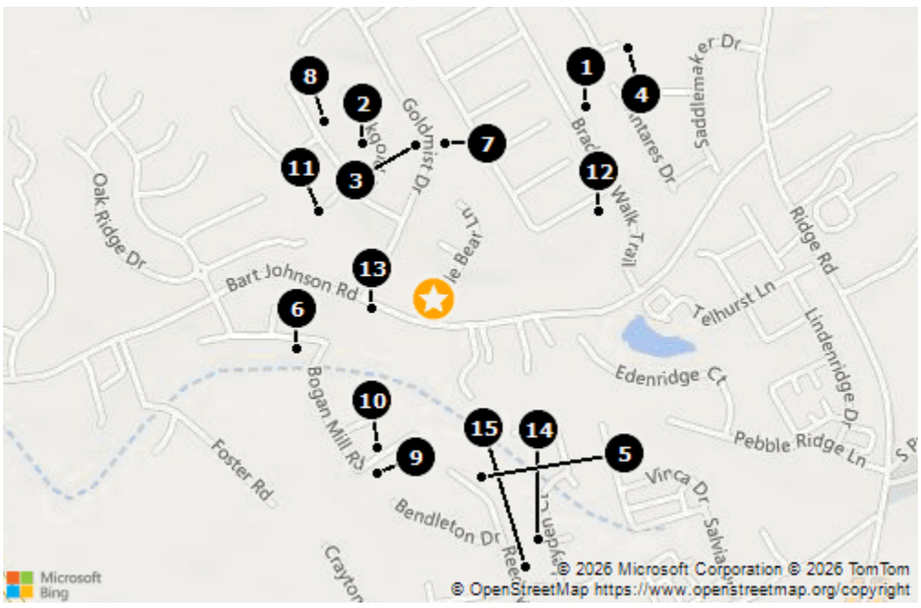
ICE SiteX Report

OrderID: 98351473

SiteX Property Information Report



Subject Property Location

3112 LITTLE BEAR LN, BUFORD, GA 30519-8919

County:	**GWINNETT GA**	Census Tract:	131350506.313000
Property Use:	Single Family Residential	Zoning:	R100CSO-SINGLE-FAMILY CON
Parcel Number:	R7223 444	Thomas Bros Pg-Grid:	

Valuation

Value:	**$560,000**	FSD:	9	Common Confidence Score:	72
Value Range:	$509,600 - $610,400	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$40,000	Market Land Value:	$100,000	Tax Year:	2025
Assd Improvement:	$184,240	Market Improvment Value:	$460,600	Total Taxable Value:	$8,222
Total Assessed Value:	$224,240	Total Assessor Market Value:	$560,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 Block: A District: 1 Subdivision: HAMILTON MILL
Abbreviated Description: L2 BA ARBORS @HAMILTON MILL
City/Muni/Twp: COUNTY

Property Characteristics

Lot Size:	6,970 SF	Bedrooms:	5	Pool:	
Building Area:	3236 SF	Baths:	4	Fireplace:	Yes
Year Built:	2006	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	9	Ext Walls:	Wood Siding
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:	2	A/C:	Yes
Style:	Convention	Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/03/2025	Sales Price:	$391,773
Document #:	BK-PG 58700-298	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	07/17/2024	Loan Amount:	N/A
Document #:	BK-PG 0000061308-0000000898	Loan Type:	New Conventional
TD Due Date:	01/01/2051	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	04/30/2021	Sales Price:	$404,000
Document #:	2021-013854 BK-PG 58700-296	Type of Sale:	Full Amount on Deed
Contract Date:	04/30/2021		
Document Type:			
Legal Description:			

Lot: 2 Subdivision: HAMILTON MILL
Abbreviated Description: L2 ARBORS @HAMILTON MILL; RESIDENTIAL SFR

Prior Transfer

Recording Date:	04/30/2021	Sales Price:	$404,000

ICE SiteX Report

OrderID: 98351473

Document #:	BK-PG 58700 -296	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2 Block: A District: 1 Subdivision: HAMILTON MILL
Abbreviated Description: L2 BA ARBORS @HAMILTON MILL
City/Muni/Twp: COUNTY

Prior Transfer

Recording Date:	12/27/2016	Sales Price:	$146,099
Document #:	BK-PG 51112-148	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/31/2016	Loan Amount:	N/A
Document #:	BK-PG 54694-495	Loan Type:	New Conventional
TD Due Date:	11/01/2046	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	01/11/2012	Loan Amount:	N/A
Document #:	BK-PG 51112-148	Loan Type:	FHA
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	12/28/2011	Sales Price:	$149,900
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/28/2011	Sales Price:	$149,900
Document #:	2011-036174 BK-PG 51112-147	Type of Sale:	Full Amount on Deed
Contract Date:	12/28/2011		
Document Type:			

Legal Description:
Lot: 2 Subdivision: HAMILTON MILL
Abbreviated Description: L2 ARBORS @HAMILTON MILL

Area Sales Analysis

Total Area Sales	$7,289,500	Median # of Bedrooms	3
Median Lot Size	11,326 SF	Median # of Baths	2
Median Living Area	2,338 SF	Median Year Built	2000
Price Range - 2 Yrs	$370,000 to $649,900	Age Range	9 years to 54 years
Median Value	$470,000	Median Age	26 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.33Mi.	**3725 BRADFORD WALK TRL BUFORD, GA 30519-7801**	08/14/2026	$420,800	$174	2405	7/3/2	1998	20,473 SF	
		APN: R7223 168 Document #:								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Lot: 11 Block: A Subdivision: BRADFORD FARMS Abbreviated Description: Abbreviated Description:L11 BA BRADFORD FARMS #1; RESIDENTIAL SFR								
2	.23Mi.	**3690 BLACKGOLD DR BUFORD, GA 30519-7826**	08/04/2026	$475,000	$201	2357	7/3/2	1999	11,761 SF	
		APN: R7223 106 Document #:								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Lot: 76 Block: A Abbreviated Description: Abbreviated Description:L76 BA HAMILTON FIELD GOL-CR#1; RESIDENTIAL SFR								
3	.2Mi.	**3130 GOLDMIST DR BUFORD, GA 30519-7837**	08/04/2026	$399,000	$229	1742	8/3/2	1998	10,454 SF	
		APN: R7223 082 Document #:								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Lot: 52 Block: A Abbreviated Description: Abbreviated Description:L52 BA HAMILTON FIELD GOL-CR#1; RESIDENTIAL SFR								
4	.44Mi.	**3330 RIVERS END PL BUFORD, GA 30519-7851**	08/03/2026	$483,900	$249	1938	6/3/2	2000	25,265 SF	
		APN: R1004 242 Document #:								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Lot: 20 Block: A Subdivision: RIVERS END Abbreviated Description: Abbreviated Description:L20 BA RIVERS END #1; RESIDENTIAL SFR								
5	.25Mi.	**3565 REED MILL DR BUFORD, GA 30519-4042**	07/30/2026	$645,000	$194	3311	9/4/3	2016	9,583 SF	
		APN: R7182 283 Document #:								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Lot: 11 Block: A Subdivision: PRESERVE AT REED MILL Abbreviated Description: Abbreviated Description:L11 BA PRESERVE AT REED MILL PH 1; RESIDENTIAL SFR								
6	.2Mi.	**3800 BOGAN MILL RD BUFORD, GA 30519-7337**	07/27/2026	$370,000	$161	2298	8/4/2	2003	6,534 SF	
		APN: R7223 422 Document #:								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Lot: 77 Block: A Subdivision: HAMILTON RIDGE Abbreviated Description: Abbreviated Description:L77 BA HAMILTON RIDGE; RESIDENTIAL SFR								
7	.21Mi.	**3135 GOLDMIST DR BUFORD, GA 30519-7815**	06/17/2026	$470,000	$201	2338	8/3/2	1998	16,553 SF	

ICE SiteX Report

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APN: R7223 043 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 13 Block: A Subdivision: HAMILTON FIELDS AT GOLDEN CREEK Abbreviated Description: Abbreviated Description:L13 BA HAMILTON FIELDS AT GOLDEN CREEK; RESIDENTIAL SFR

8	.28Mi.	**3713 GOLDEN IVE DR** **BUFORD, GA 30519-7828**	06/10/2026	$500,000	$179	2783	11/5/3	2000	11,761 SF

APN: R7223 113 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 83 Block: A Abbreviated Description: Abbreviated Description:L83 BA HAMILTON FIELD GOL-CR#1; RESIDENTIAL SFR

9	.25Mi.	**3570 BOGAN MILL RD** **BUFORD, GA 30519-7340**	06/05/2026	$400,000	$181	2205	8/4/2	2004	6,534 SF

APN: R7223 406 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 61 Block: A Subdivision: HAMILTON RIDGE Abbreviated Description: Abbreviated Description:L61 BA HAMILTON RIDGE; RESIDENTIAL SFR

10	.21Mi.	**3561 BOGAN MILL RD** **BUFORD, GA 30519-7340**	04/15/2026	$382,900	$201	1897	6/3/2	2004	6,534 SF

APN: R7223 392 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 47 Block: A Subdivision: HAMILTON RIDGE Abbreviated Description: Abbreviated Description:L47 BA HAMILTON RIDGE; RESIDENTIAL SFR

11	.2Mi.	**3200 GOLDEN SPRING DR** **BUFORD, GA 30519-7833**	03/27/2026	$450,000	$224	2006	7/3/2	1999	15,682 SF

APN: R7223 143 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 112 Block: A Abbreviated Description: Abbreviated Description:L112 BA HAMILTON FIELD GO-CR#1; RESIDENTIAL SFR

12	.25Mi.	**4165 BRADFORD WALK TRL** **BUFORD, GA 30519-7807**	03/18/2026	$458,000	$184	2483	9/4/2	1998	11,326 SF

APN: R7223 239 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 50 Block: A Subdivision: BRADFORD FARMS Abbreviated Description: Abbreviated Description:L50 BA BRADFORD FARMS #1; RESIDENTIAL SFR

13	.08Mi.	**3125 BART JOHNSON RD** **BUFORD, GA 30519-3923**	02/27/2026	$615,000	$330	1859	7/3/2	1972	87,120 SF

APN: R7223 006 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:BART JOHNSON RD; RESIDENTIAL SFR

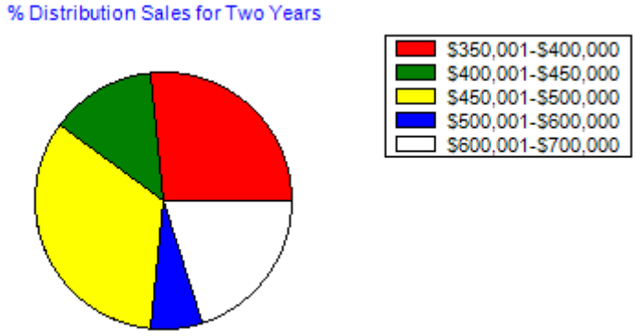
14	.35Mi.	**3238 LEYDEN CT** **BUFORD, GA 30519-4142**	02/23/2026	$649,900	$203	3192	7/4/3	2017	10,454 SF

APN: R7182 327 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 22 Block: B Subdivision: PRESERVE AT REED MILL Abbreviated Description: Abbreviated Description:L22 BB PRESERVE AT REED MILL PH 1; RESIDENTIAL SFR

15	.38Mi.	**3465 REED MILL DR** **BUFORD, GA 30519-4040**	01/30/2026	$570,000	$235	2417	8/4/3	2015	9,583 SF

APN: R7182 293 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 21 Block: A Subdivision: PRESERVE AT REED MILL Abbreviated Description: Abbreviated Description:L21 BA PRESERVE AT REED MILL PH 1; RESIDENTIAL SFR

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.

ICE SiteX Report

OrderID: 98351473

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.	**3112 LITTLE BEAR LN**	**04/30/2021**	$560,600	$224,240	3,236	9/5/4	2006	6,970 SF	
.01Mi.	**3102 LITTLE BEAR LN**	**05/07/2012**	$517,100	$206,840	2,508	8/5/3	2006	4,356 SF	
.02Mi.	**3122 LITTLE BEAR LN**	**08/15/2024**	$596,700	$238,680	3,068	9/5/3	2006	9,583 SF	
.03Mi.	**3103 LITTLE BEAR LN**	**05/10/2022**	$623,100	$249,240	3,203	9/5/3	2006	7,405 SF	
.03Mi.	**3123 LITTLE BEAR LN**	**07/24/2013**	$586,200	$234,480	2,973	9/5/3	2006	12,632 SF	
.03Mi.	**3132 LITTLE BEAR LN**	**07/07/2015**	$482,000	$192,800	2,678	9/5/3	2005	5,663 SF	
.05Mi.	**3133 LITTLE BEAR LN**	**02/15/2019**	$661,000	$264,400	4,469	9/5/4	2006	5,663 SF	
.05Mi.	**3142 LITTLE BEAR LN**	**12/13/2006**	$596,700	$238,680	3,068	9/5/3	2006	6,970 SF	
.05Mi.	**3181 MACY LEE CT**	**02/21/2023**	$642,900	$257,160	4,176	9/5/4	2006	7,405 SF	
.06Mi.	**3143 LITTLE BEAR LN**	**09/15/2006**	$500,100	$200,040	2,340	9/5/3	2005	5,663 SF	
.06Mi.	**3191 MACY LEE CT**	**05/08/2007**	$602,500	$241,000	3,078	9/5/3	2006	7,841 SF	
.06Mi.	**3015 GOLDMIST DR**	**09/16/2013**	$517,700	$207,080	2,501	7/3/2	2002	13,504 SF	
.06Mi.	**3035 GOLDMIST DR**	**08/28/2020**	$513,100	$205,240	3,024	9/5/3	2000	18,731 SF	
.07Mi.	**3153 LITTLE BEAR LN**	**08/08/2017**	$493,800	$197,520	2,760	9/5/3	2005	5,663 SF	
.07Mi.	**3005 GOLDMIST DR**	**03/26/2003**	$475,500	$190,200	2,070	7/3/2	2002	16,988 SF	
.07Mi.	**3171 MACY LEE CT**	**06/23/2015**	$571,600	$228,640	2,847	9/5/3	2005	7,841 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	39.3 years old	Households:	17,841
Median Household Income:	$103,770	Households w/Family:	81%
Household Income Per Capita:	$46,649	Households w/Family Married:	58%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	44%

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
1.81Mi.	**Harmony Elementary School** Number of Students: 614 Student-Teacher Ratio: 11.48	B	Public	KG - 5
0.65Mi.	**Glenn C. Jones Middle School** Number of Students: 1,758 Student-Teacher Ratio: 15.29	A+	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	101%	SIMILAR
BURGLARY	70%	NOTABLY LOWER
MOTOR VEHICLE THEFT	84%	LOWER
FORCIBLE ROBBERY	91%	LOWER
AGGRAVATED ASSAULT	62%	NOTABLY LOWER
FORCIBLE RAPE	80%	LOWER
MURDER	64%	NOTABLY LOWER
OVERALL	68%	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.
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