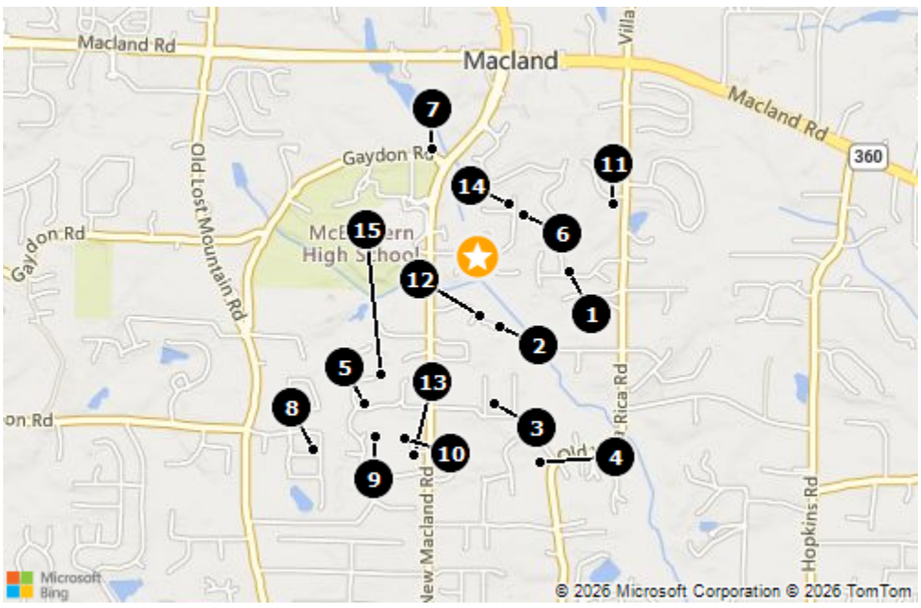
ICE SiteX Report

OrderID: 98722533

SiteX Property Information Report



Subject Property Location

2448 ARAPAHO WAY, POWDER SPRINGS, GA 30127-5015

County:	**COBB GA**	Census Tract:	130670315.063003
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	19053400550	Thomas Bros Pg-Grid:	

Valuation

Value:	**$452,000**	FSD:	12	Common Confidence Score:	61
Value Range:	$397,760 - $506,240	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	9
Assd Land Value:	$26,000	Market Land Value:	$65,000	Tax Year:	2026
Assd Improvement:	$155,652	Market Improvment Value:	$389,130	Total Taxable Value:	$3,704
Total Assessed Value:	$181,652	Total Assessor Market Value:	$454,130	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 534 District: 9 Subdivision: BEECHWOOD FOREST Legal Unit: 50

Abbreviated Description:	ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, LYING WITHIN LAND L
City/Muni/Twp:	UNINCORPORATED

Property Characteristics

Lot Size:		Bedrooms:	4	Pool:	
Building Area:	2643 SF	Baths:	2	Fireplace:	1
Year Built:	1992	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Brick
Number of Units:		Garage Type:	Garage	Heating:	Heat Pump
Number of Stories:	2	Number of Cars:	2	A/C:	
Style:		Basement:	No	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	01/26/2022	Loan Amount:	N/A
Document #:	2022-0010005 BK-PG 16020-3504	Loan Type:	FHA
TD Due Date:	02/01/2047	Type Finance:	

Legal Description:
Lot: 50 Section: 2 District: 19 Subdivision: BEECHWOOD FOREST SUBDIVISION Land Lot: 534

Prior Transfer

Recording Date:	08/30/2005	Sales Price:	$179,000
Document #:	BK-PG 14210-4683	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/10/2005		
Document Type:			

Legal Description:
Lot: 50 District: 19 Subdivision: BEECHWOOD FOREST Land Lot: 534

Prior Transfer

Recording Date:	06/10/2005	Sales Price:	$179,000
Document #:	BK-PG 14210 -4683	Type of Sale:	Per Assessor Transaction History
Document Type:			

ICE SiteX Report

OrderID: 98722533

Legal Description:
Lot: 534 District: 9 Subdivision: BEECHWOOD FOREST Legal Unit: 50
Abbreviated Description: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, LYING WITHIN LAND L
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	06/22/2004	Sales Price:	$140,250
Document #:	BK-PG 13998-5355	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/01/2004		
Document Type:			

Legal Description:
Lot: 50 Section: 2 District: 19 Subdivision: BEECHWOOD FOREST Land Lot: 534

Mortgage Record

Recording Date:	05/09/2003	Loan Amount:	N/A
Document #:	BK-PG 13743-2381	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	FIX

Legal Description:
Lot: 50 Section: 2 District: 19 Subdivision: BEECHWOOD FOREST Land Lot: 534

Mortgage Record

Recording Date:	01/09/2003	Loan Amount:	N/A
Document #:	BK-PG 13663-1355	Loan Type:	Stand Alone Refi
TD Due Date:		Type Finance:	

Legal Description:
Lot: 50 Section: 0002 District: 19 Subdivision: BEECHWOOD FRST Land Lot: 534

Area Sales Analysis

Total Area Sales	$6,574,000	Median # of Bedrooms	4
Median Lot Size	20,038 SF	Median # of Baths	2
Median Living Area	2,710 SF	Median Year Built	1993
Price Range - 2 Yrs	$120,000 to $750,000	Age Range	1 years to 69 years
Median Value	$400,000	Median Age	33 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.25Mi.	**2499 SINCLAIR TRCE** **POWDER SPRINGS, GA 30127-5098**	08/11/2026	$475,000	$175	2710	9/5/3	2014	10,411 SF	
		APN: 19053500480 Document #: 2026070125 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 41 Section: 2 District: 19 Subdivision: THE ENCLAVE AT MILLERS POND SUBDIVISION Land Lot: 535 MapRef: MB 266 PG 28-33 Abbreviated Description: Lot:41 Section:2 District:19 Subdivision:THE ENCLAVE AT MILLERS POND SUBDIVISION Land Lot:535 Map Ref:MB 266 PG 28-33								
2	.17Mi.	**2575 BETHANY LN** **POWDER SPRINGS, GA 30127-1756**	06/23/2026	$400,000	$174	2286	7/3/2	1991	SF	
		APN: 19053400170 Document #: 2026055775 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: A Section: 2 District: 19 Subdivision: BETHANY WOODS SUBDIVISION Land Lot: 634 MapRef: MB 120 PG 90 Abbreviated Description: Lot:10 Block:A Section:2 District:19 Subdivision:BETHANY WOODS SUBDIVISION Land Lot:634 Map Ref:MB 120 PG 90								
3	.4Mi.	**2620 WICKLOW WAY** **POWDER SPRINGS, GA 30127-1753**	06/16/2026	$380,000	$192	1976	7/3/2	1988	SF	Yes
		APN: 19057700210 Document #: 2026053383 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15 Section: 2 District: 19 Subdivision: THE IRISH HIGHLANDS SUBDIVISION Land Lot: 577 MapRef: MB 110 PG 5 Abbreviated Description: Lot:15 Section:2 District:19 Subdivision:THE IRISH HIGHLANDS SUBDIVISION Land Lot:577 Map Ref:MB 110 PG 5								
4	.58Mi.	**2740 CREEKSIDE MANOR DR** **POWDER SPRINGS, GA 30127-1714**	05/29/2026	$469,500	$156	3006	9/4/2	2016	40,881 SF	
		APN: 19060900500 Document #: 2026047326 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Section: 2 District: 19 Subdivision: CREEKSIDE MANOR Land Lot: 609 MapRef: MB 250 PG 49 Abbreviated Description: Lot:2 Section:2 District:19 Subdivision:CREEKSIDE MANOR Land Lot:609 Map Ref:MB 250 PG 49								
5	.5Mi.	**2614 CASHEL LN** **POWDER SPRINGS, GA 30127-1775**	04/28/2026	$750,000	$161	4648	10/5/4	2013	20,038 SF	
		APN: 19057800130 Document #: 2026036389 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Section: 2 District: 19 Subdivision: MERRION PARK SUBDIVISION Legal Unit: 1 Land Lot: 578 MapRef: MB 261 PG 100 Abbreviated Description: Lot:9 Section:2 District:19 Subdivision:MERRION PARK SUBDIVISION Legal Unit:1 Land Lot:578 Map Ref:MB 261 PG 100								
6	.17Mi.	**4171 ARAPAHO DR** **POWDER SPRINGS, GA 30127-5020**	04/13/2026	$400,000	$116	3423	8/4/3	1993	SF	V
		APN: 19050300100 Document #: 2026030982 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 25 Section: 2 District: 19 Subdivision: BEECHWOOD FOREST SUBDIVISION Land Lot: 503 MapRef: MB 139 PG 16 Abbreviated Description: Lot:25 Section:2 District:19 Subdivision:BEECHWOOD FOREST SUBDIVISION Land Lot:503 Map Ref:MB 139 PG 16								
7	.32Mi.	**4350 GAYDON RD** **POWDER SPRINGS, GA 30127-1405**	02/19/2026	$725,000	$218	3317	7/4/3	2025	21,780 SF	
		APN: 19050400090 Document #: 2026013585 Document Type: Price Code: D Land Use: Single Family Residential Legal: Section: 2 District: 19 Land Lot: 504&459 Abbreviated Description: Section:2 District:19 Land Lot:504&459								
8	.68Mi.	**2838 MENTON RD SW** **POWDER SPRINGS, GA 30127-5817**	01/09/2026	$400,000	$218	1828	5/2/2	2021	7,841 SF	
		APN: 19060600660 Document #: 2026002126 Document Type: Price Code: D Land Use: Single Family Residential								

ICE SiteX Report

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Legal: Lot: 51 Section: 2 District: 19 Subdivision: WIMBERLY SUBDIVISION Phase No: I Legal Unit: I Land Lot: 606 MapRef: MB 279 PG 751-757 Abbreviated Description: Lot:51 Section:2 District:19 Subdivision:WIMBERLY SUBDIVISION Phase No:I Legal Unit:I Land Lot:606 Map Ref:MB 279 PG 751-757

9	.56Mi.	**2759 CARRICK CT** **POWDER SPRINGS, GA 30127-1773**	01/07/2026	$250,000	$44	5660	9/6/5	2016	25,866 SF	Yes

APN: 19060700530 Document #: 2026001313
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 56 Section: 2 District: 19 Subdivision: MERRION PARK SUBDIVISION Legal Unit: III Land Lot: 578&607 MapRef: MB 274 PG 815 Abbreviated Description: Lot:56 Section:2 District:19 Subdivision:MERRION PARK SUBDIVISION Legal Unit:III Land Lot:578&607 Map Ref:MB 274 PG 815

10	.53Mi.	**2720 NEW MACLAND RD** **POWDER SPRINGS, GA 30127-1731**	11/04/2025	$300,000	$115	2589	6/3/2	1962	265,717 SF	

APN: 19060700010 Document #: 2025-0095417
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Section: 2 District: 19 Subdivision: ERNEST A RICE SR Land Lot: 578&607 Abbreviated Description: Lot:3 Section:2 District:19 Subdivision:ERNEST A RICE SR Land Lot:578&607

11	.39Mi.	**2340 OLD VILLA RICA RD** **POWDER SPRINGS, GA 30127-1507**	10/17/2025	$300,000	$267	1120	4/2/1	1957	34,848 SF	

APN: 19050200030 Document #: 2025-0090508
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Section: 2 District: 19 Land Lot: 502 MapRef: MB 164 PG 97 Abbreviated Description: Section:2 District:19 Land Lot:502 Map Ref:MB 164 PG 97

12	.13Mi.	**2555 BETHANY LN** **POWDER SPRINGS, GA 30127-1756**	09/08/2025	$407,500	$199	2042	8/3/2	1990	SF	

APN: 19053400140 Document #: 2025-0078122
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Block: A Section: 2 District: 19 Subdivision: BETHANY WOODS SUBDIVISION Land Lot: 534 MapRef: MB 120 PG 90 Abbreviated Description: Lot:7 Block:A Section:2 District:19 Subdivision:BETHANY WOODS SUBDIVISION Land Lot:534 Map Ref:MB 120 PG 90

13	.56Mi.	**2730 NEW MACLAND RD** **POWDER SPRINGS, GA 30127-1731**	08/22/2025	$120,000	$66	1801	5/3/2	1962	47,916 SF	

APN: 19060700060 Document #: 2025-0073929
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Section: 2 District: 19 Land Lot: 607 Abbreviated Description: Section:2 District:19 Land Lot:607

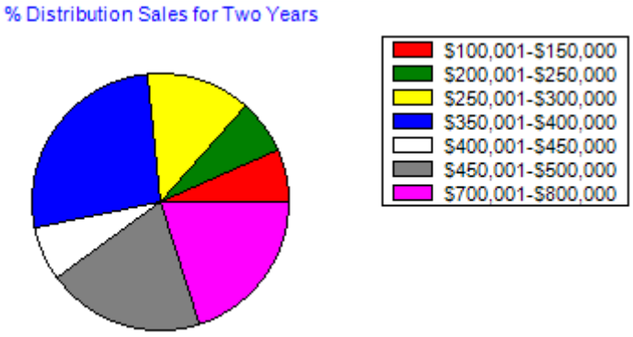
14	.17Mi.	**4168 ARAPAHO DR** **POWDER SPRINGS, GA 30127-5019**	07/28/2025	$462,000	$153	3002	8/4/3	1993	SF	

APN: 19050300130 Document #: 2025-0065539
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 28 Section: 2 District: 19 Subdivision: BEECHWOOD FOREST SUBDIVISION Land Lot: 503 MapRef: MB 139 PG 16 Abbreviated Description: Lot:28 Section:2 District:19 Subdivision:BEECHWOOD FOREST SUBDIVISION Land Lot:503 Map Ref:MB 139 PG 16

15	.41Mi.	**4284 MACLAREN CT** **POWDER SPRINGS, GA 30127-1797**	07/02/2025	$735,000	$120	6118	11/6/5	2015	22,041 SF	

APN: 19057800310 Document #: 2025-0057700
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 14 Section: 2 District: 19 Subdivision: MERRION PARK SUBDIVISION Legal Unit: II Land Lot: 578 MapRef: MB 274 PG 815 Abbreviated Description: Lot:14 Section:2 District:19 Subdivision:MERRION PARK SUBDIVISION Legal Unit:II Land Lot:578 Map Ref:MB 274 PG 815

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.	**2448 ARAPAHO WAY**	**06/10/2005**	$454,130	$181,652	2,643	7/4/2	1992		
.02Mi.	**2446 ARAPAHO WAY**	**10/06/2017**	$374,110	$149,644	2,127	6/3/2	1999		
.04Mi.	**2450 ARAPAHO WAY**	**01/12/2021**	$397,080	$158,832	2,156	8/4/2	1994		
.04Mi.	**2447 ARAPAHO WAY**	**11/30/2015**	$384,960	$153,984	2,209	7/4/2	1993		
.04Mi.	**4194 ARAPAHO DR**	**09/07/2021**	$372,270	$148,908	2,008	7/3/2	1999		
.05Mi.	**2444 ARAPAHO WAY**	**12/01/2016**	$567,400	$226,960	3,182	10/6/4	1996		Yes
.05Mi.	**2445 ARAPAHO WAY**	**08/21/2023**	$365,000	$146,000	2,318	7/3/2	1993		
.05Mi.	**4187 ARAPAHO DR**	**06/28/2018**	$358,340	$143,336	2,066	6/3/2	1991		
.06Mi.	**4195 ARAPAHO DR**	**10/07/2016**	$423,320	$169,328	2,428	6/3/3	1998		
.06Mi.	**4193 ARAPAHO DR**	**11/29/2017**	$448,490	$179,396	2,285	8/4/2	2001	2 SF	
.06Mi.	**2452 ARAPAHO WAY**	**04/25/2022**	$413,700	$165,480	2,209	7/3/2	1992		
.06Mi.	**4184 ARAPAHO DR**		$495,320	$198,128	3,024	7/4/2	1991		
.07Mi.	**2442 ARAPAHO WAY**	**03/31/2008**	$554,620	$221,848	3,190	9/4/3	1993		Yes
.07Mi.	**4185 ARAPAHO DR**	**08/24/2018**	$460,810	$184,324	2,709	8/5/2	1992		Yes
.07Mi.	**4196 ARAPAHO DR**	**03/31/1999**	$362,290	$144,916	2,034	7/3/2	1999		
.08Mi.	**2455 ARAPAHO WAY**	**07/30/2025**	$428,500	$171,400	2,492	6/3/3	1994		

Rent vs. Own

Households Occupied by Renters:	14%	Households Occupied by Owners:	82%

Demographics & Income

Median Age:	40.5 years old	Households:	24,261
Median Household Income:	$107,967	Households w/Family:	78%
Household Income Per Capita:	$46,597	Households w/Family Married:	59%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	35%

School District

School District Zone:	Cobb County School District	Students:	105,738
Number of Schools:	110	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.33Mi.	**Tapp Middle School** Number of Students: 809 Student-Teacher Ratio: 14.87	B	Public	6 - 8
1.06Mi.	**Varner Elementary School** Number of Students: 705 Student-Teacher Ratio: 12.43	B-	Public	KG - 5
0.29Mi.	**McEachern High School** Number of Students: 2,175 Student-Teacher Ratio: 17.29 Advanced Placement: Yes	C+	Public	9 - 12

Flood Report

The Subject Property of **2448 ARAPAHO WAY, POWDER SPRINGS, GA 30127-5015** 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	75%	NOTABLY LOWER
BURGLARY	65%	NOTABLY LOWER
MOTOR VEHICLE THEFT	71%	NOTABLY LOWER
FORCIBLE ROBBERY	113%	HIGHER
AGGRAVATED ASSAULT	47%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	119%	HIGHER
MURDER	52%	NOTABLY LOWER
OVERALL	56%	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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ICE SiteX Report

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