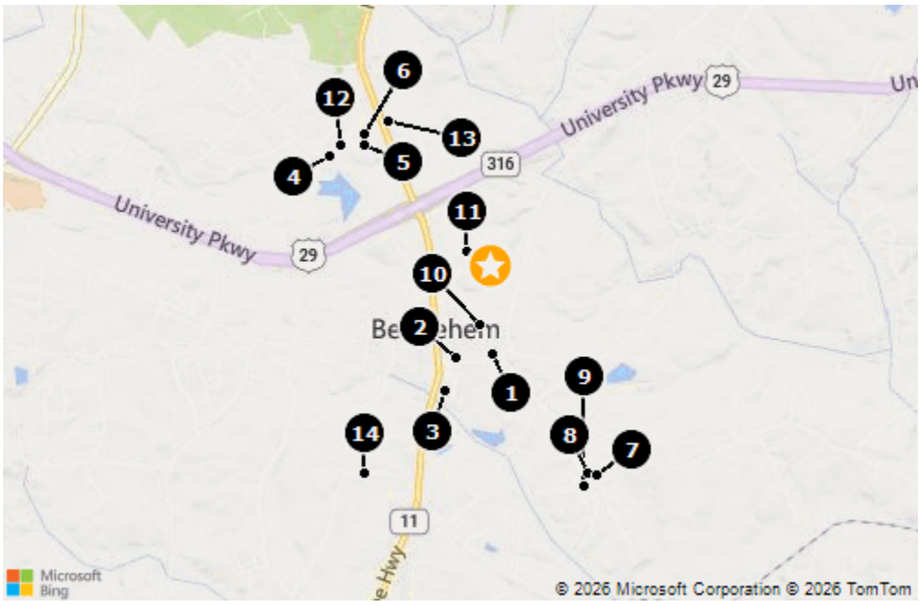
ICE SiteX Report

OrderID: 98722739

SiteX Property Information Report



Subject Property Location

685 THORN BROOK RDG, BETHLEHEM, GA 30620-2408

County:	**BARROW GA**	Census Tract:	130131805.023021
Property Use:	Single Family Residential	Zoning:	R-1
Parcel Number:	BE05A 016	Thomas Bros Pg-Grid:	

Valuation

Value:	**$311,000**	FSD:	8	Common Confidence Score:	73
Value Range:	$286,120 - $335,880	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	3
Assd Land Value:	$24,000	Market Land Value:	$60,000	Tax Year:	2025
Assd Improvement:	$76,734	Market Improvment Value:	$191,834	Total Taxable Value:	$2,547
Total Assessed Value:	$100,734	Total Assessor Market Value:	$251,834	Delinquent Year:	
				Tax Account ID:	15465
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 16 Subdivision: THORNBROOK Land Lot: RES
Abbreviated Description: LOT 16 THORN BROOK
City/Muni/Twp: BETHLEHEM

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1283 SF	Baths:	2	Fireplace:	1
Year Built:	1998	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	2
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:	Masonry	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/24/2026	Sales Price:	$256,410
Document #:	BK-PG 2865-63	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/31/2024	Sales Price:	$228,734
Document #:	BK-PG 2769-281	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/24/2024	Sales Price:	N/A
Document #:	BK-PG 2865-60	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	07/18/2024		
Document Type:			
Legal Description:			

Lot: 16 Subdivision: THORNBROOK
Abbreviated Description: LOT 16 THORN BROOK LANDLOT: RES; RESIDENTIAL LOT

Prior Transfer

Recording Date:	07/18/2024	Sales Price:	N/A

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Document #:	BK-PG 2865 -60	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 16 Subdivision: THORNBROOK Land Lot: RES
Abbreviated Description: LOT 16 THORN BROOK
City/Muni/Twp: BETHLEHEM

Prior Transfer

Recording Date:	07/31/2023	Sales Price:	$150,000
Document #:	BK-PG 2521-327	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/17/2023	Loan Amount:	N/A
Document #:	BK-PG 0000002769-0000000281	Loan Type:	FHA
TD Due Date:	01/01/2053	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	07/08/2021	Loan Amount:	N/A
Document #:	BK-PG 0000002521-0000000327	Loan Type:	New Conventional
TD Due Date:	01/01/2036	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	06/28/2021	Sales Price:	$126,262
Document #:	BK-PG 1992-363	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/12/2017	Sales Price:	$104,450
Document #:	BK-PG 1676-580	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/28/2016	Loan Amount:	N/A
Document #:	BK-PG 1992-363	Loan Type:	New Conventional
TD Due Date:	12/01/2046	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	11/18/2016	Sales Price:	$124,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/18/2016	Sales Price:	$124,000
Document #:	2016-003393 BK-PG 1992-361	Type of Sale:	Full Amount on Deed
Contract Date:	11/18/2016		
Document Type:			

Legal Description:
Lot: 16
Abbreviated Description: LOT 16 THORN BROOK LANDLOT: RES

Mortgage Record

Recording Date:	10/18/2012	Loan Amount:	N/A
Document #:	BK-PG 1676-580	Loan Type:	New Conventional
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	07/30/2012	Sales Price:	$108,000
Document #:	BK-PG 1375-699	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/24/2008	Loan Amount:	N/A
Document #:	BK-PG 1375-699	Loan Type:	Stand Alone Second
TD Due Date:	07/20/2037	Type Finance:	

Legal Description:
Lot: 16 Block: A Subdivision: THORN BROOK

Prior Transfer

Recording Date:	03/21/2005	Sales Price:	$109,900
Document #:	BK-PG 1037-217	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/16/2005		
Document Type:			

Legal Description:
Lot: 16 Block: A Subdivision: THORN BROOK Land Lot: 0

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Prior Transfer

Recording Date:	11/24/2004	Sales Price:	$92,650
Document #:	BK-PG 1000-748	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/02/2004		
Document Type:			

Legal Description:
Lot: 16 Block: A Subdivision: THORN BROOK Land Lot: 0

Prior Transfer

Recording Date:	11/07/2002	Sales Price:	$100,000
Document #:	BK-PG 742-395	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/10/2002		
Document Type:			

Legal Description:
Lot: 16 Subdivision: THORN BROOK

Prior Transfer

Recording Date:	05/08/2002	Sales Price:	$87,550
Document #:	BK-PG 691-182	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/02/2002		
Document Type:			

Legal Description:
Lot: 16 Subdivision: THRONBOOK

Area Sales Analysis

Total Area Sales	$4,882,400	Median # of Bedrooms	3
Median Lot Size	11,761 SF	Median # of Baths	2
Median Living Area	1,779 SF	Median Year Built	1995
Price Range - 2 Yrs	$174,000 to $850,000	Age Range	2 years to 118 years
Median Value	$317,950	Median Age	31 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.48Mi.	**786 MARY AVE** **BETHLEHEM, GA 30620-2912**	08/17/2026	$255,000	$272	936	4/2/1	1947	23,522 SF	
		APN: BE06 101 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal:								
2	.53Mi.	**16 JOSEPH ST** **BETHLEHEM, GA 30620-2904**	05/29/2026	$270,000	$153	1760	6/3/2	1958	44,867 SF	
		APN: BE06 110 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:JOSEPH ST LANDLOT: RES; RESIDENTIAL LOT								
3	.66Mi.	**812 CHRISTMAS AVE** **BETHLEHEM, GA 30620-2901**	05/14/2026	$450,000	$188	2388	9/4/2	1915	106,722 SF	
		APN: BE06 026A 01 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:CHRISTMAS AVE LANDLOT: RES; RESIDENTIAL SMALL TRACT								
4	1.05Mi.	**522 HARRIS DR** **BETHLEHEM, GA 30620-1731**	05/12/2026	$310,000	$151	2046	/4/3	1995	SF	
		APN: XX073A 022 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 24 Subdivision: WATERFORD Abbreviated Description: Abbreviated Description:PB 35-287 LOT 24 WATERFORD LANDLOT: RES; RESIDENTIAL LOT								
5	.94Mi.	**541 HARRIS DR** **BETHLEHEM, GA 30620-1733**	05/07/2026	$345,000	$168	2050	6/3/2	1995	SF	
		APN: XX073A 014 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 14 Subdivision: WATERFORD Abbreviated Description: Abbreviated Description:PB 35-287 LOT 14 WATERFORD LANDLOT: RES; RESIDENTIAL LOT								
6	.98Mi.	**542 HARRIS DR** **BETHLEHEM, GA 30620-1732**	05/01/2026	$320,900	$248	1290	6/3/2	1995	SF	
		APN: XX073A 011 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Subdivision: WATERFORD Abbreviated Description: Abbreviated Description:PB 35-287 LOT 11 WATERFORD LANDLOT: RES; RESIDENTIAL LOT								
7	1.26Mi.	**534 WALTON DR** **BETHLEHEM, GA 30620-3019**	02/24/2026	$292,500	$155	1884	//2	2002	SF	
		APN: XX101B 003 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 3 Subdivision: YEARWOOD Abbreviated Description: Abbreviated Description:LOT 3 YEARWOOD LANDLOT: RES; RESIDENTIAL LOT								
8	1.23Mi.	**1180 YEARWOOD RD** **BETHLEHEM, GA 30620-3009**	02/02/2026	$315,000	$250	1258	6/3/2	2003	56,193 SF	
		APN: XX101 028 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:YEARWOOD ROAD LANDLOT: RES; RESIDENTIAL LOT								
9	1.28Mi.	**1224 DYLAN WAY** **BETHLEHEM, GA 30620-3031**	01/30/2026	$289,000	$218	1325	//2	2005	SF	
		APN: XX101C 004 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 4 Subdivision: FARE OAKS Abbreviated Description: Abbreviated Description:LOT 4 PB 56-145 FARE OAKS LANDLOT: RES; RESIDENTIAL LOT								
10	.35Mi.	**49 ANGEL ST**	01/08/2026	$174,000	$102	1696	5/2/1	1908	45,303 SF	

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BETHLEHEM, GA 30620-2303
APN: BE06 065 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:49 ANGEL ST LANDLOT: RES; RESIDENTIAL LOT

11	.15Mi.	**246 THORN BROOK CIR**	12/30/2025	$339,000	$156	2172	6/3/2	1997		SF

BETHLEHEM, GA 30620-2406
APN: BE05A 053 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 53 Subdivision: THORNBROOK Abbreviated Description: Subdivision:THORNBROOK Abbreviated Description:LOT 53 THORN BROOK LANDLOT: RES; RESIDENTIAL LOT

12	1.03Mi.	**528 HARRIS DR**	12/17/2025	$350,000	$204	1711	6/3/2	1996		SF

BETHLEHEM, GA 30620-1731
APN: XX073A 025 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 27 Subdivision: WATERFORD Abbreviated Description: Abbreviated Description:PB 35-287 LOT 27 WATERFORD LANDLOT: RES; RESIDENTIAL LOT

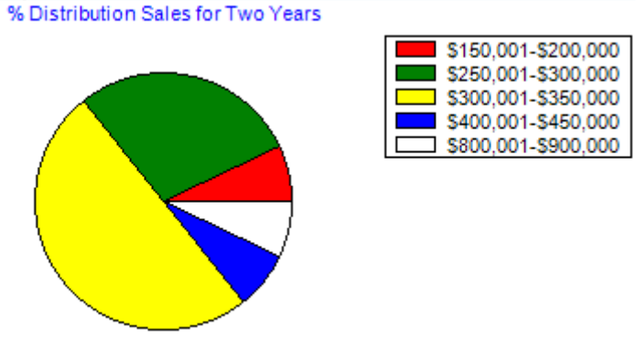
13	.95Mi.	**516 MONROE HWY**	12/08/2025	$322,000	$179	1798	7/3/1	1970	51,837	SF

BETHLEHEM, GA 30620-1805
APN: XX073 065 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:516 MONROE HWY 1.187 AC LANDLOT: RES; RESIDENTIAL LOT

14	1.35Mi.	**68 MCELHANNON RD SW**	09/08/2025	$850,000	$217	3903	//5	2024	57,935	SF

BETHLEHEM, GA 30620-
APN: XX078 104D Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:PB 49-49 LANDLOT: RES; RESIDENTIAL LOT

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.	**685 THORN BROOK RDG**	**07/18/2024**	$251,834	$100,734	1,283	/3/2	1998		
.02Mi.	**689 THORN BROOK RDG**	**10/16/2020**	$274,650	$109,860	1,358	6/3/2	1997		
.02Mi.	**681 THORN BROOK RDG**	**01/27/2012**	$219,438	$87,775	1,182	//2	1997		
.04Mi.	**679 THORN BROOK RDG**	**05/29/2013**	$226,790	$90,716	1,275	/3/2	1995		
.05Mi.	**693 THORN BROOK RDG**	**05/28/2024**	$245,466	$98,186	1,225	6/3/2	1997		
.06Mi.	**686 THORN BROOK RDG**	**07/10/1997**	$223,289	$89,316	1,262	6/3/2	1996		
.06Mi.	**688 THORN BROOK RDG**	**09/20/2018**	$231,726	$92,690	1,280	/3/2	1998		
.06Mi.	**677 THORN BROOK RDG**	**03/16/2021**	$271,456	$108,582	1,313	6/3/2	1997		
.07Mi.	**695 THORN BROOK RDG**	**05/12/2023**	$215,752	$86,301	1,464	6/3/2	2005		
.07Mi.	**692 THORN BROOK RDG**	**11/29/2001**	$226,360	$90,544	1,248	6/3/2	1997		
.07Mi.	**680 THORN BROOK RDG**	**04/22/2013**	$239,633	$95,853	1,768	6/3/2	1997		
.09Mi.	**696 THORN BROOK RDG**	**05/19/2003**	$229,675	$91,870	1,253	6/3/2	1997		
.09Mi.	**699 THORN BROOK RDG**	**04/25/2002**	$276,673	$110,669	1,796	6/3/3	1997		Yes
.09Mi.	**253 THORN BROOK CIR**	**05/29/2012**	$219,293	$87,717	1,225	//2	1998		
.1Mi.	**255 THORN BROOK CIR**	**07/05/2016**	$239,342	$95,737	1,218	/3/2	1998		
.1Mi.	**675 THORN BROOK RDG**	**02/18/2015**	$230,640	$92,256	1,368	6/3/3	1997		

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	78%

Demographics & Income

Median Age:	35.8 years old	Households:	5,872
Median Household Income:	$78,743	Households w/Family:	77%
Household Income Per Capita:	$29,782	Households w/Family Married:	56%
Most Common Education Level:	High School Graduate	Households w/Family Children:	44%

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School District

School District Zone:	Barrow County School District	Students:	15,313
Number of Schools:	17	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.20Mi.	**Bethlehem Elementary School** Number of Students: 641 Student-Teacher Ratio: 11.98	C+	Public	PK - 5
4.64Mi.	**Haymon Morris Middle School** Number of Students: 973 Student-Teacher Ratio: 14.61	B-	Public	6 - 8
4.79Mi.	**Winder-Barrow High School** Number of Students: 1,869 Student-Teacher Ratio: 14.85 Advanced Placement: Yes	C+	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	108%	SIMILAR
BURGLARY	80%	LOWER
MOTOR VEHICLE THEFT	111%	HIGHER
FORCIBLE ROBBERY	126%	HIGHER
AGGRAVATED ASSAULT	77%	NOTABLY LOWER
FORCIBLE RAPE	133%	NOTABLY HIGHER
MURDER	125%	HIGHER
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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