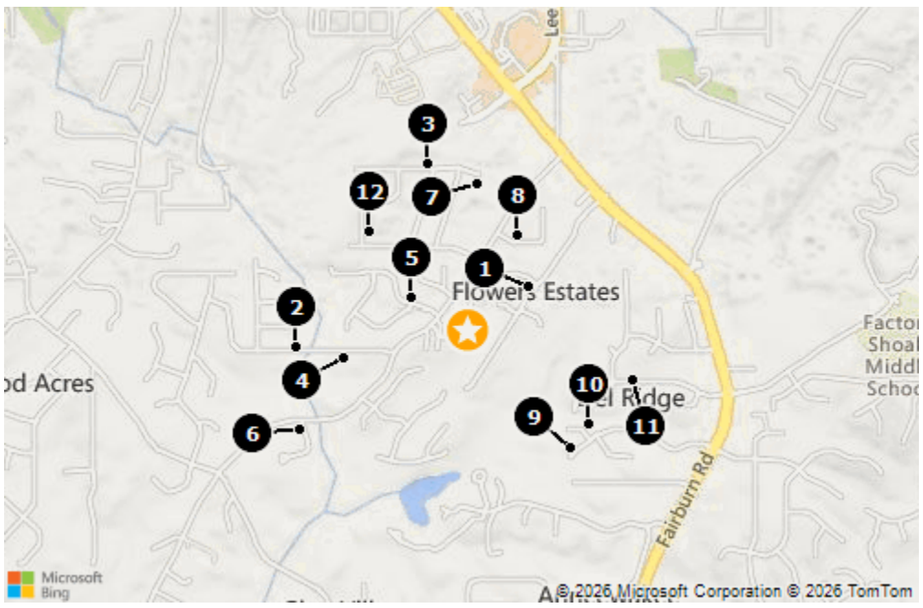
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

3006 BLAKE CT, DOUGLASVILLE, GA 30135-2118

County:	**DOUGLAS GA**	Census Tract:	130970806.053001
Property Use:	Single Family Residential	Zoning:	R-LD
Parcel Number:	0128-01-5- -00035	Thomas Bros Pg-Grid:	

Valuation

Value:	**$245,000**	FSD:	8	Common Confidence Score:	73
Value Range:	$225,400 - $264,600	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	01
Assd Land Value:	$18,080	Market Land Value:	$45,200	Tax Year:	2026
Assd Improvement:	$48,720	Market Improvment Value:	$121,800	Total Taxable Value:	$2,326
Total Assessed Value:	$66,800	Total Assessor Market Value:	$167,000	Delinquent Year:	
				Tax Account ID:	25780
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 30 District: 15 Subdivision: FLOWERS ESTATES Legal Unit: 2 Land Lot: 128
Abbreviated Description: HSE/LOT #30, FLOWERS ESTATES S/D, UNIT 2

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1056 SF	Baths:	2	Fireplace:	
Year Built:	1980	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	9
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:	No	Roof Cover:	Asphalt
		Foundation:	Masonry	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/17/2026	Sales Price:	$242,000
Document #:	BK-PG 4508-790	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/04/2026	Sales Price:	$242,000
Document #:	BK-PG 4508-790	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/21/2026	Sales Price:	N/A
Document #:	BK-PG 4508-807	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	01/16/2026		
Document Type:			
Legal Description:			

Lot: 30 Subdivision: BEARDEN PLACE
Abbreviated Description: HSE/LOT #30, FLOWERS ESTATES S/D, UNIT 2

Prior Transfer

Recording Date:	01/21/2026	Sales Price:	$242,000
Document #:	BK-PG 4508-788	Type of Sale:	Verified Sale Price

ICE SiteX Report

OrderID: 98722817

Contract Date: 01/16/2026
Document Type:
Legal Description:
Lot: 30 Subdivision: BEARDEN PLACE
Abbreviated Description: HSE/LOT #30, FLOWERS ESTATES S/D, UNIT 2

Mortgage Record

Recording Date:	01/21/2026	Loan Amount:	N/A
Document #:	BK-PG 0000004508-0000000790	Loan Type:	New Conventional
TD Due Date:	01/01/2056	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	02/17/2012	Sales Price:	$19,000
Document #:	2012-001030 BK-PG 3009-5	Type of Sale:	Full Amount on Deed
Contract Date:	02/17/2012		

Document Type:
Legal Description:
Lot: 30
Abbreviated Description: HSE/LOT #30, FLOWERS ESTATES S

Prior Transfer

Recording Date:	02/15/2012	Sales Price:	$19,000
Document #:	BK-PG 3009 -5	Type of Sale:	Per Assessor Transaction History

Document Type:
Legal Description:
Lot: 30 District: 15 Subdivision: FLOWERS ESTATES Legal Unit: 2 Land Lot: 128
Abbreviated Description: HSE/LOT #30, FLOWERS ESTATES S/D, UNIT 2

Prior Transfer

Recording Date:	09/06/2011	Sales Price:	$23,000
Document #:	2011-005860 BK-PG 2976-467	Type of Sale:	Full Amount on Deed
Contract Date:	09/06/2011		

Document Type:
Legal Description:
Lot: 30
Abbreviated Description: HSE/LOT #30, FLOWERS ESTATES S

Prior Transfer

Recording Date:	02/15/2005	Sales Price:	$111,200
Document #:	BK-PG 2108-663	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/07/2005		

Document Type:
Legal Description:
Lot: 30 Section: 5 District: 1 Subdivision: FLOWERS ESTATES Legal Unit: 2 Land Lot: 128

Mortgage Record

Recording Date:	02/15/2005	Loan Amount:	N/A
Document #:	BK-PG 2108-663	Loan Type:	Stand Alone Refi
TD Due Date:	02/07/2020	Type Finance:	FIX

Legal Description:
Lot: 30 Section: 5 District: 1 Subdivision: FLOWERS ESTATES Legal Unit: 2 Land Lot: 128

Prior Transfer

Recording Date:	11/29/1994	Sales Price:	$63,400
Document #:	BK-PG 911-462	Type of Sale:	Full Amount on Deed
Contract Date:	11/08/1994		

Document Type:
Legal Description:
Lot: 30 Section: 5 District: 1 Subdivision: FLOWERS ESTATES Land Lot: 128

Area Sales Analysis

Total Area Sales	$2,801,400	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,328 SF	Median Year Built	1983
Price Range - 2 Yrs	$134,000 to $335,000	Age Range	36 years to 53 years
Median Value	$250,000	Median Age	43 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.2Mi.	**2955 FLOWERS DR DOUGLASVILLE, GA 30135-2177**	09/23/2026	$278,000	$231	1202	/3/3	1978	SF	
		APN: 0128-01-5- -00044 Document #:								
		Document Type: Price Code: V								
		Land Use: Single Family Residential								
		Legal: Lot: 13 Subdivision: BEARDEN PLACE Abbreviated Description: Subdivision:BEARDEN PLACE Abbreviated Description:HSE/LOT #13, FLOWERS ESTATES, UNIT II								
2	.46Mi.	**3150 BEAVER DR DOUGLASVILLE, GA 30135-2114**	09/21/2026	$134,000	$96	1386	/3/2	1983	SF	
		APN: 0110-01-5- -00027 Document #:								
		Document Type: Price Code: V								
		Land Use: Single Family Residential								
		Legal: Lot: 24 Subdivision: BEARDEN PLACE Abbreviated Description: Subdivision:BEARDEN PLACE Abbreviated Description:HSE/LOT #24, BEAVER ESTATES, UNIT 2								
3	.47Mi.	**3000 WILKES PLANTATION WAY DOUGLASVILLE, GA 30135-2193**	08/19/2026	$240,000	$178	1344	/3/2	1983	SF	
		APN: 0129-01-5- -00147 Document #:								
		Document Type: Price Code: V								

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Land Use: Single Family Residential
Legal: Lot: 96 Subdivision: BEARDEN PLACE Abbreviated Description: Subdivision:BEARDEN PLACE Abbreviated Description:HSE/LOT #96, TARA WOODS ESTATES S/D, UNIT 4

4	.35Mi.	**3091 BEAVER DR** **DOUGLASVILLE, GA 30135-2111**	08/03/2026	$335,000	$225	1485	/3/2	1979	SF

APN: 0110-01-5- -00009 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Block: U-1 Subdivision: BEARDEN PLACE Abbreviated Description: Block:U-1 Subdivision:BEARDEN PLACE Abbreviated Description:HSE/LOT #7, BEAVER ESTATES, UNIT I

5	.18Mi.	**3000 PRITCHARDS MILL TRL** **DOUGLASVILLE, GA 30135-6604**	07/10/2026	$260,000	$185	1404	/3/2	1983	SF

APN: 0128-01-5- -00091 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 55 Block: A Subdivision: BARNES THOMAS PROPERTY Abbreviated Description: Subdivision:BARNES THOMAS PROPERTY Abbreviated Description:HSE/LOT #55, BLK A, PRITCHARDS MILL S/D, U-2

6	.53Mi.	**3116 LAKE MONROE RD** **DOUGLASVILLE, GA 30135-2138**	06/29/2026	$282,400	$282	1000	/3/2	1980	SF

APN: 0110-01-5- -00043 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: M PROPERTIES S/D Abbreviated Description: Abbreviated Description:HSE/LOT #5, M PROPERTIES S/D

7	.4Mi.	**2915 WILKES PLANTATION WAY** **DOUGLASVILLE, GA 30135-2163**	06/02/2026	$282,000	$215	1308	/3/1	1978	SF

APN: 0129-01-5- -00110 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 87 Block: U-3 Subdivision: TARA WOODS S/D Abbreviated Description: Abbreviated Description:HSE/LOT #87, TARA WOODS S/D, U-3

8	.29Mi.	**2842 BRITT DR** **DOUGLASVILLE, GA 30135-2124**	05/04/2026	$170,000	$138	1225	/3/1	1973	SF

APN: 0129-01-5- -00025 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 21 Subdivision: BRITT S/D Abbreviated Description: Abbreviated Description:HSE/LOT #21, BRITT S/D

9	.42Mi.	**2650 PLANTATION WAY** **DOUGLASVILLE, GA 30135-2977**	04/20/2026	$272,000	$163	1663	/3/2	1990	SF

APN: 0133-01-5- -00161 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 24 Subdivision: BARBARA HEIGHTS Abbreviated Description: Subdivision:BARBARA HEIGHTS Abbreviated Description:HSE/LOT #24, SOUTHERN OAKS S/D

10	.41Mi.	**3150 SKYLER CT** **DOUGLASVILLE, GA 30135-2981**	04/07/2026	$170,000	$102	1662	/3/2	1988	SF

APN: 0133-01-5- -00167 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 30 Subdivision: BARBARA HEIGHTS Abbreviated Description: Subdivision:BARBARA HEIGHTS Abbreviated Description:HSE/LOT #30, SOUTHERN OAKS S/D

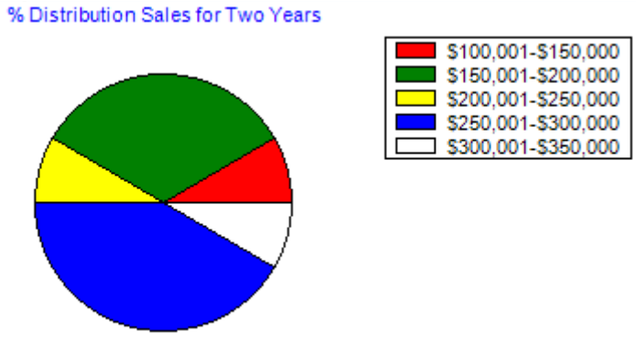
11	.46Mi.	**2656 DEL RIDGE DR** **DOUGLASVILLE, GA 30135-2956**	01/16/2026	$183,000	$139	1312	/3/2	1983	SF

APN: 0133-01-5- -00033 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 17 Subdivision: BARBARA HEIGHTS Abbreviated Description: Subdivision:BARBARA HEIGHTS Abbreviated Description:HSE/LOT #17, DEL RIDGE S/D, UNIT II

12	.38Mi.	**2870 AUNT PITTY PAT LN** **DOUGLASVILLE, GA 30135-2110**	01/06/2026	$195,000	$158	1234	/3/2	1985	SF

APN: 0129-01-5- -00084 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 40 Subdivision: BEARDEN PLACE Abbreviated Description: Subdivision:BEARDEN PLACE Abbreviated Description:HSE/LOT #40, TARA WOODS ESTATES, UNIT I

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.

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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.	**3006 BLAKE CT**	**02/15/2012**	$167,000	$66,800	1,056	/3/2	1980		
.03Mi.	**3007 BLAKE CT**	**02/29/2024**	$213,800	$85,520	1,132	/3/2	1980		
.04Mi.	**3004 BLAKE CT**	**07/18/2016**	$303,600	$121,440	2,032	/3/2	1980		Yes
.05Mi.	**3045 FLOWERS DR**	**07/15/2016**	$170,400	$68,160	1,056	/3/2	1981		
.05Mi.	**2997 BLAKE CT**	**07/26/2007**	$224,000	$89,600	1,077	/3/2	1980		
.05Mi.	**3055 FLOWERS DR**	**11/16/2005**	$170,900	$68,360	1,056	/3/2	1981		
.05Mi.	**3014 LAKE MONROE RD**	**08/29/1997**	$138,900	$55,560	2,016	/3/2	1956	42,689 SF	
.05Mi.	**3035 FLOWERS DR**	**03/23/2016**	$211,900	$84,760	1,132	/3/3	1981		
.06Mi.	**3008 LAKE MONROE RD**	**12/01/2021**	$161,600	$64,640	1,230	/3/2	1998		
.06Mi.	**3018 LAKE MONROE RD**	**09/02/2021**	$152,200	$60,880	1,237	/3/2	1997		
.06Mi.	**2988 BLAKE CT**	**04/11/2008**	$172,100	$68,840	1,056	/3/2	1980		
.06Mi.	**3065 FLOWERS DR**	**09/10/2019**	$168,300	$67,320	1,056	/3/2	1981		
.07Mi.	**3025 FLOWERS DR**	**05/05/2021**	$239,500	$95,800	1,132	/3/2	1981		
.07Mi.	**2987 BLAKE CT**		$201,600	$80,640	1,416	/3/2	1980		
.07Mi.	**2970 LAKE MONROE RD**	**07/08/2002**	$174,900	$69,960	1,381	/3/3	1997	20,038 SF	
.07Mi.	**3020 LAKE MONROE RD**	**06/28/2018**	$207,300	$82,920	1,582	/3/2	1998		

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	38.0 years old	Households:	23,744
Median Household Income:	$98,740	Households w/Family:	75%
Household Income Per Capita:	$39,518	Households w/Family Married:	50%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Douglas County School District	Students:	25,521
Number of Schools:	35	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.28Mi.	**New Manchester High School**	C	Public	9 - 12
Number of Students: 1,894 Student-Teacher Ratio: 18.46 Advanced Placement: Yes				
1.76Mi.	**Factory Shoals Elementary School**	D+	Public	KG - 5
Number of Students: 697 Student-Teacher Ratio: 16.21				
1.62Mi.	**Chestnut Log Middle School**	D+	Public	6 - 8
Number of Students: 719 Student-Teacher Ratio: 15.98				

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	86%	LOWER
BURGLARY	72%	NOTABLY LOWER
MOTOR VEHICLE THEFT	89%	LOWER
FORCIBLE ROBBERY	89%	LOWER
AGGRAVATED ASSAULT	66%	NOTABLY LOWER
FORCIBLE RAPE	88%	LOWER
MURDER	71%	NOTABLY LOWER
OVERALL	75%	NOTABLY LOWER

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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