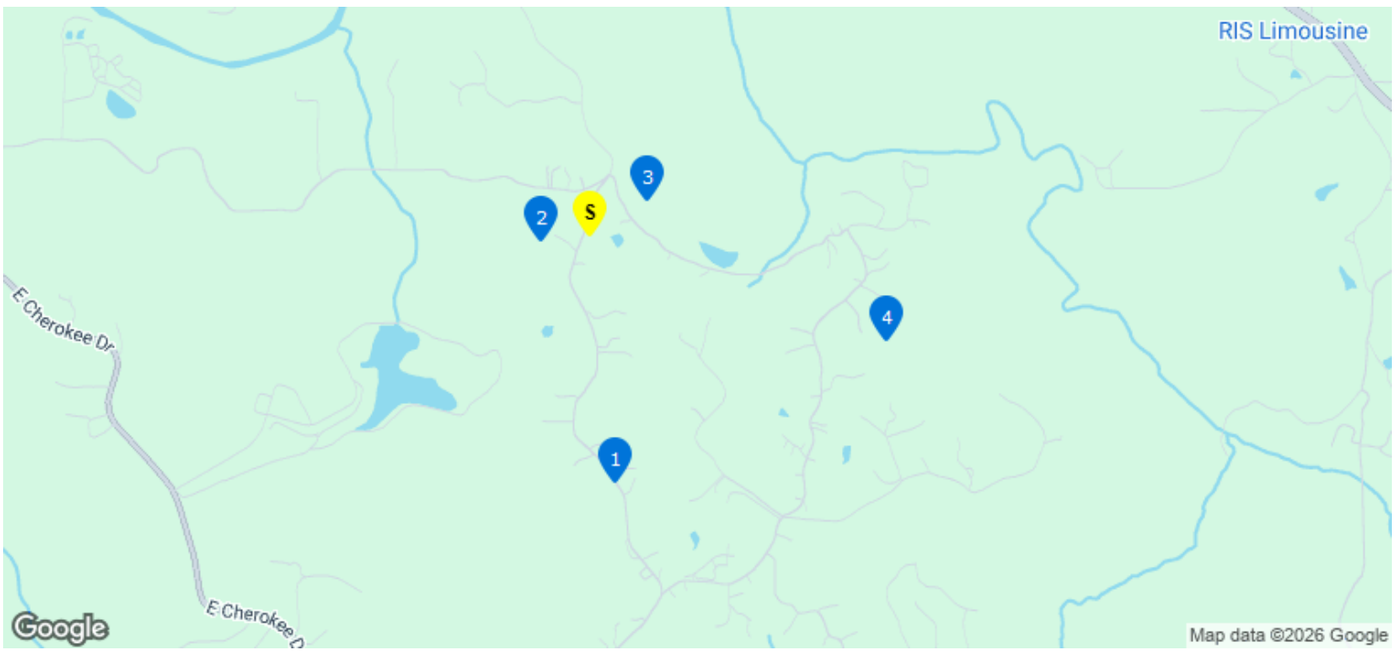
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

1249 JONES RD, BALL GROUND, GA 30107-4781

County:	**CHEROKEE GA**	Census Tract:	0905.06
Property Use:	Rural/Agricultural Residence	Zoning:	AG
Parcel Number:	03N09 056	Thomas Bros Pg-Grid:	

Valuation

Value:	**$721,000**	FSD:	28	Common Confidence Score:	27
Value Range:	$519,120 - $922,880	ICE Confidence Score:	72		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1
Assd Land Value:	$42,320	Market Land Value:	$105,800	Tax Year:	2025
Assd Improvement:	$166,840	Market Improvment Value:	$417,100	Total Taxable Value:	$4,731
Total Assessed Value:	$209,160	Total Assessor Market Value:	$522,900	Delinquent Year:	
				Tax Account ID:	380525
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 1 Tract No: 2 Land Lot: 520,591

Abbreviated Description:	LL 591, 520 3RD D TR 2
City/Muni/Twp:	UNINCORPORATED AREA

Property Characteristics

Lot Size:	2.000 AC	Bedrooms:	3	Pool:	
Building Area:	2347 SF	Baths:	3	Fireplace:	1
Year Built:	1964	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick veneer
Number of Units:		Garage Type:		Heating:	Hot Water
Number of Stories:	1+B	Number of Cars:		A/C:	Central
Style:	Ranch\Rambler	Basement:	Improved Basement (Finished)	Roof Cover:	Metal
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/21/2023	Sales Price:	$277,133
Document #:	BK-PG 14651-948	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	11/13/2023	Loan Amount:	N/A
Document #:	BK-PG 0000014910-0000002475	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	11/07/2023		
TD Due Date:	01/01/2053	Type Finance:	
Legal Description:			
Map Ref: 4086173			

Prior Transfer

Recording Date:	06/09/2021	Sales Price:	$279,837
Document #:	282021032126 BK-PG 14499-1426	Type of Sale:	
Document Type:	Release		
Legal Description:			

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Mortgage Record

Recording Date:	05/26/2021	Loan Amount:	N/A
Document #:	2021029256 BK-PG 0000014651-0000000948	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	05/21/2021		
TD Due Date:	01/01/2051	Type Finance:	

Legal Description:
Map Ref: 3044506

Mortgage Record

Recording Date:	07/14/2020	Loan Amount:	N/A
Document #:	2020028978 BK-PG 0000014499-0000001426	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	06/29/2020		
TD Due Date:	01/01/2050	Type Finance:	

Legal Description:
Map Ref: 2357763

Prior Transfer

Recording Date:	06/29/2020	Sales Price:	$285,000
Document #:	2020-006834 BK-PG 14499-1424	Type of Sale:	Arms-Length Transfer
Contract Date:	06/29/2020		
Document Type:	Deed		

Legal Description:
Abbreviated Description: LL 591 520 3RD D TR 2; AC <5

Prior Transfer

Recording Date:	09/05/2019	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
District: 1 Tract No: 2 Land Lot: 520,591
Abbreviated Description: LL 591, 520 3RD D TR 2
City/Muni/Twp: UNINCORPORATED AREA

Prior Transfer

Recording Date:	01/22/2019	Sales Price:	$20,800
Document #:	282019001899 BK-PG 9959-184	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	12/21/2018	Sales Price:	$80,000
Document #:	2018-013746 BK-PG 14325-1652	Type of Sale:	Undetermined Transfer
Contract Date:	12/21/2018		
Document Type:	Deed		

Legal Description:
Abbreviated Description: LL 519-520 DIST. 3; SINGLE FAMILY RES

Mortgage Record

Recording Date:	11/27/2007	Loan Amount:	N/A
Document #:	BK-PG 9959-184	Loan Type:	Stand Alone Second
Contract Date:	11/06/2007		
TD Due Date:	11/06/2037	Type Finance:	

Legal Description:
District: 3 Subdivision: JIMMY SMITH SURV Land Lot: 519 Map Ref: 0

Prior Transfer

Recording Date:	03/23/2007	Sales Price:	$207,000
Document #:	BK-PG 9482-267	Type of Sale:	Arms-Length Transfer
Contract Date:	03/23/2007		
Document Type:	Deed		

Legal Description:
District: 3 Subdivision: JIMMY SMITH SURV Land Lot: 519

Mortgage Record

Recording Date:	03/23/2007	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	Conventional
Contract Date:	03/23/2007		
TD Due Date:	03/23/2037	Type Finance:	ADJ

Legal Description:
District: 3 Subdivision: JIMMY SMITH SURV Land Lot: 519

Area Sales Analysis

Total Area Sales	$5,011,500	Median # of Bedrooms	4
Median Lot Size	11 SF	Median # of Baths	4
Median Living Area	3,907 SF	Median Year Built	1994
Price Range - 2 Yrs	$500,000 to $1,900,000	Age Range	2 years to 48 years
Median Value	$1,305,750	Median Age	32.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.33Mi.	**487 NORTHSIDE DR CANTON, GA 30115-7909**	09/25/2026	$890,000	$299	2974	/2/2	2023	18,731 SF	
		APN: 03N16C 022 Document #: Document Type: Warranty Deed Price Code: A Land Use: Patio Home Legal: Lot: 22 Abbreviated Description: Abbreviated Description:LOT 22 SOLEIL BELMONT PH 2C								
2	2.48Mi.	**130 HAWKINS FARM LN**	09/25/2026	$395,000	$229	1724	/4/3	1998	39,204 SF	

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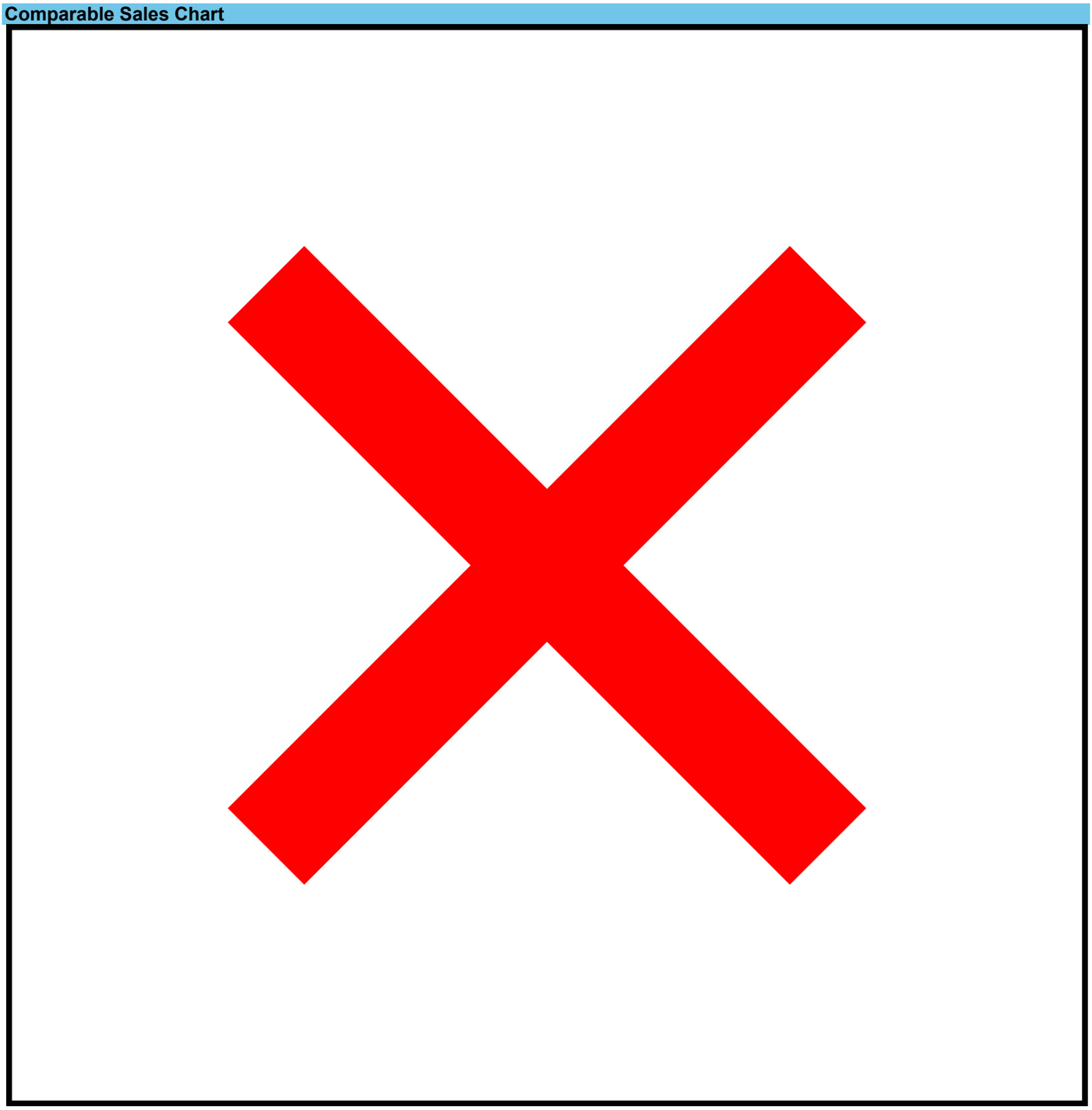
		BALL GROUND, GA 30107-4391								
	APN: 03N07B 053 Document #:									
	Document Type: Warranty Deed Price Code: A									
	Land Use: Single Family Residential									
	Legal: Lot: 20, Abbreviated Description: Abbreviated Description:LOT 20, HAWKINS FARM, UNIT III									
3	2.68Mi.	**391 PROSPECTOR WAY**	09/28/2026	$605,000	$274	2212	/3/2	2002	87,991 SF	
		BALL GROUND, GA 30107-4397								
	APN: 03N14 093 Document #:									
	Document Type: Warranty Deed Price Code: A									
	Land Use: Single Family Residential									
	Legal: Lot: 54 Subdivision: DAWSON CREEK U II Abbreviated Description: Abbreviated Description:LOT 54 DAWSON CREEK U IIPB 67 PG 142									
4	3.4Mi.	**310 HERON ST**	09/24/2026	$349,900			//		2,178 SF	
		BALL GROUND, GA 30107-1133								
	APN: 03N01C 115 Document #:									
	Document Type: Warranty Deed Price Code:									
	Land Use: Residential - Vacant Land									
	Legal: Lot: 15 Abbreviated Description: Abbreviated Description:LOT 15 VALLEY STREET VILLAGE PB 120/779									
5	3.67Mi.	**231 TRENTON LN**	09/30/2026	$985,500	$249	3955	/4/3	1990	219,978 SF	P
		CANTON, GA 30115-8132								
	APN: 03N22A 006 Document #:									
	Document Type: Warranty Deed Price Code: A									
	Land Use: Single Family Residential									
	Legal: Lot: 6 Abbreviated Description: Abbreviated Description:LOT 6 OLE MILL PLACE PB29/87									
6	3.8Mi.	**482 SHADY LANE CIR**	09/25/2026	$345,000	$312	1104	/3/1	1980	SF	
		CANTON, GA 30115-2267								
	APN: 03N05A 022 Document #:									
	Document Type: Warranty Deed Price Code: A									
	Land Use: Single Family Residential									
	Legal: Lot: 42 Abbreviated Description: Abbreviated Description:LOT 42 SHADY LANE S/D PB17/159									
7	4.05Mi.	**308 TAYLOR LEIGH CT**	09/28/2026	$526,000	$232	2270	/4/2	2016	16,117 SF	
		BALL GROUND, GA 30107-2976								
	APN: 04N04A 081 Document #:									
	Document Type: Warranty Deed Price Code: A									
	Land Use: Single Family Residential									
	Legal: Lot: 39 Subdivision: MOUNTAIN BROOKE NORTH Abbreviated Description: Abbreviated Description:LOT 39 MOUNTAIN BROOKE NORTHU 1 86/111									
8	4.15Mi.	**707 INVERNESS WAY**	09/25/2026	$735,000	$163	4506	/4/3	2000	17,424 SF	
		CANTON, GA 30115-6416								
	APN: 03N12A 189 Document #:									
	Document Type: Warranty Deed Price Code:									
	Land Use: Single Family Residential									
	Legal: Lot: 285 Abbreviated Description: Abbreviated Description:LOT 285 WOODMONT UNIT 8 A PB62/58-60									
9	4.31Mi.	**2127 HARMONY DR**	09/25/2026	$799,900	$199	4028	/6/4	2021	20,038 SF	
		CANTON, GA 30115-2042								
	APN: 03N04B 158 Document #:									
	Document Type: Warranty Deed Price Code: A									
	Land Use: Single Family Residential									
	Legal: Lot: 467 Abbreviated Description: Abbreviated Description:LOT 467 GOVERNORS PRESERVE U7B PB119/295									
10	4.36Mi.	**515 PERDUE TRL**	09/29/2026	$805,000	$164	4916	/4/2	2020	23,087 SF	
		CANTON, GA 30115-2041								
	APN: 03N04B 128 Document #:									
	Document Type: Warranty Deed Price Code: A									
	Land Use: Single Family Residential									
	Legal: Lot: 485 Abbreviated Description: Abbreviated Description:LOT 485 GOVERNORS PRESERVE U7A									
11	4.72Mi.	**115 BETHANY MANOR DR**	09/24/2026	$299,990	$176	1708	/3/2	2011	4,356 SF	
		BALL GROUND, GA 30107-2268								
	APN: 14N27A 066 Document #:									
	Document Type: Warranty Deed Price Code: A									
	Land Use: Patio Home									
	Legal: Lot: 66 Subdivision: THE VILLAS @ BETHANY Abbreviated Description: Abbreviated Description:LOT 66 THE VILLAS @ BETHANY MANOR 89/86									
12	4.74Mi.	**141 BETHANY MANOR DR**	09/30/2026	$190,000	$165	1152	/2/2	2014	4,356 SF	
		BALL GROUND, GA 30107-2268								
	APN: 14N27A 079 Document #:									
	Document Type: Warranty Deed Price Code:									
	Land Use: Patio Home									
	Legal: Lot: 79 Subdivision: THE VILLAS @ BETHANY Abbreviated Description: Abbreviated Description:LOT 79 THE VILLAS @ BETHANY MANOR 89/86									
13	4.75Mi.	**110 HIGHLANDS CHASE**	09/29/2026	$190,000			//		311,454 SF	
		BALL GROUND, GA 30107-7100								
	APN: 04N02 018 A Document #:									
	Document Type: Warranty Deed Price Code:									
	Land Use: Agricultural / Rural (General)									
	Legal: Lot: 1 Abbreviated Description: Abbreviated Description:LOT 1 (OUT PARCEL)HIGHLANDS @ SHARP MTN									
14	5.04Mi.	**979 BISHOP RD**	09/25/2026	$571,000	$187	3048	/3/3	2003	87,120 SF	
		BALL GROUND, GA 30107-3743								
	APN: 14N26 016 A Document #:									
	Document Type: Warranty Deed Price Code: A									
	Land Use: Rural/Agricultural Residence									
	Legal: Abbreviated Description: Abbreviated Description:LL 284; 14TH D PB 72 PG 13									
15	5.86Mi.	**208 N RIDGEVIEW CT**	09/28/2026	$729,900	$218	3342	/4/3	2003	76,230 SF	
		CANTON, GA 30115-2860								
	APN: 14N29B 015 Document #:									
	Document Type: Warranty Deed Price Code:									
	Land Use: Single Family Residential									
	Legal: Lot: 15 Abbreviated Description: Abbreviated Description:LOT 15 MOUNTAIN FALLS PB 69 PG 38									
16	5.93Mi.	**115 MOUNTAIN FALLS WAY**	09/28/2026	$760,000	$208	3648	/4/3	2003	53,143 SF	P
		CANTON, GA 30115-2853								
	APN: 14N29B 019 Document #:									
	Document Type: Warranty Deed Price Code: A									
	Land Use: Single Family Residential									
	Legal: Lot: 19 Abbreviated Description: Abbreviated Description:LOT 19 MOUNTAIN FALLS PB 69 GP 38									
17	6.09Mi.	**306 EVIE LN**	09/28/2026	$708,731			//		28,750 SF	
		CANTON, GA 30115-5924								
	APN: 14N29D 035 Document #:									
	Document Type: Warranty Deed Price Code:									
	Land Use: Residential - Vacant Land									
	Legal: Lot: 35 Abbreviated Description: Abbreviated Description:LOT 35 AUTUMN BROOK 84/191									
18	6.3Mi.	**18568 BIRMINGHAM HWY**	09/28/2026	$2,075,000	$481	4310	/4/3	1999	197,762 SF	

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		ALPHARETTA, GA 30004-2463								
	APN: 03N24 071 A Document #:									
	Document Type: Warranty Deed Price Code: A									
	Land Use: Rural/Agricultural Residence									
	Legal: Abbreviated Description: Abbreviated Description:LL 1269; 3RD D									
19	8.03Mi.	**301 CLAYTON TRL**	09/25/2026	$850,000	$193	4393	/4/4	1998	217,800 SF	P
		CANTON, GA 30114-4788								
	APN: 14N13 113 Document #:									
	Document Type: Warranty Deed Price Code: A									
	Land Use: Single Family Residential									
	Legal: Lot: 8 Abbreviated Description: Abbreviated Description:LOT 8 CLAYTON COMMUNITY									
20	8.37Mi.	**319 SPRING HILL DR**	09/30/2026	$449,000	$272	1648	/3/2	2001	8,276 SF	
		CANTON, GA 30115-4260								
	APN: 14N24C 035 Document #:									
	Document Type: Warranty Deed Price Code: A									
	Land Use: Single Family Residential									
	Legal: Lot: 164 Abbreviated Description: Abbreviated Description:LOT 164 MOUNTAIN VIEW UNIT I A									

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.

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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.	**1249 JONES RD**	**06/29/2020**	$522,900	$209,160	2,347	/3/3	1964	2 SF	
.05Mi.	**1183 JONES RD**	**06/23/2022**	$1,263,500	$505,400	4,762	/4/4	2023	2 SF	
.06Mi.	**1179 JONES RD**	**03/01/1980**	$212,820	$85,128	1,300	/3/2	1981	1 SF	
.08Mi.	**1244 JONES RD**	**12/08/2020**	$1,069,900	$427,960	4,084	/5/4	2021	2 SF	
.14Mi.	**1337 JONES RD**	**03/05/2012**	$1,495,130	$598,052	2,304	/2/1	1988	45 SF	
.16Mi.	**1170 JONES RD**	**03/01/1980**	$676,420	$270,568	2,445	/3/2	1994	7 SF	
.16Mi.	**2574 COKERS CHAPEL RD**	**09/25/2015**	$456,850	$182,740	1,980	/3/2	1986	5 SF	P
.19Mi.	**1145 JONES RD**	**10/28/2015**	$368,590	$147,436	1,399	/3/2	1981	12 SF	
.2Mi.	**2567 COKERS CHAPEL RD**	**10/23/2023**	$997,400	$398,960	4,320	/4/3	2024	2 SF	
.2Mi.	**2561 COKERS CHAPEL RD**	**08/12/2022**	$790,500	$316,200	5,158	/6/5	2024	2 SF	
.22Mi.	**1980 COKERS CHAPEL RD**	**04/29/2015**	$717,700	$287,080	2,389	/4/3	2015	2 SF	
.22Mi.	**2650 COKERS CHAPEL RD**	**01/15/2024**	$279,700	$111,880	1,920	/3/2	1984	2 SF	
.24Mi.	**2670 COKERS CHAPEL RD**	**04/23/2020**	$227,907	$91,163	1,512	/4/2	2025	4 SF	
.25Mi.	**2551 COKERS CHAPEL RD**	**11/02/2022**	$1,222,000	$488,800	5,484	/6/5	2022	3 SF	
.26Mi.	**1010 DARBY FORD LN**	**04/12/2024**	$845,800	$338,320	3,518	/4/3	2023	2 SF	
.29Mi.	**1008 JONES RD**	**03/01/1997**	$750,110	$300,044	3,032	/3/2	1984	13 SF	

Rent vs. Own

Households Occupied by Renters:	11%	Households Occupied by Owners:	85%

Demographics & Income

Median Age:	39.9 years old	Households:	6,667
Median Household Income:	$103,988	Households w/Family:	78%
Household Income Per Capita:	$45,768	Households w/Family Married:	66%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Cherokee County School District	Students:	42,031
Number of Schools:	37	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.64Mi.	**Macedonia Elementary School** Number of Students: 730 Student-Teacher Ratio: 14.17	A	Public	KG - 5
3.71Mi.	**Creekland Middle School** Number of Students: 1,503 Student-Teacher Ratio: 16.52	A	Public	6 - 8
3.62Mi.	**Creekview High School** Number of Students: 2,039 Student-Teacher Ratio: 16.26 Advanced Placement: Yes	A-	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	45%	SIGNIFICANTLY LOWER
BURGLARY	85%	LOWER
MOTOR VEHICLE THEFT	44%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	132%	NOTABLY HIGHER
AGGRAVATED ASSAULT	87%	LOWER
FORCIBLE RAPE	141%	NOTABLY HIGHER
MURDER	86%	LOWER
OVERALL	101%	SIMILAR

Disaster Alerts

1/22/2026 - Severe Winter Storm 10/8/2026 - Hurricane Isaias

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