

WinGAP Neighborhood Analysis

DESCRIPTION				NEIGH	MED	LCI	UCI	AGG	LCI	UCI	COD	PRD	SAMPLES	MIN SAMP
0300A: LAND: 00000 / BLDG: 00001				000476	0.3519	0	0	0.3378	0	0	0.1999	1.0417	2	0
PARCEL NO				GRANTOR			SALEDATE	SALEPRICE		ACRES	RATIO			
SC	SS	RSN	NBHD	GRANTEE			DEEDPAGE	ASMT VAL						
0300A012				WINTERS CAPITAL PROPERTIES LLC			06/23/2023	90,000		0.00	0.2815			
R	1	FM	000476	NGUYEN HUY			2856 201	25,332						
0300A012				GOSS SUSIE E AND ALLEN SHERI MARIE			04/18/2023	60,000		0.00	0.4222			
R	1	M	000476	WINTERS CAPITAL PROPERTIES LLC			2843 419	25,332						
0300B: LAND: 00000 / BLDG: 00000				000477	0.2388	0	0	0.2006	0.1205	0.2807	0.3436	1.2089	7	4
PARCEL NO				GRANTOR			SALEDATE	SALEPRICE		ACRES	RATIO			
SC	SS	RSN	NBHD	GRANTEE			DEEDPAGE	ASMT VAL						
0300B033				THOMPSON LUCIOUS M ESTATE			06/23/2023	125,000		0.00	0.1715			
R	1	M	000477	RATCHFORD WARREN E			28556 254	21,433						
0300B039				SCHINZER JOSHUA AND LINDSAY			09/27/2023	73,700		0.00	0.2388			
R	3	LM	000477	WILLIAMS DERRICK J			2872 989	17,600						
0300B039				HINESVILLE HOME CENTER INC			09/27/2023	129,100		0.00	0.166			
R	1	M	000477	WILLIAMS DERRICK J			2872 993	21,433						
0300B043				GORDON RONALD EUGENE ST			11/13/2023	50,000		0.00	0.4287			
R	3	M	000477	GUERRERO JOSE R			2881 247	21,433						
0300B051				HERRERA DAVID TRUJILLO			08/24/2023	205,000		0.00	0.1046			
R	3	M	000477	RUIZ JAVIER SOLIS AND GOMEZ			2868 42	21,433						
0300B051				HAZZARD ROGER WAYNE			05/26/2023	75,000		0.00	0.2858			
R	3	M	000477	HERRERA DAVID TRUJILLO			2854 1	21,433						
0300B083				FLOYD WILMA			02/07/2023	71,000		0.00	0.3019			
R	1	M	000477	COASTAL MAGNOLIA PROPERTIES LLC			2836 580	21,433						
0300C: LAND: 00001 / BLDG: 00001				000479	0.3062	0	0	0.292	0	0	0.0983	1.0247	3	0
PARCEL NO				GRANTOR			SALEDATE	SALEPRICE		ACRES	RATIO			
SC	SS	RSN	NBHD	GRANTEE			DEEDPAGE	ASMT VAL						
0300C015				COASTAL GA PROPERTY SOLUTIONS LLC			02/27/2023	183,000		0.61	0.2506			
R	1	FM	000479	DENNEN KEA MARIE			2835 267	45,851						
0300C015				EAST GARY LEE II			01/10/2023	134,500		0.61	0.3409			
R	1	M	000479	COASTAL GA PROPERTY SOLUTIONS LLC			2826 685	45,851						
0300C031				MCKNIGHT RANDALL K			07/17/2023	70,000		0.64	0.3062			

LCI = Lower Confidence Interval (95%)

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Samples = Number of sales included in study

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0369A122				DICKERSON HAROLD ASHLEY	11/28/2023	165,300	0.69	0.2159
R	1	M	000875	SMITH DREAMUS JAY AND SHELLY	2883 613	35,682		
0369A137				CHILDERS TINA D	08/31/2023	129,000	0.60	0.2836
R	1	FM	000875	BRILL FRANK JR AND LINDA M	2868 996	36,586		

0369B: LAND: 00001 / BLDG: 00001 000877 0.2607 0 0 0.2703 0 0 0.4552 1.1913 4 0

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0369B004				RW CONSTRUCTION LLC	10/25/2023	120,000	0.72	0.2801
R	1	FM	000877	HWPINVESTMENTS LLC	2878 114	33,614		
0369B004				WALL SHAWN LEE AND COOPER ELLEN	03/22/2023	55,900	0.72	0.6013
R	1	M	000877	MURPHY RW CONSTRUCTION LLC	2838 108	33,614		
0369B019				FRAGISTA LLC	05/05/2023	129,500	0.69	0.1655
R	3	M	000877	JACKSON NICHOLAS W AND BLYTHE	2847 858	21,433		
0369B032				BASSIN CAROL	12/29/2023	210,000	0.69	0.2412
R	1	M	000877	STUCKEY RONALD	2888 459	50,656		

0369D: LAND: 00001 / BLDG: 00001 000884 0.2906 0 0 0.2818 0 0 0.3872 1.1895 6 0

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0369D003				DUTTENHOFFER ALAN M AND	01/13/2023	195,000	0.75	0.2659
R	1	M	000884	CATHERINE I STOKES TRACI	2827 65	51,853		
0369D036				PRESLEY SUMMER	09/20/2023	55,000	0.69	0.6855
R	1	M	000884	PARRISH RANDY E	2872 373	37,705		
0369D038				EDWARDS RONALD WAYNE	11/21/2023	51,400	0.69	0.3424
R	3	LM	000884	NEW LIFE RENOVATIONS LLC	2882 793	17,600		
0369D041				FERGUSON PRICILLA A HICKS FKA HICKS	12/22/2023	115,000	0.69	0.2516
R	1	M	000884	CARRERA NALDA VIDAL	2889 5	28,932		
0369D057				STUCKEY TIMOTHY	10/31/2023	68,000	0.69	0.3152
R	3	M	000884	COASTAL MAGNOLIA PROPERTIES LLC	2879 790	21,433		
0369D060				MURRAY STEVE T	10/16/2023	160,000	1.35	0.1505
R	3	M	000884	ZAMORA GUSTAVO	2876 764	24,073		

0370B: LAND: 00001 / BLDG: 00001 000890 0 0 0 0 0 0 0 0 0 0

0393A: LAND: 00000 / BLDG: 00000 001032 0.2911 0 0 0.2911 0 0 0 0 1 1 0

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO
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0393A003				COLLINS BENNIE	08/18/2023	213,000	0.93	0.2911
R	1	FM	001032	SHELL HANNAH MARIE AND HARTMAN	2866 679	62,004		
0404A: LAND: 00000 / BLDG: 00000				001086	0	0	0	0
0411B: LAND: 00001 / BLDG: 00001				001128	0	0	0	0

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NH ADJ

NA

NA

NA

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NA

1.88

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