-5392**	12/11/2025	$365,000	$230	1586	6/3/2	1986	13,939 SF

APN: R5052 248 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 9 Block: A Subdivision: HARRISON RIDGE Abbreviated Description: Abbreviated Description:L9 BA HARRISON RIDGE #2; RESIDENTIAL SFR

13	.29Mi.	**1011 FINIAL DR** **LAWRENCEVILLE, GA 30044-6198**	11/17/2025	$499,000	$195	2553	8/4/2	1998	15,682 SF

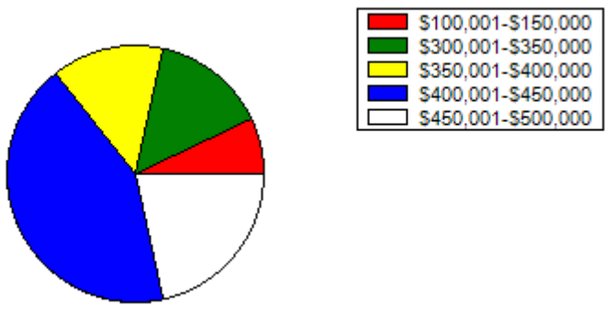
APN: R5053 433 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 20 Block: J Subdivision: FLOWERS CROSSING Abbreviated Description: Abbreviated Description:L20 BJ FLOWERS CROSSING #15; RESIDENTIAL SFR

14	.16Mi.	**931 BONAVENTURE WAY** **LAWRENCEVILLE, GA 30044-6190**	10/01/2025	$445,000	$151	2928	8/4/3	1999	16,117 SF

APN: R5053 461 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 41 Block: J Subdivision: FLOWERS CROSSING Abbreviated Description: Abbreviated Description:L41 BJ FLOWERS CROSSING #16; RESIDENTIAL SFR

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**1991 SUMTER CT**	**06/07/2021**	$409,100	$163,640	2,454	9/3/2	1985	11,326 SF	
.02Mi.	**2001 SUMTER CT**	**03/17/2004**	$431,900	$172,760	2,742	8/3/2	1985	13,068 SF	
.02Mi.	**1981 SUMTER CT**	**12/29/2022**	$418,900	$167,560	2,158	5/3/2	1986	11,761 SF	
.03Mi.	**1971 SUMTER CT**	**05/21/2021**	$410,900	$164,360	2,424	7/3/2	1985	12,197 SF	
.03Mi.	**2011 SUMTER CT**	**09/24/1998**	$428,800	$171,520	2,748	8/3/3	1985	12,632 SF	
.04Mi.	**1982 SUMTER CT**	**09/24/2001**	$414,900	$165,960	2,808	6/3/2	1985	18,295 SF	
.05Mi.	**2032 SUMTER CT**	**03/11/2025**	$349,800	$139,920	2,088	6/3/2	1985	18,295 SF	
.05Mi.	**1961 SUMTER CT**	**02/25/2021**	$357,400	$142,960	2,041	7/3/2	1985	13,504 SF	
.05Mi.	**2021 SUMTER CT**	**03/15/2022**	$401,700	$160,680	2,512	7/3/2	1985	13,068 SF	
.05Mi.	**1962 SUMTER CT**	**08/20/2019**	$331,600	$132,640	1,904	6/3/2	1986	15,246 SF	
.06Mi.	**1951 SUMTER CT**	**03/09/2015**	$387,000	$154,800	2,180	6/3/2	1985	15,246 SF	
.06Mi.	**2031 SUMTER CT**	**07/01/2010**	$401,400	$160,560	2,290	7/3/2	1986	12,197 SF	
.06Mi.	**1952 SUMTER CT**	**06/12/2006**	$367,000	$146,800	2,176	7/3/2	1985	15,246 SF	
.07Mi.	**2042 SUMTER CT**	**09/06/2017**	$356,200	$142,480	2,152	6/3/2	1985	16,117 SF	
.08Mi.	**2041 SUMTER CT**	**12/15/1995**	$379,200	$151,680	2,128	6/3/2	1985	13,939 SF	
.08Mi.	**1932 SUMTER CT**	**07/26/2021**	$385,100	$154,040	2,105	6/3/2	1985	13,939 SF	

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	60%

Demographics & Income

Median Age:	35.0 years old	Households:	32,200
Median Household Income:	$79,480	Households w/Family:	76%
Household Income Per Capita:	$31,489	Households w/Family Married:	49%
Most Common Education Level:	High School Graduate	Households w/Family Children:	40%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.39Mi.	**Alton C. Crews Middle School** Number of Students: 1,443 Student-Teacher Ratio: 16.78	A	Public	6 - 8
0.96Mi.	**Craig Elementary School** Number of Students: 1,045 Student-Teacher Ratio: 12.89	A+	Public	KG - 5
1.80Mi.	**Brookwood High School** Number of Students: 3,803 Student-Teacher Ratio: 18.35 Advanced Placement: Yes	A	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	103%	SIMILAR
BURGLARY	83%	LOWER
MOTOR VEHICLE THEFT	96%	SIMILAR
FORCIBLE ROBBERY	112%	HIGHER
AGGRAVATED ASSAULT	67%	NOTABLY LOWER
FORCIBLE RAPE	93%	SIMILAR
MURDER	80%	LOWER
OVERALL	80%	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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