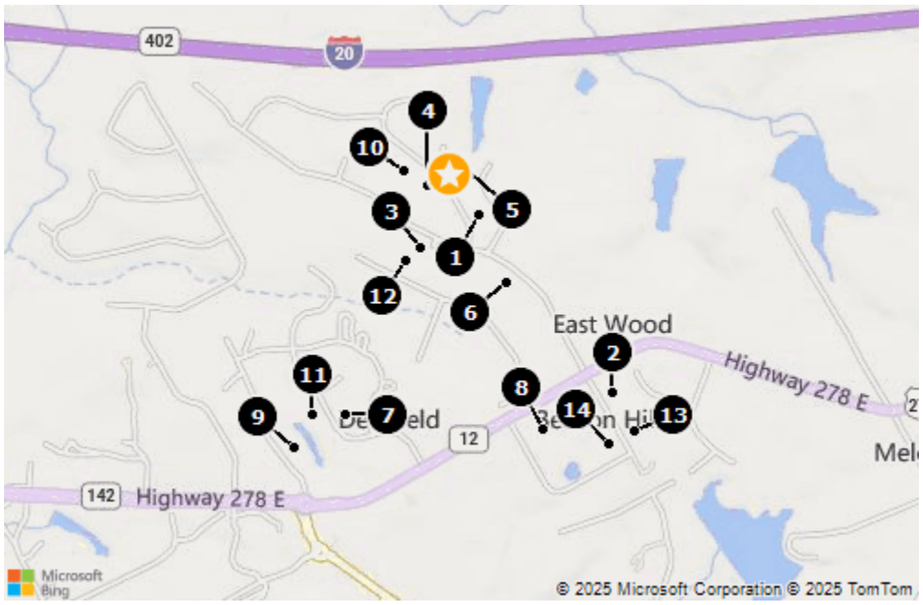
ICE SiteX Report

OrderID: 95855117

SiteX Property Information Report



Subject Property Location

265 EASTWOOD FRST, COVINGTON, GA 30014-4933

County:	**NEWTON GA**	Census Tract:	132171002.021041
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	00980-00000-109-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$349,000**	FSD:	15
Value Range:	$296,650 - $401,350	Confidence Score:	85

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	1
Assd Land Value:	$18,000	Market Land Value:	$45,000	Tax Year:	2024
Assd Improvement:	$93,640	Market Improvment Value:	$234,100	Total Taxable Value:	$1,818
Total Assessed Value:	$111,640	Total Assessor Market Value:	$279,100	Delinquent Year:	
				Tax Account ID:	31540
				Homeowner's Exemption:	
				Tax Exemptions:	DFI

Assessment Legal Description

Lot: 9 Subdivision: EASTWOOD FOREST/ DEEP STEP ROAD

Abbreviated Description:	LOT 9 EASTWOOD-EASTWOOD T
City/Muni/Twp:	COUNTY

Property Characteristics

Lot Size:	1.310 AC	Bedrooms:		Pool:	
Building Area:	1733 SF	Baths:	2	Fireplace:	1
Year Built:	1998	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	4
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/05/2013	Sales Price:	N/A
Document #:	BK-PG 1391-61	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	06/18/2013	Loan Amount:	N/A
Document #:	005949 BK-PG 3139-86	Loan Type:	FHA
TD Due Date:		Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	11/03/2011	Sales Price:	$50,000
Document #:	BK-PG 2415-370	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/24/2003	Sales Price:	$107,900
Document #:	BK-PG 1391-60	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/20/2003		
Document Type:	Deed		

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Legal Description:
Lot: 9 Block: H District: 1 Subdivision: EASTWOOD FOREST Legal Unit: 2 Land Lot: 195

Prior Transfer

Recording Date:	03/20/2003	Sales Price:	$107,900
Document #:	BK-PG 1391 -60	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 9 Subdivision: EASTWOOD FOREST/ DEEP STEP ROAD
Abbreviated Description: LOT 9 EASTWOOD-EASTWOOD T
City/Muni/Twp: COUNTY

Prior Transfer

Recording Date:	03/02/1998	Sales Price:	$16,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$4,679,400	Median # of Bedrooms	
Median Lot Size	64,251 SF	Median # of Baths	2
Median Living Area	1,884 SF	Median Year Built	1989
Price Range - 2 Yrs	$168,000 to $521,000	Age Range	4 years to 58 years
Median Value	$320,000	Median Age	36 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**315 EASTWOOD FRST** **COVINGTON, GA 30014-1614**	10/08/2025	$295,000	$193	1525	//2	1997	51,837 SF	
		APN: 00980-00000-104-000 Document #: Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 4H Subdivision: EASTWOOD FOREST/ DEEP STEP ROAD Abbreviated Description: Subdivision:EASTWOOD FOREST/ DEEP STEP ROAD Abbreviated Description:LT 4H EASTWOOD FST/1.19AC								
2	.74Mi.	**205 TAMEA TRL** **COVINGTON, GA 30014-1697**	08/19/2025	$320,000	$199	1603	//2	1973	64,905 SF	
		APN: 01130-00000-036-000 Document #: Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Subdivision: NEWTON RIDGE RIDGEWAY KAY CIRCLE TAME Abbreviated Description: Subdivision:NEWTON RIDGE RIDGEWAY KAY CIRCLE TAME Abbreviated Description:1.49AC BEACON HILL S/D								
3	.22Mi.	**145 DEEP STEP RD** **COVINGTON, GA 30014-1629**	08/06/2025	$345,000	$159	2164	//2	1990	91,912 SF	
		APN: 00990-00000-106-000 Document #: D2025-008748 Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 14B Subdivision: EASTWOOD FOREST/ DEEP STEP ROAD Abbreviated Description: Subdivision:EASTWOOD FOREST/ DEEP STEP ROAD Abbreviated Description:2.11AC LT 14B EAST WOOD								
4	.07Mi.	**260 EASTWOOD FRST** **COVINGTON, GA 30014-4918**	07/25/2025	$315,000	$171	1832	//2	1997	44,431 SF	
		APN: 00980-00000-121-000 Document #: D2025-008169 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: G Subdivision: EASTWOOD FOREST/ DEEP STEP ROAD Abbreviated Description: Subdivision:EASTWOOD FOREST/ DEEP STEP ROAD Abbreviated Description:LOT6 BLKG EASTWOOD FOREST								
5	.03Mi.	**20 EASTWOOD TER** **COVINGTON, GA 30014-4917**	03/19/2025	$315,000	$259	1216	//3	1997	54,450 SF	
		APN: 00980-00000-110-000 Document #: 2025-002711 Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 10 Block: 2 Subdivision: EASTWOOD FOREST/ DEEP STEP ROAD Abbreviated Description: Subdivision:EASTWOOD FOREST/ DEEP STEP ROAD Abbreviated Description:LOT10 BLK2 EASTWOOD FORES								
6	.34Mi.	**85 DEEP STEP RD** **COVINGTON, GA 30014-1607**	12/30/2024	$349,900	$176	1981	//2	1989	92,348 SF	
		APN: 00990-00000-107-000 Document #: 2024013705 Document Type: Limited Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 8B Subdivision: EASTWOOD FOREST/ DEEP STEP ROAD Abbreviated Description: Subdivision:EASTWOOD FOREST/ DEEP STEP ROAD Abbreviated Description:2.12AC LT 8B EAST WOOD SD								
7	.71Mi.	**26 DEERFIELD RD** **COVINGTON, GA 30014-1630**	12/27/2024	$340,000	$175	1936	//2	1972	74,052 SF	
		APN: 0099A-00000-057-000 Document #: 2024013639 Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Subdivision: DEERFIELD SUBDIVISION Abbreviated Description: Subdivision:DEERFIELD SUBDIVISION Abbreviated Description:1.7AC DE-SD LL215 LD1								
8	.74Mi.	**11696 HIGHWAY 278 E** **COVINGTON, GA 30014-1677**	12/20/2024	$521,000	$246	2116	/3/2	1967	392,042 SF	
		APN: 01130-00000-024-000 Document #: Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Subdivision: R4 MISC LAND - AREA 5 Abbreviated Description: Subdivision:R4 MISC LAND - AREA 5 Abbreviated Description:9AC LL197 HWY 278								
9	.85Mi.	**24 MEADOW LN** **COVINGTON, GA 30014-1636**	12/20/2024	$280,000	$186	1498	//2	1976	78,408 SF	
		APN: 0099A-00000-066-000 Document #: Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 15 Subdivision: DEERFIELD SUBDIVISION Abbreviated Description: Subdivision:DEERFIELD SUBDIVISION Abbreviated Description:1.8AC LOT 15 DEERFIELD								
10	.12Mi.	**230 EASTWOOD FRST** **COVINGTON, GA 30014-4918**	12/10/2024	$360,000	$139	2585	//2	1997	43,996 SF	

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APN: 00980-00000-118-000 Document #:
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 9 Block: 2 Subdivision: EASTWOOD FOREST/ DEEP STEP ROAD Abbreviated Description: Subdivision:EASTWOOD FOREST/ DEEP STEP ROAD Abbreviated Description:LOT9 BLK2 EASTWOOD FOREST

11	.75Mi.	**39 DEERFIELD RD** **COVINGTON, GA 30014-1634**	11/15/2024	$320,000	$131	2428	//2	1973	78,408 SF	Yes

APN: 0099A-00000-044-000 Document #: D2024-012147
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 18 Subdivision: DEERFIELD SUBDIVISION Abbreviated Description: Subdivision:DEERFIELD SUBDIVISION Abbreviated Description:1.8AC LOT18 LL215 D1

12	.26Mi.	**195 BRIDGEMILL DR** **COVINGTON, GA 30014-4406**	09/17/2024	$459,000	$193	2376	/5/3	2021	63,598 SF	Yes

APN: 0098A-00000-041-000 Document #:
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 41 Subdivision: BRIDGEMILL Abbreviated Description: Abbreviated Description:LOT 41 BRIDGEMILL SD

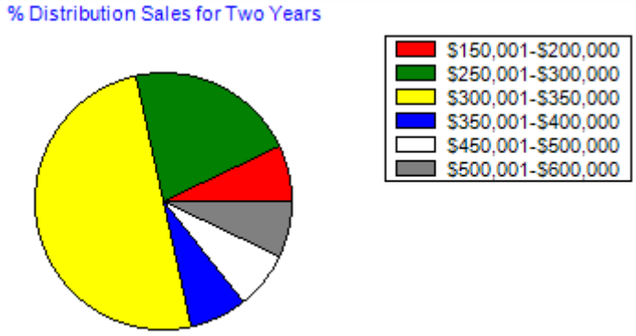
13	.86Mi.	**245 TAMEA TRL** **COVINGTON, GA 30014-1697**	09/11/2024	$291,500	$175	1662	//2	2001	42,689 SF	

APN: 01130-00000-040-000 Document #: D2024009527
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: NEWTON RIDGE RIDGEWAY KAY CIRCLE TAME Abbreviated Description: Subdivision:NEWTON RIDGE RIDGEWAY KAY CIRCLE TAME Abbreviated Description:LT 20 BEACON HILL

14	.85Mi.	**240 TAMEA TRL** **COVINGTON, GA 30014-1697**	07/19/2024	$168,000	$116	1440	//2	1976	60,984 SF	

APN: 01130-00000-033-000 Document #:
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Subdivision: NEWTON RIDGE RIDGEWAY KAY CIRCLE TAME Abbreviated Description: Subdivision:NEWTON RIDGE RIDGEWAY KAY CIRCLE TAME Abbreviated Description:1.4AC BEACON HILL S/D

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.

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.	**265 EASTWOOD FRST**	**03/20/2003**	$279,100	$111,640	1,733	//2	1998	1 SF	
.03Mi.	**20 EASTWOOD TER**	**01/05/1998**	$276,000	$110,400	1,216	//3	1997	1 SF	
.04Mi.	**275 EASTWOOD FRST**	**04/11/2017**	$267,100	$106,840	1,451	//2	1998	1 SF	
.05Mi.	**30 EASTWOOD TER**	**02/28/2018**	$272,500	$109,000	1,559	//2	2000	1 SF	
.05Mi.	**270 EASTWOOD FRST**	**04/09/2020**	$293,900	$117,560	2,074	//2	1997	1 SF	
.07Mi.	**260 EASTWOOD FRST**	**09/17/1997**	$282,600	$113,040	1,832	//2	1997	1 SF	
.07Mi.	**285 EASTWOOD FRST**	**02/27/2014**	$317,200	$126,880	2,181	//2	1999	1 SF	
.07Mi.	**280 EASTWOOD FRST**	**04/29/2022**	$291,100	$116,440	1,668	//2	1996	1 SF	
.08Mi.	**15 EASTWOOD TER**	**03/11/2022**	$294,400	$117,760	1,695	//2	1997	1 SF	
.08Mi.	**250 EASTWOOD FRST**	**02/12/2015**	$313,100	$125,240	2,052	//2	1997	1 SF	
.08Mi.	**40 EASTWOOD TER**	**12/26/2003**	$302,200	$120,880	1,926	//2	1999	1 SF	
.08Mi.	**25 EASTWOOD TER**	**08/28/1997**	$326,200	$130,480	2,293	//2	1997	1 SF	
.09Mi.	**295 EASTWOOD FRST**	**04/08/2016**	$294,900	$117,960	1,466	//3	1997	1 SF	
.1Mi.	**240 EASTWOOD FRST**	**09/26/1997**	$273,600	$109,440	1,376	//3	1997	1 SF	
.1Mi.	**50 EASTWOOD TER**	**04/09/2021**	$304,300	$121,720	1,834	//2	1998	1 SF	
.11Mi.	**35 EASTWOOD TER**	**12/09/2020**	$319,000	$127,600	2,057	//2	1998	1 SF	Yes

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	61%

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Demographics & Income

Median Age:	37.8 years old	Households:	15,472
Median Household Income:	$67,423	Households w/Family:	72%
Household Income Per Capita:	$31,885	Households w/Family Married:	45%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Newton County School District	Students:	18,766
Number of Schools:	22	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.51Mi.	**Flint Hill Elementary School** Number of Students: 816 Student-Teacher Ratio: 12.2	D+	Public	PK - 5
3.21Mi.	**Eastside High School** Number of Students: 1,569 Student-Teacher Ratio: 18.9 Advanced Placement: Yes	B-	Public	9 - 12
5.38Mi.	**Cousins Middle School** Number of Students: 787 Student-Teacher Ratio: 14.85	C	Public	6 - 8

Flood Report

The Subject Property of **265 EASTWOOD FRST, COVINGTON, GA 30014-4933** 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	106%	SIMILAR
BURGLARY	131%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	99%	SIMILAR
FORCIBLE ROBBERY	99%	SIMILAR
AGGRAVATED ASSAULT	116%	HIGHER
FORCIBLE RAPE	102%	SIMILAR
MURDER	104%	SIMILAR
OVERALL	111%	HIGHER

Disaster Alerts

9/24/2024 - Hurricane Helene

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