ICE SiteX Report

OrderID: 98722422

SiteX Property Information Report



Subject Property Location

20 GOEBEL AVE, SAVANNAH, GA 31404-1243

County:	**CHATHAM GA**	Census Tract:	130510037.002003
Property Use:	Single Family Residential	Zoning:	R6
Parcel Number:	2-0010 -08-004 01	Thomas Bros Pg-Grid:	

Valuation

Value:	**$332,000**	FSD:	19	Common Confidence Score:	37
Value Range:	$268,920 - $395,080	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$20,880	Market Land Value:	$52,200	Tax Year:	
Assd Improvement:	$120,280	Market Improvment Value:	$300,700	Total Taxable Value:	
Total Assessed Value:	$141,160	Total Assessor Market Value:	$352,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 148,147 Subdivision: TWICKENHAM TERRACE SUB
Abbreviated Description: LOT 148 AND NORTH 15 FEET OF LOT 147 TWICKENHAM TERRACE SUB HULI
City/Muni/Twp: CITY OF SAVANNAH

Property Characteristics

Lot Size:	5,401 SF	Bedrooms:	3	Pool:	
Building Area:	1176 SF	Baths:	2	Fireplace:	
Year Built:	2009	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	Heat Pump
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History
Prior Transfer

Recording Date:	02/19/2013	Sales Price:	$113,400
Document #:	BK-PG 357K-489	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/27/2012	Sales Price:	$113,400
Document #:	1443447 BK-PG 357K-489	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	12/09/2009	Loan Amount:	N/A
Document #:	BK-PG 357K-508	Loan Type:	New Conventional
TD Due Date:	01/01/2040	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	12/09/2009	Loan Amount:	N/A
Document #:	BK-PG 357K-489	Loan Type:	VA
TD Due Date:	01/01/2040	Type Finance:	
Legal Description:			

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Prior Transfer

Recording Date:	12/04/2009	Sales Price:	$139,000
Document #:	2009-010799 BK-PG 357K-486	Type of Sale:	Full Amount on Deed
Contract Date:	12/04/2009		
Document Type:			

Legal Description:
Lot: 148 Subdivision: TWICKENHAM
Abbreviated Description: LOT 148 AND NORTH 15 FEET OF L

Prior Transfer

Recording Date:	12/04/2009	Sales Price:	$139,000
Document #:	BK-PG 357K -486	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 148,147 Subdivision: TWICKENHAM TERRACE SUB
Abbreviated Description: LOT 148 AND NORTH 15 FEET OF LOT 147 TWICKENHAM TERRACE SUB HULI
City/Muni/Twp: CITY OF SAVANNAH

Prior Transfer

Recording Date:	06/29/2009	Sales Price:	$23,001
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/18/2008	Sales Price:	N/A
Document #:	BK-PG 343J-438	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	07/18/2008		
Document Type:			

Legal Description:
Lot: 148 Subdivision: TWICKENHAM
Abbreviated Description: LOT 148 AND NORTH 15 FEET OF L

Area Sales Analysis

Total Area Sales	$3,325,250	Median # of Bedrooms	2
Median Lot Size	5,998 SF	Median # of Baths	1
Median Living Area	952 SF	Median Year Built	1946
Price Range - 2 Yrs	$75,000 to $343,000	Age Range	75 years to 86 years
Median Value	$235,000	Median Age	80 years

Comparable Sales Data

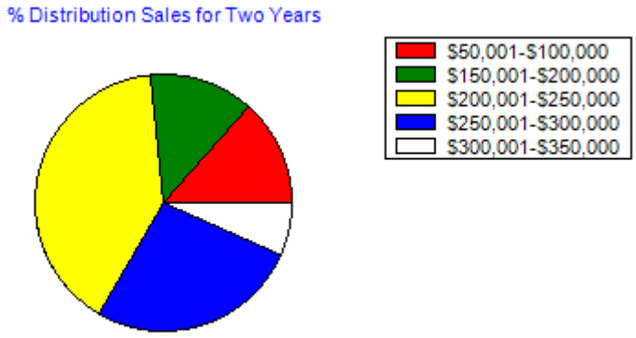
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.13Mi.	**1923 UTAH ST** **SAVANNAH, GA 31404-1236**	09/30/2026	$202,000	$258	780	/2/1	1947	5,998 SF	
		APN: 2-0010 -06-006 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 17 Block: C21 Subdivision: PINE GARDENS Abbreviated Description: Abbreviated Description:LOT 17 BLK C21 PINE GARDENS SUB HULIN WD; RESID LAND/COMM IMPR								
2	.2Mi.	**2011 BEECH ST** **SAVANNAH, GA 31404-1303**	09/23/2026	$180,000	$226	796	/2/1	1942	6,599 SF	
		APN: 2-0008 -05-015 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Block: C Subdivision: PINE GARDENS Abbreviated Description: Subdivision:PINE GARDENS Abbreviated Description:18 BLK C 34 KARP WD BREWTON HILL								
3	.08Mi.	**1915 CAUSTON BLUFF RD** **SAVANNAH, GA 31404-1309**	09/10/2026	$210,000	$250	839	//1	1950	5,998 SF	
		APN: 2-0010 -05-004 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 19 Block: C Subdivision: PINE GARDENS Abbreviated Description: Abbreviated Description:LOT 19 BLOCK C 25 PINE GARDENS HULIN WARD; RESID LAND/COMM IMPR								
4	.16Mi.	**1911 GREENWOOD ST** **SAVANNAH, GA 31404-1222**	08/26/2026	$250,000	$285	876	/2/1	1948	5,998 SF	
		APN: 2-0036 -01-004 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 20 Block: C17 Subdivision: PINE GARDENS Abbreviated Description: Abbreviated Description:LOT 20 BLOCK C17 PINE GARDENS SU B, HULIN WARD; RESID LAND/COMM IMPR								
5	.32Mi.	**2107 UTAH ST** **SAVANNAH, GA 31404-1516**	08/26/2026	$75,000	$100	750	/2/1	1942	5,998 SF	
		APN: 2-0009 -11-010 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 21 Block: C23 Subdivision: PINE GARDENS Abbreviated Description: Abbreviated Description:LOT 21 BLOCK C23 PINE GARDENS SU B KARP WARD; RESID LAND/COMM IMPR								
6	.3Mi.	**1901 DUVAL ST** **SAVANNAH, GA 31404-1241**	08/07/2026	$245,000	$187	1304	/3/1	1951	5,001 SF	
		APN: 2-0036 -11-001 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: TWICKENHAM Abbreviated Description: Subdivision:TWICKENHAM Abbreviated Description:85 & W 2O FT 87 HULIN WD A LIBERTY HTS; RESID LAND/COMM IMPR								
7	.1Mi.	**1920 HAWTHORNE ST** **SAVANNAH, GA 31404-1318**	08/06/2026	$205,000	$246	832	/2/1	1946	5,998 SF	
		APN: 2-0010 -02-012 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 6 Block: C Subdivision: PINE GARDENS Abbreviated Description: Abbreviated Description:LOT 6 BLK C 33 PINE GARDENS SUB HULIN WD; RESID LAND/COMM IMPR								

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8	.18Mi.	**1912 CAPITAL ST** **SAVANNAH, GA 31404-1209**	07/14/2026	$181,250	$233	775	/2/1	1946	5,998 SF
		APN: 2-0036 -01-021 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: C17 Subdivision: PINE GARDENS Abbreviated Description: Abbreviated Description:LOT 9 BLOCK C17 PINE GARDENS SUB HULIN WD; RESID LAND/COMM IMPR							
9	.35Mi.	**2111 GREENWOOD ST** **SAVANNAH, GA 31404-1510**	07/02/2026	$268,000	$233	1148	/3/1	1942	5,998 SF
		APN: 2-0009 -13-003 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Block: C Subdivision: PINE GARDENS Abbreviated Description: Abbreviated Description:20 BLK C 19 KARP WD PINE GARDENS; RESID LAND/COMM IMPR							
10	.24Mi.	**2028 HAWTHORNE ST** **SAVANNAH, GA 31404-1320**	07/01/2026	$292,000	$278	1047	/3/1	1942	5,998 SF
		APN: 2-0008 -05-006 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: C Subdivision: PINE GARDENS Abbreviated Description: Subdivision:PINE GARDENS Abbreviated Description:LT 4 BLOCK C 34 KARP WD BREWTON HILL; RESID LAND/COMM IMPR							
11	.31Mi.	**2107 CAUSTON BLUFF RD** **SAVANNAH, GA 31404-1313**	06/26/2026	$235,000	$243	965	/2/1	1942	8,281 SF
		APN: 2-0009 -08-002 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 21 Block: 27A Subdivision: PINE GARDENS Abbreviated Description: Subdivision:PINE GARDENS Abbreviated Description:LOT 21 BLOCK 27A BREWTON HILL SU B KARP WARD; RESID LAND/COMM IMPR							
12	.17Mi.	**1923 GREENWOOD ST** **SAVANNAH, GA 31404-1222**	06/18/2026	$299,000	$197	1511	/4/2	1947	5,998 SF
		APN: 2-0036 -01-007 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17 Block: C17 Subdivision: PINE GARDENS Abbreviated Description: Abbreviated Description:LOT 17 BLOCK C17 PINE GARDENS SU B HULIN WARD; RESID LAND/COMM IMPR							
13	.33Mi.	**1922 CLEMSON ST** **SAVANNAH, GA 31404-1211**	05/21/2026	$80,000	$84	952	/3/1	1950	5,998 SF
		APN: 2-0036 -11-013 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 108 Block: A Subdivision: TWICKENHAM Abbreviated Description: Subdivision:TWICKENHAM Abbreviated Description:LTS 108 110 BLK A HULIN WD EAST LIBERTY HGTS; RESID LAND/COMM IMPR							
14	.3Mi.	**1919 DUVAL ST** **SAVANNAH, GA 31404-1241**	05/11/2026	$343,000	$195	1753	/4/2	1950	5,998 SF
		APN: 2-0036 -11-006 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 103 Block: A Subdivision: TWICKENHAM Abbreviated Description: Subdivision:TWICKENHAM Abbreviated Description:LOTS 103 + 105 BLK A EAST LIBERTY HEIGHTS HULIN WARD; RESID LAND/COMM IMPR							
15	.11Mi.	**41 LAWTON AVE** **SAVANNAH, GA 31404-1226**	04/06/2026	$260,000	$228	1136	/3/2	1940	5,998 SF
		APN: 2-0010 -08-029 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 161 Subdivision: TWICKENHAM Abbreviated Description: Abbreviated Description:LOTS 161 AND 162 TWICKENHAM TERRACE HULIN WARD; RESID LAND/COMM IMPR							

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.

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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.	**20 GOEBEL AVE**	**12/04/2009**	$352,900	$141,160	1,176	/3/2	2009	5,401 SF	
.01Mi.	**22 GOEBEL AVE**	**09/25/2017**	$171,200	$68,480	800	/2/1	1946	5,401 SF	
.02Mi.	**24 GOEBEL AVE**	**10/31/2007**	$235,700	$94,280	1,256	/3/1	1946	7,200 SF	
.02Mi.	**16 GOEBEL AVE**	**03/01/2019**	$212,000	$84,800	1,338	/2/1	1946	5,846 SF	
.02Mi.	**1903 NEW MEXICO ST**	**10/09/2015**	$138,800	$55,520	1,027	/2/1	1946	6,199 SF	
.03Mi.	**26 GOEBEL AVE**	**05/29/1998**	$254,500	$101,800	1,263	/3/2	1946	7,200 SF	
.03Mi.	**1904 NEW MEXICO ST**	**06/30/2008**	$115,800	$46,320	744	/2/1	1945	6,098 SF	
.04Mi.	**1907 NEW MEXICO ST**	**01/28/2016**	$166,200	$66,480	1,227	/2/2	1946	5,998 SF	
.04Mi.	**1904 CAUSTON BLUFF RD**	**05/03/2024**	$226,000	$90,400	1,233	/3/2	1946	6,299 SF	
.04Mi.	**7 LAWTON AVE**	**05/12/2022**	$278,900	$111,560	1,874	/3/2	1946	14,026 SF	
.04Mi.	**1908 NEW MEXICO ST**	**02/27/2015**	$151,000	$60,400	1,083	/2/1	1945	5,998 SF	
.04Mi.	**30 GOEBEL AVE**	**09/16/2025**	$208,100	$83,240	1,230	/3/1	1946	7,200 SF	
.04Mi.	**1908 CAUSTON BLUFF RD**	**02/14/2005**	$129,100	$51,640	871	/2/1	1946	5,998 SF	
.04Mi.	**1903 HAWTHORNE ST**	**05/19/2023**	$268,400	$107,360	991	/3/1	1946	5,998 SF	
.05Mi.	**1911 NEW MEXICO ST**	**07/08/2020**	$252,100	$100,840	1,208	/2/2	1946	5,998 SF	
.05Mi.	**32 GOEBEL AVE**	**02/14/2025**	$139,900	$55,960	1,209	/3/2	1956	3,598 SF	

Rent vs. Own

Households Occupied by Renters:	48%	Households Occupied by Owners:	43%

Demographics & Income

Median Age:	36.4 years old	Households:	12,849
Median Household Income:	$52,983	Households w/Family:	56%
Household Income Per Capita:	$29,144	Households w/Family Married:	26%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Savannah-Chatham County Public School System	Students:	35,744
Number of Schools:	57	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.62Mi.	**Shuman Elementary School** Number of Students: 482 Student-Teacher Ratio: 14.18	D-	Public	1 - 5
1.43Mi.	**Hubert Middle School** Number of Students: 471 Student-Teacher Ratio: 12.02	F	Public	6 - 8
1.52Mi.	**Early Learning Center at Henderson E. Fomey School** Number of Students: 324 Student-Teacher Ratio: 12.23	NA	Public	PK - KG
0.41Mi.	**School of Liberal Studies at Savannah High School** Number of Students: 575 Student-Teacher Ratio: 10.57	F	Public	9 - 12

Flood Report

The Subject Property of **20 GOEBEL AVE, SAVANNAH, GA 31404-1243** 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	116%	HIGHER
BURGLARY	88%	LOWER
MOTOR VEHICLE THEFT	129%	HIGHER
FORCIBLE ROBBERY	78%	LOWER
AGGRAVATED ASSAULT	120%	HIGHER
FORCIBLE RAPE	113%	HIGHER
MURDER	120%	HIGHER
OVERALL	123%	HIGHER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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