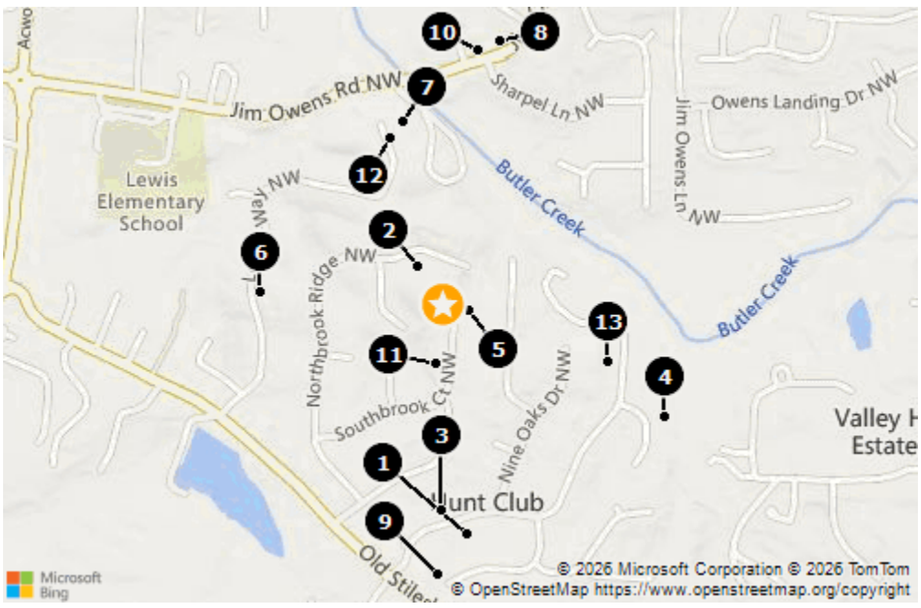
ICE SiteX Report

OrderID: 98722614

SiteX Property Information Report



Subject Property Location

4001 SOUTHBROOK CT NW, KENNESAW, GA 30152-3187

County:	**COBB GA**	Census Tract:	130670302.412000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	20018201030	Thomas Bros Pg-Grid:	

Valuation

Value:	**$509,000**	FSD:	11	Common Confidence Score:	57
Value Range:	$453,010 - $564,990	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	9
Assd Land Value:	$36,000	Market Land Value:	$90,000	Tax Year:	2026
Assd Improvement:	$148,012	Market Improvment Value:	$370,030	Total Taxable Value:	$4,481
Total Assessed Value:	$184,012	Total Assessor Market Value:	$460,030	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Block: 1 District: 9 Subdivision: THE HUNT CLUB Legal Unit: 20
City/Muni/Twp: UNINCORPORATED

Property Characteristics

Lot Size:		Bedrooms:	4	Pool:	
Building Area:	2667 SF	Baths:	3	Fireplace:	1
Year Built:	1995	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Brick
Number of Units:		Garage Type:	Underground	Heating:	Heat Pump
Number of Stories:	2+B	Number of Cars:	2	A/C:	
Style:		Basement:	Full	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/29/2023	Sales Price:	$450,120
Document #:	2023-0076724 BK-PG 16102-3045	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/01/2022	Sales Price:	N/A
Document #:	2022-0132117 BK-PG 16102-6352	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	11/29/2022		
Document Type:			

Legal Description:
Lot: 20 Section: 2 District: 20 Subdivision: THE HUNT CLUB Phase No: 1 Land Lot: 182 Map Ref: MB 128 PG 90

Mortgage Record

Recording Date:	11/29/2022	Loan Amount:	N/A
Document #:	2022-0131531 BK-PG 16102-3045	Loan Type:	VA
TD Due Date:	12/01/2052	Type Finance:	

Legal Description:
Lot: 20 Section: 2 District: 20 Subdivision: THE HUNT CLUB Phase No: 1 Land Lot: 182
Abbreviated Description: PRIOR REF : 11/29/2022 2022-0131531

Prior Transfer

Recording Date:	11/29/2022	Sales Price:	$440,000

ICE SiteX Report

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Document #:	2022-0131529 BK-PG 16102-3040	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/29/2022		
Document Type:			

Legal Description:
Lot: 20 Section: 2 District: 20 Subdivision: THE HUNT CLUB Legal Unit: 1 Land Lot: 182 Map Ref: MB 128 PG 90

Prior Transfer

Recording Date:	11/29/2022	Sales Price:	$440,000
Document #:	BK-PG 16102 -3040	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: 1 District: 9 Subdivision: THE HUNT CLUB Legal Unit: 20
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	09/16/2022	Sales Price:	$440,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/07/2019	Sales Price:	$35,000
Document #:	63171 BK-PG 15575-2514	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/29/2019	Sales Price:	$146,800
Document #:	58925 BK-PG 14751-4089	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/15/2019	Loan Amount:	N/A
Document #:	BK-PG 0000015628-0000004654	Loan Type:	New Conventional
TD Due Date:	01/01/2049	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	05/14/2019	Sales Price:	$285,000
Document #:	BK-PG 15628-4670	Type of Sale:	Full Amount on Deed
Contract Date:	05/14/2019		
Document Type:			

Legal Description:
Lot: 20 Block: 1
Abbreviated Description: RESIDENTIAL 1 FAMILY

Prior Transfer

Recording Date:	05/14/2019	Sales Price:	$285,000
Document #:	BK-PG 15628-4652	Type of Sale:	Full Amount on Deed
Contract Date:	05/14/2019		
Document Type:			

Legal Description:
Lot: 20 Block: 1
Abbreviated Description: RESIDENTIAL 1 FAMILY

Mortgage Record

Recording Date:	09/28/2018	Loan Amount:	N/A
Document #:	BK-PG 0000015575-0000002514	Loan Type:	New Conventional
TD Due Date:	01/01/2038	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	09/11/2018	Sales Price:	$25,000
Document #:	20180117760 BK-PG 15506-1742	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/05/2018	Loan Amount:	N/A
Document #:	BK-PG 15506-1742	Loan Type:	New Conventional
TD Due Date:	01/01/2038	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	02/05/2010	Sales Price:	N/A
Document #:	D2010014915 BK-PG 13555-2228	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/28/2010	Loan Amount:	N/A
Document #:	BK-PG 14751-4089	Loan Type:	Stand Alone Second
TD Due Date:	01/13/2025	Type Finance:	

Legal Description:
Lot: 20 Block: 1 District: 20 Subdivision: HUT CLUB UN 01 Land Lot: 182

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Prior Transfer

Recording Date:	06/28/2002	Sales Price:	$207,000
Document #:	BK-PG 13555-2227	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/14/2002		
Document Type:			

Legal Description:
Lot: 20 District: 20 Subdivision: HUNT CLUB Legal Unit: 1 Land Lot: 182

Prior Transfer

Recording Date:	01/03/1994	Sales Price:	$148,100
Document #:	BK-PG 7939-192	Type of Sale:	Full Amount on Deed
Contract Date:	12/13/1993		
Document Type:			

Legal Description:
Lot: 20 District: 20 Subdivision: HUNT CLUB Legal Unit: 1 Land Lot: 182

Area Sales Analysis

Total Area Sales	$6,431,900	Median # of Bedrooms	4
Median Lot Size	SF	Median # of Baths	2
Median Living Area	2,508 SF	Median Year Built	1994
Price Range - 2 Yrs	$360,000 to $582,000	Age Range	26 years to 41 years
Median Value	$510,000	Median Age	32 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.31Mi.	**2114 JOCKEY HOLLOW DR NW KENNESAW, GA 30152-3168**	10/09/2026	$545,000	$196	2778	8/4/3	1989	SF	

APN: 20018200200 Document #: 2026090490
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 174 Section: 2 District: 20 Subdivision: STILESBORO TRACE SUBDIVISION Phase No: 1 Land Lot: 182 MapRef: MB 123 PG 43 Abbreviated Description: Lot:174 Section:2 District:20 Subdivision:STILESBORO TRACE SUBDIVISION Phase No:1 Land Lot:182 Map Ref:MB 123 PG 43

2	.06Mi.	**2268 NORTHBROOK RDG NW KENNESAW, GA 30152-7310**	10/08/2026	$425,000	$256	1656	7/3/3	1995	SF	

APN: 20018202480 Document #: 2026090303
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 28 Section: 2 District: 20 Subdivision: HUNT CLUB SUBDIVISION Phase No: 2 Legal Unit: 2 Land Lot: 182 MapRef: MB 154 PG 58 Abbreviated Description: Lot:28 Section:2 District:20 Subdivision:HUNT CLUB SUBDIVISION Phase No:2 Legal Unit:2 Land Lot:182 Map Ref:MB 154 PG 58

3	.27Mi.	**2113 JOCKEY HOLLOW DR NW KENNESAW, GA 30152-3169**	08/28/2026	$360,000	$130	2756	8/4/2	1988	SF	

APN: 20018200130 Document #: 2026077110
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Section: 2 District: 20 Subdivision: STILESBORO TRACE SUBDIVISION Phase No: 1 Land Lot: 182 MapRef: MB 123 PG 43 Abbreviated Description: Lot:7 Section:2 District:20 Subdivision:STILESBORO TRACE SUBDIVISION Phase No:1 Land Lot:182 Map Ref:MB 123 PG 43

4	.33Mi.	**2062 JOCKEY HOLLOW CT NW KENNESAW, GA 30152-7313**	07/15/2026	$510,000	$162	3145	8/5/2	1996	SF	

APN: 20018202770 Document #: 2026062380
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 100 Section: 2 District: 20 Subdivision: STILESBORO TRACE Phase No: 5 Land Lot: 182 MapRef: MB 161 PG 14 Abbreviated Description: Lot:100 Section:2 District:20 Subdivision:STILESBORO TRACE Phase No:5 Land Lot:182 Map Ref:MB 161 PG 14

5	.03Mi.	**3999 SOUTHBROOK CT NW KENNESAW, GA 30152-3187**	07/13/2026	$510,000	$204	2489	8/4/2	1994	SF	

APN: 20018201020 Document #: 2026061392
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 19 Section: 2 District: 20 Subdivision: THE HUNT CLUB Phase No: 1 Land Lot: 182 MapRef: MB 128 PG 90 Abbreviated Description: Lot:19 Section:2 District:20 Subdivision:THE HUNT CLUB Phase No:1 Land Lot:182 Map Ref:MB 128 PG 90

6	.23Mi.	**3939 LORIEN WAY NW KENNESAW, GA 30152-7316**	07/02/2026	$499,000	$198	2508	8/4/2	1997	SF	

APN: 20018300600 Document #: 2026058738
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Section: 2 District: 20 Subdivision: AUTUMN WOODS Phase No: I Land Lot: 183 MapRef: MB 156 PG 86 Abbreviated Description: Lot:9 Section:2 District:20 Subdivision:AUTUMN WOODS Phase No:I Land Lot:183 Map Ref:MB 156 PG 86

7	.25Mi.	**3893 LORIEN WAY NW KENNESAW, GA 30152-7320**	06/01/2026	$582,000	$219	2646	8/4/2	2000	SF	

APN: 20016102290 Document #: 2026047693
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 31 Section: 2 District: 20 Subdivision: AUTUMN WOODS Phase No: III Land Lot: 161 MapRef: MB 169 PG 100 Abbreviated Description: Lot:31 Section:2 District:20 Subdivision:AUTUMN WOODS Phase No:III Land Lot:161 Map Ref:MB 169 PG 100

8	.36Mi.	**3890 JIM OWENS RD NW KENNESAW, GA 30152-6444**	05/13/2026	$453,000	$257	1756	6/3/3	1991	SF	

APN: 20016100480 Document #: 2026041961
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Block: D Section: 2 District: 20 Subdivision: SHILOH WEST Legal Unit: 1 Land Lot: 161 MapRef: MB 74 PG 174 Abbreviated Description: Lot:8 Block:D Section:2 District:20 Subdivision:SHILOH WEST Legal Unit:1 Land Lot:161 Map Ref:MB 74 PG 174

9	.36Mi.	**3850 WESTWICK WAY NW KENNESAW, GA 30152-3194**	05/04/2026	$550,000	$208	2636	8/4/2	1994	SF	

APN: 20018201780 Document #: 2026038662
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 24 Section: 2 District: 7 Subdivision: THE PLANTATION AT CHATTAHOOCHEE RESERVE Land Lot: 205 MapRef: MB 69 PG 250 Abbreviated Description: Lot:24 Section:2 District:7 Subdivision:THE PLANTATION AT CHATTAHOOCHEE RESERVE Land Lot:205 Map Ref:MB 69 PG 250

10	.35Mi.	**2520 SHILOH COURT WEST NW KENNESAW, GA 30152-2355**	04/17/2026	$440,000	$214	2051	6/4/2	1985	SF	

APN: 20016100470 Document #: 2026033217

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Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Block: D Section: 2 District: 20 Subdivision: SHILOH WEST SUBDIVISION Legal Unit: 1 Land Lot: 161 MapRef: MB 74 PG 174 Abbreviated Description: Lot:7 Block:D Section:2 District:20 Subdivision:SHILOH WEST SUBDIVISION Legal Unit:1 Land Lot:161 Map Ref:MB 74 PG 174

11	.08Mi.	**4007 SOUTHBROOK CT NW KENNESAW, GA 30152-3187**	03/31/2026	$512,000	$163	3141	8/5/4	1994	SF

APN: 20018201060 Document #: 2026026819
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 23 Section: 2 District: 20 Subdivision: HUNT CLUB Phase No: 1 Land Lot: 182 MapRef: MB 128 PG 90 Abbreviated Description: Lot:23 Section:2 District:20 Subdivision:HUNT CLUB Phase No:1 Land Lot:182 Map Ref:MB 128 PG 90

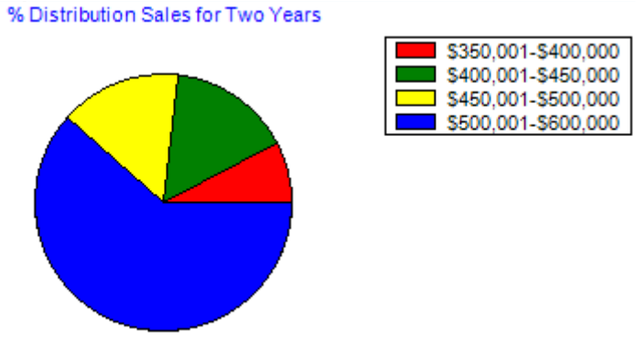
12	.24Mi.	**3895 LORIEN WAY NW KENNESAW, GA 30152-7320**	03/10/2026	$530,900	$215	2458	8/4/3	1999	SF

APN: 20016102280 Document #: 2026019993
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 30 Section: 2 District: 20 Subdivision: AUTUMN WOODS SUBDIVISION Phase No: III Land Lot: 161 MapRef: MB 182 PG 54 Abbreviated Description: Lot:30 Section:2 District:20 Subdivision:AUTUMN WOODS SUBDIVISION Phase No:III Land Lot:161 Map Ref:MB 182 PG 54

13	.23Mi.	**2169 JOCKEY HOLLOW DR NW KENNESAW, GA 30152-3170**	02/16/2026	$515,000	$210	2448	8/4/2	1995	SF

APN: 20018202670 Document #: 2026012601
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 79 Section: 2 District: 20 Subdivision: STILESBORO TRACE Phase No: 5 Land Lot: 182 MapRef: MB 151 PG 14 Abbreviated Description: Lot:79 Section:2 District:20 Subdivision:STILESBORO TRACE Phase No:5 Land Lot:182 Map Ref:MB 151 PG 14

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.	**4001 SOUTHBROOK CT NW**	**11/29/2022**	$460,030	$184,012	2,667	8/4/3	1995		
.03Mi.	**3999 SOUTHBROOK CT NW**	**07/10/2026**	$438,340	$175,336	2,489	8/4/2	1994		
.03Mi.	**4003 SOUTHBROOK CT NW**	**08/07/2023**	$544,710	$217,884	3,169	9/5/3	1994		
.03Mi.	**2280 NORTHBROOK RDG NW**	**05/31/2022**	$433,450	$173,380	2,280	8/4/2	1996		
.04Mi.	**2276 NORTHBROOK RDG NW**	**11/13/2000**	$454,620	$181,848	2,122	7/3/3	1995		
.04Mi.	**2272 NORTHBROOK RDG NW**	**10/17/2013**	$442,760	$177,104	2,272	8/4/2	1996		
.05Mi.	**4000 SOUTHBROOK CT NW**	**09/07/2021**	$475,280	$190,112	2,654	8/4/2	1993		
.05Mi.	**4122 NORTHBROOK BND NW**	**06/16/2020**	$435,230	$174,092	2,304	8/4/2	1995		
.06Mi.	**4005 SOUTHBROOK CT NW**	**05/25/2024**	$489,620	$195,848	2,513	8/5/4	1994		
.06Mi.	**4110 NORTHBROOK BND NW**	**01/24/2025**	$467,110	$186,844	2,580	8/4/3	1996		
.06Mi.	**4126 NORTHBROOK BND NW**	**07/29/2005**	$518,870	$207,548	2,670	8/4/2	1995		
.06Mi.	**4002 SOUTHBROOK CT NW**	**01/30/2014**	$461,540	$184,616	2,543	8/4/3	1994		
.06Mi.	**2284 NORTHBROOK RDG NW**	**03/21/2014**	$430,280	$172,112	2,266	8/4/2	2001		
.06Mi.	**2268 NORTHBROOK RDG NW**	**12/01/2023**	$400,860	$160,344	1,656	7/3/3	1995		
.06Mi.	**2264 NORTHBROOK RDG NW**	**02/02/2022**	$451,620	$180,648	2,300	8/4/2	1995		
.07Mi.	**2241 DUCK HOLLOW DR NW**	**06/19/2025**	$535,030	$214,012	3,047	8/3/2	1992		

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	77%

ICE SiteX Report

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Demographics & Income

Median Age:	41.7 years old	Households:	16,579
Median Household Income:	$120,316	Households w/Family:	77%
Household Income Per Capita:	$54,470	Households w/Family Married:	64%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	32%

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
0.72Mi.	**McClure Middle School** Number of Students: 1,030 Student-Teacher Ratio: 15.26	A+	Public	6 - 8
4.33Mi.	**Allatoona High School** Number of Students: 1,560 Student-Teacher Ratio: 15.98 Advanced Placement: Yes	A-	Public	9 - 12
0.46Mi.	**Lewis Elementary School** Number of Students: 550 Student-Teacher Ratio: 11.8	B+	Public	KG - 5

Flood Report

The Subject Property of **4001 SOUTHBROOK CT NW, KENNESAW, GA 30152-3187** 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	74%	NOTABLY LOWER
BURGLARY	64%	NOTABLY LOWER
MOTOR VEHICLE THEFT	73%	NOTABLY LOWER
FORCIBLE ROBBERY	115%	HIGHER
AGGRAVATED ASSAULT	48%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	102%	SIMILAR
MURDER	47%	SIGNIFICANTLY LOWER
OVERALL	47%	SIGNIFICANTLY LOWER

Disaster Alerts

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

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