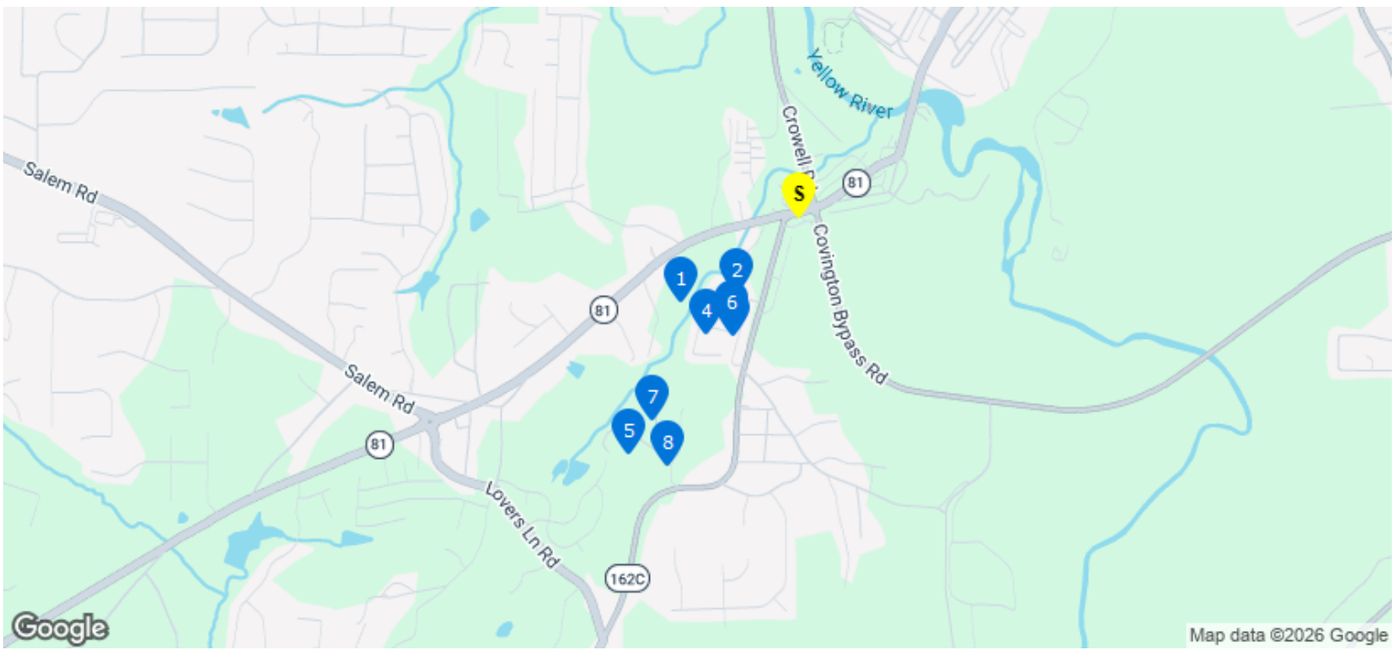
ICE SiteX Report

OrderID: 98745787

SiteX Property Information Report



Subject Property Location

56 S BROAD ST, COVINGTON, GA 30016-8887

County:	**NEWTON GA**	Census Tract:	1005.07
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	P0030-00000-038-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$127,000**	FSD:	36	Common Confidence Score:	19
Value Range:	$81,280 - $172,720	ICE Confidence Score:	64		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	4
Assd Land Value:	$10,000	Market Land Value:	$25,000	Tax Year:	2025
Assd Improvement:	$36,360	Market Improvment Value:	$90,900	Total Taxable Value:	$1,798
Total Assessed Value:	$46,360	Total Assessor Market Value:	$115,900	Delinquent Year:	
				Tax Account ID:	43447
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Subdivision: PORTERDALE

Abbreviated Description:	1.10AC 56 S BROAD ST
City/Muni/Twp:	PORTERDALE

Property Characteristics

Lot Size:	1.100 AC	Bedrooms:	2	Pool:	
Building Area:	760 SF	Baths:	1	Fireplace:	
Year Built:	1958	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:		Ext Walls:	Vinyl siding
Number of Units:		Garage Type:	Carport	Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Composition Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/28/2024	Sales Price:	$154,400
Document #:	2024011385 BK-PG 4456-656	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	10/28/2024	Sales Price:	$154,400
Document #:	2024011384 BK-PG 4456-656	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	11/22/2022	Sales Price:	$84,000
Document #:	2022018727 BK-PG 4165-636	Type of Sale:	
Document Type:	Release		
Legal Description:			

Prior Transfer

Recording Date:	11/22/2022	Sales Price:	$84,000
Document #:	2022018726 BK-PG 4165-636	Type of Sale:	

ICE SiteX Report

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Document Type: Release
Legal Description:

Prior Transfer

Recording Date: 11/14/2022
Document #: 2022-005884 BK-PG 4456-654
Contract Date: 11/14/2022
Document Type: Deed
Legal Description:
Subdivision: PORTERDALE
Abbreviated Description: 1.10AC 56 S BROAD ST

Sales Price: N/A
Type of Sale: Non Arms-Length Transfer

Mortgage Record

Recording Date: 11/14/2022
Document #: 018725 BK-PG -
Contract Date: 11/14/2022
TD Due Date: 01/01/2052
Legal Description:
Subdivision: PORTERDALE
Abbreviated Description: 1.10AC 56 S BROAD ST

Loan Amount: N/A
Loan Type: Commercial Loan
Type Finance:

Mortgage Record

Recording Date: 03/25/2021
Document #: 005408 BK-PG 0000004165-0000000636
Contract Date: 03/18/2021
TD Due Date: 01/01/2024
Legal Description:
Map Ref: 2959421

Loan Amount: N/A
Loan Type: Unknown Loan Type
Type Finance:

Prior Transfer

Recording Date: 03/18/2021
Document #: 2021-001485 BK-PG 4165-634
Contract Date: 03/18/2021
Document Type: Deed
Legal Description:
Subdivision: PORTERDALE
Abbreviated Description: 1.10AC 56 S BROAD ST

Sales Price: $84,000
Type of Sale: Non Residential Transfer

Prior Transfer

Recording Date: 01/31/2020
Document #: 2020-000547 BK-PG 3963-240
Contract Date: 01/31/2020
Document Type: Deed
Legal Description:
Subdivision: PORTERDALE
Abbreviated Description: 1.10AC 56 S BROAD ST

Sales Price: $68,000
Type of Sale: Non Residential Transfer

Prior Transfer

Recording Date: 09/19/2018
Document #: 2018-003773 BK-PG 3753-219
Contract Date: 09/19/2018
Document Type: Deed
Legal Description:
Subdivision: PORTERDALE
Abbreviated Description: 1.10AC 56 S BROAD ST

Sales Price: N/A
Type of Sale: Non Arms-Length Transfer

Prior Transfer

Recording Date: 09/19/2018
Document #: 2018-003772 BK-PG 3753-221
Contract Date: 09/19/2018
Document Type: Deed
Legal Description:
Subdivision: PORTERDALE
Abbreviated Description: 1.10AC 56 S BROAD ST

Sales Price: N/A
Type of Sale: Non Arms-Length Transfer

Prior Transfer

Recording Date: 09/29/2010
Document #: 9259 BK-PG 1634-322
Document Type: Assignment
Legal Description:

Sales Price: N/A
Type of Sale:

Area Sales Analysis

Total Area Sales	$1,849,000	Median # of Bedrooms	
Median Lot Size	13,504 SF	Median # of Baths	2
Median Living Area	1,418 SF	Median Year Built	2003
Price Range - 2 Yrs	$90,000 to $313,000	Age Range	2 years to 70 years
Median Value	$240,500	Median Age	23 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**5 HIGHWAY 162 COVINGTON, GA 30016-7741**	01/31/2025	$75,000	$78	956	//1	1950	16,988 SF	
		APN: P0030-00000-094-000 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Subdivision: PORTERDALE Abbreviated Description: Subdivision:PORTERDALE Abbreviated Description:.39AC 5 JACKSON ROAD								
2	.16Mi.	**42 S BROAD ST**	04/22/2026	$50,000	$31	1590	//1	1921	9,148 SF	

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		PORTERDALE, GA 30014-3354							
	APN: P0030-00000-030-000 Document #:								
	Document Type: Warranty Deed Price Code: A								
	Land Use: Single Family Residential								
	Legal: Subdivision: PORTERDALE Abbreviated Description: Subdivision:PORTERDALE Abbreviated Description:.21AC 42 S BROAD ST								
3	.19Mi.	**38 S BROAD ST**	04/30/2025	$200,000	$76	2632	/4/2	1900	19,602 SF
		PORTERDALE, GA 30014-3354							
	APN: P0030-00000-028-000 Document #: D2025-004579								
	Document Type: Warranty Deed Price Code: A								
	Land Use: Single Family Residential								
	Legal: Subdivision: PORTERDALE Abbreviated Description: Subdivision:PORTERDALE Abbreviated Description:.45AC 38 S BROAD ST								
4	.21Mi.	**35 PAULA DR**	08/22/2025	$355,000	$128	2764	//2	2008	5,663 SF
		PORTERDALE, GA 30014-5013							
	APN: P045D-00000-018-000 Document #:								
	Document Type: Limited Warranty Deed Price Code: A								
	Land Use: Single Family Residential								
	Legal: Lot: 18 Subdivision: NANSBROOK Abbreviated Description: Abbreviated Description:LT 18 NANSBROOK								
5	.22Mi.	**15 KEVIN CT**	09/11/2026	$330,000	$146	2264	//2	2006	5,663 SF
		PORTERDALE, GA 30014-5009							
	APN: P045D-00000-015-000 Document #:								
	Document Type: Warranty Deed Price Code: A								
	Land Use: Single Family Residential								
	Legal: Lot: 15 Subdivision: NANSBROOK Abbreviated Description: Abbreviated Description:LT 15 NANSBROOK								
6	.22Mi.	**595 CROWELL RD**	08/11/2025	$184,900	$159	1162	//1	1982	27,007 SF
		PORTERDALE, GA 30014-5007							
	APN: P0450-00000-024-000 Document #: D2025-008902								
	Document Type: Warranty Deed Price Code:								
	Land Use: Single Family Residential								
	Legal: Subdivision: HWY 81 & HEATON ROAD Abbreviated Description: Subdivision:HWY 81 & HEATON ROAD Abbreviated Description:.62AC LL99 GOLF CRS RD								
7	.23Mi.	**25 KEVIN CT**	03/17/2026	$325,000	$117	2768	//2	2006	5,663 SF
		PORTERDALE, GA 30014-5009							
	APN: P045D-00000-014-000 Document #:								
	Document Type: Limited Warranty Deed Price Code: A								
	Land Use: Single Family Residential								
	Legal: Lot: 14 Subdivision: NANSBROOK Abbreviated Description: Abbreviated Description:LT 14 NANSBROOK								
8	.23Mi.	**10 BARTON LN**	07/31/2025	$329,900	$175	1890	/4/3	2024	28,314 SF
		COVINGTON, GA 30016-1450							
	APN: 0053C-00000-016-000 Document #:								
	Document Type: Warranty Deed Price Code: A								
	Land Use: Single Family Residential								
	Legal:								
9	.23Mi.	**40 BARTON LN**	06/18/2025	$347,900	$184	1890	//2	2024	30,928 SF
		COVINGTON, GA 30016-1450							
	APN: 0053C-00000-019-000 Document #:								
	Document Type: Warranty Deed Price Code: A								
	Land Use: Single Family Residential								
	Legal:								
10	.24Mi.	**35 KEVIN CT**	04/24/2026	$340,000	$150	2264	//2	2006	6,098 SF
		PORTERDALE, GA 30014-5009							
	APN: P045D-00000-013-000 Document #:								
	Document Type: Limited Warranty Deed Price Code: A								
	Land Use: Single Family Residential								
	Legal: Lot: 13 Subdivision: NANSBROOK Abbreviated Description: Abbreviated Description:LT 13 NANSBROOK								
11	.28Mi.	**2 HIGHWAY 162**	09/02/2026	$233,000	$152	1533	//1	1951	28,750 SF
		COVINGTON, GA 30016-7740							
	APN: P0030-00000-102-000 Document #:								
	Document Type: Warranty Deed Price Code: A								
	Land Use: Single Family Residential								
	Legal: Subdivision: PORTERDALE Abbreviated Description: Subdivision:PORTERDALE Abbreviated Description:.66AC 2 JACKSON ROAD								
12	.29Mi.	**100 WYNFIELD DR**	03/13/2025	$228,000	$179	1271	//2	2003	15,246 SF
		COVINGTON, GA 30016-8634							
	APN: P045A-00000-010-000 Document #: D2025-002555								
	Document Type: Warranty Deed Price Code: A								
	Land Use: Single Family Residential								
	Legal: Lot: 9 Subdivision: WORTHINGTON WOODS Abbreviated Description: Abbreviated Description:LT 9 WORTHINGTON WOODS								
13	.32Mi.	**10 ELM ST**	05/20/2026	$75,000	$56	1340	//1	1906	6,970 SF
		COVINGTON, GA 30014-3399							
	APN: P0030-00000-073-000 Document #:								
	Document Type: Warranty Deed Price Code: A								
	Land Use: Single Family Residential								
	Legal: Subdivision: PORTERDALE Abbreviated Description: Subdivision:PORTERDALE Abbreviated Description:.16AC 10 ELM ST								
14	.33Mi.	**2 WILLOW ST**	09/02/2026	$65,000	$30	2144	//2	1916	4,792 SF
		PORTERDALE, GA 30014-2902							
	APN: P0030-00000-012-000 Document #:								
	Document Type: Warranty Deed Price Code:								
	Land Use: Duplex (2 units, any combination)								
	Legal: Subdivision: PORTERDALE Abbreviated Description: Subdivision:PORTERDALE Abbreviated Description:.11AC 2 WILLOW STREET								
15	.33Mi.	**8 ELM ST**	11/14/2025	$91,000	$89	1020	//2	1916	5,227 SF
		COVINGTON, GA 30014-3399							
	APN: P0030-00000-072-000 Document #:								
	Document Type: Warranty Deed Price Code:								
	Land Use: Single Family Residential								
	Legal: Subdivision: PORTERDALE Abbreviated Description: Subdivision:PORTERDALE Abbreviated Description:.12AC 8 ELM STREET								
16	.36Mi.	**3 ELM ST**	09/30/2025	$180,000	$113	1590	//1	1926	8,276 SF
		PORTERDALE, GA 30014-3353							
	APN: P0030-00000-067-000 Document #:								
	Document Type: Limited Warranty Deed Price Code:								
	Land Use: Single Family Residential								
	Legal: Lot: 539 Subdivision: PORTERDALE Abbreviated Description: Subdivision:PORTERDALE Abbreviated Description:LT 539 VILLAGE S/D								
17	.37Mi.	**20 OAKMONT CT**	02/20/2025	$246,000	$167	1472	//2	2003	14,375 SF
		COVINGTON, GA 30016-8643							
	APN: P045A-00000-054-000 Document #: D2025-001708								
	Document Type: Warranty Deed Price Code: A								
	Land Use: Single Family Residential								
	Legal: Lot: 53 Subdivision: WORTHINGTON WOODS Abbreviated Description: Abbreviated Description:LT 53 WORTHINGTON WOODS								
18	.4Mi.	**35 WELDON PL**	05/05/2026	$220,000	$179	1231	//2	2003	12,632 SF

ICE SiteX Report

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COVINGTON, GA 30016-8632
APN: P045A-00000-050-000 Document #:
Document Type: Limited Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 49 Subdivision: WORTHINGTON WOODS Abbreviated Description: Abbreviated Description:LT 49 WORTHINGTON WOODS

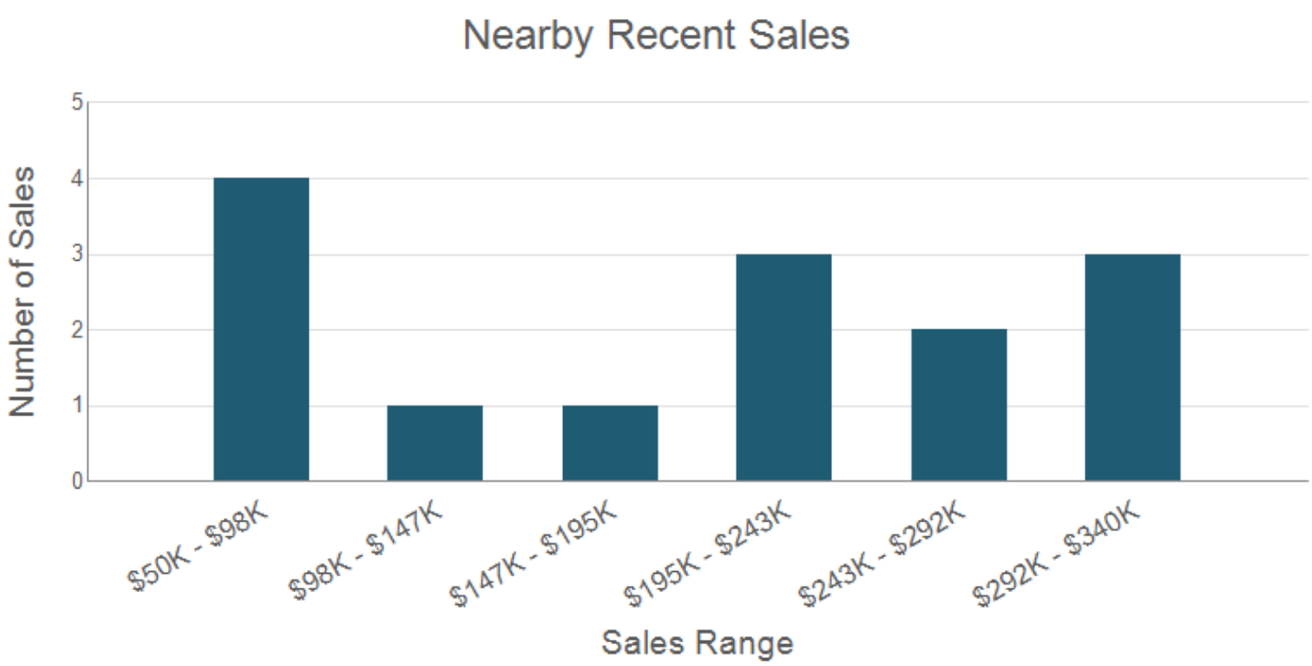
19	.42Mi.	**25 MIMOSA RD**	05/01/2026	$90,000	$64	1398	//1	1962	84,506 SF

COVINGTON, GA 30016-8613
APN: 00450-00000-054-000 Document #:
Document Type: Limited Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Subdivision: HWY 81 & HEATON ROAD Abbreviated Description: Subdivision:HWY 81 & HEATON ROAD Abbreviated Description:1.94AC HWY 81

20	.43Mi.	**14 HIGHWAY 162**	03/10/2026	$150,000	$152	989	//1	1948	20,909 SF

COVINGTON, GA 30016-7740
APN: P0030-00000-108-000 Document #:
Document Type: Limited Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Subdivision: PORTERDALE Abbreviated Description: Subdivision:PORTERDALE Abbreviated Description:.48AC 14 JACKSON ROAD

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.	**56 S BROAD ST**	**11/14/2022**	$115,900	$46,360	760	/2/1	1958	1 SF	
.04Mi.	**58 S BROAD ST**	**10/07/2021**	$155,400	$62,160	989	//1	1958	2 SF	
.06Mi.	**54 S BROAD ST**	**11/03/2022**	$254,000	$101,600	1,600	//2	1980	4 SF	
.09Mi.	**1 HIGHWAY 162**	**12/06/2018**	$125,500	$50,200	1,114	//1	1951	16,988 SF	
.09Mi.	**1932 HIGHWAY 81 S**	**06/24/1993**	$139,200	$55,680	1,412	//1	1975	1 SF	
.11Mi.	**10 MICHAEL RYAN DR**	**07/14/2023**	$362,800	$145,120	2,320	/4/3	2023	19,166 SF	
.11Mi.	**10 WYNFIELD DR**	**08/31/2023**	$267,300	$106,920	1,362	//2	2003	20,909 SF	
.11Mi.	**120 MADISON WAY**	**02/14/2022**	$310,000	$124,000	1,856	/4/3	2020	7,841 SF	
.11Mi.	**3 HIGHWAY 162**	**04/25/2018**	$156,500	$62,600	1,035	//1	1951	15,246 SF	
.12Mi.	**1958 HIGHWAY 81 S**	**11/04/1997**	$131,500	$52,600	1,024	//1	1975	1 SF	
.12Mi.	**50 S BROAD ST**	**06/27/2018**	$188,300	$75,320	1,590	//2	1921	9,148 SF	
.12Mi.	**85 MADISON WAY**	**11/30/2020**	$267,900	$107,160	1,456	/4/2	2021	6,534 SF	
.12Mi.	**100 MADISON WAY**	**02/14/2022**	$310,000	$124,000	1,856	/4/3	2020	7,405 SF	
.12Mi.	**15 MICHAEL RYAN DR**	**11/03/2023**	$362,800	$145,120	2,320	/4/3	2023	9,148 SF	
.13Mi.	**75 MADISON WAY**	**04/25/2022**	$340,700	$136,280	1,898	/3/2	2021	5,663 SF	
.13Mi.	**620 CROWELL RD**	**11/17/1993**	$169,600	$67,840	1,404	//2	1968	3 SF	

Rent vs. Own

Households Occupied by Renters:	34%	Households Occupied by Owners:	58%

ICE SiteX Report

OrderID: 98745787

Demographics & Income

Median Age:	37.8 years old	Households:	15,771
Median Household Income:	$69,592	Households w/Family:	70%
Household Income Per Capita:	$32,125	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	38%

School District

School District Zone:	Newton County School District	Students:	18,672
Number of Schools:	22	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.09Mi.	**Liberty Middle School** Number of Students: 894 Student-Teacher Ratio: 16.8	D-	Public	6 - 8
8.20Mi.	**Alcovy High School** Number of Students: 1,968 Student-Teacher Ratio: 19.72 Advanced Placement: Yes	D	Public	9 - 12
1.95Mi.	**South Salem Elementary School** Number of Students: 855 Student-Teacher Ratio: 14.52	D-	Public	PK - 5

Flood Report

The Subject Property of **56 S BROAD ST, COVINGTON, GA 30016-8887** 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	104%	SIMILAR
BURGLARY	129%	HIGHER
MOTOR VEHICLE THEFT	97%	SIMILAR
FORCIBLE ROBBERY	95%	SIMILAR
AGGRAVATED ASSAULT	115%	HIGHER
FORCIBLE RAPE	98%	SIMILAR
MURDER	104%	SIMILAR
OVERALL	110%	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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