ICE SiteX Report

OrderID: 98722678

SiteX Property Information Report



Subject Property Location

74 BUCKINGHAM LN, HOSCHTON, GA 30548-2316

County:	**JACKSON GA**	Census Tract:	131570101.062042
Property Use:	Residential-Vacant Land	Zoning:	MI
Parcel Number:	120H 237	Thomas Bros Pg-Grid:	

Valuation

Value:	**$320,000**	FSD:	6	Common Confidence Score:	85
Value Range:	$300,800 - $339,200	ICE Confidence Score:	94		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	6
Assd Land Value:	$24,000	Market Land Value:	$60,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$814
Total Assessed Value:	$24,000	Total Assessor Market Value:	$60,000	Delinquent Year:	
				Tax Account ID:	42173
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 237 Subdivision: CAMBRIDGE AT TOWNE CENTER Phase No: 1 Legal Unit: 1
Abbreviated Description: LOT 237 CAMBRIDGE AT TOWNE CENTER UNIT 1

Property Characteristics

Lot Size:	4,356 SF	Bedrooms:		Pool:	
Building Area:		Baths:		Fireplace:	
Year Built:		Partial Baths:		Type Const:	
Number of Buildings:		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

Prior Transfer

Recording Date:	09/23/2026	Sales Price:	$353,469
Document #:	BK-PG 115F-402	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	06/25/2025	Loan Amount:	N/A
Document #:	BK-PG 000000115Y-0000000481	Loan Type:	Stand Alone Second
TD Due Date:	01/01/2035	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	04/28/2025	Sales Price:	N/A
Document #:	BK-PG 115F -400	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	04/04/2025		
Document Type:			
Legal Description:			

Lot: 237 Subdivision: CAMBRIDGE AT TOWNE CENTER
Abbreviated Description: LOT 237 CAMBRIDGE AT TOWNE CENTER UNIT 1; RESIDENTIAL LOT

Prior Transfer

Recording Date:	04/28/2025	Sales Price:	$359,990
Document #:	BK-PG 115F -398	Type of Sale:	Verified Sale Price

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Contract Date: 04/04/2025
Document Type:
Legal Description:
Lot: 237 Subdivision: CAMBRIDGE AT TOWNE CENTER
Abbreviated Description: LOT 237 CAMBRIDGE AT TOWNE CENTER UNIT 1; RESIDENTIAL LOT

Prior Transfer

Recording Date:	07/31/2020	Sales Price:	$1,200,000
Document #:	BK-PG 90X -337	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 237 Subdivision: CAMBRIDGE AT TOWNE CENTER Phase No: 1 Legal Unit: 1
Abbreviated Description: LOT 237 CAMBRIDGE AT TOWNE CENTER UNIT 1

Area Sales Analysis

Total Area Sales	$5,212,810	Median # of Bedrooms	
Median Lot Size	2,614 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$319,990 to $359,990	Age Range	
Median Value	$349,990	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**41 HUNTLEY TRCE** **HOSCHTON, GA 30548-2337**	07/10/2026	$339,990			//		3,920 SF	
		APN: 120H 005 Document #: Document Type: Price Code: V Land Use: Residential-Vacant Land Legal: Lot: 5 Subdivision: CAMBRIDGE AT TOWNE CENTER Abbreviated Description: Lot:5 Abbreviated Description:LOT 5 CAMBRIDGE AT TOWNE CENTER UNIT 1; RESIDENTIAL LOT								
2	.01Mi.	**58 BUCKINGHAM LN** **HOSCHTON, GA 30548-2316**	05/15/2026	$339,990			//		4,356 SF	
		APN: 120H 236 Document #: Document Type: Price Code: D Land Use: Residential-Vacant Land Legal: Lot: 236 Subdivision: CAMBRIDGE AT TOWNE CENTER Abbreviated Description: Lot:236 Abbreviated Description:LOT 236 CAMBRIDGE AT TOWNE CENTER UNIT 1; RESIDENTIAL LOT								
3	.06Mi.	**45 HUNTLEY TRCE** **HOSCHTON, GA 30548-2337**	12/10/2025	$349,990			//		2,614 SF	
		APN: 120H 006 Document #: Document Type: Price Code: D Land Use: Residential-Vacant Land Legal: Lot: 6 Subdivision: CAMBRIDGE AT TOWNE CENTER Abbreviated Description: Lot:6 Abbreviated Description:LOT 6 CAMBRIDGE AT TOWNE CENTER UNIT 1; RESIDENTIAL LOT								
4	.08Mi.	**17 HUNTLEY TRCE** **HOSCHTON, GA 30548-2337**	11/19/2025	$354,990			//		2,614 SF	
		APN: 120H 002 Document #: Document Type: Price Code: V Land Use: Residential-Vacant Land Legal: Lot: 2 Subdivision: CAMBRIDGE AT TOWNE CENTER Abbreviated Description: Lot:2 Abbreviated Description:LOT 2 CAMBRIDGE AT TOWNE CENTER UNIT 1; RESIDENTIAL LOT								
5	.08Mi.	**23 HUNTLEY TRCE** **HOSCHTON, GA 30548-2337**	11/18/2025	$352,950			//		2,614 SF	
		APN: 120H 003 Document #: Document Type: Price Code: V Land Use: Residential-Vacant Land Legal: Lot: 3 Subdivision: CAMBRIDGE AT TOWNE CENTER Abbreviated Description: Lot:3 Abbreviated Description:LOT 3 CAMBRIDGE AT TOWNE CENTER UNIT 1; RESIDENTIAL LOT								
6	.08Mi.	**11 HUNTLEY TRCE** **HOSCHTON, GA 30548-2337**	10/27/2025	$359,990			//		3,049 SF	
		APN: 120H 001 Document #: Document Type: Price Code: V Land Use: Residential-Vacant Land Legal: Lot: 1 Subdivision: CAMBRIDGE AT TOWNE CENTER Abbreviated Description: Lot:1 Abbreviated Description:LOT 1 CAMBRIDGE AT TOWNE CENTER UNIT 1; RESIDENTIAL LOT								
7	.07Mi.	**29 HUNTLEY TRCE** **HOSCHTON, GA 30548-2337**	10/27/2025	$359,990			//		3,920 SF	
		APN: 120H 004 Document #: Document Type: Price Code: V Land Use: Residential-Vacant Land Legal: Lot: 4 Subdivision: CAMBRIDGE AT TOWNE CENTER Abbreviated Description: Lot:4 Abbreviated Description:LOT 4 CAMBRIDGE AT TOWNE CENTER UNIT 1; RESIDENTIAL LOT								
8	.06Mi.	**51 HUNTLEY TRCE** **HOSCHTON, GA 30548-2337**	10/21/2025	$349,990			//		2,614 SF	
		APN: 120H 007 Document #: Document Type: Price Code: V Land Use: Residential-Vacant Land Legal: Lot: 7 Subdivision: CAMBRIDGE AT TOWNE CENTER Abbreviated Description: Lot:7 Abbreviated Description:LOT 7 CAMBRIDGE AT TOWNE CENTER UNIT 1; RESIDENTIAL LOT								
9	.06Mi.	**57 HUNTLEY TRCE** **HOSCHTON, GA 30548-2337**	10/20/2025	$359,990			//		5,227 SF	
		APN: 120H 008 Document #: Document Type: Price Code: V Land Use: Residential-Vacant Land Legal: Lot: 8 Subdivision: CAMBRIDGE AT TOWNE CENTER Abbreviated Description: Lot:8 Abbreviated Description:LOT 8 CAMBRIDGE AT TOWNE CENTER UNIT 1; RESIDENTIAL LOT								
10	.25Mi.	**172 JAXTON ST** **HOSCHTON, GA 30548-2342**	10/02/2025	$319,990			//		2,614 SF	
		APN: 120H 076 Document #: Document Type: Price Code: D Land Use: Residential-Vacant Land Legal: Lot: 76 Subdivision: CAMBRIDGE AT TOWNE CENTER Abbreviated Description: Lot:76 Abbreviated Description:LOT 76 CAMBRIDGE AT TOWNE CENTER UNIT 2; RESIDENTIAL LOT								

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11	.02Mi.	**42 BUCKINGHAM LN** **HOSCHTON, GA 30548-2316**	09/23/2025	$344,990	//	2,614 SF

APN: 120H 233 Document #:
Document Type: Price Code: V
Land Use: Residential-Vacant Land
Legal: Lot: 233 Subdivision: CAMBRIDGE AT TOWNE CENTER Abbreviated Description: Lot:233 Abbreviated Description:LOT 233 CAMBRIDGE AT TOWNE CENTER UNIT 1; RESIDENTIAL LOT

12	.02Mi.	**48 BUCKINGHAM LN** **HOSCHTON, GA 30548-2316**	09/02/2025	$344,990	//	2,614 SF

APN: 120H 234 Document #:
Document Type: Price Code: D
Land Use: Residential-Vacant Land
Legal: Lot: 234 Subdivision: CAMBRIDGE AT TOWNE CENTER Abbreviated Description: Lot:234 Abbreviated Description:LOT 234 CAMBRIDGE AT TOWNE CENTER UNIT 1; RESIDENTIAL LOT

13	.03Mi.	**38 BUCKINGHAM LN** **HOSCHTON, GA 30548-2316**	09/02/2025	$359,990	//	3,920 SF

APN: 120H 232 Document #:
Document Type: Price Code: D
Land Use: Residential-Vacant Land
Legal: Lot: 232 Subdivision: CAMBRIDGE AT TOWNE CENTER Abbreviated Description: Lot:232 Abbreviated Description:LOT 232 CAMBRIDGE AT TOWNE CENTER UNIT 1; RESIDENTIAL LOT

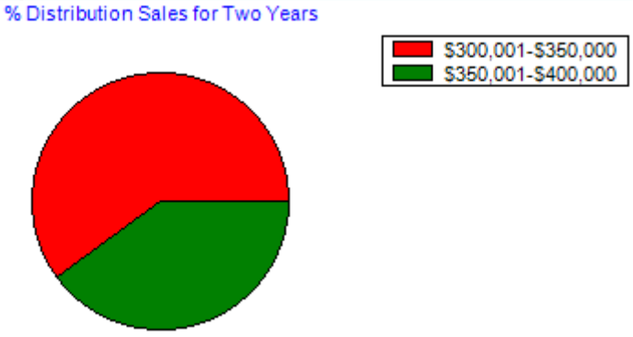
14	.01Mi.	**54 BUCKINGHAM LN** **HOSCHTON, GA 30548-2316**	08/27/2025	$344,990	//	2,614 SF

APN: 120H 235 Document #:
Document Type: Price Code: V
Land Use: Residential-Vacant Land
Legal: Lot: 235 Subdivision: CAMBRIDGE AT TOWNE CENTER Abbreviated Description: Lot:235 Abbreviated Description:LOT 235 CAMBRIDGE AT TOWNE CENTER UNIT 1; RESIDENTIAL LOT

15	.22Mi.	**161 JAXTON ST** **HOSCHTON, GA 30548-2342**	07/15/2025	$329,990	//	2,614 SF

APN: 120H 068 Document #:
Document Type: Price Code: V
Land Use: Residential-Vacant Land
Legal: Lot: 68 Subdivision: CAMBRIDGE AT TOWNE CENTER Abbreviated Description: Lot:68 Abbreviated Description:LOT 68 CAMBRIDGE AT TOWNE CENTER UNIT 2; 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.	**74 BUCKINGHAM LN**	**07/31/2020**	$60,000	$24,000				4,356 SF	
.01Mi.	**78 BUCKINGHAM LN**	**07/31/2020**	$60,000	$24,000				3,049 SF	
.01Mi.	**58 BUCKINGHAM LN**	**07/31/2020**	$60,000	$24,000				4,356 SF	
.01Mi.	**84 BUCKINGHAM LN**	**07/31/2020**	$60,000	$24,000				3,049 SF	
.01Mi.	**54 BUCKINGHAM LN**	**07/31/2020**	$60,000	$24,000				2,614 SF	
.02Mi.	**90 BUCKINGHAM LN**	**07/31/2020**	$60,000	$24,000				4,356 SF	
.02Mi.	**48 BUCKINGHAM LN**	**07/31/2020**	$60,000	$24,000				2,614 SF	
.02Mi.	**42 BUCKINGHAM LN**	**07/31/2020**	$60,000	$24,000				2,614 SF	
.02Mi.	**49 REGENT PARK**	**02/24/2023**	$301,300	$120,520	1,383	//2	2023	2,614 SF	
.02Mi.	**104 BUCKINGHAM LN**	**09/29/2023**	$302,300	$120,920	1,393	//2	2023	3,920 SF	
.03Mi.	**53 REGENT PARK**	**05/19/2023**	$303,500	$121,400	1,383	//2	2023	2,178 SF	
.03Mi.	**108 BUCKINGHAM LN**	**05/22/2023**	$301,000	$120,400	1,383	//2	2023	2,614 SF	
.03Mi.	**38 BUCKINGHAM LN**	**07/31/2020**	$60,000	$24,000				3,920 SF	
.03Mi.	**57 REGENT PARK**	**02/24/2023**	$302,700	$121,080	1,393	//2	2023	2,178 SF	
.03Mi.	**73 BUCKINGHAM LN**	**09/26/2023**	$340,200	$136,080	1,631	//2	2023	3,049 SF	
.03Mi.	**67 BUCKINGHAM LN**	**10/05/2023**	$340,900	$136,360	1,639	//2	2023	3,049 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

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Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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