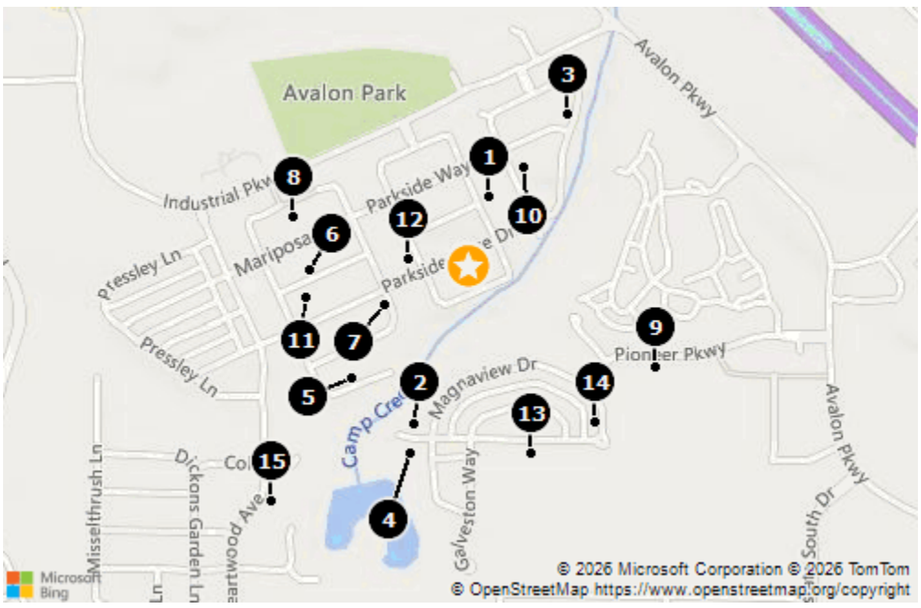
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

621 PARKSIDE PLACE DR, MCDONOUGH, GA 30253-9077

County:	**HENRY GA**	Census Tract:	131510703.191026
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	076D02107000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$343,000**	FSD:	10	Common Confidence Score:	61
Value Range:	$308,700 - $377,300	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	2
Assd Land Value:	$18,000	Market Land Value:	$45,000	Tax Year:	2026
Assd Improvement:	$112,640	Market Improvment Value:	$281,600	Total Taxable Value:	$3,751
Total Assessed Value:	$130,640	Total Assessor Market Value:	$326,600	Delinquent Year:	
				Tax Account ID:	42638
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 107 District: 7 Subdivision: PARKSIDE @ AVALON Land Lot: 194+
Abbreviated Description: 107 PARKSIDE @ AVALON
City/Muni/Twp: MCDONOUGH

Property Characteristics

Lot Size:		Bedrooms:	4	Pool:	
Building Area:	2602 SF	Baths:	2	Fireplace:	Yes
Year Built:	2014	Partial Baths:	1	Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	2
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/29/2026	Sales Price:	$297,511
Document #:	2026-025322 BK-PG 18397-22	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/25/2026	Loan Amount:	N/A
Document #:	BK-PG 0000019488-0000000317	Loan Type:	Unknown
TD Due Date:	01/01/2051	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	12/27/2024	Loan Amount:	N/A
Document #:	D2024-030499 BK-PG 0000019390-0000000354	Loan Type:	FHA
TD Due Date:	01/01/2051	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	10/04/2022	Loan Amount:	N/A
Document #:	2022035348 BK-PG 0000019216-0000000696	Loan Type:	FHA
TD Due Date:	01/01/2051	Type Finance:	
Legal Description:			

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Prior Transfer

Recording Date:	08/30/2021	Sales Price:	$177,669
Document #:	36157 BK-PG 13679-255	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/16/2021	Sales Price:	$315,000
Document #:	2021-008875 BK-PG 18397-20	Type of Sale:	Full Amount on Deed
Contract Date:	08/16/2021		
Document Type:			

Legal Description:
Lot: 107 Subdivision: PARKSIDE @ AVALON
Abbreviated Description: LAND LOT: 194+ /LAND DISTRICT: 7; SINGLE FAMILY RESIDENTIAL

Prior Transfer

Recording Date:	08/16/2021	Sales Price:	$315,000
Document #:	BK-PG 18397 -20	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 107 District: 7 Subdivision: PARKSIDE @ AVALON Land Lot: 194+
Abbreviated Description: 107 PARKSIDE @ AVALON
City/Muni/Twp: MCDONOUGH

Mortgage Record

Recording Date:	08/07/2014	Loan Amount:	N/A
Document #:	2014017366 BK-PG 13679-255	Loan Type:	FHA
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	07/18/2014	Sales Price:	$192,400
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/18/2014	Sales Price:	$192,347
Document #:	2014-004957 BK-PG 13679-254	Type of Sale:	Full Amount on Deed
Contract Date:	07/18/2014		
Document Type:			

Legal Description:
Lot: 107 Subdivision: PARKSIDE @ AVALON
Abbreviated Description: LAND LOT: 194+ |LAND DISTRICT:

Area Sales Analysis

Total Area Sales	$4,789,250	Median # of Bedrooms	4
Median Lot Size	SF	Median # of Baths	2
Median Living Area	2,484 SF	Median Year Built	2019
Price Range - 2 Yrs	$207,000 to $399,000	Age Range	2 years to 21 years
Median Value	$300,200	Median Age	7 years

Comparable Sales Data

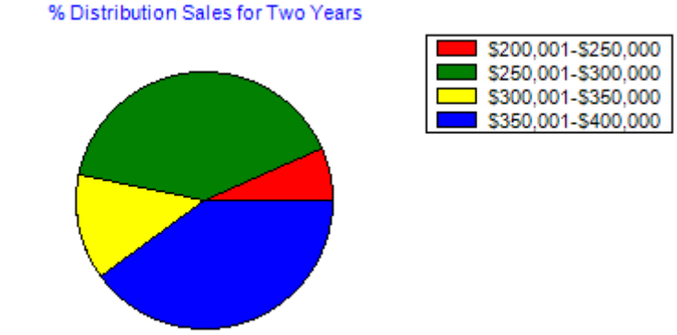
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.1Mi.	**849 PARKSIDE PLACE AVE MCDONOUGH, GA 30253-9095**	10/06/2026	$288,000	$109	2623	/4/2	2014	SF	
		APN: 076D02013000 Document #:								
		Document Type: Price Code: V								
		Land Use: Single Family Residential								
		Legal: Lot: 13 Subdivision: PARKSIDE @ AVALON Abbreviated Description: Abbreviated Description:13 PARKSIDE @ AVALON LANDLOT: 194+ LANDDIST: 7								
2	.22Mi.	**284 MAGNAVIEW DR MCDONOUGH, GA 30253-3044**	10/05/2026	$280,000	$147	1900	/4/2	2019	SF	
		APN: 094D02080000 Document #:								
		Document Type: Price Code: V								
		Land Use: Single Family Residential								
		Legal: Lot: 80 Subdivision: COTTAGES @ AVALON Abbreviated Description: Abbreviated Description:80 COTTAGES @ AVALON LANDLOT: 194+ LANDDIST: 7								
3	.25Mi.	**154 PARKVIEW PLACE DR MCDONOUGH, GA 30253-9074**	09/28/2026	$279,900	$153	1825	5/3/2	2005	SF	
		APN: 076D01069000 Document #: D2026-025216								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Lot: 69 Subdivision: PARKVIEW @ AVALON Abbreviated Description: Abbreviated Description:69 PARKVIEW @ AVALON LANDLOT: 194+ LANDDIST: 7								
4	.26Mi.	**289 MAGNAVIEW DR MCDONOUGH, GA 30253-3037**	07/30/2026	$275,000	$162	1692	/3/2	2019	SF	
		APN: 094D02084000 Document #: D2026-019611								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Lot: 84 Subdivision: COTTAGES @ AVALON Abbreviated Description: Abbreviated Description:84 COTTAGES @ AVALON LANDLOT: 194+ LANDDIST: 7								
5	.22Mi.	**395 PAULOWNIA CIR MCDONOUGH, GA 30253-3093**	06/24/2026	$370,000	$154	2392	/4/3	2023	SF	
		APN: 076G01043000 Document #:								
		Document Type: Price Code: V								
		Land Use: Single Family Residential								
		Legal: Lot: 43 Subdivision: WILDWOOD @ AVALON Abbreviated Description: Lot:43 Subdivision:WILDWOOD @ AVALON Abbreviated Description:LD: 7LL: 194 LANDLOT: 194 LANDDIST: 7								

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6	.21Mi.	**828 ROYAL RED CT** **MCDONOUGH, GA 30253-3091**	06/08/2026	$365,000	$136	2682	/3/2	2022	SF	
	APN: 076G01127000 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 127 Subdivision: WILDWOOD @ AVALON Abbreviated Description: Lot:127 Subdivision:WILDWOOD @ AVALON Abbreviated Description:LD: 7LL: 194 LANDLOT: 194 LANDDIST: 7									
7	.13Mi.	**601 BLUE ASH CT** **MCDONOUGH, GA 30253-3019**	06/08/2026	$375,000	$139	2682	/4/2	2020	SF	
	APN: 076G01167000 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 167 Subdivision: WILDWOOD @ AVALON Abbreviated Description: Lot:167 Subdivision:WILDWOOD @ AVALON Abbreviated Description:CORNER LOT. 601 BLUE ASH CT/16 LANDLOT: 194 LANDDIST: 7									
8	.25Mi.	**259 PAULOWNIA CIR** **MCDONOUGH, GA 30253-3094**	05/20/2026	$365,000	$148	2451	10/3/2	2024	SF	
	APN: 076G01089000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 89 Subdivision: WILDWOOD @ AVALON Abbreviated Description: Lot:89 Subdivision:WILDWOOD @ AVALON Abbreviated Description:LD: 7LL: 194 LANDLOT: 194 LANDDIST: 7									
9	.29Mi.	**5053 PIONEER PKWY** **MCDONOUGH, GA 30253-3045**	05/19/2026	$300,200	$120	2484	/4/3	2020	SF	
	APN: 094D02172000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 172 Subdivision: COTTAGES @ AVALON Abbreviated Description: Abbreviated Description:172 COTTAGES @ AVALON LANDLOT: 194+ LANDDIST: 7									
10	.15Mi.	**262 PARKVIEW PLACE DR** **MCDONOUGH, GA 30253-7324**	05/14/2026	$207,000	$72	2855	/5/3	2011	SF	
	APN: 076D01081000 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 81 Subdivision: PARKVIEW @ AVALON Abbreviated Description: Abbreviated Description:81 PARKVIEW @ AVALON LANDLOT: 194+ LANDDIST: 7									
11	.22Mi.	**837 ROYAL RED CT** **MCDONOUGH, GA 30253-3091**	05/07/2026	$385,250	$122	3138	/4/3	2021	SF	
	APN: 076G01134000 Document #: D2026011684 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 134 Subdivision: WILDWOOD @ AVALON Abbreviated Description: Lot:134 Subdivision:WILDWOOD @ AVALON Abbreviated Description:LD: 7LL: 194 LANDLOT: 194 LANDDIST: 7									
12	.08Mi.	**957 PARKSIDE PLACE AVE** **MCDONOUGH, GA 30253-9093**	04/01/2026	$335,000	$128	2602	/4/2	2014	SF	
	APN: 076D02039000 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 39 Subdivision: PARKSIDE @ AVALON Abbreviated Description: Abbreviated Description:39 PARKSIDE @ AVALON LANDLOT: 194+ LANDDIST: 7									
13	.27Mi.	**251 MAGNAVIEW DR** **MCDONOUGH, GA 30253-3037**	03/31/2026	$290,000	$163	1771	2/3/2	2017	SF	
	APN: 094D02138000 Document #: D2026007956 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 138 Subdivision: COTTAGES @ AVALON Abbreviated Description: Abbreviated Description:138 COTTAGES @ AVALON LANDLOT: 194+ LANDDIST: 7									
14	.27Mi.	**212 MAGNAVIEW DR** **MCDONOUGH, GA 30253-3041**	02/25/2026	$274,900	$147	1869	3/4/2	2018	SF	
	APN: 094D02202000 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 202 Subdivision: COTTAGES @ AVALON Abbreviated Description: Abbreviated Description:202 COTTAGES @ AVALON LANDLOT: 194+ LANDDIST: 7									
15	.41Mi.	**1263 HEARTWOOD AVE** **MCDONOUGH, GA 30253-3068**	01/28/2026	$399,000	$122	3253	/4/2	2018	SF	Yes
	APN: 076F01194000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 194 Subdivision: PARK PLACE @ AVALON Abbreviated Description: Abbreviated Description:194 PARK PLACE @ AVALON LANDLOT: 194+ LANDDIST: 7									

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.

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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.	**621 PARKSIDE PLACE DR**	**08/16/2021**	$326,600	$130,640	2,602	/4/2	2014		
.01Mi.	**617 PARKSIDE PLACE DR**	**09/09/2025**	$345,800	$138,320	3,154	/4/2	2014		
.01Mi.	**625 PARKSIDE PLACE DR**	**05/13/2022**	$380,200	$152,080	3,258	/5/3	2016		
.02Mi.	**613 PARKSIDE PLACE DR**	**07/15/2014**	$326,200	$130,480	2,615	/4/2	2014		
.02Mi.	**629 PARKSIDE PLACE DR**	**02/11/2021**	$324,300	$129,720	2,398	/4/2	2014		
.02Mi.	**906 PARKSIDE PLACE AVE**	**07/26/2021**	$337,800	$135,120	2,598	/4/3	2014		
.03Mi.	**902 PARKSIDE PLACE AVE**	**03/27/2020**	$326,500	$130,600	2,620	/4/2	2014		
.03Mi.	**910 PARKSIDE PLACE AVE**	**03/25/2022**	$358,800	$143,520	2,615	/4/2	2014		
.03Mi.	**620 PARKSIDE PLACE DR**	**07/10/2020**	$331,700	$132,680	2,668	/5/3	2014		
.03Mi.	**898 PARKSIDE PLACE AVE**	**08/07/2019**	$321,700	$128,680	2,304	/4/2	2014		
.03Mi.	**624 PARKSIDE PLACE DR**	**07/15/2021**	$361,200	$144,480	2,611	/4/2	2014		
.03Mi.	**616 PARKSIDE PLACE DR**	**07/31/2019**	$346,700	$138,680	3,380	/4/2	2014		
.03Mi.	**914 PARKSIDE PLACE AVE**	**08/23/2019**	$325,300	$130,120	2,303	/4/2	2014		
.03Mi.	**633 PARKSIDE PLACE DR**	**01/29/2020**	$325,600	$130,240	2,703	/5/3	2014		
.04Mi.	**870 PARKSIDE PLACE AVE**	**07/30/2015**	$333,700	$133,480	2,908	/5/3	2014		
.04Mi.	**628 PARKSIDE PLACE DR**	**11/28/2017**	$327,000	$130,800	2,706	/4/2	2015		

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	35.4 years old	Households:	24,012
Median Household Income:	$92,218	Households w/Family:	73%
Household Income Per Capita:	$37,410	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Henry County School District	Students:	43,012
Number of Schools:	53	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.14Mi.	**Luella Middle School** Number of Students: 849 Student-Teacher Ratio: 21.94	D	Public	6 - 8
2.77Mi.	**Luella High School** Number of Students: 1,236 Student-Teacher Ratio: 18.31 Advanced Placement: Yes	D+	Public	9 - 12
1.52Mi.	**Oakland Elementary School** Number of Students: 462 Student-Teacher Ratio: 14.62	D-	Public	PK - 5

Flood Report

The Subject Property of **621 PARKSIDE PLACE DR, MCDONOUGH, GA 30253-9077** 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	102%	SIMILAR
MOTOR VEHICLE THEFT	121%	HIGHER
FORCIBLE ROBBERY	104%	SIMILAR
AGGRAVATED ASSAULT	94%	SIMILAR
FORCIBLE RAPE	88%	LOWER
MURDER	107%	SIMILAR
OVERALL	102%	SIMILAR

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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