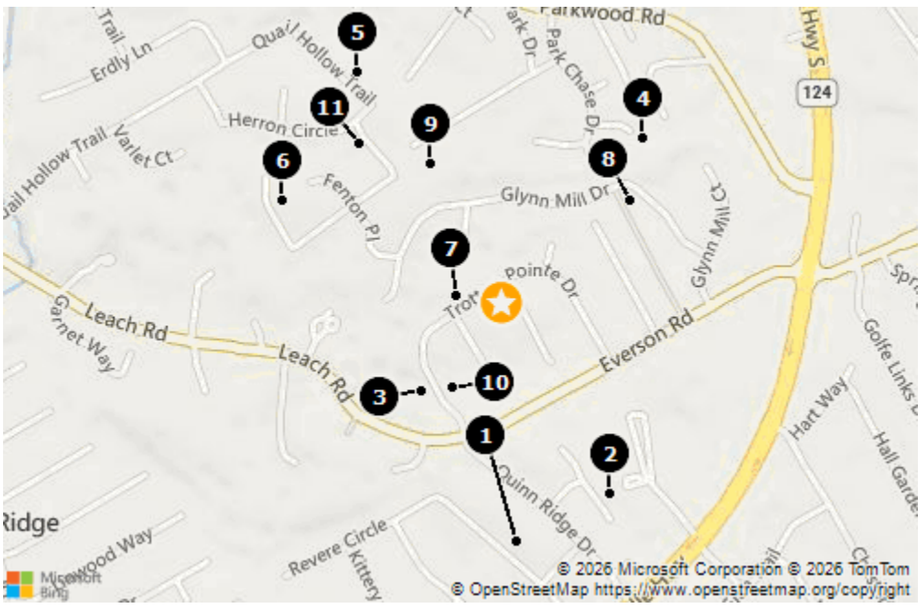
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

2855 TROTTERS POINTE DR, SNELLVILLE, GA 30039-6231

County:	**GWINNETT GA**	Census Tract:	131350507.251008
Property Use:	Single Family Residential	Zoning:	R75-SINGLE FAM RES
Parcel Number:	R6034 332	Thomas Bros Pg-Grid:	

Valuation

Value:	**$329,000**	FSD:	25	Common Confidence Score:	27
Value Range:	$246,750 - $411,250	ICE Confidence Score:	75		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$25,800	Market Land Value:	$64,500	Tax Year:	2025
Assd Improvement:	$94,360	Market Improvment Value:	$235,900	Total Taxable Value:	$4,535
Total Assessed Value:	$120,160	Total Assessor Market Value:	$300,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 28 Block: B District: 1 Subdivision: TROTTERS POINTE Legal Unit: 1

Abbreviated Description:	L28 BB TROTTERS POINTE #1
City/Muni/Twp:	COUNTY

Property Characteristics

Lot Size:	16,117 SF	Bedrooms:	3	Pool:	
Building Area:	1824 SF	Baths:	2	Fireplace:	Yes
Year Built:	1988	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Wood Siding
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2+A	Number of Cars:	2	A/C:	Yes
Style:	Convention	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	01/15/2025	Loan Amount:	N/A
Document #:	BK-PG 0000061634-0000000003	Loan Type:	FHA
TD Due Date:	01/01/2052	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	08/14/2023	Loan Amount:	N/A
Document #:	BK-PG 0000060754-0000000127	Loan Type:	FHA
TD Due Date:	01/01/2052	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	06/16/2023	Sales Price:	$324,022
Document #:	BK-PG 60197-208	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/12/2022	Sales Price:	N/A
Document #:	BK-PG 43854-166	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Prior Transfer

Recording Date:	08/23/2022	Sales Price:	$330,000
Document #:	2022-028666 BK-PG 60197-206	Type of Sale:	Full Amount on Deed
Contract Date:	08/23/2022		
Document Type:			

Legal Description:
Lot: 28 Block: B Subdivision: TROTTERS POINTE
Abbreviated Description: L28 BB TROTTERS POINTE #1; RESIDENTIAL SFR

Prior Transfer

Recording Date:	08/23/2022	Sales Price:	$330,000
Document #:	BK-PG 60197 -206	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 28 Block: B District: 1 Subdivision: TROTTERS POINTE Legal Unit: 1
Abbreviated Description: L28 BB TROTTERS POINTE #1
City/Muni/Twp: COUNTY

Mortgage Record

Recording Date:	12/06/2012	Loan Amount:	N/A
Document #:	BK-PG 51844-560	Loan Type:	New Conventional
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	03/29/2011	Sales Price:	$102,332
Document #:	BK-PG 43854-166	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/15/2005	Sales Price:	N/A
Document #:	BK-PG 27676-69	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/05/2005	Loan Amount:	N/A
Document #:	BK-PG 43854-166	Loan Type:	Stand Alone Second
TD Due Date:	07/23/2035	Type Finance:	

Legal Description:
Lot: 28 Block: B District: 6 Subdivision: TROTTERS POINTE Legal Unit: 1 Land Lot: 34

Mortgage Record

Recording Date:	06/12/2002	Loan Amount:	N/A
Document #:	BK-PG 27676-0069	Loan Type:	Stand Alone Refi
TD Due Date:		Type Finance:	

Legal Description:
Lot: 28 Block: B District: 6 Subdivision: TROTTERS POINTE Legal Unit: 1 Land Lot: 34

Prior Transfer

Recording Date:	09/16/1998	Sales Price:	$109,900
Document #:	BK-PG 16776-242	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/13/1998		
Document Type:			

Legal Description:
Lot: 28 Block: B District: 6 Subdivision: TROTTERS POINTE Legal Unit: 1 Land Lot: 34

Prior Transfer

Recording Date:	08/13/1998	Sales Price:	$109,900
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$3,112,184	Median # of Bedrooms	3
Median Lot Size	13,504 SF	Median # of Baths	2
Median Living Area	2,026 SF	Median Year Built	1987
Price Range - 2 Yrs	$100,000 to $427,000	Age Range	34 years to 40 years
Median Value	$305,000	Median Age	39 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.32Mi.	**3285 REVERE CIR SNELLVILLE, GA 30039-6005**	08/07/2026	$305,000	$150	2026	8/4/3	1986	13,504 SF	
		APN: R6031 255 Document #:								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Lot: 17 Block: C Subdivision: QUINN RIDGE SOUTH Abbreviated Description: Abbreviated Description:L17 BC QUINN RIDGE SOUTH 2; RESIDENTIAL SFR								
2	.3Mi.	**3070 EVERSON CT SNELLVILLE, GA 30039-4459**	06/30/2026	$245,000	$191	1280	6/3/2	1986	12,197 SF	
		APN: R6031 224 Document #:								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Lot: 11 Block: B Subdivision: QUINN RIDGE NORTH Abbreviated Description: Abbreviated Description:L11 BB QUINN RIDGE NORTH; RESIDENTIAL SFR								

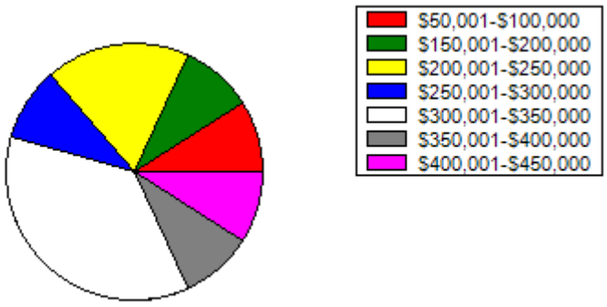
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3	.16Mi.	**2720 TROTTERS POINTE DR** **SNELLVILLE, GA 30039-6276**	05/21/2026	$360,000	$186	1930	7/3/2	1990	16,553 SF
	APN: R6034 273 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: A Subdivision: TROTTERS POINTE Abbreviated Description: Abbreviated Description:L5 BA TROTTERS POINTE #1; RESIDENTIAL SFR								
4	.29Mi.	**3050 DOVE CHASE CT** **SNELLVILLE, GA 30039-6260**	05/19/2026	$313,900	$200	1562	6/3/2	1990	11,761 SF
	APN: R6034 444 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 17 Block: B Subdivision: PARKWOOD CHASE Abbreviated Description: Abbreviated Description:L17 BB PARKWOOD CHASE #1; RESIDENTIAL SFR								
5	.37Mi.	**3391 QUAIL HOLLOW TRL** **SNELLVILLE, GA 30039-6212**	05/13/2026	$247,500	$113	2182	6/3/2	1987	12,197 SF
	APN: R6034 252 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 15 Block: B Subdivision: QUAIL HOLLOW EAST Abbreviated Description: Abbreviated Description:L15 BB QUAIL HOLLOW EAST #3; RESIDENTIAL SFR								
6	.33Mi.	**2965 CORDITE LOOP** **SNELLVILLE, GA 30039-6274**	04/17/2026	$340,000	$166	2044	7/3/2	1987	21,780 SF
	APN: R6034 207 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 39 Block: C Subdivision: QUAIL HOLLOW EAST Abbreviated Description: Abbreviated Description:L39 BC QUAIL HOLLOW EAST #3; RESIDENTIAL SFR								
7	.06Mi.	**2820 TROTTERS POINTE DR** **SNELLVILLE, GA 30039-6277**	04/01/2026	$100,000	$63	1564	6/3/2	1989	12,197 SF
	APN: R6034 283 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15 Block: A Subdivision: TROTTERS POINTE Abbreviated Description: Abbreviated Description:L15 BA TROTTERS POINTE #1; RESIDENTIAL SFR								
8	.22Mi.	**3052 GLYNN MILL DR** **SNELLVILLE, GA 30039-4499**	03/27/2026	$330,000	$141	2334	7/4/2	1987	22,651 SF
	APN: R6034 164 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: A Subdivision: GLYNN MILL Abbreviated Description: Abbreviated Description:L8 BA GLYNN MILL #1; RESIDENTIAL SFR								
9	.21Mi.	**3490 PARK DR** **SNELLVILLE, GA 30039-4402**	01/27/2026	$427,000	$204	2085	8/4/4	1990	41,818 SF
	APN: R6034 466 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:PARK DR; RESIDENTIAL SFR								
10	.13Mi.	**2705 TROTTERS POINTE DR** **SNELLVILLE, GA 30039-6278**	01/14/2026	$163,784	$112	1457	7/3/2	1992	28,314 SF
	APN: R6034 355 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: B Subdivision: TROTTERS POINTE Abbreviated Description: Abbreviated Description:L4 BB TROTTERS POINTE #1; RESIDENTIAL SFR								
11	.29Mi.	**2715 CORDITE LOOP** **SNELLVILLE, GA 30039-6221**	12/11/2025	$280,000	$103	2712	6/3/3	1987	11,761 SF
	APN: R6034 228 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 18 Block: C Subdivision: QUAIL HOLLOW EAST Abbreviated Description: Abbreviated Description:L18 BC QUAIL HOLLOW EAST #3; RESIDENTIAL SFR								

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.

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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.	**2855 TROTTERS POINTE DR**	**08/23/2022**	$300,400	$120,160	1,824	7/3/2	1988	16,117 SF	
.02Mi.	**2845 TROTTERS POINTE DR**	**03/03/1999**	$276,900	$110,760	1,622	6/3/2	1988	12,632 SF	
.02Mi.	**2913 TROTTERS VIEW WAY**	**12/09/2002**	$319,300	$127,720	2,048	8/3/2	1988	13,068 SF	
.03Mi.	**2875 TROTTERS POINTE DR**	**12/07/2012**	$272,800	$109,120	1,655	7/4/2	1987	15,682 SF	
.03Mi.	**2835 TROTTERS POINTE DR**	**11/30/1989**	$304,800	$121,920	1,876	7/3/2	1989	12,632 SF	
.04Mi.	**2923 TROTTERS VIEW WAY**	**12/29/2001**	$272,800	$109,120	1,518	7/3/2	1988	13,068 SF	
.04Mi.	**2850 TROTTERS POINTE DR**	**02/07/2018**	$311,100	$124,440	1,649	6/3/2	1987	12,197 SF	
.04Mi.	**2918 TROTTERS VIEW WAY**	**05/03/2013**	$358,500	$143,400	2,630	7/4/2	1988	12,632 SF	
.04Mi.	**2860 TROTTERS POINTE DR**	**03/11/2016**	$338,300	$135,320	1,975	7/4/2	1987	12,197 SF	
.04Mi.	**2840 TROTTERS POINTE DR**	**01/21/2025**	$280,900	$112,360	1,747	6/3/2	1988	12,197 SF	
.05Mi.	**2895 TROTTERS POINTE DR**	**02/28/2025**	$288,400	$115,360	1,980	6/3/2	1987	14,375 SF	
.05Mi.	**2870 TROTTERS POINTE DR**	**03/26/2007**	$326,100	$130,440	1,823	6/3/2	1988	12,197 SF	
.05Mi.	**2912 TROTTERS CREST DR**	**01/24/2025**	$275,400	$110,160	1,704	5/3/2	1991	13,068 SF	
.05Mi.	**2825 TROTTERS POINTE DR**	**07/15/2020**	$392,200	$156,880	2,501	6/3/2	1989	16,117 SF	
.05Mi.	**2830 TROTTERS POINTE DR**	**11/24/2004**	$313,500	$125,400	2,096	6/3/2	1988	12,197 SF	
.05Mi.	**2933 TROTTERS VIEW WAY**	**03/23/2022**	$282,600	$113,040	1,396	6/3/2	1988	13,068 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	39.2 years old	Households:	16,403
Median Household Income:	$93,714	Households w/Family:	77%
Household Income Per Capita:	$38,026	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

School District Zone:	Gwinnett County School District	Students:	182,518
Number of Schools:	141	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.25Mi.	**Centerville Elementary School** Number of Students: 655 Student-Teacher Ratio: 12.6	C	Public	KG - 5
1.78Mi.	**Shiloh High School** Number of Students: 2,096 Student-Teacher Ratio: 15.77 Advanced Placement: Yes	C-	Public	9 - 12
1.93Mi.	**Shiloh Middle School** Number of Students: 1,592 Student-Teacher Ratio: 13.87	C	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	113%	HIGHER
BURGLARY	102%	SIMILAR
MOTOR VEHICLE THEFT	67%	NOTABLY LOWER
FORCIBLE ROBBERY	113%	HIGHER
AGGRAVATED ASSAULT	63%	NOTABLY LOWER
FORCIBLE RAPE	110%	HIGHER
MURDER	53%	NOTABLY LOWER
OVERALL	62%	NOTABLY 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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