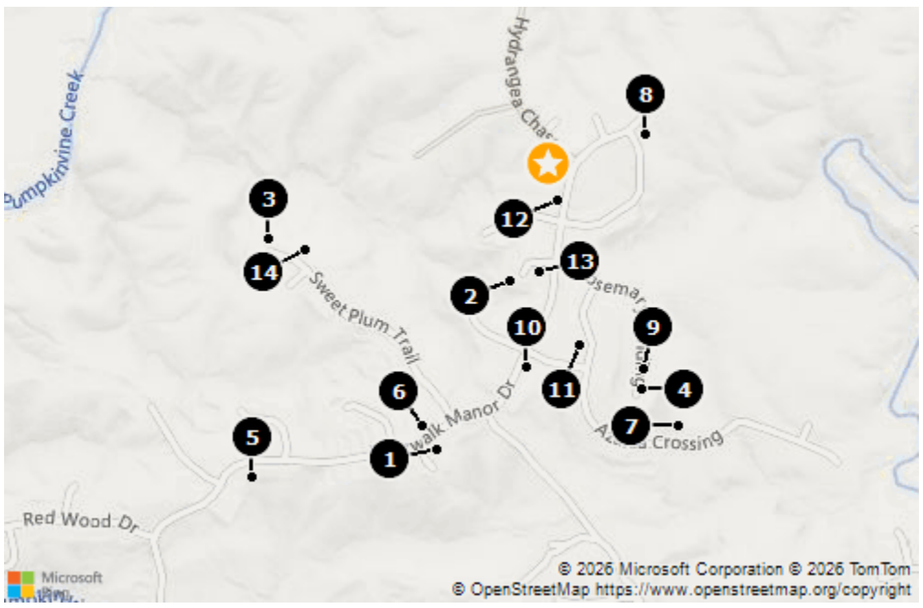
ICE SiteX Report

OrderID: 98688994

SiteX Property Information Report



Subject Property Location

27 HYDRANGEA CHASE, DALLAS, GA 30132-5589

County:	**PAULDING GA**	Census Tract:	132231201.101000
Property Use:	Single Family Residential	Zoning:	PRD
Parcel Number:	036.2.4.002.0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$554,000**	FSD:	11	Common Confidence Score:	59
Value Range:	$493,060 - $614,940	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1
Assd Land Value:	$24,000	Market Land Value:	$60,000	Tax Year:	2025
Assd Improvement:	$178,632	Market Improvment Value:	$446,580	Total Taxable Value:	$5,040
Total Assessed Value:	$202,632	Total Assessor Market Value:	$506,580	Delinquent Year:	
				Tax Account ID:	88912
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 624 Section: 3 District: 3 Subdivision: NATUREWALK @ SEVEN HILLS U 3 PHS 5A-6 Phase No: 5A Land Lot: 482
Abbreviated Description: DIST: 3 SEC: 3 LOT: 482 SUBD: NATUREWALK @ SEVEN HILLS U 3 PHS 5A-6 SUBDLOT: 624

Property Characteristics

Lot Size:	14,375 SF	Bedrooms:	5	Pool:	
Building Area:	2996 SF	Baths:	4	Fireplace:	2
Year Built:	2022	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	2
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/11/2022	Sales Price:	N/A
Document #:	2022-006605 BK-PG 4809-624	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	07/11/2022		
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/11/2022	Sales Price:	$469,483
Document #:	2022-006603 BK-PG 4809-607	Type of Sale:	Full Amount on Deed
Contract Date:	07/11/2022		
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/11/2022	Sales Price:	$469,483
Document #:	BK-PG 4809 -607	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 624 Section: 3 District: 3 Subdivision: NATUREWALK @ SEVEN HILLS U 3 PHS 5A-6 Phase No: 5A Land Lot: 482
Abbreviated Description: DIST: 3 SEC: 3 LOT: 482 SUBD: NATUREWALK @ SEVEN HILLS U 3 PHS 5A-6 SUBDLOT: 624

Prior Transfer

Recording Date:	07/05/2022	Sales Price:	$1,680,000

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Document #:	BK-PG 4747-160	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/22/2022	Sales Price:	N/A
Document #:	2022-002416 BK-PG 4747-158	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	03/22/2022		
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$6,847,800	Median # of Bedrooms	4
Median Lot Size	11,979 SF	Median # of Baths	3
Median Living Area	2,531 SF	Median Year Built	2019
Price Range - 2 Yrs	$326,900 to $610,000	Age Range	3 years to 12 years
Median Value	$474,950	Median Age	7 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.41Mi.	**7 CRAB APPLE LNDG** **DALLAS, GA 30132-1261**	08/13/2026	$575,000	$181	3175	7/4/3	2015	13,939 SF	
		APN: 036.3.4.012.0000 01 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 134 Subdivision: RIVERWALK MANOR U 1 PHS 4A Abbreviated Description: Lot:134 Subdivision:RIVERWALK MANOR U 1 PHS 4A Abbreviated Description:REAL PROPERTY LANDLOT: 555 LANDDIST: 3; RESIDENTIAL LOT								
2	.16Mi.	**47 VIOLET LN** **DALLAS, GA 30132-2598**	08/11/2026	$479,900	$215	2222	/4/3	2018	14,375 SF	
		APN: 036.3.1.040.0000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 596 Subdivision: NATUREWALK @ SEVEN HILLS U 3 PHS 5A-2 Abbreviated Description: Lot:596 Subdivision:NATUREWALK @ SEVEN HILLS U 3 PHS 5A-2 Abbreviated Description:REAL PROPERTY LANDLOT: 527 LANDDIST: 3; RESIDENTIAL LOT								
3	.39Mi.	**342 SWEET PLUM TRL** **DALLAS, GA 30132-2691**	08/03/2026	$500,000	$196	2544	/3/3	2021	12,197 SF	
		APN: 036.4.2.015.0000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 511 Subdivision: RIVERWALK MANOR U 1 PHS 4C-3 Abbreviated Description: Lot:511 Subdivision:RIVERWALK MANOR U 1 PHS 4C-3 Abbreviated Description:REAL PROPERTY LANDLOT: 525 LANDDIST: 3; RESIDENTIAL LOT								
4	.35Mi.	**245 ROSEMARY LNDG** **DALLAS, GA 30132-9910**	08/03/2026	$492,000	$221	2225	/3/2	2019	20,038 SF	
		APN: 036.3.3.003.0000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1062 Subdivision: NATUREWALK @ SEVEN HILLS U 3 PHS 5A-3 Abbreviated Description: Lot:1062 Subdivision:NATUREWALK @ SEVEN HILLS U 3 PHS 5A-3 Abbreviated Description:REAL PROPERTY LANDLOT: 554 LANDDIST: 3; RESIDENTIAL LOT								
5	.58Mi.	**296 RIVERWALK MANOR DR** **DALLAS, GA 30132-2154**	08/03/2026	$450,000	$161	2789	7/4/2	2014	16,553 SF	
		APN: 036.4.3.029.0000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 148 Subdivision: RIVERWALK MANOR U 1 PHS 4A Abbreviated Description: Lot:148 Subdivision:RIVERWALK MANOR U 1 PHS 4A Abbreviated Description:REAL PROPERTY LANDLOT: 556 LANDDIST: 3; RESIDENTIAL LOT								
6	.39Mi.	**549 RIVERWALK MANOR DR** **DALLAS, GA 30132-1428**	07/24/2026	$575,000	$196	2922	6/3/3	2015	17,860 SF	
		APN: 036.3.4.005.0000 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 103 Subdivision: RIVERWALK MANOR U 1 PHS 4A Abbreviated Description: Lot:103 Subdivision:RIVERWALK MANOR U 1 PHS 4A Abbreviated Description:REAL PROPERTY LANDLOT: 555 LANDDIST: 3; RESIDENTIAL LOT								
7	.39Mi.	**307 AZALEA XING** **DALLAS, GA 30132-3315**	07/20/2026	$470,000	$201	2327	/4/4	2023	11,761 SF	
		APN: 036.3.3.026.0000 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 1022 Subdivision: NATUREWALK @ SEVEN HILLS U 3 PHS 6A Abbreviated Description: Lot:1022 Subdivision:NATUREWALK @ SEVEN HILLS U 3 PHS 6A Abbreviated Description:REAL PROPERTY LANDLOT: 553 LANDDIST: 3; RESIDENTIAL LOT								
8	.14Mi.	**200 WOODFORD RESERVE PASS** **DALLAS, GA 30132-6343**	06/18/2026	$435,000	$162	2669	/4/2	2021	9,148 SF	
		APN: 036.2.3.009.0000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 908 Subdivision: NATUREWALK @ SEVEN HILLS U 3 PHS 5A-5 Abbreviated Description: Lot:908 Subdivision:NATUREWALK @ SEVEN HILLS U 3 PHS 5A-5 Abbreviated Description:REAL PROPERTY LANDLOT: 482 LANDDIST: 3; RESIDENTIAL LOT								
9	.32Mi.	**225 ROSEMARY LNDG** **DALLAS, GA 30132-9910**	06/15/2026	$470,000	$211	2225	/4/3	2019	8,712 SF	
		APN: 036.3.2.052.0000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1066 Subdivision: NATUREWALK @ SEVEN HILLS U 3 PHS 5A-3 Abbreviated Description: Lot:1066 Subdivision:NATUREWALK @ SEVEN HILLS U 3 PHS 5A-3 Abbreviated Description:REAL PROPERTY LANDLOT: 554 LANDDIST: 3; RESIDENTIAL LOT								
10	.27Mi.	**10 PALMETTO RUN** **DALLAS, GA 30132-3301**	05/06/2026	$459,000	$233	1964	/3/3	2021	7,405 SF	
		APN: 036.3.1.021.0000 Document #: 2026156301 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 966 Subdivision: NATUREWALK @ SEVEN HILLS U 3 PHS 5A-1 Abbreviated Description: Lot:966 Subdivision:NATUREWALK @ SEVEN HILLS U 3 PHS 5A-1 Abbreviated Description:REAL PROPERTY LANDLOT: 554 LANDDIST: 3; RESIDENTIAL LOT								
11	.24Mi.	**80 AZALEA XING** **DALLAS, GA 30132-3311**	04/14/2026	$326,900	$226	1442	6/3/2	2018	7,841 SF	
		APN: 036.3.2.021.0000 Document #: 2026154331								

ICE SiteX Report

OrderID: 98688994

Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 954 Subdivision: NATUREWALK @ SEVEN HILLS U 3 PHS 5A-2 Abbreviated Description: Lot:954 Subdivision:NATUREWALK @ SEVEN HILLS U 3 PHS 5A-2 Abbreviated Description:REAL PROPERTY LANDLOT: 527 LANDDIST: 3; RESIDENTIAL LOT

12	.06Mi.	**14 CHERRY BLOSSOM WALK DALLAS, GA 30132-2692**	04/02/2026	$546,000	$188	2896	/4/3	2021	10,019 SF

APN: 036.3.1.086.0000 Document #: 2026153481
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 620 Subdivision: NATUREWALK @ SEVEN HILLS U 3 PHS 5A-4 Abbreviated Description: Lot:620 Subdivision:NATUREWALK @ SEVEN HILLS U 3 PHS 5A-4 Abbreviated Description:REAL PROPERTY LANDLOT: 527 LANDDIST: 3; RESIDENTIAL LOT

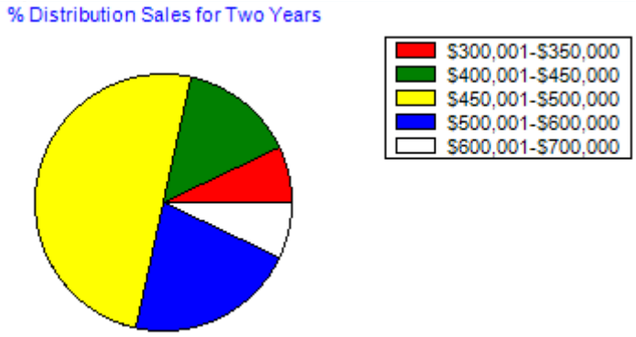
13	.14Mi.	**857 RIVERWALK MANOR DR DALLAS, GA 30132-2597**	02/20/2026	$459,000	$182	2518	7/4/3	2018	10,454 SF

APN: 036.3.1.038.0000 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 594 Subdivision: NATUREWALK @ SEVEN HILLS U 3 PHS 5A-2 Abbreviated Description: Lot:594 Subdivision:NATUREWALK @ SEVEN HILLS U 3 PHS 5A-2 Abbreviated Description:REAL PROPERTY LANDLOT: 527 LANDDIST: 3; RESIDENTIAL LOT

14	.35Mi.	**314 SWEET PLUM TRL DALLAS, GA 30132-2691**	12/31/2025	$610,000	$236	2584	/3/3	2021	13,068 SF

APN: 036.4.2.018.0000 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 514 Subdivision: RIVERWALK MANOR U 1 PHS 4C-3 Abbreviated Description: Lot:514 Subdivision:RIVERWALK MANOR U 1 PHS 4C-3 Abbreviated Description:REAL PROPERTY LANDLOT: 525 LANDDIST: 3; RESIDENTIAL LOT

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.	**27 HYDRANGEA CHASE**	**07/11/2022**	$506,580	$202,632	2,996	/5/4	2022	14,375 SF	
.01Mi.	**41 HYDRANGEA CHASE**	**07/27/2022**	$507,910	$203,164	3,119	/5/3	2022	13,939 SF	
.02Mi.	**1009 RIVERWALK MANOR DR**	**06/29/2022**	$518,790	$207,516	3,210	/5/3	2022	15,682 SF	
.02Mi.	**989 RIVERWALK MANOR DR**	**07/12/2022**	$473,810	$189,524	2,669	/4/2	2022	13,068 SF	
.03Mi.	**51 HYDRANGEA CHASE**	**09/21/2022**	$506,610	$202,644	2,996	/5/4	2022	13,068 SF	
.04Mi.	**979 RIVERWALK MANOR DR**	**07/22/2022**	$490,560	$196,224	3,527	/5/4	2022	13,068 SF	
.04Mi.	**10 FORSYTHIA CT**	**08/25/2022**	$472,810	$189,124	2,644	/4/3	2022	9,583 SF	
.04Mi.	**63 HYDRANGEA CHASE**	**09/20/2022**	$504,750	$201,900	3,047	/5/3	2022	12,632 SF	
.04Mi.	**1035 RIVERWALK MANOR DR**	**07/27/2022**	$507,100	$202,840	2,996	/5/4	2022	10,019 SF	
.05Mi.	**14 FORSYTHIA CT**	**09/12/2022**	$490,760	$196,304	2,893	/4/3	2022	10,890 SF	
.05Mi.	**75 HYDRANGEA CHASE**	**09/30/2022**	$518,500	$207,400	3,203	/5/3	2022	13,068 SF	
.05Mi.	**38 CHERRY BLOSSOM WALK**	**09/09/2022**	$502,150	$200,860	3,113	/5/3	2020	10,019 SF	
.05Mi.	**24 CHERRY BLOSSOM WALK**	**08/28/2020**	$496,350	$198,540	2,997	/5/4	2020	9,148 SF	
.06Mi.	**1022 RIVERWALK MANOR DR**	**07/28/2022**	$473,550	$189,420	2,643	/4/3	2022	13,068 SF	
.06Mi.	**14 CHERRY BLOSSOM WALK**	**05/21/2021**	$491,100	$196,440	2,896	/4/3	2021	10,019 SF	
.06Mi.	**992 RIVERWALK MANOR DR**	**06/15/2022**	$468,360	$187,344	2,605	/4/2	2022	9,583 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

ICE SiteX Report

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School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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