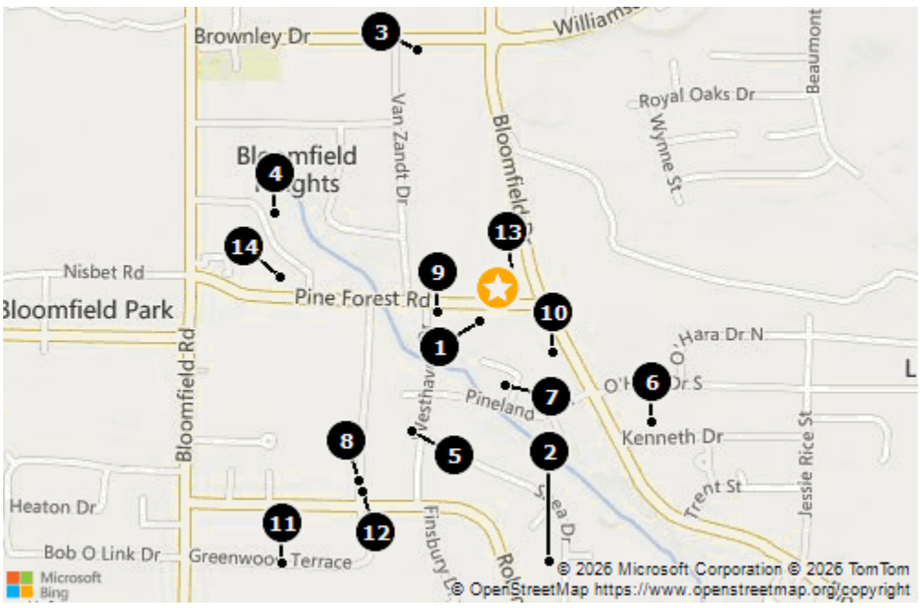
ICE SiteX Report

OrderID: 98722540

SiteX Property Information Report



Subject Property Location

3635 PINE FOREST RD, MACON, GA 31206-4321

County:	**BIBB GA**	Census Tract:	130210132.023016
Property Use:	Single Family Residential	Zoning:	R-1A
Parcel Number:	M094-0081	Thomas Bros Pg-Grid:	

Valuation

Value:	**$96,000**	FSD:	47	Common Confidence Score:	14
Value Range:	$50,880 - $141,120	ICE Confidence Score:	53		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	11
Assd Land Value:	$2,160	Market Land Value:	$5,400	Tax Year:	2026
Assd Improvement:	$19,885	Market Improvment Value:	$49,713	Total Taxable Value:	$370
Total Assessed Value:	$22,045	Total Assessor Market Value:	$55,113	Delinquent Year:	
				Tax Account ID:	43139
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 4 Subdivision: BLOOMFIELD Land Lot: 121
Abbreviated Description: BLOOMFIELD
City/Muni/Twp: UNINCORPORATED AREA

Property Characteristics

Lot Size:	15,682 SF	Bedrooms:	2	Pool:	
Building Area:	968 SF	Baths:	1	Fireplace:	
Year Built:	1950	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	4
Number of Units:		Garage Type:	Carport	Heating:	Floor/Wall
Number of Stories:	1	Number of Cars:	1	A/C:	
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	12/29/2014	Loan Amount:	N/A
Document #:	BK-PG 9381-274	Loan Type:	FHA
TD Due Date:	08/01/2044	Type Finance:	

Legal Description:
Lot: 4 District: 4 Subdivision: BLOOMFIELD HEIGHTS SUBDIVISION

Prior Transfer

Recording Date:	09/15/2000	Sales Price:	$44,500
Document #:	BK-PG 4749 -277	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 4 Subdivision: BLOOMFIELD Land Lot: 121
Abbreviated Description: BLOOMFIELD
City/Muni/Twp: UNINCORPORATED AREA

Area Sales Analysis

Total Area Sales	$1,764,250	Median # of Bedrooms	3
Median Lot Size	16,771 SF	Median # of Baths	2
Median Living Area	1,347 SF	Median Year Built	1962
Price Range - 2 Yrs	$15,000 to $195,000	Age Range	32 years to 74 years
Median Value	$133,125	Median Age	64 years

ICE SiteX Report

OrderID: 98722540

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**3644 PINE FOREST RD** **MACON, GA 31206-4322**	10/15/2026	$149,000	$112	1328	/3/1	1958	18,731 SF	
		APN: M094-0038 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 5 Subdivision: BASKERVILLE AND JONES PROPERTY SUBDIVISION MapRef: MB 26 PG 63 Abbreviated Description: Lot:5 Subdivision:BASKERVILLE AND JONES PROPERTY SUBDIVISION Map Ref:MB 26 PG 63								
2	.38Mi.	**2424 SHEA DR** **MACON, GA 31206-3808**	09/17/2026	$108,000	$87	1232	/3/2	1975	15,682 SF	
		APN: M102-0330 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 21 Block: B District: 4 Subdivision: SHERWOOD FOREST ADDITION SECTION NO 2 Land Lot: 121 MapRef: MB 50 PG 120 Abbreviated Description: Lot:21 Block:B District:4 Subdivision:SHERWOOD FOREST ADDITION SECTION NO 2 Land Lot:121 Map Ref:MB 50 PG 120City/Muni/Twp:MACON City/Muni/Twp: MACON								
3	.33Mi.	**3662 BROWNLEY DR** **MACON, GA 31206-4314**	07/27/2026	$145,000	$109	1326	/3/2	1956	22,651 SF	
		APN: M094-0101 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 16&17 District: 4 Subdivision: BLOOMFIELD HEIGHTS Land Lot: 120 MapRef: MB 11 FO 165 Abbreviated Description: Lot:16&17 District:4 Subdivision:BLOOMFIELD HEIGHTS Land Lot:120 Map Ref:MB 11 FO 165Abbreviated Description:PORTION LOTS16&17								
4	.32Mi.	**3851 WOODSIDE DR** **MACON, GA 31206-4333**	07/15/2026	$185,000	$115	1605	/4/2	1963	24,394 SF	
		APN: M093-0141 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 26 Block: B Section: 3 District: 4 Subdivision: JARRELL HEIGHTS SUBDIVISION Land Lot: 120 MapRef: MB 33 PG 44 Abbreviated Description: Lot:26 Block:B Section:3 District:4 Subdivision:JARRELL HEIGHTS SUBDIVISION Land Lot:120 Map Ref:MB 33 PG 44								
5	.23Mi.	**3541 WESTHAVEN DR** **MACON, GA 31206-3863**	07/15/2026	$130,000	$96	1343	/3/2	1973	10,019 SF	
		APN: M094-0152 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 5 Block: A Section: 2 Subdivision: SHERWOOD FOREST SUBDIVISION ADDITION MapRef: MB 50 PG 120 Abbreviated Description: Lot:5 Block:A Section:2 Subdivision:SHERWOOD FOREST SUBDIVISION ADDITION Map Ref:MB 50 PG 120City/Muni/Twp:MACON City/Muni/Twp: MACON								
6	.28Mi.	**3557 KENNETH DR** **MACON, GA 31206-3823**	06/30/2026	$15,000	$11	1260	/3/1	1962	11,326 SF	
		APN: M094-0158 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: B4 District: 4 Subdivision: H LAMAR KITCHENS PROPERTY Land Lot: 146 Abbreviated Description: Lot:B4 District:4 Subdivision:H LAMAR KITCHENS PROPERTY Land Lot:146								
7	.11Mi.	**140 SPENCER HILL CT** **MACON, GA 31206-3846**	06/29/2026	$90,000	$66	1356	/3/1	1960	19,166 SF	
		APN: M094-0050 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 11 Block: B Section: II District: 4 Subdivision: WESTHAVEN SUBDIVISION Land Lot: 146 MapRef: MB 31 PG 50 Abbreviated Description: Lot:11 Block:B Section:II District:4 Subdivision:WESTHAVEN SUBDIVISION Land Lot:146 Map Ref:MB 31 PG 50								
8	.34Mi.	**5285 GREENWOOD TER** **MACON, GA 31206-4341**	06/12/2026	$195,000	$144	1350	/3/1	1977	16,988 SF	
		APN: M101-0354 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 30 District: 4 Subdivision: SHERWOOD FOREST Phase No: 3 Land Lot: 121 MapRef: MB 56 PG 124 Abbreviated Description: Lot:30 District:4 Subdivision:SHERWOOD FOREST Phase No:3 Land Lot:121 Map Ref:MB 56 PG 124								
9	.09Mi.	**3670 PINE FOREST RD** **MACON, GA 31206-4322**	06/09/2026	$136,250	$86	1568	/3/1	1956	23,087 SF	
		APN: M094-0041 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 2 District: 4 Subdivision: BASKERVILLE JONES SUBDIVISION Land Lot: 121 MapRef: MB 26 PG 63 Abbreviated Description: Lot:2 District:4 Subdivision:BASKERVILLE JONES SUBDIVISION Land Lot:121 Map Ref:MB 26 PG 63								
10	.12Mi.	**3535 BLOOMFIELD DR** **MACON, GA 31206-3811**	06/01/2026	$157,000	$96	1621	/4/2	1955	16,553 SF	
		APN: M094-0064 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 12 District: 4 Subdivision: PROPERTY OF MS FANNIE C BSKERVILLE AND MRS ELISABE Land Lot: 121 MapRef: MB 26 PG 63 Abbreviated Description: Lot:12 District:4 Subdivision:PROPERTY OF MS FANNIE C BSKERVILLE AND MRS ELISABE Land Lot:121 Map Ref:MB 26 PG 63								
11	.46Mi.	**2545 GREENWOOD TER** **MACON, GA 31206-4348**	04/07/2026	$125,000	$103	1212	/3/2	1994	13,939 SF	
		APN: M101-0377 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 108 District: 4 Subdivision: ROBINHOOD ESTATES ADDITION SUBDIVISION Land Lot: 121 MapRef: MB 87 PG 164 Abbreviated Description: Lot:108 District:4 Subdivision:ROBINHOOD ESTATES ADDITION SUBDIVISION Land Lot:121 Map Ref:MB 87 PG 164								
12	.33Mi.	**5292 GREENWOOD TER** **MACON, GA 31206-4342**	03/30/2026	$169,000	$146	1152	/3/1	1977	17,424 SF	
		APN: M101-0357 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 34 District: 4 Subdivision: SHERWOOD FOREST ADDITION Phase No: 3 Land Lot: 121 MapRef: MB 56 PG 124 Abbreviated Description: Lot:34 District:4 Subdivision:SHERWOOD FOREST ADDITION Phase No:3 Land Lot:121 Map Ref:MB 56 PG 124								
13	.03Mi.	**3471 BLOOMFIELD DR** **MACON, GA 31206-3707**	02/11/2026	$74,000	$54	1351	/3/2	1952	14,375 SF	
		APN: M094-0083 Document #: Document Type: Price Code: V Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98722540

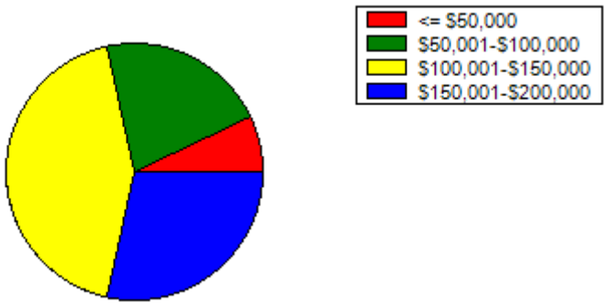
Legal: Lot: 2-B District: 4 Land Lot: 120 MapRef: MB 32 PG 60 Abbreviated Description: Lot:2-B District:4 Land Lot:120 Map Ref:MB 32 PG 60City/Muni/Twp:RIVERDALE City/Muni/Twp: RIVERDALE

14	.28Mi.	**3804 WOODSIDE DR** **MACON, GA 31206-4334**	10/08/2025	$86,000	$44	1938	/3/2	1964	13,939 SF

APN: M093-0051 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 10 Block: D Section: 3 District: 4 Subdivision: JARRELL HEIGHTS SUBDIVISION Land Lot: 120 MapRef: MB 33 PG 44 Abbreviated Description: Lot:10 Block:D Section:3 District:4 Subdivision:JARRELL HEIGHTS SUBDIVISION Land Lot:120 Map Ref:MB 33 PG 44

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.	**3635 PINE FOREST RD**	**09/15/2000**	$55,113	$22,045	968	/2/1	1950	15,682 SF	
.02Mi.	**3641 PINE FOREST RD**	**06/28/2010**	$43,629	$17,452	774	/2/1	1948	20,038 SF	
.03Mi.	**3471 BLOOMFIELD DR**	**10/17/2023**	$94,226	$37,690	1,351	/3/2	1952	14,375 SF	
.03Mi.	**3479 BLOOMFIELD DR**	**08/23/1989**	$69,952	$27,981	1,149	/3/1	1952	32,670 SF	
.03Mi.	**3463 BLOOMFIELD DR**	**07/02/2012**	$61,600	$24,640	1,040	/3/1	1952	14,375 SF	
.04Mi.	**3645 PINE FOREST RD**	**12/30/2024**	$74,757	$29,903	1,504	/3/2	1940	20,038 SF	
.05Mi.	**3636 PINE FOREST RD**	**07/30/2004**	$86,215	$34,486	1,402	/3/1	1958	18,731 SF	
.05Mi.	**3628 PINE FOREST RD**	**04/20/2021**	$125,500	$50,200	2,119	/3/2	1958	18,731 SF	
.05Mi.	**3455 BLOOMFIELD DR**	**01/27/2023**	$69,168	$27,667	1,291	/3/1	1949	29,621 SF	
.05Mi.	**3644 PINE FOREST RD**	**07/27/2017**	$52,417	$20,967	1,328	/3/1	1958	18,731 SF	
.06Mi.	**3657 PINE FOREST RD**	**10/16/1998**	$38,475	$15,390	790	/2/1	1950	20,038 SF	
.06Mi.	**3620 PINE FOREST RD**	**11/07/2019**	$87,561	$35,024	1,058	/3/2	1958	24,394 SF	Yes
.06Mi.	**3652 PINE FOREST RD**	**02/02/2019**	$75,889	$30,356	1,309	/2/1	1954	20,038 SF	
.07Mi.	**3511 BLOOMFIELD DR**	**11/13/2023**	$108,876	$43,550	1,600	/3/1	1958	29,185 SF	
.08Mi.	**3665 PINE FOREST RD**	**02/15/2007**	$127,582	$51,033	1,466	/3/2	2006	20,038 SF	
.08Mi.	**3660 PINE FOREST RD**	**02/28/1997**	$81,234	$32,494	1,134	/4/2	1954	20,038 SF	

Rent vs. Own

Households Occupied by Renters:	52%	Households Occupied by Owners:	32%

Demographics & Income

Median Age:	33.1 years old	Households:	9,847
Median Household Income:	$35,861	Households w/Family:	65%
Household Income Per Capita:	$17,154	Households w/Family Married:	25%
Most Common Education Level:	High School Graduate	Households w/Family Children:	38%

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
1.34Mi.	**Veterans Elementary School** Number of Students: 715 Student-Teacher Ratio: 14.16	F	Public	PK - 5
1.69Mi.	**Southwest High School** Number of Students: 860 Student-Teacher Ratio: 16.54 Advanced Placement: Yes	F	Public	9 - 12
2.83Mi.	**Ballard-Hudson Middle School** Number of Students: 671	F	Public	6 - 8

ICE SiteX Report

OrderID: 98722540

Student-Teacher Ratio: 15.25

Flood Report

The Subject Property of **3635 PINE FOREST RD, MACON, GA 31206-4321** 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	115%	HIGHER
BURGLARY	115%	HIGHER
MOTOR VEHICLE THEFT	140%	NOTABLY HIGHER
FORCIBLE ROBBERY	75%	NOTABLY LOWER
AGGRAVATED ASSAULT	116%	HIGHER
FORCIBLE RAPE	122%	HIGHER
MURDER	114%	HIGHER
OVERALL	126%	HIGHER

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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