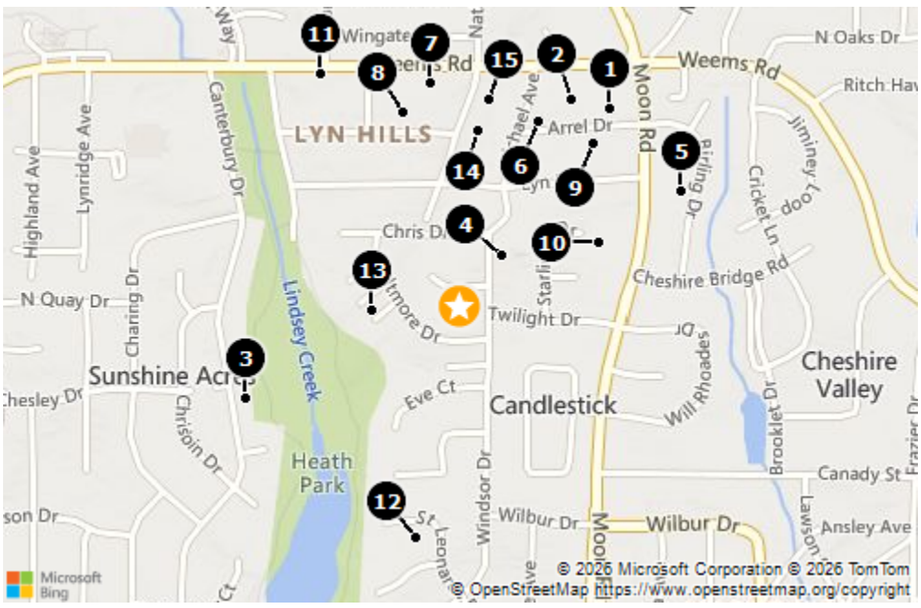
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

3918 COUNCIL CT, COLUMBUS, GA 31909-3712

County:	**MUSCOGEE GA**	Census Tract:	132150104.011006
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	082 035 004	Thomas Bros Pg-Grid:	

Valuation

Value:	**$276,000**	FSD:	11	Common Confidence Score:	57
Value Range:	$245,640 - $306,360	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$12,048	Market Land Value:	$30,120	Tax Year:	2026
Assd Improvement:	$95,908	Market Improvment Value:	$239,770	Total Taxable Value:	
Total Assessed Value:	$107,956	Total Assessor Market Value:	$269,890	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 26 Block: C Section: 3 Subdivision: BILTMORE FOREST
Abbreviated Description: LT 26 BK C BILTMORE FOREST SEC III

Property Characteristics

Lot Size:	18,731 SF	Bedrooms:	3	Pool:	
Building Area:	1938 SF	Baths:	2	Fireplace:	1
Year Built:	1975	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	2	A/C:	N
Style:	Provencial	Basement:		Roof Cover:	Asphalt
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/17/2026	Sales Price:	$284,950
Document #:	20260005240 BK-PG 14509-297	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	03/17/2026	Loan Amount:	N/A
Document #:	BK-PG 0000014884-0000000283	Loan Type:	Unknown
TD Due Date:	01/01/2054	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	09/12/2024	Loan Amount:	N/A
Document #:	BK-PG 0000014509-0000000297	Loan Type:	VA
TD Due Date:	01/01/2054	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	12/27/2023	Sales Price:	$274,900
Document #:	BK-PG 14304 -171	Type of Sale:	Verified Sale Price
Contract Date:	12/21/2023		
Document Type:			

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Legal Description:
Lot: 26 Block: C Subdivision: BILTMORE FOREST
Abbreviated Description: LT 26 BK C BILTMORE FOREST SEC III

Prior Transfer

Recording Date:	05/02/2023	Sales Price:	N/A
Document #:	2023-002614 BK-PG 14140 -232	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	05/02/2023		
Document Type:			

Legal Description:
Lot: 26 Block: C Subdivision: BILTMORE FOREST
Abbreviated Description: LT 26 BK C BILTMORE FOREST SEC III

Prior Transfer

Recording Date:	05/02/2023	Sales Price:	$178,000
Document #:	BK-PG 14140 -232	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 26 Block: C Section: 3 Subdivision: BILTMORE FOREST
Abbreviated Description: LT 26 BK C BILTMORE FOREST SEC III

Prior Transfer

Recording Date:	12/27/2022	Sales Price:	$170,000
Document #:	20220032298 BK-PG 13419-268	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/07/2021	Sales Price:	$85,000
Document #:	BK-PG 12555-116	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/20/2021	Sales Price:	$170,000
Document #:	2021-003077 BK-PG 13419 -267	Type of Sale:	Full Amount on Deed
Contract Date:	05/20/2021		
Document Type:			

Legal Description:
Lot: 26 Block: C Subdivision: BILTMORE FOREST
Abbreviated Description: LT 26 BK C BILTMORE FOREST SEC III

Mortgage Record

Recording Date:	01/24/2019	Loan Amount:	N/A
Document #:	20190001488 BK-PG 0000012555-0000000116	Loan Type:	Unknown
TD Due Date:	01/01/2034	Type Finance:	

Legal Description:

Area Sales Analysis

Total Area Sales	$3,622,600	Median # of Bedrooms	3
Median Lot Size	13,939 SF	Median # of Baths	2
Median Living Area	1,682 SF	Median Year Built	1968
Price Range - 2 Yrs	$160,000 to $359,900	Age Range	22 years to 74 years
Median Value	$227,000	Median Age	58 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.34Mi.	**4067 ARREL DR** **COLUMBUS, GA 31909-3851**	09/15/2026	$319,000	$164	1934	/3/2	2004	14,636 SF	Yes
		APN: 082 023 016 Document #: 20260023673 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: LYN HILLS DEVELOPMENT Abbreviated Description: Abbreviated Description:W-8 LYN HILLS DEVELOPMENT 2ND ADDITION								
2	.32Mi.	**4049 ARREL DR** **COLUMBUS, GA 31909-3851**	09/14/2026	$166,000	$111	1489	/3/2	1987	23,958 SF	
		APN: 082 023 013 Document #: 20260023573 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Subdivision: LYN HILLS DEVELOPMENT Abbreviated Description: Lot:11 Subdivision:LYN HILLS DEVELOPMENT Abbreviated Description:LT 11 ADDITION TO LYN HILL DEVELOPMENT								
3	.32Mi.	**6080 CANTERBURY DR** **COLUMBUS, GA 31909-3774**	08/24/2026	$359,900	$109	3288	/4/2	1971	14,375 SF	
		APN: 071 027 014 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 41 Block: L Subdivision: WINDSOR PARK Abbreviated Description: Lot:41 Block:L Subdivision:WINDSOR PARK Abbreviated Description:LT 41 BK L WINDSOR PK								
4	.09Mi.	**6246 WINDSOR DR** **COLUMBUS, GA 31909-3831**	08/17/2026	$335,100	$151	2209	/3/2	1975	11,761 SF	Yes
		APN: 082 033 005 Document #: 20260020355 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: D Subdivision: BILTMORE FOREST Abbreviated Description: Lot:5 Block:D Abbreviated Description:LT 5 BK D BILTMORE FOREST SEC III								
5	.34Mi.	**6323 BIRLING DR** **COLUMBUS, GA 31909-3277**	08/14/2026	$235,000	$124	1881	/4/2	1968	12,632 SF	
		APN: 082 029 021 Document #: 20260020247 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 21 Block: F Subdivision: CHESHIRE VALLEY Abbreviated Description: Lot:21 Block:F Abbreviated Description:LT 21 BK F CHESHIRE VALLEY

6	.28Mi.	**6400 MICHAEL AVE** **COLUMBUS, GA 31909-3864**	08/11/2026	$201,500	$126	1591	/3/2	1986	14,375 SF

APN: 082 023 009 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: LYN HILLS DEVELOPMENT Abbreviated Description: Lot:7 Subdivision:LYN HILLS DEVELOPMENT Abbreviated Description:LT 7 ADDITION TO LYN HILL DEVELOPMENT

7	.31Mi.	**3664 WEEMS RD** **COLUMBUS, GA 31909-3764**	07/30/2026	$190,000	$174	1086	/3/1	1959	13,068 SF

APN: 082 025 005 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 4 Block: F Subdivision: LYN HILLS DEVELOPMENT Abbreviated Description: Lot:4 Block:F Subdivision:LYN HILLS DEVELOPMENT Abbreviated Description:LT 4 BK F LYN HILLS

8	.28Mi.	**3827 ARREL DR** **COLUMBUS, GA 31909-3717**	07/28/2026	$312,200	$102	3035	/4/3	1960	27,007 SF

APN: 082 025 014 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Block: F Subdivision: LYN HILLS DEVELOPMENT Abbreviated Description: Block:F Subdivision:LYN HILLS DEVELOPMENT Abbreviated Description:PT 13 ALL 14 BK F LYN HILLS

9	.29Mi.	**4048 ARREL DR** **COLUMBUS, GA 31909-3852**	07/28/2026	$226,000	$161	1400	/3/1	1960	12,197 SF

APN: 082 028 007 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 7 Block: B Subdivision: LYN HILLS DEVELOPMENT Abbreviated Description: Lot:7 Block:B Subdivision:LYN HILLS DEVELOPMENT Abbreviated Description:LT 7 BK B LYN HILLS

10	.21Mi.	**6282 STARLIGHT DR** **COLUMBUS, GA 31909-3870**	07/28/2026	$160,000	$92	1724	/3/2	1973	17,424 SF

APN: 082 033 038 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 15 Block: B Subdivision: TWILIGHT Abbreviated Description: Lot:15 Block:B Abbreviated Description:LT 15 BK B TWILIGHT

11	.36Mi.	**3616 WEEMS RD** **COLUMBUS, GA 31909-3776**	07/21/2026	$227,000	$172	1314	/3/1	1955	13,068 SF

APN: 082 026 003 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 4 Block: G Subdivision: LYN HILLS DEVELOPMENT Abbreviated Description: Lot:4 Block:G Subdivision:LYN HILLS DEVELOPMENT Abbreviated Description:LT 4 BK G LYN HILLS

12	.32Mi.	**5959 SAINT LEONARDS DR** **COLUMBUS, GA 31909-3818**	07/20/2026	$255,000	$151	1682	/3/2	1965	12,197 SF

APN: 082 062 069 Document #: 20260013791
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 19 Block: D Subdivision: WINDSOR PARK Abbreviated Description: Lot:19 Block:D Subdivision:WINDSOR PARK Abbreviated Description:LT 19 BK D WINDSOR PK

13	.12Mi.	**2 BILTMORE CT** **COLUMBUS, GA 31909-3704**	07/14/2026	$256,000	$130	1968	/3/2	1978	12,632 SF

APN: 082 034 041 Document #: 20260013285
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 57 Block: B Subdivision: BILTMORE FOREST Abbreviated Description: Lot:57 Block:B Abbreviated Description:LT 57 BK B BILTMORE FOREST

14	.24Mi.	**6300 NATHA AVE** **COLUMBUS, GA 31909-3755**	06/29/2026	$190,000	$139	1359	/3/1	1952	13,939 SF

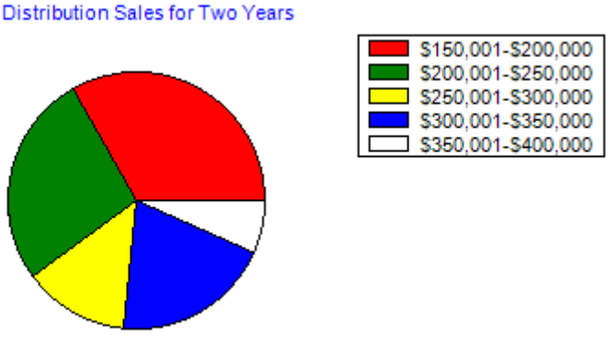
APN: 082 024 016 Document #: 20260012376
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 17 Block: D Subdivision: LYN HILLS DEVELOPMENT Abbreviated Description: Lot:17 Block:D Subdivision:LYN HILLS DEVELOPMENT Abbreviated Description:LT 17 BK D LYN HILLS

15	.29Mi.	**6318 NATHA AVE** **COLUMBUS, GA 31909-3755**	06/25/2026	$189,900	$156	1215	/3/1	1957	13,939 SF

APN: 082 024 019 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 20 Block: D Subdivision: LYN HILLS DEVELOPMENT Abbreviated Description: Lot:20 Block:D Subdivision:LYN HILLS DEVELOPMENT Abbreviated Description:LT 20 BK D LYN HILLS

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.

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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.	**3918 COUNCIL CT**	**05/02/2023**	$269,890	$107,956	1,938	/3/2	1975	18,731 SF	
.02Mi.	**3912 COUNCIL CT**	**09/12/2023**	$193,610	$77,444	1,523	/3/2	1975	19,166 SF	
.02Mi.	**6219 WINDSOR DR**	**03/24/2022**	$207,580	$83,032	2,420	/4/3	1975	14,375 SF	
.02Mi.	**6211 WINDSOR DR**	**07/02/2021**	$188,250	$75,300	1,795	/3/2	1973	11,761 SF	
.03Mi.	**3951 BILTMORE DR**	**05/18/2023**	$206,670	$82,668	1,970	/3/2	1977	13,504 SF	
.03Mi.	**3945 BILTMORE DR**	**06/13/2025**	$238,000	$95,200	1,853	/3/2	1977	13,068 SF	
.04Mi.	**3906 COUNCIL CT**	**01/15/2021**	$193,410	$77,364	1,798	/3/2	1976	16,553 SF	
.04Mi.	**3957 BILTMORE DR**	**01/21/2022**	$247,160	$98,864	1,807	/3/2	1973	14,375 SF	
.04Mi.	**3935 BILTMORE DR**	**06/29/2020**	$193,860	$77,544	2,144	/3/2	1977	12,632 SF	
.04Mi.	**3925 COUNCIL CT**	**01/27/2012**	$189,440	$75,776	2,014	/3/2	1974	13,068 SF	
.05Mi.	**3915 COUNCIL CT**	**12/29/1992**	$204,430	$81,772	2,131	/4/2	1975	19,166 SF	
.05Mi.	**3931 BILTMORE DR**	**03/14/2024**	$183,110	$73,244	1,781	/3/2	1977	12,197 SF	
.06Mi.	**3907 COUNCIL CT**	**07/31/2025**	$230,030	$92,012	2,170	/4/3	1977	15,246 SF	
.06Mi.	**3925 BILTMORE DR**	**12/08/2025**	$214,930	$85,972	2,248	/2/2	1977	13,504 SF	
.06Mi.	**4001 TWILIGHT DR**	**02/24/2023**	$184,110	$73,644	1,654	/3/2	1973	13,068 SF	
.06Mi.	**6239 WINDSOR DR**	**09/24/2021**	$164,380	$65,752	2,066	/3/2	1975	11,761 SF	

Rent vs. Own

Households Occupied by Renters:	42%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	35.2 years old	Households:	15,067
Median Household Income:	$73,681	Households w/Family:	66%
Household Income Per Capita:	$36,204	Households w/Family Married:	42%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	34%

School District

School District Zone:	Muscogee County School District	Students:	29,362
Number of Schools:	52	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.48Mi.	**Blanchard Elementary School** Number of Students: 451 Student-Teacher Ratio: 14.55	B-	Public	PK - 5
2.93Mi.	**Veterans Memorial Middle School** Number of Students: 681 Student-Teacher Ratio: 15.84	C	Public	6 - 8
2.00Mi.	**Eagle Ridge Academy** Number of Students: 658 Student-Teacher Ratio: 13.71	B-	Public	PK - 5
2.81Mi.	**Hardaway High School** Number of Students: 1,067 Student-Teacher Ratio: 13.34 Advanced Placement: Yes	D+	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	113%	HIGHER
BURGLARY	108%	SIMILAR
MOTOR VEHICLE THEFT	110%	HIGHER
FORCIBLE ROBBERY	108%	SIMILAR
AGGRAVATED ASSAULT	75%	NOTABLY LOWER
FORCIBLE RAPE	86%	LOWER
MURDER	99%	SIMILAR
OVERALL	73%	NOTABLY LOWER

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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