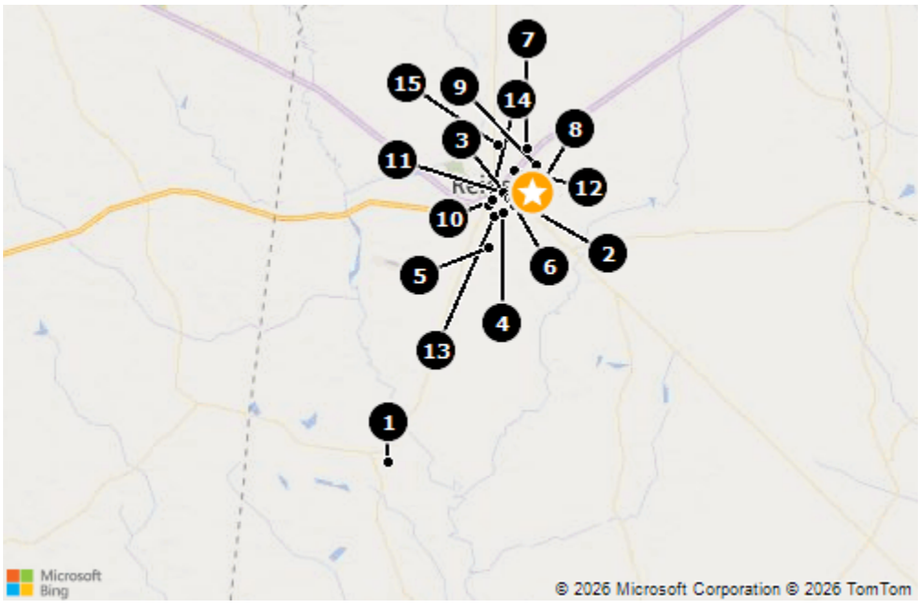
ICE SiteX Report

OrderID: 98722797

SiteX Property Information Report



Subject Property Location

203 CHANDLER AVE, REIDSVILLE, GA 30453-4613

County:	**TATTNALL GA**	Census Tract:	132679502.031032
Property Use:	Single Family Residential	Zoning:	001
Parcel Number:	038E 031	Thomas Bros Pg-Grid:	

Valuation

Value:	**$206,000**	FSD:	31	Common Confidence Score:	23
Value Range:	$142,140 - $269,860	ICE Confidence Score:	69		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	3
Assd Land Value:	$2,560	Market Land Value:	$6,400	Tax Year:	2025
Assd Improvement:	$67,400	Market Improvment Value:	$168,500	Total Taxable Value:	$1,853
Total Assessed Value:	$69,960	Total Assessor Market Value:	$174,900	Delinquent Year:	
				Tax Account ID:	2453
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Subdivision: REIDSVILLE
Abbreviated Description: LOT & HOUSE ON CHANDLER ST

Property Characteristics

Lot Size:	27,007 SF	Bedrooms:		Pool:	
Building Area:	1713 SF	Baths:	2	Fireplace:	
Year Built:	1975	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Masonry
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/21/2026	Sales Price:	$120,279
Document #:	2026-002288 BK-PG 726-378	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/25/2022	Sales Price:	$91,891
Document #:	1108 BK-PG 710-785	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/20/2022	Loan Amount:	N/A
Document #:	001086 BK-PG 0000000726-0000000378	Loan Type:	VA
TD Due Date:	01/01/2052	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	05/28/2021	Loan Amount:	N/A
Document #:	001435 BK-PG 0000000710-0000000785	Loan Type:	VA
TD Due Date:	01/01/2036	Type Finance:	
Legal Description:			

ICE SiteX Report

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Prior Transfer

Recording Date:	05/25/2021	Sales Price:	$103,196
Document #:	1426 BK-PG 673-334	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/18/2018	Sales Price:	$69,125
Document #:	2466 BK-PG 607-4	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/10/2018	Loan Amount:	N/A
Document #:	002430 BK-PG 0000000673-0000000334	Loan Type:	
TD Due Date:	01/01/2033	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	07/25/2013	Loan Amount:	N/A
Document #:	BK-PG 607-4	Loan Type:	VA
TD Due Date:	08/01/2043	Type Finance:	ADJ
Legal Description:			

Prior Transfer

Recording Date:	10/27/1998	Sales Price:	$83,300
Document #:	BK-PG 372 -4	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Subdivision: REIDSVILLE
Abbreviated Description: LOT & HOUSE ON CHANDLER ST

Area Sales Analysis

Total Area Sales	$2,235,000	Median # of Bedrooms	
Median Lot Size	28,750 SF	Median # of Baths	2
Median Living Area	1,500 SF	Median Year Built	1969
Price Range - 2 Yrs	$16,000 to $275,000	Age Range	4 years to 106 years
Median Value	$156,000	Median Age	57 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.79Mi.	**187 SHUMAN AVE** **REIDSVILLE, GA 30453-5054**	09/01/2026	$65,000	$45	1438	//1	1940	48,787 SF	
		APN: 038C 030A Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:1.12 AC & HSE ON SHUMAN AVE								
2	.51Mi.	**104 ADON ST** **REIDSVILLE, GA 30453-5149**	08/28/2026	$210,000	$137	1527	//2	1984	13,939 SF	
		APN: R06 036 Document #: D2026002149 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: R07 - S/E LLOYD R06 - SURRENCY JENSON E/S LLO Abbreviated Description: Subdivision:R07 - S/E LLOYD R06 - SURRENCY JENSON E/S LLO Abbreviated Description:LOT & HSE ON ADON ST								
3	.56Mi.	**154 JAMES ST** **REIDSVILLE, GA 30453-**	08/27/2026	$35,000	$39	882	//1	1955	10,890 SF	
		APN: R09 056 Document #: D2026002135 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: R09 - ALL R10 ELLIS OAK Abbreviated Description: Subdivision:R09 - ALL R10 ELLIS OAK Abbreviated Description:LOT & HSE ON JAMES ST								
4	.8Mi.	**214 SMITH AVE** **REIDSVILLE, GA 30453-**	08/24/2026	$195,000	$137	1419	//2	1963	150,718 SF	
		APN: 039B 051 Document #: D2026002093 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:3.46 ACRES & HSE ON SMITH AVE								
5	1.54Mi.	**220 STRICKLAND ST** **REIDSVILLE, GA 30453-4326**	06/08/2026	$250,000	$202	1232	//2	1970	298,823 SF	
		APN: 039E 003 Document #: 2026-001483 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:HSE & 6.86 ACRES ON STRICKLAND ST								
6	.49Mi.	**167-C MARTIN LUTHER KING JR AVE** **REIDSVILLE, GA 30453-4635**	03/27/2026	$16,000	$10	1568	//1	1975	49,223 SF	
		APN: R13 031 Document #: D2026-000775 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:HSE & 1.13 AC ON MARTIN LUTHER KING JR AVE								
7	.97Mi.	**108 MCCALL AVE** **REIDSVILLE, GA 30453-5057**	03/23/2026	$190,000	$166	1144	//2	1999	23,087 SF	
		APN: 038 023H Document #: D2026-000734 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:LOT & HOUSE ON MCCALL AVENUE								
8	.14Mi.	**217 CHANDLER AVE** **REIDSVILLE, GA 30453-4613**	03/13/2026	$100,000	$53	1860	//2	1968	664,728 SF	
		APN: 038E 035 Document #: D2026-000652 Document Type: Price Code: D Land Use: Single Family Residential								

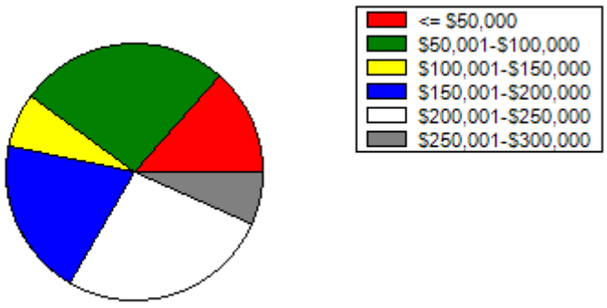
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	Legal: Abbreviated Description: Abbreviated Description:15.26 AC & HOUSE ON CHANDLER AVE								
9	.59Mi.	**132 MIMOSA DR** **REIDSVILLE, GA 30453-5134**	02/26/2026	$245,000	$153	1600	//2	2003	23,958 SF
	APN: R06 027 Document #: 2026000478 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 17 Subdivision: R06 - KENNEDY MINOSA W/S LLOYD Abbreviated Description: Lot:17 Subdivision:R06 - KENNEDY MINOSA W/S LLOYD Abbreviated Description:HSE & LOT 17 ON MIMOSA CIRCLE								
10	.91Mi.	**144 TATTNALL ST** **REIDSVILLE, GA 30453-4423**	01/09/2026	$156,000	$132	1176	//1	1950	8,276 SF
	APN: R10 021 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Subdivision: R10 - TATTNALL Abbreviated Description: Subdivision:R10 - TATTNALL Abbreviated Description:HSE & LOT ON 144 TATTNALL STREET								
11	.66Mi.	**120 JAMES ST** **REIDSVILLE, GA 30453-4716**	12/23/2025	$80,000	$86	924	//1	1948	6,534 SF
	APN: R09 045 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Subdivision: R09 - ALL R10 ELLIS OAK Abbreviated Description: Subdivision:R09 - ALL R10 ELLIS OAK Abbreviated Description:HOUSE & LOT ON JAMES ST								
12	.65Mi.	**175 E BRAZELL ST** **REIDSVILLE, GA 30453-4807**	12/19/2025	$70,000	$42	1665	//1	1920	36,590 SF
	APN: R01 001 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:LOT & HOUSE ON E BRAZELL ST								
13	1.01Mi.	**128 LEIGH CIR** **REIDSVILLE, GA 30453-4530**	10/31/2025	$135,000	$88	1533	//1	1969	28,750 SF
	APN: 039B 032 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:LOT & HSE ON SW/S LEIGH CIRCLE								
14	1.05Mi.	**182 TATTNALL ST** **REIDSVILLE, GA 30453-4425**	10/23/2025	$275,000	$183	1500	//2	2022	17,424 SF
	APN: R10 011 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Subdivision: R10 - TATTNALL Abbreviated Description: Subdivision:R10 - TATTNALL Abbreviated Description:HSE & .40 ACRE ON TATTNALL ST								
15	1.26Mi.	**110 GLENVIEW DR** **REIDSVILLE, GA 30453-4950**	10/20/2025	$213,000	$104	2045	//2	1974	100,624 SF
	APN: 038 012 Document #: D2025002348 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:HSE & 2.31 AC ON GLENVIEW DR								

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.

ICE SiteX Report

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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.	**203 CHANDLER AVE**	**10/27/1998**	$174,900	$69,960	1,713	//2	1975	27,007 SF	
.02Mi.	**199 CHANDLER AVE**	**08/07/2015**	$180,560	$72,224	2,073	//2	1972	17,424 SF	
.03Mi.	**110 DELORIS ST**	**09/22/2017**	$139,260	$55,704	2,082	//2	1974	29,621 SF	
.05Mi.	**195 CHANDLER AVE**	**10/14/2021**	$135,440	$54,176	1,591	//2	1976	17,424 SF	
.05Mi.	**103 DELORIS ST**	**03/15/2018**	$158,700	$63,480	1,335	//2	2005	21,780 SF	
.07Mi.	**118 DELORIS ST**	**03/17/2023**	$229,460	$91,784	1,498	//2	1975	18,731 SF	
.08Mi.	**187 CHANDLER AVE**	**05/31/2006**	$151,500	$60,600	1,784	//2	1975	1 SF	
.1Mi.	**183 CHANDLER AVE**	**12/30/2019**	$187,080	$74,832	2,530	//2	1976	5 SF	
.12Mi.	**229 CHANDLER AVE**	**08/11/2004**	$150,860	$60,344	1,227	//1	2002	15,246 SF	
.12Mi.	**228 CHANDLER AVE**	**04/17/2024**	$153,890	$61,556	1,431	//1	1977	19,166 SF	
.14Mi.	**217 CHANDLER AVE**	**08/21/2013**	$241,530	$96,612	1,860	//2	1968	15 SF	
.15Mi.	**232 CHANDLER AVE**	**10/21/1983**	$109,820	$43,928	1,191	//1	1979	30,056 SF	
.16Mi.	**231 CHANDLER AVE**	**06/12/2015**	$164,820	$65,928	1,510	//1	2003	22,216 SF	
.19Mi.	**240 CHANDLER AVE**	**12/12/1989**	$101,120	$40,448	1,308	//2	1978	14,810 SF	
.19Mi.	**190 ALEXANDER AVE**	**11/06/2023**	$53,300	$21,320	1,440	//2	1975	23,522 SF	
.22Mi.	**251 CHANDLER AVE**	**09/29/2023**	$203,000	$81,200	1,425	//2	1977	14,810 SF	

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	60%

Demographics & Income

Median Age:	39.2 years old	Households:	2,674
Median Household Income:	$60,714	Households w/Family:	70%
Household Income Per Capita:	$25,891	Households w/Family Married:	38%
Most Common Education Level:	High School Graduate	Households w/Family Children:	47%

School District

School District Zone:	Tattnall County School District	Students:	3,501
Number of Schools:	5	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.62Mi.	**Tattnall County High School**	C	Public	9 - 12
Number of Students: 1,043				
Student-Teacher Ratio: 15.18				
Advanced Placement: Yes				
0.92Mi.	**North Tattnall Middle School**	C+	Public	6 - 8
Number of Students: 431				
Student-Teacher Ratio: 12.04				

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	99%	SIMILAR
BURGLARY	94%	SIMILAR
MOTOR VEHICLE THEFT	127%	HIGHER
FORCIBLE ROBBERY	67%	NOTABLY LOWER
AGGRAVATED ASSAULT	97%	SIMILAR
FORCIBLE RAPE	150%	NOTABLY HIGHER
MURDER	105%	SIMILAR
OVERALL	98%	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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