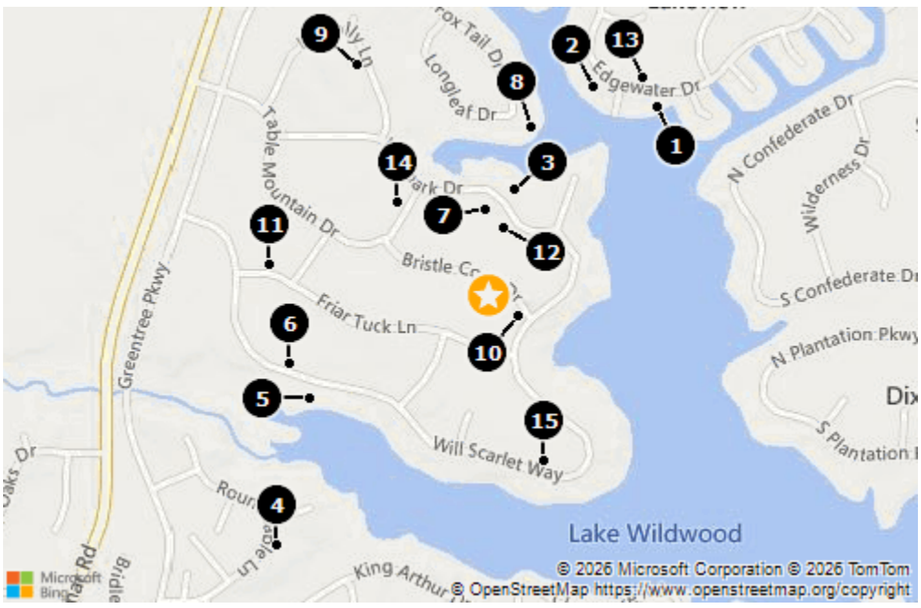
ICE SiteX Report

OrderID: 98722925

SiteX Property Information Report



Subject Property Location

565 BRISTLE CONE DR, MACON, GA 31220-2715

County:	**BIBB GA**	Census Tract:	130210134.091027
Property Use:	Single Family Residential	Zoning:	R-1A
Parcel Number:	I006-0266	Thomas Bros Pg-Grid:	

Valuation

Value:	**$185,000**	FSD:	27	Common Confidence Score:	25
Value Range:	$135,050 - $234,950	ICE Confidence Score:	73		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	11
Assd Land Value:	$4,320	Market Land Value:	$10,800	Tax Year:	2026
Assd Improvement:	$60,222	Market Improvment Value:	$150,555	Total Taxable Value:	$1,807
Total Assessed Value:	$64,542	Total Assessor Market Value:	$161,355	Delinquent Year:	
				Tax Account ID:	8968
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 145 Block: II District: 13 Subdivision: LAKE WILDWOOD Land Lot: 207
Abbreviated Description: LAKE WILDWOOD
City/Muni/Twp: UNINCORPORATED AREA

Property Characteristics

Lot Size:	11,761 SF	Bedrooms:	3	Pool:	
Building Area:	1328 SF	Baths:	2	Fireplace:	1
Year Built:	1992	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/15/2026	Sales Price:	N/A
Document #:	BK-PG 11862-251	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/05/2024	Sales Price:	N/A
Document #:	BK-PG 11067-6	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/14/2024	Sales Price:	$175,000
Document #:	BK-PG 11862 -248	Type of Sale:	Verified Sale Price
Contract Date:	05/10/2024		
Document Type:			
Legal Description:			

Lot: 145 Block: II District: 13 Subdivision: LAKE WILDWOOD SUBDIVISION Land Lot: 207 Map Ref: MB 46 OG 123-128

Prior Transfer

Recording Date:	05/10/2024	Sales Price:	$175,000
Document #:	BK-PG 11862 -248	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

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Document Type:
Legal Description:
Lot: 145 Block: II District: 13 Subdivision: LAKE WILDWOOD Land Lot: 207
Abbreviated Description: LAKE WILDWOOD
City/Muni/Twp: UNINCORPORATED AREA

Prior Transfer

Recording Date:	01/24/2022	Sales Price:	$72,496
Document #:	BK-PG 9503-237	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/16/2021	Sales Price:	$128,000
Document #:	BK-PG 11067 -4	Type of Sale:	Verified Sale Price
Contract Date:	11/05/2021		
Document Type:			

Legal Description:
Lot: 145 District: 13 Subdivision: LAKE WILDWOOD SUBDIVISION Legal Unit: II Land Lot: 207 Map Ref: MB 46 PG 123-128

Prior Transfer

Recording Date:	11/05/2021	Sales Price:	$128,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/22/2015	Sales Price:	$78,500
Document #:	BK-PG 9503 -234	Type of Sale:	Verified Sale Price
Contract Date:	07/17/2015		
Document Type:			

Legal Description:
Lot: 145 District: 13 Subdivision: LAKE WILDWOOD SUBDIVISION Legal Unit: II Land Lot: 207 Map Ref: MB46 PG123-128

Mortgage Record

Recording Date:	05/22/2015	Loan Amount:	N/A
Document #:	BK-PG 9463-192	Loan Type:	Commercial
TD Due Date:	04/01/2018	Type Finance:	

Legal Description:
Lot: 145 Subdivision: LAKE WILDWOOD SUBDIVISION Legal Unit: II

Prior Transfer

Recording Date:	03/06/2015	Sales Price:	$40,000
Document #:	BK-PG 9417 -229	Type of Sale:	Verified Sale Price
Contract Date:	02/11/2015		
Document Type:			

Legal Description:
Lot: 145 District: 13 Subdivision: LAKE WILDWOOD SUBDIVISION Legal Unit: II Land Lot: 207 Map Ref: MB46 PG123-128

Prior Transfer

Recording Date:	09/28/2006	Sales Price:	N/A
Document #:	004782980003 BK-PG 7233 -0236	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	09/26/2006		
Document Type:			

Legal Description:
Lot: 145 Subdivision: LAKE WILDWOOD SUBDIVISION Legal Unit: II Map Ref: MB46 PG126

Area Sales Analysis

Total Area Sales	$2,295,499	Median # of Bedrooms	3
Median Lot Size	11,326 SF	Median # of Baths	2
Median Living Area	1,492 SF	Median Year Built	1988
Price Range - 2 Yrs	$70,000 to $275,000	Age Range	33 years to 52 years
Median Value	$157,500	Median Age	38 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.34Mi.	**379 EDGEWATER DR** **MACON, GA 31220-2622**	10/07/2026	$163,000	$97	1677	/3/1	1974	9,148 SF	
		APN: I005-0030 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 30 Subdivision: LAKE WILDWOOD SUBDIVISION Legal Unit: 1 MapRef: MB 46 PG 83-89 Abbreviated Description: Lot:30 Subdivision:LAKE WILDWOOD SUBDIVISION Legal Unit:1 Map Ref:MB 46 PG 83-89								
2	.31Mi.	**343 EDGEWATER DR** **MACON, GA 31220-2622**	08/17/2026	$118,500	$45	2628	/2/2	1975	10,454 SF	
		APN: I005-0023 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 23 District: 13 Subdivision: LAKE WILDWOOD SUBDIVISION Legal Unit: 1 Land Lot: 208 MapRef: MB 46 PG 85 Abbreviated Description: Lot:23 District:13 Subdivision:LAKE WILDWOOD SUBDIVISION Legal Unit:1 Land Lot:208 Map Ref:MB 46 PG 85								
3	.16Mi.	**572 LACEBARK DR** **MACON, GA 31220-2710**	07/02/2026	$70,000	$54	1276	/3/2	1993	10,890 SF	
		APN: I006-0229 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 219 District: 13 Subdivision: LAKE WILDWOOD SUBDIVISION Legal Unit: II Land Lot: 208 MapRef: MB 46 PG 123-128 Abbreviated Description: Lot:219 District:13 Subdivision:LAKE WILDWOOD SUBDIVISION Legal Unit:II Land Lot:208 Map Ref:MB 46 PG 123-128								
4	.45Mi.	**991 ROUNDTABLE LN**	07/02/2026	$170,000	$143	1185	/3/2	1974	11,326 SF	

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MACON, GA 31220-3508
APN: H006-0297 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 37 District: 13 Subdivision: LAKE WILDWOOD SUBDIVISION Legal Unit: VI Land Lot: 202 MapRef: MB 48 PG 125-132 Abbreviated
Description: Lot:37 District:13 Subdivision:LAKE WILDWOOD SUBDIVISION Legal Unit:VI Land Lot:202 Map Ref:MB 48 PG 125-132City/Muni/Twp:MACON City/Muni/Twp: MACON

5	.28Mi.	**637 WILL SCARLET WAY**	05/20/2026	$200,000	$131	1516	/3/2	1988	12,632 SF

MACON, GA 31220-2737
APN: H006-0199 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 54 District: 13 Subdivision: LAKE WILDWOOD SUBDIVISION Legal Unit: V Land Lot: 202 MapRef: MB 47 PG 111-116 Abbreviated
Description: Lot:54 District:13 Subdivision:LAKE WILDWOOD SUBDIVISION Legal Unit:V Land Lot:202 Map Ref:MB 47 PG 111-116City/Muni/Twp:MACON City/Muni/Twp: MACON

6	.29Mi.	**616 WILL SCARLET WAY**	03/31/2026	$106,000	$74	1419	/3/2	1991	10,890 SF

MACON, GA 31220-2736
APN: H006-0160 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 217 Block: 5 District: 13 Subdivision: LAKE WILDWOOD SUBDIVISION Land Lot: 202 MapRef: MB 47 PG 111-116 Abbreviated
Description: Lot:217 Block:5 District:13 Subdivision:LAKE WILDWOOD SUBDIVISION Land Lot:202 Map Ref:MB 47 PG 111-116

7	.12Mi.	**565 LACEBARK DR**	03/30/2026	$120,000	$90	1320	/3/2	1987	27,878 SF

MACON, GA 31220-2711
APN: I006-0293 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 173&174 Subdivision: LAKE WILDWOOD SUBDIVISION Legal Unit: II MapRef: MB 82 PG 112 Abbreviated
Description: Lot:173&174 Subdivision:LAKE WILDWOOD SUBDIVISION Legal Unit:II Map Ref:MB 82 PG 112

8	.24Mi.	**378 FOX TAIL DR**	03/03/2026	$275,000	$119	2299	/3/2	1990	17,424 SF

MACON, GA 31220-2704
APN: I006-0299 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 37 District: 13 Subdivision: FOXTAIL ON THE LAKE SUBDIVISION Land Lot: 208 MapRef: MB 81 PG 125 Abbreviated
Description: Lot:37 District:13 Subdivision:FOXTAIL ON THE LAKE SUBDIVISION Land Lot:208 Map Ref:MB 81 PG 125

9	.36Mi.	**543 LOBLOLLY LN**	02/20/2026	$157,500	$130	1204	/3/2	1989	10,454 SF

MACON, GA 31220-2709
APN: H005-0123 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 255 District: 13 Subdivision: LAKE WILDWOOD SUBDIVISION Legal Unit: II Land Lot: 201 MapRef: MB 46 PG 123-128 Abbreviated
Description: Lot:255 District:13 Subdivision:LAKE WILDWOOD SUBDIVISION Legal Unit:II Land Lot:201 Map Ref:MB 46 PG 123-128

10	.04Mi.	**589 BRISTLE CONE DR**	02/20/2026	$205,500	$134	1531	/3/2	1991	26,136 SF

MACON, GA 31220-2715
APN: I006-0263 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 148&149 District: 13 Subdivision: LAKE WILDWOOD SUBDIVISION Legal Unit: II Land Lot: 207 MapRef: MB 73 PG 49 Abbreviated
Description: Lot:148&149 District:13 Subdivision:LAKE WILDWOOD SUBDIVISION Legal Unit:II Land Lot:207 Map Ref:MB 73 PG 49

11	.3Mi.	**614 FRIAR TUCK LN**	01/28/2026	$140,000	$102	1366	/3/2	1991	12,632 SF

MACON, GA 31220-2721
APN: H006-0116 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 127 Block: 5 District: 13 Subdivision: LAKE WILDWOOD SUBDIVISION Legal Unit: V Land Lot: 202 MapRef: MB 47 PG 113 Abbreviated
Description: Lot:127 Block:5 District:13 Subdivision:LAKE WILDWOOD SUBDIVISION Legal Unit:V Land Lot:202 Map Ref:MB 47 PG 113

12	.1Mi.	**587 LACEBARK DR**	01/26/2026	$195,000	$124	1564	/3/2	1988	11,761 SF

MACON, GA 31220-2711
APN: I006-0291 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 176 District: 13 Subdivision: LAKE WILDWOOD SUBDIVISION Legal Unit: II Land Lot: 208 MapRef: MB 46 PG 123-128 Abbreviated
Description: Lot:176 District:13 Subdivision:LAKE WILDWOOD SUBDIVISION Legal Unit:II Land Lot:208 Map Ref:MB 46 PG 123-128

13	.36Mi.	**370 EDGEWATER DR**	01/07/2026	$94,999	$62	1512	/3/2	1977	10,019 SF

MACON, GA 31220-2614
APN: I005-0035 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 35 District: 13 Subdivision: LAKE WILDWOOD SUBDIVISION Legal Unit: I Land Lot: 208 MapRef: MB 46 PG 83-89 Abbreviated
Description: Lot:35 District:13 Subdivision:LAKE WILDWOOD SUBDIVISION Legal Unit:I Land Lot:208 Map Ref:MB 46 PG 83-89

14	.18Mi.	**584 TABLE MOUNTAIN DR**	12/02/2025	$95,000	$70	1348	/3/1	1979	13,504 SF

MACON, GA 31220-2716
APN: H006-0049 Document #:
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 163A Block: 2 Subdivision: LAKE WILDWOOD SUBDIVISION Legal Unit: VIII MapRef: MB 75 PG 46-50 Abbreviated
Description: Lot:163A Block:2 Subdivision:LAKE WILDWOOD SUBDIVISION Legal Unit:VIII Map Ref:MB 75 PG 46-50

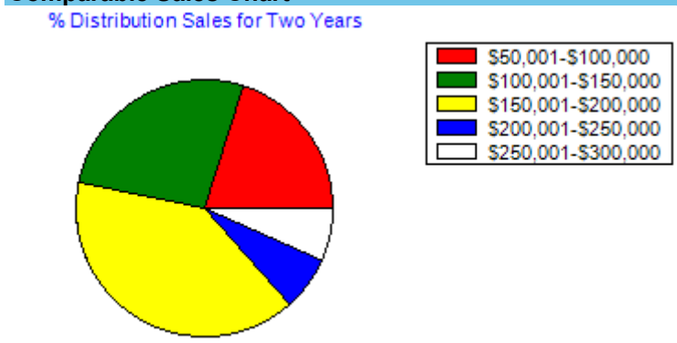
15	.23Mi.	**842 WILL SCARLET WAY**	11/10/2025	$185,000	$123	1492	/3/2	1987	10,454 SF

MACON, GA 31220-2732
APN: I006-0367 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 169 Block: 5 Subdivision: LAKE WILDWOOD SUBDIVISION Legal Unit: V MapRef: MB 47 PG 111-116 Abbreviated
Description: Lot:169 Block:5 Subdivision:LAKE WILDWOOD SUBDIVISION Legal Unit:V Map Ref:MB 47 PG 111-116

ICE SiteX Report

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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.

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.	**565 BRISTLE CONE DR**	**05/10/2024**	$161,355	$64,542	1,328	/3/2	1992	11,761 SF	
.02Mi.	**573 BRISTLE CONE DR**	**07/18/2022**	$199,189	$79,676	1,943	/3/2	1992	16,988 SF	
.03Mi.	**543 BRISTLE CONE DR**	**10/05/2007**	$105,050	$42,020	1,108	/2/1	1975	23,958 SF	
.04Mi.	**566 BRISTLE CONE DR**	**12/03/2008**	$139,752	$55,901	1,404	/3/2	1989	10,890 SF	
.04Mi.	**560 BRISTLE CONE DR**	**08/04/2020**	$144,327	$57,731	1,419	/4/2	1989	10,890 SF	
.04Mi.	**572 BRISTLE CONE DR**	**08/29/2016**	$149,930	$59,972	1,392	/3/2	1989	11,761 SF	
.04Mi.	**589 BRISTLE CONE DR**	**12/20/1994**	$176,791	$70,716	1,531	/3/2	1991	26,136 SF	
.05Mi.	**554 BRISTLE CONE DR**	**05/31/2023**	$141,636	$56,654	1,316	/3/2	1989	10,890 SF	
.05Mi.	**766 FRIAR TUCK LN**	**11/19/2024**	$110,682	$44,273	1,120	/3/1	1983	10,890 SF	
.05Mi.	**774 FRIAR TUCK LN**	**07/31/1996**	$107,789	$43,116	1,184	/3/2	1978	10,890 SF	
.05Mi.	**758 FRIAR TUCK LN**	**08/05/2024**	$131,421	$52,568	1,221	/3/2	1990	11,326 SF	
.05Mi.	**548 BRISTLE CONE DR**	**05/04/2018**	$146,450	$58,580	1,509	/3/2	1981	10,890 SF	
.05Mi.	**782 FRIAR TUCK LN**	**03/08/2022**	$167,425	$66,970	1,435	/3/2	1993	10,890 SF	
.06Mi.	**584 BRISTLE CONE DR**	**12/15/2015**	$150,549	$60,220	1,326	/3/2	1985	12,632 SF	
.06Mi.	**750 FRIAR TUCK LN**	**08/15/2008**	$111,166	$44,466	1,124	/3/2	1978	11,761 SF	
.06Mi.	**542 BRISTLE CONE DR**	**04/25/2005**	$122,321	$48,928	1,257	/3/2	1981	10,454 SF	

Rent vs. Own

Households Occupied by Renters:	34%	Households Occupied by Owners:	59%

Demographics & Income

Median Age:	43.6 years old	Households:	5,780
Median Household Income:	$93,725	Households w/Family:	75%
Household Income Per Capita:	$45,289	Households w/Family Married:	59%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Bibb County School District	Students:	21,334
Number of Schools:	35	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.95Mi.	**Westside High School** Number of Students: 1,013 Student-Teacher Ratio: 17.38 Advanced Placement: Yes	F	Public	9 - 12
1.97Mi.	**Heritage Elementary School** Number of Students: 524 Student-Teacher Ratio: 13.65	C-	Public	PK - 5
3.54Mi.	**Weaver Middle School** Number of Students: 894 Student-Teacher Ratio: 14.08	D-	Public	6 - 8

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Flood Report

The Subject Property of **565 BRISTLE CONE DR, MACON, GA 31220-2715** 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	47%	SIGNIFICANTLY LOWER
BURGLARY	60%	NOTABLY LOWER
MOTOR VEHICLE THEFT	54%	NOTABLY LOWER
FORCIBLE ROBBERY	125%	HIGHER
AGGRAVATED ASSAULT	43%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	85%	LOWER
MURDER	79%	LOWER
OVERALL	61%	NOTABLY 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.
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