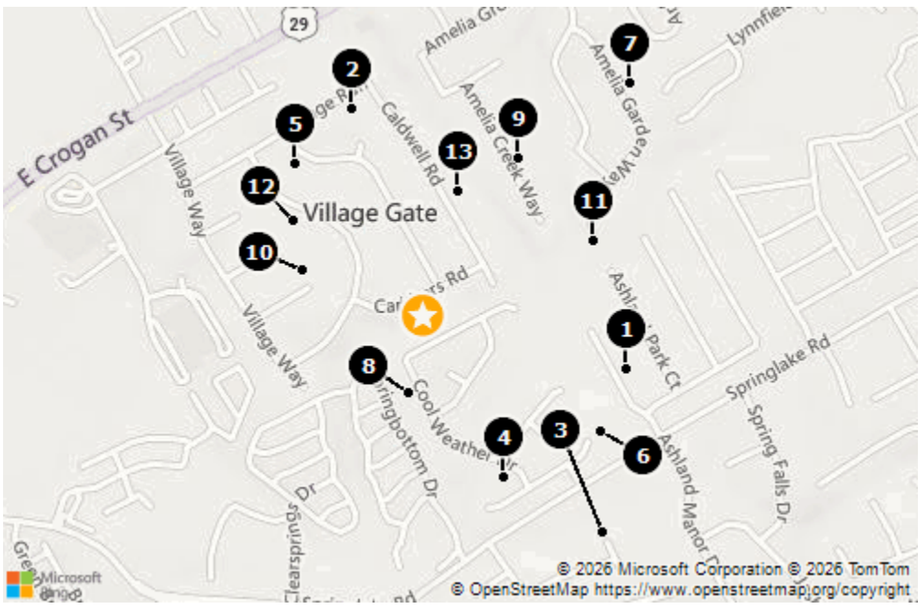
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

541 CARITHERS RD, LAWRENCEVILLE, GA 30046-5072

County:	**GWINNETT GA**	Census Tract:	131350505.693002
Property Use:	Single Family Residential	Zoning:	RS150-SINGLE FAM RES
Parcel Number:	R5179 118	Thomas Bros Pg-Grid:	

Valuation

Value:	**$345,000**	FSD:	5	Common Confidence Score:	95
Value Range:	$327,750 - $362,250	ICE Confidence Score:	95		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$24,000	Market Land Value:	$60,000	Tax Year:	2025
Assd Improvement:	$124,080	Market Improvment Value:	$310,200	Total Taxable Value:	$3,687
Total Assessed Value:	$148,080	Total Assessor Market Value:	$370,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 10 Block: E District: 6 Subdivision: VILLAGE GATE
Abbreviated Description: L10 BE VILLAGE GATE #2
City/Muni/Twp: LAWRENCEVILLE

Property Characteristics

Lot Size:	13,068 SF	Bedrooms:	3	Pool:	
Building Area:	2432 SF	Baths:	2	Fireplace:	Yes
Year Built:	1980	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Shingle
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:		A/C:	Yes
Style:		Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	08/01/2024	Loan Amount:	N/A
Document #:	BK-PG 0000061337-0000000694	Loan Type:	FHA
TD Due Date:	01/01/2052	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	03/19/2024	Sales Price:	$248,270
Document #:	BK-PG 60269-600	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/08/2022	Sales Price:	$201,286
Document #:	BK-PG 57076-169	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/29/2022	Sales Price:	$5,580
Document #:	BK-PG 58300-60	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Prior Transfer

Recording Date:	06/10/2022	Sales Price:	N/A
Document #:	2022-019398 BK-PG 60269-597	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	06/10/2022		
Document Type:			

Legal Description:
Lot: 10 Block: E Subdivision: VILLAGE GATE
Abbreviated Description: L10 BE VILLAGE GATE #2; RESIDENTIAL SFR

Prior Transfer

Recording Date:	06/10/2022	Sales Price:	N/A
Document #:	BK-PG 60269 -597	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 10 Block: E District: 6 Subdivision: VILLAGE GATE
Abbreviated Description: L10 BE VILLAGE GATE #2
City/Muni/Twp: LAWRENCEVILLE

Mortgage Record

Recording Date:	01/22/2021	Loan Amount:	N/A
Document #:	BK-PG 0000058300-0000000060	Loan Type:	FHA
TD Due Date:	01/01/2049	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	12/03/2019	Loan Amount:	N/A
Document #:	BK-PG 0000057076-0000000169	Loan Type:	FHA
TD Due Date:	01/01/2049	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	11/26/2019	Sales Price:	$205,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/26/2019	Sales Price:	$205,000
Document #:	2019-032386 BK-PG 57076-168	Type of Sale:	Full Amount on Deed
Contract Date:	11/26/2019		
Document Type:			

Legal Description:
Lot: 10 Block: E Subdivision: VILLAGE GATE
Abbreviated Description: L10 BE VILLAGE GATE #2; RESIDENTIAL SFR

Prior Transfer

Recording Date:	05/16/2019	Sales Price:	$140,000
Document #:	2019-011882 BK-PG 56614-325	Type of Sale:	Full Amount on Deed
Contract Date:	05/16/2019		
Document Type:			

Legal Description:
Lot: 10 Block: E Subdivision: VILLAGE GATE
Abbreviated Description: L10 BE VILLAGE GATE #2; RESIDENTIAL SFR

Prior Transfer

Recording Date:	06/18/2018	Sales Price:	$128,750
Document #:	2018-016220 BK-PG 55996-214	Type of Sale:	Full Amount on Deed
Contract Date:	06/18/2018		
Document Type:			

Legal Description:
Lot: 10 Block: E Subdivision: VILLAGE GATE
Abbreviated Description: L10 BE VILLAGE GATE #2

Area Sales Analysis

Total Area Sales	$4,030,950	Median # of Bedrooms	3
Median Lot Size	11,326 SF	Median # of Baths	2
Median Living Area	1,707 SF	Median Year Built	2000
Price Range - 2 Yrs	$155,000 to $365,000	Age Range	22 years to 47 years
Median Value	$319,900	Median Age	26 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.28Mi.	**220 ASHLAND MANOR DR LAWRENCEVILLE, GA 30045-5229**	09/30/2026	$330,000	$256	1288	6/3/2	2000	9,148 SF	
		APN: R5206 051 Document #:								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Lot: 20 Block: A Subdivision: ASHLAND PARK Abbreviated Description: Abbreviated Description:L20 BA ASHLAND PARK #1; RESIDENTIAL SFR								
2	.29Mi.	**589 VILLAGE RUN LAWRENCEVILLE, GA 30046-5077**	09/25/2026	$350,000	$205	1707	5/3/2	1981	12,197 SF	
		APN: R5179 185 Document #:								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Lot: 5 Block: F Subdivision: VILLAGE GATE Abbreviated Description: Abbreviated Description:L5 BF VILLAGE GATE #3; RESIDENTIAL SFR								
3	.38Mi.	**500 RADIO CT LAWRENCEVILLE, GA 30046-5995**	09/16/2026	$308,000	$175	1755	6/4/2	1988	13,504 SF	
		APN: R5180 046 Document #:								

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Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: SPRINGLAKE VILLAGE Abbreviated Description: Abbreviated Description:L29 SPRINGLAKE VILLAGE; RESIDENTIAL SFR

4	.24Mi.	**745 COOL WEATHER DR** **LAWRENCEVILLE, GA 30045-9052**	09/14/2026	$155,000	$79	1960	7/3/2	2003	3,920 SF

APN: R5179 626 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 26 Block: A Subdivision: SPRINGLAKE FALLS Abbreviated Description: Abbreviated Description:L26 BA SPRINGLAKE FALLS; RESIDENTIAL SFR

5	.27Mi.	**39 BELMONT LN** **LAWRENCEVILLE, GA 30046-5085**	08/24/2026	$315,750	$166	1896	6/3/2	1980	13,504 SF

APN: R5179 150 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 33 Block: D Subdivision: VILLAGE GATE Abbreviated Description: Abbreviated Description:L33 BD VILLAGE GATE #2; RESIDENTIAL SFR

6	.28Mi.	**603 MARSH LAKE RD** **LAWRENCEVILLE, GA 30045-9030**	08/11/2026	$328,800	$202	1625	7/3/2	2003	6,098 SF

APN: R5179 592 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 57 Block: D Subdivision: SPRINGLAKE FALLS Abbreviated Description: Abbreviated Description:L57 BD SPRINGLAKE FALLS; RESIDENTIAL SFR

7	.42Mi.	**134 AMELIA GARDEN WAY** **LAWRENCEVILLE, GA 30045-6843**	08/05/2026	$350,000	$244	1434	10/3/2	2002	9,148 SF

APN: R5206 337 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 122 Block: B Subdivision: AMELIA GROVE Abbreviated Description: Abbreviated Description:L122 BB AMELIA GROVE #2; RESIDENTIAL SFR

8	.11Mi.	**505 COOL WEATHER DR** **LAWRENCEVILLE, GA 30045-9050**	07/22/2026	$319,900	$160	1994	10/3/2	2004	4,792 SF

APN: R5179 643 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12 Block: B Subdivision: SPRINGLAKE FALLS Abbreviated Description: Abbreviated Description:L12 BB SPRINGLAKE FALLS; RESIDENTIAL SFR

9	.25Mi.	**132 AMELIA CREEK WAY** **LAWRENCEVILLE, GA 30045-5254**	07/13/2026	$345,000	$241	1429	5/3/2	2001	9,148 SF

APN: R5206 140 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 39 Block: B Subdivision: AMELIA GROVE Abbreviated Description: Abbreviated Description:L39 BB AMELIA GROVE # 1; RESIDENTIAL SFR

10	.17Mi.	**482 CAMDEN CIR** **LAWRENCEVILLE, GA 30046-5053**	06/16/2026	$365,000	$171	2124	6/3/2	1979	22,651 SF

APN: R5179 091 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 33 Block: B Subdivision: VILLAGE GATE Abbreviated Description: Abbreviated Description:L33 BB VILLAGE GATE #1; RESIDENTIAL SFR

11	.25Mi.	**324 AMELIA GARDEN WAY** **LAWRENCEVILLE, GA 30045-6841**	06/15/2026	$300,000	$208	1441	10/3/2	2002	11,326 SF

APN: R5206 318 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 103 Block: B Subdivision: AMELIA GROVE Abbreviated Description: Abbreviated Description:L103 BB AMELIA GROVE #2; RESIDENTIAL SFR

12	.22Mi.	**107 VILLAGE WAY** **LAWRENCEVILLE, GA 30046-5062**	06/14/2026	$299,000	$259	1152	5/3/1	1979	12,197 SF

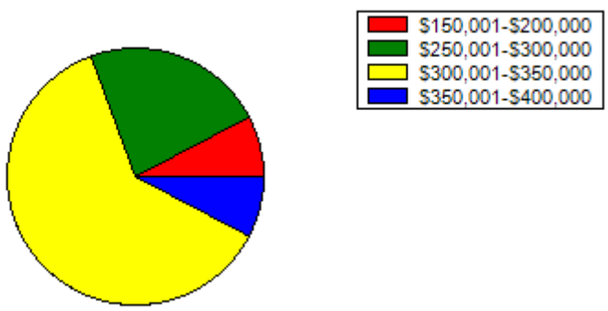
APN: R5179 067 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 9 Block: B Subdivision: VILLAGE GATE Abbreviated Description: Abbreviated Description:L9 BB VILLAGE GATE #1; RESIDENTIAL SFR

13	.17Mi.	**106 CALDWELL RD** **LAWRENCEVILLE, GA 30046-5075**	05/29/2026	$264,500	$138	1906	7/3/2	1980	13,504 SF

APN: R5179 128 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 14 Block: G Subdivision: VILLAGE GATE Abbreviated Description: Abbreviated Description:L14 BG VILLAGE GATE #3; RESIDENTIAL SFR

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.

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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.	**541 CARITHERS RD**	**06/10/2022**	$370,200	$148,080	2,432	6/3/2	1980	13,068 SF	
.02Mi.	**531 CARITHERS RD**	**11/05/2001**	$353,500	$141,400	2,280	6/3/2	1980	13,939 SF	
.02Mi.	**551 CARITHERS RD**	**08/30/2019**	$346,100	$138,440	1,896	7/4/3	1980	13,939 SF	
.03Mi.	**355 COOL WEATHER DR**	**05/05/2022**	$371,200	$148,480	1,975	10/3/2	2003	4,792 SF	
.03Mi.	**365 COOL WEATHER DR**	**11/07/2018**	$303,800	$121,520	1,796	10/3/2	2003	4,792 SF	
.03Mi.	**345 COOL WEATHER DR**	**08/27/2014**	$360,100	$144,040	1,854	10/3/2	2004	4,792 SF	
.03Mi.	**375 COOL WEATHER DR**	**04/28/2004**	$372,600	$149,040	1,980	10/3/2	2004	4,792 SF	
.03Mi.	**335 COOL WEATHER DR**	**07/21/2020**	$320,100	$128,040	1,975	10/3/2	2003	4,792 SF	
.03Mi.	**385 COOL WEATHER DR**	**04/25/2016**	$371,200	$148,480	1,975	10/3/2	2003	4,792 SF	
.03Mi.	**561 CARITHERS RD**	**04/11/2024**	$284,600	$113,840	1,264	5/3/2	1980	13,504 SF	
.04Mi.	**325 COOL WEATHER DR**	**07/15/2021**	$315,100	$126,040	1,854	10/3/2	2004	4,792 SF	
.04Mi.	**395 COOL WEATHER DR**	**11/18/2010**	$360,100	$144,040	1,854	10/3/2	2004	4,792 SF	
.04Mi.	**521 CARITHERS RD**	**08/13/2021**	$295,300	$118,120	2,040	5/3/2	1980	19,166 SF	
.04Mi.	**540 CARITHERS RD**	**10/21/1992**	$322,600	$129,040	1,460	6/3/2	1980	16,117 SF	
.04Mi.	**550 CARITHERS RD**	**09/22/2020**	$328,600	$131,440	1,800	7/4/2	1980	15,682 SF	
.04Mi.	**315 COOL WEATHER DR**	**09/26/2024**	$373,600	$149,440	1,994	10/3/2	2004	4,792 SF	

Rent vs. Own

Households Occupied by Renters:	45%	Households Occupied by Owners:	51%

Demographics & Income

Median Age:	33.8 years old	Households:	14,246
Median Household Income:	$67,042	Households w/Family:	70%
Household Income Per Capita:	$27,826	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	38%

School District

School District Zone:	Gwinnett County School District	Students:	182,518
Number of Schools:	141	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.38Mi.	**Central Gwinnett High School**	C	Public	9 - 12
Number of Students: 2,414 Student-Teacher Ratio: 14.28 Advanced Placement: Yes				
0.49Mi.	**Jordan Middle School**	B-	Public	6 - 8
Number of Students: 757 Student-Teacher Ratio: 12.83				
0.32Mi.	**Jenkins Elementary School**	C	Public	KG - 5
Number of Students: 775 Student-Teacher Ratio: 12.6				

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	139%	NOTABLY HIGHER
BURGLARY	118%	HIGHER
MOTOR VEHICLE THEFT	129%	HIGHER
FORCIBLE ROBBERY	104%	SIMILAR
AGGRAVATED ASSAULT	108%	SIMILAR
FORCIBLE RAPE	99%	SIMILAR
MURDER	118%	HIGHER
OVERALL	119%	HIGHER

Disaster Alerts

1/22/2026 - Severe Winter Storm 10/8/2026 - Hurricane Isaias

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