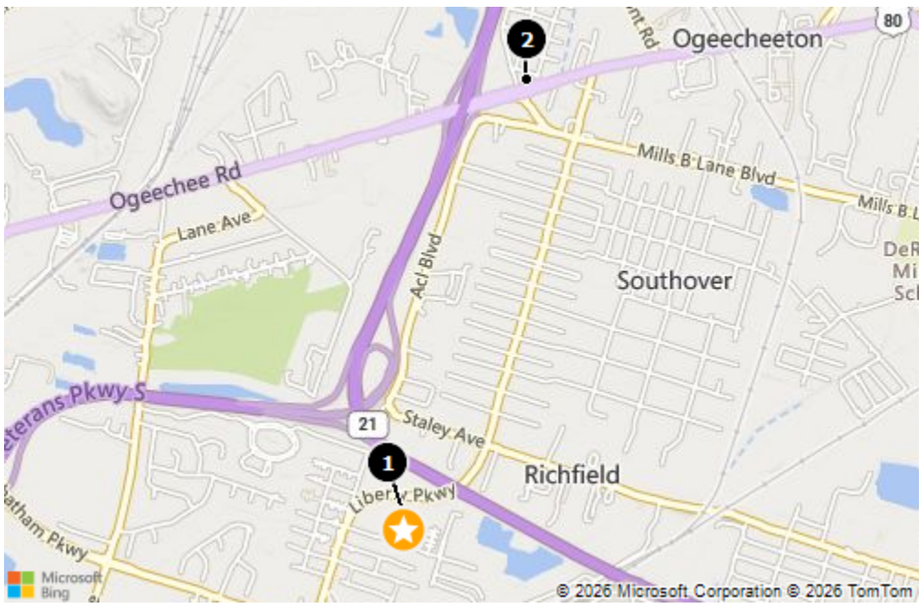
ICE SiteX Report

OrderID: 98012706

SiteX Property Information Report



Subject Property Location

4 PEACHTREE PL, SAVANNAH, GA 31405-6342

County:	**CHATHAM GA**	Census Tract:	130510105.021002
Property Use:	Multi-Family Dwellings (Generic, any combination 2+)	Zoning:	R3
Parcel Number:	1-0702 -08-022	Thomas Bros Pg-Grid:	

Valuation

Value:	**$586,000**	FSD:	31	Common Confidence Score:	25
Value Range:	$404,340 - $767,660	ICE Confidence Score:	69		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$12,560	Market Land Value:	$31,400	Tax Year:	2024
Assd Improvement:	$41,640	Market Improvment Value:	$104,100	Total Taxable Value:	
Total Assessed Value:	$54,200	Total Assessor Market Value:	$135,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 4 Phase No: 3

Abbreviated Description:	LOT 4 RAINBOW APTS S/D PH 3
City/Muni/Twp:	UNINCORPORATED AREA

Property Characteristics

Lot Size:	15,682 SF	Bedrooms:		Pool:	
Building Area:		Baths:		Fireplace:	
Year Built:		Partial Baths:		Type Const:	
Number of Buildings:	2	Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/23/2022	Sales Price:	$195,000
Document #:	BK-PG 1686-472	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	05/05/2022	Loan Amount:	N/A
Document #:	BK-PG 0000002795-0000000169	Loan Type:	Commercial
TD Due Date:	01/01/2052	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	08/06/2019	Sales Price:	$140,000
Document #:	BK-PG 987-700	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/05/2019	Loan Amount:	N/A
Document #:	031828310016 BK-PG 0000001686-0000000472	Loan Type:	Commercial
TD Due Date:	01/01/2049	Type Finance:	

ICE SiteX Report

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Legal Description:

Prior Transfer

Recording Date:	01/05/2018	Sales Price:	$140,000
Document #:	BK-PG 987-700	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/12/2017	Loan Amount:	N/A
Document #:	30164560019 BK-PG 0987-700	Loan Type:	Unknown
TD Due Date:	01/01/2047	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	06/14/2013	Sales Price:	$380,000
Document #:	BK-PG 388O -839	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 4 Phase No: 3
Abbreviated Description: LOT 4 RAINBOW APTS S/D PH 3
City/Muni/Twp: UNINCORPORATED AREA

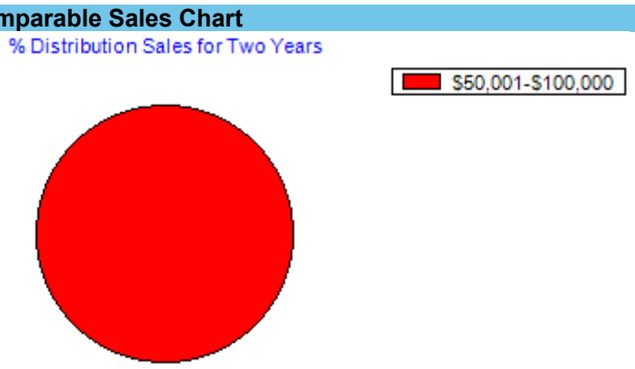
Area Sales Analysis

Total Area Sales	$534,000	Median # of Bedrooms	2
Median Lot Size	9,954 SF	Median # of Baths	1
Median Living Area	699 SF	Median Year Built	2000
Price Range - 2 Yrs	$85,000 to $449,000	Age Range	26 years to 26 years
Median Value	$267,000	Median Age	26 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.02Mi.	**3 GREEN GATE CT** **SAVANNAH, GA 31405-6314**	05/18/2026	$449,000			//		9,583 SF	
		APN: 1-0702 -08-019 Document #: Document Type: Price Code: V Land Use: Multi-Family Dwellings (Generic, any combination 2+) Legal: Lot: 3 Subdivision: MULTI-FAMILY Abbreviated Description: Subdivision:MULTI-FAMILY Abbreviated Description:LOT 3 RAINBOW APTS S/D PH 2								
2	1.28Mi.	**3604 PLYMOUTH AVE** **SAVANNAH, GA 31405-0400**	03/10/2026	$85,000	$60	1398	/4/2	2000	10,324 SF	
		APN: 2-0638 -04-006 Document #: Document Type: Price Code: V Land Use: Multi-Family Dwellings (Generic, any combination 2+) Legal: Lot: 195196 Subdivision: TREMONT PARK Abbreviated Description: Lot:195196 Subdivision:TREMONT PARK Abbreviated Description:PT LOT B RECOMBINATION OF LOTS 195,196, 197, 198 & 199 HIG; RESID LAND/COMM IMPR								

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.

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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.	**4 PEACHTREE PL**	**06/14/2013**	$135,500	$54,200				15,682 SF	
.02Mi.	**3 GREEN GATE CT**	**05/19/2011**	$135,500	$54,200				9,583 SF	
.02Mi.	**5 PEACHTREE PL**	**06/14/2013**	$135,500	$54,200				20,473 SF	
.02Mi.	**2 PEACHTREE PL**	**06/14/2013**	$135,500	$54,200				13,978 SF	
.03Mi.	**5 GREEN GATE CT**	**04/05/2011**	$135,500	$54,200				14,375 SF	
.03Mi.	**1 GREEN GATE CT**	**05/26/2011**	$135,500	$54,200				10,454 SF	
.04Mi.	**3 PEACHTREE PL**	**03/21/2022**	$135,500	$54,200				13,939 SF	
.04Mi.	**1 PEACHTREE PL**	**11/05/2022**	$135,500	$54,200				13,939 SF	
.05Mi.	**4 GREEN GATE CT**	**05/07/2013**	$135,500	$54,200				10,454 SF	
.06Mi.	**2 GREEN GATE CT**	**07/01/2015**	$135,500	$54,200				10,890 SF	
.06Mi.	**2001 WESTLAKE AVE**	**06/14/2013**	$271,000	$108,400				16,117 SF	
.06Mi.	**2011 WESTLAKE AVE**	**11/05/2022**	$271,000	$108,400				15,751 SF	
.07Mi.	**3 RAINBOW DR**	**02/12/2013**	$271,000	$108,400				17,424 SF	
.07Mi.	**1 RAINBOW DR**	**02/12/2013**	$271,000	$108,400				16,988 SF	
.08Mi.	**2021 WESTLAKE AVE**	**05/31/2022**	$271,000	$108,400				15,682 SF	
.1Mi.	**2031 WESTLAKE AVE**	**11/05/2022**	$271,000	$108,400				15,682 SF	

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	55%

Demographics & Income

Median Age:	39.2 years old	Households:	15,167
Median Household Income:	$70,979	Households w/Family:	60%
Household Income Per Capita:	$37,495	Households w/Family Married:	39%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Savannah-Chatham County Public School System	Students:	35,744
Number of Schools:	57	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.65Mi.	**Derenne Middle School**	D-	Public	6 - 8
Number of Students: 484 Student-Teacher Ratio: 10.5				
2.01Mi.	**Beach High School**	D	Public	9 - 12
Number of Students: 973 Student-Teacher Ratio: 14.88				
1.21Mi.	**Haven Elementary School**	D+	Public	PK - 5
Number of Students: 361 Student-Teacher Ratio: 12.03				

Flood Report

The Subject Property of **4 PEACHTREE PL, SAVANNAH, GA 31405-6342** 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	118%	HIGHER
BURGLARY	109%	SIMILAR
MOTOR VEHICLE THEFT	114%	HIGHER
FORCIBLE ROBBERY	114%	HIGHER
AGGRAVATED ASSAULT	97%	SIMILAR
FORCIBLE RAPE	106%	SIMILAR
MURDER	106%	SIMILAR
OVERALL	102%	SIMILAR

Disaster Alerts

8/4/2024 - Hurricane Debby 8/4/2024 - Tropical Storm Debby 9/24/2024 - Hurricane Helene

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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ICE SiteX Report

OrderID: 98012706

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