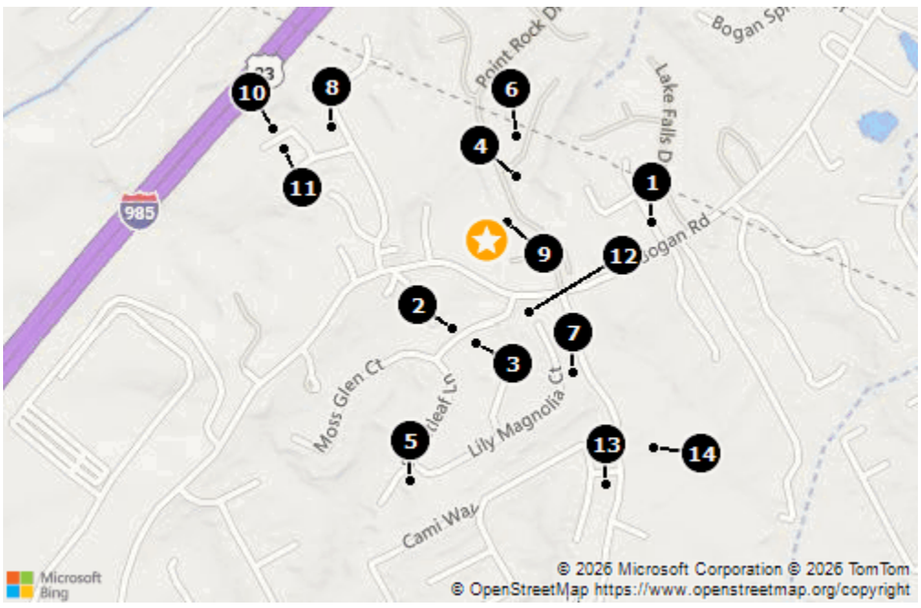
ICE SiteX Report

OrderID: 98677788

SiteX Property Information Report



Subject Property Location

3364 N BOGAN RD, BUFORD, GA 30519-3751

County:	**GWINNETT GA**	Census Tract:	131350501.052003
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R1004 998	Thomas Bros Pg-Grid:	

Valuation

Value:	**$1,238,000**	FSD:	25	Common Confidence Score:	35
Value Range:	$928,500 - $1,547,500	ICE Confidence Score:	75		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$34,600	Market Land Value:	$86,500	Tax Year:	2025
Assd Improvement:	$471,480	Market Improvment Value:	$1,178,700	Total Taxable Value:	$7,262
Total Assessed Value:	$506,080	Total Assessor Market Value:	$1,265,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 3 District: 2 Subdivision: BOGAN RD

Abbreviated Description:	L3 NORTH BOGAN RD
City/Muni/Twp:	BUFORD

Property Characteristics

Lot Size:	1.490 AC	Bedrooms:	5	Pool:	
Building Area:	6461 SF	Baths:	4	Fireplace:	Yes
Year Built:	2019	Partial Baths:	1	Type Const:	Wood
Number of Buildings:		Number of Rooms:	12	Ext Walls:	Brick
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	3	A/C:	Yes
Style:	Convention	Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	01/15/2026	Loan Amount:	N/A
Document #:	BK-PG 0000062294-0000000765	Loan Type:	Unknown
TD Due Date:	01/01/2055	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	11/27/2024	Sales Price:	$1,512,000
Document #:	BK-PG 60658-320	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/10/2024	Sales Price:	$1,512,000
Document #:	BK-PG 60658-320	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/10/2023	Sales Price:	$1,099,000
Document #:	BK-PG 59331-351	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

ICE SiteX Report

OrderID: 98677788

Mortgage Record

Recording Date:	06/22/2023	Loan Amount:	N/A
Document #:	BK-PG 0000060658-0000000320	Loan Type:	VA
TD Due Date:	01/01/2053	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	10/13/2021	Sales Price:	$1,099,000
Document #:	2021-036710 BK-PG 59331-349	Type of Sale:	Full Amount on Deed
Contract Date:	10/13/2021		
Document Type:			

Legal Description:
Lot: 3
Abbreviated Description: L3 NORTH BOGAN RD; RESIDENTIAL SFR

Prior Transfer

Recording Date:	10/13/2021	Sales Price:	$1,099,000
Document #:	BK-PG 59331 -349	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 3 District: 2 Subdivision: BOGAN RD
Abbreviated Description: L3 NORTH BOGAN RD
City/Muni/Twp: BUFORD

Prior Transfer

Recording Date:	10/28/2020	Sales Price:	$872,325
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/28/2020	Sales Price:	$872,325
Document #:	2020-029728 BK-PG 58008-727	Type of Sale:	Full Amount on Deed
Contract Date:	10/28/2020		
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/28/2020	Loan Amount:	N/A
Document #:	BK-PG 0000058008-0000000730	Loan Type:	
TD Due Date:	01/01/2025	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	01/31/2020	Sales Price:	$388,500
Document #:	BK-PG 56576-897	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/09/2020	Sales Price:	$837,156 Multiple Parcels Involved in this transaction
Document #:	2020-000895 BK-PG 57188-344	Type of Sale:	Full Amount on Deed
Contract Date:	01/09/2020		
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/08/2019	Loan Amount:	N/A
Document #:	BK-PG 0000056576-0000000897	Loan Type:	Unknown
TD Due Date:	01/01/2020	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	04/18/2019	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	2019-010065 BK-PG 56576-890	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	04/18/2019		
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$13,000,000	Median # of Bedrooms	5
Median Lot Size	11,544 SF	Median # of Baths	4
Median Living Area	4,154 SF	Median Year Built	2017
Price Range - 2 Yrs	$470,000 to $2,300,000	Age Range	5 years to 22 years
Median Value	$860,000	Median Age	9 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**3334 BOGAN PARK CT BUFORD, GA 30519-6625**	09/17/2026	$1,225,000	$293	4178	7/5/4	2021	20,038 SF	Yes

APN: R1004A487 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 13 Subdivision: BOGAN PARC Abbreviated Description: Abbreviated Description:L13 BOGAN PARC - PB152-25; RESIDENTIAL SFR

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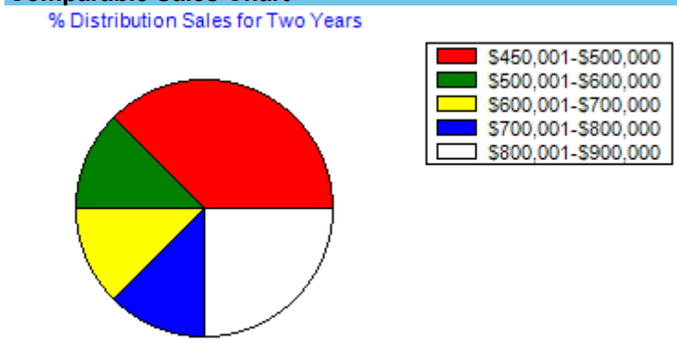
OrderID: 98677788

2	.13Mi.	**3342 LAUREL LEAF WAY** **BUFORD, GA 30519-3847**	08/11/2026	$1,100,000	$210	5217	9/5/4	2018	11,326 SF	Yes
		APN: R1004A315 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Subdivision: LAUREL MANOR Abbreviated Description: Abbreviated Description:L5 LAUREL MANOR; RESIDENTIAL SFR								
3	.14Mi.	**3353 LAUREL LEAF WAY** **BUFORD, GA 30519-3849**	07/31/2026	$895,000	$206	4329	10/5/4	2018	11,326 SF	
		APN: R1004A307 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 101 Subdivision: LAUREL MANOR Abbreviated Description: Abbreviated Description:L101 LAUREL MANOR; RESIDENTIAL SFR								
4	.09Mi.	**3263 STONE POINT WAY** **BUFORD, GA 30519-3863**	07/14/2026	$825,000	$267	3081	9/5/3	2018	10,454 SF	
		APN: R1004A352 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 144 Subdivision: RESERVE AT BOGAN LAKES Abbreviated Description: Abbreviated Description:L144 RESERVE AT BOGAN LAKES PH 2B; RESIDENTIAL SFR								
5	.34Mi.	**3309 LILY MAGNOLIA CT** **BUFORD, GA 30519-3857**	05/29/2026	$1,140,000	$276	4130	7/5/4	2017	14,810 SF	
		APN: R7254 239 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 39 Subdivision: LAUREL MANOR Abbreviated Description: Abbreviated Description:L39 LAUREL MANOR; RESIDENTIAL SFR								
6	.14Mi.	**3302 STONE POINT WAY** **BUFORD, GA 30519-3865**	03/20/2026	$690,000	$202	3412	9/5/4	2018	10,019 SF	
		APN: R1004A340 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 125 Subdivision: RESERVE AT BOGAN LAKES Abbreviated Description: Abbreviated Description:L125 RESERVE AT BOGAN LAKES PH 2B; RESIDENTIAL SFR								
7	.21Mi.	**3489 LILY MAGNOLIA CT** **BUFORD, GA 30519-3858**	02/26/2026	$965,000	$222	4329	10/5/4	2018	11,761 SF	
		APN: R1004A264 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 57 Subdivision: LAUREL MANOR Abbreviated Description: Abbreviated Description:L57 LAUREL MANOR; RESIDENTIAL SFR								
8	.26Mi.	**4668 BOGAN MEADOWS DR** **BUFORD, GA 30519-3804**	11/17/2025	$470,000	$182	2582	8/5/3	2017	3,920 SF	
		APN: R1004 916 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 46 Block: A Subdivision: BOGAN MEADOWS Abbreviated Description: Abbreviated Description:L46 BA BOGAN MEADOWS PH 2; RESIDENTIAL SFR								
9	.03Mi.	**4550 POINT ROCK DR** **BUFORD, GA 30519-3875**	11/07/2025	$735,000	$164	4476	7/5/4	2017	13,939 SF	
		APN: R1004 982 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Subdivision: RESERVE AT BOGAN LAKES Abbreviated Description: Abbreviated Description:L11 RESERVE AT BOGAN LAKES PH 2A; RESIDENTIAL SFR								
10	.32Mi.	**4659 SILVER MEADOW DR** **BUFORD, GA 30519-3834**	10/27/2025	$475,000	$145	3268	8/5/3	2017	6,534 SF	
		APN: R1004 922 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 53 Block: A Subdivision: BOGAN MEADOWS Abbreviated Description: Abbreviated Description:L53 BA BOGAN MEADOWS PH 2; RESIDENTIAL SFR								
11	.3Mi.	**4650 SILVER MEADOW DR** **BUFORD, GA 30519-3834**	10/22/2025	$485,000	$148	3267	6/3/3	2017	6,534 SF	
		APN: R1004 929 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 60 Block: A Subdivision: BOGAN MEADOWS Abbreviated Description: Abbreviated Description:L60 BA BOGAN MEADOWS PH 2; RESIDENTIAL SFR								
12	.11Mi.	**3548 LILY MAGNOLIA CT** **BUFORD, GA 30519-3859**	10/02/2025	$1,100,000	$190	5789	7/4/4	2016	19,166 SF	Yes
		APN: R1004A270 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 63 Subdivision: LAUREL MANOR Abbreviated Description: Abbreviated Description:L63 LAUREL MANOR; RESIDENTIAL SFR								
13	.36Mi.	**4328 SANDY BRANCH DR** **BUFORD, GA 30519-7413**	09/18/2025	$595,000	$168	3526	10/5/3	2004	16,117 SF	
		APN: R1004 466 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 115 Block: A Subdivision: ELLSWORTH GLEN Abbreviated Description: Abbreviated Description:L115 BA ELLSWORTH GLEN #1; RESIDENTIAL SFR								
14	.36Mi.	**4329 SANDY HILL RD** **BUFORD, GA 30519-3730**	09/05/2025	$2,300,000	$401	5731	7/4/3	2016	43,124 SF	Yes
		APN: R1004 970 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 4 Abbreviated Description: Abbreviated Description:LOT 4 SANDY HILL RD; RESIDENTIAL SFR								

ICE SiteX Report

OrderID: 98677788

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.	**3364 N BOGAN RD**	**10/13/2021**	$1,265,200	$506,080	6,461	12/5/4	2019	1 SF	
.02Mi.	**3168 FALLS CREST CT**	**12/30/2016**	$869,600	$347,840	4,420	7/4/4	2016	15,682 SF	
.03Mi.	**3360 N BOGAN RD**	**10/10/2019**	$1,347,700	$539,080	6,620	9/4/3	2019	2 SF	Yes
.03Mi.	**4550 POINT ROCK DR**	**03/27/2017**	$790,800	$316,320	4,476	7/5/4	2017	13,939 SF	
.04Mi.	**3188 FALLS CREST CT**	**05/12/2017**	$818,900	$327,560	4,076	7/5/4	2017	13,068 SF	
.04Mi.	**4540 POINT ROCK DR**	**01/28/2020**	$758,500	$303,400	4,212	7/5/4	2017	10,019 SF	
.04Mi.	**4560 POINT ROCK DR**	**05/31/2017**	$760,000	$304,000	4,360	7/5/4	2017	10,019 SF	
.05Mi.	**3169 FALLS CREST CT**	**03/11/2025**	$725,000	$290,000	4,066	7/4/4	2016	17,860 SF	
.05Mi.	**3352 N BOGAN RD**	**08/18/2020**	$1,019,900	$407,960	4,084	10/4/3	2019	1 SF	Yes
.05Mi.	**4530 POINT ROCK DR**	**02/14/2017**	$758,300	$303,320	4,076	7/5/4	2017	10,454 SF	
.05Mi.	**4570 POINT ROCK DR**	**10/18/2021**	$765,000	$306,000	4,560	7/5/4	2017	10,019 SF	
.06Mi.	**4580 POINT ROCK DR**	**09/29/2021**	$747,900	$299,160	4,076	7/5/4	2017	10,019 SF	
.07Mi.	**3179 FALLS CREST CT**	**12/16/2022**	$583,700	$233,480	2,798	6/4/3	2017	20,473 SF	
.07Mi.	**4520 POINT ROCK DR**	**10/30/2019**	$865,600	$346,240	4,208	7/5/4	2017	16,117 SF	
.07Mi.	**3342 N BOGAN RD**	**12/12/2012**	$131,700	$52,680	804	6/3/1	1940	35,284 SF	
.07Mi.	**4551 POINT ROCK DR**	**04/23/2025**	$833,300	$333,320	4,168	7/5/4	2017	10,890 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:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.46Mi.	**Harmony Elementary School** Number of Students: 614 Student-Teacher Ratio: 11.48	A-	Public	KG - 5
1.92Mi.	**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

ICE SiteX Report

OrderID: 98677788

Disaster Alerts

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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