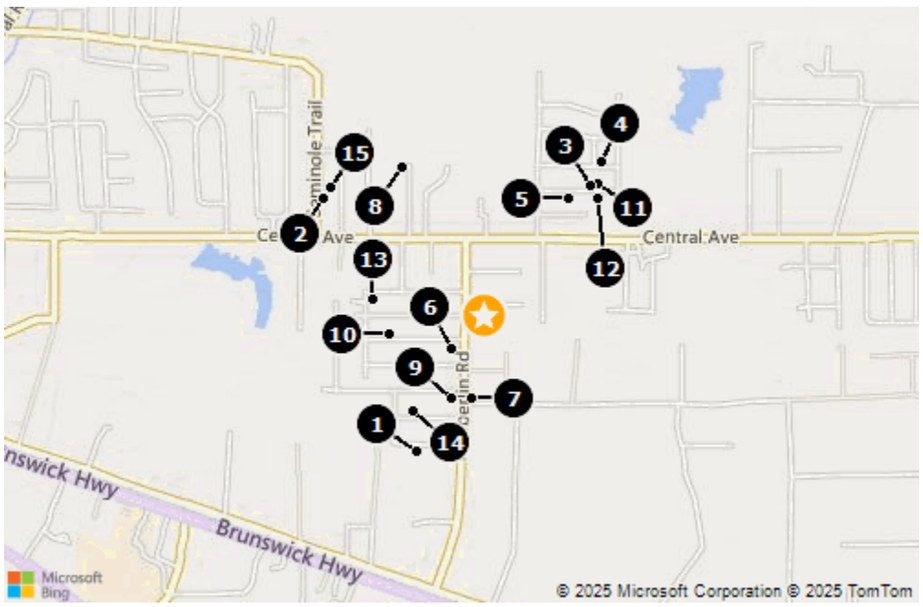
ICE SiteX Report

OrderID: 95584137

SiteX Property Information Report



Subject Property Location

3250 PLANTATION LN, WAYCROSS, GA 31503-9510

County:	**WARE GA**	Census Tract:	132999506.002004
Property Use:	Single Family Residential	Zoning:	006
Parcel Number:	054F-02-039	Thomas Bros Pg-Grid:	

Valuation

Value:	**$283,000**	FSD:	18
Value Range:	$232,060 - $333,940	Confidence Score:	82

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	1
Assd Land Value:	$7,680	Market Land Value:	$19,200	Tax Year:	2024
Assd Improvement:	$82,762	Market Improvment Value:	$206,906	Total Taxable Value:	$992
Total Assessed Value:	$90,442	Total Assessor Market Value:	$226,106	Delinquent Year:	
				Tax Account ID:	3874
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 8 Subdivision: RUSTON SLOPES Land Lot: 163
Abbreviated Description: PLANTATION LN 3250 B2 L8 LL163/8

Property Characteristics

Lot Size:	27,878 SF	Bedrooms:	3	Pool:	Yes
Building Area:	1656 SF	Baths:	2	Fireplace:	1
Year Built:	1977	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick
Number of Units:		Garage Type:	Carport	Heating:	Central
Number of Stories:	1+B	Number of Cars:	1	A/C:	Central
Style:		Basement:	Partial	Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/27/2025	Sales Price:	$124,601
Document #:	BK-PG 71Y-206	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/05/2016	Loan Amount:	N/A
Document #:	003774 BK-PG 71Y-206	Loan Type:	FHA
TD Due Date:	01/01/2046	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	12/02/2016	Sales Price:	N/A
Document #:	2016-001398 BK-PG 71Y -218	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	12/02/2016		
Document Type:	Warranty Deed		

Legal Description:
Subdivision: PLANTATION LN
Abbreviated Description: PLANTATION LN 3250 B2 L8

Prior Transfer

Recording Date:	12/02/2016	Sales Price:	$126,900
Document #:	2016-001397 BK-PG 71Y -204	Type of Sale:	Full Amount on Deed

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Contract Date:	12/02/2016
Document Type:	Warranty Deed

Legal Description:
Subdivision: PLANTATION LN
Abbreviated Description: PLANTATION LN 3250 B2 L8

Prior Transfer

Recording Date:	12/02/2016	Sales Price:	$126,900
Document #:	BK-PG 71Y -204	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 8 Subdivision: RUSTON SLOPES Land Lot: 163
Abbreviated Description: PLANTATION LN 3250 B2 L8 LL163/8

Prior Transfer

Recording Date:	11/08/2016	Sales Price:	N/A
Document #:	2016-001396 BK-PG 71Y -202	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	11/08/2016		
Document Type:	Warranty Deed		

Legal Description:
Subdivision: PLANTATION LN
Abbreviated Description: PLANTATION LN 3250 B2 L8

Area Sales Analysis

Total Area Sales	$3,535,816	Median # of Bedrooms	3
Median Lot Size	18,731 SF	Median # of Baths	2
Median Living Area	1,765 SF	Median Year Built	1979
Price Range - 2 Yrs	$180,000 to $323,000	Age Range	10 years to 61 years
Median Value	$230,404	Median Age	46 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.43Mi.	**3088 SOUTHWOOD DR** **WAYCROSS, GA 31503-9505**	07/17/2025	$233,000	$143	1624	6/3/2	1972	20,909 SF	
		APN: 054D-03-045 Document #: Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 5 Block: C Subdivision: SOUTHWOOD ESTATES Abbreviated Description: Lot:5 Block:C Subdivision:SOUTHWOOD ESTATES Abbreviated Description:SOUTHWOOD DR 3088 BC L5 LL206/8 LANDLOT: 206 LANDDIST: 8; RESIDENTIAL LOT								
2	.53Mi.	**2775 SEMINOLE TRL** **WAYCROSS, GA 31503-4146**	06/30/2025	$215,000	$99	2157	7/3/2	1964	64,033 SF	
		APN: 054B-01-008 Document #: Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Subdivision: OAK POINTE Abbreviated Description: Subdivision:OAK POINTE Abbreviated Description:SEMINOLE TRL 2775 LL163/8 LANDLOT: 163 LANDDIST: 8; RESIDENTIAL LOT								
3	.47Mi.	**3463 WREN DR** **WAYCROSS, GA 31503-8012**	05/05/2025	$215,500	$126	1708	6/3/2	1979	16,117 SF	
		APN: 054F-01-041 Document #: Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 7 Block: C Subdivision: SATILLA MEADOWS Abbreviated Description: Lot:7 Block:C Subdivision:SATILLA MEADOWS Abbreviated Description:WREN DR 3463 BC L7 LL163/8 LANDLOT: 163 LANDDIST: 8; RESIDENTIAL LOT								
4	.54Mi.	**3475 LARK RDG** **WAYCROSS, GA 31503-8069**	03/07/2025	$197,000	$130	1512	6/3/2	1980	19,602 SF	
		APN: 054F-01-060 Document #: Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 1 Block: F Subdivision: SATILLA MEADOWS Abbreviated Description: Lot:1 Block:F Subdivision:SATILLA MEADOWS Abbreviated Description:LARK RIDGE RD 3475 BF L1 LL163/8 LANDLOT: 163 LANDDIST: 8; RESIDENTIAL LOT								
5	.4Mi.	**3436 WREN DR** **WAYCROSS, GA 31503-8011**	02/10/2025	$180,000	$123	1459	6/3/2	1979	16,553 SF	
		APN: 054F-01-031 Document #: Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 17 Block: B Subdivision: SATILLA MEADOWS Abbreviated Description: Lot:17 Block:B Subdivision:SATILLA MEADOWS Abbreviated Description:WREN DR 3436 BB L17 LL163/8 LANDLOT: 163 LANDDIST: 8; RESIDENTIAL LOT								
6	.13Mi.	**3172 BIRCHWOOD DR** **WAYCROSS, GA 31503-4110**	12/10/2024	$323,000	$183	1765	/3/2	1996	16,117 SF	Yes
		APN: 054D-05-078 Document #: Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 23 Block: C Subdivision: FOREST HILLS Abbreviated Description: Lot:23 Block:C Subdivision:FOREST HILLS Abbreviated Description:BIRCHWOOD DR 3172 BC L23 LL163/8 LANDLOT: 163 LANDDIST: 8; RESIDENTIAL LOT								
7	.23Mi.	**500 TOMBERLIN RD** **WAYCROSS, GA 31503-9522**	11/04/2024	$290,000	$135	2143	7/3/2	2015	15,246 SF	
		APN: 054B-02-030-A Document #: Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 4 Subdivision: TOMBERLIN PLACE - PHASE 1 Abbreviated Description: Lot:4 Subdivision:TOMBERLIN PLACE - PHASE 1 Abbreviated Description:TOMBERLIN RD 500 L4 LL163/8 LANDLOT: 163 LANDDIST: 8; RESIDENTIAL SMALL TRACT								
8	.46Mi.	**1075 WILDWOOD RD** **WAYCROSS, GA 31503-8076**	10/16/2024	$261,500	$127	2046	7/3/2	1976	41,818 SF	
		APN: 054B-04-005 01 Document #: Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Subdivision: DEARBORN PARK Abbreviated Description: Subdivision:DEARBORN PARK Abbreviated Description:WILDWOOD RD 1075 BA L5; RESIDENTIAL LOT								
9	.25Mi.	**3174 ORION DR** **WAYCROSS, GA 31503-8908**	08/21/2024	$215,000	$112	1909	6/3/2	1977	20,909 SF	
		APN: 054D-03-013 Document #: Document Type: Warranty Deed Price Code: V								

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Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:ORION DR 3174 BA L2; RESIDENTIAL LOT

10	.27Mi.	**2969 BIRCHWOOD DR** **WAYCROSS, GA 31503-4109**	08/12/2024	$300,000	$128	2331	6/3/2	2001	16,553 SF

APN: 054D-05-062 Document #:
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:BIRCHWOOD DR 2969 BD L10; RESIDENTIAL LOT

11	.48Mi.	**3473 WREN DR** **WAYCROSS, GA 31503-8012**	07/31/2024	$185,000	$116	1591	6/3/2	1977	16,117 SF

APN: 054F-01-040 Document #:
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 8 Block: C Subdivision: SATILLA MEADOWS Abbreviated Description: Lot:8 Block:C Subdivision:SATILLA MEADOWS Abbreviated Description:WREN DR 3473 BC L8 LL163/8 LANDLOT: 163 LANDDIST: 8; RESIDENTIAL LOT

12	.45Mi.	**3474 WREN DR** **WAYCROSS, GA 31503-8011**	07/31/2024	$240,000	$164	1458	6/3/2	1980	16,553 SF

APN: 054F-01-035 Document #:
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 13 Block: B Subdivision: SATILLA MEADOWS Abbreviated Description: Lot:13 Block:B Subdivision:SATILLA MEADOWS Abbreviated Description:WREN DR 3474 BB L13 LL163/8 LANDLOT: 163 LANDDIST: 8; RESIDENTIAL LOT

13	.31Mi.	**2920 WOOD DUCK DR** **WAYCROSS, GA 31503-9579**	07/31/2024	$250,000	$155	1612	6/3/2	1988	18,731 SF

APN: 054D-05-014 Document #:
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:WOOD DUCK DR 2920 BE L13; RESIDENTIAL LOT

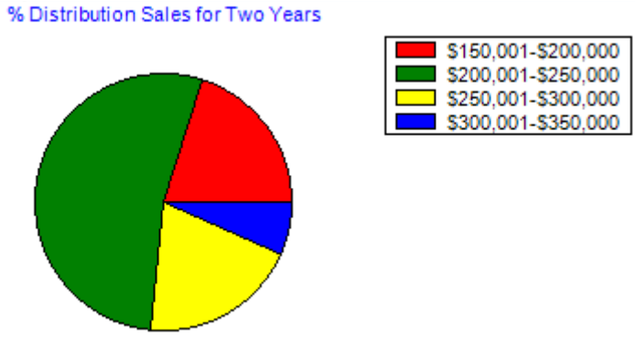
14	.33Mi.	**3079 WARRIOR RD** **WAYCROSS, GA 31503-8907**	07/05/2024	$230,404	$92	2492	8/4/3	1972	20,038 SF

APN: 054D-03-019 Document #:
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 6 Block: A Subdivision: SOUTHWOOD ESTATES Abbreviated Description: Lot:6 Block:A Subdivision:SOUTHWOOD ESTATES Abbreviated Description:WARRIOR RD 3079 BA L6 LL163/8 LANDLOT: 163 LANDDIST: 8; RESIDENTIAL LOT

15	.55Mi.	**2711 SEMINOLE TRL** **WAYCROSS, GA 31503-4146**	06/07/2024	$200,412	$88	2265	6/3/3	2004	40,511 SF

APN: 054B-01-007 Document #:
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Subdivision: DEARBORN PARK Abbreviated Description: Subdivision:DEARBORN PARK Abbreviated Description:SEMINOLE TRL 2711 LL163/8 LANDLOT: 163 LANDDIST: 8; RESIDENTIAL LOT

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.	**3250 PLANTATION LN**	**12/02/2016**	$226,106	$90,442	1,656	6/3/2	1977	27,878 SF	Yes
.03Mi.	**690 TOMBERLIN RD**	**01/12/2022**	$240,863	$96,345	1,807	6/3/2	1971	31,363 SF	
.03Mi.	**3286 PLANTATION LN**	**05/03/2010**	$247,702	$99,081	2,010	6/3/2	1974	32,234 SF	
.04Mi.	**680 TOMBERLIN RD**	**06/30/2011**	$303,717	$121,486	2,433	6/3/2	1986	2 SF	
.05Mi.	**3253 PLANTATION LN**	**05/21/2018**	$138,376	$55,350	1,401	6/3/2	1971	30,056 SF	
.05Mi.	**3296 PLANTATION LN**	**11/10/2022**	$200,512	$80,205	1,904	6/3/2	1976	32,234 SF	
.06Mi.	**3281 PLANTATION LN**	**10/13/1999**	$127,440	$50,976	1,269	6/3/2	1968	30,056 SF	
.06Mi.	**750 TOMBERLIN RD**	**03/29/2023**	$247,692	$99,077	1,754	6/3/2	1971	35,284 SF	
.07Mi.	**3185 PINELAND DR**	**08/22/2007**	$275,080	$110,032	1,900	6/3/2	1993	17,424 SF	
.07Mi.	**3295 PLANTATION LN**	**12/30/2004**	$173,505	$69,402	1,305	6/3/2	1974	30,056 SF	
.08Mi.	**539 PENNY ST**	**01/04/2018**	$467,244	$186,898	3,150	8/4/2	2011	3 SF	Yes
.08Mi.	**673 TOMBERLIN RD**	**10/25/2004**	$289,358	$115,743	2,149	7/3/2	1996	34,848 SF	Yes
.08Mi.	**745 TOMBERLIN RD**	**12/28/2005**	$259,368	$103,747	2,000	6/3/3	1993	17,424 SF	
.09Mi.	**660 TOMBERLIN RD**	**05/12/2021**	$215,153	$86,061	1,904	6/3/2	1965	2 SF	
.09Mi.	**3248 SHERRY LN**		$111,468	$44,587	1,614	6/3/1	1964	32,670 SF	
.09Mi.	**3319 PLANTATION LN**	**01/01/1992**	$194,317	$77,727	1,596	6/3/2	1973	31,363 SF	

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	39.4 years old	Households:	7,965
Median Household Income:	$48,033	Households w/Family:	61%
Household Income Per Capita:	$23,605	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Ware County School District	Students:	6,105
Number of Schools:	9	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.92Mi.	**Ware County High School** Number of Students: 1,637 Student-Teacher Ratio: 15.65 Advanced Placement: Yes	B	Public	9 - 12
2.01Mi.	**Waycross Middle School** Number of Students: 617 Student-Teacher Ratio: 13.38	B-	Public	6 - 8
1.62Mi.	**Memorial Drive Elementary School** Number of Students: 361 Student-Teacher Ratio: 13.18	C	Public	KG - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	116%	HIGHER
BURGLARY	132%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	110%	HIGHER
FORCIBLE ROBBERY	103%	SIMILAR
AGGRAVATED ASSAULT	91%	LOWER
FORCIBLE RAPE	121%	HIGHER
MURDER	97%	SIMILAR
OVERALL	91%	LOWER

Disaster Alerts

8/4/2024 - Hurricane Debby 8/4/2024 - Tropical Storm Debby 9/24/2024 - Hurricane Helene

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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