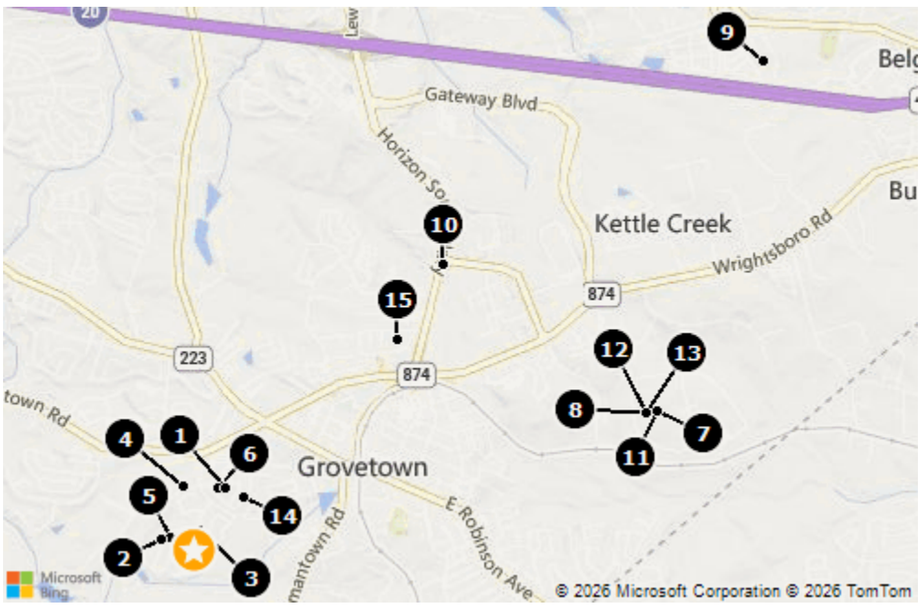
ICE SiteX Report

OrderID: 98722783

SiteX Property Information Report



Subject Property Location

5030 REYNOLDS WAY, GROVETOWN, GA 30813-1245

County:	**COLUMBIA GA**	Census Tract:	130730305.072000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	G19 047	Thomas Bros Pg-Grid:	

Valuation

Value:	**$303,000**	FSD:	9	Common Confidence Score:	67
Value Range:	$275,730 - $330,270	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	GROVETOWN
Assd Land Value:	$26,804	Market Land Value:	$67,010	Tax Year:	2026
Assd Improvement:	$91,943	Market Improvment Value:	$229,858	Total Taxable Value:	$3,139
Total Assessed Value:	$118,747	Total Assessor Market Value:	$296,868	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 113 Block: A Section: 1 Subdivision: REYNOLDS POND Map Ref: MAP G19
Abbreviated Description: BLK A LOT 113 0.26 AC; REYNOLDS POND SECT 1

Property Characteristics

Lot Size:	11,326 SF	Bedrooms:	4	Pool:	
Building Area:	2359 SF	Baths:	2	Fireplace:	
Year Built:	2007	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	4	Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	
Number of Stories:	2	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/22/2026	Sales Price:	$296,235
Document #:	BK-PG 15267-178	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/15/2024	Sales Price:	$225,060
Document #:	BK-PG 12756-233	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/08/2024	Sales Price:	$290,000
Document #:	BK-PG 15267-174	Type of Sale:	Verified Sale Price
Contract Date:	07/30/2024		
Document Type:			

Legal Description:
Lot: 113 Block: A Subdivision: REYNOLDS POND SECT 1
Abbreviated Description: BLK A LOT 113 0.26 AC REYNOLDS POND SECT 1; RESIDENTIAL LOTS

Prior Transfer

Recording Date:	07/30/2024	Sales Price:	$290,000
Document #:	BK-PG 15267 -174	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

OrderID: 98722783

Document Type:
Legal Description:
Lot: 113 Block: A Section: 1 Subdivision: REYNOLDS POND Map Ref: MAP G19
Abbreviated Description: BLK A LOT 113 0.26 AC; REYNOLDS POND SECT 1

Mortgage Record

Recording Date:	08/05/2020	Loan Amount:	N/A
Document #:	BK-PG 0000012756-0000000233	Loan Type:	VA
TD Due Date:	01/01/2050	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	07/22/2020	Sales Price:	$199,531
Document #:	BK-PG 7030-1	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/07/2020	Sales Price:	$220,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/07/2020	Sales Price:	$220,000
Document #:	2020-004915 BK-PG 12756-231	Type of Sale:	Full Amount on Deed
Contract Date:	07/07/2020		
Document Type:			

Legal Description:
Lot: A
Abbreviated Description: BLK A LOT 113 0.26 AC REYNOLDS POND SECT 1; RESIDENTIAL LOTS

Prior Transfer

Recording Date:	08/10/2009	Sales Price:	N/A
Document #:	BK-PG 6287-111	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/22/2009	Loan Amount:	N/A
Document #:	BK-PG 7030-1	Loan Type:	VA
TD Due Date:	08/01/2039	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	12/21/2007	Sales Price:	N/A
Document #:	BK-PG 6059-58	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/14/2007	Sales Price:	N/A
Document #:	BK-PG 6059-63	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/30/2007	Loan Amount:	N/A
Document #:	BK-PG 6287-111	Loan Type:	VA
TD Due Date:	12/01/2037	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	11/30/2007	Sales Price:	$190,800
Document #:	BK-PG 6287-109	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/29/2007		
Document Type:			

Legal Description:
Lot: 113 Block: A Section: 1 Subdivision: REYNOLDS POND Map Ref: MB F9 PG1

Mortgage Record

Recording Date:	06/25/2007	Loan Amount:	N/A
Document #:	BK-PG 6059-63	Loan Type:	New Conventional
TD Due Date:	07/01/2008	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	06/25/2007	Loan Amount:	N/A
Document #:	BK-PG 6059-58	Loan Type:	New Conventional
TD Due Date:	07/01/2008	Type Finance:	

Legal Description:

ICE SiteX Report

OrderID: 98722783

Area Sales Analysis

Total Area Sales	$5,145,370	Median # of Bedrooms	4
Median Lot Size	10,019 SF	Median # of Baths	3
Median Living Area	2,803 SF	Median Year Built	2025
Price Range - 2 Yrs	$160,000 to $430,000	Age Range	
Median Value	$359,900	Median Age	1 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.37Mi.	**6237 FREEDOM CIR** **GROVETOWN, GA 30813-1213**	10/01/2026	$160,000	$66	2396	4/4/2	2004	7,405 SF	
		APN: G09 122 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Block: E Subdivision: SENATORS RIDGE SECT 2 Abbreviated Description: Abbreviated Description:BLK E LOT 16 0.17 AC SENATORS RIDGE SECT 2; RESIDENTIAL LOTS								
2	.19Mi.	**6074 REYNOLDS CIR** **GROVETOWN, GA 30813-1256**	09/09/2026	$265,000	$87	3044	4/4/3	2011	15,682 SF	
		APN: G19 191 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 72 Block: A Subdivision: REYNOLDS POND PHASE III Abbreviated Description: Abbreviated Description:BLK A LOT 72 0.36 AC REYNOLDS POND PHASE III; RESIDENTIAL LOTS								
3	.11Mi.	**5019 REYNOLDS WAY** **GROVETOWN, GA 30813-1246**	08/24/2026	$328,000	$124	2630	4/4/2	2008	11,326 SF	
		APN: G19 010 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 150 Block: A Subdivision: REYNOLDS POND SECT 1 Abbreviated Description: Abbreviated Description:BLK A LOT 150 0.26 AC REYNOLDS POND SECT 1; RESIDENTIAL LOTS								
4	.35Mi.	**985 REYNOLDS FARM RD** **GROVETOWN, GA 30813-4835**	08/19/2026	$335,000	$114	2914	5/5/4	1970	84,594 SF	Yes
		APN: 062 095 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:1.942 ACS; RESIDENTIAL SMALL TRACTS								
5	.14Mi.	**6081 REYNOLDS CIR** **GROVETOWN, GA 30813-1257**	07/23/2026	$430,000	$108	3952	5/5/4	2011	11,761 SF	
		APN: G19 176 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 10 Block: C Subdivision: REYNOLDS POND PHASE III Abbreviated Description: Abbreviated Description:BLK C LOT 10 0.27 AC REYNOLDS POND PHASE III; RESIDENTIAL LOTS								
6	.36Mi.	**6242 FREEDOM CIR** **GROVETOWN, GA 30813-1212**	06/19/2026	$315,000	$124	2530	4/4/2	2004	10,454 SF	
		APN: G09 117 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 48 Block: D Subdivision: SENATORS RIDGE SECT 2 Abbreviated Description: Abbreviated Description:BLK D LOT 48 0.24 AC SENATORS RIDGE SECT 2; RESIDENTIAL LOTS								
7	.26Mi.	**3023 DALE ST** **GROVETOWN, GA 30813-1276**	06/10/2026	$400,595	$133	3000	//	2026	10,019 SF	
		APN: G14 078 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 38 Subdivision: FERGUSON FARMS Abbreviated Description: Abbreviated Description:LOT 38 0.23 ACS FERGUSON FARMS; RESIDENTIAL LOTS								
8	.23Mi.	**3016 DALE ST** **GROVETOWN, GA 30813-1276**	05/13/2026	$359,900	$176	2038	/4/3	2026	10,019 SF	
		APN: G14 142 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 61 Subdivision: FERGUSON FARMS Abbreviated Description: Abbreviated Description:LOT 61 0.23 ACS FERGUSON FARMS; RESIDENTIAL LOTS								
9	.24Mi.	**512 ALEX CT** **GROVETOWN, GA 30813-1279**	05/13/2026	$392,665	$140	2803	/5/4	2026	10,019 SF	
		APN: G14 092 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 24 Subdivision: FERGUSON FARMS Abbreviated Description: Abbreviated Description:LOT 24 0.23 ACS FERGUSON FARMS; RESIDENTIAL LOTS								
10	.19Mi.	**2035 SAYLOR LN** **GROVETOWN, GA 30813-1274**	05/05/2026	$325,900	$140	2320	/4/2	2025	10,019 SF	
		APN: G14 135 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 68 Subdivision: FERGUSON FARMS Abbreviated Description: Abbreviated Description:LOT 68 0.23 ACS FERGUSON FARMS; RESIDENTIAL LOTS								
11	.26Mi.	**3019 DALE ST** **GROVETOWN, GA 30813-1276**	04/29/2026	$374,900	$133	2803	/5/4	2026	10,019 SF	
		APN: G14 076 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 40 Subdivision: FERGUSON FARMS Abbreviated Description: Abbreviated Description:LOT 40 0.23 ACS FERGUSON FARMS; RESIDENTIAL LOTS								
12	.25Mi.	**3008 DALE ST** **GROVETOWN, GA 30813-1276**	04/13/2026	$359,900	$128	2803	/5/4	2026	10,019 SF	
		APN: G14 145 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 58 Subdivision: FERGUSON FARMS Abbreviated Description: Abbreviated Description:LOT 58 0.23 ACS FERGUSON FARMS; RESIDENTIAL LOTS								
13	.23Mi.	**3020 DALE ST** **GROVETOWN, GA 30813-1276**	04/03/2026	$389,900	$129	3000	//	2026	10,019 SF	

ICE SiteX Report

OrderID: 98722783

APN: G14 140 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 63 Subdivision: FERGUSON FARMS Abbreviated Description: Abbreviated Description:LOT 63 0.23 ACS FERGUSON FARMS; RESIDENTIAL LOTS

14	.39Mi.	**6115 INDEPENDENCE WAY GROVETOWN, GA 30813-1207**	03/13/2026	$320,000	$108	2959	4/4/2	2005	7,841 SF

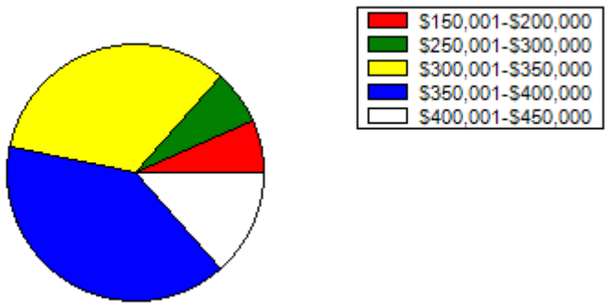
APN: G09 223 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 23 Block: D Subdivision: SENATORS RIDGE SECT 3 Abbreviated Description: Abbreviated Description:BLK D LOT 23 0.18 AC SENATORS RIDGE SECT 3; RESIDENTIAL LOTS

15	.2Mi.	**504 ALEX CT GROVETOWN, GA 30813-1279**	03/12/2026	$388,610	$138	2803	/5/4	2026	10,019 SF

APN: G14 095 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 21 Subdivision: FERGUSON FARMS Abbreviated Description: Abbreviated Description:LOT 21 0.23 ACS FERGUSON FARMS; RESIDENTIAL LOTS

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.	**5030 REYNOLDS WAY**	**07/30/2024**	$296,868	$118,747	2,359	4/4/2	2007	11,326 SF	
.01Mi.	**5028 REYNOLDS WAY**	**09/29/2016**	$321,897	$128,759	2,578	4/4/2	2007	10,454 SF	
.01Mi.	**5032 REYNOLDS WAY**	**12/20/2007**	$308,752	$123,501	2,622	4/4/3	2007	11,326 SF	
.03Mi.	**5034 REYNOLDS WAY**	**11/23/2010**	$354,853	$141,941	3,331	5/5/3	2008	11,326 SF	
.03Mi.	**6002 REYNOLDS CIR**	**10/30/2012**	$383,305	$153,322	3,535	5/5/4	2012	13,068 SF	
.03Mi.	**5026 REYNOLDS WAY**	**08/03/2021**	$327,473	$130,989	2,675	4/4/2	2007	14,810 SF	
.04Mi.	**5035 REYNOLDS WAY**	**04/26/2010**	$293,411	$117,364	2,081	3/3/2	2008	11,761 SF	
.04Mi.	**813 REYNOLDS CT**	**03/09/2023**	$419,067	$167,627	3,976	5/5/4	2011	23,087 SF	
.04Mi.	**5033 REYNOLDS WAY**	**11/16/2007**	$334,947	$133,979	2,752	4/4/2	2007	13,068 SF	
.04Mi.	**6004 REYNOLDS CIR**	**08/20/2010**	$363,493	$145,397	3,482	5/5/4	2010	12,632 SF	
.04Mi.	**5036 REYNOLDS WAY**	**06/16/2021**	$298,087	$119,235	2,452	5/5/3	2008	11,326 SF	
.04Mi.	**812 REYNOLDS CT**	**02/13/2009**	$337,337	$134,935	2,695	4/4/2	2009	30,492 SF	
.04Mi.	**5037 REYNOLDS WAY**	**07/11/2008**	$322,054	$128,822	2,575	4/4/2	2008	13,068 SF	
.05Mi.	**5031 REYNOLDS WAY**	**10/03/2023**	$351,664	$140,666	2,832	4/4/3	2007	16,553 SF	Yes
.05Mi.	**5039 REYNOLDS WAY**	**01/13/2022**	$321,628	$128,651	2,433	4/4/3	2008	12,197 SF	
.05Mi.	**6006 REYNOLDS CIR**	**06/14/2024**	$318,332	$127,333	2,924	4/4/3	2010	12,632 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	34.1 years old	Households:	18,644
Median Household Income:	$89,477	Households w/Family:	78%
Household Income Per Capita:	$36,542	Households w/Family Married:	60%
Most Common Education Level:	High School Graduate	Households w/Family Children:	46%

School District

School District Zone:	Columbia County School District	Students:	28,566
Number of Schools:	30	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.73Mi.	**Grovetown Middle School**	B-	Public	6 - 8

ICE SiteX Report

OrderID: 98722783

Number of Students: 1,067
Student-Teacher Ratio: 16.02

0.88Mi. **Cedar Ridge Elementary School** Number of Students: 1,060 Student-Teacher Ratio: 15.47		A-	Public	PK - 5
4.01Mi. **Grovetown High School** Number of Students: 2,256 Student-Teacher Ratio: 18.39 Advanced Placement: Yes		B-	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	100%	SIMILAR
BURGLARY	100%	SIMILAR
MOTOR VEHICLE THEFT	98%	SIMILAR
FORCIBLE ROBBERY	105%	SIMILAR
AGGRAVATED ASSAULT	72%	NOTABLY LOWER
FORCIBLE RAPE	105%	SIMILAR
MURDER	83%	LOWER
OVERALL	90%	LOWER

Disaster Alerts

1/22/2026 - Severe Winter Storm

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.