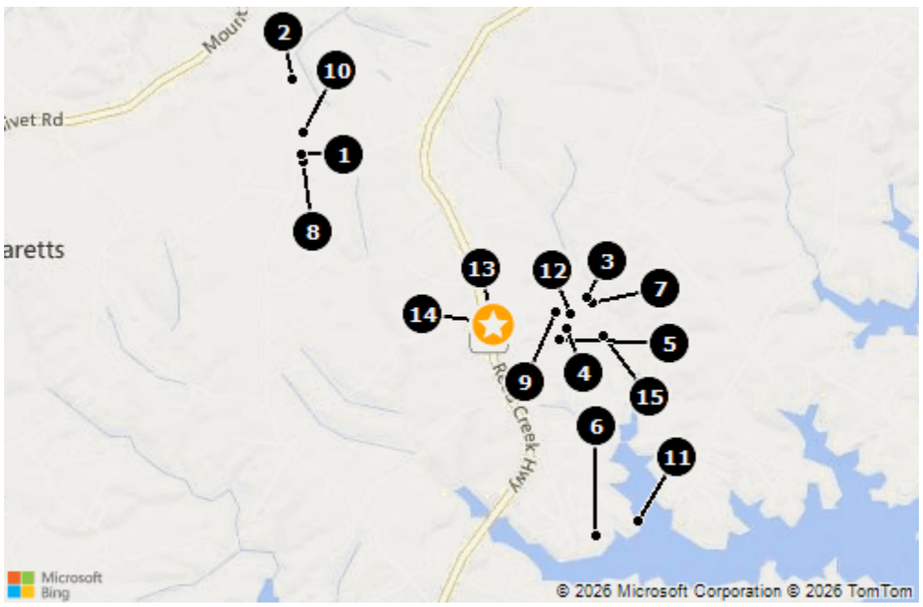
ICE SiteX Report

OrderID: 97574179

SiteX Property Information Report



Subject Property Location

43 SWAN SANDERS RD, HARTWELL, GA 30643-3704

County:	**HART GA**	Census Tract:	131479601.031004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	C54B-073-018	Thomas Bros Pg-Grid:	

Valuation

Value:	**$281,000**	FSD:	6	Common Confidence Score:	84
Value Range:	$264,140 - $297,860	ICE Confidence Score:	94		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1
Assd Land Value:	$7,800	Market Land Value:	$19,500	Tax Year:	2025
Assd Improvement:	$95,515	Market Improvment Value:	$238,788	Total Taxable Value:	$1,424
Total Assessed Value:	$103,315	Total Assessor Market Value:	$258,288	Delinquent Year:	
				Tax Account ID:	22044
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 8 Subdivision: REED CREEK CROSSING
Abbreviated Description: LOT 8 .50AC 7321 168

Property Characteristics

Lot Size:	21,780 SF	Bedrooms:		Pool:	
Building Area:	1498 SF	Baths:		Fireplace:	
Year Built:	2024	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	4
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/15/2025	Sales Price:	N/A
Document #:	BK-PG 1059-452	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/27/2025	Sales Price:	$259,900
Document #:	BK-PG 1059 -451	Type of Sale:	Verified Sale Price
Contract Date:	02/27/2025		
Document Type:			

Legal Description:
Lot: 8 Subdivision: REED CREEK CROSSING
Abbreviated Description: LOT 8 .50AC 7321 168

Prior Transfer

Recording Date:	11/10/2021	Sales Price:	$370,000
Document #:	BK-PG 956 -667	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 8 Subdivision: REED CREEK CROSSING
Abbreviated Description: LOT 8 .50AC 7321 168

ICE SiteX Report

OrderID: 97574179

Prior Transfer

Recording Date:	05/20/2021	Sales Price:	$117,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$6,925,300	Median # of Bedrooms	
Median Lot Size	36,155 SF	Median # of Baths	
Median Living Area	1,560 SF	Median Year Built	2022
Price Range - 2 Yrs	$242,000 to $2,125,000	Age Range	2 years to 27 years
Median Value	$290,000	Median Age	4 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.37Mi.	**2850 MOUNT HEBRON RD** **HARTWELL, GA 30643-3420**	04/10/2026	$270,000	$173	1560	//	2022	29,621 SF	
		APN: C53-052-030 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 30 Abbreviated Description: Lot:30 Abbreviated Description:LOT 30 .68AC MT WALNUT 7320 264-26								
2	1.7Mi.	**3034 MOUNT HEBRON RD** **HARTWELL, GA 30643-2626**	04/02/2026	$242,000	$171	1414	//	2021	28,314 SF	
		APN: C53-052-007 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 7 Abbreviated Description: Lot:7 Abbreviated Description:LOT 7 .65AC MT WALNUT 7320 264-268								
3	.52Mi.	**153 N POINT CIR** **HARTWELL, GA 30643-5023**	03/31/2026	$275,000	$178	1544	//	2022	33,977 SF	
		APN: C67A-003-030 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: X Subdivision: NORTH POINT Abbreviated Description: Lot:X Subdivision:NORTH POINT Abbreviated Description:LOT X .78AC 7321 220								
4	.39Mi.	**482 N POINT CIR** **HARTWELL, GA 30643-5089**	01/28/2026	$293,000	$186	1574	//	2020	31,363 SF	
		APN: C67A-003-039 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 39 Subdivision: NORTH POINT Abbreviated Description: Lot:39 Abbreviated Description:LOT 39 6NORTH POINT SD PB 2J-182								
5	.39Mi.	**479 N POINT CIR** **HARTWELL, GA 30643-5012**	01/23/2026	$290,000	$176	1643	//	2017	49,223 SF	
		APN: C67A-003-013 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 13 Subdivision: NORTH POINT Abbreviated Description: Lot:13 Abbreviated Description:LOT 13 NORTH POINT SD PB 2J-182								
6	1.28Mi.	**123 CARLOTTA WAY** **HARTWELL, GA 30643-**	11/25/2025	$2,125,000	$440	4823	//	2024	50,965 SF	
		APN: C68A-008-035 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: C3 Abbreviated Description: Lot:C3 Abbreviated Description:LOT C3 1.17AC 7321 129								
7	.54Mi.	**191 N POINT CIR** **HARTWELL, GA 30643-5023**	09/25/2025	$305,000	$193	1574	//	2022	37,026 SF	
		APN: C67A-003-028 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: Z Subdivision: NORTH POINT Abbreviated Description: Lot:Z Subdivision:NORTH POINT Abbreviated Description:LOT Z .85AC 7321 220								
8	1.35Mi.	**2814 MOUNT HEBRON RD** **HARTWELL, GA 30643-3420**	09/05/2025	$307,000	$196	1560	//	2022	39,640 SF	
		APN: C53-052-032 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 32 Abbreviated Description: Lot:32 Abbreviated Description:LOT 32 .91AC MT WALNUT 7320 264-26								
9	.34Mi.	**519 N POINT CIR** **HARTWELL, GA 30643-5072**	08/18/2025	$323,500	$227	1423	//	2019	43,560 SF	
		APN: C67A-003-007 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 7 Subdivision: NORTH POINT Abbreviated Description: Lot:7 Abbreviated Description:LOT 7 NORTH POINT SD PB 2J-182								
10	1.45Mi.	**2934 MOUNT HEBRON RD** **HARTWELL, GA 30643-2618**	08/14/2025	$260,000	$184	1406	//	2022	36,155 SF	
		APN: C53-052-024 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 24 Abbreviated Description: Lot:24 Abbreviated Description:LOT 24 .83AC MT WALNUT 7320 264-268								
11	1.3Mi.	**716 EARLY DR** **HARTWELL, GA 30643-8031**	06/27/2025	$1,090,000	$259	4201	//3	1999	15,682 SF	
		APN: C68A-009 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 1 Subdivision: RURAL LAKE LOT-COVE Abbreviated Description: Lot:1 Subdivision:RURAL LAKE LOT-COVE Abbreviated Description:GMD 1119 LOT 1 PB 2G-180 LANDLOT: B								
12	.41Mi.	**518 N POINT CIR** **HARTWELL, GA 30643-5072**	05/19/2025	$290,000	$191	1518	//	2019	46,174 SF	
		APN: C67A-003-037 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 37 Subdivision: NORTH POINT Abbreviated Description: Lot:37 Abbreviated Description:LOT 37 NORTH POINT SD PB 2J-182								
13	.08Mi.	**4520 REED CREEK HWY** **HARTWELL, GA 30643-7501**	03/20/2025	$259,900	$184	1412	//	2024	23,522 SF	
		APN: C54B-073-013 Document #: Document Type: Price Code: V Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 97574179

Legal: Lot: 3 Subdivision: REED CREEK CROSSING Abbreviated Description: Lot:3 Subdivision:REED CREEK CROSSING Abbreviated Description:LOT 3 .54AC 7321 168

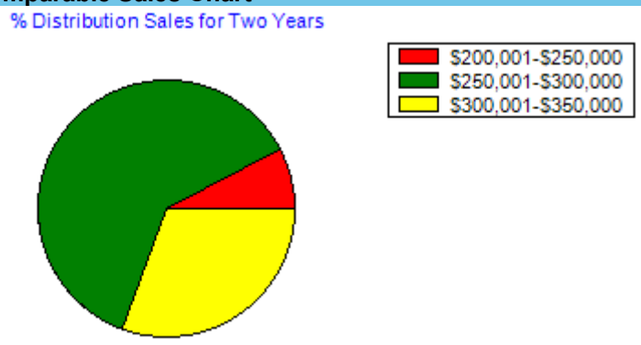
14	.02Mi.	**61 SWAN SANDERS RD HARTWELL, GA 30643-3704**	02/11/2025	$259,900	$184	1412	//	2024	21,780 SF

APN: C54B-073-019 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: REED CREEK CROSSING Abbreviated Description: Lot:9 Subdivision:REED CREEK CROSSING Abbreviated Description:LOT 9 .50AC 7321 168

15	.59Mi.	**249 N POINT CIR HARTWELL, GA 30643-5036**	02/10/2025	$335,000	$166	2016	//	2024	53,143 SF

APN: C67A-003-021 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 21 Subdivision: NORTH POINT Abbreviated Description: Lot:21 Abbreviated Description:LOT 21 NORTH POINT SD PB 2J-182

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.	**43 SWAN SANDERS RD**	**11/10/2021**	$258,288	$103,315	1,498		2024	21,780 SF	
.02Mi.	**61 SWAN SANDERS RD**	**11/10/2021**	$245,913	$98,365	1,412		2024	21,780 SF	
.02Mi.	**21 SWAN SANDERS RD**	**10/17/2024**	$244,725	$97,890	1,412		2024	27,443 SF	
.03Mi.	**77 SWAN SANDERS RD**	**06/19/2024**	$252,950	$101,180	1,412		2023	21,780 SF	
.05Mi.	**95 SWAN SANDERS RD**	**08/14/2023**	$229,332	$91,733	1,218		2023	21,780 SF	
.06Mi.	**4502 REED CREEK HWY**	**09/16/2024**	$230,178	$92,071	1,218		2024	23,522 SF	
.07Mi.	**111 SWAN SANDERS RD**	**12/18/2024**	$245,913	$98,365	1,412		2024	21,780 SF	
.08Mi.	**4520 REED CREEK HWY**	**11/10/2021**	$245,913	$98,365	1,412		2024	23,522 SF	
.08Mi.	**4473 REED CREEK HWY**	**07/30/2024**	$363,230	$145,292	1,437	/3/1	1900	41,382 SF	
.08Mi.	**121 SWAN SANDERS RD**	**12/18/2024**	$252,950	$101,180	1,412		2023	22,216 SF	
.09Mi.	**100 SWAN SANDERS RD**	**05/15/2018**	$184,688	$73,875	1,358	/3/1	1975	2 SF	
.1Mi.	**143 SWAN SANDERS RD**	**08/14/2023**	$229,332	$91,733	1,218		2023	22,651 SF	
.1Mi.	**112 SWAN SANDERS RD**	**03/13/2013**	$214,926	$85,970	1,408	/3/2	1998	1 SF	
.1Mi.	**173 SWAN SANDERS RD**	**11/15/2024**	$281,287	$112,515	1,498		2024	4 SF	
.11Mi.	**4554 REED CREEK HWY**	**03/22/2024**	$256,413	$102,565	1,412		2024	22,216 SF	
.12Mi.	**161 SWAN SANDERS RD**	**12/18/2024**	$252,950	$101,180	1,412		2023	27,443 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

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

ICE SiteX Report

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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

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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