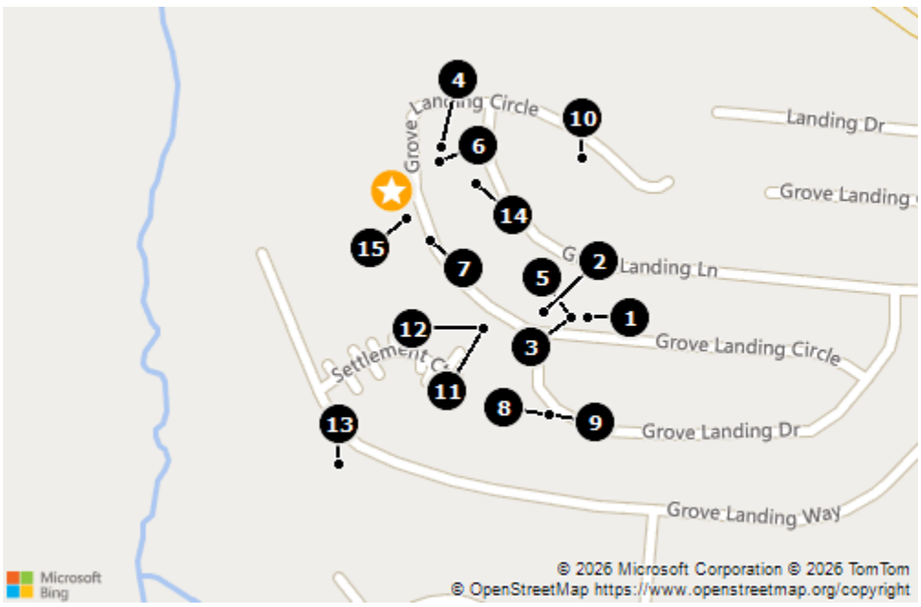
# ICE SiteX Report

**OrderID: 97841913**

## SiteX Property Information Report




## Subject Property Location

### 3382 GROVE LANDING CIR, GROVETOWN, GA 30813-7010

| | | | |
|---|---|---|---|
| County: | **COLUMBIA GA** | Census Tract: | 130730305.073020 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 062 1611 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$239,000** | FSD: | 10 | Common Confidence Score: | 66 |
| Value Range: | $215,100 - $262,900 | ICE Confidence Score: | 90 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2025 | Market Value Year: | 2025 | Tax Rate Code Area: | GROVETOWN |
| Assd Land Value: | $22,404 | Market Land Value: | $56,010 | Tax Year: | 2025 |
| Assd Improvement: | $62,022 | Market Improvment Value: | $155,055 | Total Taxable Value: | $2,364 |
| Total Assessed Value: | $84,426 | Total Assessor Market Value: | $211,065 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 79 Block: A Section: II Subdivision: GROVE LANDING SECTION II Map Ref: MAP 062
Abbreviated Description: BLK A LOT 79 .19 ACS; GROVE LANDING SECTION II

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 8,276 SF | Bedrooms: | 3 | Pool: | |
| Building Area: | 1464 SF | Baths: | 2 | Fireplace: | |
| Year Built: | 2011 | Partial Baths: | | Type Const: | |
| Number of Buildings: | | Number of Rooms: | 3 | Ext Walls: | Siding (alum/vinyl) |
| Number of Units: | | Garage Type: | | Heating: | |
| Number of Stories: | 1 | Number of Cars: | | A/C: | |
| Style: | | Basement: | | Roof Cover: | |
| | | Foundation: | | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/19/2026 | Sales Price: | $241,544 |
| Document #: | BK-PG 15762-191 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/04/2025 | Sales Price: | $246,000 |
| Document #: | BK-PG 15762-188 | Type of Sale: | Full Amount on Deed |
| Contract Date: | 09/02/2025 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 79 Block: A Subdivision: GROVE LANDING SECTION II
Abbreviated Description: BLK A LOT 79 .19 ACS GROVE LANDING SECTION II; RESIDENTIAL LOTS

### Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 09/04/2025 | Loan Amount: | N/A |
| Document #: | BK-PG 0000015762-0000000207 | Loan Type: | Stand Alone Second |
| TD Due Date: | 01/01/2035 | Type Finance: | |

**Legal Description:**

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/07/2022 | Sales Price: | $131,000 |
| Document #: | BK-PG 13560-3 | Type of Sale: | Full-Computed from Transfer Tax |

# ICE SiteX Report

**OrderID: 97841913**

Document Type:
**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 02/28/2022 | Sales Price: | $232,000 |
| Document #: | 2022-001266 BK-PG 14139-217 | Type of Sale: | Full Amount on Deed |
| Contract Date: | 02/28/2022 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 79 Block: A Subdivision: GROVE LANDING SECTION II
Abbreviated Description: BLK A LOT 79 .19 ACS GROVE LANDING SECTION II; RESIDENTIAL LOTS

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 02/28/2022 | Sales Price: | $232,000 |
| Document #: | BK-PG 14139 -217 | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
Lot: 79 Block: A Section: II Subdivision: GROVE LANDING SECTION II Map Ref: MAP 062
Abbreviated Description: BLK A LOT 79 .19 ACS; GROVE LANDING SECTION II

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 07/01/2021 | Sales Price: | $124,623 |
| Document #: | BK-PG 8432-192 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 06/16/2021 | Loan Amount: | N/A |
| Document #: | BK-PG 0000013560-0000000003 | Loan Type: | New Conventional |
| TD Due Date: | 01/01/2051 | Type Finance: | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 07/10/2020 | Sales Price: | $124,623 |
| Document #: | BK-PG 8432-192 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 02/24/2014 | Sales Price: | $89,700 |
| Document #: | BK-PG 7880-147 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 07/27/2012 | Loan Amount: | N/A |
| Document #: | BK-PG 8432-192 | Loan Type: | VA |
| TD Due Date: | 08/01/2042 | Type Finance: | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 07/27/2012 | Sales Price: | $122,000 |
| Document #: | BK-PG 8432-189 | Type of Sale: | Sales Price Rounded from Tax |
| Contract Date: | 07/25/2012 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 79 Block: A Section: 2 Subdivision: GROVE LANDING Map Ref: MB F99 PG1

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 07/25/2012 | Sales Price: | $122,000 |
| Document #: | | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 07/01/2011 | Loan Amount: | N/A |
| Document #: | BK-PG 7880-147 | Loan Type: | New Conventional |
| TD Due Date: | 07/01/2012 | Type Finance: | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/30/2011 | Sales Price: | $60,000<br>Multiple Parcels Involved in this transaction |
| Document #: | 2011-003305 BK-PG 7880-133 | Type of Sale: | Full Amount on Deed |
| Contract Date: | 06/30/2011 | | |
| Document Type: | | | |

**Legal Description:**
Lot: A Block: A
Abbreviated Description: BLK A LOT 79 .19 ACS GROVE LAN

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $3,694,725 | Median # of Bedrooms | 4 |
| Median Lot Size | 6,534 SF | Median # of Baths | 2 |
| Median Living Area | 2,540 SF | Median Year Built | 2013 |
| Price Range - 2 Yrs | $45,000 to $315,900 | Age Range | 8 years to 16 years |
| Median Value | $289,900 | Median Age | 13 years |

# ICE SiteX Report

**OrderID: 97841913**

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .16Mi. | **3347 GROVE LANDING CIR GROVETOWN, GA 30813-7011** | 04/29/2026 | $315,900 | $117 | 2696 | 5/5/3 | 2012 | 5,663 SF | |
| | | APN: 062 2327 Document #:<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 54 Block: B Subdivision: GROVE LANDING SECT 3 PH 2 Abbreviated Description: Abbreviated Description:BLK B LOT 54 0.13 AC GROVE LANDING SECT 3 PH 2; RESIDENTIAL LOTS | | | | | | | | |
| 2 | .13Mi. | **3353 GROVE LANDING CIR GROVETOWN, GA 30813-7011** | 02/03/2026 | $289,900 | $129 | 2232 | 4/4/2 | 2013 | 5,663 SF | |
| | | APN: 062 2363 Document #:<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 51 Block: B Subdivision: GROVE LANDING SEC 3 PH 2A Abbreviated Description: Abbreviated Description:BLK B LOT 51 .13 ACS GROVE LANDING SEC 3 PH 2A; RESIDENTIAL LOTS | | | | | | | | |
| 3 | .15Mi. | **3349 GROVE LANDING CIR GROVETOWN, GA 30813-7011** | 11/17/2025 | $45,000 | $17 | 2540 | 4/4/3 | 2013 | 5,663 SF | |
| | | APN: 062 2365 Document #:<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 53 Block: B Subdivision: GROVE LANDING SEC 3 PH 2A Abbreviated Description: Abbreviated Description:BLK B LOT 53 0.13 AC GROVE LANDING SEC 3 PH 2A; RESIDENTIAL LOTS | | | | | | | | |
| 4 | .01Mi. | **3380 GROVE LANDING CIR GROVETOWN, GA 30813-7010** | 10/06/2025 | $293,900 | $137 | 2144 | 4/4/3 | 2014 | 7,405 SF | |
| | | APN: 062 2351 Document #:<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 80 Block: A Subdivision: GROVE LANDING SEC 3 PH 2A Abbreviated Description: Abbreviated Description:BLK A LOT 80 .17 ACS GROVE LANDING SEC 3 PH 2A; RESIDENTIAL LOTS | | | | | | | | |
| 5 | .15Mi. | **3349 GROVE LANDING CIR GROVETOWN, GA 30813-7011** | 09/26/2025 | $249,000 | $98 | 2540 | 4/4/3 | 2013 | 5,663 SF | |
| | | APN: 062 2365 Document #:<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 53 Block: B Subdivision: GROVE LANDING SEC 3 PH 2A Abbreviated Description: Abbreviated Description:BLK B LOT 53 0.13 AC GROVE LANDING SEC 3 PH 2A; RESIDENTIAL LOTS | | | | | | | | |
| 6 | .04Mi. | **3381 GROVE LANDING CIR GROVETOWN, GA 30813-7011** | 09/08/2025 | $310,000 | $114 | 2696 | 5/5/3 | 2012 | 4,792 SF | |
| | | APN: 062 1608 Document #:<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 37 Block: B Subdivision: GROVE LANDING SECTION II Abbreviated Description: Abbreviated Description:BLK B LOT 37 .11 ACS GROVE LANDING SECTION II; RESIDENTIAL LOTS | | | | | | | | |
| 7 | .04Mi. | **3374 GROVE LANDING CIR GROVETOWN, GA 30813-7010** | 06/24/2025 | $293,000 | $131 | 2232 | 4/4/2 | 2013 | 6,098 SF | |
| | | APN: 062 2348 Document #:<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 83 Block: A Subdivision: GROVE LANDING SEC 3 PH 2A Abbreviated Description: Abbreviated Description:BLK A LOT 83 0.14 AC GROVE LANDING SEC 3 PH 2A; RESIDENTIAL LOTS | | | | | | | | |
| 8 | .19Mi. | **4462 GROVE LANDING DR GROVETOWN, GA 30813-7012** | 04/14/2025 | $73,325 | $27 | 2672 | 4/4/2 | 2014 | 16,553 SF | |
| | | APN: 062 2499 Document #:<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 97 Block: A Subdivision: GROVE LANDING SECT 3 PH 3 Abbreviated Description: Abbreviated Description:BLK A LOT 97 .38 ACS GROVE LANDING SECT 3 PH 3; RESIDENTIAL LOTS | | | | | | | | |
| 9 | .19Mi. | **4462 GROVE LANDING DR GROVETOWN, GA 30813-7012** | 04/14/2025 | $60,000 | $22 | 2672 | 4/4/2 | 2014 | 16,553 SF | |
| | | APN: 062 2499 Document #:<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 97 Block: A Subdivision: GROVE LANDING SECT 3 PH 3 Abbreviated Description: Abbreviated Description:BLK A LOT 97 .38 ACS GROVE LANDING SECT 3 PH 3; RESIDENTIAL LOTS | | | | | | | | |
| 10 | .12Mi. | **3425 GROVE LANDING CIR GROVETOWN, GA 30813-7015** | 03/06/2025 | $285,000 | $135 | 2104 | 4/4/2 | 2010 | 8,712 SF | |
| | | APN: 062 1765 Document #:<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 43 Block: A Subdivision: GROVE LANDING SECT 2A Abbreviated Description: Abbreviated Description:BLK A LOT 43 0.20 AC GROVE LANDING SECT 2A; RESIDENTIAL LOTS | | | | | | | | |
| 11 | .11Mi. | **3360 GROVE LANDING CIR GROVETOWN, GA 30813-7010** | 03/05/2025 | $315,000 | $105 | 2988 | 4/4/2 | 2013 | 6,534 SF | |
| | | APN: 062 2341 Document #:<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 90 Block: A Subdivision: GROVE LANDING SEC 3 PH 2A Abbreviated Description: Abbreviated Description:BLK A LOT 90 .15 ACS GROVE LANDING SEC 3 PH 2A; RESIDENTIAL LOTS | | | | | | | | |
| 12 | .11Mi. | **3360 GROVE LANDING CIR GROVETOWN, GA 30813-7010** | 03/05/2025 | $315,000 | $105 | 2988 | 4/4/2 | 2013 | 6,534 SF | |
| | | APN: 062 2341 Document #:<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 90 Block: A Subdivision: GROVE LANDING SEC 3 PH 2A Abbreviated Description: Abbreviated Description:BLK A LOT 90 .15 ACS GROVE LANDING SEC 3 PH 2A; RESIDENTIAL LOTS | | | | | | | | |
| 13 | .19Mi. | **2176 GROVE LANDING WAY GROVETOWN, GA 30813-7016** | 01/16/2025 | $264,900 | $148 | 1782 | 4/3/2 | 2018 | 13,068 SF | |
| | | APN: 062 2811 Document #:<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 78 Subdivision: GROVE LANDING SECT 4 PH 2 Abbreviated Description: Abbreviated Description:LOT 78 .30 ACS GROVE LANDING SECT 4 PH 2; RESIDENTIAL LOTS | | | | | | | | |
| 14 | .06Mi. | **1130 GROVE LANDING LN GROVETOWN, GA 30813-7005** | 01/06/2025 | $299,900 | $123 | 2436 | 4/4/3 | 2012 | 6,970 SF | |

# ICE SiteX Report

**OrderID: 97841913**

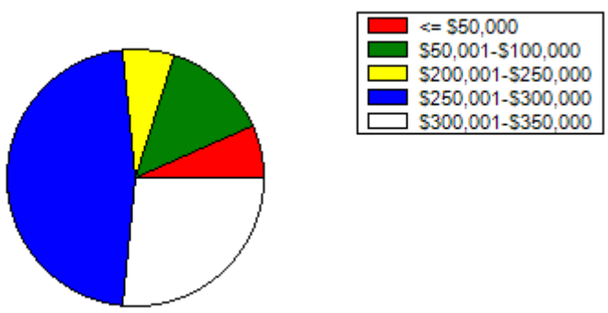
APN: 062 1602 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 31 Block: B Subdivision: GROVE LANDING SECTION II Abbreviated Description: Abbreviated Description:BLK B LOT 31 .16 ACS GROVE LANDING SECTION II; RESIDENTIAL LOTS

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 15 | .02Mi. | **3378 GROVE LANDING CIR GROVETOWN, GA 30813-7010** | 11/26/2024 | $284,900 | $127 | 2232 | 4/4/2 | 2014 | 6,970 SF |

APN: 062 2350 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 81 Block: A Subdivision: GROVE LANDING SEC 3 PH 2A Abbreviated Description: Abbreviated Description:BLK A LOT 81 0.16 AC GROVE LANDING SEC 3 PH 2A; RESIDENTIAL LOTS

## 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. | **3382 GROVE LANDING CIR** | **02/28/2022** | $211,065 | $84,426 | 1,464 | 3/3/2 | 2011 | 8,276 SF | |
| .01Mi. | **3380 GROVE LANDING CIR** | **02/15/2018** | $288,151 | $115,260 | 2,144 | 4/4/3 | 2014 | 7,405 SF | |
| .01Mi. | **3386 GROVE LANDING CIR** | **02/22/2012** | $202,779 | $81,112 | 1,328 | 3/3/2 | 2011 | 10,019 SF | |
| .02Mi. | **3378 GROVE LANDING CIR** | **11/25/2024** | $278,415 | $111,366 | 2,232 | 4/4/2 | 2014 | 6,970 SF | |
| .02Mi. | **3388 GROVE LANDING CIR** | **05/31/2022** | $319,431 | $127,772 | 2,760 | 5/5/3 | 2012 | 10,890 SF | |
| .03Mi. | **3390 GROVE LANDING CIR** | **04/04/2022** | $309,375 | $123,750 | 2,638 | 4/4/2 | 2012 | 9,583 SF | |
| .03Mi. | **3376 GROVE LANDING CIR** | **06/06/2024** | $275,141 | $110,056 | 2,176 | 4/4/2 | 2014 | 6,534 SF | |
| .03Mi. | **3377 GROVE LANDING CIR** | **06/27/2022** | $301,544 | $120,618 | 2,406 | 4/4/3 | 2012 | 5,227 SF | |
| .03Mi. | **3379 GROVE LANDING CIR** | **05/03/2021** | $270,572 | $108,229 | 2,130 | 4/4/2 | 2012 | 5,227 SF | |
| .04Mi. | **3381 GROVE LANDING CIR** | **04/03/2012** | $315,200 | $126,080 | 2,696 | 5/5/3 | 2012 | 4,792 SF | |
| .04Mi. | **3375 GROVE LANDING CIR** | **02/14/2022** | $304,608 | $121,843 | 2,494 | 4/4/3 | 2014 | 5,663 SF | |
| .04Mi. | **3374 GROVE LANDING CIR** | **06/23/2025** | $277,815 | $111,126 | 2,232 | 4/4/2 | 2013 | 6,098 SF | |
| .04Mi. | **3394 GROVE LANDING CIR** | **04/17/2020** | $275,558 | $110,223 | 2,167 | 4/4/2 | 2012 | 14,375 SF | |
| .04Mi. | **3373 GROVE LANDING CIR** | **06/28/2021** | $322,912 | $129,165 | 2,754 | 5/5/3 | 2014 | 6,098 SF | |
| .04Mi. | **3383 GROVE LANDING CIR** | **08/26/2022** | $304,064 | $121,626 | 2,586 | 5/5/3 | 2012 | 6,534 SF | |
| .05Mi. | **3372 GROVE LANDING CIR** | **11/21/2013** | $283,959 | $113,584 | 2,268 | 4/4/2 | 2013 | 6,098 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 27% | Households Occupied by Owners: | 69% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 34.1 years old | Households: | 18,644 |
| Median Household Income: | $89,477 | Households w/Family: | 78% |
| Household Income Per Capita: | $36,542 | Households w/Family Married: | 60% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 46% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Columbia County School District | Students: | 28,566 |
| Number of Schools: | 30 | Rating: | A |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 0.58Mi. | **Grovetown Middle School**<br>Number of Students: 1,067<br>Student-Teacher Ratio: 16.02 | B | Public | 6 - 8 |
| 0.74Mi. | **Cedar Ridge Elementary School**<br>Number of Students: 1,060<br>Student-Teacher Ratio: 15.47 | A- | Public | PK - 5 |

# ICE SiteX Report

**OrderID: 97841913**

3.34Mi. **Grovetown High School** C+ Public 9 - 12
Number of Students: 2,256
Student-Teacher Ratio: 18.39
Advanced Placement: Yes

## Crime Risk

| Type | Risk Index Score | Compared to National Average (=100%) |
|---|---|---|
| **LARCENY** | 100% | SIMILAR |
| **BURGLARY** | 100% | SIMILAR |
| **MOTOR VEHICLE THEFT** | 98% | SIMILAR |
| **FORCIBLE ROBBERY** | 105% | SIMILAR |
| **AGGRAVATED ASSAULT** | 72% | NOTABLY LOWER |
| **FORCIBLE RAPE** | 105% | SIMILAR |
| **MURDER** | 83% | LOWER |
| **OVERALL** | 90% | LOWER |

## Disaster Alerts

9/24/2024 - Hurricane Helene 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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