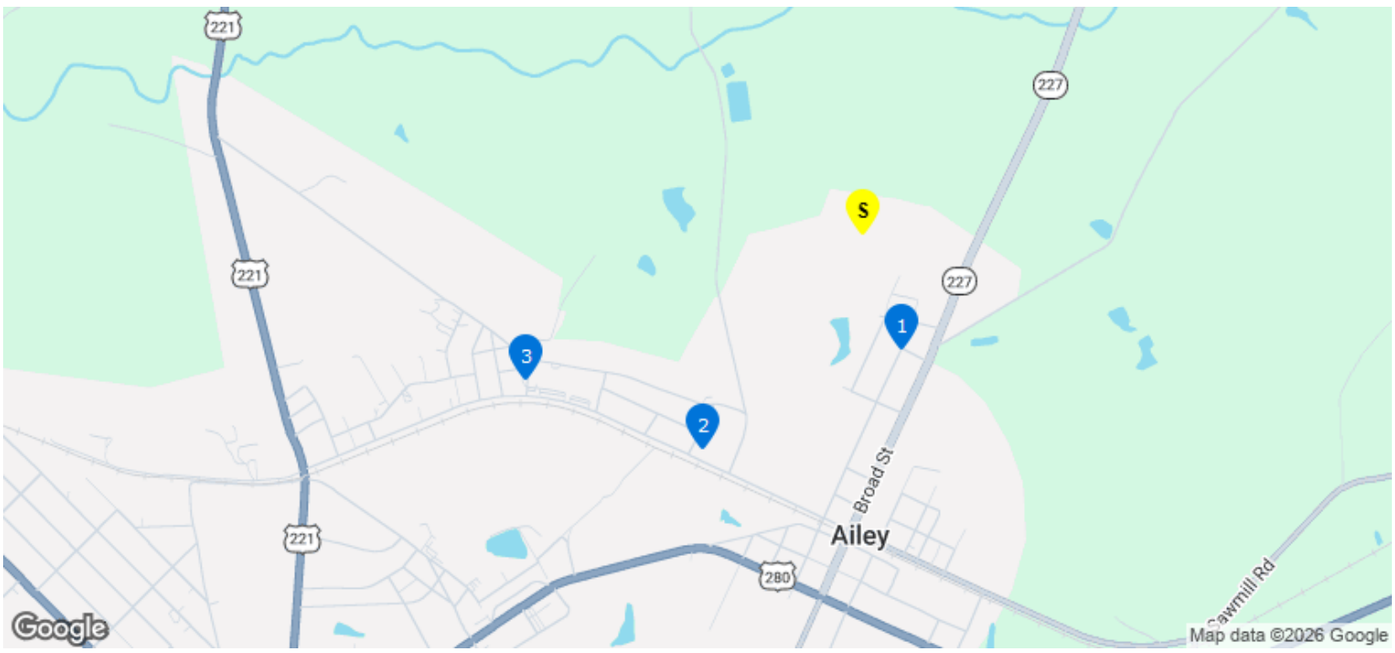
ICE SiteX Report

OrderID: 98745811

SiteX Property Information Report



Subject Property Location

108 RANDOLPH CT, AILEY, GA 30410-3258

County:	**MONTGOMERY GA**	Census Tract:	9502.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	017E-015	Thomas Bros Pg-Grid:	

Valuation

Value:	**$263,000**	FSD:	29	Common Confidence Score:	25
Value Range:	$186,730 - $339,270	ICE Confidence Score:	71		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	4
Assd Land Value:	$2,320	Market Land Value:	$5,800	Tax Year:	2025
Assd Improvement:	$54,004	Market Improvment Value:	$135,010	Total Taxable Value:	$1,833
Total Assessed Value:	$56,324	Total Assessor Market Value:	$140,810	Delinquent Year:	
				Tax Account ID:	5700
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 11 Block: G
Abbreviated Description: 0.34 AC - HOUSE - 108 RANDOLPH CT

Property Characteristics

Lot Size:	14,810 SF	Bedrooms:		Pool:	
Building Area:	1680 SF	Baths:	2	Fireplace:	
Year Built:	2006	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Vinyl siding
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Composition Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/14/2023	Sales Price:	$121,380
Document #:	BK-PG 195-154	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	05/10/2012	Sales Price:	$121,380
Document #:	BK-PG 195-154	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	08/03/2006	Loan Amount:	N/A
Document #:	BK-PG 195-154	Loan Type:	Conventional
Contract Date:	08/01/2006		
TD Due Date:	09/01/2036	Type Finance:	
Legal Description:			
Map Ref: 0			

Prior Transfer

Recording Date:	08/01/2006	Sales Price:	$119,000

ICE SiteX Report

OrderID: 98745811

Document #:	2006-000420 BK-PG 195-153	Type of Sale:	Arms-Length Transfer
Contract Date:	08/01/2006		
Document Type:	Deed		

Legal Description:
Block: G
Abbreviated Description: LOT 11 BLK G SPLIT FROM 17-37

Prior Transfer

Recording Date:	03/24/2006	Sales Price:	$5,900
Document #:	2006-000172 BK-PG 191-518	Type of Sale:	Arms-Length Transfer
Contract Date:	03/24/2006		
Document Type:	Deed		

Legal Description:
Block: G
Abbreviated Description: LOT 11 BLK G SPLIT FROM 17-37

Prior Transfer

Recording Date:	03/22/2006	Sales Price:	$5,700
Document #:	2006-000159 BK-PG 191-525	Type of Sale:	Arms-Length Transfer
Contract Date:	03/22/2006		
Document Type:	Deed		

Legal Description:
Block: G
Abbreviated Description: LOT 11 BLK G SPLIT FROM 17-37

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs		Age Range	
Median Value		Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.8Mi.	**711 CHARLES ST** **AILEY, GA 30410-3309**	06/25/2026	$60,000	$43	1404	//1	1970	16,117 SF	
		APN: 017B-040 Document #: Document Type: Limited Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: B Abbreviated Description: Lot:9 Block:B Abbreviated Description:0.37 AC - HOUSE - 711 CHARLES ST								
2	1.68Mi.	**540 LIMESTONE ST** **MOUNT VERNON, GA 30445-3043**	06/05/2026	$325,000	$146	2221	//2	2005	163,786 SF	
		APN: 017C-061 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 8 Abbreviated Description: Lot:8 Abbreviated Description:S-7 54 LOT 8								
3	1.79Mi.	**580 LIMESTONE ST** **MOUNT VERNON, GA 30445-3043**	07/02/2026	$205,000	$138	1490	//1	1985	154,202 SF	
		APN: 017C-066 Document #: Document Type: Limited Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 3 Abbreviated Description: Lot:3 Abbreviated Description:S-7 59 LOTS 3 & 4								
4	1.8Mi.	**401 LIMESTONE ST** **MOUNT VERNON, GA 30445-2555**	06/15/2026	$240,000	$147	1637	8/3/2	2001	19,602 SF	
		APN: 017C-030 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1 Block: D Abbreviated Description: Lot:1 Block:D Abbreviated Description:0.45 AC - HOUSE - 401 LIMESTONE LN								
5	1.84Mi.	**505 ELIZABETH ST** **MOUNT VERNON, GA 30445-2509**	09/16/2026	$154,000	$111	1392	//2	1960	41,818 SF	
		APN: MV11-026 Document #: Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:0.96 AC- 505 EAST ELIZABETH LANE- HOUSE								
6	1.85Mi.	**S JOHNSON ST** **, GA 30445-**	08/19/2026	$4,000			//		19,166 SF	
		APN: MV11-035 Document #: Document Type: Limited Warranty Deed Price Code: Land Use: Residential - Vacant Land Legal: Abbreviated Description: Abbreviated Description:0.44 AC- SOUTH JOHNSON STREET								
7	2Mi.	**329 N CALHOUN ST** **MOUNT VERNON, GA 30445-**	08/28/2026	$33,000	$28	1200	//1	1958	12,197 SF	
		APN: MV03-050 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:0.28 AC-HOUSE- 329 NORTH CALHOUN STREET								
8	2.41Mi.	**133 S RICHARDSON ST** **MOUNT VERNON, GA 30445-2611**	08/05/2026	$130,000	$71	1833	/3/2	1996	16,988 SF	
		APN: MV04-014A Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:0.39 AC- 133 SOUTH RICHARDSON STREET- HOUSE								
9	2.41Mi.	**201 MOUNT VERNON ALSTON HWY** **MOUNT VERNON, GA 30445-3144**	06/16/2026	$650,000	$224	2908	4/2/2	2023	476,546 SF	
		APN: 017-055A Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:10.94 AC - HOUSE - 201 MOUNT VERNON-ALSTON RD								
10	2.62Mi.	**135 BLUEBIRD ST** **MOUNT VERNON, GA 30445-3061**	04/27/2026	$5,000	$4	1152	/3/2	1989	22,651 SF	
		APN: 008A-057A Document #: Document Type: Warranty Deed Price Code:								

ICE SiteX Report

OrderID: 98745811

Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 48 Block: E Abbreviated Description: Lot:48 Block:E Abbreviated Description:S-14 50 (PART) LOT 48 BLK E

11	5Mi.	**585 OLD SAVANNAH RD** **AILEY, GA 30410-2613**	05/11/2026	$855,000	$281	3046	//2	2006	1,045,440 SF	

APN: 050-039D Document #:
Document Type: Warranty Deed Price Code:
Land Use: Rural/Agricultural Residence
Legal: Lot: 9 Abbreviated Description: Lot:9 Abbreviated Description:24.00 AC- HOUSE- 585 OLD SAVANNAH ROAD; AGRICULTURAL LARGE TRACTS

12	5.21Mi.	**946 OLD SAVANNAH RD** **AILEY, GA 30410-2604**	06/09/2026	$420,000	$146	2867	//3	2008	73,181 SF	

APN: 050-057 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:1.68 AC - HOUSE - 546 OLD SAVANNAH RD

13	5.93Mi.	**3256 GA HIGHWAY 29** **VIDALIA, GA 30474-6539**	08/30/2026	$285,000	$114	2511	//2	1968	225,205 SF	

APN: 035-034A Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:5.17 AC - HOUSE - 3256 GA HWY 29

14	6.15Mi.	**321 GA HIGHWAY 135** **AILEY, GA 30410-**	05/23/2026	$510,000	$183	2789	1/4/3	2001	174,240 SF	

APN: 050-053 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:4.00 AC- HOUSE -321 GA HWY 135

15	6.42Mi.	**782 HILTON MEMORY RD** **VIDALIA, GA 30474-6810**	08/20/2026	$280,000	$182	1536	6/3/2	1998	958,320 SF	P

APN: 035-038A Document #:
Document Type: Limited Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:22.00 AC -HOUSE -782 HILTON MEMORY RD-

16	6.51Mi.	**181 TIMBERLOCH DR** **VIDALIA, GA 30474-7609**	06/16/2026	$15,000	$8	1904	/3/2	1988	43,560 SF	

APN: 063B-068 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential (Assumed)
Legal: Lot: 76 Abbreviated Description: Lot:76 Abbreviated Description:OLD 2 6-15 (LOT 76 REGENCY HILLS)

17	6.85Mi.	**1006 HOLLY ESTATES RD** **TARRYTOWN, GA 30470-**	05/01/2026	$15,000			//		75,359 SF	

APN: 061-131 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 4 Abbreviated Description: Lot:4 Abbreviated Description:1.73 AC- 1006 HOLLY ESTATES ROAD- LOT 4

18	7.11Mi.	**209 OLD PETROSS CIR** **VIDALIA, GA 30474-9438**	05/07/2026	$125,000	$80	1560	/3/2	1993	67,082 SF	

APN: 063A-006 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Abbreviated Description: Abbreviated Description:1.54 AC - MH - 209 PETROSS CIR

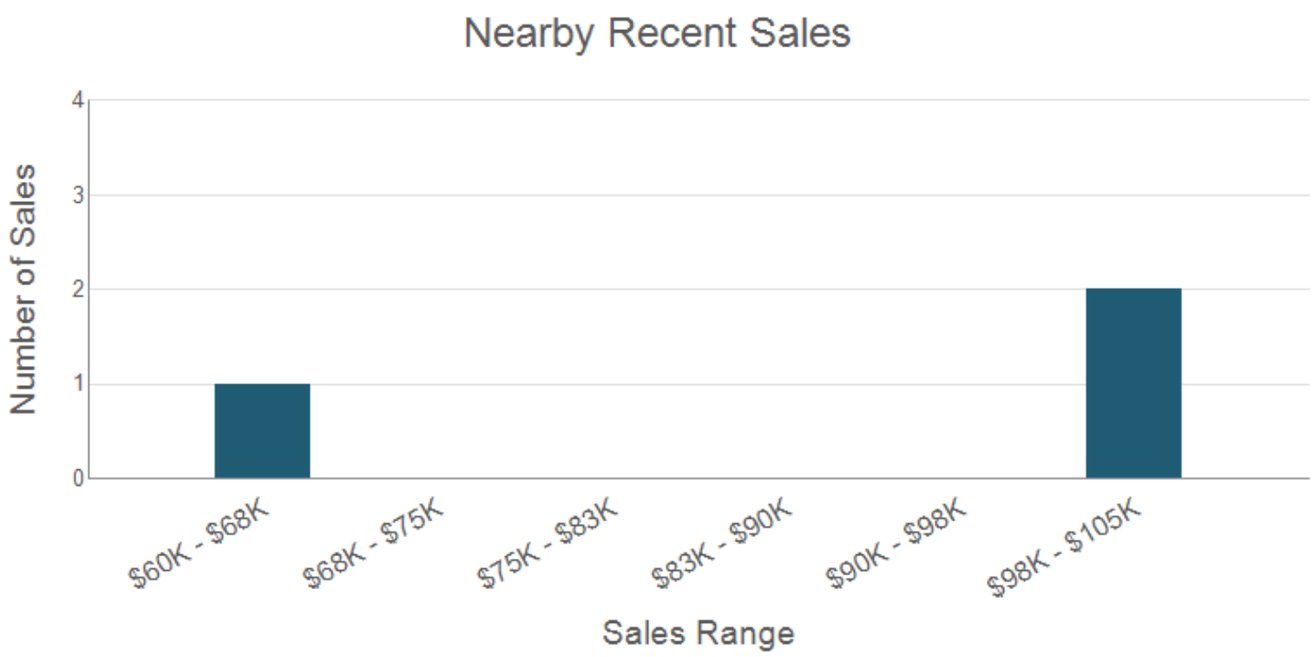
19	7.67Mi.	**818 MIRACLE LN** **VIDALIA, GA 30474-5606**	07/02/2026	$310,000	$117	2644	//2	1991	38,768 SF	

APN: 061A-006 Document #:
Document Type: Limited Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:0.89 AC-HOUSE-818 MIRACLE LANE

20	7.74Mi.	**815 MCALLISTER DR** **VIDALIA, GA 30474-5601**	05/04/2026	$175,000	$81	2151	//2	1987	41,382 SF	P

APN: 061A-015 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 2 Block: A Abbreviated Description: Lot:2 Block:A Abbreviated Description:0.95AC-HOUSE-815 MCALLISTER DRIVE-LOT 2 BLK A

Comparable Sales Chart



ICE SiteX Report

OrderID: 98745811

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.

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.	**108 RANDOLPH CT**	**08/03/2006**	$140,810	$56,324	1,680	//2	2006	14,810 SF	
.03Mi.	**100 RANDOLPH CT**	**05/24/2010**	$145,580	$58,232	1,639	//2	2006	28,750 SF	
.05Mi.	**811 MCBRIDE STREET EXT**	**08/01/2005**	$220,057	$88,023	2,289	//2	2006	1 SF	
.07Mi.	**114 RANDOLPH CT**	**05/10/2023**	$160,460	$64,184	1,998	//2	2008	35,284 SF	
.13Mi.	**928 MCBRIDE STREET EXT**	**10/29/2012**	$329,983	$131,993	3,939	9/3/2	2003	3 SF	P
.24Mi.	**805 MCBRIDE STREET EXT**	**11/13/2007**	$186,634	$74,654	2,555	//3	1988	2 SF	P
.29Mi.	**808 MCBRIDE STREET EXT**	**04/21/2023**	$111,120	$44,448	1,424	3/3/2	2013	19,602 SF	
.31Mi.	**307 REEDY CREEK DR**	**06/30/2023**	$51,318	$20,527	1,222	//2	1972	21,780 SF	
.33Mi.	**703 MCBRIDE ST**	**05/06/2023**	$66,685	$26,674	1,485	//1	1968	21,344 SF	
.34Mi.	**227 REEDY CREEK DR**	**10/27/1989**	$66,080	$26,432	1,140	//1	1973	28,314 SF	
.35Mi.	**633 MCBRIDE ST**	**04/28/2020**	$74,332	$29,733	1,300	//2	1973	20,473 SF	
.36Mi.	**702 MCBRIDE ST**	**02/09/2004**	$63,897	$25,559	1,118	//2	1970	20,473 SF	
.36Mi.	**207 REEDY CREEK DR**	**05/06/1994**	$98,830	$39,532	1,878	//2	1971	35,719 SF	P
.37Mi.	**621 MCBRIDE ST**	**04/26/1974**	$74,067	$29,627	1,297	//1	1972	20,473 SF	
.37Mi.	**104 REEDY CREEK DR**	**11/19/2020**	$117,370	$46,948	1,573	//2	2006		
.37Mi.	**630 MCBRIDE ST**	**10/22/2019**	$75,312	$30,125	1,120	//2	1969	20,473 SF	

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	35.0 years old	Households:	1,055
Median Household Income:	$44,708	Households w/Family:	72%
Household Income Per Capita:	$24,188	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Montgomery County School District	Students:	902
Number of Schools:	3	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.58Mi.	**Montgomery County Middle School** Number of Students: 203 Student-Teacher Ratio: 10.86	B-	Public	6 - 8
1.58Mi.	**Montgomery County High School** Number of Students: 264 Student-Teacher Ratio: 12.51	C+	Public	9 - 12
0.93Mi.	**Montgomery County Elementary School** Number of Students: 435 Student-Teacher Ratio: 12.18	C-	Public	PK - 5

Flood Report

The Subject Property of **108 RANDOLPH CT, AILEY, GA 30410-3258** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	49%	SIGNIFICANTLY LOWER
BURGLARY	99%	SIMILAR
MOTOR VEHICLE THEFT	57%	NOTABLY LOWER
FORCIBLE ROBBERY	97%	SIMILAR
AGGRAVATED ASSAULT	95%	SIMILAR
FORCIBLE RAPE	136%	NOTABLY HIGHER
MURDER	101%	SIMILAR
OVERALL	106%	SIMILAR

Disaster Alerts

1/22/2026 - Severe Winter Storm

ICE SiteX Report

OrderID: 98745811

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