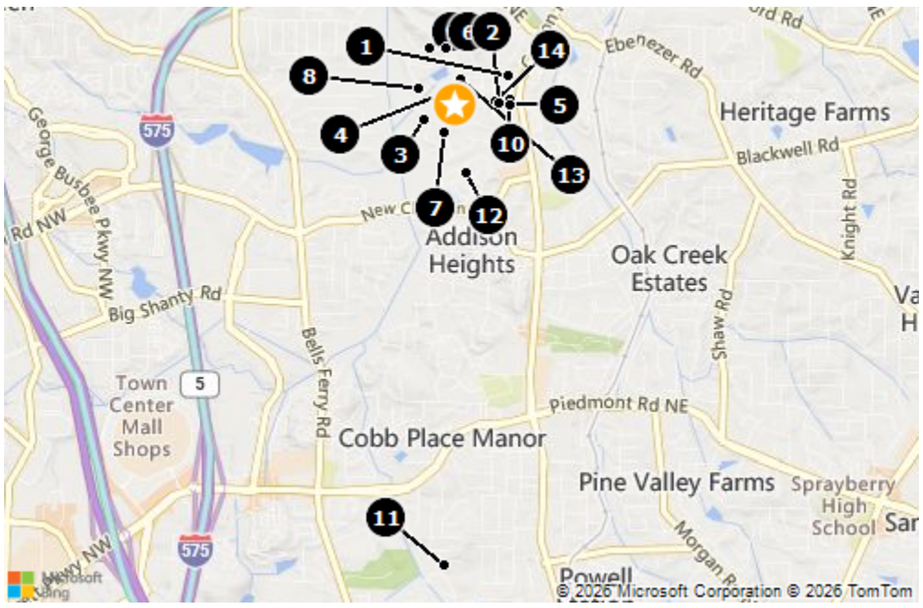
ICE SiteX Report

OrderID: 98722693

SiteX Property Information Report



Subject Property Location

3775 KENSINGTON DR, MARIETTA, GA 30066-2566

County:	**COBB GA**	Census Tract:	130670303.481004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	16029800120	Thomas Bros Pg-Grid:	

Valuation

Value:	**$416,000**	FSD:	29	Common Confidence Score:	24
Value Range:	$295,360 - $536,640	ICE Confidence Score:	71		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	9
Assd Land Value:	$34,800	Market Land Value:	$87,000	Tax Year:	2026
Assd Improvement:	$131,048	Market Improvment Value:	$327,620	Total Taxable Value:	$3,647
Total Assessed Value:	$165,848	Total Assessor Market Value:	$414,620	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 9 Subdivision: CANTERBURY PARK Legal Unit: 9
City/Muni/Twp: UNINCORPORATED

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1408 SF	Baths:	2	Fireplace:	1
Year Built:	1967	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Brick
Number of Units:		Garage Type:	Carport	Heating:	Heat Pump
Number of Stories:	S/L+B	Number of Cars:	2	A/C:	
Style:		Basement:	Finished	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/20/2026	Sales Price:	$250,346
Document #:	2026073555 BK-PG 15753-1990	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/16/2020	Sales Price:	N/A
Document #:	2020-0086319 BK-PG 15543-3906	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	06/10/2020	Loan Amount:	N/A
Document #:	2020-0067954 BK-PG 15753-1990	Loan Type:	FHA
TD Due Date:	06/01/2050	Type Finance:	
Legal Description:			

Lot: 9 Section: 2 District: 16 Subdivision: CANTERBURY PARK SUBDIVISION Land Lot: 298

Prior Transfer

Recording Date:	06/21/2018	Sales Price:	$139,220
Document #:	80070 BK-PG 14912-4640	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Mortgage Record

Recording Date:	06/06/2018	Loan Amount:	N/A
Document #:	BK-PG 15543-3906	Loan Type:	FHA
TD Due Date:	07/01/2048	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	06/01/2018	Sales Price:	$260,900
Document #:	BK-PG 15543 -3905	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 9 Subdivision: CANTERBURY PARK Legal Unit: 9
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	06/01/2018	Sales Price:	$260,900
Document #:	BK-PG 15543-3905	Type of Sale:	Full Amount on Deed
Contract Date:	06/01/2018		
Document Type:			

Legal Description:
Lot: 9

Mortgage Record

Recording Date:	01/18/2012	Loan Amount:	N/A
Document #:	BK-PG 14912-4640	Loan Type:	New Conventional
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	07/06/2007	Sales Price:	N/A
Document #:	D2007107210 BK-PG 13644-2776	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/15/2007	Sales Price:	$178,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/09/2002	Sales Price:	$164,000
Document #:	BK-PG 13644-2775	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/26/2002		
Document Type:			

Legal Description:
Lot: 9 Section: 0002 District: 16 Subdivision: CANTERBURY PARK Land Lot: 298

Prior Transfer

Recording Date:	09/05/1997	Sales Price:	$126,600
Document #:	BK-PG 10622-235	Type of Sale:	Full Amount on Deed
Contract Date:	08/28/1997		
Document Type:			

Legal Description:
Lot: 9 District: 16 Subdivision: CANTERBURY PK Legal Unit: 3 Land Lot: 248

Area Sales Analysis

Total Area Sales	$8,256,555	Median # of Bedrooms	4
Median Lot Size	4,617 SF	Median # of Baths	3
Median Living Area	2,274 SF	Median Year Built	2008
Price Range - 2 Yrs	$220,000 to $930,000	Age Range	4 years to 60 years
Median Value	$471,000	Median Age	18 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.32Mi.	**3951 KENSINGTON DR MARIETTA, GA 30066-2535**	10/01/2026	$470,000	$266	1764	7/3/2	1985	SF	
		APN: 16027800070 Document #: 2026088160 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 42 Section: 2 District: 16 Subdivision: LOOKOUT POINT SUBDIVISION Legal Unit: I Land Lot: 278&299 MapRef: MB 70 PG 28 Abbreviated Description: Lot:42 Section:2 District:16 Subdivision:LOOKOUT POINT SUBDIVISION Legal Unit:I Land Lot:278&299 Map Ref:MB 70 PG 28								
2	.23Mi.	**613 SILVERWOOD CT MARIETTA, GA 30066-2584**	09/01/2026	$399,900	$254	1569	8/3/2	1989	SF	
		APN: 16029900560 Document #: 2026078069 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 76 Section: 2 District: 16 Subdivision: CANTERBURY RIDGE SUBDIVISION Land Lot: 299 MapRef: MB 191 PG 91 Abbreviated Description: Lot:76 Section:2 District:16 Subdivision:CANTERBURY RIDGE SUBDIVISION Land Lot:299 Map Ref:MB 191 PG 91								
3	.19Mi.	**3671 GUILDHALL TRL MARIETTA, GA 30066-8523**	09/01/2026	$849,900	$211	4018	9/5/5	2013	17,764 SF	
		APN: 16035200310 Document #: 2026078036 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 59 Section: 2 District: 16 Subdivision: CANTERBURY SUBDIVISION Land Lot: 297&352 MapRef: MB 272 PG 429-446 Abbreviated Description: Lot:59 Section:2 District:16 Subdivision:CANTERBURY SUBDIVISION Land Lot:297&352 Map Ref:MB 272 PG 429-446								
4	.1Mi.	**3831 COURSON ST**	08/31/2026	$900,000	$205	4387	9/5/5	2011	16,204 SF	

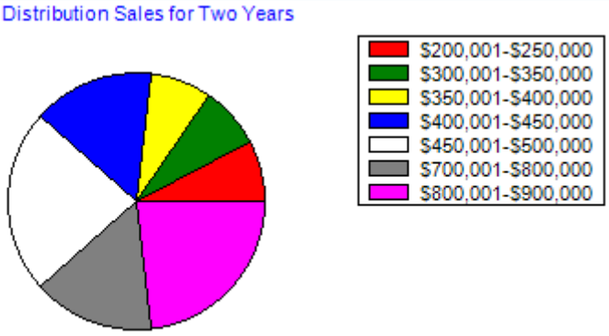
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		MARIETTA, GA 30066-8528							
	APN: 16029800650 Document #: 2026077624 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 94 Section: 2 District: 16 Subdivision: CANTERBURY SUBDIVISION Land Lot: 298 MapRef: MB 272 PG 429-446 Abbreviated Description: Lot:94 Section:2 District:16 Subdivision:CANTERBURY SUBDIVISION Land Lot:298 Map Ref:MB 272 PG 429-446								
5	.29Mi.	**3847 CLARINGTON DR** **MARIETTA, GA 30066-2121**	08/26/2026	$445,000	$221	2013	7/4/2	2022	4,617 SF
	APN: 16029900910 Document #: 2026075673 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Section: 2 District: 16 Subdivision: OVERLOOK AT CHASTAIN SUBDIVISION Land Lot: 299 MapRef: MB 280 PG 743-744 Abbreviated Description: Lot:10 Section:2 District:16 Subdivision:OVERLOOK AT CHASTAIN SUBDIVISION Land Lot:299 Map Ref:MB 280 PG 743-744								
6	.31Mi.	**446 NOTTINGHAM DR** **MARIETTA, GA 30066-2542**	08/13/2026	$730,000	$180	4051	9/5/4	2013	15,002 SF
	APN: 16027900850 Document #: 2026070897 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 157 Section: 2 District: 16 Subdivision: CANTERBURY SUBDIVISION Land Lot: 279 MapRef: MB 273 PG 37-54 Abbreviated Description: Lot:157 Section:2 District:16 Subdivision:CANTERBURY SUBDIVISION Land Lot:279 Map Ref:MB 273 PG 37-54								
7	.16Mi.	**3693 KENSINGTON DR** **MARIETTA, GA 30066-2529**	07/20/2026	$220,000	$168	1306	8/4/2	1966	SF
	APN: 16035100420 Document #: 2026063579 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Section: 2 District: 16 Subdivision: CANTERBURY PARK Legal Unit: 3 Land Lot: 351 MapRef: MB 37 PG 88 Abbreviated Description: Lot:2 Section:2 District:16 Subdivision:CANTERBURY PARK Legal Unit:3 Land Lot:351 Map Ref:MB 37 PG 88								
8	.22Mi.	**3997 NACKINGTON PATH** **MARIETTA, GA 30066-8538**	07/10/2026	$930,000	$222	4178	9/5/5	2008	22,368 SF
	APN: 16029700380 Document #: 2026061235 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 126 Section: 2 District: 16 Subdivision: CANTERBURY SUBDIVISION Land Lot: 297 MapRef: MB 273 PG 37-55 Abbreviated Description: Lot:126 Section:2 District:16 Subdivision:CANTERBURY SUBDIVISION Land Lot:297 Map Ref:MB 273 PG 37-55								
9	.34Mi.	**415 NOTTINGHAM DR** **MARIETTA, GA 30066-2541**	07/01/2026	$348,750	$171	2028	9/3/3	1970	SF
	APN: 16028000050 Document #: 2026058260 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3&4 Block: E Section: 2 District: 16 Subdivision: CANTERBURY PARK Legal Unit: 6 Land Lot: 280 Abbreviated Description: Lot:3&4 Block:E Section:2 District:16 Subdivision:CANTERBURY PARK Legal Unit:6 Land Lot:280 Abbreviated Description:PORTION LOT3								
10	.29Mi.	**3863 CLARINGTON DR** **MARIETTA, GA 30066-2121**	06/22/2026	$436,005	$196	2220	7/3/2	2022	4,617 SF
	APN: 16029900950 Document #: 2026054992 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Section: 2 District: 16 Subdivision: OVERLOOK AT CHASTAIN SUBDIVISION Land Lot: 299 MapRef: MB 280 PG 743&744 Abbreviated Description: Lot:14 Section:2 District:16 Subdivision:OVERLOOK AT CHASTAIN SUBDIVISION Land Lot:299 Map Ref:MB 280 PG 743&744								
11	.19Mi.	**480 FOUSE CT** **MARIETTA, GA 30066-2599**	06/12/2026	$875,000	$154	5661	10/5/4	2008	15,682 SF
	APN: 16035200060 Document #: 2026052807 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 34 Section: 2 District: 16 Subdivision: CANTERBURY SUBDIVISION Land Lot: 298 MapRef: MB 271 PG 102-119 Abbreviated Description: Lot:34 Section:2 District:16 Subdivision:CANTERBURY SUBDIVISION Land Lot:298 Map Ref:MB 271 PG 102-119								
12	.37Mi.	**3547 CHASEFIELD WAY NE** **MARIETTA, GA 30066-8504**	06/12/2026	$472,000	$202	2328	8/4/2	1997	SF
	APN: 16037001130 Document #: 2026052697 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 121 Block: D Section: 2 District: 16 Subdivision: CHASTAIN GLEN Phase No: II Land Lot: 370 MapRef: MB 163 PG 6-7 Abbreviated Description: Lot:121 Block:D Section:2 District:16 Subdivision:CHASTAIN GLEN Phase No:II Land Lot:370 Map Ref:MB 163 PG 6-7								
13	.14Mi.	**3880 COURSON ST** **MARIETTA, GA 30066-8532**	06/11/2026	$715,000	$172	4142	9/5/3	2011	22,259 SF
	APN: 16029800500 Document #: 2026052146 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17 Section: 2 District: 16 Subdivision: CANTERBURY SUBDIVISION Land Lot: 298 MapRef: MB 273 PG 37-54 Abbreviated Description: Lot:17 Section:2 District:16 Subdivision:CANTERBURY SUBDIVISION Land Lot:298 Map Ref:MB 273 PG 37-54								
14	.22Mi.	**3776 WESTCHASE DR** **MARIETTA, GA 30066-2580**	06/02/2026	$465,000	$226	2049	6/3/3	1986	SF
	APN: 16029900540 Document #: 2026048019 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 74 Section: 2 District: 16 Subdivision: CANTERBURY RIDGE Land Lot: 299 MapRef: MB 191 PG 91 Abbreviated Description: Lot:74 Section:2 District:16 Subdivision:CANTERBURY RIDGE Land Lot:299 Map Ref:MB 191 PG 91								

Comparable Sales Chart

% Distribution Sales for Two Years



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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.	**3775 KENSINGTON DR**	**06/01/2018**	$414,620	$165,848	1,408	8/3/2	1967		
.02Mi.	**3763 KENSINGTON DR**	**02/26/2025**	$396,660	$158,664	1,624	6/3/2	1967		
.02Mi.	**3787 KENSINGTON DR**	**03/13/2020**	$415,550	$166,220	2,206	8/4/2	1967		
.04Mi.	**3820 COURSON ST**	**08/05/2009**	$777,970	$311,188	3,661	10/5/4	2009	23,000 SF	
.04Mi.	**3751 KENSINGTON DR**	**08/13/2018**	$443,140	$177,256	1,820	6/3/2	1967		
.04Mi.	**3826 COURSON ST**	**10/30/2009**	$681,230	$272,492	3,734	10/5/4	2009	20,212 SF	
.05Mi.	**3799 KENSINGTON DR**	**10/13/2023**	$371,050	$148,420	1,734	7/4/2	1969		
.05Mi.	**3774 KENSINGTON DR**	**12/29/2023**	$466,710	$186,684	2,396	8/4/2	1968		
.05Mi.	**3786 KENSINGTON DR**	**12/30/2024**	$362,440	$144,976	1,712	6/3/2	1968		
.05Mi.	**3832 COURSON ST**	**11/22/2011**	$660,000	$264,000	3,901	8/4/4	2009	20,038 SF	
.06Mi.	**3762 KENSINGTON DR**	**05/04/2017**	$399,100	$159,640	1,896	6/3/2	1966		
.06Mi.	**3798 KENSINGTON DR**	**06/25/2025**	$402,480	$160,992	1,919	7/4/3	1973		
.06Mi.	**3844 COURSON ST**	**11/02/2017**	$794,880	$317,952	4,553	9/5/3	2010	20,038 SF	
.07Mi.	**3750 KENSINGTON DR**	**07/07/2023**	$455,840	$182,336	1,852	6/4/2	1966		
.07Mi.	**3854 COURSON ST**	**11/10/2009**	$672,070	$268,828	3,734	10/5/4	2009	21,127 SF	
.07Mi.	**3810 KENSINGTON DR**	**09/06/2023**	$477,180	$190,872	2,128	7/4/2	1973		V

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	39.8 years old	Households:	22,496
Median Household Income:	$113,086	Households w/Family:	71%
Household Income Per Capita:	$49,895	Households w/Family Married:	56%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	31%

School District

School District Zone:	Cobb County School District	Students:	105,738
Number of Schools:	110	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.73Mi.	**Blackwell Elementary School** Number of Students: 580 Student-Teacher Ratio: 12.18	B-	Public	KG - 5
3.13Mi.	**Sprayberry High School** Number of Students: 1,769 Student-Teacher Ratio: 16.83 Advanced Placement: Yes	B+	Public	9 - 12
1.53Mi.	**Daniell Middle School** Number of Students: 884 Student-Teacher Ratio: 15.06	B+	Public	6 - 8

Flood Report

The Subject Property of **3775 KENSINGTON DR, MARIETTA, GA 30066-2566** 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	91%	LOWER
BURGLARY	66%	NOTABLY LOWER
MOTOR VEHICLE THEFT	72%	NOTABLY LOWER
FORCIBLE ROBBERY	103%	SIMILAR
AGGRAVATED ASSAULT	62%	NOTABLY LOWER
FORCIBLE RAPE	100%	SIMILAR
MURDER	57%	NOTABLY LOWER
OVERALL	61%	NOTABLY LOWER

ICE SiteX Report

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Disaster Alerts

1/22/2026 - Severe Winter Storm 10/8/2026 - Hurricane Isaias

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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