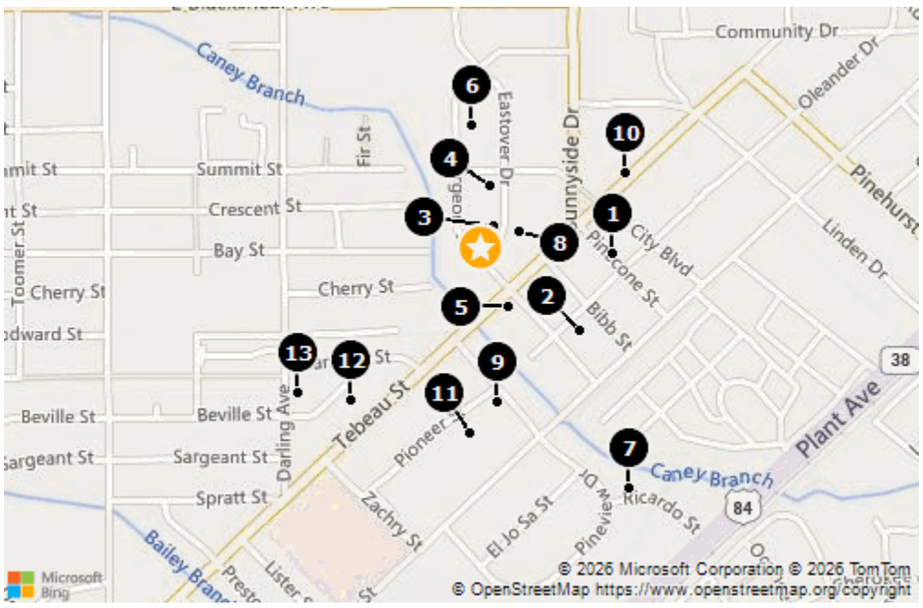
ICE SiteX Report

OrderID: 98444776

SiteX Property Information Report



Subject Property Location

2201 EASTOVER DR, WAYCROSS, GA 31501-6962

County:	**WARE GA**	Census Tract:	132999505.005004
Property Use:	Single Family Residential	Zoning:	005
Parcel Number:	WA14-03-065 01	Thomas Bros Pg-Grid:	

Valuation

Value:	**$116,000**	FSD:	44	Common Confidence Score:	15
Value Range:	$64,960 - $167,040	ICE Confidence Score:	56		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	2
Assd Land Value:	$1,700	Market Land Value:	$4,250	Tax Year:	2025
Assd Improvement:	$32,716	Market Improvment Value:	$81,790	Total Taxable Value:	$469
Total Assessed Value:	$34,416	Total Assessor Market Value:	$86,040	Delinquent Year:	
				Tax Account ID:	12846
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 6A Block: D Subdivision: EASTOVER TERRACE
Abbreviated Description: EASTOVER DR 2201 BD L6A

Property Characteristics

Lot Size:	7,405 SF	Bedrooms:	3	Pool:	
Building Area:	1104 SF	Baths:	1	Fireplace:	
Year Built:	1954	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Wood
Number of Units:		Garage Type:	Carport	Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Metal
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/24/2018	Sales Price:	$56,000
Document #:	2018-000899 BK-PG 75J -239	Type of Sale:	Full Amount on Deed
Contract Date:	07/24/2018		
Document Type:			

Legal Description:
Subdivision: GILCREST PARK
Abbreviated Description: EASTOVER DR 2201 BD L6A

Prior Transfer

Recording Date:	07/24/2018	Sales Price:	$56,000
Document #:	BK-PG 75J -239	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 6A Block: D Subdivision: EASTOVER TERRACE
Abbreviated Description: EASTOVER DR 2201 BD L6A

Prior Transfer

Recording Date:	08/24/2004	Sales Price:	$42,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

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Area Sales Analysis

Total Area Sales	$1,417,289	Median # of Bedrooms	3
Median Lot Size	11,761 SF	Median # of Baths	1
Median Living Area	1,364 SF	Median Year Built	1959
Price Range - 2 Yrs	$45,000 to $259,900	Age Range	57 years to 80 years
Median Value	$100,000	Median Age	67 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**502 PINECONE ST** **WAYCROSS, GA 31501-6226**	08/27/2026	$100,000	$89	1113	6/3/1	1959	16,117 SF	
		APN: WA14-04-089 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal:								
2	.18Mi.	**2202 PIONEER ST** **WAYCROSS, GA 31501-6254**	08/07/2026	$125,000	$91	1364	6/3/1	1955	9,148 SF	
		APN: WA14-04-025 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 2 Block: C Subdivision: GREENLEAF Abbreviated Description: Lot:2 Block:C Subdivision:GREENLEAF Abbreviated Description:PIONEER ST 2202 BC L2; RESIDENTIAL LOT								
3	.03Mi.	**2209 EASTOVER DR** **WAYCROSS, GA 31501-6962**	07/28/2026	$45,000	$35	1260	5/2/2	1959	8,712 SF	
		APN: WA14-03-062 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: EASTOVER TERRACE Abbreviated Description: Subdivision:EASTOVER TERRACE Abbreviated Description:EASTOVER DR 2209 BD L5; RESIDENTIAL LOT								
4	.09Mi.	**703 HERTSON DR** **WAYCROSS, GA 31501-6930**	07/24/2026	$46,000	$53	864	5/2/1	1959	8,276 SF	
		APN: WA14-03-058 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: EASTOVER TERRACE Abbreviated Description: Subdivision:EASTOVER TERRACE Abbreviated Description:HERTSON DR 703 BD L1A; RESIDENTIAL LOT								
5	.09Mi.	**2120 TEBEAU ST** **WAYCROSS, GA 31501-6936**	05/21/2026	$121,900	$81	1488	7/3/2	1959	10,890 SF	
		APN: WA14-04-003 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: GREENLEAF Abbreviated Description: Subdivision:GREENLEAF Abbreviated Description:TEBEAU ST 2120 BA L3; RESIDENTIAL LOT								
6	.17Mi.	**2312 SPURGEON ST** **WAYCROSS, GA 31501-6927**	05/05/2026	$115,000	$116	988	5/2/1	1955	9,148 SF	
		APN: WA14-03-087 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15 Block: E Subdivision: EASTOVER TERRACE Abbreviated Description: Lot:15 Block:E Subdivision:EASTOVER TERRACE Abbreviated Description:SPURGEON ST 2312 BE L15; RESIDENTIAL LOT								
7	.39Mi.	**101 RICARDO ST** **WAYCROSS, GA 31501-5238**	03/12/2026	$67,489	$43	1539	7/3/1	1946	13,939 SF	
		APN: WA16-05-030 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 97 Block: A Subdivision: PINEVIEW Abbreviated Description: Lot:97 Block:A Subdivision:PINEVIEW Abbreviated Description:RICARDO ST 101 BA L97; RESIDENTIAL LOT								
8	.06Mi.	**2210 EASTOVER DR** **WAYCROSS, GA 31501-6963**	02/17/2026	$50,000	$47	1044	6/3/1	1954	12,632 SF	
		APN: WA14-03-129 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: EASTOVER TERRACE Abbreviated Description: Subdivision:EASTOVER TERRACE Abbreviated Description:EASTOVER DR 2210 BA L12; RESIDENTIAL LOT								
9	.21Mi.	**407 PINEVIEW DR** **WAYCROSS, GA 31501-6245**	02/06/2026	$182,000	$96	1890	7/3/2	1962	11,761 SF	
		APN: WA16-05-007 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Subdivision: WAYCROSS NORTHEAST Abbreviated Description: Subdivision:WAYCROSS NORTHEAST Abbreviated Description:PINEVIEW DR 407 B2 L1; RESIDENTIAL LOT								
10	.22Mi.	**2509 TEBEAU ST** **WAYCROSS, GA 31501-6241**	02/02/2026	$150,000	$78	1918	6/3/2	1962	39,640 SF	
		APN: 054A-03-026 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Subdivision: SATILLA TERRACE Abbreviated Description: Subdivision:SATILLA TERRACE Abbreviated Description:TEBEAU ST 2509 LL158/8; RESIDENTIAL LOT								
11	.26Mi.	**2022 PIONEER ST** **WAYCROSS, GA 31501-6250**	01/06/2026	$259,900	$103	2511	8/3/2	1961	27,443 SF	
		APN: WA16-05-010 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: WAYCROSS NORTHEAST Abbreviated Description: Subdivision:WAYCROSS NORTHEAST Abbreviated Description:PIONEER ST 2022 BB L14; RESIDENTIAL LOT								
12	.28Mi.	**507 BEVILLE ST** **WAYCROSS, GA 31501-6313**	12/01/2025	$75,000	$69	1075	6/3/1	1963	10,019 SF	
		APN: WA14-07-137 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Subdivision: WAYCROSS NORTHEAST Abbreviated Description: Subdivision:WAYCROSS NORTHEAST Abbreviated Description:BEVILLE ST 507 B1 L16; RESIDENTIAL LOT								
13	.32Mi.	**1002 DARLING AVE** **WAYCROSS, GA 31501-6329**	09/18/2025	$80,000	$44	1784	7/3/2	1969	12,197 SF	

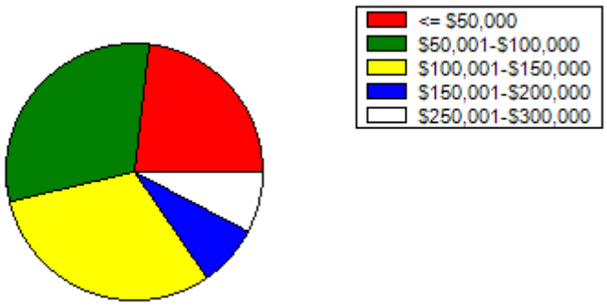
ICE SiteX Report

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APN: WA14-07-128 01 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Subdivision: WAYCROSS NORTHEAST Abbreviated Description: Subdivision:WAYCROSS NORTHEAST Abbreviated Description:DARLING AVE 1002 B4 L2 LPT1,3; RESIDENTIAL LOT

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.

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.	**2201 EASTOVER DR**	**07/24/2018**	$86,040	$34,416	1,104	6/3/1	1954	7,405 SF	
.01Mi.	**2203 EASTOVER DR**	**05/11/2012**	$137,315	$54,926	1,699	6/3/2	1954	7,405 SF	
.02Mi.	**2205 EASTOVER DR**	**04/11/2013**	$63,655	$25,462	864	5/3/1	1954	7,841 SF	
.02Mi.	**706 SPURGEON ST**	**07/13/2015**	$31,570	$12,628	864	5/2/1	1959	10,019 SF	
.03Mi.	**701 SPURGEON ST**	**07/31/2020**	$98,669	$39,468	1,040	6/3/1	1973	14,375 SF	
.03Mi.	**2200 EASTOVER DR**	**04/11/2012**	$44,621	$17,848	864	5/2/1	1954	7,841 SF	
.03Mi.	**2204 EASTOVER DR**	**03/05/2020**	$51,799	$20,720	864	5/2/1	1954	7,841 SF	
.03Mi.	**2209 EASTOVER DR**	**01/20/2004**	$91,329	$36,532	1,260	5/2/2	1959	8,712 SF	
.04Mi.	**607 SPURGEON ST**	**11/29/2018**	$151,837	$60,735	1,360	7/3/2	1954	7,841 SF	
.04Mi.	**2210 SPURGEON ST**	**05/31/2011**	$50,685	$20,274	864	5/2/1	1954	9,148 SF	
.04Mi.	**2206 EASTOVER DR**	**05/26/2010**	$83,981	$33,592	864	5/2/1	1954	10,019 SF	
.04Mi.	**2211 EASTOVER DR**	**06/30/1997**	$200,144	$80,058	1,854	7/3/2	2003	11,326 SF	
.05Mi.	**2207 SPURGEON ST**	**10/30/2015**	$132,579	$53,032	1,128	6/3/2	1984	19,602 SF	
.05Mi.	**2212 SPURGEON ST**	**11/21/2013**	$88,668	$35,467	1,240	6/3/1	1954	9,148 SF	
.05Mi.	**2201 TEBEAU ST**	**09/28/2006**	$86,466	$34,586	864	5/2/1	1954	6,534 SF	
.05Mi.	**2209 SPURGEON ST**		$146,523	$58,609	1,134	7/3/1	1979	13,068 SF	

Rent vs. Own

Households Occupied by Renters:	45%	Households Occupied by Owners:	40%

Demographics & Income

Median Age:	40.0 years old	Households:	5,782
Median Household Income:	$43,201	Households w/Family:	58%
Household Income Per Capita:	$24,131	Households w/Family Married:	27%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Ware County School District	Students:	5,920
Number of Schools:	9	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.46Mi.	**Ware County High School** Number of Students: 1,633 Student-Teacher Ratio: 14.14 Advanced Placement: Yes	B	Public	9 - 12
1.26Mi.	**Waycross Middle School** Number of Students: 606 Student-Teacher Ratio: 12.68	C+	Public	6 - 8
0.79Mi.	**Center Elementary School** Number of Students: 470 Student-Teacher Ratio: 13.43	C+	Public	KG - 5

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	130%	NOTABLY HIGHER
BURGLARY	104%	SIMILAR
MOTOR VEHICLE THEFT	144%	NOTABLY HIGHER
FORCIBLE ROBBERY	78%	LOWER
AGGRAVATED ASSAULT	144%	NOTABLY HIGHER
FORCIBLE RAPE	95%	SIMILAR
MURDER	116%	HIGHER
OVERALL	127%	HIGHER

Disaster Alerts

No alerts noted

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