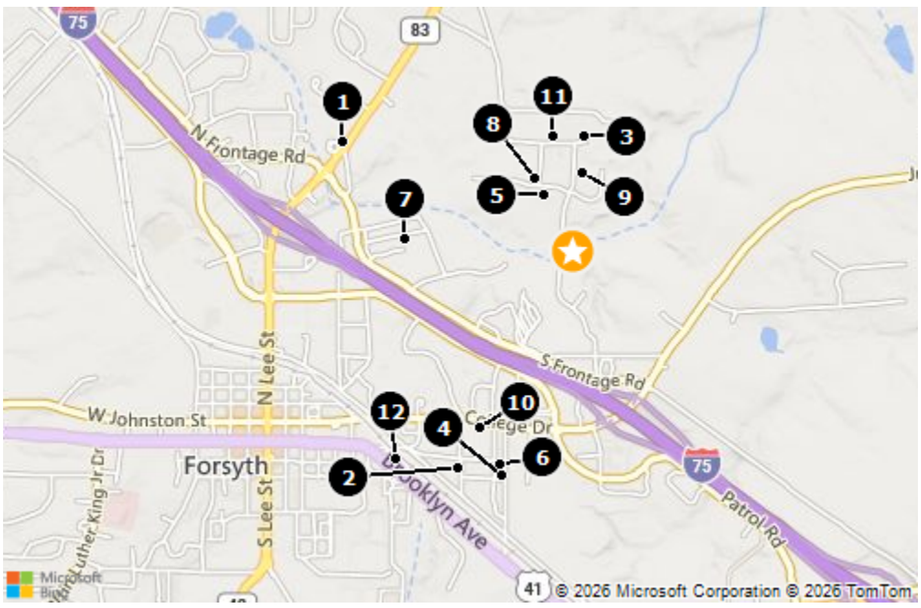
ICE SiteX Report

OrderID: 98722889

SiteX Property Information Report



Subject Property Location

3106 HIGHLAND TRL, FORSYTH, GA 31029-5067

County:	**MONROE GA**	Census Tract:	132070501.022016
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	053D-028	Thomas Bros Pg-Grid:	

Valuation

Value:	**$406,000**	FSD:	12	Common Confidence Score:	59
Value Range:	$357,280 - $454,720	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	2
Assd Land Value:	$14,000	Market Land Value:	$35,000	Tax Year:	2025
Assd Improvement:	$144,280	Market Improvment Value:	$360,700	Total Taxable Value:	$4,772
Total Assessed Value:	$158,280	Total Assessor Market Value:	$395,700	Delinquent Year:	
				Tax Account ID:	17827
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 126 District: 6 Subdivision: JULIETTE CROSSING Land Lot: 202
Abbreviated Description: LL 202 LD 6 LOT 126 JULIETTE CROSSING SD

Property Characteristics

Lot Size:	25,700 SF	Bedrooms:	5	Pool:	
Building Area:	3086 SF	Baths:	3	Fireplace:	1
Year Built:	2021	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	2
Number of Units:		Garage Type:	Garage	Heating:	S
Number of Stories:	2+A	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/03/2025	Sales Price:	$307,232
Document #:	BK-PG 2173-145	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/03/2022	Sales Price:	N/A
Document #:	2022-000204 BK-PG 2173 -157	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	02/03/2022		
Document Type:			

Legal Description:
Lot: 126 Subdivision: JULIETTE CROSSING
Abbreviated Description: LL 202 LD 6 LOT 126 JULIETTE CROSSING SD LANDLOT: 202 LANDDIST: 6

Prior Transfer

Recording Date:	02/03/2022	Sales Price:	$312,900
Document #:	2022-000203 BK-PG 2173 -142	Type of Sale:	Full Amount on Deed
Contract Date:	02/03/2022		
Document Type:			

Legal Description:
Lot: 126 Subdivision: JULIETTE CROSSING
Abbreviated Description: LL 202 LD 6 LOT 126 JULIETTE CROSSING SD LANDLOT: 202 LANDDIST: 6

ICE SiteX Report

OrderID: 98722889

Prior Transfer

Recording Date:	02/03/2022	Sales Price:	$312,900
Document #:	BK-PG 2173 -142	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 126 District: 6 Subdivision: JULIETTE CROSSING Land Lot: 202
Abbreviated Description: LL 202 LD 6 LOT 126 JULIETTE CROSSING SD

Area Sales Analysis

Total Area Sales	$2,846,456	Median # of Bedrooms	3.5
Median Lot Size	15,028 SF	Median # of Baths	2
Median Living Area	2,504 SF	Median Year Built	2013
Price Range - 2 Yrs	$20,000 to $444,900	Age Range	3 years to 106 years
Median Value	$182,078	Median Age	13 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.2Mi.	**4312 CORNWALL DR** **FORSYTH, GA 31029-5065**	09/22/2026	$440,000	$120	3638	/5/3	2023	16,117 SF	
		APN: 053D-388 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 388 Subdivision: JULIETTE CROSSING Abbreviated Description: Lot:388 Subdivision:JULIETTE CROSSING Abbreviated Description:LL 202 LD 6 LOT 388								
2	.66Mi.	**285 E MAIN ST** **FORSYTH, GA 31029-1918**	09/17/2026	$180,000	$106	1691	/3/1	1920	10,019 SF	
		APN: F42-011 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 8 Subdivision: FLETCHER Abbreviated Description: Lot:8 Abbreviated Description:LD 6 LOT 8 FLETCHER S/D								
3	.32Mi.	**5325 FELLES WAY** **FORSYTH, GA 31029-5066**	08/31/2026	$415,000	$163	2534	/4/2	2020	15,246 SF	Yes
		APN: 053D-065 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 87 Subdivision: JULIETTE CROSSING Abbreviated Description: Lot:87 Abbreviated Description:LL 202 LD 6 LOT 87 JULIETTE CROSSING SD LANDLOT: 201 LANDDIST: 6								
4	.64Mi.	**21 S BERNER AVE** **FORSYTH, GA 31029-1938**	07/29/2026	$20,000	$12	1552	//1	1967	10,019 SF	
		APN: F42-030 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: FORSYTH - RESIDENTIAL Abbreviated Description: Subdivision:FORSYTH - RESIDENTIAL Abbreviated Description:LD 6								
5	.17Mi.	**4315 CORNWALL DR** **FORSYTH, GA 31029-5065**	05/14/2026	$184,156	$66	2784	/4/2	2022	15,246 SF	
		APN: 053D-302 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 302 Subdivision: JULIETTE CROSSING Abbreviated Description: Lot:302 Subdivision:JULIETTE CROSSING Abbreviated Description:LL 202 LD 6 LOT 302								
6	.62Mi.	**347 E MAIN ST** **FORSYTH, GA 31029-1920**	01/23/2026	$155,000	$118	1304	//1	1959	6,300 SF	
		APN: F42-005 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Subdivision: FORSYTH - RESIDENTIAL Abbreviated Description: Subdivision:FORSYTH - RESIDENTIAL Abbreviated Description:LD 6								
7	.46Mi.	**205 SOLOMON ST** **FORSYTH, GA 31029-9005**	12/23/2025	$25,000	$25	1000	//1	1963	19,488 SF	
		APN: F34-017 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Subdivision: FORSYTH - RESIDENTIAL Abbreviated Description: Subdivision:FORSYTH - RESIDENTIAL Abbreviated Description:LD 6								
8	.23Mi.	**4320 CORNWALL DR** **FORSYTH, GA 31029-5065**	12/19/2025	$444,900	$140	3166	/5/3	2023	15,246 SF	
		APN: 053D-371 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 371 Subdivision: JULIETTE CROSSING Abbreviated Description: Lot:371 Subdivision:JULIETTE CROSSING Abbreviated Description:LL 202 LD 6 LOT 371								
9	.22Mi.	**1177 VICTORIAN BLVD** **FORSYTH, GA 31029-4796**	12/08/2025	$347,400	$110	3148	/4/2	2020	14,375 SF	
		APN: 053D-056 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 96 Subdivision: JULIETTE CROSSING Abbreviated Description: Lot:96 Abbreviated Description:LL 202 LD 6 LOT 96 JULIETTE CROSSING SD LANDLOT: 202 LANDDIST: 6								
10	.55Mi.	**315 TIFT COLLEGE DR** **FORSYTH, GA 31029-2314**	08/25/2025	$170,000	$126	1346	//1	2007	22,216 SF	
		APN: F41-011 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Subdivision: FORSYTH - COMMERCIAL Abbreviated Description: Subdivision:FORSYTH - COMMERCIAL Abbreviated Description:LD 6; COMMERCIAL LARGE TRACTS								
11	.32Mi.	**5353 FELLES WAY** **FORSYTH, GA 31029-5066**	08/15/2025	$350,000	$141	2474	/4/2	2023	14,810 SF	
		APN: 053D-380 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 380 Subdivision: JULIETTE CROSSING Abbreviated Description: Lot:380 Subdivision:JULIETTE CROSSING Abbreviated Description:LL 201 LD 6 LOT 380								
12	.74Mi.	**22 BROOKLYN AVE** **FORSYTH, GA 31029-1909**	08/14/2025	$115,000	$44	2580	//2	1920	13,504 SF	
		APN: F35-068 Document #:								

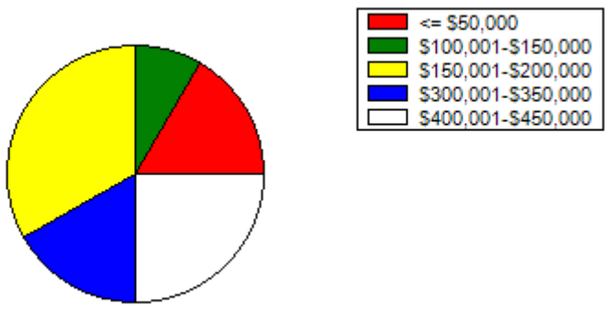
ICE SiteX Report

OrderID: 98722889

Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Subdivision: FORSYTH - RESIDENTIAL Abbreviated Description: Subdivision:FORSYTH - RESIDENTIAL Abbreviated Description:LD 6

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.

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.	**3106 HIGHLAND TRL**	**02/03/2022**	$395,700	$158,280	3,086	/5/3	2021	25,700 SF	
.01Mi.	**3100 HIGHLAND TRL**	**03/29/2022**	$355,000	$142,000	2,560	/5/3	2021	25,700 SF	
.02Mi.	**3110 HIGHLAND TRL**	**05/28/2024**	$311,300	$124,520	2,070	/4/2	2021	33,977 SF	
.03Mi.	**3114 HIGHLAND TRL**	**07/27/2022**	$375,100	$150,040	2,784	/4/2	2022	1 SF	
.05Mi.	**1111 VICTORIAN BLVD**	**10/27/2021**	$368,900	$147,560	2,816	/4/2	2021	14,810 SF	
.05Mi.	**3116 HIGHLAND TRL**	**11/22/2024**	$311,700	$124,680	2,076	/4/2	2021	20,038 SF	
.06Mi.	**1107 VICTORIAN BLVD**	**11/22/2021**	$366,200	$146,480	2,792	/4/2	2021	14,375 SF	
.07Mi.	**3111 HIGHLAND TRL**	**02/25/2022**	$366,200	$146,480	2,722	/5/3	2021	15,682 SF	
.07Mi.	**3119 HIGHLAND TRL**	**01/19/2022**	$345,200	$138,080	2,550	/4/2	2021	23,958 SF	
.07Mi.	**1116 VICTORIAN BLVD**	**07/15/2022**	$326,200	$130,480	2,786	/4/2	2022	24,829 SF	
.07Mi.	**3115 HIGHLAND TRL**	**03/08/2022**	$361,200	$144,480	2,440	/4/2	2021	19,166 SF	
.08Mi.	**1101 VICTORIAN BLVD**	**11/10/2021**	$329,200	$131,680	2,496	/5/3	2021	14,375 SF	
.08Mi.	**1133 VICTORIAN BLVD**	**08/20/2021**	$345,200	$138,080	2,650	/4/2	2021	36,155 SF	
.08Mi.	**1112 VICTORIAN BLVD**	**03/31/2022**	$380,700	$152,280	2,814	/4/2	2022	14,375 SF	
.09Mi.	**1122 VICTORIAN BLVD**	**09/29/2021**	$357,800	$143,120	2,679	/5/3	2021	27,007 SF	
.09Mi.	**2026 CAMBERLE CT**	**11/17/2022**	$330,700	$132,280	2,242	/4/2	2022	15,682 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	41.2 years old	Households:	7,267
Median Household Income:	$70,701	Households w/Family:	70%
Household Income Per Capita:	$36,142	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Monroe County School District	Students:	4,703
Number of Schools:	5	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.04Mi.	**Monroe County Middle School** Number of Students: 1,062 Student-Teacher Ratio: 16.24	A	Public	6 - 8
1.47Mi.	**Katherine B. Sutton Elementary School** Number of Students: 730 Student-Teacher Ratio: 13.39	B	Public	PK - 5
1.09Mi.	**Mary Persons High School** Number of Students: 1,323 Student-Teacher Ratio: 15.77 Advanced Placement: Yes	B+	Public	9 - 12

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Flood Report

The Subject Property of **3106 HIGHLAND TRL, FORSYTH, GA 31029-5067** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	110%	HIGHER
BURGLARY	117%	HIGHER
MOTOR VEHICLE THEFT	100%	SIMILAR
FORCIBLE ROBBERY	96%	SIMILAR
AGGRAVATED ASSAULT	114%	HIGHER
FORCIBLE RAPE	112%	HIGHER
MURDER	110%	HIGHER
OVERALL	122%	HIGHER

Disaster Alerts

1/22/2026 - Severe Winter Storm

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