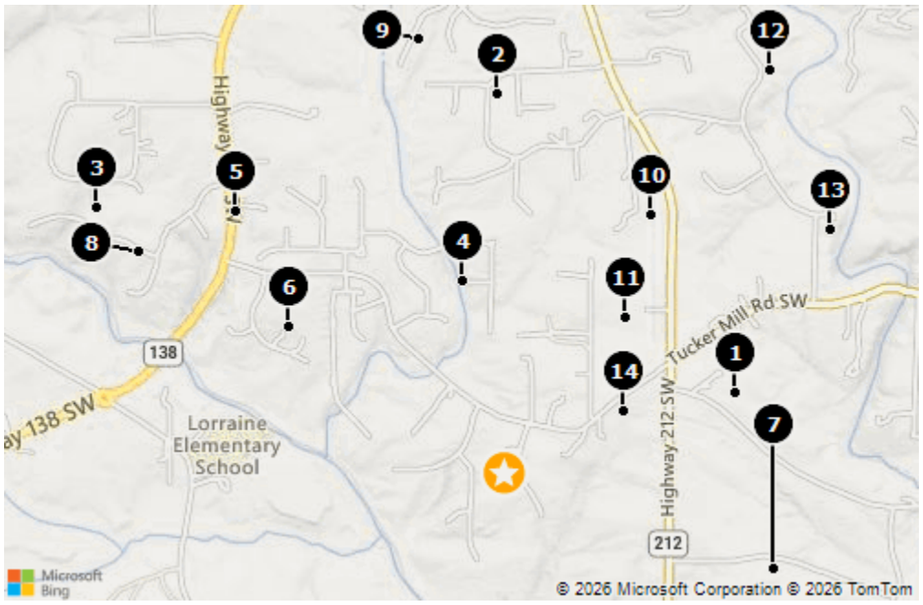
ICE SiteX Report

OrderID: 98722507

SiteX Property Information Report



Subject Property Location

3180 BUCK BRANCH RD SW, CONYERS, GA 30094-3937

County:	**ROCKDALE GA**	Census Tract:	132470604.093007
Property Use:	Single Family Residential	Zoning:	AR
Parcel Number:	014-0-02-0030	Thomas Bros Pg-Grid:	

Valuation

Value:	**$584,000**	FSD:	16	Common Confidence Score:	48
Value Range:	$490,560 - $677,440	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1
Assd Land Value:	$20,960	Market Land Value:	$52,400	Tax Year:	2026
Assd Improvement:	$215,760	Market Improvment Value:	$539,400	Total Taxable Value:	$5,053
Total Assessed Value:	$236,720	Total Assessor Market Value:	$591,800	Delinquent Year:	
				Tax Account ID:	2140
				Homeowner's Exemption:	
				Tax Exemptions:	DBV

Assessment Legal Description

Lot: 10 District: 11 Subdivision: TUCKER MILL Phase No: U-3 Land Lot: 149
Abbreviated Description: &LL172 W/SIDE BUCK BRANCH RD

Property Characteristics

Lot Size:	2.110 AC	Bedrooms:	5	Pool:	Yes
Building Area:	2964 SF	Baths:	3	Fireplace:	1
Year Built:	1992	Partial Baths:	1	Type Const:	Masonry
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Masonry
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	2+B	Number of Cars:		A/C:	Central
Style:		Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:	Masonry	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/06/2026	Sales Price:	N/A
Document #:	BK-PG 8185-347	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	09/19/2025		
Document Type:			

Legal Description:
Lot: 10 Subdivision: TUCKER MILL
Abbreviated Description: &LL172 W/SIDE BUCK BRANCH RD LANDLOT: 149 LANDDIST: 11; RESIDENTIAL LOT

Prior Transfer

Recording Date:	10/28/2025	Sales Price:	$24,500,000
Document #:	BK-PG 5763-263	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/22/2016	Sales Price:	$263,900
Document #:	BK-PG 5893 -170	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 10 District: 11 Subdivision: TUCKER MILL Phase No: U-3 Land Lot: 149
Abbreviated Description: &LL172 W/SIDE BUCK BRANCH RD

ICE SiteX Report

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Mortgage Record

Recording Date:	10/01/2015	Loan Amount:	N/A
Document #:	010479930025 BK-PG 5763-263	Loan Type:	New Conventional
TD Due Date:	07/07/2016	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	07/07/2015	Sales Price:	$180,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/07/2015	Sales Price:	$180,000
Document #:	2015-002044 BK-PG 5737-248	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 10 Subdivision: TUCKER MILL
Abbreviated Description: &LL172 W/SIDE BUCK BRANCH RD |LANDLOT: 149 |LANDDIST: 11

Prior Transfer

Recording Date:	02/03/2014	Sales Price:	$241,544
Document #:	9033040002 BK-PG 5211-282	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/19/2012	Sales Price:	N/A
Document #:	008753290001 BK-PG 3768-293	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/21/2012	Loan Amount:	N/A
Document #:	008715730012 BK-PG 5211-282	Loan Type:	FHA
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	08/10/2012	Sales Price:	$246,000
Document #:	2012-003231 BK-PG 5211-277	Type of Sale:	Full Amount on Deed
Contract Date:	08/10/2012		
Document Type:			

Legal Description:
Subdivision: TUCKER MILL
Abbreviated Description: &LL172 W/SIDE BUCK BRANCH RD |

Prior Transfer

Recording Date:	03/14/2006	Sales Price:	N/A
Document #:	4701 BK-PG 1830-274	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/10/2006	Loan Amount:	N/A
Document #:	BK-PG 3768-293	Loan Type:	Stand Alone Second
TD Due Date:	02/02/2026	Type Finance:	

Legal Description:
Lot: 10 Block: 2 District: 11 Subdivision: TUCKER MILL FOREST Legal Unit: III Land Lot: 172

Mortgage Record

Recording Date:	03/13/2000	Loan Amount:	N/A
Document #:	BK-PG 1830-274	Loan Type:	Stand Alone Refi
TD Due Date:		Type Finance:	

Legal Description:
Lot: 10 District: 11 Subdivision: TUCKER MILL FOREST Legal Unit: 3 Land Lot: 172

Area Sales Analysis

Total Area Sales	$6,183,819	Median # of Bedrooms	3.5
Median Lot Size	93,437 SF	Median # of Baths	2
Median Living Area	2,446 SF	Median Year Built	1992
Price Range - 2 Yrs	$150,000 to $662,000	Age Range	2 years to 157 years
Median Value	$453,450	Median Age	34 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.67Mi.	**2665 HONEY CREEK RD SW CONYERS, GA 30094-3456**	09/02/2026	$435,000	$217	2001	6/3/2	1983	217,801 SF	
		APN: 030-0-01-0107 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: EAST MILL FOREST Abbreviated Description: Subdivision:EAST MILL FOREST Abbreviated Description:LL173 LD11 W/SIDE HONEY CREEK RD LANDLOT: 173 LANDDIST: 11; RESIDENTIAL LOT								
2	1.03Mi.	**2995 ORCHARD RD SW CONYERS, GA 30094-3903**	08/26/2026	$330,000	$132	2495	6/3/2	1997	20,038 SF	
		APN: 014-A-01-0023 Document #:								

ICE SiteX Report

OrderID: 98722507

Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: ROSS MANOR Abbreviated Description: Subdivision:ROSS MANOR Abbreviated Description:E/SIDE ORCHARD RD LANDLOT: 181 LANDDIST: 11; RESIDENTIAL LOT

3	1.32Mi.	**3456 MONICA LN SW** **CONYERS, GA 30094-3933**	08/11/2026	$150,000	$65	2280	6/2/3	1986	169,885 SF	

APN: 014-0-03-0025 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 18 Subdivision: ALLISON ESTATES Abbreviated Description: Subdivision:ALLISON ESTATES Abbreviated Description:S/SIDE MONICA LANE - L18 LANDLOT: 183 LANDDIST: 11; RESIDENTIAL SMALL TRACT

4	.54Mi.	**3413 TALKING CREEK CT** **CONYERS, GA 30094-3993**	08/11/2026	$662,000	$193	3427	9/4/3	2007	67,518 SF	

APN: 014-0-01-0138 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 92 Subdivision: SOUTH MILL Abbreviated Description: Subdivision:SOUTH MILL Abbreviated Description:TALKING CREEK CT-L92 U2 LANDLOT: 172 LANDDIST: 11; RESIDENTIAL LOT

5	1Mi.	**3298 HIGHWAY 138 SW** **CONYERS, GA 30094-3924**	07/28/2026	$164,920	$92	1782	5/3/1	1869	17,424 SF	

APN: 014-0-01-018B Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Subdivision: RURAL Abbreviated Description: Subdivision:RURAL Abbreviated Description:E/SIDE HWY 138 LANDLOT: 182 LANDDIST: 11; RESIDENTIAL SMALL TRACT

6	.7Mi.	**3411 DEER HOLLOW RUN SW** **CONYERS, GA 30094-3942**	07/27/2026	$471,900	$182	2585	8/4/4	1988	106,722 SF	Yes

APN: 014-0-04-0041 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: DEER HOLLOW Abbreviated Description: Abbreviated Description:N/SIDE DEER HOLLOW RUN LANDLOT: 171 LANDDIST: 11; RESIDENTIAL LOT

7	.79Mi.	**2625 ABBEY RIDGE RD SW** **CONYERS, GA 30094-3461**	07/09/2026	$500,000	$199	2508	7/4/3	2000	80,151 SF	

APN: 030-0-01-0250 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: EAST MILL FOREST Abbreviated Description: Subdivision:EAST MILL FOREST Abbreviated Description:ABBEY RIDGE RD LANDLOT: 148 LANDDIST: 11; RESIDENTIAL LOT

8	1.15Mi.	**3203 WOODHAVEN CT SW** **CONYERS, GA 30094-3951**	07/07/2026	$400,000	$131	3040	8/4/2	1996	48,787 SF	

APN: 014-0-03-0062 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 18 Subdivision: WOODLAND HILLS Abbreviated Description: Subdivision:WOODLAND HILLS Abbreviated Description:S/SIDE WOODHAVEN CT - L18 LANDLOT: 183 LANDDIST: 11; RESIDENTIAL LOT

9	1.19Mi.	**3136 CLARIDGE DR** **CONYERS, GA 30094-3974**	06/10/2026	$390,000	$188	2071	7/4/2	2001	30,056 SF	

APN: 014-A-01-0072 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 27 Block: A Subdivision: RICHMOND Abbreviated Description: Lot:27 Subdivision:RICHMOND Abbreviated Description:LL204 LD11 E/SIDE CLARIDGE DR LANDLOT: 204 LANDDIST: 11; RESIDENTIAL LOT

10	.79Mi.	**2750 HIGHWAY 212 SW** **CONYERS, GA 30094-3351**	05/15/2026	$595,000	$333	1784	6/3/2	1982	217,801 SF	Yes

APN: 030-0-01-0150 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: EAST MILL FOREST Abbreviated Description: Subdivision:EAST MILL FOREST Abbreviated Description:W/SIDE GA 212 LANDLOT: 180 LANDDIST: 11; RESIDENTIAL LOT

11	.54Mi.	**2744 HIGHWAY 212 SW** **CONYERS, GA 30094-3351**	05/15/2026	$590,000	$246	2396	8/4/3	1979	411,208 SF	

APN: 030-0-01-0147 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: EAST MILL FOREST Abbreviated Description: Subdivision:EAST MILL FOREST Abbreviated Description:LL148 173 180 LD11 W/SIDE GA HWY 212 LANDLOT: 148 LANDDIST: 11; RESIDENTIAL LOT

12	1.28Mi.	**3284 CREEKSIDE DR SE** **CONYERS, GA 30094-3360**	05/12/2026	$369,999	$178	2076	6/3/2	1985	119,790 SF	

APN: 029-0-01-0023 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 28 Subdivision: EAST MILL FOREST Abbreviated Description: Subdivision:EAST MILL FOREST Abbreviated Description:E/SIDE CREEKSIDE DR-L28 U7A LANDLOT: 180 LANDDIST: 11; RESIDENTIAL SMALL TRACT

13	1.11Mi.	**3294 MILL FOREST DR SW** **CONYERS, GA 30094-3345**	04/30/2026	$575,000	$175	3281	7/3/2	2024	54,450 SF	

APN: 030-0-01-0164 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 19-A Subdivision: EAST MILL FOREST Abbreviated Description: Lot:19-A Subdivision:EAST MILL FOREST Abbreviated Description:E/SIDE MILL FOREST DR - TR19 U6 LANDLOT: 179 LANDDIST: 11; RESIDENTIAL LOT

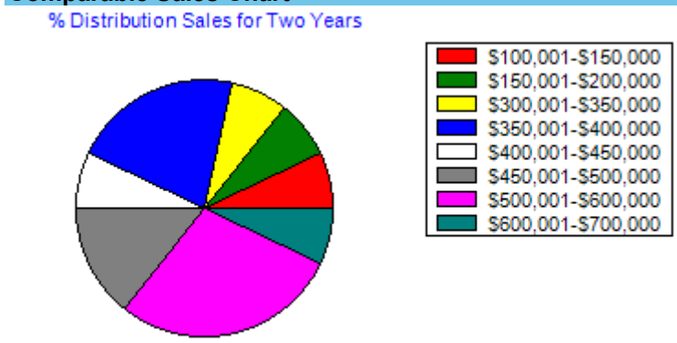
14	.37Mi.	**2790 TUCKER MILL RD SW** **CONYERS, GA 30094-3907**	04/21/2026	$550,000	$129	4263	12/4/4	1997	204,297 SF	

APN: 030-0-01-0142 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: EAST MILL FOREST Abbreviated Description: Subdivision:EAST MILL FOREST Abbreviated Description:W/SIDE GA HWY 212 LANDLOT: 173 LANDDIST: 11; RESIDENTIAL LOT

ICE SiteX Report

OrderID: 98722507

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.	**3180 BUCK BRANCH RD SW**	**06/22/2016**	$591,800	$236,720	2,964	8/5/3	1992	2 SF	Yes
.05Mi.	**3190 BUCK BRANCH RD SW**	**07/19/2024**	$462,000	$184,800	2,941	7/3/4	1996	2 SF	Yes
.05Mi.	**3170 BUCK BRANCH RD SW**	**03/28/2022**	$430,200	$172,080	2,424	6/3/2	1991	3 SF	Yes
.05Mi.	**3308 WESTBOROUGH LN**	**05/16/2008**	$714,200	$285,680	3,434	9/5/4	2008	33,106 SF	
.06Mi.	**3312 WESTBOROUGH LN**	**01/22/2021**	$828,200	$331,280	3,538	9/5/4	2020	36,155 SF	
.06Mi.	**3304 WESTBOROUGH LN**	**10/13/2020**	$742,700	$297,080	3,216	8/4/3	2019	40,075 SF	
.08Mi.	**3316 WESTBOROUGH LN**	**02/28/2020**	$818,400	$327,360	3,373	9/5/4	2019	1 SF	
.08Mi.	**3191 BUCK BRANCH RD SW**	**08/25/2018**	$410,900	$164,360	2,370	6/3/2	1986	1 SF	
.09Mi.	**3300 WESTBOROUGH LN**	**08/23/2023**	$805,400	$322,160	3,564	10/5/4	2018	30,492 SF	
.1Mi.	**3200 BUCK BRANCH RD SW**	**09/22/2022**	$560,200	$224,080	4,260	7/4/2	1986	4 SF	
.11Mi.	**3320 WESTBOROUGH LN**	**07/30/2021**	$852,200	$340,880	3,575	8/5/4	2021	25,265 SF	
.11Mi.	**3171 BUCK BRANCH RD SW**	**01/04/2008**	$353,100	$141,240	2,458	6/3/2	1986	2 SF	
.11Mi.	**3020 TUCKER MILL RD SW**	**03/22/2013**	$521,900	$208,760	2,694	7/4/3	1990	3 SF	
.12Mi.	**3201 BUCK BRANCH RD SW**	**03/13/2003**	$334,500	$133,800	2,317	8/3/2	1989	2 SF	
.12Mi.	**3324 WESTBOROUGH LN**	**01/22/2021**	$841,400	$336,560	3,768	9/5/4	2020	25,265 SF	
.13Mi.	**3313 WESTBOROUGH LN**	**12/19/2014**	$800,200	$320,080	4,056	9/5/5	2007	2 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	74%

Demographics & Income

Median Age:	41.2 years old	Households:	12,560
Median Household Income:	$85,548	Households w/Family:	77%
Household Income Per Capita:	$39,887	Households w/Family Married:	46%
Most Common Education Level:	Some College	Households w/Family Children:	36%

School District

School District Zone:	Rockdale County School District	Students:	15,342
Number of Schools:	18	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.89Mi.	**Heritage High School** Number of Students: 1,788 Student-Teacher Ratio: 18.01 Advanced Placement: Yes	C-	Public	9 - 12
0.77Mi.	**Lorraine Elementary School** Number of Students: 571 Student-Teacher Ratio: 13.28	C+	Public	PK - 5
0.56Mi.	**Ray Davis Middle School** Number of Students: 874 Student-Teacher Ratio: 14.28	B-	Public	6 - 8

ICE SiteX Report

OrderID: 98722507

Flood Report

The Subject Property of **3180 BUCK BRANCH RD SW, CONYERS, GA 30094-3937** 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	103%	SIMILAR
BURGLARY	98%	SIMILAR
MOTOR VEHICLE THEFT	92%	SIMILAR
FORCIBLE ROBBERY	105%	SIMILAR
AGGRAVATED ASSAULT	68%	NOTABLY LOWER
FORCIBLE RAPE	99%	SIMILAR
MURDER	70%	NOTABLY LOWER
OVERALL	73%	NOTABLY LOWER

Disaster Alerts

1/22/2026 - Severe Winter Storm 10/8/2026 - Hurricane Isaias

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