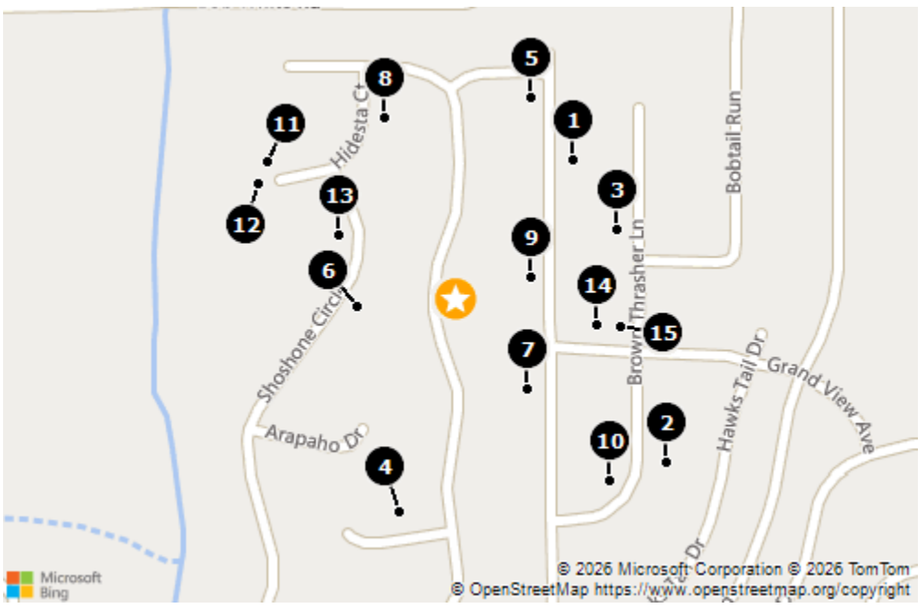
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

220 SHOSHONE CIR, KATHLEEN, GA 31047-5329

County:	**HOUSTON GA**	Census Tract:	131530211.151019
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	0P49E0 007000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$408,000**	FSD:	9	Common Confidence Score:	66
Value Range:	$371,280 - $444,720	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	2
Assd Land Value:	$10,800	Market Land Value:	$27,000	Tax Year:	2025
Assd Improvement:	$143,200	Market Improvment Value:	$358,000	Total Taxable Value:	$872
Total Assessed Value:	$154,000	Total Assessor Market Value:	$385,000	Delinquent Year:	
				Tax Account ID:	67865
				Homeowner's Exemption:	
				Tax Exemptions:	DBV

Assessment Legal Description

Lot: 7 Section: 1 District: 10 Phase No: 2 Land Lot: 214
Abbreviated Description: LOT 7 WIND RIVER PH 2 SEC 1 LL 214 10TH

Property Characteristics

Lot Size:	8,276 SF	Bedrooms:	4	Pool:	
Building Area:	2645 SF	Baths:	3	Fireplace:	2
Year Built:	2021	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	2
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/07/2026	Sales Price:	$379,123
Document #:	BK-PG 10309-116	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/08/2024	Sales Price:	N/A
Document #:	BK-PG 9908-227	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	01/17/2024	Loan Amount:	N/A
Document #:	BK-PG 10309-116	Loan Type:	VA
TD Due Date:	02/01/2054	Type Finance:	
Legal Description:			

Lot: 7 Section: 1 District: 10 Subdivision: WIND RIVER Phase No: 2 Land Lot: 214

Prior Transfer

Recording Date:	11/14/2022	Sales Price:	N/A
Document #:	BK-PG 9910 -304	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	11/11/2022		
Document Type:			

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Legal Description:

Mortgage Record

Recording Date:	11/10/2022	Loan Amount:	N/A
Document #:	BK-PG 9908-227	Loan Type:	VA
TD Due Date:	12/01/2052	Type Finance:	

Legal Description:
Lot: 7 Section: 1 District: 10 Subdivision: WIND RIVER Phase No: 2 Land Lot: 214

Prior Transfer

Recording Date:	12/02/2021	Sales Price:	$289,400
Document #:	BK-PG 9474 -285	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/15/2021		
Document Type:			

Legal Description:
Lot: 70 Section: 1 District: 10 Subdivision: WIND RIVER Phase No: 2 Land Lot: 214 Map Ref: MB 81 PG 329

Prior Transfer

Recording Date:	09/10/2021	Sales Price:	$315,300
Document #:	BK-PG 9339 -169	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/02/2021		
Document Type:			

Legal Description:
Lot: 7 Section: 1 District: 10 Subdivision: WIND RIVER Phase No: 2 Land Lot: 214 Map Ref: MB 81 PG 329
Abbreviated Description: GEORGIA REGISTERED LAND SURVEYOR NO 2991

Prior Transfer

Recording Date:	09/02/2021	Sales Price:	$315,250
Document #:	BK-PG 9339 -169	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 7 Section: 1 District: 10 Phase No: 2 Land Lot: 214
Abbreviated Description: LOT 7 WIND RIVER PH 2 SEC 1 LL 214 10TH

Area Sales Analysis

Total Area Sales	$5,342,592	Median # of Bedrooms	4
Median Lot Size	SF	Median # of Baths	2
Median Living Area	2,594 SF	Median Year Built	2016
Price Range - 2 Yrs	$51,692 to $465,000	Age Range	4 years to 11 years
Median Value	$372,000	Median Age	10 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.13Mi.	**315 ROLLING ACRES DR** **KATHLEEN, GA 31047-1615**	10/13/2026	$325,000	$163	1986	/3/2	2018	SF	
		APN: 0P64A0 112000 Document #: Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 26 Section: 1 District: 10 Subdivision: THE WOODLANDS OF HOUSTON SUBDIVISION Phase No: 2 Land Lot: 215 MapRef: MB 78 PG 123 Abbreviated Description: Lot:26 Section:1 District:10 Subdivision:THE WOODLANDS OF HOUSTON SUBDIVISION Phase No:2 Land Lot:215 Map Ref:MB 78 PG 123								
2	.19Mi.	**108 BROWN THRASHER LN** **KATHLEEN, GA 31047-2743**	08/03/2026	$352,000	$134	2625	/4/2	2015	SF	
		APN: 0P64A0 049000 Document #: Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 22 Block: E Section: 1 District: 10 Subdivision: SANFORD PLACE SUBDIVISION Phase No: 3 Land Lot: 215 MapRef: MB 76 PG 192-193 Abbreviated Description: Lot:22 Block:E Section:1 District:10 Subdivision:SANFORD PLACE SUBDIVISION Phase No:3 Land Lot:215 Map Ref:MB 76 PG 192-193								
3	.12Mi.	**303 BROWN THRASHER LN** **KATHLEEN, GA 31047-2751**	07/17/2026	$410,000	$177	2306	/4/3	2016	SF	Yes
		APN: 0P64A0 124000 Document #: Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 7 Block: J Section: 1A District: 10 Subdivision: THE WOODLANDS OF HOUSTON Phase No: 3 Land Lot: 215 MapRef: MB 78 PG 122 Abbreviated Description: Lot:7 Block:J Section:1A District:10 Subdivision:THE WOODLANDS OF HOUSTON Phase No:3 Land Lot:215 Map Ref:MB 78 PG 122								
4	.15Mi.	**102 MATO CANTE CT** **KATHLEEN, GA 31047-5308**	06/08/2026	$465,000	$112	4134	/5/4	2016	14,810 SF	
		APN: 0P49B0 020000 Document #: Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 53 Block: C Section: 1 District: 10 Subdivision: WIND RIVER Land Lot: 215 MapRef: MB 65 PG 28&29 Abbreviated Description: Lot:53 Block:C Section:1 District:10 Subdivision:WIND RIVER Land Lot:215 Map Ref:MB 65 PG 28&29								
5	.14Mi.	**310 ROLLING ACRES DR** **KATHLEEN, GA 31047-1614**	05/28/2026	$340,000	$171	1979	/3/2	2017	SF	
		APN: 0P64A0 101000 Document #: Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 15 Block: K Section: 1 District: 10 Subdivision: THE WOODLANDS OF HOUSTON SUBDIVISION Phase No: 2 Land Lot: 215 MapRef: MB 78 PG 123 Abbreviated Description: Lot:15 Block:K Section:1 District:10 Subdivision:THE WOODLANDS OF HOUSTON SUBDIVISION Phase No:2 Land Lot:215 Map Ref:MB 78 PG 123								
6	.07Mi.	**413 SHOSHONE CIR** **KATHLEEN, GA 31047-5354**	05/27/2026	$408,000	$139	2923	/4/2	2022	7,405 SF	
		APN: 0P49E0 055000 Document #: Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 55 Section: 3 District: 10 Subdivision: WIND RIVER SUBDIVISION Phase No: II Land Lot: 214 MapRef: MB 83 PG 99 Abbreviated Description: Lot:55 Section:3 District:10 Subdivision:WIND RIVER SUBDIVISION Phase No:II Land Lot:214 Map Ref:MB 83 PG 99								
7	.08Mi.	**404 ROLLING ACRES DR**	03/19/2026	$354,000	$135	2613	/4/2	2016	SF	

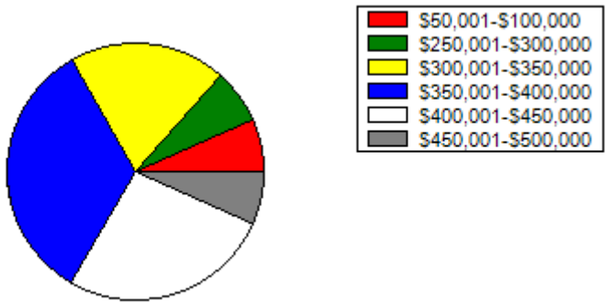
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		KATHLEEN, GA 31047-1616							
	APN: 0P64A0 079000 Document #: Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 37 Block: D Section: 2 District: 10 Subdivision: SANFORD PLACE SUBDIVISION Phase No: 3 Land Lot: 215 MapRef: MB 77 PG 88 Abbreviated Description: Lot:37 Block:D Section:2 District:10 Subdivision:SANFORD PLACE SUBDIVISION Phase No:3 Land Lot:215 Map Ref:MB 77 PG 88								
8	.13Mi.	**103 HIDESTA CT**	03/04/2026	$372,000	$142	2617	/4/2	2022	7,841 SF
		KATHLEEN, GA 31047-5355							
	APN: 0P49E0 064000 Document #: Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 64 Section: 3 District: 10 Subdivision: WIND RIVER SUBDIVISION Phase No: II Land Lot: 214 MapRef: MB 83 PG 99 Abbreviated Description: Lot:64 Section:3 District:10 Subdivision:WIND RIVER SUBDIVISION Phase No:II Land Lot:214 Map Ref:MB 83 PG 99								
9	.05Mi.	**328 ROLLING ACRES DR**	12/22/2025	$350,000	$180	1936	/3/2	2016	SF
		KATHLEEN, GA 31047-1614							
	APN: 0P64A0 092000 Document #: Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 6 Block: K Section: 1 Subdivision: WOODLANDS OF HOUSTON SUBDIVISION Phase No: 2 MapRef: MB 78 PG 123 Abbreviated Description: Lot:6 Block:K Section:1 Subdivision:WOODLANDS OF HOUSTON SUBDIVISION Phase No:2 Map Ref:MB 78 PG 123								
10	.16Mi.	**105 BROWN THRASHER LN**	10/27/2025	$275,000	$132	2070	/5/3	2015	SF
		KATHLEEN, GA 31047-2744							
	APN: 0P64A0 057000 Document #: Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 5 Block: F Section: 1 District: 10 Subdivision: SANFORD PLACE Phase No: 3 Land Lot: 215 MapRef: MB 76 PG 192&193 Abbreviated Description: Lot:5 Block:F Section:1 District:10 Subdivision:SANFORD PLACE Phase No:3 Land Lot:215 Map Ref:MB 76 PG 192&193								
11	.16Mi.	**114 HIDESTA CT**	10/06/2025	$380,000	$146	2594	/4/2	2022	6,970 SF
		KATHLEEN, GA 31047-5355							
	APN: 0P49E0 038000 Document #: Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 38 Section: 3 District: 10 Subdivision: WIND RIVER Phase No: II Land Lot: 214 MapRef: MB 83 PG 99 Abbreviated Description: Lot:38 Section:3 District:10 Subdivision:WIND RIVER Phase No:II Land Lot:214 Map Ref:MB 83 PG 99								
12	.16Mi.	**116 HIDESTA CT**	08/25/2025	$399,900	$150	2657	/5/3	2022	6,970 SF
		KATHLEEN, GA 31047-5355							
	APN: 0P49E0 039000 Document #: Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 39 Section: 3 District: 10 Subdivision: WIND RIVER SUBDIVISION Phase No: II Land Lot: 214 MapRef: MB 83 PG 99 Abbreviated Description: Lot:39 Section:3 District:10 Subdivision:WIND RIVER SUBDIVISION Phase No:II Land Lot:214 Map Ref:MB 83 PG 99								
13	.09Mi.	**406 SHOSHONE CIR**	07/29/2025	$430,000	$137	3138	/5/3	2022	8,712 SF
		KATHLEEN, GA 31047-5354							
	APN: 0P49E0 044000 Document #: Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 44 Section: 3 District: 10 Subdivision: WIND RIVER Phase No: II Land Lot: 214 MapRef: MB 83 PG 99 Abbreviated Description: Lot:44 Section:3 District:10 Subdivision:WIND RIVER Phase No:II Land Lot:214 Map Ref:MB 83 PG 99								
14	.1Mi.	**202 GRAND VIEW AVE**	07/16/2025	$430,000	$182	2358	/4/3	2016	11,326 SF
		KATHLEEN, GA 31047-2748							
	APN: 0P64A0 089000 Document #: Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 2 Block: J Section: 2 District: 10 Subdivision: THE WOODLANDS OF HOUSTON Phase No: 1 Land Lot: 215 MapRef: MB 78 PG 36 Abbreviated Description: Lot:2 Block:J Section:2 District:10 Subdivision:THE WOODLANDS OF HOUSTON Phase No:1 Land Lot:215 Map Ref:MB 78 PG 36								
15	.11Mi.	**200 GRAND VIEW AVE**	06/20/2025	$51,692	$19	2591	/4/3	2015	SF
		KATHLEEN, GA 31047-2748							
	APN: 0P64A0 070000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: J Section: 1 District: 10 Subdivision: THE WOODLANDS OF HOUSTON SUBDIVISION Phase No: 1 Land Lot: 215 MapRef: MB 76 PG 190&191 Abbreviated Description: Lot:3 Block:J Section:1 District:10 Subdivision:THE WOODLANDS OF HOUSTON SUBDIVISION Phase No:1 Land Lot:215 Map Ref:MB 76 PG 190&191								

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.

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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.	**220 SHOSHONE CIR**	**09/02/2021**	$385,000	$154,000	2,645	/4/3	2021	8,276 SF	
.01Mi.	**222 SHOSHONE CIR**	**06/23/2022**	$379,600	$151,840	2,618	/4/3	2021	8,276 SF	
.01Mi.	**216 SHOSHONE CIR**	**08/17/2021**	$420,800	$168,320	3,178	/4/3	2021	8,276 SF	
.03Mi.	**219 SHOSHONE CIR**	**12/08/2021**	$391,200	$156,480	2,744	/4/3	2021	8,276 SF	
.03Mi.	**214 SHOSHONE CIR**	**09/29/2021**	$392,700	$157,080	2,898	/4/2	2021	7,405 SF	
.03Mi.	**224 SHOSHONE CIR**	**09/23/2021**	$386,100	$154,440	2,661	/4/3	2021	7,841 SF	
.03Mi.	**221 SHOSHONE CIR**	**09/02/2021**	$376,100	$150,440	2,600	/4/2	2021	8,276 SF	
.03Mi.	**217 SHOSHONE CIR**	**02/05/2024**	$334,700	$133,880	2,436	/4/3	2021	7,841 SF	
.04Mi.	**223 SHOSHONE CIR**	**08/18/2021**	$359,600	$143,840	2,436	/4/3	2021	8,276 SF	
.04Mi.	**215 SHOSHONE CIR**	**04/21/2021**	$386,300	$154,520	2,665	/5/3	2021	7,841 SF	
.04Mi.	**212 SHOSHONE CIR**	**06/27/2022**	$395,300	$158,120	2,977	/4/3	2021	7,405 SF	
.04Mi.	**226 SHOSHONE CIR**	**11/16/2021**	$352,400	$140,960	2,408	/4/2	2021	7,405 SF	
.05Mi.	**225 SHOSHONE CIR**	**11/18/2021**	$381,700	$152,680	2,611	/4/3	2021	7,841 SF	
.05Mi.	**213 SHOSHONE CIR**	**06/02/2022**	$377,000	$150,800	2,641	/4/2	2021	7,405 SF	
.05Mi.	**330 ROLLING ACRES DR**	**04/08/2022**	$310,600	$124,240	1,876	/3/2	2016		
.05Mi.	**332 ROLLING ACRES DR**	**10/04/2016**	$328,500	$131,400	2,034	/3/2	2016		

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Flood Report

The Subject Property of **220 SHOSHONE CIR, KATHLEEN, GA 31047-5329** 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	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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