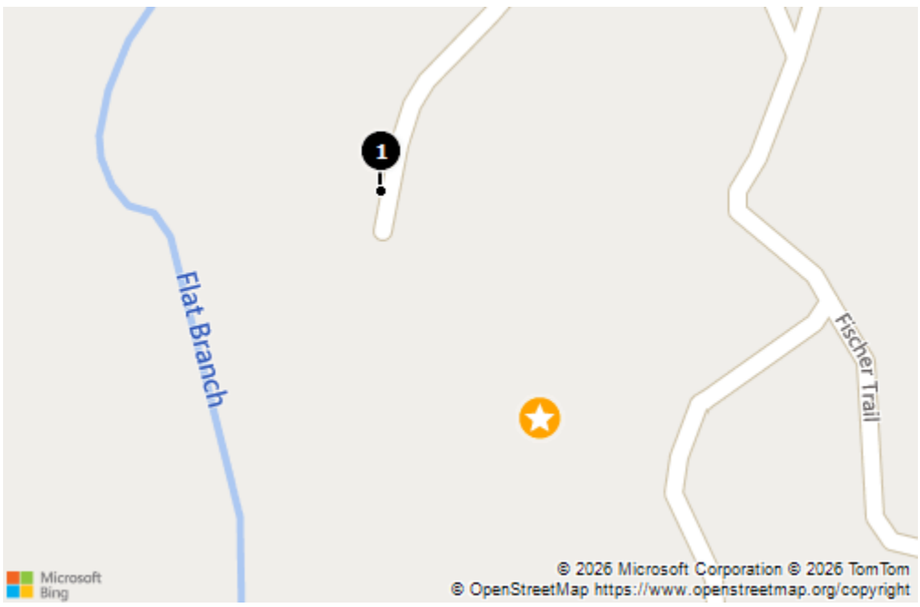
ICE SiteX Report

OrderID: 97573831

SiteX Property Information Report



Subject Property Location

377 DOVER CHAPEL TER, ELLIJAY, GA 30540-3480

County:	**GILMER GA**	Census Tract:	131230804.031005
Property Use:	Single Family Residential (Assumed)	Zoning:	R1
Parcel Number:	3050G 028 01	Thomas Bros Pg-Grid:	

Valuation

Value:	**$68,000**	FSD:	18	Common Confidence Score:	17
Value Range:	$55,760 - $80,240	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	3
Assd Land Value:	$9,000	Market Land Value:	$22,500	Tax Year:	2025
Assd Improvement:	$1,600	Market Improvment Value:	$4,000	Total Taxable Value:	$164
Total Assessed Value:	$10,600	Total Assessor Market Value:	$26,500	Delinquent Year:	
				Tax Account ID:	13634
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 28 District: 11 Subdivision: ROOSEVELT VALLEY Land Lot: 34
Abbreviated Description: LT 28 ROOSEVELT VALLEY PB 14-299 LL 34,39

Property Characteristics

Lot Size:	1.610 AC	Bedrooms:		Pool:	
Building Area:		Baths:		Fireplace:	
Year Built:		Partial Baths:		Type Const:	
Number of Buildings:	2	Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/07/2023	Sales Price:	N/A
Document #:	2023-001053 BK-PG 2591 -382	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	04/07/2023		
Document Type:			

Legal Description:
Lot: 28 Subdivision: ROOSEVELT VALLEY
Abbreviated Description: LT 28 ROOSEVELT VALLEY PB 14-299 LL 34,39 LANDLOT: 34 LANDDIST: 11; RESIDENTIAL LOT

Prior Transfer

Recording Date:	04/06/2023	Sales Price:	$300,000
Document #:	2023-001052 BK-PG 2590 -253	Type of Sale:	Full Amount on Deed
Contract Date:	04/06/2023		
Document Type:			

Legal Description:
Lot: 28 Subdivision: ROOSEVELT VALLEY
Abbreviated Description: LT 28 ROOSEVELT VALLEY PB 14-299 LL 34,39 LANDLOT: 34 LANDDIST: 11; RESIDENTIAL LOT

Prior Transfer

Recording Date:	04/06/2023	Sales Price:	$300,000
Document #:	BK-PG 2590 -253	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 28 District: 11 Subdivision: ROOSEVELT VALLEY Land Lot: 34
Abbreviated Description: LT 28 ROOSEVELT VALLEY PB 14-299 LL 34,39

ICE SiteX Report

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Prior Transfer

Recording Date:	12/13/2019	Sales Price:	$6,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/13/2019	Sales Price:	$6,000
Document #:	2019-003209 BK-PG 2215 -184	Type of Sale:	Full Amount on Deed
Contract Date:	12/13/2019		
Document Type:			
Legal Description:			

Lot: 28 Subdivision: ROOSEVELT VALLEY
Abbreviated Description: LT 28 ROOSEVELT VALLEY PB 14-299 LL 34,39 LANDLOT: 34 LANDDIST: 11; RESIDENTIAL SMALL TRACT

Prior Transfer

Recording Date:	10/06/2015	Sales Price:	$892
Document #:	2015-002875 BK-PG 1951 -10	Type of Sale:	Full Amount on Deed
Contract Date:	10/06/2015		
Document Type:			
Legal Description:			

Lot: 28 Subdivision: ROOSEVELT VALLEY
Abbreviated Description: LT 28 ROOSEVELT VALLEY PB 14-299 LL 34,39 LANDLOT: 34 LANDDIST: 11

Area Sales Analysis

Total Area Sales	$475,000	Median # of Bedrooms	
Median Lot Size	33,541 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$475,000 to $475,000	Age Range	
Median Value	$475,000	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**530 DOVER CHAPEL TER ELLIJAY, GA 30540-3498**	09/16/2025	$475,000			//		33,541 SF	

APN: 3050G 017 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential (Assumed)
Legal: Lot: 17 Subdivision: ROOSEVELT VALLEY Abbreviated Description: Lot:17 Abbreviated Description:LT 17B ROOSEVELT VALLEY (PB 35/190) LANDLOT: 34 LANDDIST: 11; RESIDENTIAL LOT

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.	**377 DOVER CHAPEL TER**	**04/06/2023**	$26,500	$10,600				2 SF	
.08Mi.	**383 DOVER CHAPEL TER**	**02/05/2024**	$36,200	$14,480				2 SF	
.12Mi.	**416 DOVER CHAPEL TER**	**07/12/2022**	$30,510	$12,204				1 SF	
.15Mi.	**249 MADISON LN**	**04/11/2016**	$25,101	$10,040	924	//2	1983	2 SF	
.19Mi.	**530 DOVER CHAPEL TER**	**05/16/2012**	$21,500	$8,600				33,541 SF	
.19Mi.	**287 ROSE RIDGE LN**	**08/22/2023**	$41,900	$16,760				3 SF	
.25Mi.	**350 DOVER CHAPEL RD**	**03/01/1995**	$74,290	$29,716				4 SF	
.27Mi.	**240 ROSE RIDGE LN**	**01/21/2015**	$25,200	$10,080	1,512	//2	2015	2 SF	
.27Mi.	**335 DOVER CHAPEL RD**	**12/23/2024**	$30,000	$12,000				1 SF	
.28Mi.	**312 ROSE RIDGE LN**	**01/28/2015**	$72,850	$29,140				2 SF	
.29Mi.	**158 MADISON LN**	**03/01/1990**	$38,320	$15,328	980	//2	1994	2 SF	
.31Mi.	**75 THORNWOOD LN**	**02/28/2014**	$30,920	$12,368	784	/2/2	1985	2 SF	
.31Mi.	**529 GUNSTOCK CREEK RD**	**11/17/2016**	$25,640	$10,256	840	/2/2	1980	34,412 SF	
.32Mi.	**297 DOVER CHAPEL RD**	**10/22/2018**	$45,000	$18,000				2 SF	
.34Mi.	**148 DOVER CHAPEL RD**	**12/05/2017**	$27,600	$11,040				2 SF	
.36Mi.	**333 GUNSTOCK CREEK RD**	**11/06/2018**	$17,970	$7,188	784		1967	1 SF	

Rent vs. Own

Households Occupied by Renters:	16%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	50.1 years old	Households:	8,649
Median Household Income:	$66,953	Households w/Family:	74%
Household Income Per Capita:	$36,357	Households w/Family Married:	60%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Gilmer County School District	Students:	4,124
Number of Schools:	5	Rating:	B

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.01Mi.	**Mountain View Elementary School** Number of Students: 668 Student-Teacher Ratio: 13.8	C+	Public	PK - 5
8.10Mi.	**Clear Creek Middle School** Number of Students: 904 Student-Teacher Ratio: 15.17	B+	Public	6 - 8
3.30Mi.	**Gilmer High School** Number of Students: 1,216 Student-Teacher Ratio: 16.41 Advanced Placement: Yes	B+	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	98%	SIMILAR
BURGLARY	120%	HIGHER
MOTOR VEHICLE THEFT	92%	SIMILAR
FORCIBLE ROBBERY	114%	HIGHER
AGGRAVATED ASSAULT	117%	HIGHER
FORCIBLE RAPE	119%	HIGHER
MURDER	108%	SIMILAR
OVERALL	109%	SIMILAR

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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