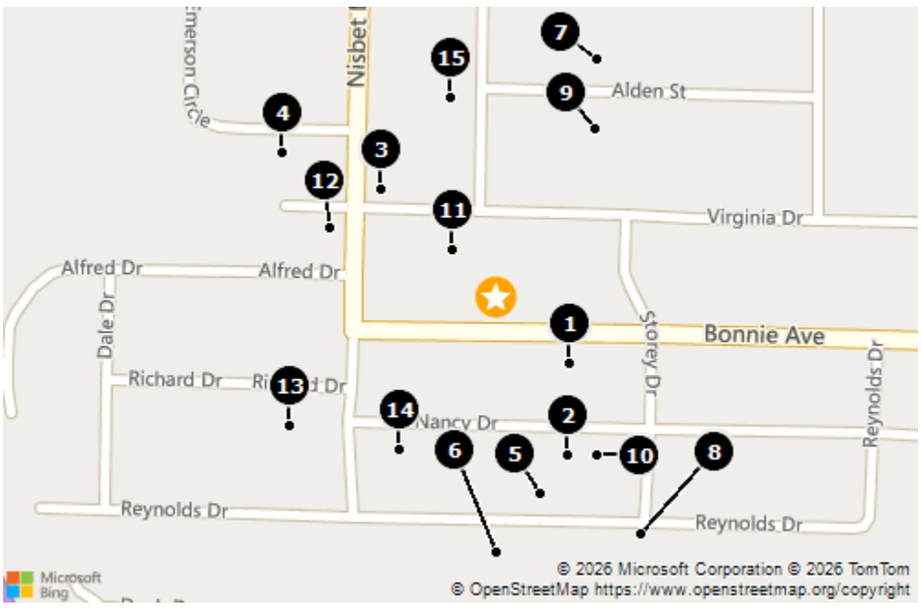
ICE SiteX Report

OrderID: 97841817

SiteX Property Information Report



Subject Property Location

2795 BONNIE AVE, MACON, GA 31206-4907

County:	**BIBB GA**	Census Tract:	130210131.013001
Property Use:	Single Family Residential	Zoning:	R-1A
Parcel Number:	L102-0172	Thomas Bros Pg-Grid:	

Valuation

Value:	**$89,000**	FSD:	43	Common Confidence Score:	16
Value Range:	$50,730 - $127,270	ICE Confidence Score:	57		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	11
Assd Land Value:	$3,300	Market Land Value:	$8,250	Tax Year:	2025
Assd Improvement:	$30,808	Market Improvment Value:	$77,021	Total Taxable Value:	$838
Total Assessed Value:	$34,108	Total Assessor Market Value:	$85,271	Delinquent Year:	
				Tax Account ID:	19305
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: A District: 4 Subdivision: BLOOMFIELD STORY LAND Land Lot: 107
Abbreviated Description: STOREY LAND
City/Muni/Twp: UNINCORPORATED AREA

Property Characteristics

Lot Size:	14,375 SF	Bedrooms:	3	Pool:	
Building Area:	1206 SF	Baths:	1	Fireplace:	
Year Built:	1949	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding
Number of Units:		Garage Type:	Detached	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/04/2026	Sales Price:	$46,469
Document #:	BK-PG 11065-375	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/15/2021	Loan Amount:	N/A
Document #:	BK-PG 11065-375	Loan Type:	FHA
TD Due Date:	12/01/2051	Type Finance:	

Legal Description:
Lot: 18 Block: A District: 4 Subdivision: STOREYLAND Land Lot: 107

Prior Transfer

Recording Date:	05/13/2003	Sales Price:	$73,000
Document #:	BK-PG 5762 -83	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: A District: 4 Subdivision: BLOOMFIELD STORY LAND Land Lot: 107
Abbreviated Description: STOREY LAND
City/Muni/Twp: UNINCORPORATED AREA

ICE SiteX Report

OrderID: 97841817

Area Sales Analysis

Total Area Sales	$1,246,297	Median # of Bedrooms	3
Median Lot Size	14,375 SF	Median # of Baths	1
Median Living Area	1,036 SF	Median Year Built	1957
Price Range - 2 Yrs	$31,000 to $255,000	Age Range	67 years to 75 years
Median Value	$72,000	Median Age	69 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**2770 BONNIE AVE** **MACON, GA 31206-4908**	05/21/2026	$75,000	$90	828	/3/1	1958	14,375 SF	
		APN: L102-0158 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 8 Block: D District: 4 Subdivision: STORY LAND SUBDIVISION Land Lot: 107 MapRef: MB 22 PG 127 Abbreviated Description: Lot:8 Block:D District:4 Subdivision:STORY LAND SUBDIVISION Land Lot:107 Map Ref:MB 22 PG 127								
2	.12Mi.	**2768 NANCY DR** **MACON, GA 31206-4943**	04/16/2026	$50,000	$42	1184	/3/1	1957	14,375 SF	
		APN: L102-0077 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 8 Block: F District: 4 Subdivision: STOREY LAND SUBDIVISION Land Lot: 107 MapRef: MB 24 PG 3 Abbreviated Description: Lot:8 Block:F District:4 Subdivision:STOREY LAND SUBDIVISION Land Lot:107 Map Ref:MB 24 PG 3								
3	.11Mi.	**2885 VIRGINIA DR** **MACON, GA 31206-4845**	04/07/2026	$72,000	$47	1517	/4/2	1953	14,375 SF	
		APN: L102-0250 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 1 Block: D District: 4 Subdivision: BLOOMFIELD ESTATES Land Lot: 107 MapRef: MB 20 PG 85 Abbreviated Description: Lot:1 Block:D District:4 Subdivision:BLOOMFIELD ESTATES Land Lot:107 Map Ref:MB 20 PG 85								
4	.17Mi.	**2918 EMERSON CIR** **MACON, GA 31206-4840**	03/27/2026	$72,000	$70	1025	/2/1	1954	17,424 SF	
		APN: L102-0194 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 4 Block: F District: 4 Subdivision: BLOOMFIELD ESTATES SUBDIVISION Land Lot: 107&108 MapRef: MB 21 PG 199 Abbreviated Description: Lot:4 Block:F District:4 Subdivision:BLOOMFIELD ESTATES SUBDIVISION Land Lot:107&108 Map Ref:MB 21 PG 199								
5	.14Mi.	**2755 REYNOLDS DR** **MACON, GA 31206-4948**	03/25/2026	$80,296	$85	938	/2/1	1959	14,375 SF	
		APN: L102-0071 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 14 Block: F Subdivision: STOREY LAND SUBDIVISION MapRef: MB 24 PG 3 Abbreviated Description: Lot:14 Block:F Subdivision:STOREY LAND SUBDIVISION Map Ref:MB 24 PG 3								
6	.17Mi.	**2782 REYNOLDS DR** **MACON, GA 31206-4949**	02/25/2026	$50,001	$51	975	/3/1	1957	14,375 SF	
		APN: L102-0034 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 19 Block: G District: 4 Subdivision: STOREY LAND SUBDIVISION Land Lot: 107 MapRef: MB 32 PG 107 Abbreviated Description: Lot:19 Block:G District:4 Subdivision:STOREY LAND SUBDIVISION Land Lot:107 Map Ref:MB 32 PG 107City/Muni/Twp:MACON City/Muni/Twp: MACON								
7	.18Mi.	**2765 ALDEN ST** **MACON, GA 31206-4828**	01/05/2026	$31,000	$22	1392	/3/2	1951	14,810 SF	
		APN: L102-0316 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 29 Block: B District: 4 Subdivision: BLOOMFIELD ESTATES SUBDIVISION Land Lot: 108 MapRef: MB 20 PG 85 Abbreviated Description: Lot:29 Block:B District:4 Subdivision:BLOOMFIELD ESTATES SUBDIVISION Land Lot:108 Map Ref:MB 20 PG 85								
8	.2Mi.	**2704 REYNOLDS DR** **MACON, GA 31206-4949**	12/18/2025	$70,000	$67	1036	/3/1	1957	14,375 SF	
		APN: L102-0027 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 26 Block: G District: 4 Subdivision: STOREY LAND SUBDIVISION Land Lot: 107 MapRef: MB 32 PG 107 Abbreviated Description: Lot:26 Block:G District:4 Subdivision:STOREY LAND SUBDIVISION Land Lot:107 Map Ref:MB 32 PG 107City/Muni/Twp:MACON City/Muni/Twp: MACON								
9	.13Mi.	**2764 ALDEN ST** **MACON, GA 31206-4830**	06/30/2025	$62,500	$61	1015	/2/1	1952	14,810 SF	
		APN: L102-0321 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 8 Block: A Subdivision: BLOOMFIELD ESTATES SUBDIVISION MapRef: MB 20 PG 85 Abbreviated Description: Lot:8 Block:A Subdivision:BLOOMFIELD ESTATES SUBDIVISION Map Ref:MB 20 PG 85								
10	.13Mi.	**2760 NANCY DR** **MACON, GA 31206-4943**	05/21/2025	$255,000	$190	1336	/4/1	1954	14,810 SF	
		APN: L102-0076 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 9 Block: F Subdivision: SIOREY LAND SUBDIVISION MapRef: MB 24 PG 3 Abbreviated Description: Lot:9 Block:F Subdivision:SIOREY LAND SUBDIVISION Map Ref:MB 24 PG 3								
11	.05Mi.	**2818 VIRGINIA DR** **MACON, GA 31206-4846**	05/07/2025	$147,000	$117	1252	/3/1	1954	14,375 SF	
		APN: L102-0186 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 5 Block: A Subdivision: STOREY LAND SUBDIVISION Land Lot: 107 MapRef: MB 22 PG 82 Abbreviated Description: Lot:5 Block:A Subdivision:STOREY LAND SUBDIVISION Land Lot:107 Map Ref:MB 22 PG 82								
12	.12Mi.	**5345 NISBET DR** **MACON, GA 31206-4813**	04/23/2025	$80,000	$66	1200	/3/1	1957	14,375 SF	
		APN: L102-0122 Document #: Document Type: Price Code: V Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 97841817

Legal: Lot: 1 Block: B District: 4 Subdivision: STOREY LAND SUBDIVISION Land Lot: 107 MapRef: MB 19 PG 230 Abbreviated
Description: Lot:1 Block:B District:4 Subdivision:STOREY LAND SUBDIVISION Land Lot:107 Map Ref:MB 19 PG 230

13	.16Mi.	**2916 RICHARD DR** **MACON, GA 31206-4957**	04/04/2025	$72,000	$75	950	/3/1	1959	14,810 SF

APN: L102-0086 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 3 Block: E District: 4 Subdivision: STOREY LAND SUBDIVISION Land Lot: 107 MapRef: MB 22 PG 127 Abbreviated
Description: Lot:3 Block:E District:4 Subdivision:STOREY LAND SUBDIVISION Land Lot:107 Map Ref:MB 22 PG 127

14	.12Mi.	**2866 NANCY DR** **MACON, GA 31206-4945**	03/14/2025	$60,000	$57	1036	/3/1	1959	14,810 SF

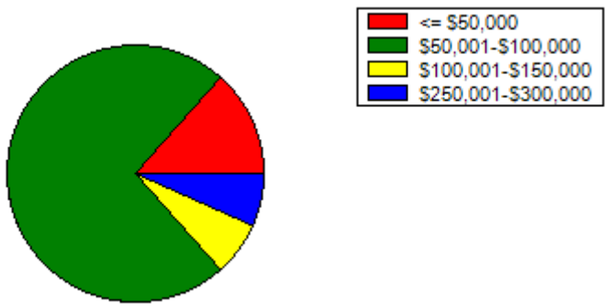
APN: L102-0083 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 2 Block: F District: 4 Subdivision: STOREY LAND SUBDIVISION Land Lot: 107 MapRef: MB 24 PG 3 Abbreviated
Description: Lot:2 Block:F District:4 Subdivision:STOREY LAND SUBDIVISION Land Lot:107 Map Ref:MB 24 PG 3

15	.14Mi.	**2840 DALTON ST** **MACON, GA 31206-4836**	02/04/2025	$69,500	$69	1000	/3/1	1951	14,810 SF

APN: L102-0257 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 34 Block: D District: 4 Subdivision: BLOOMFIELD ESTATES MapRef: MB 20 FO 85 Abbreviated
Description: Lot:34 Block:D District:4 Subdivision:BLOOMFIELD ESTATES Map Ref:MB 20 FO 85

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.	**2795 BONNIE AVE**	**05/13/2003**	$85,271	$34,108	1,206	/3/1	1949	14,375 SF	
.01Mi.	**2807 BONNIE AVE**	**07/07/2020**	$88,167	$35,267	1,293	/3/1	1959	14,375 SF	
.02Mi.	**2787 BONNIE AVE**	**08/29/2008**	$84,559	$33,824	1,241	/3/1	1950	17,860 SF	
.03Mi.	**2815 BONNIE AVE**	**11/24/2020**	$98,565	$39,426	1,638	/3/1	1959	14,375 SF	
.03Mi.	**2779 BONNIE AVE**	**12/16/2021**	$46,145	$18,458	1,040	/3/1	1969	15,246 SF	
.04Mi.	**2790 VIRGINIA DR**	**02/28/2006**	$72,360	$28,944	1,144	/3/1	1954	14,375 SF	
.04Mi.	**2794 VIRGINIA DR**	**03/22/2022**	$62,205	$24,882	1,050	/2/1	1953	14,375 SF	
.04Mi.	**2786 VIRGINIA DR**	**12/26/2001**	$67,937	$27,175	1,140	/3/1	1955	14,375 SF	
.04Mi.	**2794 BONNIE AVE**	**12/01/2004**	$77,072	$30,829	1,065	/3/1	1960	14,375 SF	
.04Mi.	**2833 BONNIE AVE**	**06/12/2023**	$88,165	$35,266	1,350	/3/1	1960	14,375 SF	
.04Mi.	**2786 BONNIE AVE**	**05/06/2024**	$68,480	$27,392	946	/3/1	1958	14,375 SF	
.05Mi.	**2818 VIRGINIA DR**	**09/10/2024**	$71,416	$28,566	1,252	/3/1	1954	14,375 SF	
.05Mi.	**2782 VIRGINIA DR**	**04/12/2022**	$83,070	$33,228	1,334	/3/1	1954	19,166 SF	
.05Mi.	**2814 BONNIE AVE**	**01/27/2017**	$102,911	$41,164	1,512	/3/2	1960	14,375 SF	
.05Mi.	**2771 BONNIE AVE**	**06/11/2003**	$92,596	$37,038	1,503	/2/2	1956	14,375 SF	
.05Mi.	**2778 BONNIE AVE**	**08/18/2010**	$110,034	$44,014	1,593	/3/1	1962	14,375 SF	

Rent vs. Own

Households Occupied by Renters:	52%	Households Occupied by Owners:	32%

Demographics & Income

Median Age:	33.1 years old	Households:	9,847
Median Household Income:	$35,861	Households w/Family:	65%
Household Income Per Capita:	$17,154	Households w/Family Married:	25%
Most Common Education Level:	High School Graduate	Households w/Family Children:	38%

School District

School District Zone:	Bibb County School District	Students:	21,334
Number of Schools:	35	Rating:	C

ICE SiteX Report

OrderID: 97841817

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.72Mi.	**Veterans Elementary School** Number of Students: 715 Student-Teacher Ratio: 14.16	D+	Public	PK - 5
2.64Mi.	**Southwest High School** Number of Students: 860 Student-Teacher Ratio: 16.54 Advanced Placement: Yes	D+	Public	9 - 12
3.81Mi.	**Ballard-Hudson Middle School** Number of Students: 671 Student-Teacher Ratio: 15.25	D	Public	6 - 8

Flood Report

The Subject Property of **2795 BONNIE AVE, MACON, GA 31206-4907** 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	115%	HIGHER
BURGLARY	115%	HIGHER
MOTOR VEHICLE THEFT	140%	NOTABLY HIGHER
FORCIBLE ROBBERY	75%	NOTABLY LOWER
AGGRAVATED ASSAULT	116%	HIGHER
FORCIBLE RAPE	122%	HIGHER
MURDER	114%	HIGHER
OVERALL	126%	HIGHER

Disaster Alerts

9/24/2024 - Hurricane Helene 1/22/2026 - Severe Winter Storm

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.