ICE SiteX Report

OrderID: 98775524

SiteX Property Information Report



Subject Property Location

2441 FALL CREEK LDG, LOGANVILLE, GA 30052-8786

County:	**GWINNETT GA**	Census Tract:	0507.37
Property Use:	Single Family Residential	Zoning:	R100CSO-SINGLE-FAMILY CON
Parcel Number:	R5034 291	Thomas Bros Pg-Grid:	

Valuation

Value:	**$325,000**	FSD:	10	Common Confidence Score:	63
Value Range:	$292,500 - $357,500	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$30,000	Market Land Value:	$75,000	Tax Year:	2025
Assd Improvement:	$130,800	Market Improvment Value:	$327,000	Total Taxable Value:	$1,194
Total Assessed Value:	$160,800	Total Assessor Market Value:	$402,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	BV

Assessment Legal Description

Lot: 364 Block: A District: 1 Subdivision: FALL CREEK Legal Unit: 8-A

Abbreviated Description:	L364 BA FALL CREEK UNIT 8-A
City/Muni/Twp:	COUNTY

Property Characteristics

Lot Size:	8,276 SF	Bedrooms:	3	Pool:	
Building Area:	1824 SF	Baths:	2	Fireplace:	
Year Built:	2005	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Wood Siding
Number of Units:		Garage Type:	Garage	Heating:	Forced air unit
Number of Stories:	1+B	Number of Cars:	2	A/C:	Yes
Style:	Ranch\Rambler	Basement:	Basement (not specified)	Roof Cover:	Composition Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/24/2026	Sales Price:	$324,000
Document #:	BK-PG 60042-687	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	07/08/2022	Sales Price:	$231,434
Document #:	BK-PG 57260-747	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	06/27/2022	Loan Amount:	N/A
Document #:	BK-PG 0000060042-0000000687	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	06/22/2022		
TD Due Date:	01/01/2052	Type Finance:	
Legal Description:			
Map Ref: 3649726			

ICE SiteX Report

OrderID: 98775524

Prior Transfer

Recording Date:	02/28/2020	Sales Price:	$229,735
Document #:	BK-PG 56507-306	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	02/19/2020	Loan Amount:	N/A
Document #:	BK-PG 0000057260-0000000747	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	01/02/2020		
TD Due Date:	01/01/2050	Type Finance:	

Legal Description:
Map Ref: 2123743

Prior Transfer

Recording Date:	04/16/2019	Sales Price:	$183,150
Document #:	BK-PG 55842-872	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	04/04/2019	Loan Amount:	N/A
Document #:	BK-PG 0000056507-0000000306	Loan Type:	Purchase Money Mortgage
Contract Date:	03/27/2019		
TD Due Date:	01/01/2049	Type Finance:	

Legal Description:
Map Ref: 1710821

Prior Transfer

Recording Date:	03/27/2019	Sales Price:	$224,900
Document #:	2019-007293 BK-PG 56507-305	Type of Sale:	Arms-Length Transfer
Contract Date:	03/27/2019		
Document Type:	Deed		

Legal Description:
Block: A Subdivision: FALL CREEK
Abbreviated Description: L364 BA FALL CREEK UNIT 8-A; RESIDENTIAL SFR

Mortgage Record

Recording Date:	04/26/2018	Loan Amount:	N/A
Document #:	BK-PG 55842-872	Loan Type:	Conventional
Contract Date:	04/23/2018		
TD Due Date:	05/01/2048	Type Finance:	

Legal Description:
Map Ref: 0

Prior Transfer

Recording Date:	04/23/2018	Sales Price:	$180,000
Document #:	2018-009874 BK-PG 55842-870	Type of Sale:	Arms-Length Transfer
Contract Date:	04/23/2018		
Document Type:	Deed		

Legal Description:
Block: A Subdivision: FALL CREEK Legal Unit: 8-A
Abbreviated Description: L364 BA FALL CREEK UNIT 8-A

Prior Transfer

Recording Date:	02/17/2016	Sales Price:	N/A
Document #:	2016-020793 BK-PG 54485-786	Type of Sale:	Non Arms-Length Transfer
Contract Date:	02/17/2016		
Document Type:	Deed		

Legal Description:
Block: A Subdivision: FALL CREEK Legal Unit: 8-A
Abbreviated Description: L364 BA FALL CREEK UNIT 8-A

Area Sales Analysis

Total Area Sales	$3,390,500	Median # of Bedrooms	4
Median Lot Size	8,494 SF	Median # of Baths	2
Median Living Area	2,244 SF	Median Year Built	2003
Price Range - 2 Yrs	$226,000 to $386,000	Age Range	10 years to 26 years
Median Value	$348,250	Median Age	23.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.02Mi.	**2421 FALL CREEK LDG** **LOGANVILLE, GA 30052-8786**	08/12/2025	$347,500	$142	2452	8/4/2	2004	8,712 SF	
		APN: R5034 151 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 366 Block: A Subdivision: FALL CREEK Abbreviated Description: Abbreviated Description:L366 BA FALL CREEK #6; RESIDENTIAL SFR								
2	.05Mi.	**3913 WILLOW FIELDS CT** **LOGANVILLE, GA 30052-8789**	05/14/2026	$226,000	$138	1640	6/4/2	2005	9,148 SF	
		APN: R5034 143 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 94 Block: A Subdivision: FALL CREEK Abbreviated Description: Abbreviated Description:L94 BA FALL CREEK #6; RESIDENTIAL SFR								
3	.09Mi.	**2373 SHADY MAPLE LN** **LOGANVILLE, GA 30052-5889**	05/14/2025	$393,000	$141	2789	9/4/2	2006	9,148 SF	
		APN: R5034 360 Document #:								

ICE SiteX Report

OrderID: 98775524

Document Type: Limited Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 288 Block: A Subdivision: FALL CREEK Abbreviated Description: Abbreviated Description:L288 BA FALL CREEK #7; RESIDENTIAL SFR

4	.11Mi.	**2397 SHADY MAPLE TRL** **LOGANVILLE, GA 30052-5806**	05/29/2025	$355,000	$152	2332	9/4/2	2005	7,841 SF

APN: R5034 276 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 320 Block: A Subdivision: FALL CREEK Abbreviated Description: Abbreviated Description:L320 BA FALL CREEK #5; RESIDENTIAL SFR

5	.12Mi.	**2387 SHADY MAPLE TRL** **LOGANVILLE, GA 30052-5806**	06/09/2026	$365,000	$154	2376	9/4/2	2005	8,712 SF

APN: R5034 275 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 319 Block: A Subdivision: FALL CREEK Abbreviated Description: Abbreviated Description:L319 BA FALL CREEK #5; RESIDENTIAL SFR

6	.12Mi.	**3889 ELM TRACE DR** **LOGANVILLE, GA 30052-8769**	06/27/2025	$386,000	$134	2870	8/4/2	2003	9,583 SF

APN: R5034 125 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 47 Block: A Subdivision: FALL CREEK Abbreviated Description: Abbreviated Description:L47 BA FALL CREEK #3; RESIDENTIAL SFR

7	.14Mi.	**3912 MAPLE TREE CT** **LOGANVILLE, GA 30052-8704**	12/18/2025	$350,000	$155	2251	8/4/2	2002	7,841 SF

APN: R5033 077 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 135 Block: A Subdivision: FALL CREEK Abbreviated Description: Abbreviated Description:L135 BA FALL CREEK #4; RESIDENTIAL SFR

8	.14Mi.	**3906 ELM TRACE CT** **LOGANVILLE, GA 30052-8770**	09/16/2025	$395,000	$128	3084	9/5/2	2002	11,761 SF

APN: R5034 096 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 18 Block: A Subdivision: FALL CREEK Abbreviated Description: Abbreviated Description:L18 BA FALL CREEK #3; RESIDENTIAL SFR

9	.15Mi.	**2311 FALL CREEK LDG** **LOGANVILLE, GA 30052-8701**	08/22/2025	$325,000	$198	1640	8/4/2	2002	8,276 SF

APN: R5034 081 Document #:
Document Type: Limited Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 377 Block: A Subdivision: FALL CREEK Abbreviated Description: Abbreviated Description:L377 BA FALL CREEK #4; RESIDENTIAL SFR

10	.15Mi.	**4088 ELM TRACE DR** **LOGANVILLE, GA 30052-5942**	01/02/2025	$399,900	$149	2685	6/4/2	2015	7,841 SF

APN: R5034 392 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 234 Block: A Subdivision: FALL CREEK Abbreviated Description: Abbreviated Description:L234 BA FALL CREEK #9; RESIDENTIAL SFR

11	.19Mi.	**3876 ELM TRACE CT** **LOGANVILLE, GA 30052-8770**	05/02/2025	$370,000	$165	2236	8/4/2	2002	9,148 SF

APN: R5034 099 Document #:
Document Type: Limited Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 21 Block: A Subdivision: FALL CREEK Abbreviated Description: Abbreviated Description:L21 BA FALL CREEK #3; RESIDENTIAL SFR

12	.2Mi.	**2283 SHADY MAPLE LN** **LOGANVILLE, GA 30052-5888**	07/10/2025	$485,000	$151	3208	10/5/3	2006	9,148 SF

APN: R5034 352 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 280 Block: A Subdivision: FALL CREEK Abbreviated Description: Abbreviated Description:L280 BA FALL CREEK #7; RESIDENTIAL SFR

13	.21Mi.	**3857 ELM TRACE CT** **LOGANVILLE, GA 30052-8770**	12/17/2024	$440,000	$115	3819	13/4/4	2003	11,326 SF

APN: R5034 104 Document #:
Document Type: Limited Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 26 Block: A Subdivision: FALL CREEK Abbreviated Description: Abbreviated Description:L26 BA FALL CREEK #3; RESIDENTIAL SFR

14	.23Mi.	**4159 ELM TRACE DR** **LOGANVILLE, GA 30052-8423**	10/01/2026	$402,000	$134	3004	6/4/2	2015	8,276 SF

APN: R5034 418 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 405 Block: B Subdivision: FALL CREEK Abbreviated Description: Abbreviated Description:L405 BB FALL CREEK #9; RESIDENTIAL SFR

15	.23Mi.	**2251 FALL CREEK LDG** **LOGANVILLE, GA 30052-8843**	09/23/2025	$349,000	$161	2169	8/4/2	2001	8,276 SF

APN: R5034 070 Document #:
Document Type: Limited Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 383 Block: A Subdivision: FALL CREEK Abbreviated Description: Abbreviated Description:L383 BA FALL CREEK #2; RESIDENTIAL SFR

16	.24Mi.	**2277 SHADY MAPLE TRL** **LOGANVILLE, GA 30052-5804**	06/03/2025	$380,000	$135	2825	6/4/2	2004	9,583 SF

APN: R5034 265 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 309 Block: A Subdivision: FALL CREEK Abbreviated Description: Abbreviated Description:L309 BA FALL CREEK #5; RESIDENTIAL SFR

17	.25Mi.	**3967 MOOS CREEK CT** **LOGANVILLE, GA 30052-8848**	02/24/2026	$342,000	$143	2384	7/4/2	2000	8,712 SF

APN: R5033 054 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 160 Block: A Subdivision: FALL CREEK Abbreviated Description: Abbreviated Description:L160 BA FALL CREEK #2; RESIDENTIAL SFR

18	.26Mi.	**2245 VILLAGE CENTRE DR** **LOGANVILLE, GA 30052-8854**	11/13/2024	$407,000	$111	3673	12/4/2	2000	7,841 SF

APN: R5034 028 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 6 Block: A Subdivision: FALL CREEK Abbreviated Description: Abbreviated Description:L6 BA FALL CREEK #1; RESIDENTIAL SFR

19	.28Mi.	**2247 SHADY MAPLE TRL** **LOGANVILLE, GA 30052-5804**	01/03/2025	$409,000	$137	2987	6/4/2	2004	17,860 SF

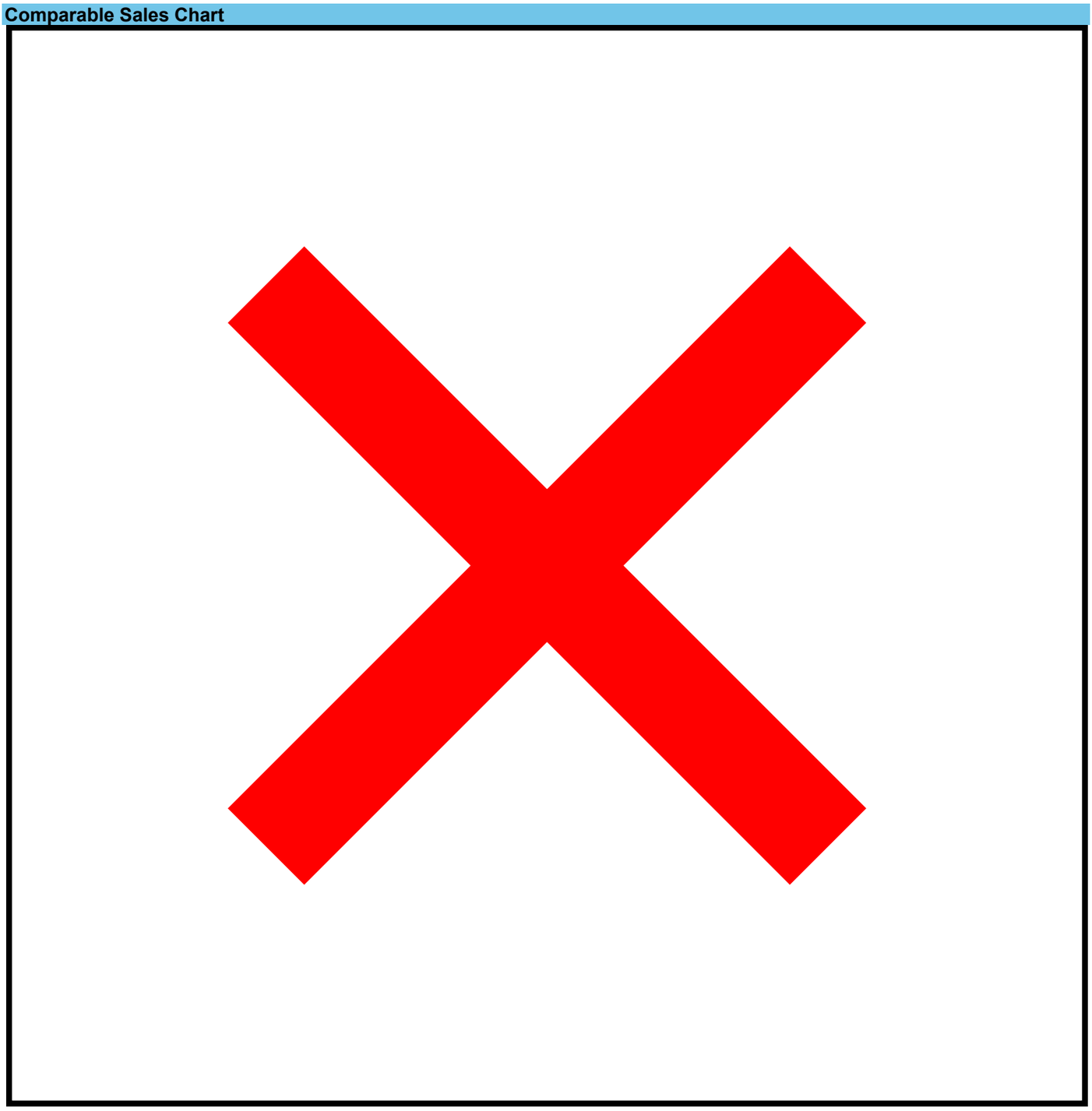
APN: R5034 262 Document #:
Document Type: Warranty Deed Price Code:

ICE SiteX Report

OrderID: 98775524

	Land Use: Single Family Residential Legal: Lot: 306 Block: A Subdivision: FALL CREEK Abbreviated Description: Abbreviated Description:L306 BA FALL CREEK #5; RESIDENTIAL SFR									
20	.32Mi.	**2149 SHADOW OAK TRL LOGANVILLE, GA 30052-8849**	08/28/2026	$370,000	$141	2631	6/3/2	2016	8,276 SF	
	APN: R5034 062 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 351 Block: A Subdivision: FALL CREEK Abbreviated Description: Abbreviated Description:L351 BA FALL CREEK #1; RESIDENTIAL SFR									

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

OrderID: 98775524

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.	**2441 FALL CREEK LDG**	**03/27/2019**	$402,000	$160,800	1,824	5/3/2	2005	8,276 SF	
.01Mi.	**2431 FALL CREEK LDG**	**02/08/2022**	$396,800	$158,720	2,457	5/3/2	2004	8,712 SF	
.01Mi.	**2451 FALL CREEK LDG**	**07/13/2015**	$447,700	$179,080	2,595	6/4/2	2005	7,841 SF	
.02Mi.	**3979 ELM TRACE DR**	**08/01/2006**	$427,000	$170,800	2,750	10/5/3	2006	8,712 SF	
.02Mi.	**2421 FALL CREEK LDG**	**07/16/2021**	$344,500	$137,800	2,452	8/4/2	2004	8,712 SF	
.03Mi.	**2461 FALL CREEK LDG**	**04/20/2018**	$476,000	$190,400	3,574	5/3/3	2005	8,276 SF	
.03Mi.	**3989 ELM TRACE DR**	**09/16/2014**	$472,300	$188,920	2,765	9/4/2	2006	9,583 SF	
.03Mi.	**3969 ELM TRACE DR**	**08/16/2006**	$508,000	$203,200	2,896	9/4/2	2006	9,583 SF	
.03Mi.	**3903 WILLOW FIELDS CT**	**03/20/2020**	$310,000	$124,000	1,640	8/4/2	2005	9,148 SF	
.03Mi.	**2452 FALL CREEK LDG**	**04/18/2018**	$312,200	$124,880	1,640	9/4/2	2005	7,841 SF	
.03Mi.	**2411 FALL CREEK LDG**	**01/27/2017**	$307,200	$122,880	1,640	8/4/2	2004	8,712 SF	
.04Mi.	**3999 ELM TRACE DR**	**07/28/2006**	$466,900	$186,760	2,750	10/5/3	2006	9,583 SF	
.04Mi.	**2462 FALL CREEK LDG**	**03/05/2021**	$385,500	$154,200	2,422	9/4/3	2005	7,841 SF	
.04Mi.	**2471 FALL CREEK LDG**	**07/09/2018**	$436,500	$174,600	2,356	6/4/2	2005	10,890 SF	
.04Mi.	**3918 WILLOW FIELDS CT**	**11/30/2016**	$399,600	$159,840	2,478	8/4/3	2005	11,761 SF	
.05Mi.	**3959 ELM TRACE DR**	**10/31/2006**	$421,200	$168,480	2,788	9/4/2	2005	10,019 SF	

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	80%

Demographics & Income

Median Age:	37.1 years old	Households:	26,848
Median Household Income:	$91,120	Households w/Family:	80%
Household Income Per Capita:	$37,123	Households w/Family Married:	61%
Most Common Education Level:	High School Graduate	Households w/Family Children:	41%

School District

School District Zone:	Gwinnett County School District	Students:	182,518
Number of Schools:	141	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.63Mi.	**Grace Snell Middle School** Number of Students: 1,231 Student-Teacher Ratio: 15.01	C+	Public	6 - 8
0.97Mi.	**Rosebud Elementary School** Number of Students: 1,042 Student-Teacher Ratio: 12.16	B+	Public	KG - 5
2.76Mi.	**South Gwinnett High School** Number of Students: 2,639 Student-Teacher Ratio: 16.91 Advanced Placement: Yes	C-	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	92%	SIMILAR
BURGLARY	85%	LOWER
MOTOR VEHICLE THEFT	85%	LOWER
FORCIBLE ROBBERY	83%	LOWER
AGGRAVATED ASSAULT	58%	NOTABLY LOWER
FORCIBLE RAPE	81%	LOWER
MURDER	65%	NOTABLY LOWER
OVERALL	62%	NOTABLY LOWER

Disaster Alerts

1/22/2026 - Severe Winter Storm 10/8/2026 - Hurricane Isaias

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