

	MLS Beds	MLS Full Baths	Half Baths	MLS List Price	MLS List Date
	5	3	1	\$455,000	08/22/2025
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	2,804	9,070	2022	SFR	

OWNER INFORMATION			
Owner Name	Minor Megan Elinor	Tax Billing Zip	30534
Owner Name 2	Denson Frances	Tax Billing Zip+4	5984
Tax Billing Address	101 White Cedar Dr	Owner Occupied	Yes
Tax Billing City & State	Dawsonville, GA		

COMMUNITY INSIGHTS			
Median Home Value	\$424,923	School District	DAWSON COUNTY
Median Home Value Rating	6 / 10	Family Friendly Score	74 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	76 / 100	Walkable Score	7 / 100
Total Incidents (1 yr)	29	Q1 Home Price Forecast	\$426,543
Standardized Test Rank	70 / 100	Last 2 Yr Home Appreciation	10%

LOCATION INFORMATION			
Subdivision	Etowah Preserve	Flood Zone Code	X
Municipality/Township	Unincorporated	Flood Zone Panel	13085C0200C
School District Code	1301650	Flood Zone Date	04/04/2018
Census Tract	9702.05	Within 250 Feet of Multiple Flood Zones	No
Carrier Route	R011		

TAX INFORMATION			
Tax ID	087-000-005-164	% Improved	87%
Parcel ID	087 005 164	Tax District Area	087
Alt APN	18487	Tax Appraisal Area	01
Lot No.	164		
Legal Description	ETOWAH PRESERVE LOT # 164		

ASSESSMENT & TAX			
Assessment Year	2024	2023	
Assessed Value - Total	\$179,800		
Assessed Value - Land	\$24,000		
Assessed Value - Improved	\$155,800		
Market Value - Total	\$449,500		
Market Value - Land	\$60,000		
Market Value - Improved	\$389,500		
Tax Year	Total Tax		
2024	\$2,924		

CHARACTERISTICS			
Land Use - Universal	SFR	Full Baths	3
Land Use - County	Residential	Half Baths	1
Lot Acres	0.2082	Basement Type	MLS: Slab
Lot Area	9,070	Fireplaces	1
# of Buildings	1	Floor Cover	Carpet/Hardwood
Building Type	Single Family	Heat Type	Central
Year Built	2022	Cooling Type	Central
Effective Year Built	2022	Interior Wall	Drywall
Stories	2	Exterior	Siding Sheathing
Building Sq Ft	Tax: 2,764 MLS: 2,804	Roof Material	Asphalt Shingle
Gross Area	Tax: 2,764 MLS: 2,804	No. Parking Spaces	MLS: 2
Ground Floor Area	1,172	Garage Capacity	MLS: 2
Bedrooms	MLS: 5	Condition	Average
Total Baths	Tax: 4 MLS: 3		

SELL SCORE			
Rating	N/A	Value As Of	N/A
Sell Score	N/A		

ESTIMATED VALUE			
RealAVM™	\$461,100	Confidence Score	97
RealAVM™ Range	\$435,900 - \$486,200	Forecast Standard Deviation	5
Value As Of	08/18/2025		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS			
Estimated Value	2077	Cap Rate	3.3%
Estimated Value High	2648	Forecast Standard Deviation (FSD)	0.27
Estimated Value Low	1506		

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

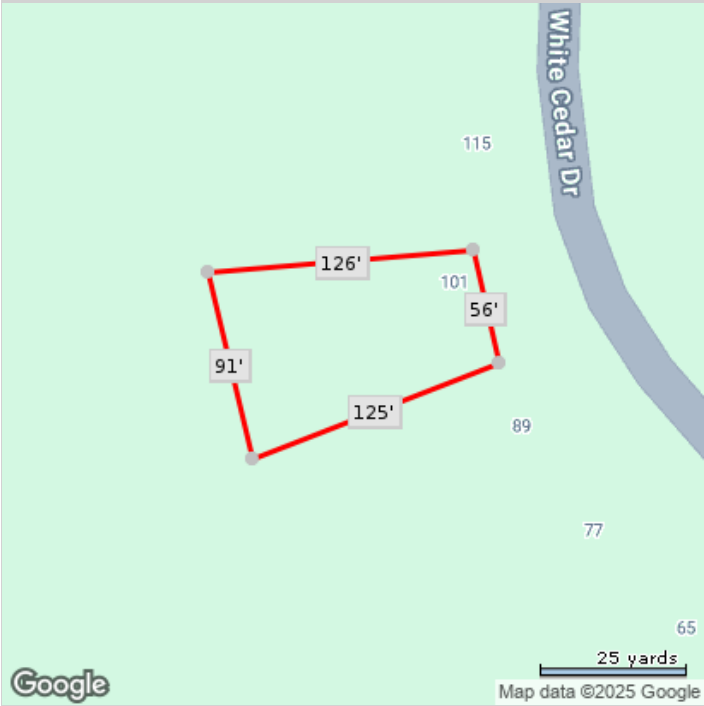
LISTING INFORMATION			
MLS Listing Number	7637022	MLS Current List Price	\$455,000
MLS Status	Active	MLS Orig. List Price	\$455,000
MLS Area	DAWSONVILLE	Listing Agent Name	Dyerm-Melinda Dyer
MLS D.O.M	7	Listing Broker Name	ANSLEY REAL ESTATE CHRISTIE' S INTERNATIONAL REAL ESTATE
MLS Listing Date	08/22/2025		

LAST MARKET SALE & SALES HISTORY			
Recording Date	11/02/2022	Price Per Square Feet	\$148.34
Settle Date	10/31/2022	Deed Book & Page	1607-193
Sale Price	\$410,000	Deed Type	Limited Warranty Deed

Recording Date	11/02/2022
Sale/Settlement Date	10/31/2022
Sale Price	\$410,000
Deed Book & Page	1607-193
Document Type	Limited Warranty Deed
Buyer Name	Minor Megan E
Seller Name	Dr Horton Inc

MORTGAGE HISTORY		
Mortgage Date	10/18/2024	11/02/2022
Mortgage Amount	\$70,000	\$356,700
Mortgage Lender	Navy Fcu	Dhi Mtg Co Ltd
Mortgage Code/Loan Type	Conventional	Conventional
Mortgage Type	Refi	1st Time Sale
Mortgage Term	40	30
Mortgage Term Code	Years	Years
Borrower Name	Minor Megan E	Minor Megan E
Borrower Name 2	Denson Frances L	Denson Frances L

PROPERTY MAP



*Lot Dimensions are Estimated

