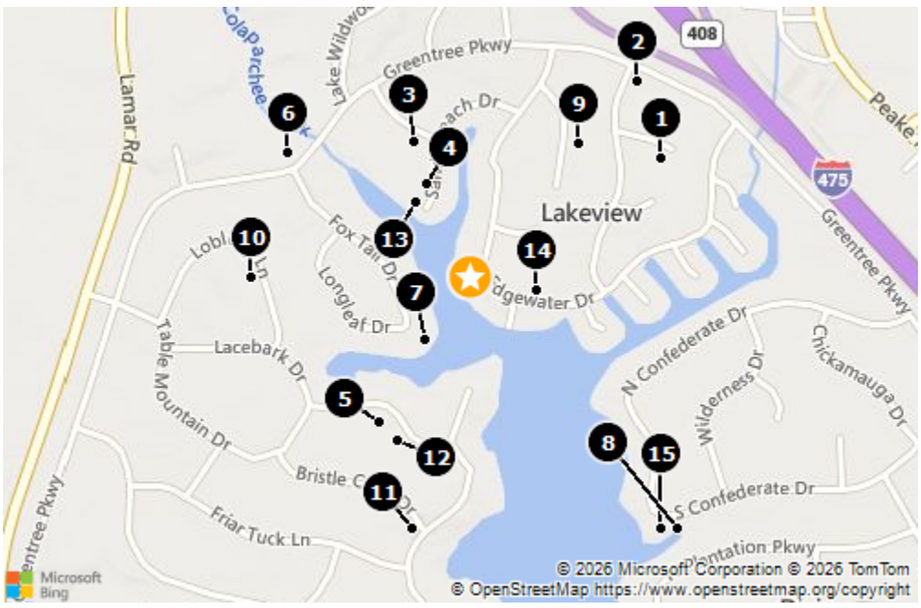
# ICE SiteX Report

**OrderID: 97574108**

## SiteX Property Information Report




## Subject Property Location

### 329 EDGEWATER DR, MACON, GA 31220-2622

| | | | |
|---|---|---|---|
| County: | **BIBB GA** | Census Tract: | 130210134.091008 |
| Property Use: | Single Family Residential | Zoning: | R-1A |
| Parcel Number: | I005-0020 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$252,000** | FSD: | 12 | Common Confidence Score: | 66 |
| Value Range: | $221,760 - $282,240 | ICE Confidence Score: | 88 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2025 | Market Value Year: | 2025 | Tax Rate Code Area: | 11 |
| Assd Land Value: | $10,368 | Market Land Value: | $25,920 | Tax Year: | 2025 |
| Assd Improvement: | $74,876 | Market Improvment Value: | $187,190 | Total Taxable Value: | $2,095 |
| Total Assessed Value: | $85,244 | Total Assessor Market Value: | $213,110 | Delinquent Year: | |
| | | | | Tax Account ID: | 2395 |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 20 Block: I Subdivision: LAKE WILDWOOD Land Lot: 208
Abbreviated Description: LAKE WILDWOOD
City/Muni/Twp: UNINCORPORATED AREA

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 10,454 SF | Bedrooms: | 3 | Pool: | |
| Building Area: | 1460 SF | Baths: | 2 | Fireplace: | 1 |
| Year Built: | 1978 | Partial Baths: | | Type Const: | Frame |
| Number of Buildings: | | Number of Rooms: | | Ext Walls: | Veneer |
| Number of Units: | | Garage Type: | Carport | Heating: | Central |
| Number of Stories: | 1 | Number of Cars: | 2 | A/C: | Central |
| Style: | | Basement: | | Roof Cover: | Comp Shingle |
| | | Foundation: | Block | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/13/2026 | Sales Price: | $255,000 |
| Document #: | BK-PG 12018-264 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/03/2025 | Sales Price: | $190,000 |
| Document #: | BK-PG 12043 -38 | Type of Sale: | Full Amount on Deed |
| Contract Date: | 12/18/2024 | | |
| Document Type: | | | |
| **Legal Description:** | | | |

### Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 12/02/2024 | Loan Amount: | N/A |
| Document #: | BK-PG 12018-264 | Loan Type: | VA |
| TD Due Date: | 12/01/2054 | Type Finance: | |
| **Legal Description:** | | | |

Lot: 20 Subdivision: LAKE WILDWOOD SUBDIVISION Legal Unit: 1

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 12/09/2022 | Sales Price: | $190,000 |
| Document #: | BK-PG 11454 -119 | Type of Sale: | Verified Sale Price |

# ICE SiteX Report

**OrderID: 97574108**

Contract Date: 12/07/2022
Document Type:
**Legal Description:**
Lot: 20 Subdivision: LAKE WILDWOOD SUBDIVISION Legal Unit: 1 Map Ref: MB 46 FO 85

## Prior Transfer

Recording Date: 12/07/2022 | Sales Price: $190,000
Document #: BK-PG 11454 -119 | Type of Sale: Per Assessor Transaction History
Document Type:
**Legal Description:**
Lot: 20 Block: I Subdivision: LAKE WILDWOOD Land Lot: 208
Abbreviated Description: LAKE WILDWOOD
City/Muni/Twp: UNINCORPORATED AREA

## Prior Transfer

Recording Date: 05/16/2022 | Sales Price: N/A
Document #: BK-PG 10822-18 | Type of Sale: Full-Computed from Transfer Tax
Document Type:
**Legal Description:**

## Mortgage Record

Recording Date: 03/25/2022 | Loan Amount: N/A
Document #: BK-PG 11196-173 | Loan Type: New Conventional
TD Due Date: 04/01/2052 | Type Finance:
**Legal Description:**
Lot: 20 Subdivision: LAKE WILDWOOD SUBDIVISION Legal Unit: 1

## Prior Transfer

Recording Date: 10/08/2021 | Sales Price: N/A
Document #: BK-PG 11029 -329 | Type of Sale: Transfer Tax on doc. indicated as EXEMPT
Contract Date: 09/07/2021
Document Type:
**Legal Description:**
Lot: 20 Subdivision: LAKE WILDWOOD SUBDIVISION Legal Unit: 1 Map Ref: MB 46 PG 85

## Prior Transfer

Recording Date: 04/20/2021 | Sales Price: N/A
Document #: BK-PG 10859 -43 | Type of Sale: Transfer Tax on doc. indicated as EXEMPT
Contract Date: 03/26/2021
Document Type:
**Legal Description:**
Lot: 20 Subdivision: LAKE WILDWOOD SUBDIVISION Legal Unit: 1 Map Ref: MB 46 FO 85

## Mortgage Record

Recording Date: 03/19/2021 | Loan Amount: N/A
Document #: BK-PG 10822-18 | Loan Type: Commercial
TD Due Date: 10/01/2050 | Type Finance:
**Legal Description:**
Lot: 20 Subdivision: LAKE WILDWOOD SUBDIVISION Legal Unit: 1

## Prior Transfer

Recording Date: 02/02/2021 | Sales Price: N/A
Document #: BK-PG 10788 -90 | Type of Sale: Transfer Tax on doc. indicated as EXEMPT
Contract Date: 12/31/2020
Document Type:
**Legal Description:**
Lot: 20 Subdivision: LAKE WILDWOOD SUBDIVISION Legal Unit: 1 Map Ref: MB 46 FO 85

## Prior Transfer

Recording Date: 07/22/2019 | Sales Price: N/A
Document #: BK-PG 9206-082 | Type of Sale: Full-Computed from Transfer Tax
Document Type:
**Legal Description:**

## Prior Transfer

Recording Date: 06/11/2019 | Sales Price: N/A
Document #: BK-PG 10360 -278 | Type of Sale: Transfer Tax on doc. indicated as EXEMPT
Contract Date: 05/24/2019
Document Type:
**Legal Description:**
Lot: 20 Subdivision: LAKE WILDWOOD SUBDIVISION Legal Unit: 1 Map Ref: MB 46 FO 85

## Prior Transfer

Recording Date: 06/11/2019 | Sales Price: $132,000
Document #: BK-PG 10360 -275 | Type of Sale: Verified Sale Price
Contract Date: 05/24/2019
Document Type:
**Legal Description:**
Lot: 20 Subdivision: LAKE WILDWOOD SUBDIVISION Legal Unit: 1 Map Ref: MB 46 PG 85

## Prior Transfer

Recording Date: 03/12/2014 | Sales Price: $62,000
Document #: BK-PG 9206 -076 | Type of Sale: Verified Sale Price
Contract Date: 02/28/2014
Document Type:
**Legal Description:**
Lot: 20 Subdivision: LAKE WILDWOOD SUBDIVISION Legal Unit: I Map Ref: MB46 FO85

# ICE SiteX Report

**OrderID: 97574108**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/22/2013 | Sales Price: | $80,850 |
| Document #: | BK-PG 9125 -086 | Type of Sale: | Verified Sale Price |
| Contract Date: | 09/03/2013 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 20 Subdivision: WILDWOOD SUBDIVISION Legal Unit: 1 Map Ref: MB46 FO85

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $2,587,899 | Median # of Bedrooms | 3 |
| Median Lot Size | 11,761 SF | Median # of Baths | 2 |
| Median Living Area | 1,506 SF | Median Year Built | 1988 |
| Price Range - 2 Yrs | $65,000 to $275,000 | Age Range | 30 years to 49 years |
| Median Value | $195,000 | Median Age | 38 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .3Mi. | **264 DOLLY MADISON CT**<br>**MACON, GA 31220-2605** | 05/13/2026 | $220,000 | $136 | 1611 | /3/2 | 1983 | 14,810 SF | |

APN: I005-0179 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 186 District: 13 Subdivision: LAKE WILDWOOD SUBDIVISION UNIT I Land Lot: 208 MapRef: MB 46 PG 83-89 Abbreviated
Description: Lot:186 District:13 Subdivision:LAKE WILDWOOD SUBDIVISION UNIT I Land Lot:208 Map Ref:MB 46 PG 83-89City/Muni/Twp:MACON City/Muni/Twp: MACON

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 2 | .35Mi. | **210 JEFFERSON PARK DR**<br>**MACON, GA 31220-2608** | 04/23/2026 | $110,000 | $94 | 1162 | /3/2 | 1986 | 11,326 SF | |

APN: I005-0196 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 203 District: 13 Subdivision: LAKE WILDWOOD SUBDIVISION Legal Unit: 1 MapRef: MB 46 PG 83-89 Abbreviated
Description: Lot:203 District:13 Subdivision:LAKE WILDWOOD SUBDIVISION Legal Unit:1 Map Ref:MB 46 PG 83-89City/Muni/Twp:MACON City/Muni/Twp: MACON

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 3 | .2Mi. | **283 SPRINGVIEW DR**<br>**MACON, GA 31220-2628** | 04/01/2026 | $65,000 | $42 | 1516 | /3/2 | 1983 | 39,204 SF | |

APN: I005-0283 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 290-B District: 13 Subdivision: LAKE WILDWOOD SUBDIVISION Legal Unit: I MapRef: MB 87 PG 726 Abbreviated Description: Lot:290-B District:13 Subdivision:LAKE WILDWOOD SUBDIVISION Legal Unit:I Map Ref:MB 87 PG 726

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 4 | .14Mi. | **1169 SANDY BEACH DR**<br>**MACON, GA 31220-2647** | 03/31/2026 | $144,500 | $115 | 1248 | /2/2 | 1984 | 10,454 SF | |

APN: I005-0279 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 286 District: 13 Subdivision: LAKE WIKLDWOOD SUBDIVISION Legal Unit: 1 MapRef: MB 46 PG 83-89 Abbreviated
Description: Lot:286 District:13 Subdivision:LAKE WIKLDWOOD SUBDIVISION Legal Unit:1 Map Ref:MB 46 PG 83-89

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 5 | .23Mi. | **565 LACEBARK DR**<br>**MACON, GA 31220-2711** | 03/30/2026 | $120,000 | $90 | 1320 | /3/2 | 1987 | 27,878 SF | |

APN: I006-0293 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 173&174 Subdivision: LAKE WILDWOOD SUBDIVISION Legal Unit: II MapRef: MB 82 PG 112 Abbreviated
Description: Lot:173&174 Subdivision:LAKE WILDWOOD SUBDIVISION Legal Unit:II Map Ref:MB 82 PG 112

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 6 | .3Mi. | **1225 GREENTREE PKWY**<br>**MACON, GA 31220-2741** | 03/24/2026 | $175,000 | $116 | 1506 | /3/2 | 1995 | 17,860 SF | |

APN: H005-0016 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 48 Subdivision: LAKE WILDWOOD SUBDIVISION Legal Unit: II MapRef: MB 46 PG 125 Abbreviated Description: Lot:48 Subdivision:LAKE WILDWOOD SUBDIVISION Legal Unit:II Map Ref:MB 46 PG 125

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 7 | .1Mi. | **378 FOX TAIL DR**<br>**MACON, GA 31220-2704** | 03/03/2026 | $275,000 | $119 | 2299 | /3/2 | 1990 | 17,424 SF | |

APN: I006-0299 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 37 District: 13 Subdivision: FOXTAIL ON THE LAKE SUBDIVISION Land Lot: 208 MapRef: MB 81 PG 125 Abbreviated
Description: Lot:37 District:13 Subdivision:FOXTAIL ON THE LAKE SUBDIVISION Land Lot:208 Map Ref:MB 81 PG 125

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 8 | .44Mi. | **967 S CONFEDERATE DR**<br>**MACON, GA 31220-2852** | 03/03/2026 | $200,000 | $133 | 1496 | /3/2 | 1991 | 10,890 SF | |

APN: I006-0183 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 73 District: 13 Subdivision: LAKE WILDWOOD SUBDIVISION Legal Unit: III Land Lot: 207 MapRef: MB 46 PG 129-133 Abbreviated
Description: Lot:73 District:13 Subdivision:LAKE WILDWOOD SUBDIVISION Legal Unit:III Land Lot:207 Map Ref:MB 46 PG 129-133City/Muni/Twp:MACON City/Muni/Twp: MACON

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 9 | .23Mi. | **256 JEFFERSON CIR**<br>**MACON, GA 31220-2620** | 03/02/2026 | $216,400 | $94 | 2292 | /3/2 | 1984 | 20,473 SF | |

APN: I005-0074 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 73&74 District: 13 Subdivision: LAKE WILDWOOD Legal Unit: I Land Lot: 208 MapRef: MB 68 PG 72 Abbreviated
Description: Lot:73&74 District:13 Subdivision:LAKE WILDWOOD Legal Unit:I Land Lot:208 Map Ref:MB 68 PG 72

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 10 | .3Mi. | **543 LOBLOLLY LN**<br>**MACON, GA 31220-2709** | 02/20/2026 | $157,500 | $130 | 1204 | /3/2 | 1989 | 10,454 SF | |

APN: H005-0123 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 255 District: 13 Subdivision: LAKE WILDWOOD SUBDIVISION Legal Unit: II Land Lot: 201 MapRef: MB 46 PG 123-128 Abbreviated
Description: Lot:255 District:13 Subdivision:LAKE WILDWOOD SUBDIVISION Legal Unit:II Land Lot:201 Map Ref:MB 46 PG 123-128

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 11 | .35Mi. | **589 BRISTLE CONE DR**<br>**MACON, GA 31220-2715** | 02/20/2026 | $205,500 | $134 | 1531 | /3/2 | 1991 | 26,136 SF | |

APN: I006-0263 Document #:

# ICE SiteX Report

**OrderID: 97574108**

Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 148&149 District: 13 Subdivision: LAKE WILDWOOD SUBDIVISION Legal Unit: II Land Lot: 207 MapRef: MB 73 PG 49 Abbreviated Description: Lot:148&149 District:13 Subdivision:LAKE WILDWOOD SUBDIVISION Legal Unit:II Land Lot:207 Map Ref:MB 73 PG 49

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 12 | .24Mi. | **587 LACEBARK DR MACON, GA 31220-2711** | 01/26/2026 | $195,000 | $124 | 1564 | /3/2 | 1988 | 11,761 SF |

APN: I006-0291 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 176 District: 13 Subdivision: LAKE WILDWOOD SUBDIVISION Legal Unit: II Land Lot: 208 MapRef: MB 46 PG 123-128 Abbreviated Description: Lot:176 District:13 Subdivision:LAKE WILDWOOD SUBDIVISION Legal Unit:II Land Lot:208 Map Ref:MB 46 PG 123-128

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 13 | .13Mi. | **1181 SANDY BEACH DR MACON, GA 31220-2647** | 01/14/2026 | $197,000 | $144 | 1364 | /3/2 | 1996 | 7,841 SF |

APN: I005-0277 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 284 Subdivision: LAKE WILDWOOD SUBDIVISION Legal Unit: 1 MapRef: MB 46 PG 85 Abbreviated Description: Lot:284 Subdivision:LAKE WILDWOOD SUBDIVISION Legal Unit:1 Map Ref:MB 46 PG 85

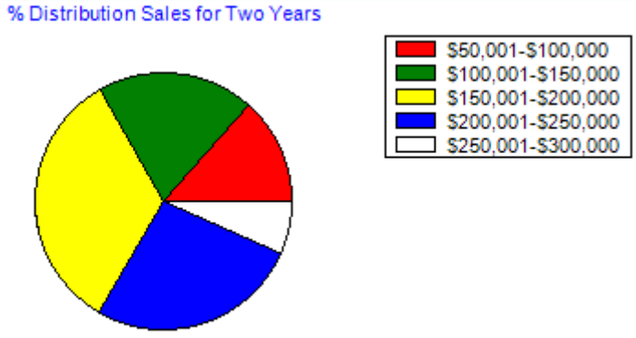
| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 14 | .09Mi. | **370 EDGEWATER DR MACON, GA 31220-2614** | 01/07/2026 | $94,999 | $62 | 1512 | /3/2 | 1977 | 10,019 SF |

APN: I005-0035 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 35 District: 13 Subdivision: LAKE WILDWOOD SUBDIVISION Legal Unit: I Land Lot: 208 MapRef: MB 46 PG 83-89 Abbreviated Description: Lot:35 District:13 Subdivision:LAKE WILDWOOD SUBDIVISION Legal Unit:I Land Lot:208 Map Ref:MB 46 PG 83-89

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 15 | .43Mi. | **959 S CONFEDERATE DR MACON, GA 31220-2852** | 01/05/2026 | $212,000 | $152 | 1394 | /3/2 | 1990 | 10,890 SF |

APN: I006-0181 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 71 Block: 3 District: 13 Subdivision: LAKE WILD WOOD SUBDIVISION Legal Unit: III Land Lot: 207 MapRef: MB 46 PG 132 Abbreviated Description: Lot:71 Block:3 District:13 Subdivision:LAKE WILD WOOD SUBDIVISION Legal Unit:III Land Lot:207 Map Ref:MB 46 PG 132

## 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. | **329 EDGEWATER DR** | **12/07/2022** | $213,110 | $85,244 | 1,460 | /3/2 | 1978 | 10,454 SF | |
| .01Mi. | **323 EDGEWATER DR** | **12/23/2024** | $259,612 | $103,845 | 2,730 | /3/3 | 1976 | 10,454 SF | |
| .03Mi. | **319 EDGEWATER DR** | **04/30/2020** | $205,706 | $82,283 | 1,622 | /3/2 | 1978 | 17,860 SF | |
| .04Mi. | **343 EDGEWATER DR** | **03/22/2017** | $227,559 | $91,024 | 2,628 | /2/2 | 1975 | 10,454 SF | |
| .04Mi. | **330 EDGEWATER DR** | **05/30/2001** | $132,441 | $52,976 | 1,286 | /3/2 | 1983 | 11,761 SF | |
| .05Mi. | **340 EDGEWATER DR** | **02/28/1980** | $120,406 | $48,162 | 1,248 | /3/2 | 1979 | 11,761 SF | |
| .05Mi. | **349 EDGEWATER DR** | **08/18/2021** | $223,269 | $89,308 | 1,720 | /3/2 | 1989 | 10,454 SF | |
| .06Mi. | **308 MONTICELLO PL** | **05/08/2003** | $138,223 | $55,289 | 1,338 | /3/2 | 1988 | 10,890 SF | |
| .06Mi. | **295 EDGEWATER DR** | **07/27/2021** | $275,145 | $110,058 | 1,745 | /3/2 | 1982 | 35,284 SF | Yes |
| .06Mi. | **352 EDGEWATER DR** | **04/27/2023** | $134,655 | $53,862 | 1,311 | /3/2 | 1986 | 11,761 SF | |
| .06Mi. | **353 EDGEWATER DR** | **05/15/2019** | $243,368 | $97,347 | 1,622 | /4/2 | 1993 | 10,454 SF | |
| .07Mi. | **306 MONTICELLO PL** | **04/23/2012** | $180,044 | $72,018 | 1,835 | /4/2 | 1976 | 9,583 SF | |
| .08Mi. | **304 MONTICELLO PL** | **07/17/2015** | $140,284 | $56,114 | 1,248 | /3/2 | 1984 | 10,890 SF | |
| .08Mi. | **359 EDGEWATER DR** | **11/12/2024** | $165,494 | $66,198 | 1,776 | /3/2 | 1975 | 10,454 SF | |
| .08Mi. | **362 EDGEWATER DR** | **11/28/1997** | $152,866 | $61,146 | 1,537 | /3/1 | 1975 | 9,583 SF | |
| .08Mi. | **366 FOX TAIL DR** | **09/02/2019** | $277,830 | $111,132 | 2,072 | /4/2 | 1991 | 19,602 SF | Yes |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 34% | Households Occupied by Owners: | 59% |

# ICE SiteX Report

**OrderID: 97574108**

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 43.6 years old | Households: | 5,780 |
| Median Household Income: | $93,725 | Households w/Family: | 75% |
| Household Income Per Capita: | $45,289 | Households w/Family Married: | 59% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 34% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Bibb County School District | Students: | 21,334 |
| Number of Schools: | 35 | Rating: | C |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 4.20Mi. | **Westside High School**<br>Number of Students: 1,013<br>Student-Teacher Ratio: 17.38<br>Advanced Placement: Yes | F | Public | 9 - 12 |
| 2.20Mi. | **Heritage Elementary School**<br>Number of Students: 524<br>Student-Teacher Ratio: 13.65 | D+ | Public | PK - 5 |
| 3.76Mi. | **Weaver Middle School**<br>Number of Students: 894<br>Student-Teacher Ratio: 14.08 | D | Public | 6 - 8 |

## Flood Report

The Subject Property of **329 EDGEWATER DR, MACON, GA 31220-2622** 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** | 47% | SIGNIFICANTLY LOWER |
| **BURGLARY** | 60% | NOTABLY LOWER |
| **MOTOR VEHICLE THEFT** | 54% | NOTABLY LOWER |
| **FORCIBLE ROBBERY** | 125% | HIGHER |
| **AGGRAVATED ASSAULT** | 43% | SIGNIFICANTLY LOWER |
| **FORCIBLE RAPE** | 85% | LOWER |
| **MURDER** | 79% | LOWER |
| **OVERALL** | 61% | NOTABLY LOWER |

## Disaster Alerts

9/24/2024 - Hurricane Helene 1/22/2026 - Severe Winter Storm

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