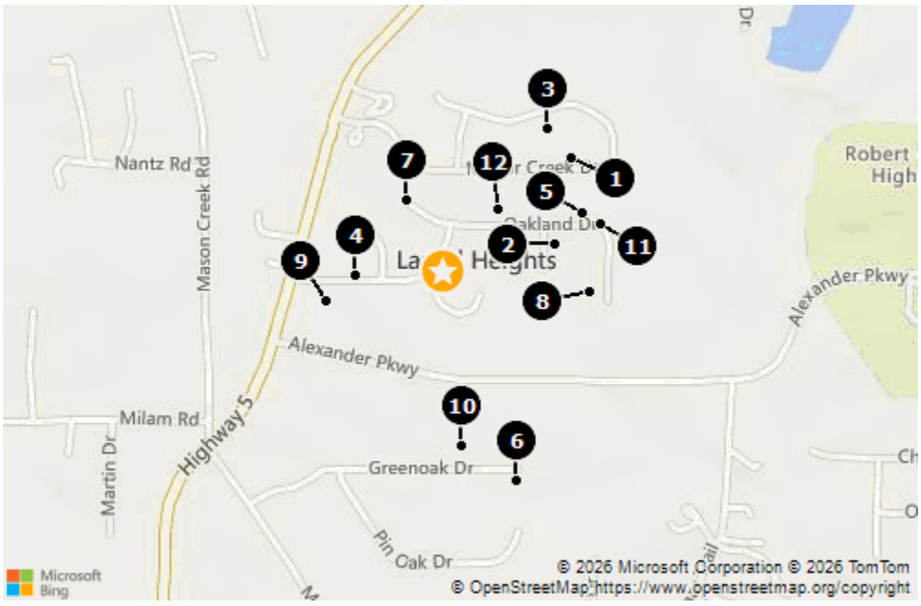
ICE SiteX Report

OrderID: 96977546

SiteX Property Information Report



Subject Property Location

6810 LAURELWOOD DR, DOUGLASVILLE, GA 30135-3542

County:	**DOUGLAS GA**	Census Tract:	130970805.062005
Property Use:	Single Family Residential	Zoning:	R-LD
Parcel Number:	0069-02-5- -00085	Thomas Bros Pg-Grid:	

Valuation

Value:	**$294,000**	FSD:	18	Common Confidence Score:	36
Value Range:	$241,080 - $346,920	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	01
Assd Land Value:	$17,920	Market Land Value:	$44,800	Tax Year:	2025
Assd Improvement:	$90,520	Market Improvment Value:	$226,300	Total Taxable Value:	$2,908
Total Assessed Value:	$108,440	Total Assessor Market Value:	$271,100	Delinquent Year:	
				Tax Account ID:	28161
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 26 District: 25 Subdivision: LAUREL HEIGHTS Legal Unit: 3 Land Lot: 69
Abbreviated Description: HSE/LOT #26, LAUREL HEIGHTS S/D, UNIT 3

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1798 SF	Baths:	2	Fireplace:	1
Year Built:	1976	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:		Basement:	No	Roof Cover:	Shingle
		Foundation:	Masonry	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	12/17/2024	Loan Amount:	N/A
Document #:	BK-PG 0000004396-0000000277	Loan Type:	FHA
TD Due Date:	01/01/2050	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	11/17/2023	Loan Amount:	N/A
Document #:	BK-PG 0000004288-0000000531	Loan Type:	FHA
TD Due Date:	01/01/2050	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	10/11/2023	Sales Price:	$204,232
Document #:	BK-PG 3861-505	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/08/2020	Sales Price:	$128,137
Document #:	BK-PG 3350-262	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

ICE SiteX Report

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Prior Transfer

Recording Date:	09/15/2020	Sales Price:	N/A
Document #:	BK-PG 2296-411	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/15/2020	Loan Amount:	N/A
Document #:	BK-PG 0000003861-0000000505	Loan Type:	FHA
TD Due Date:	01/01/2050	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	09/11/2020	Sales Price:	$208,000
Document #:	2020-003952 BK-PG 3861-503	Type of Sale:	Full Amount on Deed
Contract Date:	09/11/2020		
Document Type:			

Legal Description:

Lot: 26 Subdivision: AVALON S/D 1-3

Abbreviated Description: HSE/LOT #26, LAUREL HEIGHTS S/D, UNIT 3 LANDLOT: 69 LANDDIST: 25; RESIDENTIAL LOT

Prior Transfer

Recording Date:	09/11/2020	Sales Price:	$208,000
Document #:	BK-PG 3861 -503	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Lot: 26 District: 25 Subdivision: LAUREL HEIGHTS Legal Unit: 3 Land Lot: 69

Abbreviated Description: HSE/LOT #26, LAUREL HEIGHTS S/D, UNIT 3

Prior Transfer

Recording Date:	01/12/2016	Sales Price:	$127,687
Document #:	10175070001 BK-PG 3242-560	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/28/2015	Loan Amount:	N/A
Document #:	010164740019 BK-PG 3350-262	Loan Type:	VA
TD Due Date:	12/11/2031	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	09/11/2014	Loan Amount:	N/A
Document #:	007345140019 BK-PG 3242-560	Loan Type:	VA
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	11/18/2009	Sales Price:	$86,000
Document #:	2990050001 BK-PG 2740-382	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/29/2009	Loan Amount:	N/A
Document #:	BK-PG 2828-973	Loan Type:	Stand Alone Second
TD Due Date:	10/21/2024	Type Finance:	

Legal Description:

Lot: 26 District: 2 Subdivision: LAUREL HEIGHTS 03 Land Lot: 69

Prior Transfer

Recording Date:	10/22/2008	Sales Price:	$55,000
Document #:	2601520001 BK-PG 2618-961	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/15/2008	Loan Amount:	N/A
Document #:	BK-PG 2740-382	Loan Type:	Stand Alone Second
TD Due Date:	10/01/2023	Type Finance:	

Legal Description:

Lot: 26 District: 2 Subdivision: LAUREL HEIGHTS 03 Land Lot: 69

Mortgage Record

Recording Date:	09/14/2007	Loan Amount:	N/A
Document #:	BK-PG 2618-961	Loan Type:	Stand Alone Second
TD Due Date:	08/27/2022	Type Finance:	

Legal Description:

Lot: 26 District: 2 Subdivision: LAUREL HEIGHTS 03 Land Lot: 69

Mortgage Record

Recording Date:	01/19/2006	Loan Amount:	N/A
Document #:	BK-PG 2296-411	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	

Legal Description:

Lot: 26 Section: 5 District: 2 Subdivision: LAUREL HEIGHTS Legal Unit: 3 Land Lot: 69

ICE SiteX Report

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Area Sales Analysis

Total Area Sales	$3,405,835	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,715 SF	Median Year Built	1974
Price Range - 2 Yrs	$185,900 to $410,000	Age Range	27 years to 54 years
Median Value	$277,500	Median Age	52 years

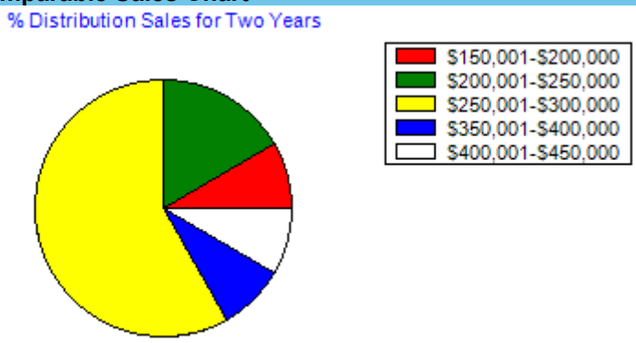
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.24Mi.	**6720 MANOR CREEK DR** **DOUGLASVILLE, GA 30135-3684**	03/04/2026	$260,000	$152	1701	/3/2	1999	SF	
		APN: 0069-02-5- -00168 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 15 Subdivision: BEAVER ESTATES Abbreviated Description: Subdivision:BEAVER ESTATES Abbreviated Description:HSE/LOT #15, PILGRIMS MANOR S/D								
2	.15Mi.	**4430 POPLAR CT** **DOUGLASVILLE, GA 30135-3554**	01/21/2026	$298,000	$221	1348	/3/2	1976	SF	Yes
		APN: 0069-02-5- -00074 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 37 Subdivision: AVALON S/D 1-3 Abbreviated Description: Subdivision:AVALON S/D 1-3 Abbreviated Description:HSE/LOT #37, LAUREL HEIGHTS S/D								
3	.24Mi.	**6590 MANOR CREEK DR** **DOUGLASVILLE, GA 30135-3682**	01/16/2026	$300,000	$139	2146	/3/2	1999	SF	
		APN: 0069-02-5- -00176 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 23 Subdivision: BEAVER ESTATES Abbreviated Description: Subdivision:BEAVER ESTATES Abbreviated Description:HSE/LOT #23, PILGRIMS MANOR S/D								
4	.12Mi.	**6896 LAURELWOOD DR** **DOUGLASVILLE, GA 30135-3566**	12/31/2025	$255,000	$183	1392	/3/2	1972	SF	
		APN: 0069-02-5- -00033 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 78 Subdivision: AVALON S/D 1-3 Abbreviated Description: Subdivision:AVALON S/D 1-3 Abbreviated Description:HSE/LOT #78, LAUREL HEIGHTS UNIT 3								
5	.2Mi.	**6742 OAKLAND DR** **DOUGLASVILLE, GA 30135-3550**	12/17/2025	$226,935	$131	1729	/3/2	1974	SF	
		APN: 0069-02-5- -00058 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 53 Subdivision: AVALON S/D 1-3 Abbreviated Description: Subdivision:AVALON S/D 1-3 Abbreviated Description:HSE/LOT #53, LAUREL HEIGHTS S/D								
6	.31Mi.	**6797 GREENOAK DR** **DOUGLASVILLE, GA 30135-4558**	12/01/2025	$385,000	$174	2202	/3/2	1992	SF	
		APN: 0060-02-5- -00104 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Subdivision: BLAKELY WOODS PRIVATE ESTATES Abbreviated Description: Subdivision:BLAKELY WOODS PRIVATE ESTATES Abbreviated Description:HSE/LOT #16, MASON CREEK ESTATES S/D, UNIT 3								
7	.11Mi.	**6850 OAKLAND DR** **DOUGLASVILLE, GA 30135-3552**	09/29/2025	$245,000	$152	1606	/3/2	1973	SF	
		APN: 0069-02-5- -00047 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 64 Subdivision: LAUREL HEIGHTS Abbreviated Description: Abbreviated Description:HSE/LOT #64, LAUREL HEIGHTS S/D								
8	.2Mi.	**6675 OAKLAND DR** **DOUGLASVILLE, GA 30135-3547**	09/16/2025	$285,000	$211	1346	/3/2	1975	SF	
		APN: 0069-02-5- -00068 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 43 Subdivision: LAUREL HEIGHTS Abbreviated Description: Abbreviated Description:HSE/LOT #43, LAUREL HEIGHTS S/D								
9	.16Mi.	**6917 LAURELWOOD DR** **DOUGLASVILLE, GA 30135-3543**	09/09/2025	$185,900	$92	2016	/3/2	1973	SF	
		APN: 0069-02-5- -00102 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 9 Subdivision: AVALON S/D 1-3 Abbreviated Description: Subdivision:AVALON S/D 1-3 Abbreviated Description:HSE/LOT #9, LAUREL HEIGHTS S/D, UNIT 3								
10	.24Mi.	**6808 GREENOAK DR** **DOUGLASVILLE, GA 30135-4553**	03/31/2025	$410,000	$141	2897	/3/2	1991	43,560 SF	
		APN: 0060-02-5- -00099 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Subdivision: BLAKELY WOODS PRIVATE ESTATES Abbreviated Description: Subdivision:BLAKELY WOODS PRIVATE ESTATES Abbreviated Description:HSE/LOT #11, MASON CREEK ESTATES S/D, U-3 LANDLOT: 60 LANDDIST: 25; RESIDENTIAL LOT								
11	.24Mi.	**6724 OAKLAND DR** **DOUGLASVILLE, GA 30135-3550**	03/17/2025	$285,000	$112	2530	/3/2	1974	SF	
		APN: 0069-02-5- -00060 01 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 51 Subdivision: AVALON S/D 1-3 Abbreviated Description: Subdivision:AVALON S/D 1-3 Abbreviated Description:HSE/LOT #51, LAUREL HEIGHTS S/D, UNIT 3 LANDLOT: 69 LANDDIST: 25; RESIDENTIAL LOT								
12	.11Mi.	**6802 OAKLAND DR** **DOUGLASVILLE, GA 30135-3552**	12/04/2024	$270,000	$183	1475	/3/2	1973	SF	
		APN: 0069-02-5- -00052 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 59 Subdivision: AVALON S/D 1-3 Abbreviated Description: Subdivision:AVALON S/D 1-3 Abbreviated Description:HSE/LOT #59, LAUREL HEIGHTS S/D, U-3 LANDLOT: 69 LANDDIST: 25; RESIDENTIAL LOT								

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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.	**6810 LAURELWOOD DR**	**09/11/2020**	$271,100	$108,440	1,798	/3/2	1976		
.02Mi.	**6812 LAUREL VIEW CT**	**11/24/2008**	$223,700	$89,480	1,410	/3/2	1976		
.03Mi.	**6840 LAURELWOOD DR**	**04/26/1996**	$231,000	$92,400	1,758	/3/2	1973		
.04Mi.	**6825 OAKLAND DR**	**08/10/2020**	$246,500	$98,600	1,606	/3/2	1976		
.05Mi.	**6845 OAKLAND DR**	**08/07/2009**	$214,000	$85,600	1,748	/3/2	1973		
.05Mi.	**6814 LAUREL VIEW CT**	**03/30/2020**	$185,900	$74,360	1,416	/3/2	1976		
.05Mi.	**6854 LAURELWOOD DR**	**12/23/2021**	$219,200	$87,680	1,588	/3/2	1973		
.05Mi.	**6833 LAURELWOOD DR**	**02/25/1992**	$260,600	$104,240	2,028	/3/2	1973		Yes
.05Mi.	**6818 LAUREL VIEW CT**	**12/20/2021**	$206,600	$82,640	1,407	/3/2	1976		
.06Mi.	**6831 LAUREL VIEW CT**	**05/02/2024**	$283,600	$113,440	1,208	/3/2	1973		
.06Mi.	**4445 OAKLAND CT**	**03/26/2020**	$259,900	$103,960	1,545	/3/2	1975		
.06Mi.	**6855 OAKLAND DR**	**03/02/2021**	$199,000	$79,600	1,548	/3/2	1973		
.07Mi.	**4450 ELMWOOD CT**	**07/18/2005**	$222,900	$89,160	1,482	/3/2	1973		Yes
.07Mi.	**6811 OAKLAND DR**	**02/21/2018**	$175,800	$70,320	1,288	/3/2	1976		
.07Mi.	**4438 ELMWOOD CT**	**09/13/2019**	$287,900	$115,160	1,906	/3/1	1973		
.07Mi.	**6829 LAUREL VIEW CT**	**10/24/2016**	$213,900	$85,560	1,650	/3/2	1973		

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	38.0 years old	Households:	23,744
Median Household Income:	$98,740	Households w/Family:	75%
Household Income Per Capita:	$39,518	Households w/Family Married:	50%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Douglas County School District	Students:	25,521
Number of Schools:	35	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.70Mi.	**Alexander High School** Number of Students: 1,830 Student-Teacher Ratio: 18.37 Advanced Placement: Yes	B	Public	9 - 12
1.83Mi.	**Yeager Middle School** Number of Students: 529 Student-Teacher Ratio: 14.9	C	Public	6 - 8
0.33Mi.	**Bill Arp Elementary School** Number of Students: 645 Student-Teacher Ratio: 14.63	C	Public	KG - 5

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	86%	LOWER
BURGLARY	72%	NOTABLY LOWER
MOTOR VEHICLE THEFT	89%	LOWER
FORCIBLE ROBBERY	89%	LOWER
AGGRAVATED ASSAULT	66%	NOTABLY LOWER
FORCIBLE RAPE	88%	LOWER
MURDER	71%	NOTABLY LOWER
OVERALL	75%	NOTABLY LOWER

Disaster Alerts

9/24/2024 - Hurricane Helene 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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