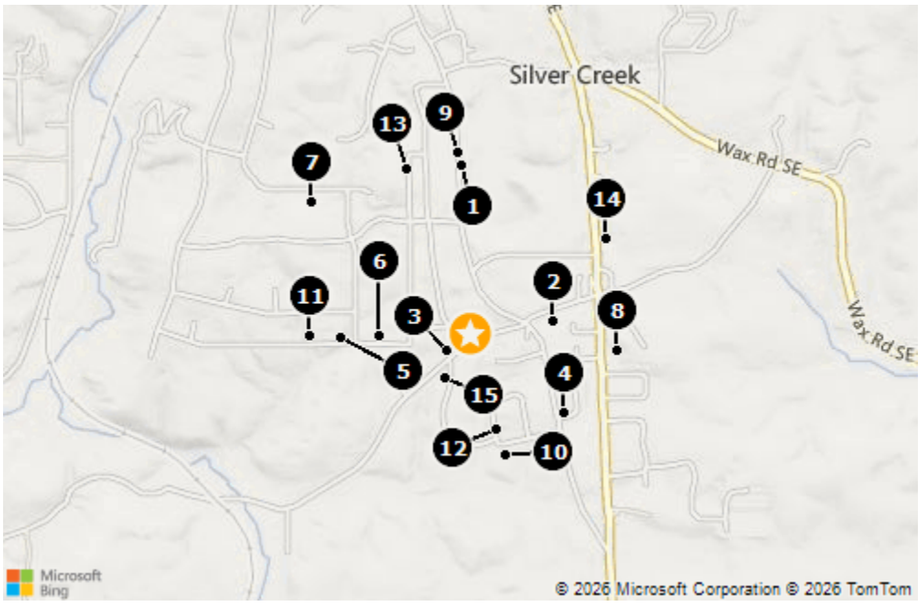
ICE SiteX Report

OrderID: 98444457

SiteX Property Information Report



Subject Property Location

512 DONAHOO RD SE, SILVER CREEK, GA 30173-2632

County:	**FLOYD GA**	Census Tract:	131150017.032011
Property Use:	Single Family Residential	Zoning:	S-R
Parcel Number:	J17Z- -011 -	Thomas Bros Pg-Grid:	

Valuation

Value:	**$132,000**	FSD:	14	Common Confidence Score:	63
Value Range:	$113,520 - $150,480	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	2
Assd Land Value:	$6,363	Market Land Value:	$15,907	Tax Year:	2025
Assd Improvement:	$38,793	Market Improvment Value:	$96,982	Total Taxable Value:	$1,334
Total Assessed Value:	$45,156	Total Assessor Market Value:	$112,889	Delinquent Year:	
				Tax Account ID:	13131
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 90-91 District: 22 Subdivision: TREMONT - RESUB Land Lot: 116
Abbreviated Description: PTLTS90- 91 TREMONT SUB PB 6-205 LL 116 22/3
City/Muni/Twp: COUNTY

Property Characteristics

Lot Size:	13,068 SF	Bedrooms:		Pool:	
Building Area:	864 SF	Baths:	1	Fireplace:	1
Year Built:	1973	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	4
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	07/28/2025	Loan Amount:	N/A
Document #:	BK-PG 0000002901-0000000721	Loan Type:	New Conventional
TD Due Date:	01/01/2055	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	02/21/2025	Sales Price:	$115,862
Document #:	BK-PG 2737-160	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/26/2024	Sales Price:	N/A
Document #:	BK-PG 2856 -292	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 90-91 District: 22 Subdivision: TREMONT - RESUB Land Lot: 116
Abbreviated Description: PTLTS90- 91 TREMONT SUB PB 6-205 LL 116 22/3
City/Muni/Twp: COUNTY

Prior Transfer

Recording Date:	11/22/2023	Sales Price:	$115,862

ICE SiteX Report

OrderID: 98444457

Document #:	BK-PG 2737-160	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/23/2022	Sales Price:	N/A
Document #:	2022-000671 BK-PG 2737 -177	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	02/23/2022		
Document Type:			

Legal Description:
Lot: 90-91 Subdivision: TREMONT - RESUB
Abbreviated Description: LT 90- 91 TREMONT SUB PB 6-205 LL 116 22/3 LANDLOT: 116 LANDDIST: 22; RESIDENTIAL LOT

Prior Transfer

Recording Date:	02/23/2022	Sales Price:	$118,000
Document #:	2022-000651 BK-PG 2737 -159	Type of Sale:	Full Amount on Deed
Contract Date:	02/23/2022		
Document Type:			

Legal Description:
Lot: 90-91 Subdivision: TREMONT - RESUB
Abbreviated Description: LT 90- 91 TREMONT SUB PB 6-205 LL 116 22/3 LANDLOT: 116 LANDDIST: 22; RESIDENTIAL LOT

Prior Transfer

Recording Date:	07/01/2015	Sales Price:	$13,000
Document #:	2015-001928 BK-PG 2434 -580	Type of Sale:	Full Amount on Deed
Contract Date:	07/01/2015		
Document Type:			

Legal Description:
Lot: 90
Abbreviated Description: DONAHOO RD PTS 90 & 91

Prior Transfer

Recording Date:	01/04/2013	Sales Price:	N/A
Document #:	2013-000037 BK-PG 2337 -459	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	01/04/2013		
Document Type:			

Legal Description:
Lot: 90
Abbreviated Description: DONAHOO RD PTS 90 & 91

Area Sales Analysis

Total Area Sales	$2,918,300	Median # of Bedrooms	
Median Lot Size	30,928 SF	Median # of Baths	2
Median Living Area	1,355 SF	Median Year Built	1973
Price Range - 2 Yrs	$31,000 to $320,000	Age Range	30 years to 78 years
Median Value	$219,900	Median Age	53 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.44Mi.	**1195 OLD ROCKMART RD SE SILVER CREEK, GA 30173-2319**	08/26/2026	$166,400	$99	1676	//2	1966	16,988 SF	Yes
		APN: J17W- -250 - Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 40 Subdivision: TREMONT - RESUB Abbreviated Description: Lot:40 Subdivision:TREMONT - RESUB Abbreviated Description:LT40 TREMONT SUB PB6-205; RESIDENTIAL LOT								
2	.22Mi.	**399 DONAHOO RD SE SILVER CREEK, GA 30173-2627**	07/10/2026	$230,000	$168	1366	//1	1973	40,075 SF	Yes
		APN: K17 - -062 - Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 26 Abbreviated Description: Lot:26 Abbreviated Description:LL137 22/3 TR 26 DONAHOO RD LANDLOT: 137 LANDDIST: 22; RESIDENTIAL SMALL TRACT								
3	.08Mi.	**550 DONAHOO RD SE SILVER CREEK, GA 30173-2634**	06/01/2026	$172,000	$199	864	//1	1973	21,344 SF	
		APN: J17Z- -039 - Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 94-95 Subdivision: TREMONT - RESUB Abbreviated Description: Lot:94-95 Subdivision:TREMONT - RESUB Abbreviated Description:PT94 & 95 TREMONT SUB PB6-205; RESIDENTIAL LOT								
4	.33Mi.	**1591 OLD ROCKMART RD SE SILVER CREEK, GA 30173-2606**	05/27/2026	$36,000	$28	1280	//2	1972	14,810 SF	
		APN: K17 - -109 - Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Abbreviated Description: Lot:5 Abbreviated Description:LT 5 RAINTREE VILLAGE PB 10-64 LANDLOT: 136 LANDDIST: 22; RESIDENTIAL LOT								
5	.34Mi.	**16 TIMBERWOOD DR SE SILVER CREEK, GA 30173-2351**	05/04/2026	$265,000	$138	1916	//2	1986	60,984 SF	
		APN: J17Z- -175 - Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 225-26 Subdivision: RIDGEWOOD ESTATES - SEC 8B Abbreviated Description: Lot:225-26 Subdivision:RIDGEWOOD ESTATES - SEC 8B Abbreviated Description:LT225 & 226 RIDGEWOOD EST SEC 83; RESIDENTIAL LOT								
6	.25Mi.	**8 TIMBERWOOD DR SE SILVER CREEK, GA 30173-2349**	03/23/2026	$270,000	$166	1617	//2	1979	23,087 SF	
		APN: J17Z- -161 - Document #: Document Type: Price Code: D Land Use: Single Family Residential								

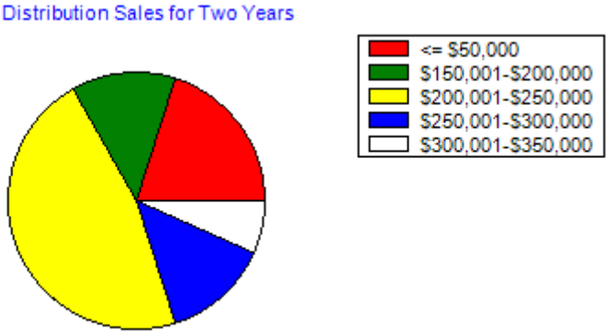
ICE SiteX Report

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	Legal: Lot: 294 Subdivision: RIDGEWOOD ESTATES - SEC 8A Abbreviated Description: Lot:294 Subdivision:RIDGEWOOD ESTATES - SEC 8A Abbreviated Description:LT 294 RIDGEWOOD EST PB13-92&9; RESIDENTIAL LOT								
7	.56Mi.	**62 RAMBLEWOOD DR SE** **SILVER CREEK, GA 30173-2336**	12/09/2025	$215,000	$143	1496	//2	1977	38,333 SF
	APN: J17W- -103 - Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 118 Subdivision: RIDGEWOOD ESTATES - SEC 7A Abbreviated Description: Lot:118 Subdivision:RIDGEWOOD ESTATES - SEC 7A Abbreviated Description:LT118 RIDGEWOOD EST 7A PB12-124; RESIDENTIAL LOT								
8	.4Mi.	**4855 ROCKMART RD SE** **SILVER CREEK, GA 30173-2647**	12/01/2025	$219,900	$211	1041	//2	1954	34,848 SF
	APN: K17 - -240 - Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:ROCKMART HWY; RESIDENTIAL SMALL TRACT								
9	.39Mi.	**ROCKMART HWY** **SILVER CREEK, GA 30173-**	11/12/2025	$50,000	$46	1064	//1	1948	60,113 SF
	APN: K17 - -030 - 01 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:ROCKMART HWY; RESIDENTIAL SMALL TRACT								
10	.34Mi.	**13 RAINWOOD DR SE** **SILVER CREEK, GA 30173-2618**	11/10/2025	$250,000	$132	1880	//2	1976	33,106 SF
	APN: K17 - -166 - Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 47-48 Subdivision: RAIN TREE VILLAGE - SEC 5 Abbreviated Description: Lot:47-48 Subdivision:RAIN TREE VILLAGE - SEC 5 Abbreviated Description:LT 47 & PT 48 RAINTREE VILL SEC5 PB11-241 LANDLOT: 136 LANDDIST: 22; RESIDENTIAL LOT								
11	.44Mi.	**22 TIMBERWOOD DR SE** **SILVER CREEK, GA 30173-2351**	10/28/2025	$320,000	$140	2275	//2	1988	30,928 SF
	APN: J17Z- -178 - Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 222 Subdivision: RIDGEWOOD ESTATES - SEC 8B Abbreviated Description: Lot:222 Subdivision:RIDGEWOOD ESTATES - SEC 8B Abbreviated Description:LT 222 RIDGEWOOD EST SEC 8 PT B PB 13-251 LANDLOT: 116 LANDDIST: 22; RESIDENTIAL LOT								
12	.27Mi.	**23 RAINWOOD CIR SE** **SILVER CREEK, GA 30173-2678**	10/07/2025	$250,000	$206	1208	//2	1996	29,185 SF
	APN: J17Z- -261 - Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 52 Subdivision: RAIN TREE VILLAGE - SEC 5 Abbreviated Description: Lot:52 Subdivision:RAIN TREE VILLAGE - SEC 5 Abbreviated Description:LT52 RAINTREE VILL SECT5 PB11-241 LL 136 22/3 LANDLOT: 136 LANDDIST: 22; RESIDENTIAL LOT								
13	.49Mi.	**10 MONTRE CIR SE** **SILVER CREEK, GA 30173-2366**	09/12/2025	$225,000	$166	1355	//1	1972	30,056 SF
	APN: J17W- -186 - Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:MONTRE CIR; RESIDENTIAL LOT								
14	.44Mi.	**255 ROCKMART HWY** **SILVER CREEK, GA 30173-**	09/08/2025	$31,000	$29	1055	//	1948	22,216 SF
	APN: K17 - -255 - Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:ROCKMART RD; RESIDENTIAL SMALL TRACT								
15	.14Mi.	**567 DONAHOO RD SE** **SILVER CREEK, GA 30173-2633**	09/02/2025	$218,000	$218	996	//1	1960	30,928 SF
	APN: J17Z- -267 - Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:LL117 22/3 LANDLOT: 117 LANDDIST: 22; RESIDENTIAL SMALL TRACT								

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.

ICE SiteX Report

OrderID: 98444457

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.	**512 DONAHOO RD SE**	**08/26/2024**	$112,889	$45,156	864	//1	1973	13,068 SF	
.02Mi.	**DONAHOO RD**	**03/07/2001**	$93,350	$37,340	720	//1	1963	17,860 SF	
.03Mi.	**69 PINERIDGE DR SE**	**10/22/2024**	$156,740	$62,696	1,058	//1	1975	1 SF	
.04Mi.	**494 DONAHOO RD SE**	**12/06/2004**	$160,473	$64,189	1,204	//1	1902	1 SF	
.06Mi.	**538 DONAHOO RD SE**	**12/17/2021**	$174,582	$69,833	1,542	//1	1973	20,038 SF	
.06Mi.	**529 DONAHOO RD SE**	**03/05/2016**	$214,972	$85,989	1,710	//2	1960	1 SF	
.06Mi.	**67 PINERIDGE DR SE**	**03/06/2020**	$124,800	$49,920	1,008	//1	1975	15,682 SF	
.07Mi.	**64 PINERIDGE DR SE**	**12/02/2020**	$167,235	$66,894	1,008	//1	1983	36,590 SF	
.08Mi.	**478 DONAHOO RD SE**	**05/22/2018**	$62,732	$25,093	1,064	//2	1915	1 SF	
.08Mi.	**65 PINERIDGE DR SE**	**08/18/2021**	$186,361	$74,544	1,272	//1	1975	19,166 SF	
.08Mi.	**550 DONAHOO RD SE**	**07/31/2023**	$119,237	$47,695	864	//1	1973	21,344 SF	
.1Mi.	**63 PINERIDGE DR SE**	**10/31/1975**	$145,559	$58,223	1,044	//1	1975	17,424 SF	
.1Mi.	**560 DONAHOO RD SE**	**06/17/1994**	$71,541	$28,617	864	//1	1973	23,087 SF	
.1Mi.	**1372 OLD ROCKMART RD SE**	**10/12/2017**	$235,150	$94,060	1,726	//2	1969	2 SF	
.11Mi.	**559 DONAHOO RD SE**	**04/10/2020**	$95,201	$38,080	1,022	//1	1940	22,216 SF	
.11Mi.	**1393 OLD ROCKMART RD SE**	**10/01/2024**	$368,289	$147,316	1,520	//2	2015	34,848 SF	

Rent vs. Own

Households Occupied by Renters:	23%	Households Occupied by Owners:	70%

Demographics & Income

Median Age:	38.9 years old	Households:	2,461
Median Household Income:	$67,022	Households w/Family:	75%
Household Income Per Capita:	$31,648	Households w/Family Married:	56%
Most Common Education Level:	High School Graduate	Households w/Family Children:	38%

School District

School District Zone:	Floyd County School District	Students:	8,949
Number of Schools:	15	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.13Mi.	**Pepperell Middle School** Number of Students: 518 Student-Teacher Ratio: 12.79	B	Public	6 - 8
2.20Mi.	**Pepperell Elementary School** Number of Students: 534 Student-Teacher Ratio: 14.05	B	Public	3 - 5
2.48Mi.	**Pepperell High School** Number of Students: 866 Student-Teacher Ratio: 16.34 Advanced Placement: Yes	B-	Public	9 - 12
2.29Mi.	**Pepperell Primary School** Number of Students: 456 Student-Teacher Ratio: 14.03	NA	Public	PK - 2

Flood Report

The Subject Property of **512 DONAHOO RD SE, SILVER CREEK, GA 30173-2632** 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	81%	LOWER
BURGLARY	150%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	71%	NOTABLY LOWER
FORCIBLE ROBBERY	153%	NOTABLY HIGHER
AGGRAVATED ASSAULT	69%	NOTABLY LOWER
FORCIBLE RAPE	147%	NOTABLY HIGHER
MURDER	145%	NOTABLY HIGHER
OVERALL	145%	NOTABLY HIGHER

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.
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ICE SiteX Report

OrderID: 98444457

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