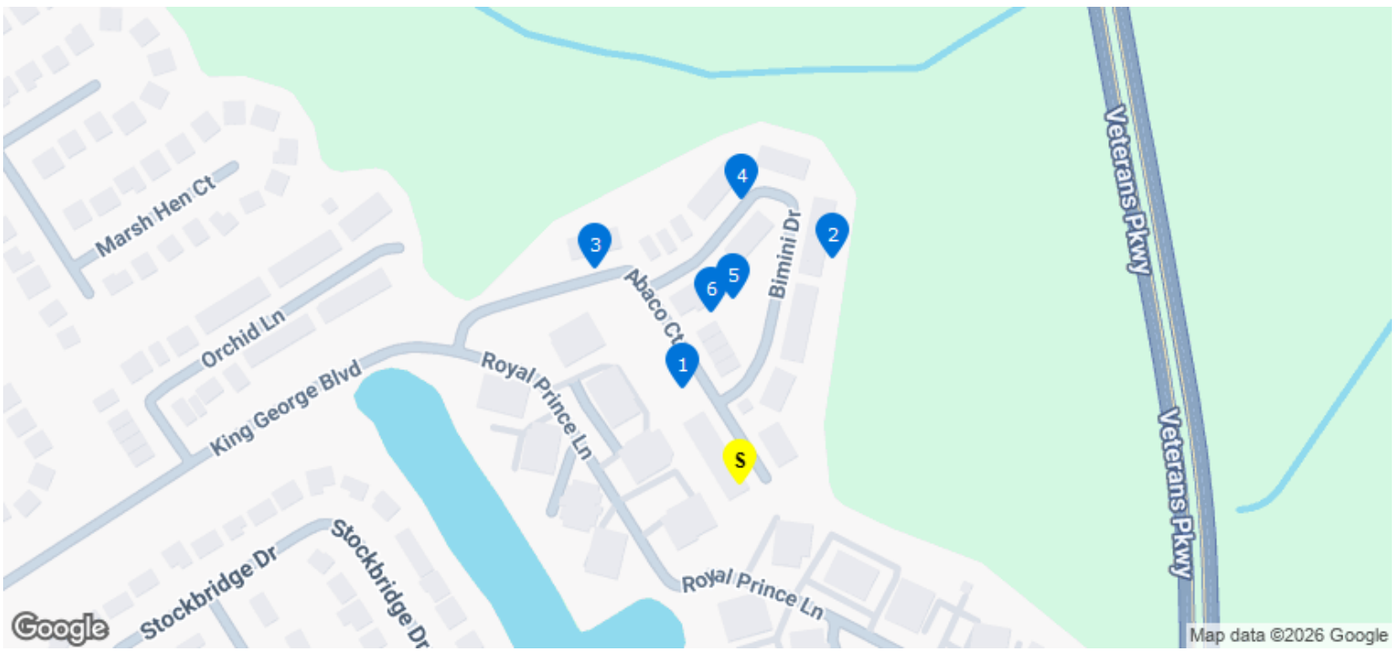
ICE SiteX Report

OrderID: 98815363

SiteX Property Information Report



Subject Property Location

27 ABACO CT, SAVANNAH, GA 31419-7207

County:	**CHATHAM GA**	Census Tract:	0108.06
Property Use:	Townhouse (Residential)	Zoning:	R1
Parcel Number:	1-0993 -02-121 01	Thomas Bros Pg-Grid:	

Valuation

Value:	**$256,000**	FSD:	7	Common Confidence Score:	89
Value Range:	$238,080 - $273,920	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$20,000	Market Land Value:	$50,000	Tax Year:	
Assd Improvement:	$99,360	Market Improvment Value:	$248,400	Total Taxable Value:	
Total Assessed Value:	$119,360	Total Assessor Market Value:	$298,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Phase No: 1 Legal Unit: 138

Abbreviated Description:	UNIT 138 ORCHID ISLES EAST TOWN HOMES PH 1 SMB 39S 80
City/Muni/Twp:	UNINCORPORATED AREA

Property Characteristics

Lot Size:	2,178 SF	Bedrooms:	3	Pool:	
Building Area:	1498 SF	Baths:	2	Fireplace:	
Year Built:	2017	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Heat Pump
Number of Stories:	2	Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	Composition Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/16/2025	Sales Price:	$225,834
Document #:	BK-PG 2905-612	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	09/02/2022	Loan Amount:	N/A
Document #:	2905/612 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	09/02/2022		
TD Due Date:	01/01/2052	Type Finance:	

Legal Description:
Subdivision: ORCHID ISLES TN
Abbreviated Description: UNIT 138 ORCHID ISLES EAST TOWNHOMES PH 1 SMB 39S 80; CONDO/TWNHN UNITS

Prior Transfer

Recording Date:	09/02/2022	Sales Price:	$230,000
Document #:	2022-010681 BK-PG 2905-610	Type of Sale:	Arms-Length Transfer
Contract Date:	09/02/2022		
Document Type:	Deed		

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Legal Description:
Subdivision: ORCHID ISLES TN
Abbreviated Description: UNIT 138 ORCHID ISLES EAST TOWNHOMES PH 1 SMB 39S 80; CONDO/TWNHN UNITS

Prior Transfer

Recording Date:	04/20/2018	Sales Price:	$141,895
Document #:	2018-004082 BK-PG 1338-783	Type of Sale:	Arms-Length Transfer
Contract Date:	04/20/2018		
Document Type:	Deed		

Legal Description:
Subdivision: ORCHID ISLES TN Legal Unit: 138
Abbreviated Description: UNIT 138 ORCHID ISLES EAST TOWNHOMES PH 1 SMB 39S 80

Prior Transfer

Recording Date:	04/20/2018	Sales Price:	$141,895
Document #:	2018-004029 BK-PG 1338-784	Type of Sale:	Arms-Length Transfer
Contract Date:	04/20/2018		
Document Type:	Deed		

Legal Description:
Subdivision: ORCHID ISLES TN Legal Unit: 138
Abbreviated Description: UNIT 138 ORCHID ISLES EAST TOWNHOMES PH 1 SMB 39S 80

Prior Transfer

Recording Date:	02/22/2008	Sales Price:	$660,000
Document #:	BK-PG 337W-191	Type of Sale:	Arms-Length Transfer
Contract Date:	02/22/2008		
Document Type:	Deed		

Legal Description:
Subdivision: ORCHID ISLES TN
Abbreviated Description: UNIT 138 ORCHID ISLES EAST TOW

Area Sales Analysis

Total Area Sales	$1,539,000	Median # of Bedrooms	3
Median Lot Size	2,178 SF	Median # of Baths	2
Median Living Area	1,450 SF	Median Year Built	2009
Price Range - 2 Yrs	$215,000 to $273,000	Age Range	7 years to 18 years
Median Value	$264,000	Median Age	17 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**7 BIMINI DR** **SAVANNAH, GA 31419-7204**	05/12/2026	$215,000	$213	1010	/2/2	2008	2,178 SF	
		APN: 1-0993 -02-138 Document #: Document Type: Warranty Deed Price Code: A Land Use: Townhouse (Residential) Legal: Subdivision: ORCHID ISLES TN Abbreviated Description: Subdivision:ORCHID ISLES TN Abbreviated Description:UNIT 96 ORCHID ISLES EAST TOWNHOMES PH 1 SMB 39S 80; RESID LAND/COMM IMPR								
2	.12Mi.	**161 STOCKBRIDGE DR** **SAVANNAH, GA 31419-9462**	07/15/2026	$320,000	$194	1648	/3/2	1996	6,098 SF	
		APN: 1-0993E-03-002 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 210 Subdivision: VILLAGE GRN 2 Abbreviated Description: Subdivision:VILLAGE GRN 2 Abbreviated Description:LOT 210 VILLAGE GREEN SUB PH 3 SMB 13S 92; RESID LAND/COMM IMPR								
3	.13Mi.	**163 STOCKBRIDGE DR** **SAVANNAH, GA 31419-9462**	12/02/2025	$289,900	$237	1224	/3/2	1994	7,405 SF	
		APN: 1-0993E-03-001 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 209 Subdivision: VILLAGE GRN 2 Abbreviated Description: Subdivision:VILLAGE GRN 2 Abbreviated Description:LOT 209 VILLAGE GREEN SUB PH 3 SMB 13S 92; RESID LAND/COMM IMPR								
4	.17Mi.	**19 ORCHID LN** **SAVANNAH, GA 31419-8368**	10/06/2026	$220,000	$201	1092	/2/2	2006	2,178 SF	
		APN: 1-0993H-01-037 Document #: Document Type: Warranty Deed Price Code: Land Use: Townhouse (Residential) Legal: Lot: 37 Subdivision: ORCHID ISLES TN Abbreviated Description: Subdivision:ORCHID ISLES TN Abbreviated Description:LOT 37 ORCHID ISLES TOWNHOMES SMB 32S 87; RESID LAND/COMM IMPR								
5	.17Mi.	**143 CAMBRIDGE DR** **SAVANNAH, GA 31419-9477**	09/08/2026	$282,500	$190	1484	/3/2	1995	7,405 SF	
		APN: 1-0993E-01-013 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 184 Subdivision: VILLAGE GRN 2 Abbreviated Description: Subdivision:VILLAGE GRN 2 Abbreviated Description:LOT 184 VILLAGE GREEN SUB PH 3 SMB 13S 92; RESID LAND/COMM IMPR								
6	.19Mi.	**141 CAMBRIDGE DR** **SAVANNAH, GA 31419-9477**	03/19/2026	$300,000	$223	1344	/3/2	1995	13,939 SF	
		APN: 1-0993E-01-014 01 Document #: Document Type: Limited Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 185 Subdivision: VILLAGE GRN 2 Abbreviated Description: Subdivision:VILLAGE GRN 2 Abbreviated Description:LOT 185 VILAGE GREEN SUB PH 3 SMB 13S 92; RESID LAND/COMM IMPR								
7	.19Mi.	**30 ORCHID LN** **SAVANNAH, GA 31419-8368**	01/15/2026	$215,000	$197	1092	/2/2	2005	2,178 SF	
		APN: 1-0993H-01-015 Document #: Document Type: Warranty Deed Price Code: Land Use: Townhouse (Residential) Legal: Lot: 15 Subdivision: ORCHID ISLES TN Abbreviated Description: Subdivision:ORCHID ISLES TN Abbreviated Description:LOT 15 ORCHID ISLES TOWNHOMES SMB 32S 87; RESID LAND/COMM IMPR								
8	.19Mi.	**34 ORCHID LN** **SAVANNAH, GA 31419-8368**	01/08/2026	$210,000	$192	1092	/2/2	2005	2,178 SF	

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APN: 1-0993H-01-017 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Townhouse (Residential)
Legal: Lot: 17 Subdivision: ORCHID ISLES TN Abbreviated Description: Subdivision:ORCHID ISLES TN Abbreviated Description:LOT 17 ORCHID ISLES TOWNHOMES SMB 32S 87; RESID LAND/COMM IMPR

9	.24Mi.	**128 CAMBRIDGE DR** **SAVANNAH, GA 31419-9457**	06/02/2026	$250,000	$180	1388	/3/2	1996	14,810 SF

APN: 1-0993E-02-003 Document #:
Document Type: Limited Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 201 Subdivision: VILLAGE GRN 2 Abbreviated Description: Subdivision:VILLAGE GRN 2 Abbreviated Description:LOT 201 VILLAGE GREEN SUB PH 3 SMB 13S 92; RESID LAND/COMM IMPR

10	.25Mi.	**10 SNOWY EGRET CT** **SAVANNAH, GA 31419-9472**	02/18/2026	$285,000	$176	1622	/3/2	1997	9,583 SF

APN: 1-0993F-02-033 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 188 Subdivision: SUGAR MILL SUB Abbreviated Description: Abbreviated Description:LOT 188 SUGAR MILL SUB PHASE 5 SMB 16S 18; RESID LAND/COMM IMPR

11	.26Mi.	**6 SNOWY EGRET CT** **SAVANNAH, GA 31419-9472**	12/16/2025	$304,057	$187	1623	/3/2	1997	6,970 SF

APN: 1-0993F-02-035 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 186 Subdivision: SUGAR MILL SUB Abbreviated Description: Abbreviated Description:LOT 186 SUGAR MILL SUB PHASE 5 SMB 16S 18; RESID LAND/COMM IMPR

12	.3Mi.	**151 SUGAR MILL CIR** **SAVANNAH, GA 31419-9431**	07/09/2026	$309,900	$235	1321	/3/2	1994	7,405 SF

APN: 1-0993D-02-026 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 100 Subdivision: SUGAR MILL SUB Abbreviated Description: Abbreviated Description:LOT 100 SUGAR MILL SUB PHASE 3B SMB 14S 4; RESID LAND/COMM IMPR

13	.3Mi.	**144 SUGAR MILL CIR** **SAVANNAH, GA 31419-9430**	05/12/2026	$294,904	$231	1275	/3/2	1994	6,098 SF

APN: 1-0993D-01-049 01 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 122 Subdivision: SUGAR MILL SUB Abbreviated Description: Abbreviated Description:LOT 122 SUGAR MILL SUB PHASE 3 SMB 13S 38; RESID LAND/COMM IMPR

14	.33Mi.	**106 HUCKLEBERRY CT** **SAVANNAH, GA 31419-9436**	05/29/2026	$149,000	$119	1247	/3/2	1988	6,970 SF

APN: 1-0993D-01-030 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 50 Subdivision: SUGAR MILL SUB Abbreviated Description: Abbreviated Description:LT 50 SUGAR MILL SUB PH 1; RESID LAND/COMM IMPR

15	.34Mi.	**208 WESTMINISTER RD** **SAVANNAH, GA 31419-9408**	09/24/2026	$290,000	$159	1821	/3/2	1979	14,810 SF

APN: 1-0993B-01-004 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 77 Subdivision: VILLAGE GREEN Abbreviated Description: Abbreviated Description:LT 77 VILLAGE GREEN SUB PH 1 PT 1; RESID LAND/COMM IMPR

16	.36Mi.	**102 BLUEBERRY CT** **SAVANNAH, GA 31419-9428**	08/10/2026	$319,000	$156	2044	/4/2	1991	8,276 SF

APN: 1-0993D-01-036 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 41 Subdivision: SUGAR MILL SUB Abbreviated Description: Abbreviated Description:LT 41 SUGAR MILL SUB PH 1; RESID LAND/COMM IMPR

17	.4Mi.	**263 SUGAR MILL DR** **SAVANNAH, GA 31419-9439**	03/05/2026	$271,000	$166	1633	/3/2	1997	8,712 SF

APN: 1-0993F-02-005 Document #:
Document Type: Limited Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 216 Subdivision: SUGAR MILL SUB Abbreviated Description: Abbreviated Description:LOT 216 SUGAR MILL SUB PHASE 5 SMB 16S 18; RESID LAND/COMM IMPR

18	.4Mi.	**10 WHITTINGTON CT** **SAVANNAH, GA 31419-9413**	02/20/2026	$283,000	$202	1401	/3/2	1979	8,712 SF

APN: 1-0993B-04-011 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 32 Subdivision: VILLAGE GREEN Abbreviated Description: Abbreviated Description:LT 32 VILLAGE GREEN PH 1 PT 2; RESID LAND/COMM IMPR

19	.41Mi.	**102 MONARCH CIR** **SAVANNAH, GA 31419-1182**	10/20/2025	$369,990			/4/2	2025	7,231 SF

APN: 2-1026A-06-003 Document #:
Document Type: Limited Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 46 Abbreviated Description: Abbreviated Description:LOT 46 COBBLESTONE PHASE 2; RESID LAND/COMM IMPR

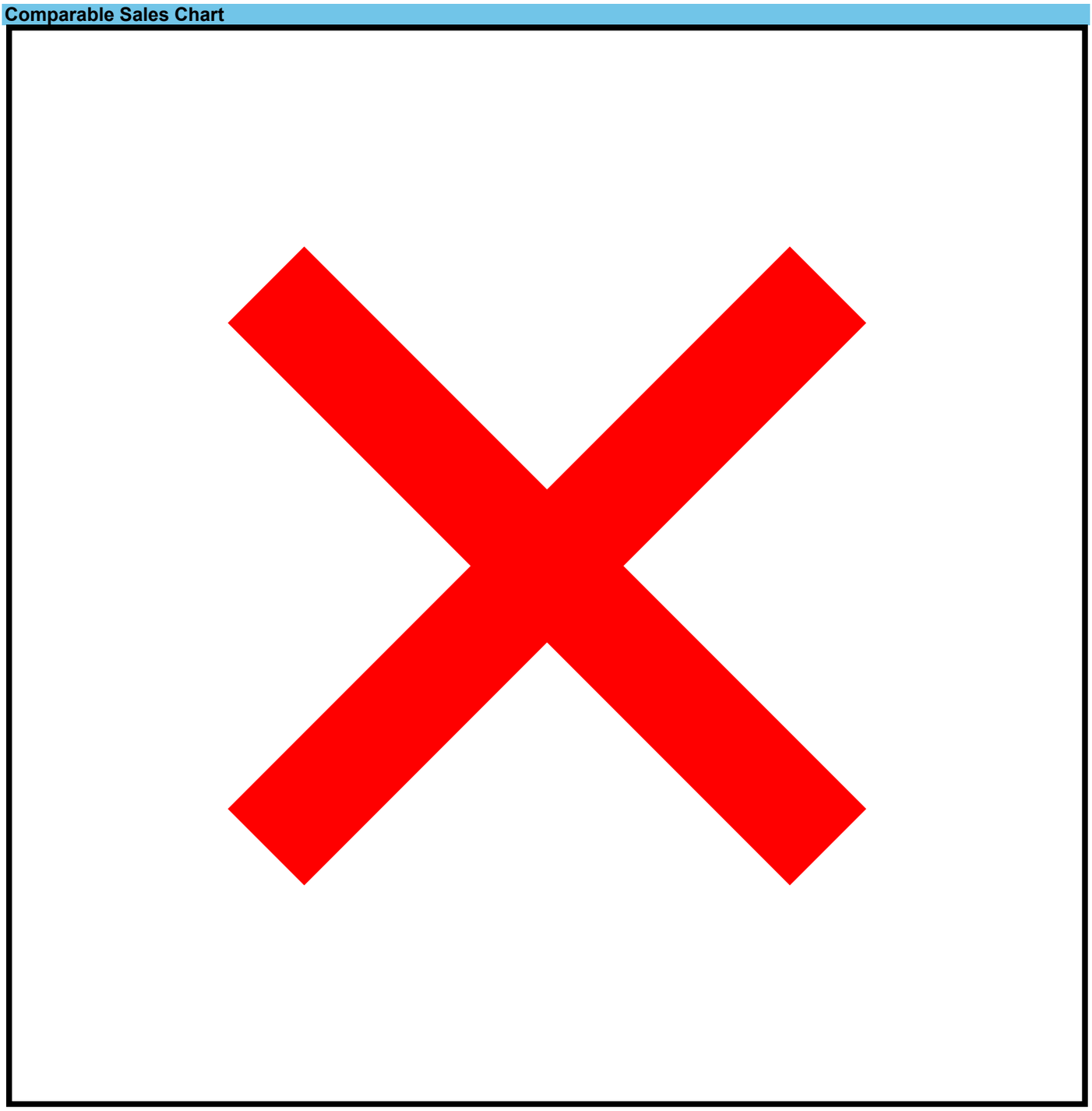
20	.43Mi.	**251 SUGAR MILL DR** **SAVANNAH, GA 31419-9439**	05/19/2026	$305,000	$251	1216	/3/2	1996	6,534 SF

APN: 1-0993D-02-054 01 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 136 Subdivision: SUGAR MILL SUB Abbreviated Description: Abbreviated Description:LOT 136 SUGAR MILL SUB PHASE 4 SMB 14S 27; RESID LAND/COMM IMPR

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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

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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.	**27 ABACO CT**	**09/02/2022**	$298,400	$119,360	1,498	/3/2	2017	2,178 SF	
0Mi.	**29 ABACO CT**	**09/11/2020**	$242,400	$96,960	1,498	/3/2	2017	2,178 SF	
.01Mi.	**25 ABACO CT**	**03/16/2024**	$298,400	$119,360	1,498	/3/2	2017	2,178 SF	
.01Mi.	**31 ABACO CT**	**02/14/2018**	$298,400	$119,360	1,498	/3/2	2017	2,178 SF	
.01Mi.	**23 ABACO CT**	**05/24/2018**	$298,400	$119,360	1,498	/3/2	2017	2,178 SF	
.02Mi.	**21 ABACO CT**	**10/14/2022**	$298,400	$119,360	1,498	/3/2	2017	2,178 SF	
.02Mi.	**19 ABACO CT**	**12/16/2022**	$298,400	$119,360	1,498	/3/2	2017	2,178 SF	
.02Mi.	**28 ABACO CT**	**06/28/2013**	$311,000	$124,400	1,682	/3/2	2013	2,178 SF	
.02Mi.	**30 ABACO CT**	**07/26/2013**	$311,000	$124,400	1,682	/3/2	2013	2,178 SF	
.02Mi.	**32 ABACO CT**	**08/29/2013**	$311,000	$124,400	1,682	/3/2	2013	2,178 SF	
.03Mi.	**56 BIMINI DR**	**05/27/2010**	$288,100	$115,240	1,573	/3/2	2010	2,178 SF	
.03Mi.	**17 ABACO CT**	**05/03/2019**	$303,800	$121,520		/3/2	2019	2,178 SF	
.04Mi.	**54 BIMINI DR**	**05/30/2017**	$320,000	$128,000	2,006	/3/2	2010	2,178 SF	
.04Mi.	**15 ABACO CT**	**05/03/2019**	$303,800	$121,520		/3/2	2019	2,178 SF	
.04Mi.	**16 ABACO CT**	**03/20/2023**	$268,300	$107,320	1,466		2009	2,178 SF	
.04Mi.	**52 BIMINI DR**	**05/01/2019**	$288,100	$115,240	1,573	/3/2	2010	2,178 SF	

Rent vs. Own

Households Occupied by Renters:	39%	Households Occupied by Owners:	53%

Demographics & Income

Median Age:	36.5 years old	Households:	22,307
Median Household Income:	$76,943	Households w/Family:	65%
Household Income Per Capita:	$37,694	Households w/Family Married:	45%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Savannah-Chatham County Public School System	Students:	35,744
Number of Schools:	57	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.50Mi.	**Southwest Elementary School** Number of Students: 769 Student-Teacher Ratio: 15.69	D	Public	PK - 5
3.62Mi.	**Southwest Middle School** Number of Students: 528 Student-Teacher Ratio: 12.34	F	Public	6 - 8
3.13Mi.	**Windsor Forest High School** Number of Students: 1,069 Student-Teacher Ratio: 15.36 Advanced Placement: Yes	D	Public	9 - 12

Flood Report

The Subject Property of **27 ABACO CT, SAVANNAH, GA 31419-7207** is in **Zone AE** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH BFES HAVE BEEN DETER-MINED.
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	101%	SIMILAR
BURGLARY	91%	LOWER
MOTOR VEHICLE THEFT	98%	SIMILAR
FORCIBLE ROBBERY	104%	SIMILAR
AGGRAVATED ASSAULT	71%	NOTABLY LOWER
FORCIBLE RAPE	102%	SIMILAR
MURDER	82%	LOWER
OVERALL	75%	NOTABLY LOWER

Disaster Alerts

No alerts noted

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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