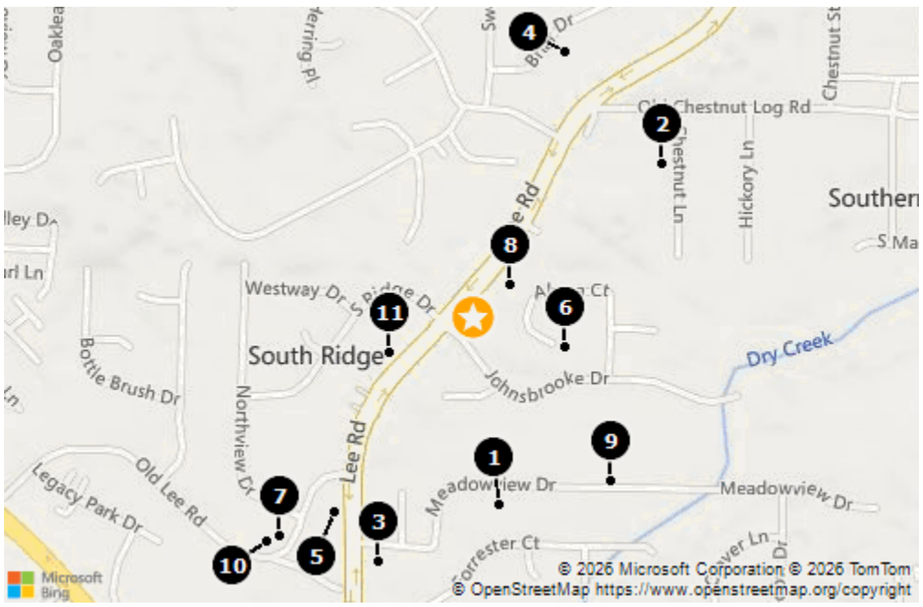
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

2699 JOHNSBROOKE DR, LITHIA SPRINGS, GA 30122-3766

County:	**DOUGLAS GA**	Census Tract:	130970806.022000
Property Use:	Single Family Residential	Zoning:	R-LD
Parcel Number:	0978-18-2- -00005	Thomas Bros Pg-Grid:	

Valuation

Value:	**$316,000**	FSD:	11	Common Confidence Score:	55
Value Range:	$281,240 - $350,760	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	01
Assd Land Value:	$10,600	Market Land Value:	$26,500	Tax Year:	2026
Assd Improvement:	$68,080	Market Improvment Value:	$170,200	Total Taxable Value:	$2,056
Total Assessed Value:	$78,680	Total Assessor Market Value:	$196,700	Delinquent Year:	
				Tax Account ID:	15335
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1 Block: U-1 District: 18 Subdivision: BROOKE PLACE S/D Legal Unit: 1 Land Lot: 978
Abbreviated Description: HSE/LOT #1, BROOKE PLACE S/D, UNIT 1

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1414 SF	Baths:	3	Fireplace:	1
Year Built:	1997	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	9
Number of Units:		Garage Type:	Underground	Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:	No	Roof Cover:	Asphalt
		Foundation:	Masonry	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	09/01/2023	Loan Amount:	N/A
Document #:	BK-PG 0000004268-0000000157	Loan Type:	FHA
TD Due Date:	01/01/2052	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	08/19/2014	Sales Price:	N/A
Document #:	2014-003828 BK-PG 3242-869	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/19/2014		
Document Type:			

Legal Description:
Lot: 1 Block: U-1 Subdivision: BROOKE PLACE S/D
Abbreviated Description: HSE/LOT #1, BROOKE PLACE S/D,

Prior Transfer

Recording Date:	08/19/2014	Sales Price:	N/A
Document #:	BK-PG 3242 -869	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1 Block: U-1 District: 18 Subdivision: BROOKE PLACE S/D Legal Unit: 1 Land Lot: 978
Abbreviated Description: HSE/LOT #1, BROOKE PLACE S/D, UNIT 1

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Prior Transfer

Recording Date:	12/05/2007	Sales Price:	$149,400
Document #:	BK-PG 2648-690	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/27/2007		
Document Type:			

Legal Description:
Lot: 1 District: 18 Subdivision: BROOKE PLACE 01 Land Lot: 978

Prior Transfer

Recording Date:	11/27/2007	Sales Price:	$149,350
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/13/1998	Sales Price:	$107,100
Document #:	BK-PG 1140-343	Type of Sale:	Full Amount on Deed
Contract Date:	03/02/1998		
Document Type:			

Legal Description:
Lot: 1 Section: 2 District: 18 Subdivision: BROOKE PLACE Legal Unit: 1 Land Lot: 978

Area Sales Analysis

Total Area Sales	$2,802,500	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	1
Median Living Area	1,350 SF	Median Year Built	1972
Price Range - 2 Yrs	$182,500 to $442,000	Age Range	29 years to 91 years
Median Value	$255,000	Median Age	54 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.25Mi.	**3704 MEADOWVIEW DR** **LITHIA SPRINGS, GA 30122-3717**	09/28/2026	$205,000	$151	1350	/3/1	1971	SF	
		APN: 1009-18-2- -00024 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 108 Block: U-1 Subdivision: MEADOWVIEW S/D Abbreviated Description: Block:U-1 Abbreviated Description:HSE/LOT #108, MEADOWVIEW S/D, UNIT I								
2	.33Mi.	**8591 CHESTNUT LN** **LITHIA SPRINGS, GA 30122-3408**	09/14/2026	$280,000	$198	1408	/3/1	1971	SF	
		APN: 0961-18-2- -00022 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: U-1 Subdivision: BEARDEN PLACE Abbreviated Description: Block:U-1 Subdivision:BEARDEN PLACE Abbreviated Description:HSE/LOT #4, CHESTNUT LOG S/D, UNIT 1								
3	.35Mi.	**3800 MEADOWVIEW DR** **LITHIA SPRINGS, GA 30122-3745**	08/04/2026	$255,000	$270	944	/2/1	1986	SF	
		APN: 1010-18-2- -00023 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal:								
4	.38Mi.	**3674 BRIAR DR** **LITHIA SPRINGS, GA 30122-3403**	07/22/2026	$182,500	$165	1100	/3/1	1970	SF	
		APN: 0920-18-2- -00015 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 64 Subdivision: BEARDEN PLACE Abbreviated Description: Subdivision:BEARDEN PLACE Abbreviated Description:HSE/LOT #64, SWEETBRIAR S/D, UNIT 2								
5	.33Mi.	**2428 LEE RD** **LITHIA SPRINGS, GA 30122-3369**	07/01/2026	$442,000	$232	1898	/2/1	1935	113,256 SF	
		APN: 1010-18-2- -00002 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:HSE/2.6 ACRES, LEE ROAD								
6	.13Mi.	**2158 ALYSSA CT** **LITHIA SPRINGS, GA 30122-3769**	06/15/2026	$290,000	$200	1444	/3/3	1997	SF	
		APN: 0978-18-2- -00056 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 67 Block: U-2 Subdivision: BROOKE PLACE S/D Abbreviated Description: Block:U-2 Abbreviated Description:HSE/LOT #67, BROOKE PLACE S/D, UNIT 2								
7	.39Mi.	**8936 OLD LEE RD** **LITHIA SPRINGS, GA 30122-3309**	04/30/2026	$270,000	$229	1176	/3/3	1972	SF	
		APN: 1010-18-2- -00005 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Subdivision: SOUTH RIDGE S/D Abbreviated Description: Abbreviated Description:HSE/LOT #6, SOUTH RIDGE S/D								
8	.07Mi.	**2250 LEE RD** **LITHIA SPRINGS, GA 30122-3434**	04/27/2026	$208,000	$121	1712	/3/2	1975	77,973 SF	
		APN: 0978-18-2- -00004 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: AVALON S/D 2-5 Abbreviated Description: Subdivision:AVALON S/D 2-5 Abbreviated Description:HSE/1.79 ACRES +, LEE ROAD								
9	.28Mi.	**3615 MEADOWVIEW DR** **LITHIA SPRINGS, GA 30122-3716**	04/03/2026	$265,000	$196	1350	/3/1	1971	SF	
		APN: 1009-18-2- -00013 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Block: U-1 Subdivision: MEADOWVIEW S/D Abbreviated Description: Block:U-1 Abbreviated Description:HSE/LOT #13, MEADOWVIEW S/D, UNIT I								
10	.41Mi.	**8930 OLD LEE RD** **LITHIA SPRINGS, GA 30122-3309**	01/30/2026	$200,000	$174	1148	/3/1	1972	SF	

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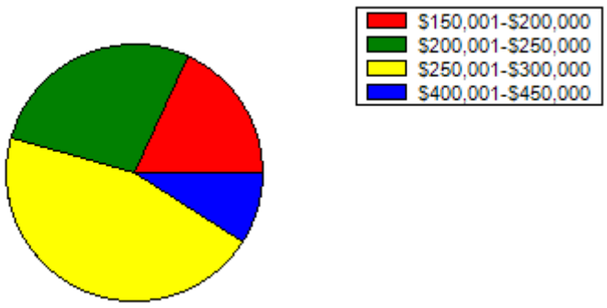
APN: 1010-18-2- -00004 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Block: U-1 Subdivision: SOUTH RIDGE S/D Abbreviated Description: Block:U-1 Abbreviated Description:HSE/LOT #5, SOUTH RIDGE S/D, UNIT 1

11	.12Mi.	**8775 LEE RD** **LITHIA SPRINGS, GA 30122-3382**	11/19/2025	$205,000	$152	1344	/3/1	1972	SF

APN: 0977-18-2- -00011 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 18 Subdivision: AUTUMN HILLS S/D Abbreviated Description: Subdivision:AUTUMN HILLS S/D Abbreviated Description:HSE/LOT #18, SOUTH RIDGE S/D

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.

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.	**2699 JOHNSBROOKE DR**	**08/19/2014**	$196,700	$78,680	1,414	/3/3	1997		
.02Mi.	**2689 JOHNSBROOKE DR**	**04/15/2024**	$294,100	$117,640	1,515	/3/3	1995		
.04Mi.	**2685 JOHNSBROOKE DR**	**11/13/2017**	$206,400	$82,560	1,406	/3/3	1994		
.05Mi.	**2196 ALYSSA CT**	**06/24/2020**	$195,900	$78,360	1,359	/4/3	1997		
.05Mi.	**8711 LEE RD**	**12/18/2015**	$167,700	$67,080	1,332	/3/2	1987	1 SF	
.05Mi.	**2698 JOHNSBROOKE DR**	**10/25/2018**	$164,200	$65,680	1,285	/3/2	1994		
.06Mi.	**2679 JOHNSBROOKE DR**	**07/14/2005**	$186,600	$74,640	1,383	/3/2	1995		
.06Mi.	**2188 ALYSSA CT**	**01/31/2002**	$196,800	$78,720	2,895	/3/3	1997		
.06Mi.	**2688 JOHNSBROOKE DR**	**03/31/2016**	$186,600	$74,640	1,558	/3/2	1994		
.06Mi.	**3769 S RIDGE DR**	**06/28/2016**	$208,700	$83,480	1,480	/3/1	1972		
.06Mi.	**2202 ALYSSA CT**	**02/18/2019**	$210,200	$84,080	1,545	/3/3	1997		
.07Mi.	**2250 LEE RD**	**03/09/1994**	$232,400	$92,960	1,712	/3/2	1975	2 SF	
.07Mi.	**2178 ALYSSA CT**	**05/03/2013**	$177,000	$70,800	1,272	/3/2	1997		
.07Mi.	**2675 JOHNSBROOKE DR**	**12/29/1995**	$195,400	$78,160	1,416	/3/3	1995		
.07Mi.	**3774 S RIDGE DR**	**07/28/2004**	$176,500	$70,600	1,152	/3/1	1972		
.08Mi.	**2682 JOHNSBROOKE DR**	**07/26/2011**	$186,900	$74,760	1,361	/3/3	1994		

Rent vs. Own

Households Occupied by Renters:	50%	Households Occupied by Owners:	43%

Demographics & Income

Median Age:	36.2 years old	Households:	10,773
Median Household Income:	$67,174	Households w/Family:	60%
Household Income Per Capita:	$33,129	Households w/Family Married:	34%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Douglas County School District	Students:	25,521
Number of Schools:	35	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.98Mi.	**Lithia Springs High School**	D	Public	9 - 12
	Number of Students: 1,460			
	Student-Teacher Ratio: 17.61			
	Advanced Placement: Yes			
0.82Mi.	**Sweetwater Elementary School**	D+	Public	KG - 5
	Number of Students: 473			
	Student-Teacher Ratio: 14.55			

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1.55Mi.	**Factory Shoals Middle School**	C-	Public	6 - 8

Number of Students: 833
Student-Teacher Ratio: 17.07

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	116%	HIGHER
BURGLARY	112%	HIGHER
MOTOR VEHICLE THEFT	115%	HIGHER
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	115%	HIGHER
FORCIBLE RAPE	100%	SIMILAR
MURDER	96%	SIMILAR
OVERALL	112%	HIGHER

Disaster Alerts

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

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