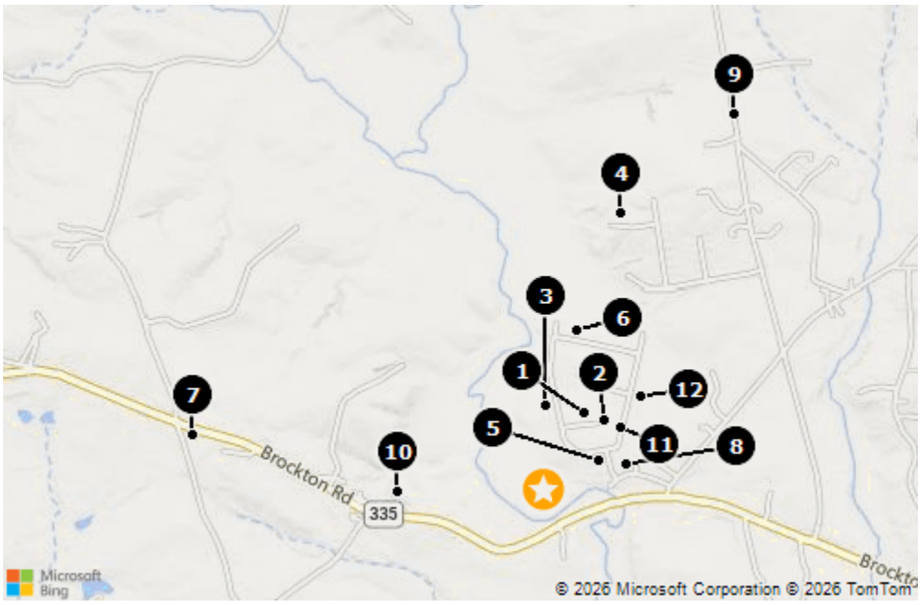
ICE SiteX Report

OrderID: 98722966

SiteX Property Information Report



Subject Property Location

327 RIVER MANSION DR, JEFFERSON, GA 30549-3521

County:	**JACKSON GA**	Census Tract:	131570105.003004
Property Use:	Single Family Residential	Zoning:	001
Parcel Number:	025C 045A	Thomas Bros Pg-Grid:	

Valuation

Value:	**$473,000**	FSD:	35	Common Confidence Score:	19
Value Range:	$307,450 - $638,550	ICE Confidence Score:	65		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	11
Assd Land Value:	$20,800	Market Land Value:	$52,000	Tax Year:	2025
Assd Improvement:	$155,200	Market Improvment Value:	$388,000	Total Taxable Value:	$4,532
Total Assessed Value:	$176,000	Total Assessor Market Value:	$440,000	Delinquent Year:	
				Tax Account ID:	32953
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 45 Block: A
Abbreviated Description: RIVER GLEN LOT 45 BLOCK A

Property Characteristics

Lot Size:	7.700 AC	Bedrooms:		Pool:	
Building Area:	2850 SF	Baths:	3	Fireplace:	1
Year Built:	2020	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:		Ext Walls:	2
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	09/06/2024	Loan Amount:	N/A
Document #:	BK-PG 000000112K-0000000537	Loan Type:	VA
TD Due Date:	01/01/2051	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	10/13/2021	Sales Price:	$306,050
Document #:	BK-PG 93X-542	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/02/2021	Loan Amount:	N/A
Document #:	BK-PG 000000093X-0000000542	Loan Type:	VA
TD Due Date:	01/01/2051	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	01/28/2021	Sales Price:	$306,050
Document #:	2021-000396 BK-PG 93X -540	Type of Sale:	Full Amount on Deed
Contract Date:	01/28/2021		
Document Type:			

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Legal Description:
Lot: 45 Block: A
Abbreviated Description: RIVER GLEN LOT 45 BLOCK A; RESIDENTIAL LOT

Prior Transfer

Recording Date:	01/28/2021	Sales Price:	$306,050
Document #:	BK-PG 93X -540	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 45 Block: A
Abbreviated Description: RIVER GLEN LOT 45 BLOCK A

Prior Transfer

Recording Date:	06/28/2018	Sales Price:	$25,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/28/2018	Sales Price:	$2,125,000 Multiple Parcels Involved in this transaction
Document #:	2018-002644 BK-PG 81N -198	Type of Sale:	Full Amount on Deed
Contract Date:	06/28/2018		
Document Type:			

Legal Description:
Lot: 45 Block: A
Abbreviated Description: RIVER GLEN LOT 45 BLOCK A

Prior Transfer

Recording Date:	06/06/2013	Sales Price:	$215,000 Multiple Parcels Involved in this transaction
Document #:	2013-001317 BK-PG 65R -364	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 45 Block: A
Abbreviated Description: RIVER GLEN LOT 45 BLOCK A

Prior Transfer

Recording Date:	02/07/2006	Sales Price:	$1,989,328 Multiple Parcels Involved in this transaction
Document #:	BK-PG 42O -709	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 45 Block: A
Abbreviated Description: RIVER GLEN LOT 45 BLOCK A

Area Sales Analysis

Total Area Sales	$4,772,150	Median # of Bedrooms	
Median Lot Size	30,928 SF	Median # of Baths	2
Median Living Area	2,286 SF	Median Year Built	2019
Price Range - 2 Yrs	$50,000 to $900,000	Age Range	3 years to 111 years
Median Value	$406,125	Median Age	7 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.23Mi.	**517 FOREST PATH** **JEFFERSON, GA 30549-3516**	08/19/2026	$380,000	$197	1926	//2	2020	31,363 SF	
		APN: 025C 041B Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 41 Block: B Abbreviated Description: Lot:41 Block:B Abbreviated Description:RIVER GLEN LOT 41 BLOCK B; RESIDENTIAL LOT								
2	.24Mi.	**537 FOREST PATH** **JEFFERSON, GA 30549-3516**	06/30/2026	$425,000	$168	2516	//2	2020	30,056 SF	
		APN: 025C 043B Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 43 Block: B Abbreviated Description: Lot:43 Block:B Abbreviated Description:RIVER GLEN LOT 43 BLK B; RESIDENTIAL LOT								
3	.23Mi.	**371 RIVER MANSION DR** **JEFFERSON, GA 30549-3521**	06/02/2026	$415,000	$171	2423	//2	2020	27,443 SF	
		APN: 025C 039A Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 39 Block: A Abbreviated Description: Lot:39 Block:A Abbreviated Description:RIVER GLEN LOT 39 BLOCK A; RESIDENTIAL LOT								
4	.77Mi.	**862 JAKOB LN** **JEFFERSON, GA 30549-3572**	04/01/2026	$412,250	$170	2423	//3	2018	43,996 SF	
		APN: 025D 028 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 28 Subdivision: WHISPERING FALLS Abbreviated Description: Lot:28 Abbreviated Description:LOT 28 WHISPERING FALLS; RESIDENTIAL LOT								
5	.17Mi.	**303 RIVER MANSION DR** **JEFFERSON, GA 30549-3521**	02/24/2026	$430,000	$170	2516	//2	2019	32,670 SF	
		APN: 025C 049A Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 49 Block: A Abbreviated Description: Lot:49 Block:A Abbreviated Description:RIVER GLEN LOT 49 BLOCK A; RESIDENTIAL LOT								
6	.44Mi.	**829 RIVER FALL DR** **JEFFERSON, GA 30549-3553**	01/30/2026	$400,000	$186	2149	//3	2020	27,443 SF	
		APN: 025C 028A Document #:								

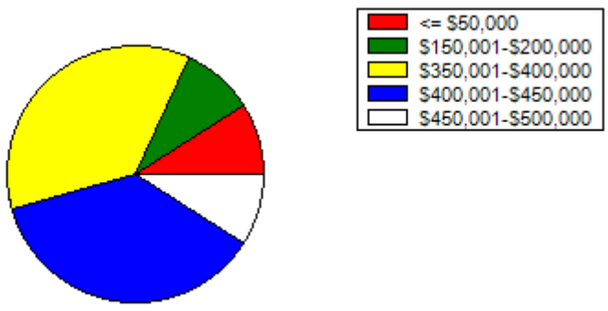
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	Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 28 Block: A Abbreviated Description: Lot:28 Block:A Abbreviated Description:RIVER GLEN LOT 28 BLOCK A; RESIDENTIAL LOT									
7	.94Mi.	**4638 BROCKTON RD** **JEFFERSON, GA 30549-3533**	01/29/2026	$170,000	$109	1552	//1	1915	142,877 SF	
	APN: 038 034B Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:3.28 ACRES FROM 038-034, NOT ON PLAT 74/283; RESIDENTIAL LOT									
8	.22Mi.	**30 FOREST BEND DR** **JEFFERSON, GA 30549-3569**	11/19/2025	$359,900	$212	1697	//2	2020	30,492 SF	
	APN: 025C 002A Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 2 Block: A Abbreviated Description: Lot:2 Block:A Abbreviated Description:RIVER GLEN LOT 2 BLOCK A; RESIDENTIAL LOT									
9	1.18Mi.	**4807 WATERWORKS RD** **JEFFERSON, GA 30549-3537**	09/03/2025	$50,000	$36	1382	//1	1969	147,669 SF	
	APN: 025 008A Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:3.39 ACRES PLAT BOOK 5 PAGE 155; RESIDENTIAL LOT									
10	.39Mi.	**5245 BROCKTON RD** **JEFFERSON, GA 30549-3574**	08/11/2025	$900,000	$226	3980	//4	2023	151,589 SF	
	APN: 039 010 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:3.48 AC PLAT BK 71 PG 821; RESIDENTIAL LOT									
11	.26Mi.	**151 RIVER GLEN DR** **JEFFERSON, GA 30549-3563**	07/29/2025	$375,000	$187	1996	//2	2007	30,492 SF	
	APN: 025C 007B Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 7 Block: B Abbreviated Description: Lot:7 Block:B Abbreviated Description:LOT 7 BLOCK B RIVER GLEN S/D; RESIDENTIAL LOT									
12	.36Mi.	**190 RIVER GLEN DR** **JEFFERSON, GA 30549-3564**	07/21/2025	$455,000	$180	2516	//2	2019	27,443 SF	
	APN: 025C 011A Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 11 Block: A Abbreviated Description: Lot:11 Block:A Abbreviated Description:RIVER GLEN LOT 11 BLOCK A; RESIDENTIAL LOT									

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.	**327 RIVER MANSION DR**	**01/28/2021**	$440,000	$176,000	2,850	//3	2020	8 SF	
.05Mi.	**323 RIVER MANSION DR**	**12/10/2021**	$355,900	$142,360	2,258	//2	2021	3 SF	
.06Mi.	**331 RIVER MANSION DR**	**10/30/2020**	$475,500	$190,200	2,891	//2	2020	8 SF	
.09Mi.	**317 RIVER MANSION DR**	**11/12/2021**	$410,000	$164,000	2,669	//2	2020	3 SF	
.12Mi.	**311 RIVER MANSION DR**	**04/14/2022**	$322,700	$129,080	1,666	//2	2021	2 SF	
.14Mi.	**339 RIVER MANSION DR**	**10/22/2021**	$399,600	$159,840	2,268	//2	2021	42,253 SF	
.15Mi.	**25 FOREST BEND DR**	**05/25/2021**	$463,400	$185,360	2,098	//2	2021	2 SF	
.16Mi.	**322 RIVER MANSION DR**	**05/20/2021**	$338,200	$135,280	1,735	//2	2020	26,572 SF	
.16Mi.	**508 FOREST PATH**	**05/24/2024**	$419,600	$167,840	2,258	//2	2020	28,750 SF	
.17Mi.	**345 RIVER MANSION DR**	**05/11/2020**	$381,700	$152,680	2,326	//3	2020	1 SF	
.17Mi.	**303 RIVER MANSION DR**	**02/18/2022**	$427,600	$171,040	2,516	//2	2019	32,670 SF	
.17Mi.	**312 RIVER MANSION DR**	**03/11/2024**	$409,100	$163,640	2,268	//2	2020	26,572 SF	
.19Mi.	**518 FOREST PATH**	**02/18/2022**	$481,700	$192,680	2,803	//3	2021	26,572 SF	
.19Mi.	**351 RIVER MANSION DR**	**02/24/2022**	$341,100	$136,440	1,735	//2	2021	32,670 SF	
.2Mi.	**302 RIVER MANSION DR**	**08/14/2018**	$317,900	$127,160	1,700	//2	2007	27,443 SF	
.21Mi.	**528 FOREST PATH**	**12/30/2021**	$320,200	$128,080	1,666	//2	2021	26,572 SF	

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Rent vs. Own

Households Occupied by Renters:	14%	Households Occupied by Owners:	81%

Demographics & Income

Median Age:	38.6 years old	Households:	13,076
Median Household Income:	$95,333	Households w/Family:	84%
Household Income Per Capita:	$39,857	Households w/Family Married:	73%
Most Common Education Level:	High School Graduate	Households w/Family Children:	39%

School District

School District Zone:	Jackson County School System	Students:	11,160
Number of Schools:	12	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.07Mi.	**East Jackson Middle School** Number of Students: 536 Student-Teacher Ratio: 13.96	B	Public	6 - 7
1.82Mi.	**East Jackson High School** Number of Students: 1,395 Student-Teacher Ratio: 15.43 Advanced Placement: Yes	B-	Public	8 - 12
1.92Mi.	**East Jackson Elementary School** Number of Students: 634 Student-Teacher Ratio: 12.08	A-	Public	PK - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	94%	SIMILAR
BURGLARY	75%	NOTABLY LOWER
MOTOR VEHICLE THEFT	99%	SIMILAR
FORCIBLE ROBBERY	97%	SIMILAR
AGGRAVATED ASSAULT	77%	NOTABLY LOWER
FORCIBLE RAPE	110%	HIGHER
MURDER	78%	LOWER
OVERALL	81%	LOWER

Disaster Alerts

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

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