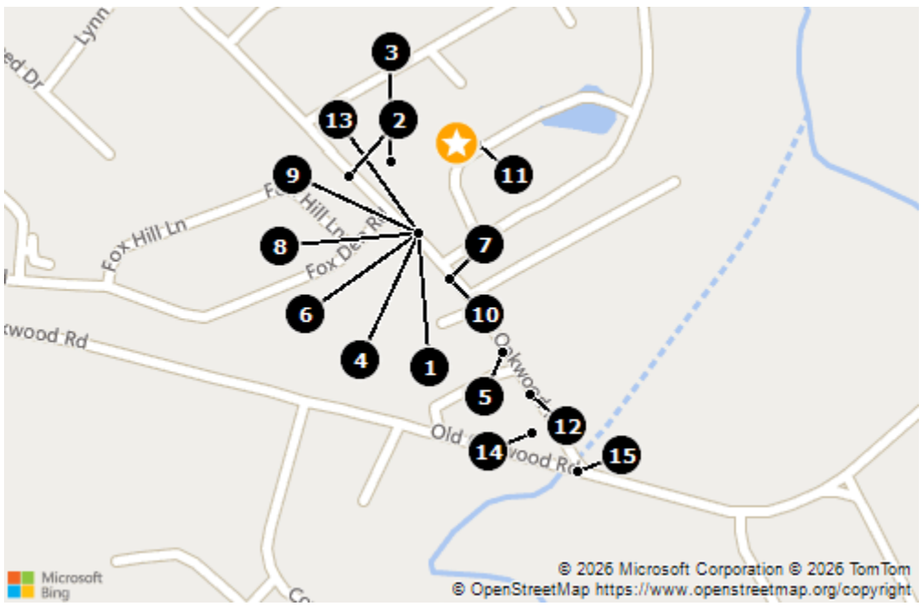
ICE SiteX Report

OrderID: 98722847

SiteX Property Information Report



Subject Property Location

3939 HIDDEN RIVER LN, OAKWOOD, GA 30566-4335

County:	**HALL GA**	Census Tract:	131390014.051003
Property Use:	Rural/Agricultural Residence	Zoning:	PRD
Parcel Number:	08-053 -003-205	Thomas Bros Pg-Grid:	

Valuation

Value:	**$278,000**	FSD:	4	Common Confidence Score:	98
Value Range:	$266,880 - $289,120	ICE Confidence Score:	96		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	15
Assd Land Value:	$14,200	Market Land Value:	$35,500	Tax Year:	2026
Assd Improvement:	$118,120	Market Improvment Value:	$295,300	Total Taxable Value:	$3,742
Total Assessed Value:	$132,320	Total Assessor Market Value:	$330,800	Delinquent Year:	
				Tax Account ID:	94771
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 192 District: 8 Land Lot: 53
Abbreviated Description: OAKWOOD TERR TOWNHOMES LOT 192

Property Characteristics

Lot Size:	1,742 SF	Bedrooms:	3	Pool:	
Building Area:	1704 SF	Baths:	2	Fireplace:	
Year Built:	2025	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:	6	Ext Walls:	2
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/07/2026	Sales Price:	$306,250
Document #:	BK-PG 9751-198	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/07/2025	Sales Price:	$311,900
Document #:	BK-PG 9751-196	Type of Sale:	Verified Sale Price
Contract Date:	11/04/2025		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/04/2025	Sales Price:	$311,900
Document #:	BK-PG 9751 -196	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 192 District: 8 Land Lot: 53
Abbreviated Description: OAKWOOD TERR TOWNHOMES LOT 192

Prior Transfer

Recording Date:	03/25/2021	Sales Price:	$1,600,000
Document #:		Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

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Document Type:
Legal Description:

Area Sales Analysis

Total Area Sales	$4,942,500	Median # of Bedrooms	3
Median Lot Size	1,742 SF	Median # of Baths	2
Median Living Area	1,704 SF	Median Year Built	2025
Price Range - 2 Yrs	$314,900 to $379,900	Age Range	1 years to 1 years
Median Value	$318,900	Median Age	1 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**3986 OAKWOOD TERRACE CT** **OAKWOOD, GA 30566-4331**	10/06/2026	$320,900	$188	1704	6/3/2	2025	1,742 SF	
		APN: 08-053 -003-033 Document #: Document Type: Price Code: D Land Use: Rural/Agricultural Residence Legal: Lot: 21 Subdivision: OAKWOOD TERRACE Abbreviated Description: Subdivision:OAKWOOD TERRACE Abbreviated Description:OAKWOOD TERR TOWNHOMES LT 21 LANDLOT: 53 LANDDIST: 8; AGRICULTURAL LOT								
2	.06Mi.	**3987 HIDDEN RIVER LN** **OAKWOOD, GA 30566-4335**	10/05/2026	$318,900	$187	1704	6/3/2	2025	1,742 SF	
		APN: 08-053 -003-193 Document #: Document Type: Price Code: D Land Use: Rural/Agricultural Residence Legal: Lot: 180 Subdivision: OAKWOOD TERRACE Abbreviated Description: Subdivision:OAKWOOD TERRACE Abbreviated Description:OAKWOOD TERR TOWNHOMES LT 180 LANDLOT: 53 LANDDIST: 8; AGRICULTURAL LOT								
3	.04Mi.	**3964 HIDDEN RIVER LN** **OAKWOOD, GA 30566-4335**	09/24/2026	$319,900	$187	1704	6/3/2	2025	1,742 SF	
		APN: 08-053 -003-167 Document #: Document Type: Price Code: D Land Use: Rural/Agricultural Residence Legal: Lot: 154 Subdivision: OAKWOOD TERRACE Abbreviated Description: Subdivision:OAKWOOD TERRACE Abbreviated Description:OAKWOOD TERR TOWNHOMES LT 154 LANDLOT: 53 LANDDIST: 8; AGRICULTURAL LOT								
4	.07Mi.	**3992 HIDDEN RIVER LN** **OAKWOOD, GA 30566-4335**	09/01/2026	$316,900	$185	1704	6/3/2	2025	1,742 SF	
		APN: 08-053 -003-174 Document #: Document Type: Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 161 Subdivision: OAKWOOD TERRACE Abbreviated Description: Subdivision:OAKWOOD TERRACE Abbreviated Description:OAKWOOD TERR TOWNHOMES LT 161 LANDLOT: 53 LANDDIST: 8; AGRICULTURAL LOT								
5	.04Mi.	**3923 HIDDEN RIVER LN** **OAKWOOD, GA 30566-4335**	07/16/2026	$371,900	$169	2192	7/4/2	2025	2,614 SF	
		APN: 08-053 -003-208 Document #: Document Type: Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 195 Subdivision: OAKWOOD TERRACE Abbreviated Description: Subdivision:OAKWOOD TERRACE Abbreviated Description:OAKWOOD TERR TOWNHOMES LOT 195 LANDLOT: 53 LANDDIST: 8; AGRICULTURAL LOT								
6	.07Mi.	**3988 HIDDEN RIVER LN** **OAKWOOD, GA 30566-4335**	07/08/2026	$314,900	$184	1704	6/3/2	2025	1,742 SF	
		APN: 08-053 -003-173 Document #: Document Type: Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 160 Subdivision: OAKWOOD TERRACE Abbreviated Description: Subdivision:OAKWOOD TERRACE Abbreviated Description:OAKWOOD TERR TOWNHOMES LT 160 LANDLOT: 53 LANDDIST: 8; AGRICULTURAL LOT								
7	.03Mi.	**3967 HIDDEN RIVER LN** **OAKWOOD, GA 30566-4335**	07/07/2026	$315,900	$185	1704	6/3/2	2025	1,742 SF	
		APN: 08-053 -003-198 Document #: Document Type: Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 185 Subdivision: OAKWOOD TERRACE Abbreviated Description: Subdivision:OAKWOOD TERRACE Abbreviated Description:OAKWOOD TERR TOWNHOMES LOT 185 LANDLOT: 53 LANDDIST: 8; AGRICULTURAL LOT								
8	.09Mi.	**3958 OAKWOOD TERRACE CT** **OAKWOOD, GA 30566-4331**	07/07/2026	$317,900	$186	1704	6/3/2	2025	1,742 SF	
		APN: 08-053 -003-026 Document #: Document Type: Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 14 Subdivision: OAKWOOD TERRACE Abbreviated Description: Subdivision:OAKWOOD TERRACE Abbreviated Description:OAKWOOD TERR TOWNHOMES LT 14 LANDLOT: 53 LANDDIST: 8; AGRICULTURAL LOT								
9	.05Mi.	**3972 HIDDEN RIVER LN** **OAKWOOD, GA 30566-4335**	06/22/2026	$317,900	$186	1704	6/3/2	2025	1,742 SF	
		APN: 08-053 -003-169 Document #: Document Type: Price Code: D Land Use: Rural/Agricultural Residence Legal: Lot: 156 Subdivision: OAKWOOD TERRACE Abbreviated Description: Subdivision:OAKWOOD TERRACE Abbreviated Description:OAKWOOD TERR TOWNHOMES LT 156 LANDLOT: 53 LANDDIST: 8; AGRICULTURAL LOT								
10	.03Mi.	**3963 HIDDEN RIVER LN** **OAKWOOD, GA 30566-4335**	05/01/2026	$314,900	$184	1704	6/3/2	2025	1,742 SF	
		APN: 08-053 -003-199 Document #: Document Type: Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 186 Subdivision: OAKWOOD TERRACE Abbreviated Description: Subdivision:OAKWOOD TERRACE Abbreviated Description:OAKWOOD TERR TOWNHOMES LOT 186 LANDLOT: 53 LANDDIST: 8; AGRICULTURAL LOT								
11	.08Mi.	**3954 OAKWOOD TERRACE CT** **OAKWOOD, GA 30566-4331**	04/17/2026	$369,900	$168	2192	7/4/2	2025	2,614 SF	
		APN: 08-053 -003-025 Document #: Document Type: Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 13 Subdivision: OAKWOOD TERRACE Abbreviated Description: Subdivision:OAKWOOD TERRACE Abbreviated Description:OAKWOOD TERR TOWNHOMES LT 13 LANDLOT: 53 LANDDIST: 8; AGRICULTURAL LOT								
12	.05Mi.	**3915 HIDDEN RIVER LN** **OAKWOOD, GA 30566-4335**	04/02/2026	$314,900	$184	1704	6/3/2	2025	1,742 SF	
		APN: 08-053 -003-210 Document #: Document Type: Price Code: V Land Use: Rural/Agricultural Residence								

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Legal: Lot: 197 Subdivision: OAKWOOD TERRACE Abbreviated Description: Subdivision:OAKWOOD TERRACE Abbreviated Description:OAKWOOD TERR TOWNHOMES LOT 197 LANDLOT: 53 LANDDIST: 8; AGRICULTURAL LOT

13	.09Mi.	**3962 OAKWOOD TERRACE CT OAKWOOD, GA 30566-4331**	04/02/2026	$323,900	$190	1704	6/3/2	2025	1,742 SF

APN: 08-053 -003-027 Document #:
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 15 Subdivision: OAKWOOD TERRACE Abbreviated Description: Subdivision:OAKWOOD TERRACE Abbreviated Description:OAKWOOD TERR TOWNHOMES LT 15 LANDLOT: 53 LANDDIST: 8; AGRICULTURAL LOT

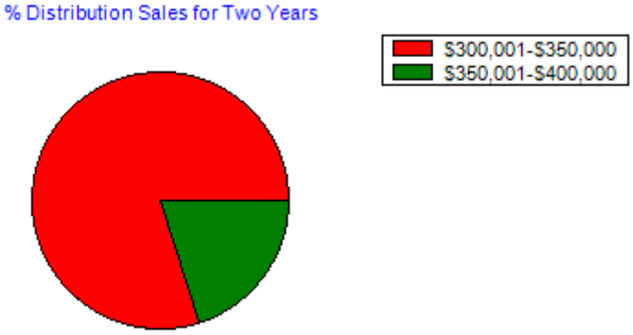
14	.05Mi.	**3907 HIDDEN RIVER LN OAKWOOD, GA 30566-4335**	03/30/2026	$323,900	$190	1704	6/3/2	2025	1,742 SF

APN: 08-053 -003-212 Document #:
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 199 Subdivision: OAKWOOD TERRACE Abbreviated Description: Subdivision:OAKWOOD TERRACE Abbreviated Description:OAKWOOD TERR TOWNHOMES LOT 199 LANDLOT: 53 LANDDIST: 8; AGRICULTURAL LOT

15	.06Mi.	**3903 HIDDEN RIVER LN OAKWOOD, GA 30566-4335**	02/23/2026	$379,900	$173	2192	7/4/2	2025	2,614 SF

APN: 08-053 -003-213 Document #:
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 200 Subdivision: OAKWOOD TERRACE Abbreviated Description: Subdivision:OAKWOOD TERRACE Abbreviated Description:OAKWOOD TERR TOWNHOMES LOT 200 LANDLOT: 53 LANDDIST: 8; AGRICULTURAL LOT

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.

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.	**3939 HIDDEN RIVER LN**	**11/04/2025**	$330,800	$132,320	1,704	6/3/2	2025	1,742 SF	
0Mi.	**3943 HIDDEN RIVER LN**	**08/29/2025**	$330,800	$132,320	1,704	6/3/2	2025	1,742 SF	
0Mi.	**3935 HIDDEN RIVER LN**	**07/31/2025**	$330,800	$132,320	1,704	6/3/2	2025	2,178 SF	
.01Mi.	**3947 HIDDEN RIVER LN**	**10/24/2025**	$330,800	$132,320	1,704	6/3/2	2025	1,742 SF	
.01Mi.	**3931 HIDDEN RIVER LN**	**07/31/2025**	$355,700	$142,280	2,192	7/4/2	2025	3,049 SF	
.01Mi.	**3951 HIDDEN RIVER LN**	**07/31/2025**	$355,700	$142,280	2,192	7/4/2	2025	2,614 SF	
.02Mi.	**3955 HIDDEN RIVER LN**	**07/11/2025**	$355,700	$142,280	2,192	7/4/2	2025	2,614 SF	
.03Mi.	**3959 HIDDEN RIVER LN**	**07/14/2025**	$334,700	$133,880	1,788	6/3/2	2025	1,742 SF	
.03Mi.	**3963 HIDDEN RIVER LN**	**03/25/2021**	$330,800	$132,320	1,704	6/3/2	2025	1,742 SF	
.03Mi.	**3956 HIDDEN RIVER LN**	**08/14/2025**	$355,700	$142,280	2,192	7/4/2	2025	2,614 SF	
.03Mi.	**3967 HIDDEN RIVER LN**	**03/25/2021**	$330,800	$132,320	1,704	6/3/2	2025	1,742 SF	
.04Mi.	**3960 HIDDEN RIVER LN**	**03/25/2021**	$330,800	$132,320	1,704	6/3/2	2025	1,742 SF	
.04Mi.	**3971 HIDDEN RIVER LN**	**11/07/2025**	$330,800	$132,320	1,704	6/3/2	2025	1,742 SF	
.04Mi.	**3964 HIDDEN RIVER LN**	**03/25/2021**	$330,800	$132,320	1,704	6/3/2	2025	1,742 SF	
.04Mi.	**3923 HIDDEN RIVER LN**	**03/25/2021**	$355,700	$142,280	2,192	7/4/2	2025	2,614 SF	
.04Mi.	**3975 HIDDEN RIVER LN**	**07/14/2025**	$355,700	$142,280	2,192	7/4/2	2025	2,614 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

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Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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