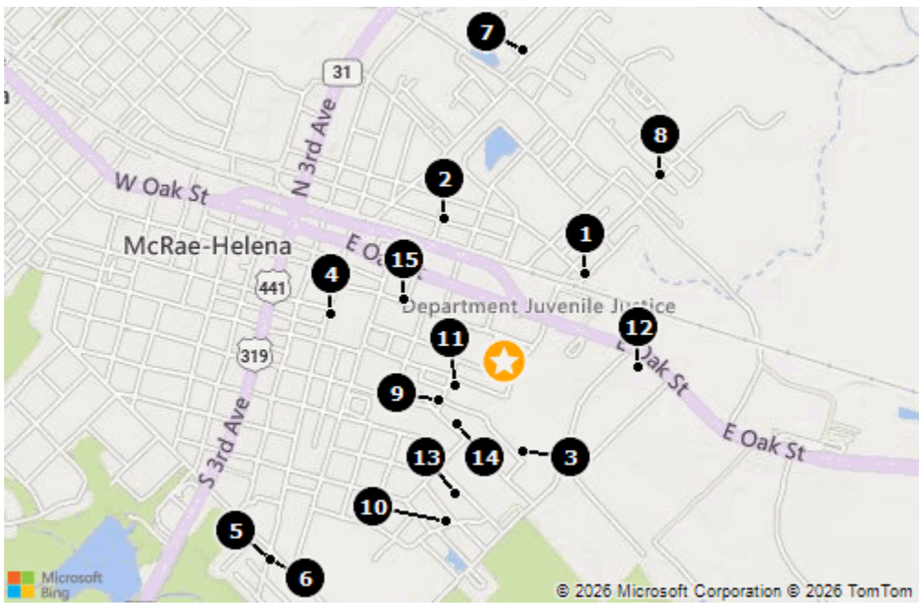
ICE SiteX Report

OrderID: 97574109

SiteX Property Information Report



Subject Property Location

6 BEVERLY ST, MC RAE HELENA, GA 31055-3141

County:	**TELFAIR GA**	Census Tract:	132719501.012027
Property Use:	Single Family Residential	Zoning:	RESIDENTIAL
Parcel Number:	MC3000 022	Thomas Bros Pg-Grid:	

Valuation

Value:	**$124,000**	FSD:	14	Common Confidence Score:	47
Value Range:	$106,640 - $141,360	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1
Assd Land Value:	$1,569	Market Land Value:	$3,923	Tax Year:	2025
Assd Improvement:	$39,393	Market Improvment Value:	$98,483	Total Taxable Value:	$1,619
Total Assessed Value:	$40,962	Total Assessor Market Value:	$102,406	Delinquent Year:	
				Tax Account ID:	5899
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Subdivision: MCRAE 009
Abbreviated Description: H/L 19F 93-94 (M16-5-1A)

Property Characteristics

Lot Size:	9,375 SF	Bedrooms:		Pool:	
Building Area:	1323 SF	Baths:	1	Fireplace:	
Year Built:	1965	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Masonry
Number of Units:		Garage Type:		Heating:	Floor/Wall
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:	05/12/2026	Sales Price:	$135,500
Document #:	BK-PG 19F-95	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/29/2025	Loan Amount:	N/A
Document #:	BK-PG 000000019K-0000000404	Loan Type:	FHA
TD Due Date:	01/01/2054	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	10/15/2024	Sales Price:	$138,000
Document #:	BK-PG 19F -93	Type of Sale:	Verified Sale Price
Contract Date:	10/11/2024		
Document Type:			
Legal Description:			

Subdivision: MCRAE-HELENA
Abbreviated Description: H/L 17O 847-48 (M16-5-1A)

Mortgage Record

Recording Date:	10/15/2024	Loan Amount:	N/A
Document #:	BK-PG 000000019F-0000000095	Loan Type:	FHA

ICE SiteX Report

OrderID: 97574109

TD Due Date:	01/01/2054	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	10/11/2024	Sales Price:	$138,000
Document #:	BK-PG 19F -93	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Subdivision: MCRAE 009
Abbreviated Description: H/L 19F 93-94 (M16-5-1A)

Prior Transfer

Recording Date:	05/28/2021	Sales Price:	$47,130
Document #:	BK-PG 17P-1	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/25/2017	Sales Price:	$42,500
Document #:	BK-PG 15M-554	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/15/2017	Sales Price:	$47,130
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/15/2017	Sales Price:	$47,130
Document #:	2017-000312 BK-PG 17O -847	Type of Sale:	Full Amount on Deed
Contract Date:	08/15/2017		
Document Type:			
Legal Description:			

Subdivision: MCRAE-HELENA
Abbreviated Description: H/L 7K 698 M16-5-1A

Mortgage Record

Recording Date:	08/15/2017	Loan Amount:	N/A
Document #:	BK-PG 17P-1	Loan Type:	FHA
TD Due Date:	09/01/2047	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	06/13/2008	Loan Amount:	N/A
Document #:	BK-PG 15M-554	Loan Type:	New Conventional
TD Due Date:	07/01/2038	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	05/15/2008	Sales Price:	$5,500
Document #:	2008-000292 BK-PG 15M -628	Type of Sale:	Full Amount on Deed
Contract Date:	05/15/2008		
Document Type:			
Legal Description:			

Abbreviated Description: H/L 7K 698 (M16-5-1A)

Area Sales Analysis

Total Area Sales	$1,395,601	Median # of Bedrooms	
Median Lot Size	12,197 SF	Median # of Baths	1
Median Living Area	1,275 SF	Median Year Built	1970
Price Range - 2 Yrs	$25,000 to $250,000	Age Range	4 years to 84 years
Median Value	$70,000	Median Age	56 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.33Mi.	**49 COLLINS ST** **MC RAE HELENA, GA 31055-3254**	04/17/2026	$42,500	$30	1371	//1	1967	12,197 SF	
		APN: MC3200 071 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17 Subdivision: MCRAE-HELENA Abbreviated Description: Lot:17 Subdivision:MCRAE-HELENA Abbreviated Description:H/L 10F 251-52 (M18-1-10)								
2	.43Mi.	**12 ELLISON AVE** **MC RAE HELENA, GA 31055-3325**	04/09/2026	$26,101	$20	1267	//1	1950	6,098 SF	
		APN: MC2000 056 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 1 Block: 6 Subdivision: MCRAE-HELENA Abbreviated Description: Lot:1 Block:6 Subdivision:MCRAE-HELENA Abbreviated Description:H/L 11Q 108-09 LOT 1 BLK 6								
3	.25Mi.	**53 BONAIRE EXT** **MC RAE HELENA, GA 31055-3148**	03/27/2026	$165,000	$135	1222	//	2022	32,670 SF	
		APN: MC3600 030 Document #: Document Type: Price Code: D Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 97574109

Legal: Lot: 5&6 Subdivision: MCRAE-HELENA Abbreviated Description: Lot:5&6 Subdivision:MCRAE-HELENA Abbreviated Description:H/L 18T 974-75 LOTS 5&6 (10-190A-26,27)

4	.47Mi.	**47 S FIRST AVE** **MC RAE HELENA, GA 31055-3332**	03/05/2026	$140,000	$54	2548	//2	1984	35,284 SF

APN: MC2100 042 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: MCRAE-HELENA Abbreviated Description: Subdivision:MCRAE-HELENA Abbreviated Description:H/L 17X 200-01 10TH LD

5	.49Mi.	**27 S FIRST AVE** **MC RAE HELENA, GA 31055-3332**	08/28/2025	$176,000	$203	865	//1	1959	6,098 SF

APN: MC2100 025 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Subdivision: MCRAE-HELENA Abbreviated Description: Subdivision:MCRAE-HELENA Abbreviated Description:H/L 18U 677-78 (M7-9-2)

6	.49Mi.	**27 S FIRST AVE** **MC RAE HELENA, GA 31055-3332**	08/25/2025	$62,000	$71	865	//1	1959	6,098 SF

APN: MC2100 025 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Subdivision: MCRAE-HELENA Abbreviated Description: Subdivision:MCRAE-HELENA Abbreviated Description:H/L 18U 677-78 (M7-9-2)

7	.35Mi.	**17 BAY AVE** **MC RAE HELENA, GA 31055-5202**	07/24/2025	$25,000	$19	1275	//1	1971	6,970 SF

APN: MC3200 073 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 16 Block: H Subdivision: MCRAE-HELENA Abbreviated Description: Lot:16 Block:H Subdivision:MCRAE-HELENA Abbreviated Description:H/L 18J 258-59 LOT 16 BLK H BOOTHE S/D

8	.67Mi.	**47 BUTLER DR** **MC RAE HELENA, GA 31055-3232**	07/16/2025	$28,000	$16	1728	//1	1970	10,019 SF

APN: MC3300 059 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Abbreviated Description: Lot:9 Abbreviated Description:H/L 16R 162-63 LOT 9 10TH LD LL 202 LANDLOT: 202 LANDDIST: 10

9	.21Mi.	**42 KURT AVE** **MC RAE HELENA, GA 31055-3955**	07/11/2025	$70,000	$53	1306	//1	1963	10,454 SF

APN: MC3000 068 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 30 Subdivision: EASTSIDE SUBDIVISION Abbreviated Description: Lot:30 Subdivision:EASTSIDE SUBDIVISION Abbreviated Description:H/L 18T 347-48 PT LOTS 30 & 31 (M16-11-9) LANDLOT: 189 LANDDIST: 10

10	.47Mi.	**74 E BRUCE ST** **MC RAE HELENA, GA 31055-5401**	06/13/2025	$93,000	$85	1090	//2	1972	15,000 SF

APN: MC3700 031 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 6 Block: C Subdivision: MONTLAND HEIGHTS SUBDIVISION Abbreviated Description: Lot:6 Block:C Subdivision:MONTLAND HEIGHTS SUBDIVISION Abbreviated Description:H/L 18O 652-53 LOT 6 BLK C MONTLAND HGTS S/D

11	.15Mi.	**52 PARKER ST** **MC RAE HELENA, GA 31055-4507**	05/20/2025	$65,000	$61	1056	//1	1971	15,000 SF

APN: MC3000 047 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 51&52 Subdivision: MCRAE-HELENA Abbreviated Description: Lot:51&52 Subdivision:MCRAE-HELENA Abbreviated Description:H/L16P 318-20 PT LOTS 51&52 LOT 50 EASTSIDE

12	.37Mi.	**170 E OAK ST** **MC RAE HELENA, GA 31055-4338**	04/01/2025	$250,000	$191	1305	4/2/1	2016	12,632 SF

APN: MC3500 009 A1 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:COMM 18P 503-05 10TH LD LL 190 LANDLOT: 190 LANDDIST: 10; COMMERCIAL LARGE TRACTS

13	.39Mi.	**98 E BREWTON ST** **MC RAE HELENA, GA 31055-3201**	03/17/2025	$110,000	$69	1588	//2	1967	19,440 SF

APN: MC3700 016 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 4 Block: B Subdivision: MCRAE-HELENA Abbreviated Description: Lot:4 Block:B Subdivision:MCRAE-HELENA Abbreviated Description:H/L 18U 92-94 LOT 4 BLK B LANDLOT: 171 LANDDIST: 10

14	.21Mi.	**35 STROZIER ST** **MC RAE HELENA, GA 31055-4752**	02/24/2025	$73,000	$66	1092	//1	1981	14,800 SF

APN: MC3000 062 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Subdivision: MCRAE-HELENA Abbreviated Description: Subdivision:MCRAE-HELENA Abbreviated Description:H/L 18H 362-63 (M16-1-10)

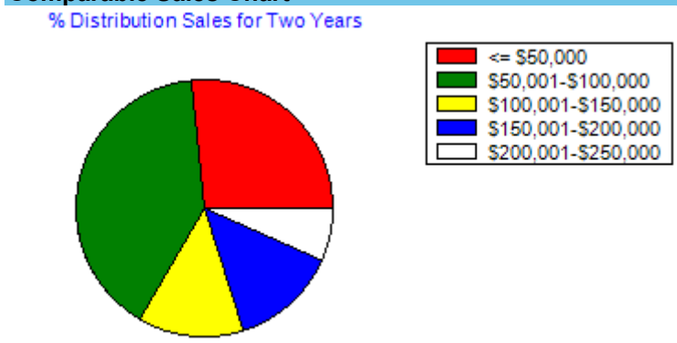
15	.33Mi.	**208 PARSONAGE ST** **MC RAE HELENA, GA 31055-**	02/24/2025	$70,000	$49	1428	//2	1942	10,019 SF

APN: MC2100 071 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Subdivision: MCRAE-HELENA Abbreviated Description: Subdivision:MCRAE-HELENA Abbreviated Description:H/L 17G 371-72 (M7-10-6B)

ICE SiteX Report

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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.	**6 BEVERLY ST**	**10/11/2024**	$102,406	$40,962	1,323	//1	1965	9,375 SF	
.02Mi.	**10 BEVERLY ST**	**06/28/2013**	$177,702	$71,081	1,995	//1	1965	16,117 SF	
.02Mi.	**11 MERCER AVE**	**09/16/2022**	$149,540	$59,816	2,192	//2	1966	15,000 SF	
.02Mi.	**21 LAKEVIEW DR**	**06/01/2023**	$73,467	$29,387	1,075	//1	1960	11,250 SF	
.03Mi.	**23 LAKEVIEW DR**	**09/13/2012**	$82,601	$33,040	1,176	//1	1964	12,500 SF	
.03Mi.	**27 LAKEVIEW DR**	**09/13/2010**	$70,150	$28,060	1,093	//1	1965	12,500 SF	
.04Mi.	**15 MERCER AVE**	**10/27/1993**	$162,091	$64,836	2,128	//1	1964	7,500 SF	Yes
.04Mi.	**19 LAKEVIEW DR**	**08/26/2021**	$68,000	$27,200	1,252	//1	1960	7,500 SF	
.05Mi.	**22 LAKEVIEW DR**	**07/23/2003**	$45,309	$18,123	748	//1	1948	7,405 SF	
.05Mi.	**24 LAKEVIEW DR**	**08/26/2021**	$37,341	$14,936	864	//1	1970	7,500 SF	
.06Mi.	**18 LAKEVIEW DR**	**12/20/2019**	$76,020	$30,408	1,125	//1	1964	10,019 SF	
.06Mi.	**28 LAKEVIEW DR**	**08/26/2021**	$40,726	$16,290	888	//1	1940	7,500 SF	
.06Mi.	**16 LAKEVIEW DR**		$69,030	$27,612	1,060	//1	1962	10,000 SF	
.07Mi.	**66 EAST AVE**	**08/26/2021**	$78,495	$31,398	1,375	//1	1975	9,375 SF	
.07Mi.	**61 EAST AVE**	**07/18/2023**	$81,361	$32,544	1,219	//2	1968	10,019 SF	
.08Mi.	**73 PARKER ST**	**03/22/2023**	$46,447	$18,579	864	//1	1940	15,000 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	43.4 years old	Households:	1,865
Median Household Income:	$43,066	Households w/Family:	74%
Household Income Per Capita:	$22,939	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Telfair County School District	Students:	1,543
Number of Schools:	4	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.58Mi.	**Telfair County Middle School** Number of Students: 344 Student-Teacher Ratio: 11.32	B-	Public	6 - 8
1.60Mi.	**Telfair County High School** Number of Students: 388 Student-Teacher Ratio: 13.43 Advanced Placement: Yes	C-	Public	9 - 12
1.95Mi.	**Telfair County Elementary** Number of Students: 793 Student-Teacher Ratio: 15.4	D	Public	PK - 5

ICE SiteX Report

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Flood Report

The Subject Property of **6 BEVERLY ST, MC RAE HELENA, GA 31055-3141** is in **Zone ANI** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS LOCATED WITHIN A COMMUNITY OR COUNTY THAT IS NOT MAPPED ON ANY PUBLISHED FIRM.
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	143%	NOTABLY HIGHER
BURGLARY	116%	HIGHER
MOTOR VEHICLE THEFT	135%	NOTABLY HIGHER
FORCIBLE ROBBERY	80%	LOWER
AGGRAVATED ASSAULT	126%	HIGHER
FORCIBLE RAPE	106%	SIMILAR
MURDER	110%	HIGHER
OVERALL	102%	SIMILAR

Disaster Alerts

8/4/2024 - Hurricane Debby 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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