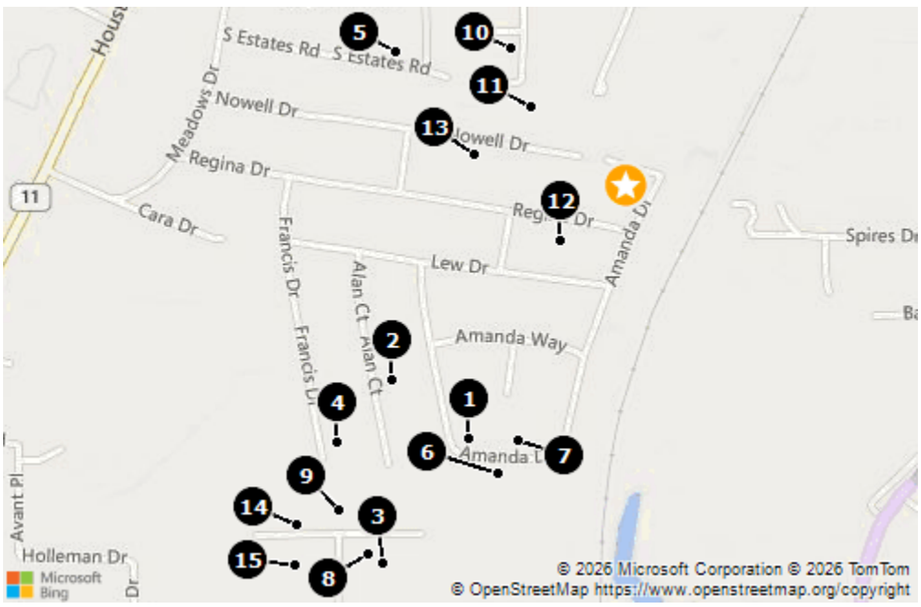
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

346 AMANDA DR, MACON, GA 31216-6388

County:	**BIBB GA**	Census Tract:	130210135.062010
Property Use:	Single Family Residential	Zoning:	R-1AAA
Parcel Number:	O130-0526	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:	11
Assd Land Value:	$8,000	Market Land Value:	$20,000	Tax Year:	2026
Assd Improvement:	$85,691	Market Improvment Value:	$214,228	Total Taxable Value:	$2,283
Total Assessed Value:	$93,691	Total Assessor Market Value:	$234,228	Delinquent Year:	
				Tax Account ID:	63512
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 602 Section: 6 District: 4 Subdivision: NOWELL ESTATES Land Lot: 177,
Abbreviated Description: NOWELL ESTATE
City/Muni/Twp: CITY OF MACON

Property Characteristics

Lot Size:	21,780 SF	Bedrooms:	3	Pool:	
Building Area:	1577 SF	Baths:	2	Fireplace:	1
Year Built:	2007	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	4
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	07/17/2023	Loan Amount:	N/A
Document #:	BK-PG 11621-163	Loan Type:	FHA
TD Due Date:	07/01/2042	Type Finance:	

Legal Description:
Lot: 602 Subdivision: NOWELL ESTATES SUBDIVISION SECTION NO 6

Mortgage Record

Recording Date:	05/09/2022	Loan Amount:	N/A
Document #:	BK-PG 11245-315	Loan Type:	FHA
TD Due Date:	07/01/2042	Type Finance:	

Legal Description:
Lot: 602 Subdivision: NOWELL ESTATES SUBDIVISION SECTION NO 6

Prior Transfer

Recording Date:	07/05/2012	Sales Price:	$115,800
Document #:	009404360003 BK-PG 8769 -204	Type of Sale:	Verified Sale Price
Contract Date:	06/29/2012		
Document Type:			

Legal Description:
Lot: 602 Section: 6 Subdivision: NOWELL ESTATES SUBDIVISION Map Ref: MB91 PG573&574

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Prior Transfer

Recording Date:	06/29/2012	Sales Price:	$115,800
Document #:	BK-PG 8769 -204	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 602 Section: 6 District: 4 Subdivision: NOWELL ESTATES Land Lot: 177,
Abbreviated Description: NOWELL ESTATE
City/Muni/Twp: CITY OF MACON

Prior Transfer

Recording Date:	09/10/2007	Sales Price:	$134,000
Document #:	005205490001 BK-PG 7458-244	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/13/2007	Loan Amount:	N/A
Document #:	005170640017 BK-PG 7599-068	Loan Type:	Purchase Money Mortgage
TD Due Date:	09/01/2037	Type Finance:	

Legal Description:
Lot: 602 Subdivision: NOWELL ESTATES SUBDIVISION SECTION #6
Abbreviated Description: TAX ID# X20547-001

Prior Transfer

Recording Date:	08/13/2007	Sales Price:	$152,500
Document #:	005170620003 BK-PG 7599 -065	Type of Sale:	Verified Sale Price
Contract Date:	08/09/2007		
Document Type:			

Legal Description:
Lot: 602 Subdivision: NOWELL ESTATES SUBDIVISION SECTION #6 Map Ref: MB91 PG573&574

Prior Transfer

Recording Date:	08/09/2007	Sales Price:	$152,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/16/2007	Loan Amount:	N/A
Document #:	005021720016 BK-PG 7458-244	Loan Type:	Unknown
TD Due Date:	05/01/2037	Type Finance:	

Legal Description:
Lot: 602 District: 4 Subdivision: NOWELL ESTATES SUBDIVISION SECTION 6 Land Lot: 200

Area Sales Analysis

Total Area Sales	$5,226,330	Median # of Bedrooms	3
Median Lot Size	26,136 SF	Median # of Baths	2
Median Living Area	1,910 SF	Median Year Built	2003
Price Range - 2 Yrs	$190,000 to $575,000	Age Range	2 years to 55 years
Median Value	$283,000	Median Age	23 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.41Mi.	**250 AMANDA DR** **MACON, GA 31216-6377**	10/15/2026	$322,000	$168	1910	/3/2	2002	32,670 SF	

APN: O130-0399 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 420 District: 4 Subdivision: NOWELL ESTATES SUBDIVISION Land Lot: 176&201 MapRef: MB 88 PG 227 Abbreviated Description: Lot:420 District:4 Subdivision:NOWELL ESTATES SUBDIVISION Land Lot:176&201 Map Ref:MB 88 PG 227

2	.41Mi.	**114 ALAN CT** **MACON, GA 31216-6375**	09/17/2026	$240,000	$131	1832	/3/2	1995	23,087 SF	

APN: O130-0348 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 321 District: 4 Subdivision: NOWELL ESTATES SUBDIVISION EXTENSION NO 3 Land Lot: 176 MapRef: MB 85 PG 98 Abbreviated Description: Lot:321 District:4 Subdivision:NOWELL ESTATES SUBDIVISION EXTENSION NO 3 Land Lot:176 Map Ref:MB 85 PG 98

3	.61Mi.	**228 LIBERTY TRCE** **MACON, GA 31216-6884**	08/21/2026	$450,000	$158	2846	/3/2	2013	44,867 SF	Yes

APN: O130-0483 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 22A District: 4 Subdivision: LIBERTY RIDGE SUBDIVISION Land Lot: 176 MapRef: MB 91 PG 461 Abbreviated Description: Lot:22A District:4 Subdivision:LIBERTY RIDGE SUBDIVISION Land Lot:176 Map Ref:MB 91 PG 461

4	.53Mi.	**128 FRANCIS DR** **MACON, GA 31216-6314**	06/26/2026	$230,000	$153	1494	/3/2	1989	23,087 SF	

APN: O130-0286 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 210 District: 4 Subdivision: NOWELL ESTATES SUBDIVISION EXTENSION NO 2 Land Lot: 176 MapRef: MB 79 PG 35 Abbreviated Description: Lot:210 District:4 Subdivision:NOWELL ESTATES SUBDIVISION EXTENSION NO 2 Land Lot:176 Map Ref:MB 79 PG 35City/Muni/Twp:MACON City/Muni/Twp: MACON

5	.37Mi.	**2813 S ESTATES RD** **MACON, GA 31216-6327**	06/05/2026	$190,000	$104	1816	/3/2	1971	26,136 SF	

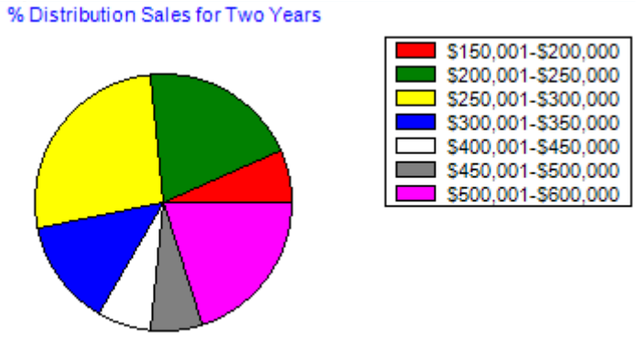
APN: O130-0049 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 50 District: 44 Subdivision: PORTERFIELD ESTATES SUBDIVISION Land Lot: 177 MapRef: MB 37 PG 89 Abbreviated Description: Lot:50 District:44 Subdivision:PORTERFIELD ESTATES SUBDIVISION Land Lot:177 Map Ref:MB 37 PG 89

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6	.43Mi.	**261 AMANDA DR** **MACON, GA 31216-6376**	05/19/2026	$268,900	$137	1952	/3/2	2000	23,087 SF	
		APN: O130-0440 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 528 District: 4 Subdivision: NOWELL ESTATES SUBDIVISION EXTENSION NO 5 Land Lot: 201 MapRef: MB 89 PG 685 Abbreviated Description: Lot:528 District:4 Subdivision:NOWELL ESTATES SUBDIVISION EXTENSION NO 5 Land Lot:201 Map Ref:MB 89 PG 685City/Muni/Twp:MACON City/Muni/Twp: MACON								
7	.38Mi.	**268 AMANDA DR** **MACON, GA 31216-6377**	05/18/2026	$325,000	$176	1842	/4/2	2003	20,473 SF	Yes
		APN: O130-0444 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 524 District: 4 Subdivision: NOWELL ESTATES SUBDIVISION Land Lot: 201 MapRef: MB 89 PG 685 Abbreviated Description: Lot:524 District:4 Subdivision:NOWELL ESTATES SUBDIVISION Land Lot:201 Map Ref:MB 89 PG 685								
8	.62Mi.	**224 LIBERTY TRCE** **MACON, GA 31216-6884**	04/07/2026	$460,500	$147	3123	/3/2	2006	44,867 SF	Yes
		APN: O130-0484 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 23A District: 4 Subdivision: LIBERTY RIDGE SUBDIVISION Land Lot: 176 MapRef: MB 90 PG 490 Abbreviated Description: Lot:23A District:4 Subdivision:LIBERTY RIDGE SUBDIVISION Land Lot:176 Map Ref:MB 90 PG 490								
9	.59Mi.	**221 LIBERTY TRCE** **MACON, GA 31216-6885**	04/06/2026	$570,000	$162	3505	/4/3	2002	49,223 SF	Yes
		APN: O130-0474 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 13-A District: 4 Subdivision: LIBERTY RIDGE SUBDIVISION Land Lot: 176 MapRef: MB 90 PG 802 Abbreviated Description: Lot:13-A District:4 Subdivision:LIBERTY RIDGE SUBDIVISION Land Lot:176 Map Ref:MB 90 PG 802								
10	.25Mi.	**321 BROWNING POINT RD** **MACON, GA 31216-6396**	03/05/2026	$283,000	$158	1791	/4/2	2023	21,344 SF	
		APN: O130-0567 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 22 Section: 2 District: 4 Subdivision: BROWNING POINTE Land Lot: 200 MapRef: MB 92 PG 861 Abbreviated Description: Lot:22 Section:2 District:4 Subdivision:BROWNING POINTE Land Lot:200 Map Ref:MB 92 PG 861								
11	.17Mi.	**350 BROWNING POINT RD** **MACON, GA 31216-6395**	02/20/2026	$280,000	$156	1791	/4/2	2024	27,878 SF	
		APN: O130-0560 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 15 Section: 2 District: 14 Subdivision: BROWNING POINTE Land Lot: 200 MapRef: MB 92 PG 860&861 Abbreviated Description: Lot:15 Section:2 District:14 Subdivision:BROWNING POINTE Land Lot:200 Map Ref:MB 92 PG 860&861								
12	.12Mi.	**2960 REGINA DR** **MACON, GA 31216-8102**	02/16/2026	$235,000	$116	2021	/3/2	2005	20,038 SF	
		APN: O130-0501 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 643 Section: 6 District: 4 Subdivision: NOWELL ESTATES SUBDIVISION Land Lot: 200 MapRef: MB 91 PG 573&574 Abbreviated Description: Lot:643 Section:6 District:4 Subdivision:NOWELL ESTATES SUBDIVISION Land Lot:200 Map Ref:MB 91 PG 573&574								
13	.21Mi.	**2728 NOWELL DR** **MACON, GA 31216-6346**	12/30/2025	$265,000	$182	1450	/3/2	1980	23,522 SF	
		APN: O130-0218 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 44 Subdivision: L FRANCIS NOWEL PROPERTY Land Lot: 200 MapRef: MB 60 PG 125 Abbreviated Description: Lot:44 Subdivision:L FRANCIS NOWEL PROPERTY Land Lot:200 Map Ref:MB 60 PG 125								
14	.63Mi.	**213 LIBERTY TRCE** **MACON, GA 31216-6885**	11/03/2025	$531,930	$148	3580	/5/4	2005	39,204 SF	
		APN: O130-0472 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 11-A District: 4 Subdivision: LIBERTY RIDGE SUBDIVISION Land Lot: 176 MapRef: MB 90 PG 802 Abbreviated Description: Lot:11-A District:4 Subdivision:LIBERTY RIDGE SUBDIVISION Land Lot:176 Map Ref:MB 90 PG 802								
15	.69Mi.	**208 LIBERTY TRCE** **MACON, GA 31216-6884**	10/15/2025	$575,000	$151	3802	6/4/3	2010	54,015 SF	Yes
		APN: O130-0466 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 5A District: 4 Subdivision: LIBERTY RIDGE SUBDIVISION Land Lot: 176 MapRef: MB 91 PG 946 Abbreviated Description: Lot:5A District:4 Subdivision:LIBERTY RIDGE SUBDIVISION Land Lot:176 Map Ref:MB 91 PG 946								

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.

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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.	**346 AMANDA DR**	**06/29/2012**	$234,228	$93,691	1,577	/3/2	2007	21,780 SF	
.02Mi.	**350 AMANDA DR**	**01/01/2014**	$354,835	$141,934	2,450	/4/3	2009	20,038 SF	
.02Mi.	**338 AMANDA DR**	**12/20/2015**	$313,613	$125,445	2,384	/3/2	2006	22,216 SF	
.03Mi.	**334 AMANDA DR**	**11/17/2022**	$291,326	$116,530	2,184	/3/2	2007	24,829 SF	
.05Mi.	**2967 REGINA DR**	**10/08/2019**	$265,296	$106,118	2,019	/4/2	2005	20,909 SF	
.05Mi.	**2969 REGINA DR**	**11/22/2021**	$214,675	$85,870	1,433	/3/2	2006	20,909 SF	
.05Mi.	**349 AMANDA DR**	**08/24/2018**	$262,079	$104,832	1,674	/3/2	2007	20,038 SF	Yes
.06Mi.	**347 AMANDA DR**	**07/15/2019**	$362,132	$144,853	2,262	/4/2	2008	20,473 SF	
.06Mi.	**351 AMANDA DR**	**03/22/2018**	$276,035	$110,414	1,982	/3/2	2007	20,038 SF	
.06Mi.	**2965 REGINA DR**	**10/25/2005**	$268,422	$107,369	2,051	/3/2	2005	20,909 SF	
.07Mi.	**355 AMANDA DR**	**06/01/2007**	$280,990	$112,396	1,868	/3/2	2007	32,670 SF	
.07Mi.	**345 AMANDA DR**	**08/01/2018**	$244,285	$97,714	1,584	/3/2	2010	23,958 SF	
.07Mi.	**337 AMANDA DR**	**04/30/2008**	$262,545	$105,018	1,834	/3/2	2006	29,621 SF	
.07Mi.	**339 AMANDA DR**	**03/07/2023**	$280,243	$112,097	1,880	/3/2	2005	40,946 SF	
.07Mi.	**335 AMANDA DR**	**01/25/2019**	$267,423	$106,969	1,834	/4/2	2006	27,878 SF	
.08Mi.	**2963 REGINA DR**	**02/03/2006**	$282,075	$112,830	2,085	/3/2	2005	20,909 SF	

Rent vs. Own

Households Occupied by Renters:	15%	Households Occupied by Owners:	79%

Demographics & Income

Median Age:	44.4 years old	Households:	5,565
Median Household Income:	$77,089	Households w/Family:	73%
Household Income Per Capita:	$34,304	Households w/Family Married:	56%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Bibb County School District	Students:	21,334
Number of Schools:	35	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.63Mi.	**Heard Elementary School** Number of Students: 596 Student-Teacher Ratio: 14.86	C+	Public	PK - 5
2.87Mi.	**Rutland High School** Number of Students: 921 Student-Teacher Ratio: 17.12 Advanced Placement: Yes	D	Public	9 - 12
2.92Mi.	**Rutland Middle School** Number of Students: 849 Student-Teacher Ratio: 15.38	D+	Public	6 - 8

Flood Report

The Subject Property of **346 AMANDA DR, MACON, GA 31216-6388** 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	71%	NOTABLY LOWER
BURGLARY	92%	SIMILAR
MOTOR VEHICLE THEFT	56%	NOTABLY LOWER
FORCIBLE ROBBERY	130%	NOTABLY HIGHER
AGGRAVATED ASSAULT	54%	NOTABLY LOWER
FORCIBLE RAPE	126%	HIGHER
MURDER	61%	NOTABLY LOWER
OVERALL	49%	SIGNIFICANTLY LOWER

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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Data deemed reliable, but not guaranteed.

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