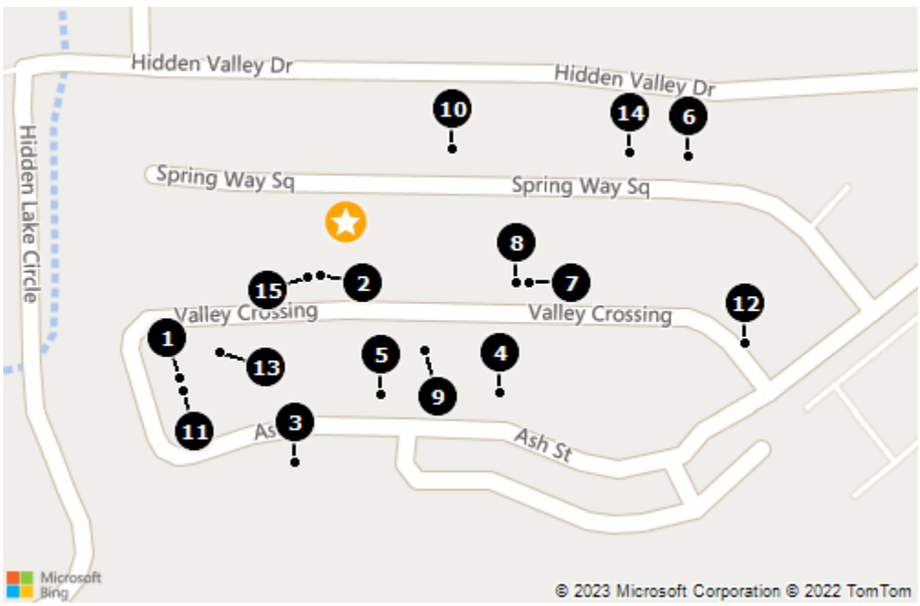
BLACK KNIGHT™

SiteX™ Report

OrderID: 88305509

SiteX Property Information Report



Subject Property Location

155 SPRING WAY SQ, CANTON, GA 30114-1230

County:	**CHEROKEE GA**	Census Tract:	130570907.014121
Property Use:	Townhouse (Residential)	Zoning:	RTH
Parcel Number:	15N14J 164	Thomas Bros Pg-Grid:	

Valuation

Value:	**$294,000**	FSD:	12
Value Range:	$258,720 - $329,280	Confidence Score:	88

County Tax & Assessment

Assessment Year:	2021	Market Value Year:	2021	Tax Rate Code Area:	SCH SCHB CNTB FR04
Assd Land Value:	$17,200	Market Land Value:	$43,000	Tax Year:	2022
Assd Improvement:	$56,428	Market Improvment Value:	$141,070	Total Taxable Value:	$2,144
Total Assessed Value:	$73,628	Total Assessor Market Value:	$184,070	Delinquent Year:	
				Tax Account ID:	1182780
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 55 Section: A District: 4 Phase No: 2

Abbreviated Description:	LOT 55 HIDDEN SPRINGS PH 2 SECT A
City/Muni/Twp:	HOLLY SPRING

Property Characteristics

Lot Size:	1,307 SF	Bedrooms:	3	Pool:	
Building Area:	1732 SF	Baths:	2	Fireplace:	
Year Built:	2008	Partial Baths:	1	Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	2
Number of Units:		Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	2	Number of Cars:	1	A/C:	Central
Style:	Ranch	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	06/16/2021	Loan Amount:	N/A
Document #:	2021033618 BK-PG 0000014661-0000002048	Loan Type:	FHA
TD Due Date:	01/01/2051	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	05/28/2021	Sales Price:	$230,000
Document #:	2021-006591 BK-PG 14661-2046	Type of Sale:	Full Amount on Deed
Contract Date:	05/28/2021		
Document Type:	Warranty Deed		

Legal Description:
Lot: 55
Abbreviated Description: LOT 55 HIDDEN SPRINGS PH 2 SECT A

Mortgage Record

Recording Date:	05/24/2016	Loan Amount:	N/A
Document #:	BK-PG 13854-84	Loan Type:	FHA
TD Due Date:	05/19/2046	Type Finance:	

Legal Description:

SiteX™ Report

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Prior Transfer

Recording Date:	05/19/2016	Sales Price:	$142,000
Document #:	2016-004949 BK-PG 13854-83	Type of Sale:	Full Amount on Deed
Contract Date:	05/19/2016		
Document Type:	Warranty Deed		

Legal Description:
Lot: 55
Abbreviated Description: LOT 55 HIDDEN SPRINGS PH 2 SECT A

Prior Transfer

Recording Date:	10/12/2012	Sales Price:	$106,000
Document #:	2012-009093 BK-PG 12079-399	Type of Sale:	Full Amount on Deed
Contract Date:	10/12/2012		
Document Type:	Warranty Deed		

Legal Description:
Lot: 55
Abbreviated Description: LOT 55 HIDDEN SPRINGS PH 2 SEC

Prior Transfer

Recording Date:	09/09/2009	Sales Price:	$101,000
Document #:	BK-PG 10778-304	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/04/2009		
Document Type:	Deed		

Legal Description:
Lot: 55 District: 15 Subdivision: HIDDEN SPGS PH 02 SEC A 55 Land Lot: 274

Prior Transfer

Recording Date:	07/02/2009	Sales Price:	$120,000
Document #:	BK-PG 10701-135	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/02/2009		
Document Type:	Foreclosure Sale		

Legal Description:
Lot: 55 District: 15 Subdivision: HIDDEN SPGS PH 02 SEC A 55 Land Lot: 274

Area Sales Analysis

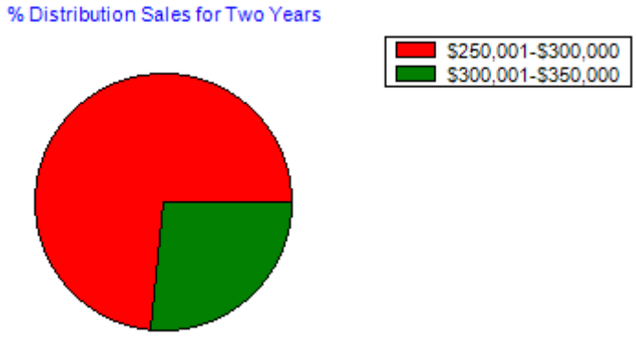
Total Area Sales	$4,394,100	Median # of Bedrooms	3
Median Lot Size	1,307 SF	Median # of Baths	2
Median Living Area	1,584 SF	Median Year Built	2017
Price Range - 2 Yrs	$274,000 to $315,000	Age Range	4 years to 18 years
Median Value	$295,000	Median Age	6 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**277 VALLEY XING** **CANTON, GA 30114-1232**	01/05/2023	$285,000	$174	1636	/3/2	2018	1,307 SF	
		APN: 15N14J 207 Document #: 2023-000125 Document Type: Warranty Deed Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 207 Abbreviated Description: Abbreviated Description:LOT 207 HIDDEN SPRINGS PH 2 SECT B								
2	.02Mi.	**260 VALLEY XING** **CANTON, GA 30114-1231**	11/23/2022	$300,000	$189	1584	/3/2	2017	1,307 SF	
		APN: 15N14J 243 Document #: 2022-013918 Document Type: Warranty Deed Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 113 Abbreviated Description: Abbreviated Description:LOT 113 HIDDEN SPRINGS PH 2 SECT B								
3	.08Mi.	**867 ASH ST** **CANTON, GA 30114-9025**	11/04/2022	$280,500	$173	1621	/3/2	2018	1,307 SF	
		APN: 15N14J 227 Document #: 2022-013267 Document Type: Warranty Deed Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 227 Abbreviated Description: Abbreviated Description:LOT 227 HIDDEN SPRINGS PH 2 SECT B								
4	.08Mi.	**832 ASH ST** **CANTON, GA 30114-9024**	10/21/2022	$274,000	$194	1410	/2/2	2006	871 SF	
		APN: 15N14J 121 Document #: 2022-012771 Document Type: Warranty Deed Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 189 Abbreviated Description: Abbreviated Description:LOT 189 HIDDEN SPRINGS PH 1 SECT B								
5	.06Mi.	**850 ASH ST** **CANTON, GA 30114-9024**	09/09/2022	$305,000	$186	1635	/3/2	2018	1,307 SF	
		APN: 15N14J 279 Document #: 2022-011101 Document Type: Warranty Deed Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 149 Abbreviated Description: Abbreviated Description:LOT 149 HIDDEN SPRINGS PH 2 SECT B								
6	.12Mi.	**124 SPRING WAY SQ** **CANTON, GA 30114-1229**	08/23/2022	$315,000	$193	1624	/3/2	2018	1,307 SF	
		APN: 15N14J 009 Document #: 2022-010444 Document Type: Warranty Deed Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 8 Abbreviated Description: Abbreviated Description:LOT 8 HIDDEN SPRINGS PH 1 SEC A								
7	.06Mi.	**230 VALLEY XING** **CANTON, GA 30114-1231**	06/21/2022	$275,000	$186	1476	/2/2	2006	871 SF	
		APN: 15N14J 086 Document #: 2022-007685 Document Type: Warranty Deed Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 98 Abbreviated Description: Abbreviated Description:LOT 98 HIDDEN SPRINGS PH 1 SECT B								
8	.06Mi.	**232 VALLEY XING** **CANTON, GA 30114-1231**	05/18/2022	$280,000	$201	1388	/2/2	2006	871 SF	
		APN: 15N14J 087 Document #: 2022-006177 Document Type: Warranty Deed Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 99 Abbreviated Description: Abbreviated Description:LOT 99 HIDDEN SPRINGS PH 1 SECT B								

9	.05Mi.	**239 VALLEY XING** **CANTON, GA 30114-1232**	04/29/2022	$310,500	$164	1891	/3/3	2005	871 SF
	APN: 15N14J 100 Document #: 2022-005319 Document Type: Warranty Deed Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 154 Abbreviated Description: Abbreviated Description:LOT 154 HIDDEN SPRINGS PH 1 SECT B								
10	.04Mi.	**150 SPRING WAY SQ** **CANTON, GA 30114-1229**	03/16/2022	$301,000	$192	1565	/3/2	2007	1,742 SF
	APN: 15N14J 170 Document #: 2022-003026 Document Type: Warranty Deed Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 21 Abbreviated Description: Abbreviated Description:LOT 21 HIDDEN SPRINGS PH 2 SECT A								
11	.08Mi.	**279 VALLEY XING** **CANTON, GA 30114-1232**	03/10/2022	$290,000	$177	1636	/3/2	2018	1,307 SF
	APN: 15N14J 206 Document #: 2022-002886 Document Type: Warranty Deed Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 206 Abbreviated Description: Abbreviated Description:LOT 206 HIDDEN SPRINGS PH 2 SECT B								
12	.15Mi.	**200 VALLEY XING** **CANTON, GA 30114-1231**	01/03/2022	$288,000	$165	1744	/3/2	2005	1,307 SF
	APN: 15N14J 022 Document #: 2022-000015 Document Type: Warranty Deed Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 83 Abbreviated Description: Abbreviated Description:LOT 83 HIDDEN SPRINGS PH 1 SEC A								
13	.06Mi.	**269 VALLEY XING** **CANTON, GA 30114-1232**	01/03/2022	$300,000			1/3/2	2019	1,307 SF
	APN: 15N14J 264 Document #: 2022-000011 Document Type: Warranty Deed Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 134 Abbreviated Description: Abbreviated Description:LOT 134 HIDDEN SPRINGS PH 2 SECT B								
14	.1Mi.	**130 SPRING WAY SQ** **CANTON, GA 30114-1229**	12/21/2021	$295,100	$187	1570	/3/2	2005	1,742 SF
	APN: 15N14J 058 Document #: 2021-017249 Document Type: Warranty Deed Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 11 Abbreviated Description: Abbreviated Description:LOT 11 HIDDEN SPRINGS PH 1 SECT B								
15	.02Mi.	**262 VALLEY XING** **CANTON, GA 30114-1231**	12/17/2021	$295,000	$186	1584	/3/2	2017	1,307 SF
	APN: 15N14J 244 Document #: 2021-016771 Document Type: Warranty Deed Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 114 Abbreviated Description: Abbreviated Description:LOT 114 HIDDEN SPRINGS PH 2 SECT B								

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.

SiteX™ Report

OrderID: 88305509

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.	**155 SPRING WAY SQ**	**05/19/2016**	$184,070	$73,628	1,732	/3/2	2008	1,307 SF	
.01Mi.	**153 SPRING WAY SQ**	**12/30/2016**	$195,670	$78,268	1,856	/3/2	2008	1,742 SF	
.01Mi.	**157 SPRING WAY SQ**	**06/05/2020**	$194,470	$77,788	1,758	/3/2	2008	2,178 SF	
.01Mi.	**151 SPRING WAY SQ**	**11/02/2016**	$192,970	$77,188	1,788	/4/3	2008	1,307 SF	
.02Mi.	**149 SPRING WAY SQ**	**11/01/2009**	$191,870	$76,748	1,857	/3/2	2008	1,742 SF	
.02Mi.	**161 SPRING WAY SQ**	**07/03/2017**	$193,400	$77,360	1,668	/3/2	2017	1,307 SF	
.02Mi.	**256 VALLEY XING**	**02/06/2018**	$185,240	$74,096	1,584	/3/2	2017	1,307 SF	
.02Mi.	**258 VALLEY XING**	**03/29/2018**	$187,440	$74,976	1,584	/3/2	2017	1,307 SF	
.02Mi.	**163 SPRING WAY SQ**	**08/11/2017**	$193,400	$77,360	1,668	/3/2	2017	1,307 SF	
.02Mi.	**260 VALLEY XING**	**02/21/2018**	$187,440	$74,976	1,584	/3/2	2017	1,307 SF	
.02Mi.	**147 SPRING WAY SQ**	**06/26/2018**	$184,770	$73,908	1,696	/3/2	2008	1,742 SF	
.02Mi.	**252 VALLEY XING**	**10/06/2015**	$183,700	$73,480	1,696	/3/2	2005	1,307 SF	
.02Mi.	**262 VALLEY XING**	**03/15/2018**	$187,160	$74,864	1,584	/3/2	2017	1,307 SF	
.02Mi.	**165 SPRING WAY SQ**	**06/15/2017**	$193,400	$77,360	1,668	/3/2	2017	1,307 SF	
.02Mi.	**250 VALLEY XING**	**04/24/2018**	$167,100	$66,840	1,518	/2/2	2005	871 SF	
.03Mi.	**264 VALLEY XING**	**03/02/2018**	$180,840	$72,336	1,584	/3/2	2017	1,307 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	36.92 years old	People In This Area Who Are Married:	26,506
Median Household Income:	$76,846	Households with Children:	6,706
Average Full-Time Individual Income:	$33,019	Most Common Education Level:	High School Graduate

School District

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

Assigned Schools

Proxim.	Name	Rating	Grade
3.70Mi.	**CHEROKEE HIGH SCHOOL**	B	9-12

Overall Test Rating: 4/5
Number of Students: 3,000
Student-Teacher Ratio: 16
Advanced Placement: Yes
College Bound Seniors: 71

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
BURGLARY	52%	NOTABLY LOWER
ASSULT	26%	SIGNIFICANTLY LOWER
ROBBERY	10%	SIGNIFICANTLY LOWER
RAPE	28%	SIGNIFICANTLY LOWER
MURDER	34%	SIGNIFICANTLY LOWER
CAR THEFT	33%	SIGNIFICANTLY LOWER
OVERALL	36%	SIGNIFICANTLY LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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