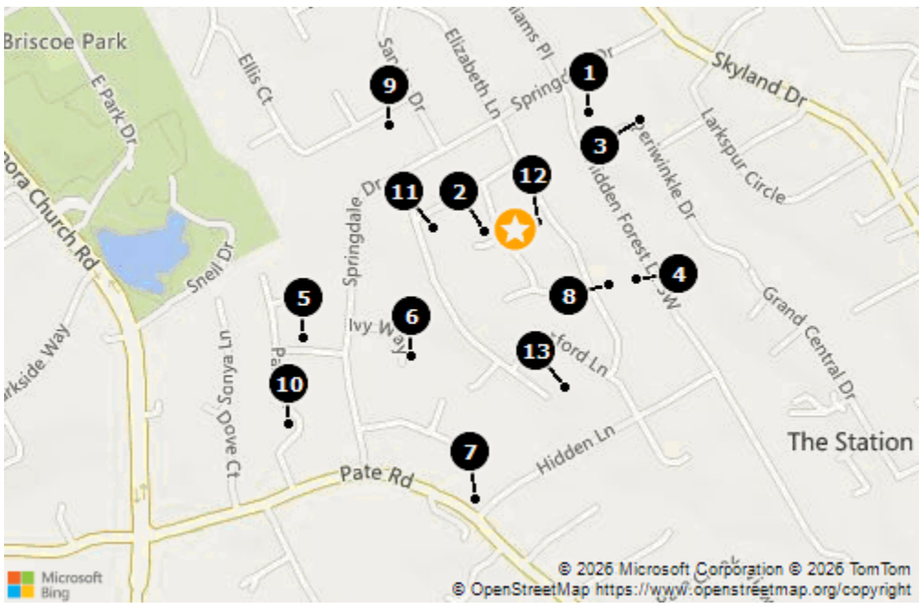
ICE SiteX Report

OrderID: 97768081

SiteX Property Information Report



Subject Property Location

3078 COMMONS XING, SNELLVILLE, GA 30078-3874

County:	**GWINNETT GA**	Census Tract:	131350507.532015
Property Use:	Single Family Residential	Zoning:	RS180-SINGLE FAM RES
Parcel Number:	R5036 394	Thomas Bros Pg-Grid:	

Valuation

Value:	**$352,000**	FSD:	7	Common Confidence Score:	80
Value Range:	$327,360 - $376,640	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$30,000	Market Land Value:	$75,000	Tax Year:	2025
Assd Improvement:	$123,320	Market Improvment Value:	$308,300	Total Taxable Value:	$4,845
Total Assessed Value:	$153,320	Total Assessor Market Value:	$383,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 14 Block: D District: 10 Subdivision: SPRINGDALE
Abbreviated Description: L14 BD SPRINGDALE TRACE
City/Muni/Twp: SNELLVILLE

Property Characteristics

Lot Size:	15,246 SF	Bedrooms:	3	Pool:	
Building Area:	2690 SF	Baths:	2	Fireplace:	Yes
Year Built:	1990	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:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/17/2026	Sales Price:	$323,510
Document #:	BK-PG 60131-247	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/05/2024	Sales Price:	$323,510
Document #:	BK-PG 60131-247	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/28/2022	Sales Price:	$180,000
Document #:	BK-PG 58561-429	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/20/2022	Sales Price:	$380,600
Document #:	2022-025280 BK-PG 60131-245	Type of Sale:	Full Amount on Deed
Contract Date:	07/20/2022		
Document Type:			

ICE SiteX Report

OrderID: 97768081

Legal Description:
Lot: 14 Block: D Subdivision: SPRINGDALE TRACE
Abbreviated Description: L14 BD SPRINGDALE TRACE; RESIDENTIAL SFR

Prior Transfer

Recording Date:	07/20/2022	Sales Price:	$380,600
Document #:	BK-PG 60131 -245	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 14 Block: D District: 10 Subdivision: SPRINGDALE
Abbreviated Description: L14 BD SPRINGDALE TRACE
City/Muni/Twp: SNELLVILLE

Prior Transfer

Recording Date:	04/23/2021	Sales Price:	$191,468
Document #:	BK-PG 54375-321	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/31/2021	Loan Amount:	N/A
Document #:	BK-PG 0000058561-0000000429	Loan Type:	New Conventional
TD Due Date:	01/01/2051	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	06/21/2016	Loan Amount:	N/A
Document #:	BK-PG 54375-321	Loan Type:	FHA
TD Due Date:	07/01/2046	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	06/06/2016	Sales Price:	$195,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/06/2016	Sales Price:	$195,000
Document #:	2016-015626 BK-PG 54375-318	Type of Sale:	Full Amount on Deed
Contract Date:	06/06/2016		
Document Type:			

Legal Description:
Lot: 14 Block: D Subdivision: SPRINGDALE TRACE
Abbreviated Description: L14 BD SPRINGDALE TRACE

Prior Transfer

Recording Date:	12/21/2015	Sales Price:	N/A
Document #:	BK-PG 35035-25	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/10/2015	Sales Price:	$25,000
Document #:	BK-PG 52746-774	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/17/2014	Loan Amount:	N/A
Document #:	BK-PG 52746-774	Loan Type:	New Conventional
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	12/28/2012	Sales Price:	N/A
Document #:	2012-039268 BK-PG 51902-565	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/28/2012		
Document Type:			

Legal Description:
Lot: 14 Block: D Subdivision: SPRINGDALE TRACE
Abbreviated Description: L14 BD SPRINGDALE TRACE

Mortgage Record

Recording Date:	09/26/2003	Loan Amount:	N/A
Document #:	BK-PG 35035-25	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	FIX

Legal Description:
Lot: 14 Block: D District: 5 Subdivision: SPRINGDALE TR Land Lot: 36

Area Sales Analysis

Total Area Sales	$4,528,900	Median # of Bedrooms	3
Median Lot Size	20,473 SF	Median # of Baths	2
Median Living Area	1,894 SF	Median Year Built	1983
Price Range - 2 Yrs	$290,000 to $490,000	Age Range	29 years to 52 years
Median Value	$325,000	Median Age	43 years

ICE SiteX Report

OrderID: 97768081

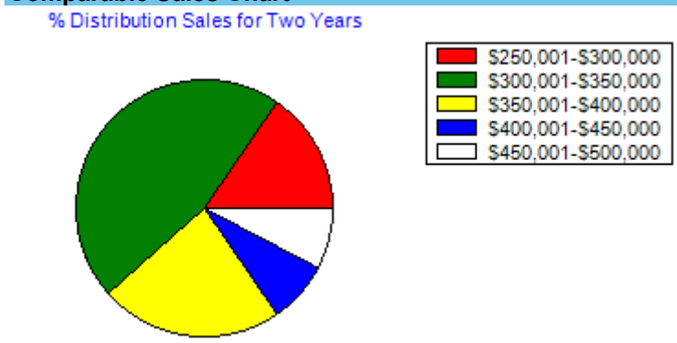
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.18Mi.	**3026 HIDDEN FOREST DR** **SNELLVILLE, GA 30078-3814**	03/19/2026	$325,000	$127	2556	8/5/2	1974	23,087 SF	
		APN: R5036 139 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: C Subdivision: HIDDEN FOREST Abbreviated Description: Abbreviated Description:L2 BC HIDDEN FOREST #3; RESIDENTIAL SFR								
2	.04Mi.	**3069 COMMONS XING** **SNELLVILLE, GA 30078-3875**	02/09/2026	$490,000	$178	2741	7/4/2	1991	18,295 SF	
		APN: R5036 365 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 37 Block: C Subdivision: SPRINGDALE TRACE Abbreviated Description: Abbreviated Description:L37 BC SPRINGDALE TRACE; RESIDENTIAL SFR								
3	.24Mi.	**3054 PERIWINKLE DR** **SNELLVILLE, GA 30078-3828**	12/08/2025	$320,000	$196	1630	6/3/2	1997	26,572 SF	
		APN: R5036 094 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: C Subdivision: HIDDEN FOREST Abbreviated Description: Abbreviated Description:L6 BC HIDDEN FOREST #2 PZ-101; RESIDENTIAL SFR								
4	.17Mi.	**3127 HIDDEN FOREST DR** **SNELLVILLE, GA 30078-3815**	12/03/2025	$337,000	$180	1868	7/3/2	1974	21,780 SF	
		APN: R5036 150 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Block: D Subdivision: HIDDEN FOREST Abbreviated Description: Abbreviated Description:L13 BD HIDDEN FOREST #3; RESIDENTIAL SFR								
5	.32Mi.	**2523 MEADOWBROOK WAY** **SNELLVILLE, GA 30078-3718**	11/07/2025	$320,000	$239	1338	5/3/2	1976	15,682 SF	
		APN: R5029 074 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 27 Block: A Subdivision: PARKRIDGE Abbreviated Description: Abbreviated Description:L27BA PARKRIDGE 2; RESIDENTIAL SFR								
6	.2Mi.	**2405 IVY WAY** **SNELLVILLE, GA 30078-3839**	10/31/2025	$310,000	$184	1680	5/3/2	1983	35,284 SF	
		APN: R5029 118 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 7 Block: C Subdivision: GEORGIAN OAKS Abbreviated Description: Abbreviated Description:L7BC GEORGIAN OAKS 3; RESIDENTIAL SFR								
7	.37Mi.	**2433 HIDDEN LN** **SNELLVILLE, GA 30078-3842**	10/27/2025	$299,900	$158	1894	6/3/2	1978	21,780 SF	
		APN: R5029 099 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: A Subdivision: GEORGIAN OAKS Abbreviated Description: Abbreviated Description:L1 BA GEORGIAN OAKS 1; RESIDENTIAL SFR								
8	.14Mi.	**3136 ELIZABETH LN** **SNELLVILLE, GA 30078-3896**	10/15/2025	$405,000	$133	3024	4/3/2	1992	20,038 SF	
		APN: R5036 326 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Block: E Subdivision: SPRINGDALE TRACE Abbreviated Description: Abbreviated Description:L14 BE SPRINGDALE TRACE; RESIDENTIAL SFR								
9	.22Mi.	**2368 ELLIS CT** **SNELLVILLE, GA 30078-3710**	10/09/2025	$290,000	$189	1533	6/3/2	1974	24,829 SF	
		APN: R5037 184 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: M Subdivision: ABINGTON PARK Abbreviated Description: Abbreviated Description:L4 BM ABINGTON PARK #4; RESIDENTIAL SFR								
10	.4Mi.	**3107 PARK LN** **SNELLVILLE, GA 30078-3724**	10/09/2025	$322,000	$195	1646	6/3/2	1977	17,424 SF	
		APN: R5029 053 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: A Subdivision: PARKRIDGE Abbreviated Description: Abbreviated Description:L6 BA PARKRIDGE 2; RESIDENTIAL SFR								
11	.11Mi.	**3030 HAMPTON RIDGE WAY** **SNELLVILLE, GA 30078-3885**	09/19/2025	$360,000	$163	2202	9/3/2	1985	20,473 SF	
		APN: R5036 292 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 1 Block: C Subdivision: HAMPTON RIDGE Abbreviated Description: Abbreviated Description:L1 BC HAMPTON RIDGE #1; RESIDENTIAL SFR								
12	.03Mi.	**3075 ELIZABETH LN** **SNELLVILLE, GA 30078-3806**	09/17/2025	$355,000	$146	2416	8/4/2	1989	14,810 SF	
		APN: R5036 384 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 4 Block: D Subdivision: SPRINGDALE TRACE Abbreviated Description: Abbreviated Description:L4 BD SPRINGDALE TRACE; RESIDENTIAL SFR								
13	.22Mi.	**3200 HAMPTON RIDGE WAY** **SNELLVILLE, GA 30078-3884**	09/08/2025	$395,000	$184	2145	8/3/3	1986	15,246 SF	
		APN: R5036 279 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 24 Block: A Subdivision: HAMPTON RIDGE Abbreviated Description: Abbreviated Description:L24 BA HAMPTON RIDGE #1; RESIDENTIAL SFR								

ICE SiteX Report

OrderID: 97768081

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.	**3078 COMMONS XING**	**07/20/2022**	$383,300	$153,320	2,690	7/3/2	1990	15,246 SF	
.02Mi.	**3088 COMMONS XING**	**03/22/2005**	$373,800	$149,520	2,313	8/4/2	1992	15,682 SF	
.02Mi.	**3068 COMMONS XING**	**08/08/2023**	$380,700	$152,280	2,356	8/4/2	1992	16,553 SF	
.03Mi.	**3075 ELIZABETH LN**	**02/04/2025**	$355,500	$142,200	2,416	8/4/2	1989	14,810 SF	
.03Mi.	**3065 ELIZABETH LN**	**12/31/1999**	$355,000	$142,000	2,377	8/4/2	1989	14,810 SF	
.04Mi.	**3098 COMMONS XING**	**03/26/2007**	$330,600	$132,240	2,131	7/3/2	1989	15,246 SF	
.04Mi.	**3058 COMMONS XING**	**03/15/2024**	$342,600	$137,040	2,088	7/3/2	1989	15,246 SF	
.04Mi.	**3089 COMMONS XING**	**01/07/2022**	$338,600	$135,440	2,035	6/3/2	1991	17,424 SF	
.04Mi.	**3085 ELIZABETH LN**	**05/30/2014**	$323,000	$129,200	2,063	7/3/2	1989	14,810 SF	
.04Mi.	**3069 COMMONS XING**	**05/08/2017**	$398,300	$159,320	2,741	7/4/2	1991	18,295 SF	
.05Mi.	**3055 ELIZABETH LN**	**02/28/2024**	$375,000	$150,000	2,533	8/3/2	1990	16,553 SF	
.05Mi.	**3099 COMMONS XING**	**01/20/2012**	$350,900	$140,360	2,325	6/4/2	1990	15,246 SF	
.05Mi.	**3059 COMMONS XING**	**04/25/2002**	$353,900	$141,560	2,288	8/4/2	1991	13,939 SF	
.06Mi.	**3095 ELIZABETH LN**	**12/17/2024**	$342,600	$137,040	2,152	8/3/2	1990	15,246 SF	
.06Mi.	**3108 COMMONS XING**	**07/02/2009**	$386,900	$154,760	2,254	8/3/2	1992	15,682 SF	
.06Mi.	**3048 COMMONS XING**	**08/04/2022**	$453,500	$181,400	2,482	8/4/3	1991	14,810 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	78%

Demographics & Income

Median Age:	38.2 years old	Households:	13,556
Median Household Income:	$94,137	Households w/Family:	80%
Household Income Per Capita:	$38,635	Households w/Family Married:	60%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	40%

School District

School District Zone:	Gwinnett County School District	Students:	182,518
Number of Schools:	141	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.44Mi.	**Snellville Middle School** Number of Students: 820 Student-Teacher Ratio: 13.67	C	Public	6 - 8
1.07Mi.	**South Gwinnett High School** Number of Students: 2,639 Student-Teacher Ratio: 16.91 Advanced Placement: Yes	D+	Public	9 - 12
1.16Mi.	**Britt Elementary School** Number of Students: 561 Student-Teacher Ratio: 12.01	B-	Public	KG - 5

ICE SiteX Report

OrderID: 97768081

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	92%	SIMILAR
BURGLARY	88%	LOWER
MOTOR VEHICLE THEFT	77%	NOTABLY LOWER
FORCIBLE ROBBERY	98%	SIMILAR
AGGRAVATED ASSAULT	93%	SIMILAR
FORCIBLE RAPE	108%	SIMILAR
MURDER	64%	NOTABLY LOWER
OVERALL	75%	NOTABLY LOWER

Disaster Alerts

9/24/2024 - Hurricane Helene 1/22/2026 - Severe Winter Storm

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.