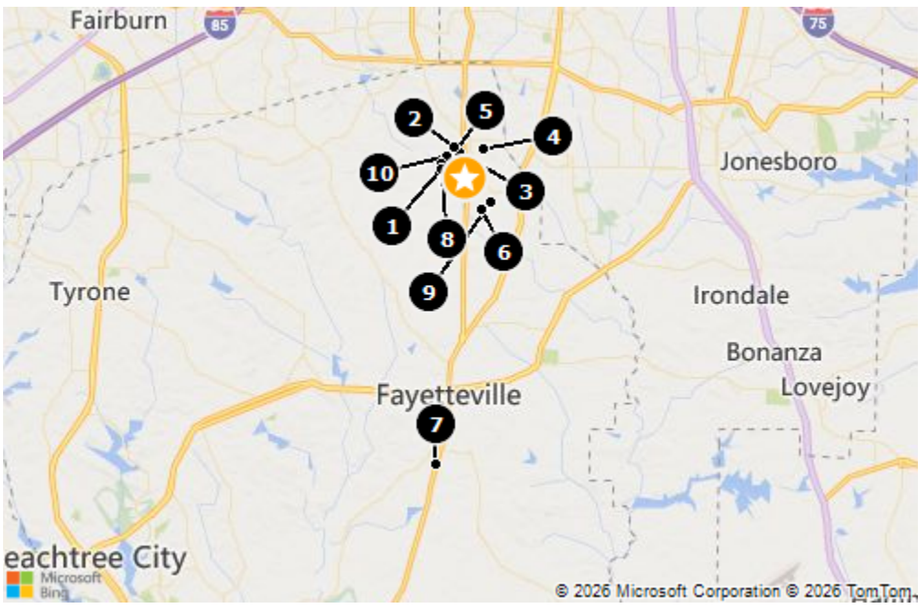
ICE SiteX Report

OrderID: 98722656

SiteX Property Information Report



Subject Property Location

848 HIGHWAY 314, FAYETTEVILLE, GA 30214-3403

County:	**FAYETTE GA**	Census Tract:	131131401.042013
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	130301019	Thomas Bros Pg-Grid:	

Valuation

Value:	**$287,000**	FSD:	8	Common Confidence Score:	73
Value Range:	$264,040 - $309,960	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1
Assd Land Value:	$19,260	Market Land Value:	$48,150	Tax Year:	2025
Assd Improvement:	$94,965	Market Improvment Value:	$237,412	Total Taxable Value:	$1,827
Total Assessed Value:	$114,225	Total Assessor Market Value:	$285,562	Delinquent Year:	
				Tax Account ID:	45526
				Homeowner's Exemption:	
				Tax Exemptions:	DB

Assessment Legal Description

Lot: 26B District: 13 Subdivision: PRINCETON CHASE Land Lot: 251
Abbreviated Description: LOT 26B PRINCETON CHASE
City/Muni/Twp: UNINCORPORATED

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1604 SF	Baths:		Fireplace:	1
Year Built:	1985	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:	Carport	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:	Other	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/10/2026	Sales Price:	$273,946
Document #:	BK-PG 5541-19	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/22/2025	Loan Amount:	N/A
Document #:	BK-PG 0000005874-0000000688	Loan Type:	FHA
TD Due Date:	01/01/2052	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	04/18/2025	Loan Amount:	N/A
Document #:	BK-PG 0000005822-0000000057	Loan Type:	FHA
TD Due Date:	01/01/2052	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	09/18/2024	Loan Amount:	N/A
Document #:	BK-PG 0000005761-0000000499	Loan Type:	FHA
TD Due Date:	01/01/2052	Type Finance:	
Legal Description:			

ICE SiteX Report

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Mortgage Record

Recording Date:	11/17/2023	Loan Amount:	N/A
Document #:	BK-PG 0000005671-0000000614	Loan Type:	FHA
TD Due Date:	01/01/2052	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	10/03/2022	Sales Price:	$83,172
Document #:	11653400001 BK-PG 3976-533	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/12/2022	Sales Price:	$279,000
Document #:	2022-004513 BK-PG 5541-18	Type of Sale:	Full Amount on Deed
Contract Date:	09/12/2022		
Document Type:			

Legal Description:
Lot: 26B Subdivision: PRINCETON CHASE
Abbreviated Description: LOT 26B PRINCETON CHASE/LANDLOT: 251; RESIDENTIAL LOTS

Prior Transfer

Recording Date:	09/12/2022	Sales Price:	$279,000
Document #:	BK-PG 5541 -18	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 26B District: 13 Subdivision: PRINCETON CHASE Land Lot: 251
Abbreviated Description: LOT 26B PRINCETON CHASE
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	03/16/2015	Sales Price:	N/A
Document #:	2015-001178 BK-PG 4302-59	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/16/2015		
Document Type:			

Legal Description:
Lot: 26B Subdivision: PRINCETON CHASE
Abbreviated Description: LOT 26B PRINCETON CHASE |LANDL

Mortgage Record

Recording Date:	11/28/2012	Loan Amount:	N/A
Document #:	008980180021 BK-PG 3976-533	Loan Type:	New Conventional
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	08/06/2003	Sales Price:	N/A
Document #:	BK-PG 2284-272	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/09/2003		
Document Type:			

Legal Description:
Lot: 26 Block: B District: 5 Subdivision: NORTH FAYETTE ESTATES Legal Unit: 1 Land Lot: 250

Prior Transfer

Recording Date:	03/26/2002	Sales Price:	N/A
Document #:	BK-PG 1836-654	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/18/2001		
Document Type:			

Legal Description:
Lot: 26 District: 5 Subdivision: N FAYETTE ESTATES Legal Unit: 1 Land Lot: 250

Mortgage Record

Recording Date:	09/21/2001	Loan Amount:	N/A
Document #:	BK-PG 1708-134	Loan Type:	Stand Alone Refi
TD Due Date:		Type Finance:	

Legal Description:
Lot: 26 Block: B District: 05 Subdivision: N FAYETTE ESTATES Legal Unit: I Land Lot: 250

Area Sales Analysis

Total Area Sales	$3,170,900	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	2,121 SF	Median Year Built	1982
Price Range - 2 Yrs	$230,000 to $600,000	Age Range	2 years to 66 years
Median Value	$291,000	Median Age	44 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.55Mi.	**335 N FAYETTE DR FAYETTEVILLE, GA 30214-3434**	09/21/2026	$230,000	$97	2363	//	1983	SF	
		APN: 130304015 Document #:								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Lot: 39D Abbreviated Description: Abbreviated Description:LOT 39D PRINCETON CHASE LANDLOT: 251 LANDDIST: 13								
2	.73Mi.	**175 HAMPSTEAD MNR FAYETTEVILLE, GA 30214-3465**	08/28/2026	$600,000	$222	2701	//	1996	SF	
		APN: 130307015 Document #:								
		Document Type: Price Code: D								

ICE SiteX Report

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Land Use: Single Family Residential
Legal: Lot: 45 Subdivision: HAMPSTEAD HEATH I Abbreviated Description: Abbreviated Description:LOT 45 HAMPSTEAD HEATH I LANDLOT: 251 LANDDIST: 13

3	.54Mi.	**115 N FAYETTE CT** **FAYETTEVILLE, GA 30214-3427**	08/12/2026	$290,000	$145	1996	//	1982	SF

APN: 130302009 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8C Abbreviated Description: Abbreviated Description:LOT 8C PRINCETON CHASE II LANDLOT: 251 LANDDIST: 13

4	.74Mi.	**150 PATRIOTS WALK** **FAYETTEVILLE, GA 30214-5300**	07/16/2026	$365,000	$164	2216	//	1987	43,560 SF

APN: 130402015 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 15 Abbreviated Description: Abbreviated Description:LOT 15 HERITAGE TRACE LANDLOT: 250 LANDDIST: 13

5	.6Mi.	**155 N FAYETTE CT** **FAYETTEVILLE, GA 30214-3427**	07/13/2026	$319,900	$159	2005	//	1981	SF

APN: 130302013 Document #: 12542030002
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 12C Subdivision: PRINCTON CHASE Abbreviated Description: Subdivision:PRINCTON CHASE Abbreviated Description:LOT 12C PRINCETON CHASE II LANDLOT: 251 LANDDIST: 13

6	.79Mi.	**170 LAYDON AVE** **FAYETTEVILLE, GA 30214-3479**	07/02/2026	$280,000	$71	3915	//	2024	SF

APN: 055104007 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: NORTH HAVEN Abbreviated Description: Lot:7 Subdivision:NORTH HAVEN Abbreviated Description:LANDLOT: 231 LANDDIST: 5

7	.43Mi.	**295 PRICE RD** **FAYETTEVILLE, GA 30215-2018**	04/20/2026	$230,000	$119	1920	//	1985	SF

APN: 055006012 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 79D Subdivision: PRINCETON CHASE VIIII Abbreviated Description: Subdivision:PRINCETON CHASE VIIII Abbreviated Description:LOT 79D PRINCETON CHASE LANDLOT: 251 LANDDIST: 5

8	.55Mi.	**260 N FAYETTE DR** **FAYETTEVILLE, GA 30214-3431**	03/19/2026	$319,000	$155	2058	//	1981	SF

APN: 130303028 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 12E Subdivision: PRINCETON CHASE Abbreviated Description: Abbreviated Description:LOT 12E PRINCETON CHASE IV LANDLOT: 251 LANDDIST: 13

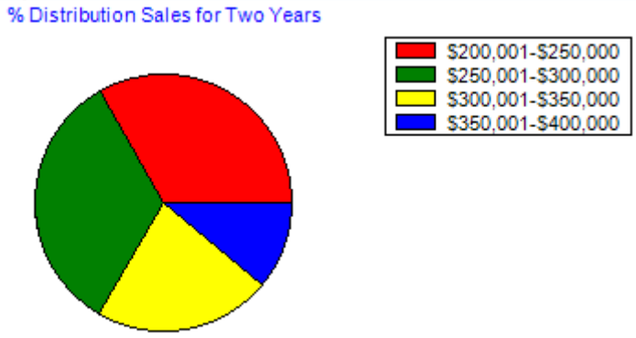
9	.77Mi.	**155 AUSTIN DR** **FAYETTEVILLE, GA 30214-3923**	02/19/2026	$245,000	$213	1148	//	1960	43,560 SF

APN: 055102006 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: GAMMA Abbreviated Description: Abbreviated Description:LOT 5 GAMMA LANDLOT: 232 LANDDIST: 5

10	.59Mi.	**205 N FAYETTE DR** **FAYETTEVILLE, GA 30214-3432**	02/03/2026	$292,000	$133	2184	//	1980	SF

APN: 130303013 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 26D Subdivision: PRINCETON CHASE III Abbreviated Description: Subdivision:PRINCETON CHASE III Abbreviated Description:LOT 26D PRINCETON CHASE LANDLOT: 251 LANDDIST: 13

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.

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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.	**848 HIGHWAY 314**	**09/12/2022**	$285,562	$114,225	1,604		1985		
.03Mi.	**850 HIGHWAY 314**		$315,843	$126,337	2,130		1978		
.04Mi.	**105 JOE BRAY RD**	**12/12/2018**	$366,561	$146,625	1,842		1988	2 SF	
.06Mi.	**858 HIGHWAY 314**	**11/15/2023**	$282,159	$112,864	1,642		1980		
.06Mi.	**185 PRINCETON TRCE**	**01/21/2014**	$397,527	$159,011	2,645		1984		Yes
.08Mi.	**100 JOE BRAY RD**	**11/13/2019**	$220,837	$88,335	1,375		1968	2 SF	
.09Mi.	**853 HIGHWAY 314**		$284,192	$113,676	1,795		1978	1 SF	
.09Mi.	**866 HIGHWAY 314**	**02/22/2017**	$282,651	$113,060	1,665		1978		
.1Mi.	**175 PRINCETON TRCE**		$333,433	$133,373	2,184		1983		
.1Mi.	**195 PRINCETON TRCE**	**03/25/2003**	$356,043	$142,417	2,508		1984		
.12Mi.	**870 HIGHWAY 314**	**10/06/2023**	$353,881	$141,552	1,705		1978		
.12Mi.	**826 HIGHWAY 314**	**08/07/1991**	$203,589	$81,435	1,304		1900	2 SF	
.12Mi.	**165 PRINCETON TRCE**	**08/30/1991**	$343,277	$137,311	2,362		1984		
.13Mi.	**839 HIGHWAY 314**		$1,138,277	$455,311	1,360		1993	6 SF	
.14Mi.	**155 PRINCETON TRCE**	**05/23/2023**	$433,575	$173,430	3,090		1983		
.14Mi.	**876 HIGHWAY 314**	**04/03/2012**	$307,957	$123,183	1,940		1978		

Rent vs. Own

Households Occupied by Renters:	14%	Households Occupied by Owners:	79%

Demographics & Income

Median Age:	43.6 years old	Households:	12,162
Median Household Income:	$95,945	Households w/Family:	78%
Household Income Per Capita:	$49,753	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Fayette County School District	Students:	19,800
Number of Schools:	24	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
7.30Mi.	**Sandy Creek High School** Number of Students: 1,189 Student-Teacher Ratio: 13.53 Advanced Placement: Yes	B	Public	9 - 12
7.05Mi.	**Flat Rock Middle School** Number of Students: 800 Student-Teacher Ratio: 12.7	A	Public	6 - 8
1.28Mi.	**North Fayette Elementary School** Number of Students: 616 Student-Teacher Ratio: 14	B+	Public	PK - 5

Flood Report

The Subject Property of **848 HIGHWAY 314, FAYETTEVILLE, GA 30214-3403** 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	111%	HIGHER
BURGLARY	111%	HIGHER
MOTOR VEHICLE THEFT	99%	SIMILAR
FORCIBLE ROBBERY	113%	HIGHER
AGGRAVATED ASSAULT	115%	HIGHER
FORCIBLE RAPE	115%	HIGHER
MURDER	99%	SIMILAR
OVERALL	113%	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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ICE SiteX Report

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