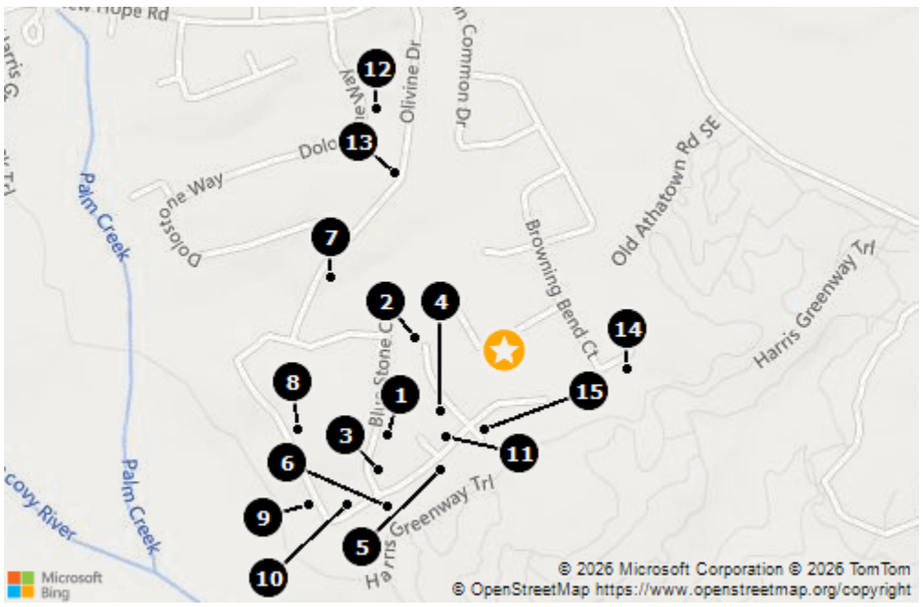
ICE SiteX Report

OrderID: 98722853

SiteX Property Information Report



Subject Property Location

1993 WEATHERBY WAY CT, DACULA, GA 30019-7768

County:	**GWINNETT GA**	Census Tract:	131350506.252002
Property Use:	Single Family Residential	Zoning:	R100CSO-SINGLE-FAMILY CON
Parcel Number:	R5261 295	Thomas Bros Pg-Grid:	

Valuation

Value:	**$563,000**	FSD:	9	Common Confidence Score:	72
Value Range:	$512,330 - $613,670	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$36,000	Market Land Value:	$90,000	Tax Year:	2025
Assd Improvement:	$205,080	Market Improvment Value:	$512,700	Total Taxable Value:	$8,839
Total Assessed Value:	$241,080	Total Assessor Market Value:	$602,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 89 Block: A District: 1 Subdivision: AUSTIN COMMONS
Abbreviated Description: L89 BA AUSTIN COMMONS
City/Muni/Twp: COUNTY

Property Characteristics

Lot Size:	7,841 SF	Bedrooms:	4	Pool:	
Building Area:	4186 SF	Baths:	4	Fireplace:	Yes
Year Built:	2015	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Wood Siding
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2	Number of Cars:	2	A/C:	Yes
Style:	Convention	Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	09/23/2024	Loan Amount:	N/A
Document #:	BK-PG 0000061432-0000000541	Loan Type:	FHA
TD Due Date:	01/01/2064	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	07/10/2023	Loan Amount:	N/A
Document #:	BK-PG 0000060687-0000000887	Loan Type:	New Conventional
TD Due Date:	01/01/2045	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	09/22/2022	Loan Amount:	N/A
Document #:	BK-PG 0000060216-0000000614	Loan Type:	FHA
TD Due Date:	01/01/2045	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	04/22/2022	Loan Amount:	N/A
Document #:	BK-PG 0000059891-0000000433	Loan Type:	FHA
TD Due Date:	01/01/2045	Type Finance:	
Legal Description:			

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Prior Transfer

Recording Date:	05/14/2021	Sales Price:	$279,430
Document #:	BK-PG 53770-834	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/21/2015	Loan Amount:	N/A
Document #:	BK-PG 53770-834	Loan Type:	FHA
TD Due Date:	08/17/2045	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	08/17/2015	Sales Price:	$291,079
Document #:	2015-020766 BK-PG 53770-833	Type of Sale:	Full Amount on Deed
Contract Date:	08/17/2015		
Document Type:			

Legal Description:
Lot: 89 Block: A Subdivision: AUSTIN COMMONS
Abbreviated Description: L89 BA AUSTIN COMMONS

Prior Transfer

Recording Date:	08/17/2015	Sales Price:	$291,079
Document #:	BK-PG 53770 -833	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 89 Block: A District: 1 Subdivision: AUSTIN COMMONS
Abbreviated Description: L89 BA AUSTIN COMMONS
City/Muni/Twp: COUNTY

Prior Transfer

Recording Date:	04/29/2015	Sales Price:	$59,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/31/2014	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	2014-017808 BK-PG 53059-33	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/31/2014		
Document Type:			

Legal Description:
Lot: 89 Block: A Subdivision: AUSTIN COMMONS
Abbreviated Description: L89 BA AUSTIN COMMONS

Area Sales Analysis

Total Area Sales	$7,096,820	Median # of Bedrooms	5
Median Lot Size	8,276 SF	Median # of Baths	3
Median Living Area	3,140 SF	Median Year Built	2019
Price Range - 2 Yrs	$414,900 to $595,000	Age Range	5 years to 20 years
Median Value	$475,000	Median Age	7 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**2942 BLUE STONE CT DACULA, GA 30019-7680**	10/05/2026	$475,000	$127	3732	7/4/4	2020	9,148 SF	
		APN: R5261 387 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 87 Block: A Subdivision: STONE HAVEN Abbreviated Description: Abbreviated Description:L87 BA STONE HAVEN PHASE 1C; RESIDENTIAL SFR								
2	.12Mi.	**2877 BOULDER RDG DACULA, GA 30019-7923**	09/30/2026	$490,000	$155	3146	7/5/3	2021	9,583 SF	
		APN: R5261 442 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 63 Block: A Subdivision: STONE HAVEN Abbreviated Description: Abbreviated Description:L63 BA STONE HAVEN PHASE 1D; RESIDENTIAL SFR								
3	.23Mi.	**2982 BLUE STONE CT DACULA, GA 30019-7680**	09/22/2026	$443,220	$156	2838	7/5/3	2020	10,019 SF	
		APN: R5261 384 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 84 Block: A Subdivision: STONE HAVEN Abbreviated Description: Abbreviated Description:L84 BA STONE HAVEN PHASE 1C; RESIDENTIAL SFR								
4	.12Mi.	**2947 BOULDER RDG DACULA, GA 30019-7940**	09/15/2026	$463,000	$156	2956	7/3/3	2021	8,276 SF	
		APN: R5261 449 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 70 Block: A Subdivision: STONE HAVEN Abbreviated Description: Abbreviated Description:L70 BA STONE HAVEN PHASE 1D; RESIDENTIAL SFR								
5	.18Mi.	**1921 COBBLEFIELD CIR DACULA, GA 30019-7688**	08/31/2026	$425,000	$134	3162	7/5/4	2020	7,841 SF	
		APN: R5261 413 Document #: Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 34 Block: A Subdivision: STONE HAVEN Abbreviated Description: Abbreviated Description:L34 BA STONE HAVEN PHASE 1D; RESIDENTIAL SFR

6	.26Mi.	**1861 COBBLEFIELD CIR** **DACULA, GA 30019-7687**	08/07/2026	$414,900	$142	2908	7/5/3	2019	8,276 SF

APN: R5261 381 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 28 Block: A Subdivision: STONE HAVEN Abbreviated Description: Abbreviated Description:L28 BA STONE HAVEN PHASE 1C; RESIDENTIAL SFR

7	.25Mi.	**2964 OLIVINE DR** **DACULA, GA 30019-7645**	07/31/2026	$499,900	$161	3086	7/5/3	2007	8,276 SF

APN: R5261 068 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 26 Block: A Subdivision: STONE HAVEN Abbreviated Description: Abbreviated Description:L26 BA STONE HAVEN #1B; RESIDENTIAL SFR

8	.3Mi.	**1720 COBBLEFIELD CIR** **DACULA, GA 30019-7684**	07/23/2026	$424,900	$141	3002	9/5/3	2019	8,276 SF

APN: R5261 399 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 99 Block: A Subdivision: STONE HAVEN Abbreviated Description: Abbreviated Description:L99 BA STONE HAVEN PHASE 1C; RESIDENTIAL SFR

9	.34Mi.	**1781 COBBLEFIELD CIR** **DACULA, GA 30019-7685**	06/30/2026	$519,900	$165	3140	9/5/3	2019	10,890 SF

APN: R5261 373 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 20 Block: A Subdivision: STONE HAVEN Abbreviated Description: Abbreviated Description:L20 BA STONE HAVEN PHASE 1C; RESIDENTIAL SFR

10	.3Mi.	**1830 COBBLEFIELD CIR** **DACULA, GA 30019-7686**	05/25/2026	$482,000	$153	3140	9/5/3	2019	9,148 SF

APN: R5261 395 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 95 Block: A Subdivision: STONE HAVEN Abbreviated Description: Abbreviated Description:L95 BA STONE HAVEN PHASE 1C; RESIDENTIAL SFR

11	.14Mi.	**1950 COBBLEFIELD CIR** **DACULA, GA 30019-7689**	05/06/2026	$489,000	$151	3232	7/5/3	2020	7,841 SF

APN: R5261 452 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 73 Block: A Subdivision: STONE HAVEN Abbreviated Description: Abbreviated Description:L73 BA STONE HAVEN PHASE 1D; RESIDENTIAL SFR

12	.37Mi.	**2776 DOLOSTONE WAY** **DACULA, GA 30019-7662**	05/01/2026	$485,000	$137	3526	9/5/4	2006	10,019 SF

APN: R5261 077 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 56 Block: A Subdivision: STONE HAVEN Abbreviated Description: Abbreviated Description:L56 BA STONE HAVEN #1B; RESIDENTIAL SFR

13	.28Mi.	**2855 OLIVINE DR** **DACULA, GA 30019-7649**	04/22/2026	$430,000	$146	2943	8/4/2	2016	7,405 SF

APN: R5261 049 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 39 Block: A Subdivision: STONE HAVEN Abbreviated Description: Abbreviated Description:L39 BA STONE HAVEN #1A; RESIDENTIAL SFR

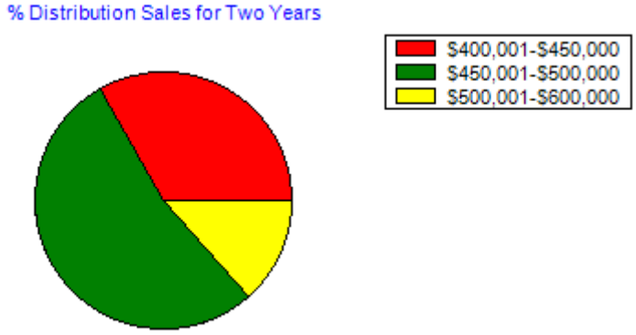
14	.17Mi.	**1860 BROWNING BEND CT** **DACULA, GA 30019-7771**	04/14/2026	$595,000	$135	4402	10/5/4	2016	8,712 SF

APN: R5261 311 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 105 Block: A Subdivision: AUSTIN COMMONS Abbreviated Description: Abbreviated Description:L105 BA AUSTIN COMMONS; RESIDENTIAL SFR

15	.11Mi.	**1971 COBBLEFIELD CIR** **DACULA, GA 30019-7688**	02/20/2026	$460,000	$159	2890	6/4/3	2020	7,841 SF

APN: R5261 418 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 39 Block: A Subdivision: STONE HAVEN Abbreviated Description: Abbreviated Description:L39 BA STONE HAVEN PHASE 1D; RESIDENTIAL SFR

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.

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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.	**1993 WEATHERBY WAY CT**	**08/17/2015**	$602,700	$241,080	4,186	7/4/4	2015	7,841 SF	
.01Mi.	**2003 WEATHERBY WAY CT**	**11/16/2015**	$646,900	$258,760	4,578	7/4/3	2015	7,841 SF	
.01Mi.	**1983 WEATHERBY WAY CT**	**12/04/2015**	$509,200	$203,680	3,296	6/3/2	2015	8,712 SF	
.03Mi.	**2013 WEATHERBY WAY CT**	**01/31/2022**	$592,900	$237,160	4,176	7/4/4	2015	7,841 SF	
.03Mi.	**1992 WEATHERBY WAY CT**	**11/15/2022**	$537,300	$214,920	3,454	9/5/4	2016	7,841 SF	
.03Mi.	**1973 WEATHERBY WAY CT**	**09/23/2015**	$428,800	$171,520	2,546	6/3/2	2015	7,841 SF	
.03Mi.	**2002 WEATHERBY WAY CT**	**10/05/2015**	$415,000	$166,000	2,739	7/3/4	2015	7,405 SF	
.03Mi.	**1942 WEATHERBY WAY CT**	**08/19/2022**	$602,200	$240,880	4,186	7/4/4	2015	10,019 SF	
.04Mi.	**2012 WEATHERBY WAY CT**	**10/18/2019**	$527,300	$210,920	3,436	8/5/3	2015	7,405 SF	
.04Mi.	**2023 WEATHERBY WAY CT**	**05/05/2024**	$563,500	$225,400	3,587	7/4/3	2016	7,841 SF	
.05Mi.	**1963 WEATHERBY WAY CT**	**08/31/2015**	$650,800	$260,320	4,645	6/4/3	2015	11,326 SF	
.05Mi.	**1953 WEATHERBY WAY CT**	**07/25/2016**	$476,700	$190,680	2,928	7/3/3	2016	6,970 SF	
.05Mi.	**1932 WEATHERBY WAY CT**	**06/17/2020**	$525,200	$210,080	3,436	7/4/3	2015	8,712 SF	
.05Mi.	**1943 WEATHERBY WAY CT**	**08/20/2015**	$596,800	$238,720	4,186	7/4/4	2015	7,405 SF	
.06Mi.	**2033 WEATHERBY WAY CT**	**01/29/2016**	$583,000	$233,200	4,645	6/4/3	2015	7,841 SF	
.06Mi.	**2010 COBBLEFIELD CIR**	**06/15/2021**	$504,700	$201,880	2,956	7/3/3	2021	7,841 SF	

Rent vs. Own

Households Occupied by Renters:	15%	Households Occupied by Owners:	83%

Demographics & Income

Median Age:	39.6 years old	Households:	17,440
Median Household Income:	$110,503	Households w/Family:	83%
Household Income Per Capita:	$41,686	Households w/Family Married:	68%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	43%

School District

School District Zone:	Gwinnett County School District	Students:	182,518
Number of Schools:	141	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.80Mi.	**Archer High School** Number of Students: 3,058 Student-Teacher Ratio: 19.68 Advanced Placement: Yes	B+	Public	9 - 12
3.06Mi.	**McConnell Middle School** Number of Students: 2,009 Student-Teacher Ratio: 15.92	A-	Public	6 - 8
2.45Mi.	**Harbins Elementary School** Number of Students: 1,320 Student-Teacher Ratio: 13.75	B+	Public	KG - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	63%	NOTABLY LOWER
BURGLARY	46%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	51%	NOTABLY LOWER
FORCIBLE ROBBERY	107%	SIMILAR
AGGRAVATED ASSAULT	42%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	99%	SIMILAR
MURDER	51%	NOTABLY LOWER
OVERALL	52%	NOTABLY LOWER

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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