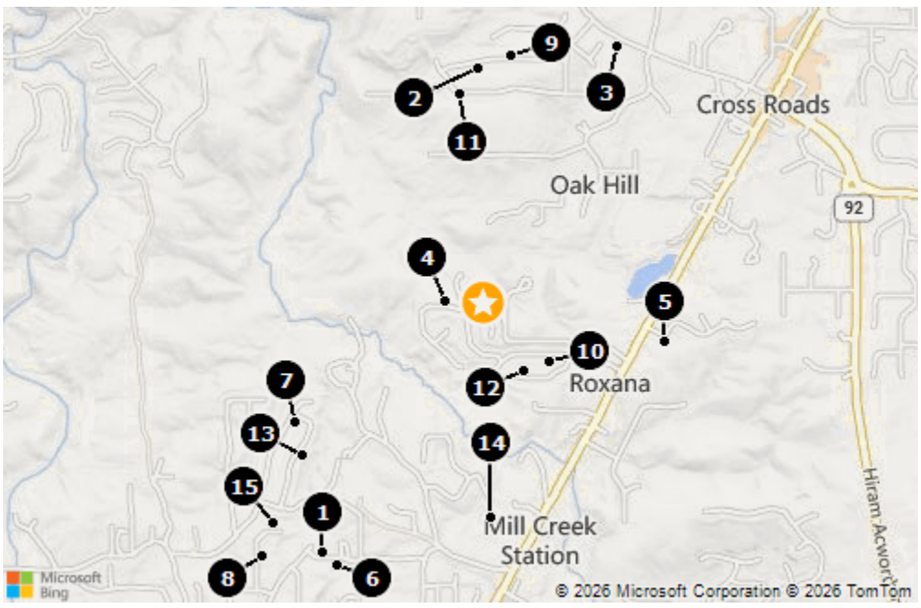
ICE SiteX Report

OrderID: 98677753

SiteX Property Information Report



Subject Property Location

39 WELLSLEY CT, DALLAS, GA 30132-9759

County:	**PAULDING GA**	Census Tract:	132231201.091009
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	057.1.3.072.0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$423,000**	FSD:	14	Common Confidence Score:	46
Value Range:	$363,780 - $482,220	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1
Assd Land Value:	$16,000	Market Land Value:	$40,000	Tax Year:	2025
Assd Improvement:	$142,808	Market Improvment Value:	$357,020	Total Taxable Value:	$3,950
Total Assessed Value:	$158,808	Total Assessor Market Value:	$397,020	Delinquent Year:	
				Tax Account ID:	74706
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 109 Section: 3 District: 3 Subdivision: SOMERSET Land Lot: 822
Abbreviated Description: DIST: 3 SEC: 3 LOT: 822 SUBD: SOMERSET SUBDLOT: 109

Property Characteristics

Lot Size:	12,632 SF	Bedrooms:	3	Pool:	
Building Area:	3464 SF	Baths:	3	Fireplace:	1
Year Built:	2007	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	2
Number of Units:		Garage Type:	Garage	Heating:	Space
Number of Stories:	2	Number of Cars:		A/C:	
Style:	Convention	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	01/05/2024	Loan Amount:	N/A
Document #:	BK-PG 0000005032-0000000969	Loan Type:	FHA
TD Due Date:	01/01/2053	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	02/06/2023	Sales Price:	$193,408
Document #:	BK-PG 2748-490	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/13/2009	Loan Amount:	N/A
Document #:	BK-PG 2748-490	Loan Type:	Stand Alone Second
TD Due Date:	09/22/2039	Type Finance:	
Legal Description:			

Lot: 109 District: 3 Subdivision: SOMERSET Land Lot: 822

Prior Transfer

Recording Date:	07/16/2008	Sales Price:	$193,500
Document #:	BK-PG 2606-275	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/03/2008		
Document Type:			

ICE SiteX Report

OrderID: 98677753

Legal Description:
Lot: 109 District: 3 Subdivision: SOMERSET Land Lot: 822

Prior Transfer

Recording Date:	07/03/2008	Sales Price:	$193,406
Document #:	BK-PG 2606 -275	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 109 Section: 3 District: 3 Subdivision: SOMERSET Land Lot: 822
Abbreviated Description: DIST: 3 SEC: 3 LOT: 822 SUBD: SOMERSET SUBDLOT: 109

Area Sales Analysis

Total Area Sales	$5,354,099	Median # of Bedrooms	3
Median Lot Size	20,038 SF	Median # of Baths	2
Median Living Area	1,951 SF	Median Year Built	2007
Price Range - 2 Yrs	$290,000 to $449,999	Age Range	4 years to 65 years
Median Value	$354,000	Median Age	19 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.8Mi.	**274 PEACH CROSSING DR** **DALLAS, GA 30132-1716**	08/28/2026	$384,000	$311	1233	3/3/2	1990	43,124 SF	
		APN: 058.3.3.024.0000 01 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 44 Subdivision: PEACH CROSSING PHS 1 Abbreviated Description: Lot:44 Subdivision:PEACH CROSSING PHS 1 Abbreviated Description:REAL PROPERTY LANDLOT: 893 LANDDIST: 3; RESIDENTIAL LOT								
2	.62Mi.	**253 ALEXANDRIA WAY** **DALLAS, GA 30132-5517**	06/26/2026	$345,000	$239	1439	5/3/2	2007	15,246 SF	
		APN: 054.4.2.039.0000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 46 Subdivision: ALEXANDRIA PLACE U B PHS 1 Abbreviated Description: Lot:46 Subdivision:ALEXANDRIA PLACE U B PHS 1 Abbreviated Description:REAL PROPERTY LANDLOT: 690 LANDDIST: 3; RESIDENTIAL LOT								
3	.76Mi.	**431 CEDARCREST RD** **DALLAS, GA 30132-8070**	06/17/2026	$290,000	$164	1758	5/3/2	1961	40,511 SF	
		APN: 054.3.1.018.0000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8A Subdivision: CROSSROADS FARMS TRACT 1 Abbreviated Description: Lot:8A Subdivision:CROSSROADS FARMS TRACT 1 Abbreviated Description:REAL PROPERTY LANDLOT: 689 LANDDIST: 3; RESIDENTIAL LOT								
4	.1Mi.	**60 WELLSLEY LN** **DALLAS, GA 30132-9768**	06/08/2026	$370,000	$134	2744	6/4/3	2007	8,276 SF	
		APN: 057.1.2.012.0000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 101 Subdivision: SOMERSET Abbreviated Description: Lot:101 Subdivision:SOMERSET Abbreviated Description:REAL PROPERTY LANDLOT: 822 LANDDIST: 3; RESIDENTIAL LOT								
5	.5Mi.	**44 FAIRWOOD DR** **DALLAS, GA 30157-4644**	06/05/2026	$353,600	$164	2156	6/4/2	2004	37,026 SF	
		APN: 057.2.3.017.0000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 30 Subdivision: BRADSHAW PARKE Abbreviated Description: Lot:30 Subdivision:BRADSHAW PARKE Abbreviated Description:REAL PROPERTY LANDLOT: 824 LANDDIST: 3; RESIDENTIAL LOT								
6	.81Mi.	**235 PEACH CROSSING DR** **DALLAS, GA 30132-1743**	06/02/2026	$383,000	$299	1280	3/3/2	1992	38,333 SF	
		APN: 057.4.4.002.0000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Subdivision: PEACH CROSSING PHS 1 Abbreviated Description: Lot:7 Subdivision:PEACH CROSSING PHS 1 Abbreviated Description:REAL PROPERTY LANDLOT: 893 LANDDIST: 3; RESIDENTIAL LOT								
7	.6Mi.	**12 LANTANA XING** **DALLAS, GA 30132-0500**	05/08/2026	$360,000	$153	2347	/4/2	2020	8,276 SF	
		APN: 058.3.2.096.0000 Document #: 2026156513 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 161 Subdivision: HICKORY CREEK PHS 1 Abbreviated Description: Lot:161 Subdivision:HICKORY CREEK PHS 1 Abbreviated Description:REAL PROPERTY LANDLOT: 837 LANDDIST: 3; RESIDENTIAL LOT								
8	.89Mi.	**100 NECTAR PL** **DALLAS, GA 30132-1722**	04/21/2026	$304,300	$172	1759	6/3/2	1991	35,284 SF	
		APN: 058.3.3.019.0000 Document #: 2026154824 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 102 Subdivision: PEACH CROSSING PHS 2 Abbreviated Description: Lot:102 Subdivision:PEACH CROSSING PHS 2 Abbreviated Description:REAL PROPERTY LANDLOT: 892 LANDDIST: 3; RESIDENTIAL LOT								
9	.68Mi.	**156 ALEXANDRIA WAY** **DALLAS, GA 30132-5521**	04/08/2026	$385,000	$197	1951	5/3/2	2008	16,117 SF	
		APN: 054.4.2.066.0000 Document #: 2026153903 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 182 Subdivision: ALEXANDRIA PLACE U B PHS 1 Abbreviated Description: Lot:182 Subdivision:ALEXANDRIA PLACE U B PHS 1 Abbreviated Description:REAL PROPERTY LANDLOT: 690 LANDDIST: 3; RESIDENTIAL LOT								
10	.49Mi.	**25 CREEKSTONE DR** **DALLAS, GA 30132-3127**	03/18/2026	$389,000	$192	2018	/4/2	2021	15,682 SF	
		APN: 057.4.1.010.0000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: BROOKSTONE CREEK Abbreviated Description: Lot:2 Subdivision:BROOKSTONE CREEK Abbreviated Description:REAL PROPERTY LANDLOT: 835 LANDDIST: 3; RESIDENTIAL LOT								
11	.54Mi.	**399 KATIELEE CV** **DALLAS, GA 30132-5512**	02/24/2026	$347,000	$191	1815	5/3/2	2007	21,344 SF	
		APN: 054.4.3.031.0000 Document #:								

ICE SiteX Report

OrderID: 98677753

Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 73 Subdivision: ALEXANDRIA PLACE U B PHS 1 Abbreviated Description: Lot:73 Subdivision:ALEXANDRIA PLACE U B PHS 1 Abbreviated Description:REAL PROPERTY LANDLOT: 691 LANDDIST: 3; RESIDENTIAL LOT

12	.21Mi.	**152 CABANA CT** **DALLAS, GA 30132-9781**	11/19/2025	$354,000	$142	2476	5/3/3	2007	10,019 SF

APN: 057.1.3.018.0000 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 15 Subdivision: SOMERSET Abbreviated Description: Lot:15 Subdivision:SOMERSET Abbreviated Description:REAL PROPERTY LANDLOT: 823 LANDDIST: 3; RESIDENTIAL LOT

13	.63Mi.	**135 LANTANA XING** **DALLAS, GA 30132-0504**	10/31/2025	$344,200	$139	2459	/4/2	2021	8,276 SF

APN: 058.3.2.060.0000 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 100 Subdivision: HICKORY CREEK PHS 1 Abbreviated Description: Lot:100 Subdivision:HICKORY CREEK PHS 1 Abbreviated Description:REAL PROPERTY LANDLOT: 837 LANDDIST: 3; RESIDENTIAL LOT

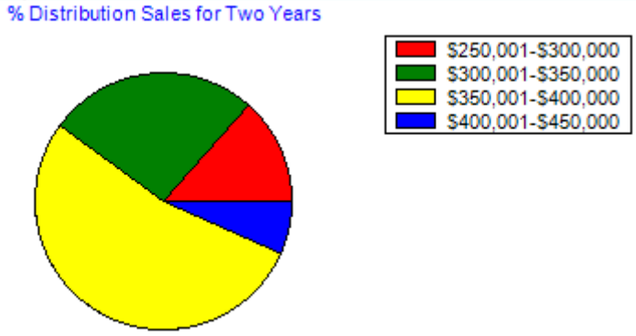
14	.58Mi.	**22 CREEKSTONE CT** **DALLAS, GA 30132-3149**	10/08/2025	$449,999	$174	2580	/4/3	2022	87,556 SF

APN: 057.4.3.077.0000 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 43 Subdivision: BROOKSTONE CREEK Abbreviated Description: Lot:43 Subdivision:BROOKSTONE CREEK Abbreviated Description:REAL PROPERTY LANDLOT: 894 LANDDIST: 3; RESIDENTIAL SMALL TRACT

15	.82Mi.	**191 NECTAR PL** **DALLAS, GA 30132-1724**	10/07/2025	$295,000	$239	1232	4/3/2	1992	20,038 SF

APN: 058.3.3.055.0000 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 96 Subdivision: PEACH CROSSING PHS 2 Abbreviated Description: Lot:96 Subdivision:PEACH CROSSING PHS 2 Abbreviated Description:REAL PROPERTY LANDLOT: 892 LANDDIST: 3; RESIDENTIAL 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.	**39 WELLSLEY CT**	**07/03/2008**	$397,020	$158,808	3,464	5/3/3	2007	12,632 SF	
.02Mi.	**31 WELLSLEY CT**	**02/09/2007**	$413,020	$165,208	3,696	7/5/4	2007	8,712 SF	
.02Mi.	**51 WELLSLEY CT**	**11/15/2016**	$418,220	$167,288	3,864	7/5/4	2007	13,504 SF	
.03Mi.	**19 WELLSLEY CT**	**11/02/2015**	$379,710	$151,884	3,049	5/3/2	2007	8,712 SF	
.03Mi.	**59 WELLSLEY CT**	**07/22/2019**	$403,920	$161,568	3,508	5/3/3	2007	10,454 SF	
.04Mi.	**70 WELLSLEY CT**	**05/15/2007**	$418,690	$167,476	3,880	7/5/4	2007	12,197 SF	
.04Mi.	**9 WELLSLEY CT**	**12/26/2012**	$400,350	$160,140	3,455	6/5/3	2007	8,276 SF	
.04Mi.	**26 WELLSLEY CT**	**12/03/2009**	$396,960	$158,784	3,319	6/4/3	2007	8,712 SF	
.04Mi.	**67 WELLSLEY CT**	**12/11/2019**	$384,370	$153,748	3,050	6/4/2	2007	9,148 SF	
.05Mi.	**176 WELLSLEY WAY**	**03/27/2014**	$401,200	$160,480	3,456	6/4/3	2007	10,454 SF	
.05Mi.	**10 WELLSLEY LN**	**07/26/2019**	$413,490	$165,396	3,670	6/4/3	2008	8,712 SF	
.05Mi.	**82 WELLSLEY CT**	**01/03/2023**	$396,530	$158,612	3,351	5/5/3	2007	9,583 SF	
.06Mi.	**81 WELLSLEY CT**	**08/11/2010**	$412,120	$164,848	3,674	7/5/4	2007	8,712 SF	
.06Mi.	**158 WELLSLEY WAY**	**08/15/2008**	$414,980	$165,992	3,712	6/4/3	2008	10,454 SF	
.06Mi.	**26 WELLSLEY LN**	**05/30/2020**	$397,600	$159,040	3,361	5/3/3	2007	8,712 SF	
.07Mi.	**93 WELLSLEY CT**	**05/01/2018**	$369,650	$147,860	2,871	5/3/3	2007	8,712 SF	

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	80%

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Demographics & Income

Median Age:	37.2 years old	Households:	17,614
Median Household Income:	$100,082	Households w/Family:	76%
Household Income Per Capita:	$39,372	Households w/Family Married:	62%
Most Common Education Level:	High School Graduate	Households w/Family Children:	43%

School District

School District Zone:	Paulding County School District	Students:	31,426
Number of Schools:	34	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.91Mi.	**East Paulding Middle School** Number of Students: 630 Student-Teacher Ratio: 14.32	B+	Public	6 - 8
1.81Mi.	**Russom Elementary School** Number of Students: 982 Student-Teacher Ratio: 13.45	B+	Public	KG - 5
5.39Mi.	**North Paulding High School** Number of Students: 3,015 Student-Teacher Ratio: 18.6 Advanced Placement: Yes	B+	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	96%	SIMILAR
BURGLARY	88%	LOWER
MOTOR VEHICLE THEFT	90%	LOWER
FORCIBLE ROBBERY	96%	SIMILAR
AGGRAVATED ASSAULT	83%	LOWER
FORCIBLE RAPE	80%	LOWER
MURDER	100%	SIMILAR
OVERALL	95%	SIMILAR

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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