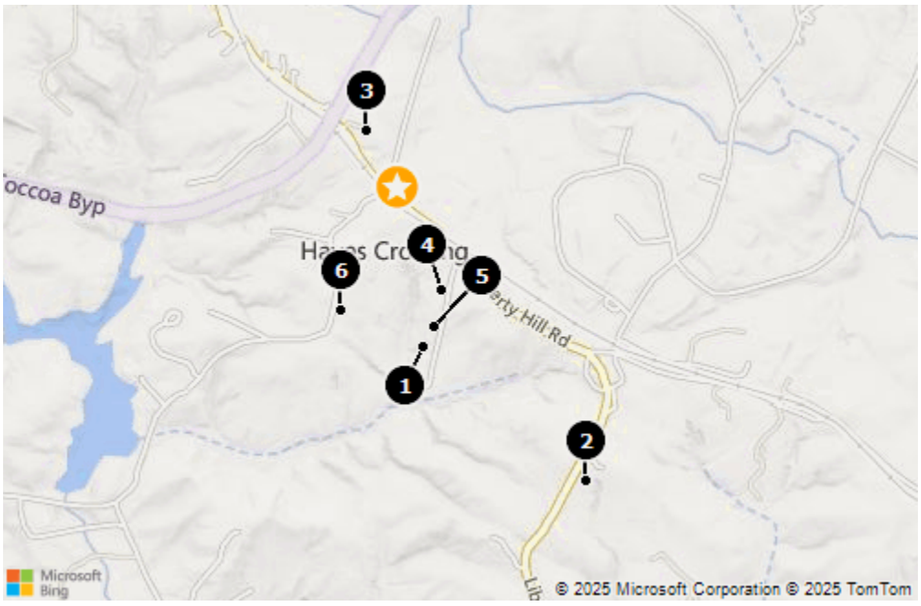
ICE SiteX Report

OrderID: 95584241

SiteX Property Information Report



Subject Property Location

2205 LIBERTY HILL RD, EASTANOLLEE, GA 30538-3111

County:	**STEPHENS GA**	Census Tract:	132579704.011001
Property Use:	Single Family Residential	Zoning:	RS
Parcel Number:	044 170	Thomas Bros Pg-Grid:	

Valuation

Value:	**$345,000**	FSD:	9
Value Range:	$313,950 - $376,050	Confidence Score:	91

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	1
Assd Land Value:	$3,510	Market Land Value:	$8,776	Tax Year:	2024
Assd Improvement:	$95,756	Market Improvment Value:	$239,391	Total Taxable Value:	$3,023
Total Assessed Value:	$99,266	Total Assessor Market Value:	$248,167	Delinquent Year:	
				Tax Account ID:	448550
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Abbreviated Description: LIBERTY HILL RD LOT

Property Characteristics

Lot Size:	1.200 AC	Bedrooms:	5	Pool:	
Building Area:	3438 SF	Baths:	3	Fireplace:	1
Year Built:	1964	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Brick
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:	Ranch	Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/17/2025	Sales Price:	$289,987
Document #:	2025-000154 BK-PG 1317-210	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/06/2022	Sales Price:	$300,000
Document #:	2022-001684 BK-PG 1317 -207	Type of Sale:	Full Amount on Deed
Contract Date:	12/06/2022		
Document Type:	Warranty Deed		
Legal Description:			
Abbreviated Description: LIBERTY HILL RD LOT			

Prior Transfer

Recording Date:	12/06/2022	Sales Price:	$300,000
Document #:	BK-PG 1317 -207	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			
Abbreviated Description: LIBERTY HILL RD LOT			

Prior Transfer

Recording Date:	08/30/2022	Sales Price:	N/A
Document #:	2022-001268 BK-PG 1308 -281	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	08/30/2022		

ICE SiteX Report

OrderID: 95584241

Document Type: Warranty Deed
Legal Description:
Abbreviated Description: LIBERTY HILL RD LOT

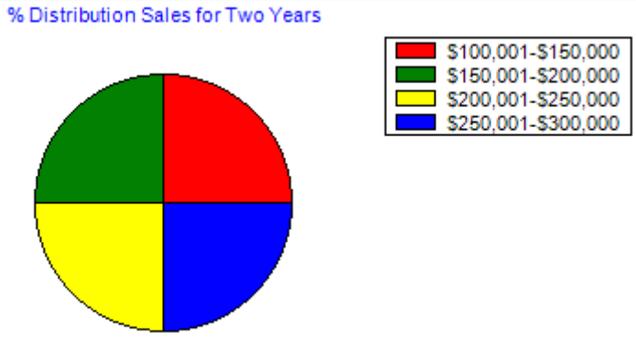
Area Sales Analysis

Total Area Sales	$1,578,100	Median # of Bedrooms	3
Median Lot Size	69,914 SF	Median # of Baths	2
Median Living Area	1,738 SF	Median Year Built	1982
Price Range - 2 Yrs	$132,000 to $379,900	Age Range	10 years to 125 years
Median Value	$268,850	Median Age	43 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.43Mi.	**268 PRESSLEY RD** **EASTANOLLEE, GA 30538-3160**	09/03/2025	$379,900	$171	2209	7/3/2	1997	72,310 SF	
		APN: 044 037 Document #: Document Type: Limited Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:PRESSLEY RD								
2	.93Mi.	**3259 LIBERTY HILL RD** **EASTANOLLEE, GA 30538-3118**	04/01/2025	$293,000	$152	1916	6/3/2	1984	67,518 SF	
		APN: 044 070 Document #: Document Type: Limited Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 4+5 Abbreviated Description: Lot:4+5 Abbreviated Description:LTS 4&5 MARTIN-TERRELL S/D								
3	.17Mi.	**66 KRISTYS PATH DR** **EASTANOLLEE, GA 30538-3533**	02/04/2025	$132,000	$94	1400	5/3/1	1900	90,605 SF	
		APN: 044 189 Document #: Document Type: Limited Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:LIBERTY HILL RD								
4	.3Mi.	**106 PRESSLEY RD** **EASTANOLLEE, GA 30538-3190**	12/19/2024	$199,000	$157	1260	5/3/2	1980	43,996 SF	
		APN: 044 041 Document #: Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:PRESSLEY ROAD								
5	.36Mi.	**214 PRESSLEY RD** **EASTANOLLEE, GA 30538-3160**	12/04/2024	$329,500	$109	2997	5/3/2	2015	213,880 SF	
		APN: 044 038 Document #: D2024-002326 Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:PRESSLEY RD; RES TRANSITIONAL LOTS								
6	.36Mi.	**375 BUENA VISTA DR** **EASTANOLLEE, GA 30538-3139**	09/30/2024	$244,700	$156	1560	5/2/1	1963	32,670 SF	
		APN: 044 025 Document #: D2024001695 Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:BUENA VISTA DR LOT								

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.

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.	**2205 LIBERTY HILL RD**	**12/06/2022**	$248,167	$99,266	3,438	7/5/3	1964	1 SF	
.04Mi.	**54 BUENA VISTA EXT**	**11/07/2019**	$124,085	$49,634	1,582	5/2/1	1985	1 SF	
.05Mi.	**2245 LIBERTY HILL RD**	**05/11/2022**	$169,050	$67,620	2,184	5/2/1	1963	30,492 SF	
.06Mi.	**1 BUENA VISTA DR**	**02/06/2020**	$76,269	$30,507	1,551	6/3/1	1950	4 SF	
.07Mi.	**11 BUENA VISTA DR**	**04/01/2019**	$74,146	$29,658	1,511	6/3/1	1927	17,424 SF	
.07Mi.	**73 BUENA VISTA EXT**	**07/01/1997**	$116,390	$46,556	1,440	5/3/1	1990	30,492 SF	
.09Mi.	**34 BUENA VISTA DR**	**12/15/2020**	$86,094	$34,437	2,524	6/3/1	1957	15 SF	
.1Mi.	**91 BUENA VISTA DR**	**04/01/2019**	$35,698	$14,280	1,026	4/2/1	1951	21,780 SF	
.13Mi.	**93 BUENA VISTA DR**	**04/04/2017**	$103,663	$41,465	1,216	5/3/2	1950	13,068 SF	
.16Mi.	**123 BUENA VISTA DR**	**08/30/2022**	$289,752	$115,900	1,184	5/2/1	1959	2 SF	
.16Mi.	**66 KRISTYS PATH DR**	**09/05/2023**	$72,723	$29,089	1,400	5/3/1	1900	2 SF	
.17Mi.	**2220 LIBERTY HILL RD**	**08/22/1972**	$140,366	$56,147	1,308	6/3/1	1968	16 SF	
.18Mi.	**88 BUENA VISTA DR**	**07/01/1999**	$70,071	$28,028	1,176	5/3/1	1960	3 SF	
.2Mi.	**189 BUENA VISTA DR**		$117,823	$47,129	1,528	5/3/1	1973	2 SF	
.22Mi.	**29 KRISTYS PATH DR**	**07/03/2017**	$60,785	$24,314	1,607	6/3/1	1960	2 SF	
.23Mi.	**265 BUENA VISTA DR**	**10/22/2014**	$146,140	$58,456	1,894	6/3/2	1963	4 SF	Yes

Rent vs. Own

Households Occupied by Renters:	13%	Households Occupied by Owners:	78%

Demographics & Income

Median Age:	46.1 years old	Households:	1,342
Median Household Income:	$57,580	Households w/Family:	75%
Household Income Per Capita:	$27,053	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Stephens County School District	Students:	3,931
Number of Schools:	6	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.03Mi.	**Stephens County Fifth Grade Academy** Number of Students: 265 Student-Teacher Ratio: 13.05	C	Public	5 - 5
3.84Mi.	**Toccoa Elementary School** Number of Students: 569 Student-Teacher Ratio: 13.88	C+	Public	3 - 4
1.42Mi.	**Stephens County High School** Number of Students: 1,144 Student-Teacher Ratio: 15.82 Advanced Placement: Yes	B-	Public	9 - 12
1.02Mi.	**Big A Elementary School** Number of Students: 446 Student-Teacher Ratio: 15.76	NA	Public	PK - KG
1.03Mi.	**Stephens County Middle School** Number of Students: 919 Student-Teacher Ratio: 15.02	B-	Public	6 - 8
1.71Mi.	**Liberty Elementary School** Number of Students: 588 Student-Teacher Ratio: 14.96	NA	Public	1 - 2

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	46%	SIGNIFICANTLY LOWER
BURGLARY	137%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	29%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	128%	HIGHER
AGGRAVATED ASSAULT	78%	LOWER
FORCIBLE RAPE	92%	SIMILAR
MURDER	51%	NOTABLY LOWER
OVERALL	74%	NOTABLY LOWER

Disaster Alerts

9/24/2024 - Hurricane Helene

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

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