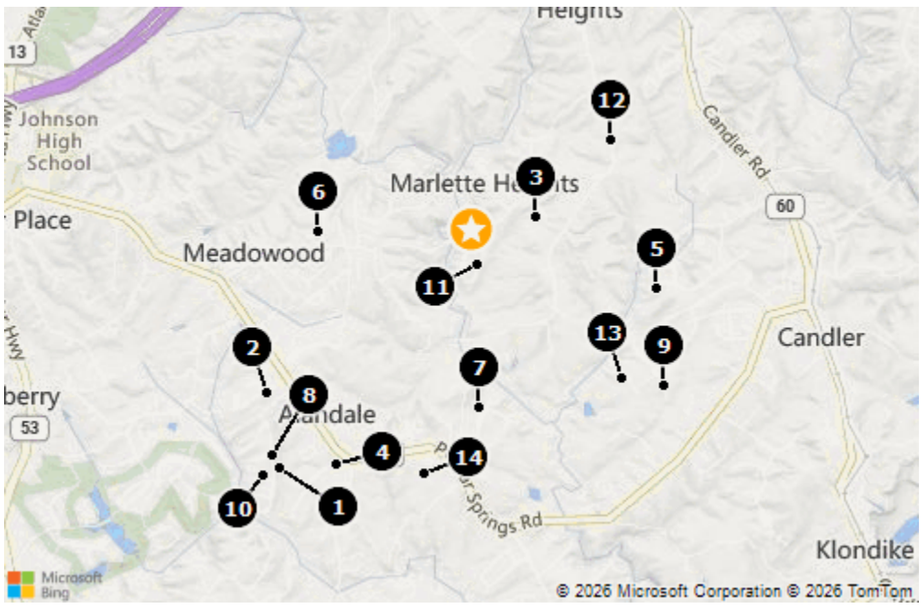
ICE SiteX Report

OrderID: 98671652

SiteX Property Information Report



Subject Property Location

2810 SUMMER CREEK DR, GAINESVILLE, GA 30507-8744

County:	**HALL GA**	Census Tract:	131390012.042005
Property Use:	Single Family Residential	Zoning:	R-1
Parcel Number:	15-030 -000-171	Thomas Bros Pg-Grid:	

Valuation

Value:	**$350,000**	FSD:	13	Common Confidence Score:	61
Value Range:	$304,500 - $395,500	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	1
Assd Land Value:	$11,760	Market Land Value:	$29,400	Tax Year:	2026
Assd Improvement:	$104,200	Market Improvment Value:	$260,500	Total Taxable Value:	$2,974
Total Assessed Value:	$115,960	Total Assessor Market Value:	$289,900	Delinquent Year:	
				Tax Account ID:	81584
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 22 Subdivision: SUMMER CREEK
Abbreviated Description: SUMMER CREEK ESTATE LOT 22

Property Characteristics

Lot Size:	42,689 SF	Bedrooms:	3	Pool:	
Building Area:	1282 SF	Baths:	2	Fireplace:	1
Year Built:	2000	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	4
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	S/F+B	Number of Cars:		A/C:	Central
Style:		Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/13/2026	Sales Price:	$221,661
Document #:	BK-PG 8782-110	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/05/2021	Loan Amount:	N/A
Document #:	BK-PG 0000008782-0000000110	Loan Type:	VA
TD Due Date:	01/01/2051	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	03/29/2021	Sales Price:	$220,000
Document #:	BK-PG 8348-467	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/04/2019	Loan Amount:	N/A
Document #:	BK-PG 0000008348-0000000467	Loan Type:	VA
TD Due Date:	01/01/2049	Type Finance:	
Legal Description:			

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Prior Transfer

Recording Date:	10/02/2019	Sales Price:	$220,000
Document #:	2019-007383 BK-PG 8348-465	Type of Sale:	Full Amount on Deed
Contract Date:	10/02/2019		
Document Type:			

Legal Description:
Lot: 22 Subdivision: SUMMER CREEK ESTATES
Abbreviated Description: SUMMER CREEK ESTATE LOT 22; RESIDENTIAL LOT

Prior Transfer

Recording Date:	10/02/2019	Sales Price:	$220,000
Document #:	BK-PG 8348 -465	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 22 Subdivision: SUMMER CREEK
Abbreviated Description: SUMMER CREEK ESTATE LOT 22

Prior Transfer

Recording Date:	10/31/2013	Sales Price:	$140,900
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/16/2013	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	2013-004483 BK-PG 7225-590	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/16/2013		
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$4,578,297	Median # of Bedrooms	3
Median Lot Size	30,274 SF	Median # of Baths	2
Median Living Area	1,556 SF	Median Year Built	1999
Price Range - 2 Yrs	$168,897 to $485,000	Age Range	8 years to 47 years
Median Value	$340,000	Median Age	27 years

Comparable Sales Data

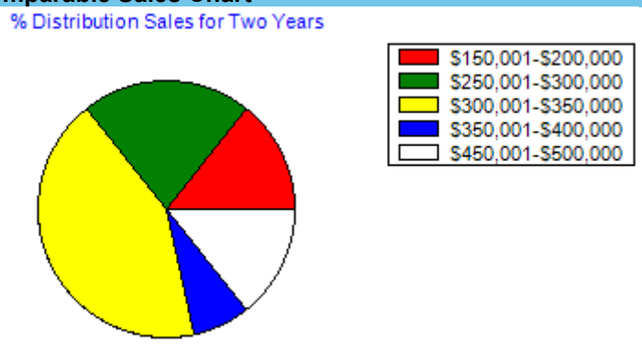
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.64Mi.	**4049 ASHFORD WAY** **GAINESVILLE, GA 30507-9509**	09/17/2026	$485,000	$193	2504	8/3/2	2004	27,443 SF	
		APN: 15-037F-000-012 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 22 Subdivision: LYMAN CHASE Abbreviated Description: Abbreviated Description:LYMAN CHASE LT 22; RESIDENTIAL LOT								
2	1.4Mi.	**3864 KERRY CT** **GAINESVILLE, GA 30507-6811**	07/10/2026	$350,000	$171	2043	5/3/2	2001	31,799 SF	
		APN: 15-036F-000-009 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Subdivision: MEADOW GLEN Abbreviated Description: Abbreviated Description:MEADOW GLEN LT 9; RESIDENTIAL LOT								
3	.36Mi.	**2539 LEE LAND RD** **GAINESVILLE, GA 30507-8382**	06/01/2026	$280,000	$350	798	4/2/1	1997	87,120 SF	
		APN: 15-030 -000-053 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:LEE LAND ROAD; RESIDENTIAL LOT								
4	1.47Mi.	**4113 ARBOR CHASE RD** **GAINESVILLE, GA 30507-6818**	05/28/2026	$347,000	$144	2397	8/3/2	2001	25,265 SF	
		APN: 15-037N-000-051 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 52 Subdivision: ARBOR CHASE Abbreviated Description: Abbreviated Description:ARBOR CHASE LT 52; RESIDENTIAL LOT								
5	1.06Mi.	**2805 GLENDALE DR** **GAINESVILLE, GA 30507-9575**	04/06/2026	$300,000	$195	1534	5/3/2	1999	19,602 SF	
		APN: 15-030H-000-043 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 138 Subdivision: POINTE SILVERWOOD Abbreviated Description: Abbreviated Description:POINTE SILVERWOOD LT 138 PH 2; RESIDENTIAL LOT								
6	.82Mi.	**2948 COLONY CT** **GAINESVILLE, GA 30507-8304**	04/01/2026	$340,000	$263	1288	6/3/2	1991	13,504 SF	
		APN: 15-036 -002-017 01 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 17 Subdivision: COLONY SOUTH Abbreviated Description: Abbreviated Description:COLONY SOUTH LT 17; RESIDENTIAL LOT								
7	.96Mi.	**4473 CIRCASSIAN PL** **GAINESVILLE, GA 30507-8783**	04/01/2026	$168,897	$78	2141	5/4/3	2018	37,462 SF	
		APN: 15-030K-000-047 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 47 Subdivision: BLACK WALNUT GROVE Abbreviated Description: Abbreviated Description:BLACK WALNUT GROVE S/D LOT 47; RESIDENTIAL LOT								
8	1.59Mi.	**4033 ASHFORD WAY** **GAINESVILLE, GA 30507-9509**	03/17/2026	$465,000	$206	2250	7/3/2	1999	30,056 SF	
		APN: 15-037F-000-008 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 18 Subdivision: LYMAN CHASE Abbreviated Description: Abbreviated Description:LYMAN CHASE LT 18; RESIDENTIAL LOT								
9	1.35Mi.	**7261 PLUM CREEK DR**	02/02/2026	$260,000	$181	1436	5/3/2	1998	31,799 SF	

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		GAINESVILLE, GA 30507-9584							
	APN: 15-030I-000-042 Document #:								
	Document Type: Price Code: V								
	Land Use: Single Family Residential								
	Legal: Lot: 93 Subdivision: CANE CROSSING Abbreviated Description: Abbreviated Description:CANE CROSSING LT 93 PH 3; RESIDENTIAL LOT								
10	1.72Mi.	**4110 WOODFERN WAY**	01/07/2026	$366,500	$161	2272	5/3/2	1993	30,492 SF
		GAINESVILLE, GA 30507-9503							
	APN: 15-037F-000-049 Document #:								
	Document Type: Price Code: V								
	Land Use: Single Family Residential								
	Legal: Lot: 59 Subdivision: LYMAN CHASE Abbreviated Description: Abbreviated Description:LYMAN CHASE LT 59; RESIDENTIAL LOT								
11	.2Mi.	**2779 SUMMER CREEK DR**	01/05/2026	$339,000	$264	1282	5/3/3	2015	35,284 SF
		GAINESVILLE, GA 30507-8727							
	APN: 15-030 -000-176 Document #:								
	Document Type: Price Code: V								
	Land Use: Single Family Residential								
	Legal: Lot: 28 Subdivision: SUMMER CREEK Abbreviated Description: Abbreviated Description:SUMMER CREEK ESTATE LOT 28; RESIDENTIAL LOT								
12	.86Mi.	**2272 LEE LAND RD**	12/23/2025	$187,000	$149	1248	5/3/1	1979	40,075 SF
		GAINESVILLE, GA 30507-8322							
	APN: 15-030 -000-037B Document #:								
	Document Type: Price Code: V								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: Abbreviated Description:LEE LAND ROAD; RESIDENTIAL LOT								
13	1.14Mi.	**7367 BERRY HILL DR**	12/22/2025	$340,000	$215	1578	6/3/2	1999	25,700 SF
		GAINESVILLE, GA 30507-9589							
	APN: 15-030I-000-099 Document #:								
	Document Type: Price Code: V								
	Land Use: Single Family Residential								
	Legal: Lot: 63 Subdivision: CANE CROSSING Abbreviated Description: Abbreviated Description:CANE CROSSING LT 63 PH 4; RESIDENTIAL LOT								
14	1.33Mi.	**4336 WOODFIELD DR**	12/11/2025	$349,900	$251	1390	6/3/2	1983	25,265 SF
		GAINESVILLE, GA 30507-8788							
	APN: 15-037 -000-136 Document #:								
	Document Type: Price Code: V								
	Land Use: Single Family Residential								
	Legal: Lot: 7 Subdivision: WOODFIELD ESTATES Abbreviated Description: Subdivision:WOODFIELD ESTATES Abbreviated Description:WOODFIELD LT 7; 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.	**2810 SUMMER CREEK DR**	**10/02/2019**	$289,900	$115,960	1,282	5/3/2	2000	42,689 SF	
.03Mi.	**2809 SUMMER CREEK DR**	**11/08/2013**	$377,300	$150,920	1,189	5/3/2	2013	1 SF	
.05Mi.	**2806 SUMMER CREEK DR**	**04/10/2014**	$363,100	$145,240	1,918	6/3/2	2013	35,284 SF	
.09Mi.	**2715 SUMMER CREEK DR**	**01/29/2021**	$360,100	$144,040	1,494	6/3/2	2013	35,284 SF	
.09Mi.	**2714 SUMMER CREEK DR**	**01/17/2019**	$351,600	$140,640	1,179	6/3/2	2013	1 SF	
.11Mi.	**2795 SUMMER CREEK DR**	**06/28/2013**	$356,400	$142,560	1,664	6/3/2	2013	1 SF	
.12Mi.	**2796 SUMMER CREEK DR**	**06/03/2019**	$369,700	$147,880	1,538	8/3/2	2014	37,897 SF	
.12Mi.	**2718 SUMMER CREEK DR**	**12/20/2024**	$373,600	$149,440	1,916	6/3/2	2013	1 SF	
.13Mi.	**2719 SUMMER CREEK DR**	**08/02/2022**	$363,100	$145,240	1,600	6/3/2	2013	35,284 SF	
.15Mi.	**2789 SUMMER CREEK DR**	**08/09/2013**	$354,200	$141,680	1,278	6/3/2	2013	37,897 SF	
.15Mi.	**2722 SUMMER CREEK DR**	**12/28/2015**	$288,900	$115,560	1,282	5/3/2	2000	1 SF	
.16Mi.	**2725 SUMMER CREEK DR**	**06/27/2016**	$364,300	$145,720	1,946	6/3/2	2012	37,897 SF	
.17Mi.	**2790 SUMMER CREEK DR**	**05/16/2014**	$375,500	$150,200	1,189	8/3/2	2014	35,284 SF	
.17Mi.	**2785 SUMMER CREEK DR**	**12/03/2013**	$367,900	$147,160	1,958	6/3/2	2013	35,284 SF	
.18Mi.	**2726 SUMMER CREEK DR**	**11/20/2019**	$367,600	$147,040	1,876	6/3/2	2013	2 SF	
.18Mi.	**2729 SUMMER CREEK DR**	**03/03/2022**	$333,000	$133,200	1,295	2/3/3	2013	35,719 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	68%

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Demographics & Income

Median Age:	34.0 years old	Households:	9,303
Median Household Income:	$63,885	Households w/Family:	80%
Household Income Per Capita:	$25,755	Households w/Family Married:	57%
Most Common Education Level:	High School Graduate	Households w/Family Children:	45%

School District

School District Zone:	Hall County School District	Students:	27,257
Number of Schools:	36	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.90Mi.	**Chicopee Woods Elementary School** Number of Students: 809 Student-Teacher Ratio: 13.71	F	Public	PK - 5
2.55Mi.	**South Hall Middle School** Number of Students: 955 Student-Teacher Ratio: 12.7	C	Public	6 - 8
2.27Mi.	**Johnson High School** Number of Students: 1,318 Student-Teacher Ratio: 14.58	C+	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	88%	LOWER
BURGLARY	95%	SIMILAR
MOTOR VEHICLE THEFT	93%	SIMILAR
FORCIBLE ROBBERY	97%	SIMILAR
AGGRAVATED ASSAULT	56%	NOTABLY LOWER
FORCIBLE RAPE	119%	HIGHER
MURDER	80%	LOWER
OVERALL	86%	LOWER

Disaster Alerts

1/22/2026 - Severe Winter Storm

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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