PROPERTY REPORT

7045 Devon Dr, Cumming, GA 30028

The Georgia Grapevine

Presented by

James Beaver | **Realtor**

ALERT PROPERTIES

Mobile: (404) 939-0797 | Fax: (770) 573-6395

Main: james@jamesbeaverteam.com
Agent: www.jamesbeaverteam.com

ALERT Properties
866 N. Main Street NW
Conyers, GA 30012

7045 Devon Dr, Cumming, GA 30028

Legend: 🏠 Subject Property

🟦 **Expired**   ▪ *Expired: 10/22/2024, MLS Listing 10171984: 6/16/2023*

List Price

$59,000

Expired Date: 10/22/2024
Listing ID: 10171984


Home Facts

Public Remarks

Nice cul-de-sac lot in the highly sought-after Forsyth County. Neighborhood has a pool, clubhouse and a basketball court. Great location near the Premium Outlets, Restaurants, new Walmart Shopping Center and Hwy 400! High rated schools. Bring your own builder and start on your new, custom dream home now!... Survey in hand.

Home Facts

	Public Facts	Listing Facts	Realtor Refinements
Property Type	**Lot/Land**	**Lot/Land**	**–**
Property Subtype	**Vacant Land (General)**	**Residential Lot**	**–**
Bedrooms	**–**	**–**	**–**
Total Baths	**–**	**–**	**–**
Full Baths	**–**	**–**	**–**
Partial Baths	**–**	**–**	**–**
Living Area (sq ft)	**–**	**–**	**–**
Building Area (sq ft)	**–**	**–**	**–**
Lot Size	**0.48 acres**	**0.48 acres**	**–**
Lot Dimensions	**20909 SF**	**–**	**–**
Garage (spaces)	**0**	**–**	**–**
Number of Units	**0**	**–**	**–**

Homeowner Facts

Owner Name (Public)	**Bull Construction Investments Llc**
Mailing Address	**5500 Oakbrook Pkwy STE 200 Norcross GA 30093-2274**
Vesting	**Company/Corporation**

Extended Home Facts
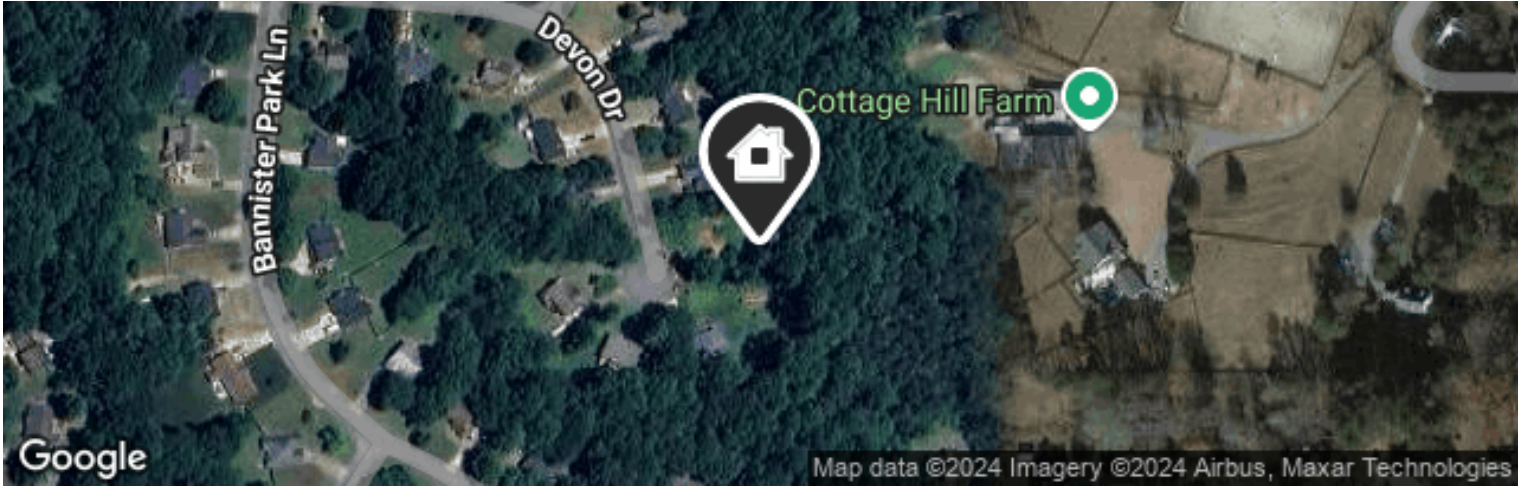
Legend: 🏠 Subject Property

Exterior Features

Road	City Street, Paved
Water Front	Creek
Sewer	Septic Tank
Utilities	Cable Available, Electric - Available, Natural Gas Available, Phone Available, Water Available
Water	Public
View	City
Lot Size Features	Cul-De-Sac, Sloped

Exterior Details

Lot Size - Square Feet	20,909 sq ft
Lot Size - Acres	0.48 acres
Neighborhood Code	01207

Location Details

Directions to Property	400 North to left on hwy. 369 west for approx. 5 miles to right onto Bannister Rd. go 2.3 miles to right on Bannister Park Ln. then left on Devon Dr.
Subdivision	Bannister Park
Zoning	R2R

Land Listing Details

Listing ID	10171984
Listing Source	
Potential Use	Residential

Schools (from Listing Data)

Elementary School	Silver City Elementary School
Middle School	North Forsyth Middle School
High School	North Forsyth High School

(based on location)

|	
Elementary School	Silver City Elementary School
Middle School	North Forsyth Middle School
High School	North Forsyth High School
School District	Forsyth County Schools

12/27/2024

AARP Livability™ Index for 30028

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: AARP

Update Frequency: Annual

0-19   20-39   40-59   60-79   80-100

Total Score

51 / 100

A score over 50 is above average
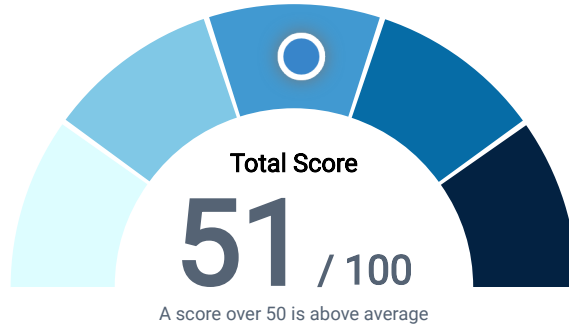
Housing Affordability & Access	**41**
Neighborhood Access to Life, Work & Play	**44**
Transportation Safe & Convenient Options	**31**
Environment Clean Air & Water	**62**
Health Prevention, Access & Quality	**58**
Engagement Civic & Social Involvement	**49**
Opportunity Inclusion & Possibilities	**70**

12/27/2024

GEORGIA MLS
REAL ESTATE SERVICES

Property Photos

12/27/2024

Historical Photos

RPR

12/27/2024

Comps and Adjustments

LEGEND: 🏠 Subject Property ⬤ Pending ⬤ For Sale or For Lease ⬤ Distressed ⬛ Recent Sale ⬛ Off Market

This Property
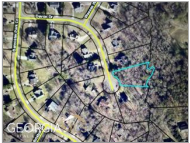
		Proxim.	Days in RPR	Date	Amount	$/sq ft	Living Area	Lot Size	Beds	Baths	Built
	⬛ Expired 7045 Devon Dr Cumming, GA 30028	–	494 days	–	–	–	–	0.48 acres	–	–	–

No comps have been selected for this property.

12/27/2024

Property History

Median Estimated Home Value

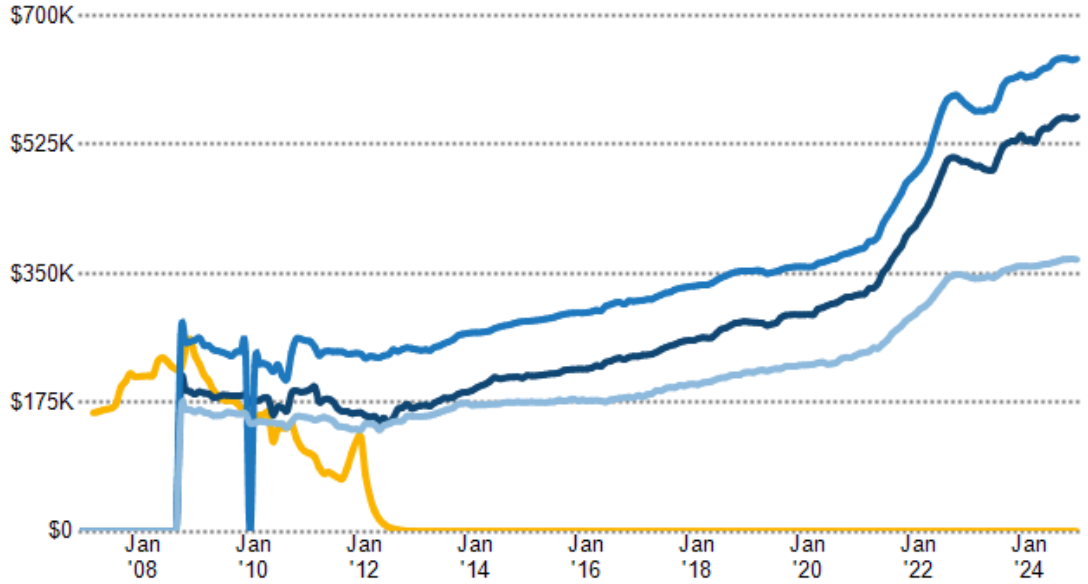This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Data Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

- This Property
- Cumming
- Forsyth County
- Georgia

Sales History

Sales Date	Sales Amount	Price per sq. ft.
5/18/2022	$65,000	–
11/27/2017	$19,000	–
5/22/2009	$38,961	–

Assessed Values

Date	Improvements	Land	Total	Tax
2024	–	$34,000	$34,000	$834
2023	–	$26,000	$26,000	$640
2022	–	$7,200	$7,200	$287
2021	–	$7,200	$7,200	$199
2020	–	$7,200	$7,200	$199
2019	–	$7,200	$7,200	$200
2018	–	$7,200	$7,200	$200
2017	–	$16,000	$16,000	$444
2016	–	$12,000	$12,000	$333
2015	–	$12,000	$12,000	$334
2014	–	$12,000	$12,000	$270
2013	–	–	$8,400	$223
2012	–	–	$12,000	$271
2011	–	–	$1,628	$43
2009	–	–	–	–
2007	–	$18,000	$18,000	–
2005	–	$14,000	$14,000	–

Legal Description

Parcel Number	165 037
Tax ID	0000182635
County	Forsyth County
Zoning	R2R
Census Tract	131171302.032006
Carrier Route	R078
Abbreviated Description	3-1 115 LT 24 PH 1 BANNISTER PARK
Current Use	Residential Land

12/27/2024

Mortgage Records

Recording Date	**7/5/2006**
Borrower Name	DAAP LLC
Lender Name	BANK OF NORTH GA
Loan Amount	$66,750
Loan Type	Stand Alone Second / Subordinate position
Contract Date	6/30/2006
Due Date	6/30/2007

Deed Records

Recording Date	**5/18/2022**
Document Type	Warranty Deed
Sales Price	$65,000
Sales Price Code	Full amount stated on Document.
Buyer Name	BULL CONSTRUCTION INVESTMENTS LLC
Buyer ID	Company or Corporation
Seller Name	XIUQUN JIN
Seller ID	Individual(s)
Document #	2022-005187
Book #	10723
Page #	680
Contract Date	5/18/2022

12/27/2024

Sales and Financing Activity

This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.
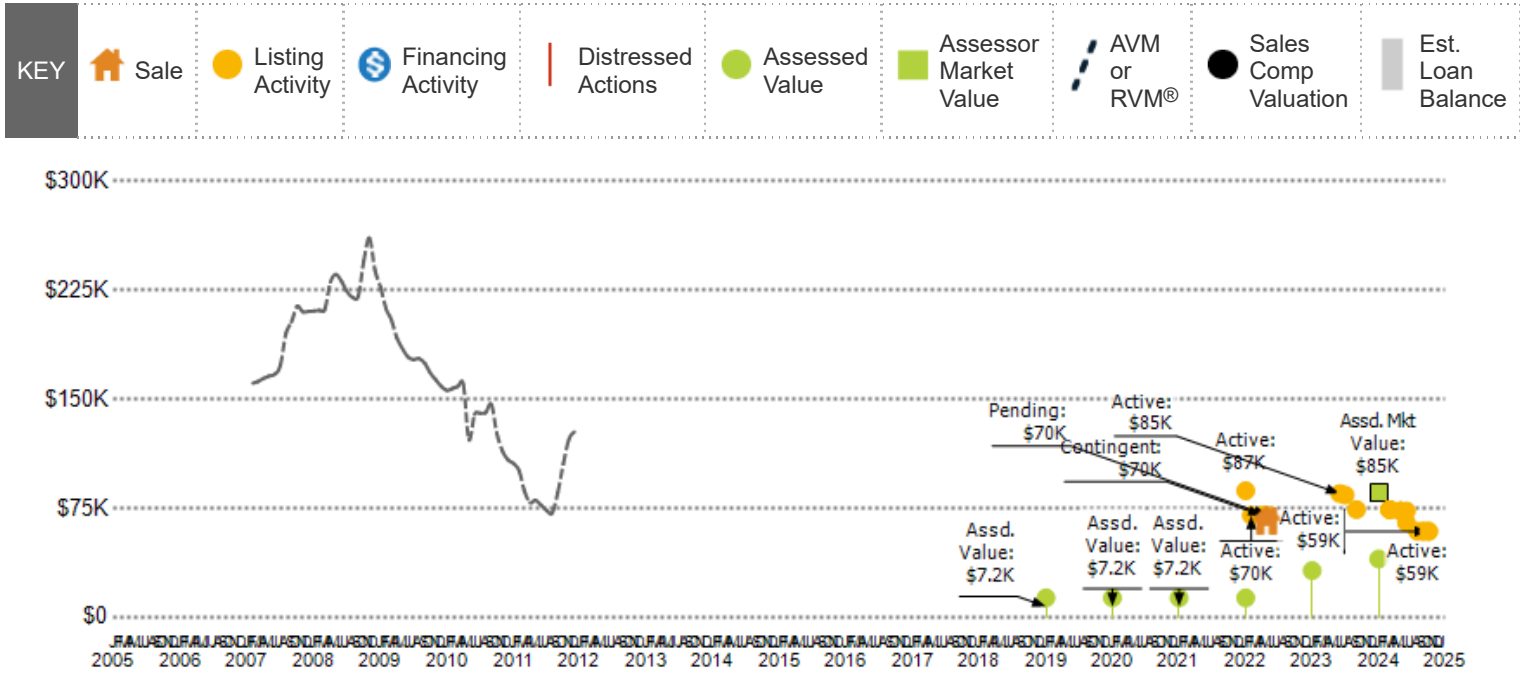
Data Source: Public Record and Listing data

Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

Price Change History

Change Date	Description	New List Price	% Change
10/22/2024	Expired	$59,000	–
10/22/2024	Expired	$59,000	–
10/22/2024	Active	$59,000	–
9/9/2024	Pending	$59,000	–
8/20/2024	Price Change	$59,000	-9.23%
6/7/2024	Price Change	$65,000	-10.96%
6/3/2024	Active	$73,000	–
5/26/2024	Pending	$73,000	–
5/22/2024	Price Change	$73,000	-1.35%
3/29/2024	Active	$74,000	–
3/5/2024	Pending	$74,000	–
9/1/2023	Active	$74,000	–
9/1/2023	Price Change	$74,000	-11.9%
7/20/2023	Price Change	$84,000	-1.18%
6/17/2023	Active	$85,000	–

Neighborhood: Housing Stats and Charts

|	30028	Forsyth County	Georgia	USA
Median Estimated Home Value	$563K	$642K	$369K	$369K
Estimated Home Value 12-Month Change	+4.6%	+3.5%	+2.7%	+2.7%
Median List Price	$700K	$680K	$389K	–
List Price 1-Month Change	+4.6%	+1.3%	+0.1%	–
List Price 12-Month Change	–	+0.1%	+6.6%	–
Median Home Age	18	21	36	43
Own	86%	85%	65%	65%
Rent	14%	15%	35%	35%
$ Value of All Buildings for which Permits Were Issued	–	$242M	$14.7B	$365B
% Change in Permits for All Buildings	–	-17%	-6%	-6%
% Change in $ Value for All Buildings	–	-34%	-8%	-5%

Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with the median listing price of Active listings. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public Record and Listing data

Update Frequency: Monthly

■ Median Estimated Value
■ Median List Price
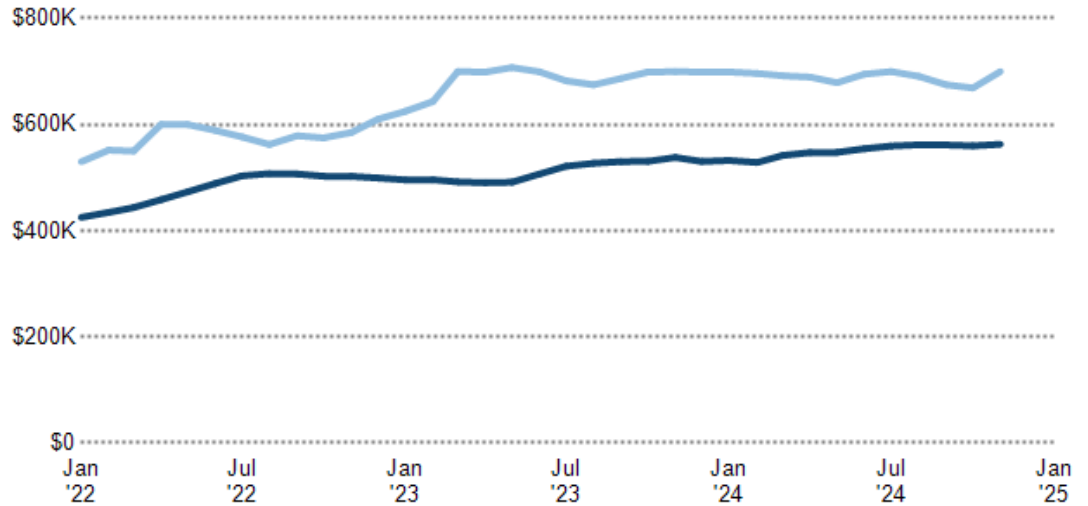
Median Sales Price vs. Sales Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

Update Frequency: Monthly

■ Median Sales Price Public Records
■ Median Sales Price Listings
■ Sales Volume Public Records
■ Sales Volume Listings

Median Sales Price

Sales Volume
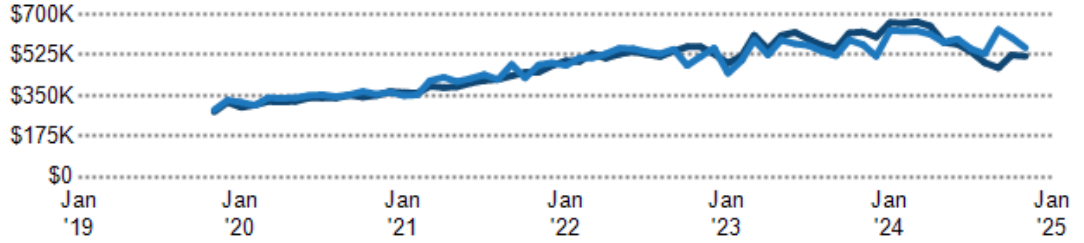

Median Listing Price vs. Listing Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.
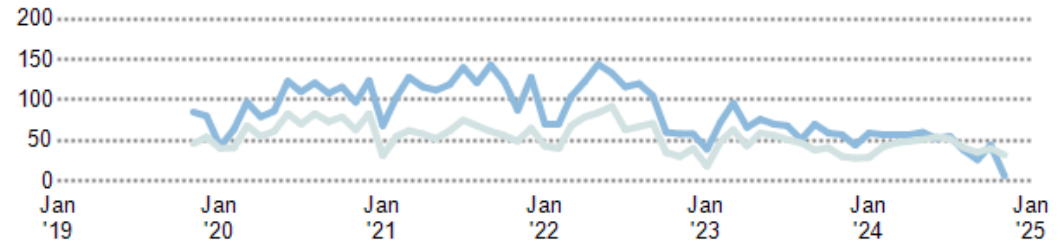
Data Source: Public Record and Listing data

Update Frequency: Monthly

■ Median List Price
■ Listing Volume

Median List Price
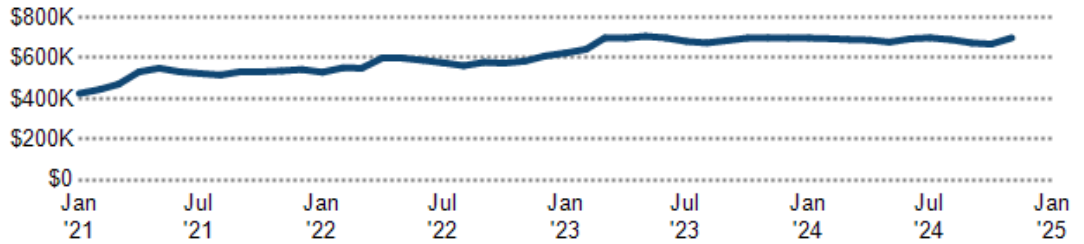
Listing Volume
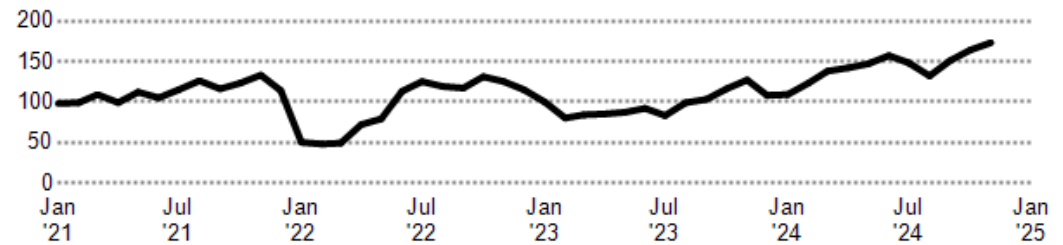
Listing Inventory

This chart shows the number of For Sale listings in a ZIP code by Property Type.

Data Source: On- and off-market listings sources

Update Frequency: Daily

■ ZIP Count Listings by PropertyType

Property Type	Count
Single Family	370
Condo/Townhouse/Apt.	1
Mobile/Manufactured	1
Lot/Land	68

12/27/2024

Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count By Living Area

Size	Count
> 3000 sq. ft.	30
2800 - 3000 sq. ft.	7
2400 - 2600 sq. ft.	6
2200 - 2400 sq. ft.	2
2000 - 2200 sq. ft.	7
1800 - 2000 sq. ft.	6
< 1800 sq. ft.	22

Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count by Bedroom

Bedrooms	Count
6	3
5	11
4	33
3	31
2	2
0	1

12/27/2024

Neighborhood: People Stats and Charts

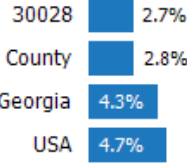|	**30028**	**Forsyth County**	**Georgia**	**USA**
Population	38.4K	253K	10.7M	331M
Population Density per Sq Mi	630	1.13K	186	93.6
Population Change since 2020	0%	0%	+3%	+1.8%
Median Age	35	39	37	39
Male / Female Ratio	53%	50%	49%	50%

12/27/2024

Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

Less Than 9th Grade

30028	2.7%
Forsyth County	2.8%
Georgia	4.3%
USA	4.7%

9-12th Grade/No Diploma

30028	4.6%
Forsyth County	3.3%
Georgia	7%
USA	6.1%

High School Graduate

30028	20.8%
Forsyth County	14.6%
Georgia	27.2%
USA	26.4%

Associate Degree

30028	30.4%
Forsyth County	23.1%
Georgia	27.9%
USA	28.5%

Bachelor's Degree

30028	27.5%
Forsyth County	35%
Georgia	20.5%
USA	20.9%
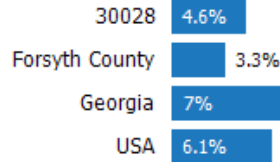
At Least a College Education

30028	41.5%
Forsyth County	56.2%
Georgia	33.6%
USA	34.3%

Grad/Professional Degree

30028	14%
Forsyth County	21.2%
Georgia	13.2%
USA	13.4%
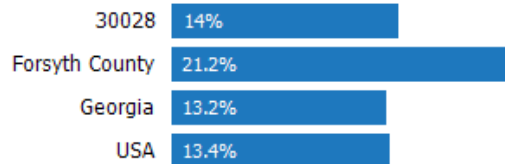
Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 30028

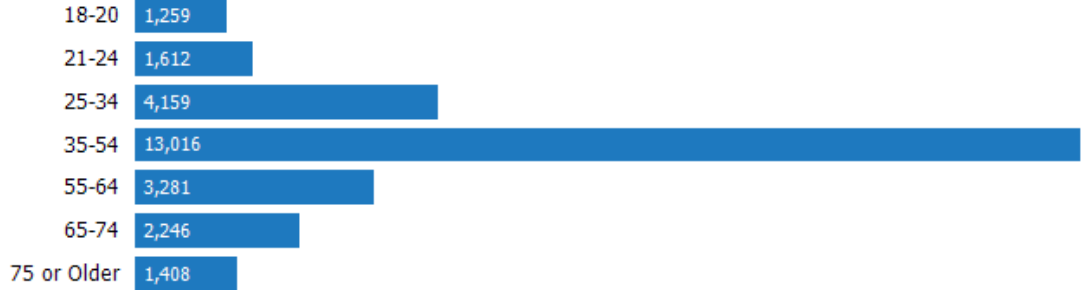| Age Group	Population
Toddlers	2,318
Elementary School	3,843
Middle School	3,476
High School	1,736

Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 30028

Age Group	Population
18-20	1,259
21-24	1,612
25-34	4,159
35-54	13,016
55-64	3,281
65-74	2,246
75 or Older	1,408

Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 30028

Category	Households
Married with Children	4,852
Married without Children	4,054
Single with Children	898

Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ 30028

Income Bracket	Households
>$150K	4,192
$125K-$150K	1,780
$100K-$125K	1,643
$75K-$100K	1,665
$50K-$75K	1,119
$35K-$50K	845
$25K-$35K	257
<$25K	803
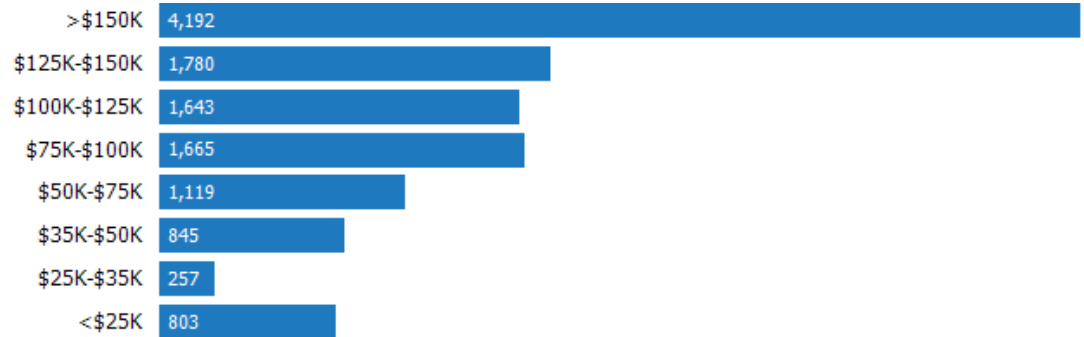
Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially

■ Forsyth County

Votes Democrat	17.8%
Votes Republican	80.6%

Neighborhood: Economic Stats and Charts

	30028	Forsyth County	Georgia	USA
Income Per Capita	$44,929	$54,002	$37,836	$41,261
Median Household Income	$122,261	$131,660	$71,355	$75,149
Unemployment Rate	–	2.9%	3.5%	4.3%
Unemployment Number	–	3.84K	191K	7.16M
Employment Number	–	130K	5.22M	–
Labor Force Number	–	134K	5.41M	–

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

■ Forsyth County
Georgia
USA
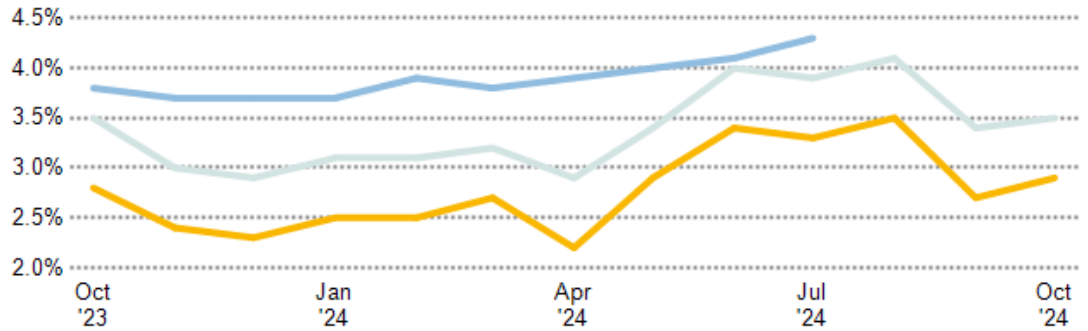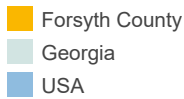
Occupational Categories

This chart shows categories of employment within an area.
Data Source: U.S. Census
Update Frequency: Annually

■ 30028

Category	Count
Retail Trade	2,346
Health Care and Social Assistance	2,047
Professional, Scientific and Technical	1,903
Education	1,888
Manufacturing	1,532
Finance and Insurance	1,318
Construction	1,304
Other	1,119
Administrative Support and Waste Management	1,110
Transportation and Warehousing	853
Accommodation and Food	766
Information	665
Real Estate, Rental and Leasing	590
Public Administration	447
Wholesale Trade	400
Arts, Entertainment and Recreation	391
Utilities	197
Agriculture, Forestry, Fishing and Hunting	60
Business Management	14
Mining	0 or no data available

Neighborhood: Quality of Life Stats and Charts

Quality of Life in 30028

	30028	Forsyth County	Georgia	USA
Elevation (in feet)	1,130	1,153	497	–
Annual Rainfall (in inches)	60	60	52.95	–
Annual Snowfall (in inches)	1.55	1.55	1.63	–
Days of Full Sun (per year)	113	113	109	–
Travel Time to Work (in minutes)	–	32	28	27
Water Quality - Health Violations	–	–	–	–
Water Quality - Monitoring and Report Violations	–	–	–	–
Superfund Sites	0	0	27	2,466
Brownfield Sites	No	No	Yes	–

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually

■ 30028

<15 Minutes	12.6%
15-30 Minutes	35%
30-45 Minutes	22.1%
45-60 Minutes	13.1%
>1 Hour	17.2%

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually

■ 30028

Drive/Carpool/Motorcycle	14,825
Work at Home	4,475
Walk	69
Public Transit	69
Bicycle	0

Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually

■ 30028

Avg. January Min. Temp	29
Avg. January Max. Temp	45
Avg. July Min. Temp	65
Avg. July Max. Temp	85

REAL ESTATE SERVICES

| Property Report

7045 Devon Dr, Cumming, GA 30028

School: Silver City Elementary School

School Details

Name
Silver City Elementary
School

Level
Elementary

Type
Public

Grades Served
PK, K-5

School District
Forsyth County Schools

Address
6200 Dahlonega Hwy,
Cumming, GA 30028

Phone
(678) 965-5020

School Facts

School Facts	Silver City Elementary School	Forsyth County Schools
Overall Grade	A	A+
Total Enrollment	1,128	54,077
Students per Teacher	16:1	20:1
Students in Free Lunch Program	16%	14%
Academic Grade	A	A
Average GPA	–	3.65 (out of 10516 responses)
Math Proficiency	62%	67%
Reading Proficiency	54%	63%
Gifted Students	4%	–
AP Enrollments	–	–
Graduation Rate	–	96%
Average ACT Score	–	28 (out of 2593 responses)
Average SAT Score	–	1,280 (out of 4240 responses)
Teacher Grade	A	A–
Average Teacher Salary	$66,018	$66,018
Teachers in 1st or 2nd Year	1%	0%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.
Source: Niche   Update Frequency: Quarterly

12/27/2024

School: North Forsyth Middle School

School Details

Name
North Forsyth Middle
School

Level
Middle

Type
Public

Grades Served
6-8

School District
Forsyth County Schools

Address
3645 Coal Mountain Dr,
Cumming, GA 30028

Phone
(770) 889-0743

School Facts	North Forsyth Middle School	Forsyth County Schools
Overall Grade	A	A+
Total Enrollment	1,191	54,077
Students per Teacher	17:1	20:1
Students in Free Lunch Program	20%	14%
Academic Grade	A	A
Average GPA	–	3.65 (out of 10516 responses)
Math Proficiency	55%	67%
Reading Proficiency	40%	63%
Gifted Students	16%	–
AP Enrollments	–	–
Graduation Rate	–	96%
Average ACT Score	–	28 (out of 2593 responses)
Average SAT Score	–	1,280 (out of 4240 responses)
Teacher Grade	B+	A−
Average Teacher Salary	$66,018	$66,018
Teachers in 1st or 2nd Year	2%	0%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others. Source: Niche   Update Frequency: Quarterly

Community Reviews for this School

Posted: 8/21/2023 by Middle school student

The school is highly diverse and the teachers are very accommodating. That being said, the school is not very academically challenging and the competition between peers here is very low. The extracurricular programs such as Band, Football, and Advanced Drama are in high regard, yet the academics seem to be lacking when put in comparison with other middle schools in the Forsyth County. :(

12/27/2024

School: North Forsyth High School

School Details

Name
North Forsyth High
School

Level
High

Type
Public

Grades Served
9-12

School District
Forsyth County Schools

Address
3635 Coal Mountain Dr,
Cumming, GA 30028

Phone
(770) 781-6637

School Facts	North Forsyth High School	Forsyth County Schools
Overall Grade	B+	A+
Total Enrollment	2,065	54,077
Students per Teacher	17:1	20:1
Students in Free Lunch Program	15%	14%
Academic Grade	B	A
Average GPA	3.53 (out of 1433 responses)	3.65 (out of 10516 responses)
Math Proficiency	46%	67%
Reading Proficiency	57%	63%
Gifted Students	13%	–
AP Enrollments	–	–
Graduation Rate	93%	96%
Average ACT Score	26 (out of 248 responses)	28 (out of 2593 responses)
Average SAT Score	1,200 (out of 518 responses)	1,280 (out of 4240 responses)
Teacher Grade	B	A–
Average Teacher Salary	$66,018	$66,018
Teachers in 1st or 2nd Year	4%	0%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.
Source: Niche   Update Frequency: Quarterly

Community Reviews for this School

Posted: 5/31/2024 by Parent

Great school. One of the best in the county. Two of our three kids are attending and have had a great experience.

Posted: 5/30/2024 by Senior

North Forsyth High School was an amazing experience since I had recently moved when I first went to North Forsyth. I was able to meet new people and some amazing teachers that guided me through everything. I think that the best part about North Forsyth is their raider time which helps people study. One thing they should change is to add culture, the school does not have much diversity nor reaches other culture. It would be amazing to see North Forsyth reach out to other cultures and hold cultural events.

Posted: 5/8/2024 by Senior

My overall experience at NFHS was pretty good but some of the teachers were pretty bad, there needs to be more diversity and they need better clubs.

Posted: 3/24/2024 by Senior

I have had a great experience the past 4 years at North Forsyth High School. I have never truly felt unsafe while attending school, the academic rigor is phenomenal. This principal is the sweetest most involved man I have ever met, he has the most school spirit and truly cares for every students well-being. This is an amazing school and enviroment.

Posted: 3/8/2024 by Senior

The best parts of my high school experience is meeting everyone that I have become close friends with. Majority of my close friends I met my sophomore year and since then we have been very close and created many memories. My worst part of high school was the applying for college process. It is definitely one of the hardest processes I have gone through and though the school provided resources for help, it was still a tough process to navigate around and complete.

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.

- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.

- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.

- This report has been provided to you by a member of the NAR.

RPR®
REALTORS
PROPERTY
RESOURCE

About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.

- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.

- **Market conditions and forecasts** based on listing and public records data.

- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.

- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.

- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.

- **School data and reviews** from Niche.

- **Specialty data sets** such as walkability scores, traffic counts and flood zones.

Update Frequency

- Listings and public records data are updated on a continuous basis.

- Charts and statistics calculated from listing and public records data are refreshed monthly.

- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: https://blog.narrpr.com

NATIONAL ASSOCIATION OF REALTORS®   **RPR®**