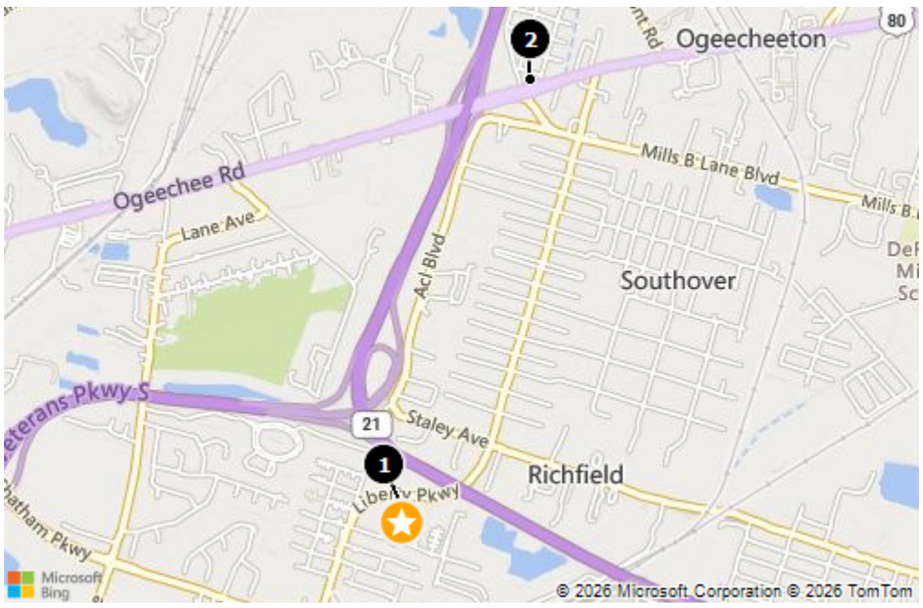
# ICE SiteX Report

**OrderID: 98263449**

## SiteX Property Information Report




## Subject Property Location

### 5 PEACHTREE PL, SAVANNAH, GA 31405-6317

| | | | |
|---|---|---|---|
| County: | **CHATHAM GA** | Census Tract: | 130510105.021002 |
| Property Use: | Multi-Family Dwellings (Generic, any combination 2+) | Zoning: | R3 |
| Parcel Number: | 1-0702 -08-023 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$620,000** | FSD: | 31 | Common Confidence Score: | 25 |
| Value Range: | $427,800 - $812,200 | ICE Confidence Score: | 69 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2026 | Market Value Year: | 2026 | Tax Rate Code Area: | |
| Assd Land Value: | $16,360 | Market Land Value: | $40,900 | Tax Year: | 2024 |
| Assd Improvement: | $37,840 | Market Improvment Value: | $94,600 | Total Taxable Value: | |
| Total Assessed Value: | $54,200 | Total Assessor Market Value: | $135,500 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 5 Phase No: 3

| | |
|---|---|
| Abbreviated Description: | LOT 5 RAINBOW APTS S/D PH 3 |
| City/Muni/Twp: | UNINCORPORATED AREA |

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 20,473 SF | Bedrooms: | | Pool: | |
| Building Area: | | Baths: | | Fireplace: | |
| Year Built: | | Partial Baths: | | Type Const: | |
| Number of Buildings: | 2 | Number of Rooms: | | Ext Walls: | |
| Number of Units: | | Garage Type: | | Heating: | |
| Number of Stories: | | Number of Cars: | | A/C: | |
| Style: | | Basement: | | Roof Cover: | |
| | | Foundation: | | Elevator: | |

## Subject Property Deed/Transfer History
## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 08/04/2026 | Loan Amount: | N/A |
| Document #: | BK-PG 0000004049-0000000611 | Loan Type: | New Conventional |
| TD Due Date: | 01/01/2052 | Type Finance: | |
| **Legal Description:** | | | |

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 07/27/2026 | Sales Price: | $431,250 |
| Document #: | BK-PG 2795-151 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 05/05/2022 | Loan Amount: | N/A |
| Document #: | BK-PG 0000002795-0000000151 | Loan Type: | Commercial |
| TD Due Date: | 01/01/2052 | Type Finance: | |
| **Legal Description:** | | | |

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/06/2019 | Sales Price: | $140,000 |
| Document #: | BK-PG 987-640 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

# ICE SiteX Report

**OrderID: 98263449**

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 07/12/2019 | Loan Amount: | N/A |
| Document #: | 031785960016 BK-PG 0000001668-0000000415 | Loan Type: | Commercial |
| TD Due Date: | 01/01/2049 | Type Finance: | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/05/2018 | Sales Price: | $140,000 |
| Document #: | BK-PG 987-640 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 01/12/2017 | Loan Amount: | N/A |
| Document #: | 30164380019 BK-PG 0987-640 | Loan Type: | Unknown |
| TD Due Date: | 01/01/2047 | Type Finance: | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/14/2013 | Sales Price: | $380,000 |
| Document #: | BK-PG 388O -839 | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
Lot: 5 Phase No: 3
Abbreviated Description: LOT 5 RAINBOW APTS S/D PH 3
City/Muni/Twp: UNINCORPORATED AREA

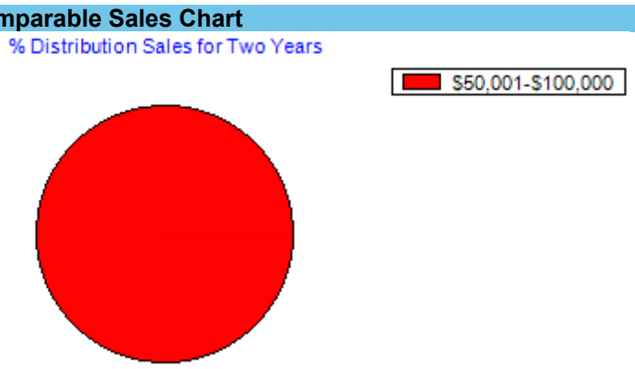
## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $534,000 | Median # of Bedrooms | 2 |
| Median Lot Size | 9,954 SF | Median # of Baths | 1 |
| Median Living Area | 699 SF | Median Year Built | 2000 |
| Price Range - 2 Yrs | $85,000 to $449,000 | Age Range | 26 years to 26 years |
| Median Value | $267,000 | Median Age | 26 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .04Mi. | **3 GREEN GATE CT**<br>**SAVANNAH, GA 31405-6314** | 05/18/2026 | $449,000 | | | // | | 9,583 SF | |
| | | APN: 1-0702 -08-019 Document #:<br>Document Type: Price Code: V<br>Land Use: Multi-Family Dwellings (Generic, any combination 2+)<br>Legal: Lot: 3 Subdivision: MULTI-FAMILY Abbreviated Description: Subdivision:MULTI-FAMILY Abbreviated Description:LOT 3 RAINBOW APTS S/D PH 2 | | | | | | | | |
| 2 | 1.27Mi. | **3604 PLYMOUTH AVE**<br>**SAVANNAH, GA 31405-0400** | 03/10/2026 | $85,000 | $60 | 1398 | /4/2 | 2000 | 10,324 SF | |
| | | APN: 2-0638 -04-006 Document #:<br>Document Type: Price Code: V<br>Land Use: Multi-Family Dwellings (Generic, any combination 2+)<br>Legal: Lot: 195196 Subdivision: TREMONT PARK Abbreviated Description: Lot:195196 Subdivision:TREMONT PARK Abbreviated Description:PT LOT B RECOMBINATION OF LOTS 195,196, 197, 198 & 199 HIG; RESID LAND/COMM IMPR | | | | | | | | |

## 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

**OrderID: 98263449**

## 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. | **5 PEACHTREE PL** | **06/14/2013** | $135,500 | $54,200 | | | | 20,473 SF | |
| .02Mi. | **4 PEACHTREE PL** | **06/14/2013** | $135,500 | $54,200 | | | | 15,682 SF | |
| .02Mi. | **3 PEACHTREE PL** | **03/21/2022** | $135,500 | $54,200 | | | | 13,939 SF | |
| .04Mi. | **2 PEACHTREE PL** | **06/14/2013** | $135,500 | $54,200 | | | | 13,978 SF | |
| .04Mi. | **1 PEACHTREE PL** | **11/05/2022** | $135,500 | $54,200 | | | | 13,939 SF | |
| .04Mi. | **5 GREEN GATE CT** | **04/05/2011** | $135,500 | $54,200 | | | | 14,375 SF | |
| .04Mi. | **3 GREEN GATE CT** | **05/19/2011** | $135,500 | $54,200 | | | | 9,583 SF | |
| .05Mi. | **1 GREEN GATE CT** | **05/26/2011** | $135,500 | $54,200 | | | | 10,454 SF | |
| .07Mi. | **2011 WESTLAKE AVE** | **11/05/2022** | $271,000 | $108,400 | | | | 15,751 SF | |
| .07Mi. | **4 GREEN GATE CT** | **05/07/2013** | $135,500 | $54,200 | | | | 10,454 SF | |
| .07Mi. | **2001 WESTLAKE AVE** | **06/14/2013** | $271,000 | $108,400 | | | | 16,117 SF | |
| .08Mi. | **2021 WESTLAKE AVE** | **05/31/2022** | $271,000 | $108,400 | | | | 15,682 SF | |
| .08Mi. | **2 GREEN GATE CT** | **07/01/2015** | $135,500 | $54,200 | | | | 10,890 SF | |
| .09Mi. | **3 RAINBOW DR** | **02/12/2013** | $271,000 | $108,400 | | | | 17,424 SF | |
| .09Mi. | **1 RAINBOW DR** | **02/12/2013** | $271,000 | $108,400 | | | | 16,988 SF | |
| .09Mi. | **2031 WESTLAKE AVE** | **11/05/2022** | $271,000 | $108,400 | | | | 15,682 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 35% | Households Occupied by Owners: | 55% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 39.2 years old | Households: | 15,167 |
| Median Household Income: | $70,979 | Households w/Family: | 60% |
| Household Income Per Capita: | $37,495 | Households w/Family Married: | 39% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 25% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Savannah-Chatham County Public School System | Students: | 35,744 |
| Number of Schools: | 57 | Rating: | C+ |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 1.66Mi. | **Derenne Middle School**<br>Number of Students: 484<br>Student-Teacher Ratio: 10.5 | D- | Public | 6 - 8 |
| 2.01Mi. | **Beach High School**<br>Number of Students: 973<br>Student-Teacher Ratio: 14.88 | D | Public | 9 - 12 |
| 1.22Mi. | **Haven Elementary School**<br>Number of Students: 361<br>Student-Teacher Ratio: 12.03 | D+ | Public | PK - 5 |

## Flood Report

The Subject Property of **5 PEACHTREE PL, SAVANNAH, GA 31405-6317** 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** | 118% | HIGHER |
| **BURGLARY** | 109% | SIMILAR |
| **MOTOR VEHICLE THEFT** | 114% | HIGHER |
| **FORCIBLE ROBBERY** | 114% | HIGHER |
| **AGGRAVATED ASSAULT** | 97% | SIMILAR |
| **FORCIBLE RAPE** | 106% | SIMILAR |
| **MURDER** | 106% | SIMILAR |
| **OVERALL** | 102% | SIMILAR |

## Disaster Alerts

9/24/2024 - Hurricane Helene

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: 98263449**

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