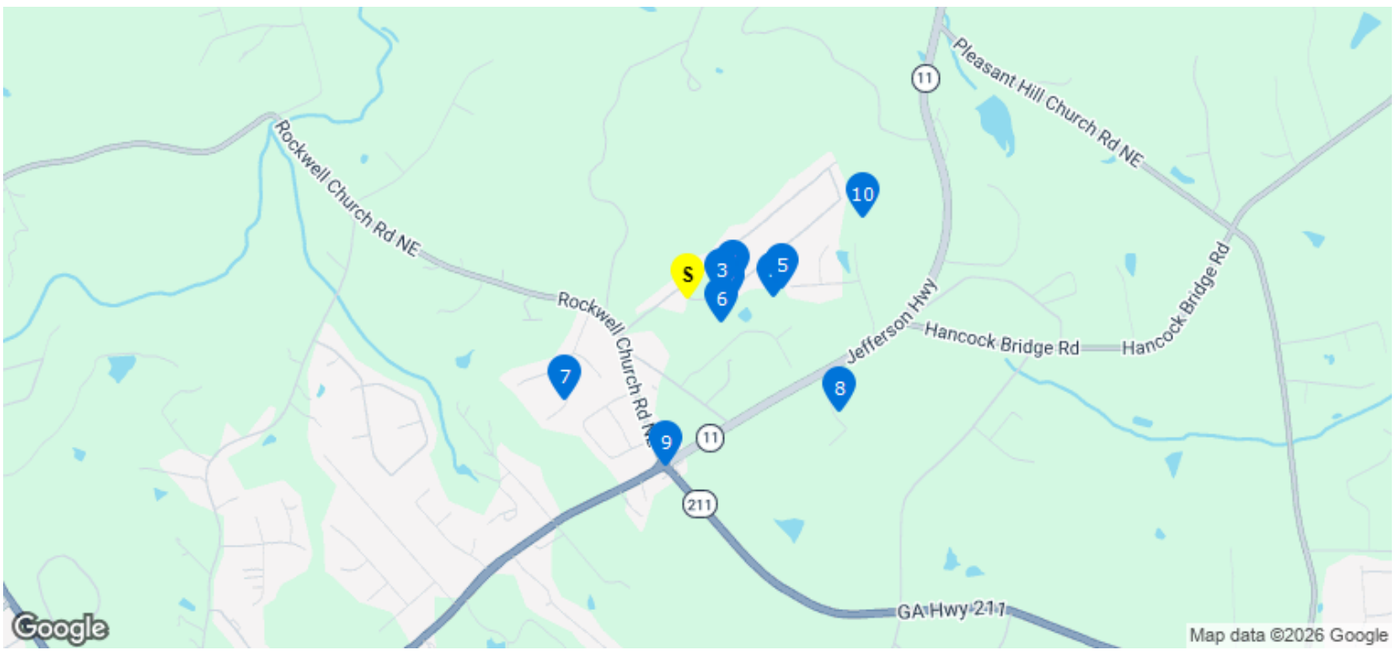
ICE SiteX Report

OrderID: 98775523

SiteX Property Information Report



Subject Property Location

916 DOGWOOD TRL, WINDER, GA 30680-3005

County:	**BARROW GA**	Census Tract:	1803.02
Property Use:	Single Family Residential	Zoning:	R-1
Parcel Number:	XX103B 008	Thomas Bros Pg-Grid:	

Valuation

Value:	**$302,000**	FSD:	11	Common Confidence Score:	56
Value Range:	$268,780 - $335,220	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	6
Assd Land Value:	$20,400	Market Land Value:	$51,000	Tax Year:	2025
Assd Improvement:	$60,832	Market Improvment Value:	$152,080	Total Taxable Value:	$1,973
Total Assessed Value:	$81,232	Total Assessor Market Value:	$203,080	Delinquent Year:	
				Tax Account ID:	4945
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 7 Subdivision: WILDWOOD Land Lot: RES

Abbreviated Description:	LOT 7
City/Muni/Twp:	UNINCORPORATED

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1250 SF	Baths:	2	Fireplace:	
Year Built:	1987	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick veneer
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1+B	Number of Cars:		A/C:	Central
Style:		Basement:	Improved Basement (Finished)	Roof Cover:	Composition Shingle
		Foundation:	Masonry	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	10/19/2017	Loan Amount:	N/A
Document #:	BK-PG 2076-725	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	10/16/2017		
TD Due Date:	11/01/2047	Type Finance:	

Legal Description:
Map Ref: 0

Prior Transfer

Recording Date:	10/16/2017	Sales Price:	$129,000
Document #:	2017-003318 BK-PG 2076-724	Type of Sale:	Arms-Length Transfer
Contract Date:	10/16/2017		
Document Type:	Deed		

Legal Description:
Abbreviated Description: LOT 7 LANDLOT: RES

Mortgage Record

Recording Date:	02/25/2011	Loan Amount:	N/A
Document #:	BK-PG 1559-85	Loan Type:	Stand Alone Second
Contract Date:	04/30/2009		
TD Due Date:		Type Finance:	

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Legal Description:
Subdivision: WILDWOOD Map Ref: 0

Prior Transfer

Recording Date:	05/22/2009	Sales Price:	N/A
Document #:	BK-PG 1465-26	Type of Sale:	Lender Sold
Contract Date:	04/30/2009		
Document Type:	Deed		

Legal Description:
Subdivision: WILDWOOD Land Lot: 0

Prior Transfer

Recording Date:	12/01/2008	Sales Price:	N/A
Document #:	BK-PG 1435-497	Type of Sale:	Lender-to-Lender Transfer
Contract Date:	10/07/2008		
Document Type:	Deed		

Legal Description:
Subdivision: WILDWOOD Land Lot: 0

Prior Transfer

Recording Date:	12/01/2008	Sales Price:	$92,439
Document #:	BK-PG 1435-494	Type of Sale:	Lender Owned
Contract Date:	10/07/2008		
Document Type:	Deed		

Legal Description:
Subdivision: WILDWOOD Land Lot: 0

Prior Transfer

Recording Date:	08/17/2006	Sales Price:	N/A
Document #:	BK-PG 542-53	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	08/17/2006	Sales Price:	$104,000
Document #:	BK-PG 1217-564	Type of Sale:	Lender Sold
Contract Date:	07/24/2006		
Document Type:	Deed		

Legal Description:
Subdivision: WILDWOOD Land Lot: 0

Prior Transfer

Recording Date:	12/19/2005	Sales Price:	$95,737
Document #:	BK-PG 1134-623	Type of Sale:	Lender Owned
Contract Date:	11/01/2005		
Document Type:	Deed		

Legal Description:
Subdivision: WILDWOOD Land Lot: 0

Mortgage Record

Recording Date:	05/12/2000	Loan Amount:	N/A
Document #:	BK-PG 542-53	Loan Type:	Non Purchase Money Loan
Contract Date:	05/04/2000		
TD Due Date:		Type Finance:	ADJ

Legal Description:
District: 0 Subdivision: WILDWOOD Map Ref: 0

Prior Transfer

Recording Date:	08/04/1998	Sales Price:	$75,000
Document #:	BK-PG 431-391	Type of Sale:	Non Arms-Length Transfer
Contract Date:	07/30/1998		
Document Type:	Deed		

Legal Description:
Subdivision: WILDWOOD

Mortgage Record

Recording Date:	08/04/1998	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	07/30/1998		
TD Due Date:		Type Finance:	Fixed Rate

Legal Description:
Subdivision: WILDWOOD

Area Sales Analysis

Total Area Sales	$3,012,600	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,441 SF	Median Year Built	1982
Price Range - 2 Yrs	$200,000 to $547,800	Age Range	26 years to 53 years
Median Value	$279,750	Median Age	44 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**930 HONEYSUCKLE TRL WINDER, GA 30680-3008**	09/30/2026	$315,000	$191	1650	6/3/3	1974	SF	

APN: XX103B 116 Document #:
Document Type: Limited Warranty Deed Price Code:

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Land Use: Single Family Residential
Legal: Lot: 123 Subdivision: WILDWOOD Abbreviated Description: Abbreviated Description:LOT 123 WILDWOOD SUBD LANDLOT: RES; RESIDENTIAL LOT

2	.12Mi.	**929 HONEYSUCKLE TRL** **WINDER, GA 30680-3007**	10/20/2025	$244,900	$155	1584	5/3/2	1973	SF	

APN: XX103B 065 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 69 Subdivision: WILDWOOD Abbreviated Description: Abbreviated Description:LOT 69 WILDWOOD SUBD. LANDLOT: RES; RESIDENTIAL LOT

3	.13Mi.	**DOGWOOD TRL** **, GA 30680-3018**	07/20/2026	$240,000			//		474,368 SF	

APN: XX104 167C Document #:
Document Type: Warranty Deed Price Code:
Land Use: Private Preserve, Open Space - Vacant Land (forest land, conservation)
Legal: Abbreviated Description: Abbreviated Description:DOGWOOD TR LANDLOT: RES; CONSV USE SMALL TRACT

4	.14Mi.	**929 DOGWOOD TRL** **WINDER, GA 30680-3004**	04/14/2026	$265,000	$183	1450	//2	1974	SF	

APN: XX103B 073 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 77 Subdivision: WILDWOOD Abbreviated Description: Subdivision:WILDWOOD Abbreviated Description:LOT 77 LANDLOT: RES; RESIDENTIAL LOT

5	.25Mi.	**945 HONEYSUCKLE TRL** **WINDER, GA 30680-3007**	05/07/2025	$285,000	$238	1197	5/3/1	1986	SF	

APN: XX103B 058 Document #:
Document Type: Limited Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 61 Subdivision: WILDWOOD Abbreviated Description: Subdivision:WILDWOOD Abbreviated Description:LOT 61 LANDLOT: RES; RESIDENTIAL LOT

6	.28Mi.	**949 HONEYSUCKLE TRL** **WINDER, GA 30680-3007**	08/19/2025	$255,000	$190	1344	6/3/2	1974	SF	

APN: XX103B 056 Document #:
Document Type: Limited Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 59 Subdivision: WILDWOOD Abbreviated Description: Subdivision:WILDWOOD Abbreviated Description:LOT 59 LANDLOT: RES; RESIDENTIAL LOT

7	.34Mi.	**1217 ORA LEE LN** **WINDER, GA 30680-3073**	08/04/2025	$670,000	$208	3218	//4	2023	SF	

APN: XX104E 026 Document #:
Document Type: Limited Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 26 Subdivision: SIM`S CROSSING Abbreviated Description: Subdivision:SIM`S CROSSING Abbreviated Description:LOT 26 SIMS CROSSING LANDLOT: RES; RESIDENTIAL LOT

8	.4Mi.	**1211 ORA LEE LN** **WINDER, GA 30680-3073**	08/13/2026	$610,000	$194	3142	//3	2006	SF	P

APN: XX104E 023 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: SIM`S CROSSING Abbreviated Description: Subdivision:SIM`S CROSSING Abbreviated Description:LOT 23 SIMS CROSSING LANDLOT: RES; RESIDENTIAL LOT

9	.47Mi.	**614 WARREN WAY** **WINDER, GA 30680-3621**	06/04/2025	$330,000	$249	1327	/3/2	1994	SF	

APN: XX082 033 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 25 Subdivision: PRESTWICK Abbreviated Description: Abbreviated Description:LOT 25 UNIT 2 PRESTWICK LANDLOT: RES; RESIDENTIAL LOT

10	.49Mi.	**1202 ORA LEE LN** **WINDER, GA 30680-3074**	09/23/2025	$498,000	$142	3506	//3	2006	SF	

APN: XX104E 035 Document #:
Document Type: Limited Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 35 Subdivision: SIM`S CROSSING Abbreviated Description: Subdivision:SIM`S CROSSING Abbreviated Description:LOT 35 SIMS CROSSING LANDLOT: RES; RESIDENTIAL LOT

11	.55Mi.	**601 BOWLING LN** **WINDER, GA 30680-3191**	05/21/2026	$298,000	$208	1432	//2	2000	SF	

APN: XX104 259 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 19 Subdivision: BOWLING GREEN Abbreviated Description: Abbreviated Description:LOT 19 BOWLING GREEN LANDLOT: RES; RESIDENTIAL LOT

12	.56Mi.	**979-A HONEYSUCKLE TR** **WINDER, GA 30680-3007**	11/03/2025	$312,400	$209	1495	5/3/2	1999	SF	

APN: XX103B 039 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 42 Subdivision: WILDWOOD Abbreviated Description: Subdivision:WILDWOOD Abbreviated Description:LOT 42 & 43 LANDLOT: RES; RESIDENTIAL LOT

13	.58Mi.	**985 HONEYSUCKLE TRL** **WINDER, GA 30680-3007**	10/15/2025	$260,000	$147	1774	5/3/2	1990	SF	

APN: XX103B 036 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 39 Subdivision: WILDWOOD Abbreviated Description: Subdivision:WILDWOOD Abbreviated Description:LOT 39 LANDLOT: RES; RESIDENTIAL LOT

14	.59Mi.	**605 BOWLING LN** **WINDER, GA 30680-3191**	06/12/2026	$330,000	$226	1458	/3/2	2000	SF	

APN: XX104 257 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 17 Subdivision: BOWLING GREEN Abbreviated Description: Abbreviated Description:LOT 17 BOWLING GREEN LANDLOT: RES; RESIDENTIAL LOT

15	.74Mi.	**492 LAMAR GILES RD** **WINDER, GA 30680-3331**	11/19/2025	$300,000	$324	925	6/2/1	1971	21,780 SF	

APN: XX082 065 01 Document #:
Document Type: Warranty Deed Price Code:

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Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:LAMAR GILES RD LANDLOT: RES; RESIDENTIAL LOT

16	.74Mi.	**459 LAMAR GILES RD** **WINDER, GA 30680-3369**	09/08/2025	$370,000	$165	2236	/3/2	2019	46,174 SF

APN: XX082 067H Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:TRACT 6 LANDLOT: RES; RESIDENTIAL LOT

17	.79Mi.	**855 CRYSTAL MEADOW DR** **WINDER, GA 30680-3050**	03/27/2026	$390,000	$150	2607	8/3/2	2003	SF

APN: XX080A 024 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 24 Block: A Abbreviated Description: Abbreviated Description:LOT 24 BLK A CRYSTAL MEADOW LANDLOT: RES; RESIDENTIAL LOT

18	.85Mi.	**832 CRYSTAL MEADOW DR** **WINDER, GA 30680-3052**	10/21/2025	$389,820	$183	2134	//2	2003	SF

APN: XX080A 041 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 41 Block: A Subdivision: CRYSTAL MEADOW Abbreviated Description: Abbreviated Description:LOT 41 BLK A CRYSTAL MEADOW LANDLOT: RES; RESIDENTIAL LOT

19	.85Mi.	**816 CRYSTAL MEADOW DR** **WINDER, GA 30680-3052**	04/09/2025	$400,000	$160	2502	8/3/2	2003	SF

APN: XX080A 047 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 47 Block: A Abbreviated Description: Abbreviated Description:LOT 47 BLK A CRYSTAL MEADOW LANDLOT: RES; RESIDENTIAL LOT

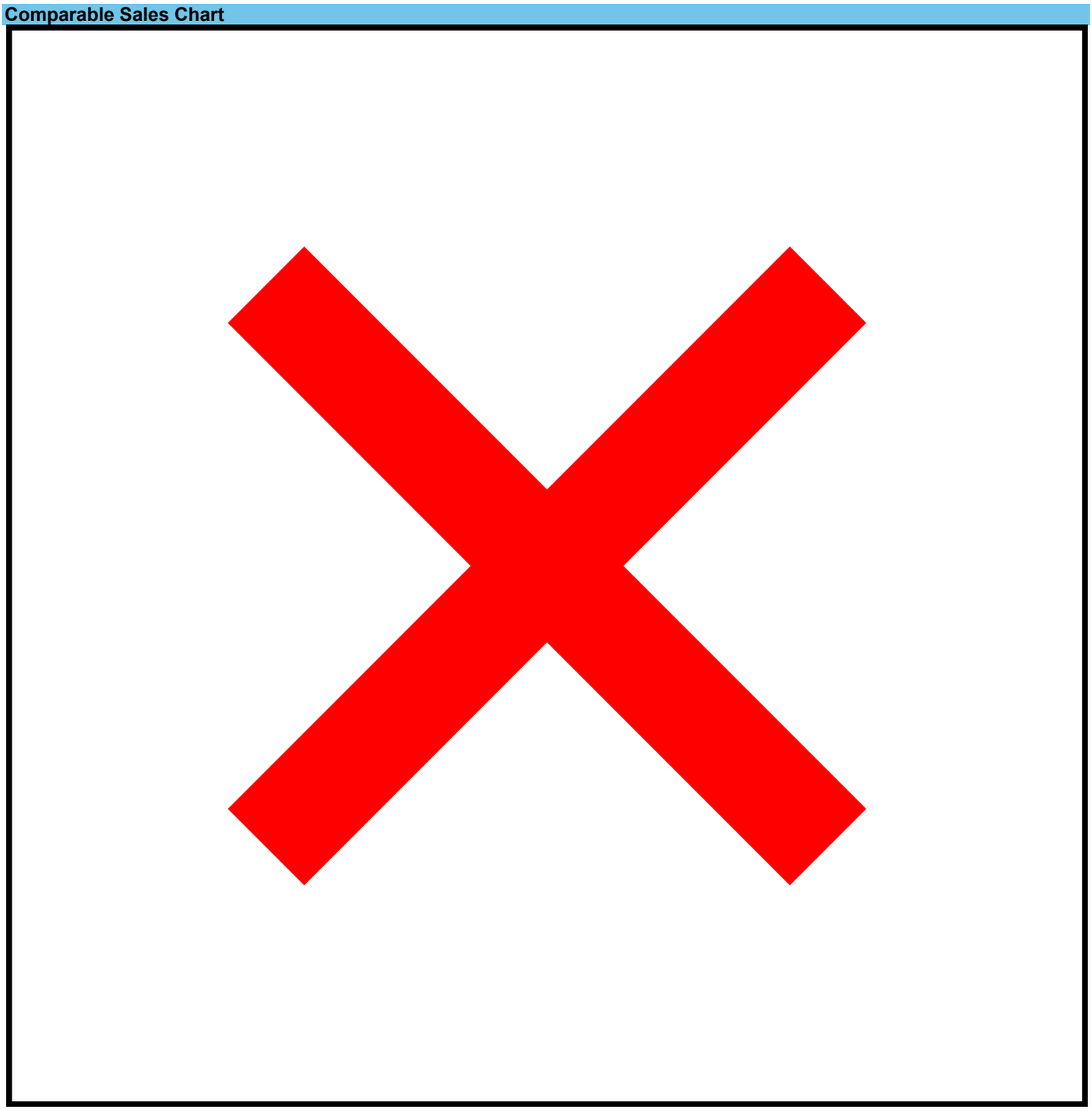
20	.91Mi.	**510 HICKERIA WAY** **WINDER, GA 30680-3676**	04/14/2025	$250,000	$195	1283	6/3/2	2000	SF

APN: XX082 127 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 51 Block: A Abbreviated Description: Abbreviated Description:PB 51-40 LOT 51 BLK A UNIT 1 BUFFALO RUN LANDLOT: RES; RESIDENTIAL LOT

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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.

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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.	**916 DOGWOOD TRL**	**10/16/2017**	$203,080	$81,232	1,250	6/3/2	1987		
.02Mi.	**914 DOGWOOD TRL**	**05/16/2013**	$196,600	$78,640	1,228	/3/2	1993		
.04Mi.	**920 DOGWOOD TRL**	**07/21/2004**	$162,580	$65,032	1,144	6/3/2	1979		
.04Mi.	**912 DOGWOOD TRL**	**03/19/2019**	$176,715	$70,686	1,438	6/3/2	1974		
.05Mi.	**915 DOGWOOD TRL**	**08/26/2011**	$193,542	$77,417	1,707	6/3/2	1973		
.06Mi.	**910 DOGWOOD TRL**	**10/10/2006**	$220,452	$88,181	1,330	//2	1995		
.07Mi.	**923 HONEYSUCKLE TRL**	**09/14/2012**	$205,707	$82,283	1,232	//2	1995		
.08Mi.	**922 DOGWOOD TRL**	**12/06/2005**	$222,360	$88,944	2,030	6/3/2	1979		
.08Mi.	**908 DOGWOOD TRL**	**08/08/2020**	$265,375	$106,150	1,568	//2	1997		
.1Mi.	**928 HONEYSUCKLE TRL**	**04/13/2012**	$174,500	$69,800	1,376	6/3/2	1973		
.1Mi.	**925 DOGWOOD TRL**	**06/23/2017**	$168,550	$67,420	1,536	5/2/2	1981		
.1Mi.	**927 HONEYSUCKLE TRL**	**06/17/2016**	$183,005	$73,202	1,160	5/3/2	1985		
.1Mi.	**904 DOGWOOD TRL**	**08/21/1998**	$216,775	$86,710	1,306	/3/2	1998		
.11Mi.	**926 DOGWOOD TRL**	**03/02/1984**	$231,773	$92,709	1,280	5/3/2	1984		P
.12Mi.	**930 HONEYSUCKLE TRL**	**07/12/2021**	$188,749	$75,500	1,650	6/3/3	1974		
.12Mi.	**929 HONEYSUCKLE TRL**	**08/25/2016**	$158,875	$63,550	1,584	5/3/2	1973		

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	37.6 years old	Households:	18,684
Median Household Income:	$75,252	Households w/Family:	74%
Household Income Per Capita:	$30,685	Households w/Family Married:	51%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

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
3.61Mi.	**County Line Elementary School** Number of Students: 573 Student-Teacher Ratio: 10.91	C+	Public	PK - 5
3.86Mi.	**Russell Middle School** Number of Students: 973 Student-Teacher Ratio: 14.85	B-	Public	6 - 8
8.57Mi.	**Apalachee High School** Number of Students: 1,949 Student-Teacher Ratio: 14.8 Advanced Placement: Yes	C-	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	108%	SIMILAR
BURGLARY	113%	HIGHER
MOTOR VEHICLE THEFT	103%	SIMILAR
FORCIBLE ROBBERY	102%	SIMILAR
AGGRAVATED ASSAULT	95%	SIMILAR
FORCIBLE RAPE	98%	SIMILAR
MURDER	112%	HIGHER
OVERALL	108%	SIMILAR

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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