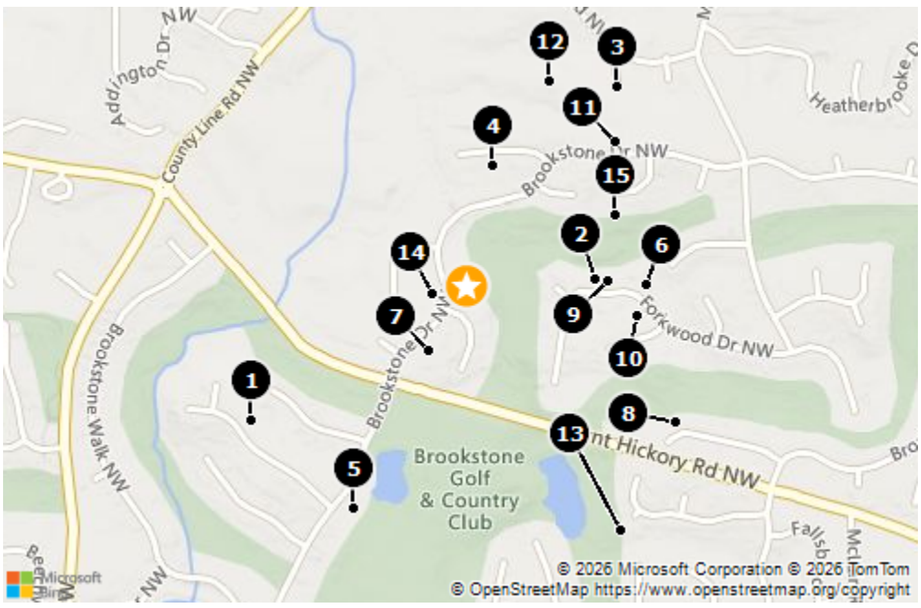
ICE SiteX Report

OrderID: 98729946

SiteX Property Information Report



Subject Property Location

5653 BROOKSTONE DR NW, ACWORTH, GA 30101-4571

County:	**COBB GA**	Census Tract:	130670302.661006
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	20022700450	Thomas Bros Pg-Grid:	

Valuation

Value:	**$705,000**	FSD:	8	Common Confidence Score:	72
Value Range:	$648,600 - $761,400	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	9
Assd Land Value:	$60,000	Market Land Value:	$150,000	Tax Year:	2026
Assd Improvement:	$217,856	Market Improvment Value:	$544,640	Total Taxable Value:	$7,558
Total Assessed Value:	$277,856	Total Assessor Market Value:	$694,640	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Block: B District: 9 Subdivision: BROOKSTONE (ORIGINAL PHASE) Legal Unit: 18
City/Muni/Twp: UNINCORPORATED

Property Characteristics

Lot Size:		Bedrooms:	5	Pool:	Yes
Building Area:	3821 SF	Baths:	4	Fireplace:	1
Year Built:	1988	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	10	Ext Walls:	Brick
Number of Units:		Garage Type:	Garage	Heating:	Heat Pump
Number of Stories:	2+B	Number of Cars:	2	A/C:	
Style:		Basement:	Finished	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/30/2025	Sales Price:	$653,760
Document #:	2025-0066228 BK-PG 16206-724	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/31/2024	Sales Price:	$30,000
Document #:	2024-0042931 BK-PG 16209-2167	Type of Sale:	Full Amount on Deed
Contract Date:	05/13/2024		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/31/2024	Sales Price:	$30,000
Document #:	2024-0042931 BK-PG 16182-4756	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/17/2024	Sales Price:	N/A
Document #:	2024-0039008 BK-PG 16206-2416	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	05/17/2024		
Document Type:			

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Legal Description:

Prior Transfer

Recording Date:	05/16/2024	Sales Price:	$640,000
Document #:	2024-0038769 BK-PG 16206-721	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/06/2024		
Document Type:			

Legal Description:
Lot: 18 Block: B Section: 2 District: 20 Subdivision: BROOKSTONE SUBDIVISION Phase No: III Legal Unit: I Land Lot: 226&227 Map Ref: MB 121 PG 72

Prior Transfer

Recording Date:	05/06/2024	Sales Price:	$640,000
Document #:	BK-PG 16206 -721	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: B District: 9 Subdivision: BROOKSTONE (ORIGINAL PHASE) Legal Unit: 18
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	04/23/2024	Sales Price:	N/A
Document #:	2024-0031555 BK-PG 16007-6377	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/18/2024	Loan Amount:	N/A
Document #:	2024-0004475 BK-PG 16182-4756	Loan Type:	Unknown
TD Due Date:	03/31/2024	Type Finance:	

Legal Description:
Lot: 18 Block: B Section: 2 District: 20 Subdivision: BROOKSTONE SUBDIVISION Phase No: III Legal Unit: 1 Land Lot: 226

Prior Transfer

Recording Date:	08/22/2023	Sales Price:	$674,999
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/20/2021	Sales Price:	$515,500
Document #:	2021-0178951 BK-PG 16007-6375	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/17/2021		
Document Type:			

Legal Description:
Lot: 18 Block: B Section: 2 District: 20 Subdivision: BROOKSTONE SUBDIVISION Phase No: III Legal Unit: 1 Land Lot: 226&227 Map Ref: MB 121 PG 72

Prior Transfer

Recording Date:	11/12/2021	Sales Price:	N/A
Document #:	2021-0161609 BK-PG 15652-3930	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/29/2019	Sales Price:	N/A
Document #:	20190101371 BK-PG 15551-1964	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/02/2019	Loan Amount:	N/A
Document #:	BK-PG 0000015652-0000003930	Loan Type:	New Conventional
TD Due Date:	01/01/2049	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	07/02/2018	Loan Amount:	N/A
Document #:	BK-PG 15551-1964	Loan Type:	New Conventional
TD Due Date:	07/01/2048	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	06/06/2012	Sales Price:	$333,310
Document #:	2012-013371 BK-PG 14958-2660	Type of Sale:	Full Amount on Deed
Contract Date:	06/06/2012		
Document Type:			

Legal Description:
Lot: 18 Block: B

Prior Transfer

Recording Date:	10/10/2008	Sales Price:	$208,352
Document #:	D2008135653 BK-PG 13767-1361	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/06/2008	Sales Price:	$325,000
Document #:	BK-PG 14641-2612	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

OrderID: 98729946

Contract Date: 10/01/2008
Document Type:
Legal Description:
Lot: 18 Block: B District: 20 Subdivision: BROOKSTONE PH 03 UN I Land Lot: 226

Mortgage Record

Recording Date:	06/11/2003	Loan Amount:	N/A
Document #:	BK-PG 13767-1361	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	FIX

Legal Description:
Lot: 18 Block: E District: 20 Subdivision: BROOKSTONE Legal Unit: 1 Land Lot: 226

Prior Transfer

Recording Date:	08/26/1994	Sales Price:	$222,000
Document #:	BK-PG 8447-28	Type of Sale:	Full Amount on Deed
Contract Date:	08/12/1994		
Document Type:			

Legal Description:
Lot: 18 Block: B District: 20 Subdivision: BROOKSTONE Phase No: 3 Legal Unit: 1 Land Lot: 226

Area Sales Analysis

Total Area Sales	$10,234,000	Median # of Bedrooms	4
Median Lot Size	SF	Median # of Baths	3
Median Living Area	2,956 SF	Median Year Built	1992
Price Range - 2 Yrs	$400,000 to $1,265,000	Age Range	23 years to 62 years
Median Value	$625,000	Median Age	34 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.34Mi.	**5972 DOWNINGTON RDG NW ACWORTH, GA 30101-8479**	09/25/2026	$780,000	$222	3507	9/5/5	2000	SF	
		APN: 20022701300 Document #: 2026086594 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 67 Block: N Section: 2 District: 20 Subdivision: BROOKSTONE SUBDIVISION Phase No: II Legal Unit: IX Land Lot: 227 MapRef: MB 190 PG 32 Abbreviated Description: Lot:67 Block:N Section:2 District:20 Subdivision:BROOKSTONE SUBDIVISION Phase No:II Legal Unit:IX Land Lot:227 Map Ref:MB 190 PG 32								
2	.17Mi.	**5624 FORKWOOD DR NW ACWORTH, GA 30101-8023**	08/31/2026	$828,000	$220	3749	8/4/3	1992	SF	Yes
		APN: 20022602090 Document #: 2026077698 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 94 Block: K Section: 2 District: 20 Subdivision: BROOKSTONE P D I Legal Unit: V Land Lot: 226 MapRef: MB 137 PG 31 Abbreviated Description: Lot:94 Block:K Section:2 District:20 Subdivision:BROOKSTONE P D I Legal Unit:V Land Lot:226 Map Ref:MB 137 PG 31								
3	.32Mi.	**1855 PITNER RD NW ACWORTH, GA 30101-4486**	08/10/2026	$900,000	$411	2186	6/3/2	1964	344,125 SF	
		APN: 20019300060 Document #: 2026069873 Document Type: Price Code: D Land Use: Single Family Residential Legal: Section: 2 District: 20 Land Lot: 193 MapRef: MB 18 PG 44 Abbreviated Description: Section:2 District:20 Land Lot:193 Map Ref:MB 18 PG 44								
4	.16Mi.	**5807 BROOKSTONE CIR NW ACWORTH, GA 30101-4502**	07/01/2026	$689,000	$235	2928	9/4/3	2003	SF	
		APN: 20022600090 Document #: 2026058356 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: C Section: 2 District: 20 Subdivision: BROOKSTONE SUBDIVISION Phase No: II Legal Unit: 1 Land Lot: 226 MapRef: MB 115 PG 81 Abbreviated Description: Lot:10 Block:C Section:2 District:20 Subdivision:BROOKSTONE SUBDIVISION Phase No:II Legal Unit:1 Land Lot:226 Map Ref:MB 115 PG 81								
5	.33Mi.	**5723 BROOKSTONE DR NW ACWORTH, GA 30101-8027**	06/18/2026	$850,000	$221	3836	8/4/2	1999	SF	
		APN: 20022701130 Document #: 2026054488 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 39 Block: N Section: 2 District: 20 Subdivision: BROOKSTONE Legal Unit: IX Land Lot: 227&230 MapRef: MB 185 PG 56 Abbreviated Description: Lot:39 Block:N Section:2 District:20 Subdivision:BROOKSTONE Legal Unit:IX Land Lot:227&230 Map Ref:MB 185 PG 56								
6	.24Mi.	**5616 FORKWOOD DR NW ACWORTH, GA 30101-8023**	06/10/2026	$580,000	$188	3073	9/5/3	1994	SF	
		APN: 20022602130 Document #: 2026051297 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 98 Block: K Section: 2 District: 20 Subdivision: BROOKSTONE Legal Unit: V Land Lot: 226 MapRef: MB 145 PG 17 Abbreviated Description: Lot:98 Block:K Section:2 District:20 Subdivision:BROOKSTONE Legal Unit:V Land Lot:226 Map Ref:MB 145 PG 17								
7	.1Mi.	**5663 BROOKSTONE DR NW ACWORTH, GA 30101-4574**	05/14/2026	$474,000	$193	2445	8/5/2	1989	SF	
		APN: 20022700180 Document #: 2026042309 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: B Section: 2 District: 20 Subdivision: BROOKSTONE P D I SUBDIVISION Phase No: III Legal Unit: I Land Lot: 227 MapRef: MB 121 PG 72 Abbreviated Description: Lot:3 Block:B Section:2 District:20 Subdivision:BROOKSTONE P D I SUBDIVISION Phase No:III Legal Unit:I Land Lot:227 Map Ref:MB 121 PG 72								
8	.33Mi.	**5714 BRYNWOOD CIR NW ACWORTH, GA 30101-4583**	05/13/2026	$400,000	$157	2544	8/4/4	1989	SF	
		APN: 20022600920 Document #: 2026042045 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Block: G Section: 2 District: 20 Subdivision: BROOKSTONE P D I Legal Unit: II Land Lot: 226 MapRef: MB 117 PG 17 Abbreviated Description: Lot:11 Block:G Section:2 District:20 Subdivision:BROOKSTONE P D I Legal Unit:II Land Lot:226 Map Ref:MB 117 PG 17								
9	.19Mi.	**5622 FORKWOOD DR NW ACWORTH, GA 30101-8023**	05/06/2026	$800,000	$181	4410	10/5/5	1995	SF	
		APN: 20022602100 Document #: 2026039413 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 95 Block: K Section: 2 District: 20 Subdivision: BROOKSTONE Legal Unit: V Land Lot: 226 MapRef: MB 145 PG 17 Abbreviated Description: Lot:95 Block:K Section:2 District:20 Subdivision:BROOKSTONE Legal Unit:V Land Lot:226 Map Ref:MB 145 PG 17

10	.23Mi.	**5619 FORKWOOD DR NW** **ACWORTH, GA 30101-8025**	04/08/2026	$558,000	$176	3166	8/4/3	1992	SF

APN: 20022601830 Document #: 2026029684
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 68 Block: K Section: 2 District: 20 Subdivision: BROOKSTONE Land Lot: 226 MapRef: MB 145 PG 17 Abbreviated Description: Lot:68 Block:K Section:2 District:20 Subdivision:BROOKSTONE Land Lot:226 Map Ref:MB 145 PG 17

11	.28Mi.	**5618 BROOKSTONE DR NW** **ACWORTH, GA 30101-4566**	04/06/2026	$425,000	$168	2519	8/4/2	1988	SF

APN: 20022600200 Document #: 2026029037
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 23 Block: C Section: 2 District: 20 Subdivision: BROOKSTONE Phase No: II Legal Unit: I Land Lot: 226 MapRef: MB 115 PG 81 Abbreviated Description: Lot:23 Block:C Section:2 District:20 Subdivision:BROOKSTONE Phase No:II Legal Unit:I Land Lot:226 Map Ref:MB 115 PG 81

12	.3Mi.	**1885 PITNER RD NW** **ACWORTH, GA 30101-4486**	03/03/2026	$1,265,000	$376	3362	9/3/4	2001	232,176 SF

APN: 20019300710 Document #: 2026018083
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Section: 2 District: 20 Tract No: II Land Lot: 193 Abbreviated Description: Section:2 District:20 Tract No:II Land Lot:193

13	.39Mi.	**5573 FALLSBROOK TRCE NW** **ACWORTH, GA 30101-7806**	02/27/2026	$465,000	$178	2598	7/4/2	1989	SF

APN: 20023100140 Document #: 2026016286
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 19 Block: I Section: 2 District: 20 Subdivision: BROOKSTONE Phase No: I Land Lot: 226&231 MapRef: MB 120 PG 89 Abbreviated Description: Lot:19 Block:I Section:2 District:20 Subdivision:BROOKSTONE Phase No:I Land Lot:226&231 Map Ref:MB 120 PG 89

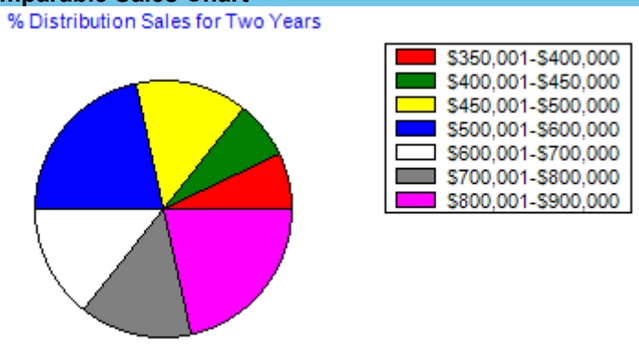
14	.05Mi.	**5654 BROOKSTONE DR NW** **ACWORTH, GA 30101-4573**	11/14/2025	$595,000	$201	2956	6/4/3	1988	SF

APN: 20022700270 Document #: 2025-0098791
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 Block: A Section: 2 District: 20 Subdivision: BROOKSTONE Phase No: III Legal Unit: I Land Lot: 227 MapRef: MB 121 PG 72 Abbreviated Description: Lot:10 Block:A Section:2 District:20 Subdivision:BROOKSTONE Phase No:III Legal Unit:I Land Lot:227 Map Ref:MB 121 PG 72City/Muni/Twp:ACWORTH City/Muni/Twp: ACWORTH

15	.22Mi.	**1726 BROOKSTONE WAY NW** **ACWORTH, GA 30101-4559**	10/01/2025	$625,000	$218	2858	9/5/2	1988	SF

APN: 20022600390 Document #: 2025-0085525
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 16 Block: D Section: 2 District: 20 Subdivision: BROOKSTONE PDI Phase No: II Legal Unit: I Land Lot: 226 MapRef: MB 115 PG 81 Abbreviated Description: Lot:16 Block:D Section:2 District:20 Subdivision:BROOKSTONE PDI Phase No:II Legal Unit:I Land Lot:226 Map Ref:MB 115 PG 81

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.

ICE SiteX Report

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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.	**5653 BROOKSTONE DR NW**	**05/06/2024**	$694,640	$277,856	3,821	10/5/4	1988		Yes
.02Mi.	**5651 BROOKSTONE DR NW**	**08/13/2024**	$631,380	$252,552	3,296	8/4/2	1988		V
.02Mi.	**5655 BROOKSTONE DR NW**	**02/11/2019**	$636,490	$254,596	3,178	10/5/3	1988		
.03Mi.	**5649 BROOKSTONE DR NW**	**04/18/2007**	$646,650	$258,660	3,428	8/5/4	1989		Yes
.05Mi.	**5654 BROOKSTONE DR NW**	**11/06/2025**	$543,680	$217,472	2,956	6/4/3	1988		
.05Mi.	**5652 BROOKSTONE DR NW**	**06/09/2014**	$533,720	$213,488	2,891	7/4/3	1988		
.05Mi.	**5647 BROOKSTONE DR NW**	**09/26/2005**	$500,630	$200,252	2,766	9/3/3	1989	26,136 SF	
.06Mi.	**5656 BROOKSTONE DR NW**	**06/20/2012**	$544,700	$217,880	2,953	6/4/3	1988		
.06Mi.	**5659 BROOKSTONE DR NW**	**08/04/2025**	$454,470	$181,788	2,466	8/4/2	1989		
.06Mi.	**5650 BROOKSTONE DR NW**	**07/05/2022**	$605,630	$242,252	3,288	8/5/3	1989		
.07Mi.	**5658 BROOKSTONE DR NW**	**08/25/2020**	$500,000	$200,000	2,981	8/4/2	1988		
.08Mi.	**5861 BROOKSTONE TRCE NW**	**05/28/2003**	$554,480	$221,792	3,092	8/5/3	1988		Yes
.08Mi.	**5859 BROOKSTONE TRCE NW**	**01/08/2024**	$448,240	$179,296	2,386	8/4/2	1988		
.08Mi.	**5863 BROOKSTONE TRCE NW**	**06/16/2020**	$485,490	$194,196	2,677	7/3/3	1988		
.08Mi.	**5661 BROOKSTONE DR NW**	**06/11/1999**	$505,540	$202,216	2,809	8/4/2	1989		
.08Mi.	**5855 BROOKSTONE TRCE NW**	**11/30/2017**	$522,530	$209,012	2,900	8/4/4	1989		

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	39.5 years old	Households:	23,056
Median Household Income:	$112,291	Households w/Family:	76%
Household Income Per Capita:	$44,831	Households w/Family Married:	63%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	37%

School District

School District Zone:	Cobb County School District	Students:	105,738
Number of Schools:	110	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.43Mi.	**Durham Middle School** Number of Students: 984 Student-Teacher Ratio: 16.08	A	Public	6 - 8
2.79Mi.	**Allatoona High School** Number of Students: 1,560 Student-Teacher Ratio: 15.98 Advanced Placement: Yes	A-	Public	9 - 12
2.34Mi.	**Pickett's Mill Elementary School** Number of Students: 753 Student-Teacher Ratio: 13.07	A	Public	KG - 5

Flood Report

The Subject Property of **5653 BROOKSTONE DR NW, ACWORTH, GA 30101-4571** 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	69%	NOTABLY LOWER
BURGLARY	66%	NOTABLY LOWER
MOTOR VEHICLE THEFT	80%	LOWER
FORCIBLE ROBBERY	102%	SIMILAR
AGGRAVATED ASSAULT	57%	NOTABLY LOWER
FORCIBLE RAPE	96%	SIMILAR
MURDER	61%	NOTABLY LOWER
OVERALL	64%	NOTABLY LOWER

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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ICE SiteX Report

OrderID: 98729946

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