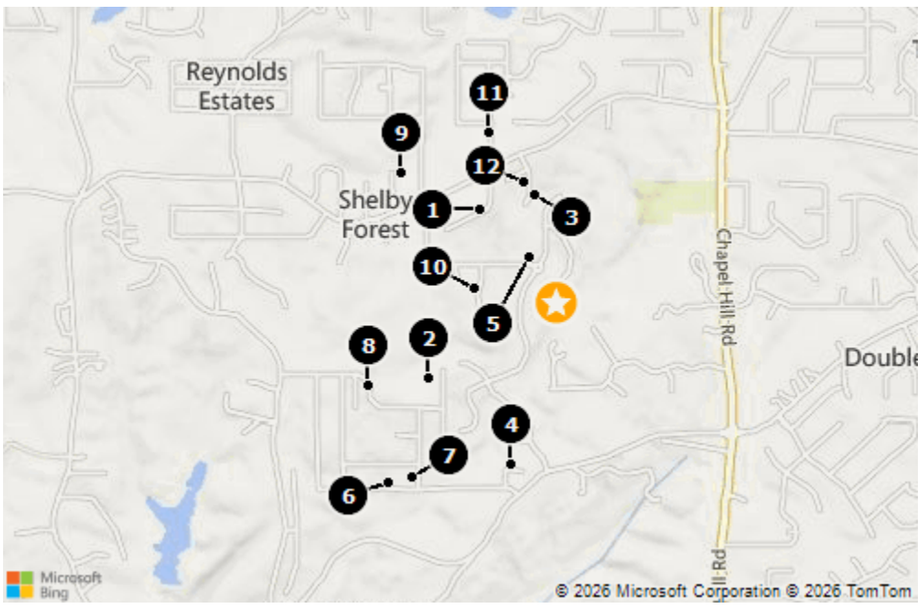
ICE SiteX Report

OrderID: 97574039

SiteX Property Information Report



Subject Property Location

4418 MILL GROVE TER, DOUGLASVILLE, GA 30135-4197

County:	**DOUGLAS GA**	Census Tract:	130970805.122008
Property Use:	Single Family Residential	Zoning:	2
Parcel Number:	0060-01-5- -00111	Thomas Bros Pg-Grid:	

Valuation

Value:	**$513,000**	FSD:	10	Common Confidence Score:	60
Value Range:	$461,700 - $564,300	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	01
Assd Land Value:	$22,640	Market Land Value:	$56,600	Tax Year:	2025
Assd Improvement:	$137,960	Market Improvment Value:	$344,900	Total Taxable Value:	$4,146
Total Assessed Value:	$160,600	Total Assessor Market Value:	$401,500	Delinquent Year:	
				Tax Account ID:	44654
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 240 Block: U-1 District: 15 Subdivision: HAMPTON MILL S/D Phase No: 2 Land Lot: 60
Abbreviated Description: HSE/LOT #240 HAMPTON MILL U-1 PH 2

Property Characteristics

Lot Size:		Bedrooms:	5	Pool:	
Building Area:	3109 SF	Baths:	3	Fireplace:	1
Year Built:	2007	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Masonry
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:		Basement:	No	Roof Cover:	Asphalt
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/16/2025	Sales Price:	$181,649
Document #:	BK-PG 3070-824	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/04/2025	Loan Amount:	N/A
Document #:	BK-PG 0000004424-0000000714	Loan Type:	Credit Line (Revolving)
TD Due Date:	01/01/2054	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	03/21/2017	Sales Price:	$181,649
Document #:	10579470002 BK-PG 3070-824	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/13/2012	Loan Amount:	N/A
Document #:	004122740012 BK-PG 3070-824	Loan Type:	FHA
TD Due Date:		Type Finance:	
Legal Description:			

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Prior Transfer

Recording Date:	11/08/2012	Sales Price:	$185,000
Document #:	2012-006450 BK-PG 3070-823	Type of Sale:	Full Amount on Deed
Contract Date:	11/08/2012		
Document Type:			

Legal Description:
Lot: 240 Block: U-1 Subdivision: HAMPTON MILL S/D
Abbreviated Description: HSE/LOT #240 HAMPTON MILL U-1

Prior Transfer

Recording Date:	11/08/2012	Sales Price:	$185,000
Document #:	BK-PG 3070 -823	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 240 Block: U-1 District: 15 Subdivision: HAMPTON MILL S/D Phase No: 2 Land Lot: 60
Abbreviated Description: HSE/LOT #240 HAMPTON MILL U-1 PH 2

Prior Transfer

Recording Date:	03/04/2008	Sales Price:	$360,500
Document #:	BK-PG 2676-418	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/26/2008		
Document Type:			

Legal Description:
Lot: 240 District: 1 Subdivision: HAMPTON MILL 01 PH 02 Land Lot: 60

Prior Transfer

Recording Date:	02/26/2008	Sales Price:	$360,440
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/04/2007	Loan Amount:	N/A
Document #:	BK-PG 2626-215	Loan Type:	
TD Due Date:	10/04/2008	Type Finance:	

Legal Description:
Lot: 240 District: 1 Subdivision: HAMPTON MILL 01 PH 02 Land Lot: 60

Area Sales Analysis

Total Area Sales	$4,626,410	Median # of Bedrooms	4
Median Lot Size	SF	Median # of Baths	2
Median Living Area	2,394 SF	Median Year Built	2003
Price Range - 2 Yrs	$150,000 to $593,000	Age Range	14 years to 52 years
Median Value	$402,500	Median Age	23 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.34Mi.	**4017 JOSHUA LN** **DOUGLASVILLE, GA 30135-2757**	04/13/2026	$239,000	$198	1204	/3/2	1983	SF	
		APN: 0044-01-5- -00252 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 24 Block: U-2 Subdivision: BAGBY PARK @ CHAPEL HILLS Abbreviated Description: Block:U-2 Subdivision:BAGBY PARK @ CHAPEL HILLS Abbreviated Description:HSE/LOT #24, TIMBER OAKS S/D, UNIT 2								
2	.4Mi.	**4275 ROSESTONE CT** **DOUGLASVILLE, GA 30135-4175**	02/05/2026	$353,110	$178	1976	/3/2	2001	SF	
		APN: 0043-01-5- -00016 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 61/62C Subdivision: CAPPS FERRY FARMS S/D Abbreviated Description: Lot:61/62C Subdivision:CAPPS FERRY FARMS S/D Abbreviated Description:HSE/LOT #61& PT #62C PLANTATION @ DORSETT SH								
3	.3Mi.	**9996 VILLAGE SOUTH DR** **DOUGLASVILLE, GA 30135-2701**	01/21/2026	$150,000	$68	2176	/3/2	2005	SF	
		APN: 0059-01-5- -00155 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 8 Subdivision: CHAPEL VILLAGE Abbreviated Description: Abbreviated Description:HSE/LOT #8, CHAPEL VILLAGE								
4	.45Mi.	**4345 FOXFIRE CT** **DOUGLASVILLE, GA 30135-4987**	12/31/2025	$479,900	$162	2961	/4/3	2001	SF	
		APN: 0061-01-5- -00028 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 96 Subdivision: CAPPS FERRY FARMS S/D Abbreviated Description: Subdivision:CAPPS FERRY FARMS S/D Abbreviated Description:HSE/LOT #96 THE PLANTATION @ DORSETT SHOALS								
5	.15Mi.	**4566 TOWN MANOR DR** **DOUGLASVILLE, GA 30135-4194**	12/05/2025	$593,000	$227	2612	/3/1	2005	SF	
		APN: 0060-01-5- -00088 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 189 Block: U-1 Subdivision: HAMPTON MILL S/D Abbreviated Description: Subdivision:HAMPTON MILL S/D Abbreviated Description:HSE/LOT #189 HAMPTON MILL U-1 PH 2								
6	.66Mi.	**4765 SMOKESTONE DR** **DOUGLASVILLE, GA 30135-4992**	10/29/2025	$440,000	$141	3102	/5/3	2005	SF	
		APN: 0042-01-5- -00071 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 184 Subdivision: CAPPS FERRY FARMS S/D Abbreviated Description: Subdivision:CAPPS FERRY FARMS S/D Abbreviated Description:HSE/LOT #184,PLANTATION @DORSETT SHOALS, PH								
7	.61Mi.	**4387 SPINDLEWICK LN** **DOUGLASVILLE, GA 30135-4994**	09/29/2025	$465,000	$161	2871	/4/3	2001	SF	

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APN: 0042-01-5- -00021 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 180 Subdivision: CAPPS FERRY FARMS S/D Abbreviated Description: Subdivision:CAPPS FERRY FARMS S/D Abbreviated Description:HSE/ LOT #180 THE PLANTATION @ DORSETT SHOALS

8	.47Mi.	**4828 PLANTERS WALK** **DOUGLASVILLE, GA 30135-4082**	09/05/2025	$499,000	$138	3592	/5/4	2005	109,336 SF

APN: 0043-01-5- -00188 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 201 Subdivision: PLANTATION @ DORSETT SHOALS Abbreviated Description: Subdivision:PLANTATION @ DORSETT SHOALS Abbreviated Description:HSE/ LOT # 201, PLANTATION@DORSETT SHOALS, P

9	.55Mi.	**3963 HOLLAND CT** **DOUGLASVILLE, GA 30135-4124**	07/28/2025	$294,900	$164	1795	/4/2	1975	SF

APN: 0044-01-5- -00050 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: HOLLAND MANOR Abbreviated Description: Abbreviated Description:HSE/LOT #20, HOLLAND MANOR, UNIT 2 LANDLOT: 44 LANDDIST: 15; RESIDENTIAL LOT

10	.23Mi.	**4482 RIDGE MILL TER** **DOUGLASVILLE, GA 30135-4151**	07/18/2025	$490,000	$144	3385	/5/3	2012	SF

APN: 0043-01-5- -00165 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 67 Subdivision: HAMPTON MILL S/D Abbreviated Description: Subdivision:HAMPTON MILL S/D Abbreviated Description:HSE/ LOT # 67 HAMPTON MILL U-1, PH-3 LANDLOT: 43 LANDDIST: 15; RESIDENTIAL LOT

11	.48Mi.	**3898 ROSEDALE LN** **DOUGLASVILLE, GA 30135-2756**	07/08/2025	$257,500	$178	1446	/3/2	1974	SF

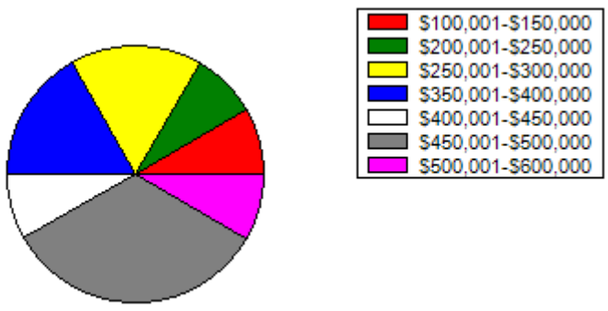
APN: 0044-01-5- -00140 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 38 Subdivision: BEAR CREEK ESTATES Abbreviated Description: Subdivision:BEAR CREEK ESTATES Abbreviated Description:HSE/LOT #38, ROSEDALE PARK S/D LANDLOT: 44 LANDDIST: 15; RESIDENTIAL LOT

12	.34Mi.	**9989 VILLAGE SOUTH DR** **DOUGLASVILLE, GA 30135-2724**	05/12/2025	$365,000	$177	2062	/4/2	2005	SF

APN: 0059-01-5- -00162 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal:

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.

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.	**4418 MILL GROVE TER**	**11/08/2012**	$401,500	$160,600	3,109	/5/3	2007		
.02Mi.	**4408 MILL GROVE TER**	**03/29/2006**	$379,600	$151,840	3,145	/4/3	2005		
.02Mi.	**4428 MILL GROVE TER**	**08/11/2017**	$344,500	$137,800	2,075	/4/3	2005		
.04Mi.	**4438 MILL GROVE TER**	**03/24/2006**	$378,000	$151,200	3,166	/5/3	2005		
.04Mi.	**4398 MILL GROVE TER**	**08/17/2015**	$329,700	$131,880	3,006	/5/3	2005		
.05Mi.	**4419 MILL GROVE TER**	**04/19/2016**	$383,900	$153,560	2,984	/5/3	2007		
.05Mi.	**4409 MILL GROVE TER**	**07/28/2020**	$334,100	$133,640	1,800	/3/3	2021		
.05Mi.	**4429 MILL GROVE TER**	**09/23/2016**	$351,700	$140,680	3,118	/5/3	2007		
.06Mi.	**4448 MILL GROVE TER**	**06/03/2019**	$373,700	$149,480	2,356	/4/3	2006		
.06Mi.	**4388 MILL GROVE TER**	**07/05/2005**	$411,100	$164,440	3,125	/5/4	2005		Yes
.06Mi.	**4439 MILL GROVE TER**	**09/18/2007**	$347,800	$139,120	2,990	/4/3	2007		
.07Mi.	**4495 MILL WATER XING**	**10/30/2009**	$377,500	$151,000	2,582	/4/3	2006		
.07Mi.	**4475 MILL WATER XING**	**03/31/2011**	$416,000	$166,400	3,409	/5/3	2007		
.07Mi.	**4485 MILL WATER XING**	**02/08/2018**	$534,200	$213,680	2,828	/5/3	2007		
.08Mi.	**4505 MILL WATER XING**	**11/09/2009**	$393,000	$157,200	3,020	/5/4	2006		
.08Mi.	**4465 MILL WATER XING**	**08/09/2021**	$409,200	$163,680	3,452	/5/4	2005		

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Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	38.0 years old	Households:	23,744
Median Household Income:	$98,740	Households w/Family:	75%
Household Income Per Capita:	$39,518	Households w/Family Married:	50%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Douglas County School District	Students:	25,521
Number of Schools:	35	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.35Mi.	**Chapel Hill High School** Number of Students: 1,646 Student-Teacher Ratio: 18.77 Advanced Placement: Yes	B	Public	9 - 12
0.45Mi.	**Chapel Hill Middle School** Number of Students: 1,036 Student-Teacher Ratio: 17.56	B+	Public	6 - 8
0.96Mi.	**Chapel Hill Elementary School** Number of Students: 620 Student-Teacher Ratio: 15.7	C	Public	KG - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	86%	LOWER
BURGLARY	72%	NOTABLY LOWER
MOTOR VEHICLE THEFT	89%	LOWER
FORCIBLE ROBBERY	89%	LOWER
AGGRAVATED ASSAULT	66%	NOTABLY LOWER
FORCIBLE RAPE	88%	LOWER
MURDER	71%	NOTABLY LOWER
OVERALL	75%	NOTABLY LOWER

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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