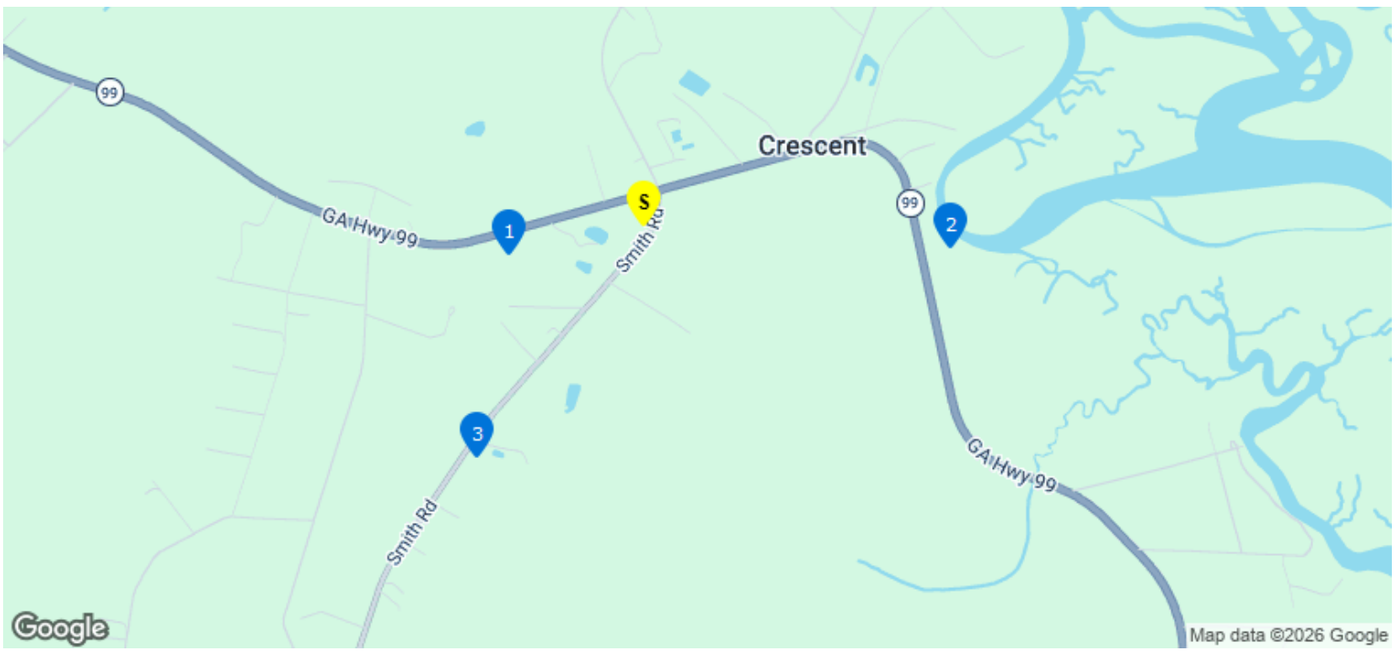
ICE SiteX Report

OrderID: 98751672

SiteX Property Information Report



Subject Property Location

4446 GA HIGHWAY 99, TOWNSEND, GA 31331-8405

County:	**MCINTOSH GA**	Census Tract:	1102.02
Property Use:	Single Family Residential	Zoning:	007
Parcel Number:	0062-B-0041	Thomas Bros Pg-Grid:	

Valuation

Value:	**$226,000**	FSD:	62	Common Confidence Score:	11
Value Range:	$85,880 - $366,120	ICE Confidence Score:	38		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1
Assd Land Value:	$5,400	Market Land Value:	$13,500	Tax Year:	2025
Assd Improvement:	$94,120	Market Improvment Value:	$235,300	Total Taxable Value:	$3,121
Total Assessed Value:	$99,520	Total Assessor Market Value:	$248,800	Delinquent Year:	
				Tax Account ID:	3799
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1

Abbreviated Description:	LOT 1 CC STEBBINS
City/Muni/Twp:	COUNTY

Property Characteristics

Lot Size:	25,700 SF	Bedrooms:	3	Pool:	
Building Area:	1788 SF	Baths:	2	Fireplace:	1
Year Built:	1953	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:	No Basement	Roof Cover:	Composition Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/12/2026	Sales Price:	$275,252
Document #:	2026000346 BK-PG 715-524	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	06/26/2024	Loan Amount:	N/A
Document #:	D2024001314 BK-PG -	Loan Type:	Conventional
Contract Date:	06/25/2024		
TD Due Date:	01/01/2054	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	06/26/2024	Sales Price:	$269,000
Document #:	D2024001313 BK-PG 715-521	Type of Sale:	Non Arms-Length Transfer
Contract Date:	06/25/2024		
Document Type:	Deed		
Legal Description:			

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Prior Transfer

Recording Date:	12/20/2021	Sales Price:	N/A
Document #:	3299 BK-PG 528-59	Type of Sale:	
Document Type:	Release		
Legal Description:			

Prior Transfer

Recording Date:	12/06/2021	Sales Price:	$60,000
Document #:	2021-001275 BK-PG 681-630	Type of Sale:	Non Residential Transfer
Contract Date:	12/06/2021		
Document Type:	Deed		
Legal Description:			
Abbreviated Description: LOT 1 CC STEBBINS			

Prior Transfer

Recording Date:	12/06/2021	Sales Price:	N/A
Document #:	2021-001274 BK-PG 681-627	Type of Sale:	Non Arms-Length Transfer
Contract Date:	12/06/2021		
Document Type:	Deed		
Legal Description:			
Abbreviated Description: LOT 1 CC STEBBINS			

Mortgage Record

Recording Date:	12/03/2009	Loan Amount:	N/A
Document #:	BK-PG 528-059	Loan Type:	Conventional
Contract Date:	11/24/2009		
TD Due Date:	12/01/2039	Type Finance:	
Legal Description:			
Map Ref: 0			

Prior Transfer

Recording Date:	10/29/2003	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		
Legal Description:			
Abbreviated Description: LOT 1 CC STEBBINS			
City/Muni/Twp: COUNTY			

Area Sales Analysis

Total Area Sales	$520,000	Median # of Bedrooms	3
Median Lot Size	14,810 SF	Median # of Baths	2
Median Living Area	1,560 SF	Median Year Built	1978
Price Range - 2 Yrs	$150,000 to $210,000	Age Range	46 years to 48 years
Median Value	$160,000	Median Age	48 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.26Mi.	**1048 SAPELO GDNS NE TOWNSEND, GA 31331-4844**	09/09/2026	$119,000			//		17,860 SF	
		APN: 0061-C-0002 01 Document #: D2026-002197								
		Document Type: Warranty Deed Price Code: A								
		Land Use: Single Family Residential (Assumed)								
		Legal: Block: C Subdivision: SAPELO GARDENS Abbreviated Description: Block:C Subdivision:SAPELO GARDENS Abbreviated Description:MH 18 BLK C (SEE#8)								
2	1.28Mi.	**1757 MCINTOSH TRL SE TOWNSEND, GA 31331-8355**	09/24/2026	$510,000	$252	2026	9/3/2	2023	217,800 SF	
		APN: 0062-G-0044 Document #: 2026002321								
		Document Type: Limited Warranty Deed Price Code: A								
		Land Use: Single Family Residential								
		Legal: Lot: 44 Subdivision: CRESENT FARMS Abbreviated Description: Lot:44 Subdivision:CRESENT FARMS Abbreviated Description:LOT 44-CRESCENT FARMS PHASE I								
3	2.14Mi.	**1359 FOREST ISLAND DR NE TOWNSEND, GA 31331-7918**	09/30/2026	$159,900	$119	1344	/3/2	2001	37,462 SF	
		APN: 0048-E-0019-071 Document #:								
		Document Type: Limited Warranty Deed Price Code: A								
		Land Use: Rural/Agricultural Residence								
		Legal: Lot: 14 Abbreviated Description: Lot:14 Abbreviated Description:LOT 14 FOREST MARSH S/D / DB237-445 PC1-115B; AGRICULTURAL SMALL TRACTS								
4	2.74Mi.	**COLONIAL COAST CIR , GA 31331-**	10/01/2026	$55,500			//		220,414 SF	
		APN: 0062-G-0154 Document #:								
		Document Type: Limited Warranty Deed Price Code: A								
		Land Use: Residential - Vacant Land								
		Legal: Lot: 154 Subdivision: CRESENT FARMS Abbreviated Description: Lot:154 Subdivision:CRESENT FARMS Abbreviated Description:LOT 154 CRESCENT FARMS PHASE I V								
5	4.46Mi.	**1778 MARSHVIEW DR NE TOWNSEND, GA 31331-5380**	09/30/2026	$629,900	$236	2669	//3	2024	21,780 SF	
		APN: 0072-H-0059 Document #:								
		Document Type: Limited Warranty Deed Price Code: A								
		Land Use: Single Family Residential								
		Legal: Lot: 859 Subdivision: SUTHERLAND BLUFF PLANTATION Abbreviated Description: Lot:859 Subdivision:SUTHERLAND BLUFF PLANTATION Abbreviated Description:LT 859 .50AC THE OAKS AT SUTHERLAND BLUFF								
6	4.77Mi.	**BLUE HERON LN , GA 31331-**	10/01/2026	$30,000			//		27,878 SF	
		APN: 0072-K-0152 Document #:								
		Document Type: Limited Warranty Deed Price Code: A								
		Land Use: Residential - Vacant Land								
		Legal: Lot: 716 Subdivision: COOPERS POINT Abbreviated Description: Lot:716 Subdivision:COOPERS POINT Abbreviated Description:LOT 716 .64AC THE VILLAGE								
7	4.84Mi.	**1283 WOODSTORK DR NE**	09/23/2026	$400,000	$286	1398	9/3/2	2006	31,363 SF	

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TOWNSEND, GA 31331-6430
APN: 0072-F-0556 Document #: 2026002305
Document Type: Limited Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 556 Subdivision: COOPERS POINT Abbreviated Description: Lot:556 Subdivision:COOPERS POINT Abbreviated Description:H/LT 556 COOPERS PT S/D PH 5 PC1/ 214 C-E

8	4.89Mi.	**MARSH HEN RD**	09/09/2026	$25,000			//		30,928 SF

, GA 31331-
APN: 0072-F-0549 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 549 Subdivision: COOPERS POINT Abbreviated Description: Lot:549 Subdivision:COOPERS POINT Abbreviated Description:LT 549 COOPERS PT S/D PH 5 PC1/ 214 C-E

9	4.93Mi.	**COOPERS POINT DR**	09/11/2026	$46,000			//		46,174 SF

, GA 31331-
APN: 0072-F-0070 Document #: D2026-002214
Document Type: Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 70 Subdivision: COOPERS POINT Abbreviated Description: Lot:70 Subdivision:COOPERS POINT Abbreviated Description:LT 70 SEC 1 COOPERS PT S/D - PC 1/187F-H

10	5.27Mi.	**1165 MAYFLOWER RD NE**	09/30/2026	$290,000	$198	1463	8/3/2	2004	1,742 SF

TOWNSEND, GA 31331-7052
APN: 0072-F-0900-09A Document #:
Document Type: Limited Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Lot: 9A Subdivision: GOLF VILLA CONDOMINIUMS Abbreviated Description: Lot:9A Abbreviated Description:UNIT 9A GOLF VILLA CONDOMINIUMS

11	5.45Mi.	**1096 BRITTS LN NE**	09/08/2026	$225,000	$144	1560	//1	2002	23,958 SF

TOWNSEND, GA 31331-6523
APN: 0072-C-0011 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 4A Abbreviated Description: Lot:4A Abbreviated Description:LT 4A .58 AC

12	5.47Mi.	**US HWY 17**	09/28/2026	$13,250			//		59,242 SF

TOWNSEND, GA 31331-
APN: 0046- -0008-001 Document #:
Document Type: Limited Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Abbreviated Description: Abbreviated Description:1.39 AC E/S HWY 17 PARCEL B-1

13	5.49Mi.	**1058 BATTERY ROW NE**	09/21/2026	$246,456	$128	1930	7/3/2	2024	24,829 SF

TOWNSEND, GA 31331-3681
APN: 0071-E-0007 Document #: 2026002279
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: CHARLES TOWNE LANDING Abbreviated Description: Lot:7 Abbreviated Description:LOT 7 .57AC CHARLES TOWNE LANDING

14	6.76Mi.	**1047 JUNIPER LN SW**	09/17/2026	$290,000	$131	2220	7/3/2	1999	71,874 SF

TOWNSEND, GA 31331-
APN: 0026- -0005-009 Document #: D2026-002241
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:1.65 AC

15	6.89Mi.	**GA HWY 251**	09/23/2026	$20,000			//		239,580 SF

, GA 31331-
APN: 0025- -0020 Document #: 2026002296
Document Type: Limited Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Abbreviated Description: Abbreviated Description:5.50 ACS W/S BRIAR DAM RD

16	8.18Mi.	**6056 GA HIGHWAY 57**	09/10/2026	$70,000			//		905,612 SF

TOWNSEND, GA 31331-8244
APN: 0024-B-0011-004 01 Document #: D2026-002206
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential (Assumed)
Legal: Abbreviated Description: Abbreviated Description:N/S HWY 99

17	8.48Mi.	**DELEGAL DR**	09/18/2026	$225,000			//		56,628 SF

TOWNSEND, GA 31331-
APN: 0083-B-0023 Document #: 2026-002254
Document Type: Limited Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 17 Subdivision: DELTA PLANTATION Abbreviated Description: Lot:17 Abbreviated Description:LT 17 PH I DELTA PLANTATION

18	8.51Mi.	**SAILFISH DR**	09/09/2026	$23,500			//		94,961 SF

, GA 31305-
APN: 0053-A-0047-001 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: C Abbreviated Description: Lot:C Abbreviated Description:2.18 ACS LT C OFF E/S SAILFISH DR

19	8.6Mi.	**1871 E PERIMETER RD**	09/18/2026	$325,000			//		15,246 SF

SAPELO ISLAND, GA 31327-
APN: 0101-A-0004-003 Document #: 2026-002273
Document Type: Limited Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 1X-D Subdivision: SAPELO ISLAND Abbreviated Description: Lot:1X-D Subdivision:SAPELO ISLAND Abbreviated Description:.354AC LOT 1X-D

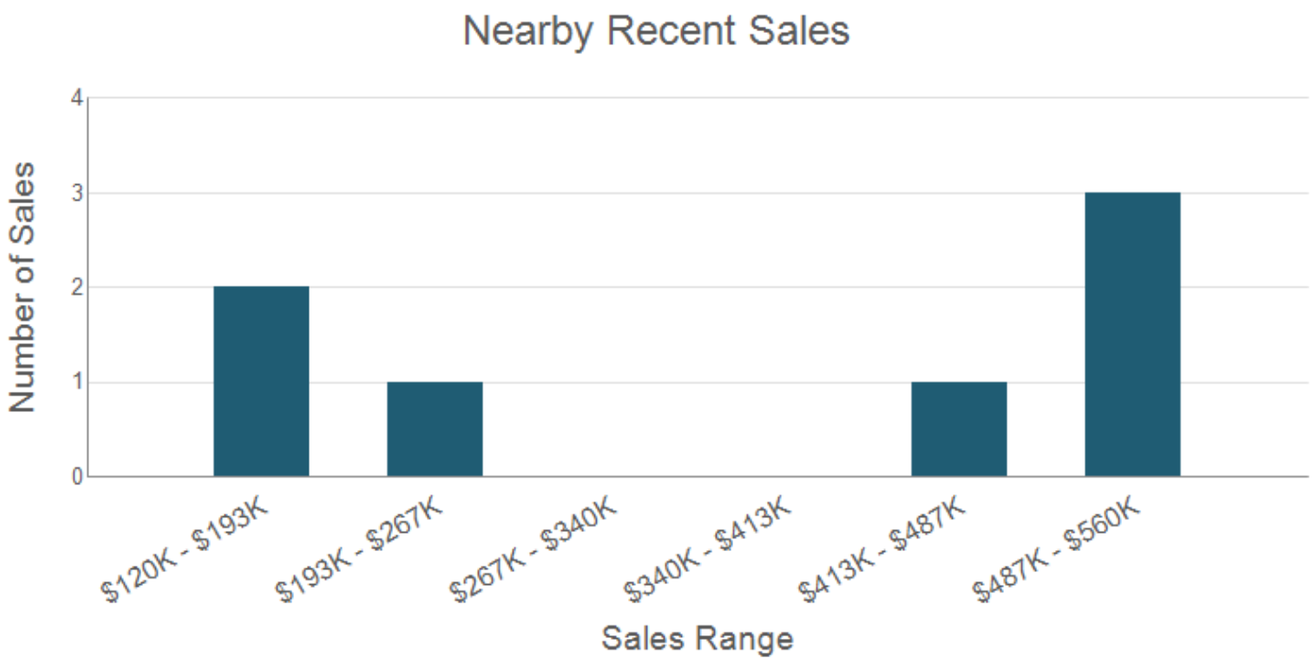
20	8.78Mi.	**1377 FRANKLIN ST**	09/18/2026	$28,500			//		31,799 SF

DARIEN, GA 31305-
APN: 0053-B-0003-011 Document #: D2026-002268
Document Type: Limited Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 17 Subdivision: HIGHLANDER Abbreviated Description: Lot:17 Abbreviated Description:LOT 17 HIGHLANDER SD PC1-65F

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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.	**4446 GA HIGHWAY 99**	**12/13/2021**	$248,800	$99,520	1,788	6/3/2	1953	25,700 SF	
.03Mi.	**4468 GA HIGHWAY 99**	**01/28/2015**	$306,400	$122,560	2,116	5/3/2	2015	1 SF	
.06Mi.	**1018 NIMBLE RD SE**		$55,000	$22,000	1,092	6/3/1	1980	26,136 SF	
.07Mi.	**4467 GA HIGHWAY 99**		$146,100	$58,440	2,094	8/4/2	1960	21,780 SF	
.07Mi.	**4520 GA HIGHWAY 99**		$227,300	$90,920	1,901	7/3/2	1960	1 SF	
.07Mi.	**1102 NIMBLE RD SE**	**05/09/2019**	$68,300	$27,320	1,480	5//1	1970	21,780 SF	
.07Mi.	**4491 GA HIGHWAY 99**	**11/20/2024**	$60,500	$24,200	560	4/2/1	1970	1 SF	
.1Mi.	**1150 NIMBLE RD SE**	**03/29/2023**	$73,390	$29,356	640	4/1/1	1979	21,780 SF	
.13Mi.	**4349 GA HIGHWAY 99**	**10/30/2015**	$23,600	$9,440	640	3/2/1	1970	21,780 SF	
.22Mi.	**1142 JOHNSON RD NE**	**06/23/2016**	$148,344	$59,338	1,768	7/4/3	1973	3 SF	
.24Mi.	**1099 CRESCENT HEIGHTS RD SE**	**07/12/2021**	$142,940	$57,176	1,386	5/2/1	1978	42,253 SF	
.25Mi.	**1018 CRESCENT HEIGHTS RD**	**04/18/1994**	$249,300	$99,720	2,592	5/3/2	1940	42,253 SF	
.28Mi.	**4247 GA HIGHWAY 99**	**09/03/2003**	$156,160	$62,464	1,403	6/3/2	1970	6 SF	
.29Mi.	**4701 GA HIGHWAY 99**	**07/05/2018**	$38,600	$15,440	1,350	5/2/1	1970	2 SF	
.3Mi.	**1260 JOHNSON RD NE**	**10/01/2020**	$180,680	$72,272	1,534	6/3/2	1993	32,670 SF	
.33Mi.	**1247 LIME RD NE**	**10/12/1999**	$187,200	$74,880	1,128	6/2/2	2000	5 SF	

Rent vs. Own

Households Occupied by Renters:	9%	Households Occupied by Owners:	60%

Demographics & Income

Median Age:	49.4 years old	Households:	3,055
Median Household Income:	$63,493	Households w/Family:	69%
Household Income Per Capita:	$33,499	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	21%

School District

School District Zone:	McIntosh County School District	Students:	1,394
Number of Schools:	3	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.54Mi.	**McIntosh Academy**	C	Public	9 - 12
Number of Students: 389 Student-Teacher Ratio: 13.41				
10.04Mi.	**McIntosh County Middle School**	C+	Public	6 - 8

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Number of Students: 311
Student-Teacher Ratio: 13.41

9.38Mi. **Todd Grant Elementary School** C+ Public PK - 5
Number of Students: 694
Student-Teacher Ratio: 14.13

Flood Report

The Subject Property of **4446 GA HIGHWAY 99, TOWNSEND, GA 31331-8405** 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	53%	NOTABLY LOWER
BURGLARY	124%	HIGHER
MOTOR VEHICLE THEFT	39%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	94%	SIMILAR
AGGRAVATED ASSAULT	98%	SIMILAR
FORCIBLE RAPE	70%	NOTABLY LOWER
MURDER	101%	SIMILAR
OVERALL	121%	HIGHER

Disaster Alerts

No alerts noted

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