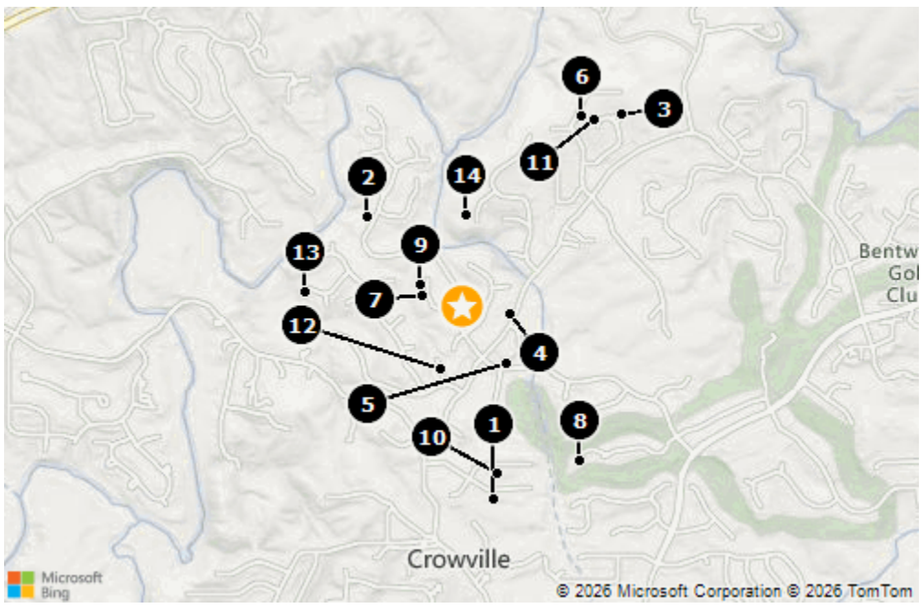
ICE SiteX Report

OrderID: 98722863

SiteX Property Information Report



Subject Property Location

878 BENTWATER DR, ACWORTH, GA 30101-8556

County:	**PAULDING GA**	Census Tract:	132231201.053004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	031.1.1.029.0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$589,000**	FSD:	20	Common Confidence Score:	33
Value Range:	$471,200 - $706,800	ICE Confidence Score:	80		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1
Assd Land Value:	$26,000	Market Land Value:	$65,000	Tax Year:	2025
Assd Improvement:	$193,020	Market Improvment Value:	$482,550	Total Taxable Value:	$5,448
Total Assessed Value:	$219,020	Total Assessor Market Value:	$547,550	Delinquent Year:	
				Tax Account ID:	45475
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: D36 Section: 3 District: 3 Subdivision: BENTWATER UNIT D Legal Unit: D Land Lot: 260
Abbreviated Description: DIST: 3 SEC: 3 LOT: 260 SUBD: BENTWATER UNIT D SUBDLOT: D36

Property Characteristics

Lot Size:	16,117 SF	Bedrooms:	6	Pool:	
Building Area:	2559 SF	Baths:	4	Fireplace:	1
Year Built:	2000	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	2
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1.5+B	Number of Cars:		A/C:	Central
Style:		Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/10/2024	Sales Price:	N/A
Document #:	BK-PG 5152-249	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	10/08/2024		
Document Type:			

Legal Description:
Lot: D36 Subdivision: BENTWATER UNIT D
Abbreviated Description: REAL PROPERTY LANDLOT: 260 LANDDIST: 3; RESIDENTIAL LOT

Prior Transfer

Recording Date:	09/20/2024	Sales Price:	N/A
Document #:	BK-PG 5152 -249	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: D36 Section: 3 District: 3 Subdivision: BENTWATER UNIT D Legal Unit: D Land Lot: 260
Abbreviated Description: DIST: 3 SEC: 3 LOT: 260 SUBD: BENTWATER UNIT D SUBDLOT: D36

Prior Transfer

Recording Date:	09/21/2021	Sales Price:	$330,525
Document #:	BK-PG 4368-813	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	09/08/2021	Sales Price:	$500,000
Document #:	2021-008321 BK-PG 4613-667	Type of Sale:	Full Amount on Deed
Contract Date:	09/08/2021		
Document Type:			

Legal Description:
Lot: D36 Subdivision: BENTWATER UNIT D
Abbreviated Description: REAL PROPERTY LANDLOT: 260 LANDDIST: 3; RESIDENTIAL LOT

Prior Transfer

Recording Date:	12/07/2020	Sales Price:	$332,559
Document #:	BK-PG 4082-387	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/23/2020	Loan Amount:	N/A
Document #:	BK-PG 0000004368-0000000813	Loan Type:	FHA
TD Due Date:	01/01/2050	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	09/25/2019	Sales Price:	$65,000
Document #:	BK-PG 2232-687	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/09/2019	Loan Amount:	N/A
Document #:	BK-PG 0000004082-0000000387	Loan Type:	FHA
TD Due Date:	01/01/2049	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	08/29/2006	Loan Amount:	N/A
Document #:	BK-PG 2232-687	Loan Type:	Stand Alone Second
TD Due Date:	06/21/2031	Type Finance:	

Legal Description:
Lot: 36 Section: 3 District: 3 Subdivision: BENTWATER Legal Unit: D Land Lot: 260

Prior Transfer

Recording Date:	08/22/2005	Sales Price:	$252,000
Document #:	BK-PG 1321-573	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/11/2005	Sales Price:	$20,000
Document #:	BK-PG 1194-661	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/10/2005	Sales Price:	$175,950
Document #:	BK-PG 908-627	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/26/2005	Sales Price:	$330,000
Document #:	BK-PG 1934-397	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/05/2005		
Document Type:			

Legal Description:
Lot: D36 District: 3 Subdivision: BENTWATER Land Lot: 260

Prior Transfer

Recording Date:	07/05/2005	Sales Price:	$330,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/11/2003	Loan Amount:	N/A
Document #:	BK-PG 1321-573	Loan Type:	Stand Alone Refi
TD Due Date:		Type Finance:	ADJ

Legal Description:
Lot: D36 District: 3 Subdivision: BENTWATER Legal Unit: D Land Lot: 260

Mortgage Record

Recording Date:	09/11/2002	Loan Amount:	N/A
Document #:	BK-PG 1194-661	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	

Legal Description:
Lot: D36 District: 3 Subdivision: BENTWATER Legal Unit: D Land Lot: 260

ICE SiteX Report

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Mortgage Record

Recording Date:	02/08/2002	Loan Amount:	N/A
Document #:	BK-PG 1065-844	Loan Type:	Stand Alone Refi
TD Due Date:		Type Finance:	

Legal Description:
Lot: D36 Section: 0003 District: 3 Subdivision: BENTWATER Legal Unit: D Land Lot: 260

Prior Transfer

Recording Date:	10/17/2000	Sales Price:	$234,700
Document #:	BK-PG 908-626	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/27/2000		
Document Type:			

Legal Description:
Lot: D 36 District: 3 Subdivision: BENTWATER Legal Unit: D Land Lot: 260

Area Sales Analysis

Total Area Sales	$8,140,400	Median # of Bedrooms	4
Median Lot Size	17,424 SF	Median # of Baths	3
Median Living Area	2,747 SF	Median Year Built	2003
Price Range - 2 Yrs	$399,000 to $1,175,000	Age Range	8 years to 26 years
Median Value	$499,000	Median Age	23 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.52Mi.	**198 HICKORY POINTE DR** **ACWORTH, GA 30101-6432**	09/04/2026	$434,000	$143	3028	/4/3	2017	15,246 SF	
		APN: 031.1.4.070.0000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 42 Subdivision: HARMONY HILLS Abbreviated Description: Lot:42 Subdivision:HARMONY HILLS Abbreviated Description:REAL PROPERTY LANDLOT: 332 LANDDIST: 3; RESIDENTIAL LOT								
2	.36Mi.	**1345 BENTWATER DR** **ACWORTH, GA 30101-2264**	08/06/2026	$649,000	$213	3044	6/4/3	2002	24,394 SF	
		APN: 013.3.3.056.0000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: B17 Subdivision: BENTWATER UNIT B Abbreviated Description: Lot:B17 Subdivision:BENTWATER UNIT B Abbreviated Description:REAL PROPERTY LANDLOT: 244 LANDDIST: 3; RESIDENTIAL LOT								
3	.68Mi.	**180 TALKING LEAVES CT** **ACWORTH, GA 30101-1918**	07/23/2026	$490,000	$164	2982	9/5/3	2015	22,216 SF	
		APN: 012.4.2.031.0000 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 70 Subdivision: THE RETREAT AT EAGLE ROCK UNIT I Abbreviated Description: Lot:70 Subdivision:THE RETREAT AT EAGLE ROCK UNIT I Abbreviated Description:REAL PROPERTY LANDLOT: 187 LANDDIST: 3; RESIDENTIAL LOT								
4	.12Mi.	**451 GRAVES RD** **ACWORTH, GA 30101-6175**	07/21/2026	$565,000	$283	1996	6/4/3	2001	19,166 SF	
		APN: 031.1.1.026.0000 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: E18 Subdivision: BENTWATER UNIT E Abbreviated Description: Lot:E18 Subdivision:BENTWATER UNIT E Abbreviated Description:REAL PROPERTY LANDLOT: 260 LANDDIST: 3; RESIDENTIAL LOT								
5	.19Mi.	**630 BENTWATER DR** **ACWORTH, GA 30101-8559**	07/17/2026	$525,000	$246	2129	7/3/2	2000	14,375 SF	
		APN: 031.1.1.060.0000 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: E35 Subdivision: BENTWATER UNIT E Abbreviated Description: Lot:E35 Subdivision:BENTWATER UNIT E Abbreviated Description:REAL PROPERTY LANDLOT: 260 LANDDIST: 3; RESIDENTIAL LOT								
6	.61Mi.	**246 EAGLE ROCK DR** **ACWORTH, GA 30101-1972**	07/14/2026	$527,000	$152	3454	10/5/4	2016	15,682 SF	
		APN: 012.4.2.064.0000 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 50 Subdivision: THE RETREAT AT EAGLE ROCK UNIT II Abbreviated Description: Lot:50 Subdivision:THE RETREAT AT EAGLE ROCK UNIT II Abbreviated Description:REAL PROPERTY LANDLOT: 187 LANDDIST: 3; RESIDENTIAL LOT								
7	.13Mi.	**103 BRIER BEND CT** **ACWORTH, GA 30101-8585**	06/15/2026	$479,900	$192	2494	6/4/3	2000	29,621 SF	
		APN: 030.2.2.042.0000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: D16 Subdivision: BENTWATER UNIT D Abbreviated Description: Lot:D16 Subdivision:BENTWATER UNIT D Abbreviated Description:REAL PROPERTY LANDLOT: 261 LANDDIST: 3; RESIDENTIAL LOT								
8	.52Mi.	**228 FAIRWAY OVERLOOK DR** **ACWORTH, GA 30101-2297**	06/15/2026	$1,175,000	$290	4039	10/5/5	2005	54,015 SF	Yes
		APN: 031.1.3.010.0000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: G8 Subdivision: BENTWATER UNIT G Abbreviated Description: Lot:G8 Subdivision:BENTWATER UNIT G Abbreviated Description:REAL PROPERTY LANDLOT: 318 LANDDIST: 3; RESIDENTIAL LOT								
9	.14Mi.	**131 BRIER BEND CT** **ACWORTH, GA 30101-8585**	06/11/2026	$470,000	$209	2248	6/4/4	2000	15,682 SF	
		APN: 013.3.3.010.0000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: D18 Subdivision: BENTWATER UNIT D Abbreviated Description: Lot:D18 Subdivision:BENTWATER UNIT D Abbreviated Description:REAL PROPERTY LANDLOT: 261 LANDDIST: 3; RESIDENTIAL LOT								
10	.45Mi.	**88 WATER OAK DR** **ACWORTH, GA 30101-6439**	06/11/2026	$499,000	$166	3000	/4/2	2017	14,810 SF	
		APN: 031.1.4.051.0000 Document #: Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 23 Subdivision: HARMONY HILLS Abbreviated Description: Lot:23 Subdivision:HARMONY HILLS Abbreviated Description:REAL PROPERTY LANDLOT: 332 LANDDIST: 3; RESIDENTIAL LOT

11	.61Mi.	**228 TALKING LEAVES CT ACWORTH, GA 30101-1919**	05/15/2026	$485,000	$193	2512	7/4/3	2018	15,246 SF

APN: 012.4.2.027.0000 Document #: 2026157015
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 66 Subdivision: THE RETREAT AT EAGLE ROCK UNIT I Abbreviated Description: Lot:66 Subdivision:THE RETREAT AT EAGLE ROCK UNIT I Abbreviated Description:REAL PROPERTY LANDLOT: 187 LANDDIST: 3; RESIDENTIAL LOT

12	.19Mi.	**51 NEWCOMB TRCE ACWORTH, GA 30101-2212**	04/16/2026	$399,000	$219	1818	5/3/2	2000	12,632 SF

APN: 030.2.2.075.0000 01 Document #: 2026154512
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: A147 Subdivision: BENTWATER U A PHS 1 Abbreviated Description: Lot:A147 Subdivision:BENTWATER U A PHS 1 Abbreviated Description:REAL PROPERTY LANDLOT: 316 LANDDIST: 3; RESIDENTIAL LOT

13	.44Mi.	**139 THUNDER RIDGE LN ACWORTH, GA 30101-2284**	02/06/2026	$499,000	$203	2456	6/4/2	2002	31,363 SF

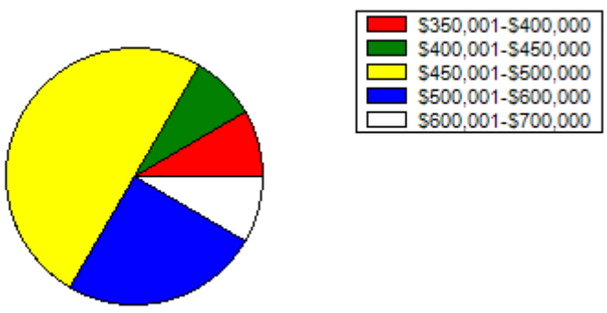
APN: 030.2.1.019.0000 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: A77 Subdivision: BENTWATER U A PHS 2 Abbreviated Description: Lot:A77 Subdivision:BENTWATER U A PHS 2 Abbreviated Description:REAL PROPERTY LANDLOT: 262 LANDDIST: 3; RESIDENTIAL LOT

14	.24Mi.	**102 SILVERDALE LN ACWORTH, GA 30101-2319**	12/22/2025	$943,500	$283	3324	/5/4	2012	73,181 SF

APN: 012.4.4.042.0000 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: C15 Subdivision: BENTWATER UNIT C Abbreviated Description: Lot:C15 Subdivision:BENTWATER UNIT C Abbreviated Description:REAL PROPERTY LANDLOT: 245 LANDDIST: 3; RESIDENTIAL LOT

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**878 BENTWATER DR**	**09/20/2024**	$547,550	$219,020	2,559	7/6/4	2000	16,117 SF	
.02Mi.	**900 BENTWATER DR**	**07/31/2017**	$442,200	$176,880	1,932	6/4/3	2001	16,117 SF	
.02Mi.	**850 BENTWATER DR**	**05/26/2020**	$521,900	$208,760	2,313	5/3/2	2000	16,988 SF	
.04Mi.	**75 MCEVERS BRANCH LNDG**	**04/06/2018**	$435,330	$174,132	2,188	6/5/4	2000	14,375 SF	
.04Mi.	**885 BENTWATER DR**	**11/10/2000**	$510,700	$204,280	2,310	6/4/3	2000	13,068 SF	
.04Mi.	**103 MCEVERS BRANCH LNDG**	**09/15/2017**	$440,640	$176,256	2,234	8/4/4	2000	24,829 SF	
.04Mi.	**918 BENTWATER DR**	**07/31/2017**	$448,200	$179,280	1,898	5/3/2	2000	17,860 SF	
.04Mi.	**55 MCEVERS BRANCH LNDG**	**05/24/2000**	$442,220	$176,888	2,462	6/3/2	2000	12,197 SF	
.04Mi.	**37 MCEVERS BRANCH LNDG**	**05/30/2000**	$435,750	$174,300	2,129	7/4/2	2000	12,197 SF	
.04Mi.	**89 MCEVERS BRANCH LNDG**	**10/02/2015**	$422,070	$168,828	2,257	7/3/2	2000	18,295 SF	
.05Mi.	**909 BENTWATER DR**	**04/30/2003**	$464,490	$185,796	2,674	5/3/2	2000	12,197 SF	
.05Mi.	**11 MCEVERS BRANCH LNDG**	**01/26/2019**	$429,720	$171,888	2,010	5/3/2	2000	16,988 SF	
.05Mi.	**843 BENTWATER DR**	**05/24/2021**	$426,010	$170,404	2,262	8/4/3	2000	19,602 SF	
.05Mi.	**30 BRIER BEND CT**	**07/20/2012**	$438,760	$175,504	1,683	5/3/2	2000	12,197 SF	
.06Mi.	**931 BENTWATER DR**	**08/20/2018**	$443,000	$177,200	1,771	5/3/2	2000	13,504 SF	
.06Mi.	**119 MCEVERS BRANCH LNDG**	**11/15/2016**	$433,690	$173,476	1,918	5/3/3	2000	20,473 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	76%

ICE SiteX Report

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Demographics & Income

Median Age:	39.5 years old	Households:	23,056
Median Household Income:	$112,291	Households w/Family:	76%
Household Income Per Capita:	$44,831	Households w/Family Married:	63%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	37%

School District

School District Zone:	Paulding County School District	Students:	31,426
Number of Schools:	34	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.18Mi.	**McClure Middle School** Number of Students: 834 Student-Teacher Ratio: 16.68	A	Public	6 - 8
1.99Mi.	**Burnt Hickory Elementary School** Number of Students: 996 Student-Teacher Ratio: 14.03	A	Public	KG - 5
2.18Mi.	**North Paulding High School** Number of Students: 3,015 Student-Teacher Ratio: 18.6 Advanced Placement: Yes	B+	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	69%	NOTABLY LOWER
BURGLARY	66%	NOTABLY LOWER
MOTOR VEHICLE THEFT	80%	LOWER
FORCIBLE ROBBERY	102%	SIMILAR
AGGRAVATED ASSAULT	57%	NOTABLY LOWER
FORCIBLE RAPE	96%	SIMILAR
MURDER	61%	NOTABLY LOWER
OVERALL	64%	NOTABLY LOWER

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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