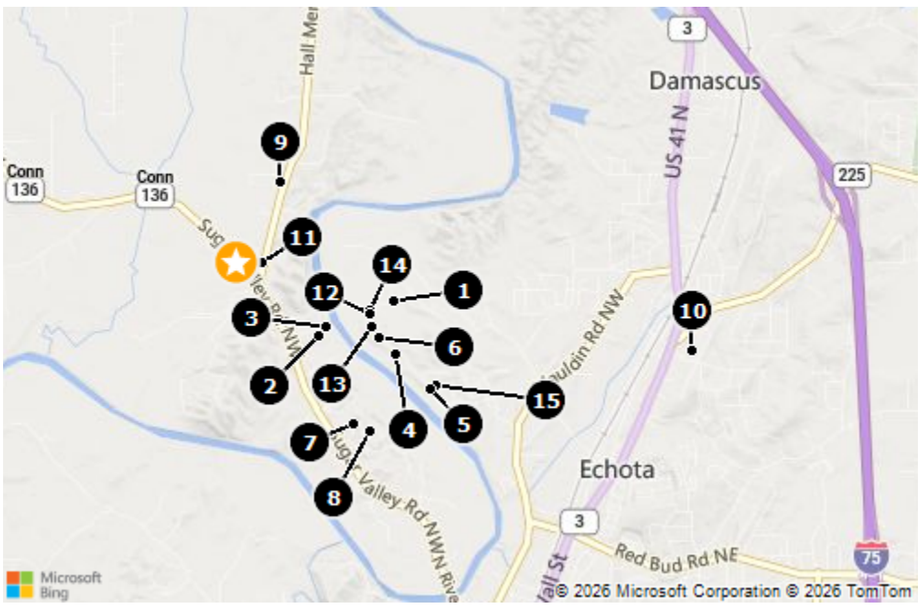
ICE SiteX Report

OrderID: 98722832

SiteX Property Information Report



Subject Property Location

1572 SUGAR VALLEY RD NW, CALHOUN, GA 30701-8319

County:	**GORDON GA**	Census Tract:	131299702.022026
Property Use:	Single Family Residential	Zoning:	A-1
Parcel Number:	031 - -123	Thomas Bros Pg-Grid:	

Valuation

Value:	**$213,000**	FSD:	5	Common Confidence Score:	94
Value Range:	$202,350 - $223,650	ICE Confidence Score:	95		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1
Assd Land Value:	$3,280	Market Land Value:	$8,200	Tax Year:	2025
Assd Improvement:	$79,920	Market Improvment Value:	$199,800	Total Taxable Value:	$2,054
Total Assessed Value:	$83,200	Total Assessor Market Value:	$208,000	Delinquent Year:	
				Tax Account ID:	3085
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 14 Land Lot: 117

Property Characteristics

Lot Size:	1.000 AC	Bedrooms:	3	Pool:	
Building Area:	1313 SF	Baths:	1	Fireplace:	
Year Built:	1960	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Masonry
Number of Units:		Garage Type:	Carport	Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:	Masonry	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/24/2026	Sales Price:	$200,305
Document #:	BK-PG 2626-420	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/07/2022	Sales Price:	$204,000
Document #:	2022-001913 BK-PG 2626 -419	Type of Sale:	Full Amount on Deed
Contract Date:	07/07/2022		
Document Type:			
Legal Description:			

Abbreviated Description: LANDLOT: 117 LANDDIST: 14

Prior Transfer

Recording Date:	07/07/2022	Sales Price:	$204,000
Document #:	BK-PG 2626 -419	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

District: 14 Land Lot: 117

Prior Transfer

Recording Date:	06/17/2022	Sales Price:	N/A
			Multiple Parcels Involved in this transaction
Document #:	2022-001737 BK-PG 2623 -159	Type of Sale:	Price as "0", "None", "No Consideration"

ICE SiteX Report

OrderID: 98722832

Contract Date:	06/17/2022
Document Type:	
Legal Description:	
Abbreviated Description: LANDLOT: 117 LANDDIST: 14	

Prior Transfer

Recording Date:	03/23/2020	Sales Price:	$228,960
Document #:	BK-PG 1533-323	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/31/2020	Sales Price:	$150,000
Document #:	335254 BK-PG 2034-396	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/17/2016	Loan Amount:	N/A
Document #:	315779 BK-PG 2034-396	Loan Type:	Unknown
TD Due Date:	11/01/2017	Type Finance:	
Legal Description:			
Abbreviated Description: Original BkPg/Doc 1268-74			

Mortgage Record

Recording Date:	06/06/2008	Loan Amount:	N/A
Document #:	BK-PG 1533-323	Loan Type:	New Conventional
TD Due Date:	06/01/2038	Type Finance:	
Legal Description:			

Area Sales Analysis

Total Area Sales	$3,709,900	Median # of Bedrooms	3
Median Lot Size	10,890 SF	Median # of Baths	2
Median Living Area	1,732 SF	Median Year Built	2004
Price Range - 2 Yrs	$120,000 to $357,500	Age Range	5 years to 56 years
Median Value	$250,000	Median Age	22 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.87Mi.	**101 TELLICO CT** **CALHOUN, GA 30701-5422**	09/25/2026	$250,000	$125	1986	/3/2	2018	10,890 SF	
		APN: C43A - -321 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 247 Subdivision: RIVERSIDE SUB PHASE I CG43A Abbreviated Description: Lot:247 Subdivision:RIVERSIDE SUB PHASE I CG43A Abbreviated Description:LOT 247 RIVERSIDE SUB PH 2 LANDLOT: 134+ LANDDIST: 14								
2	.59Mi.	**187 IVEY DR NW** **CALHOUN, GA 30701-9406**	09/25/2026	$140,000	$143	974	/3/1	1973	19,602 SF	
		APN: 032A - -017 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17 Subdivision: RIVER HEIGHTS SUB 032A Abbreviated Description: Lot:17 Subdivision:RIVER HEIGHTS SUB 032A Abbreviated Description:LOT 17 RIVER HGTS SUB 100X200 LANDLOT: 136 LANDDIST: 14								
3	.6Mi.	**214 IVEY DR NW** **CALHOUN, GA 30701-9406**	09/24/2026	$120,000	$50	2382	/3/1	1972	54,015 SF	
		APN: 032A - -012 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Subdivision: RIVER HEIGHTS SUB 032A Abbreviated Description: Lot:12 Subdivision:RIVER HEIGHTS SUB 032A Abbreviated Description:LOT 12 RIVER HGTS SUB LANDLOT: 135 LANDDIST: 14								
4	.98Mi.	**722 RIVERSIDE DR NW** **CALHOUN, GA 30701-5406**	08/10/2026	$357,500	$161	2220	/3/2	2007	9,148 SF	
		APN: C43A - -279 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 205 Subdivision: RIVERSIDE SUB PHASE I CG43A Abbreviated Description: Lot:205 Subdivision:RIVERSIDE SUB PHASE I CG43A Abbreviated Description:LOT 205 RIVERSIDE SUB PH 2 LANDLOT: 134+ LANDDIST: 143								
5	1.23Mi.	**608 RIVERSIDE DR NW** **CALHOUN, GA 30701-5407**	07/14/2026	$250,000	$179	1390	/3/2	2004	9,583 SF	
		APN: C43A - -149 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 10 Subdivision: RIVERSIDE SUB PHASE I CG43A Abbreviated Description: Lot:10 Subdivision:RIVERSIDE SUB PHASE I CG43A Abbreviated Description:14/3 LOT 10 RIVERSIDE SUB #1 LANDLOT: 135 LANDDIST: 14								
6	.86Mi.	**741 RIVERSIDE DR NW** **CALHOUN, GA 30701-5408**	07/10/2026	$245,000	$141	1732	/3/2	2019	10,890 SF	
		APN: C43A - -389 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 372 Subdivision: RIVERSIDE SUB PHASE I CG43A Abbreviated Description: Lot:372 Subdivision:RIVERSIDE SUB PHASE I CG43A Abbreviated Description:LOT 372 RIVERSIDE SUB PH 2 LANDLOT: 134+ LANDDIST: 14								
7	1.05Mi.	**651 CAMELOT CIR NW** **CALHOUN, GA 30701-9430**	05/26/2026	$326,000	$158	2051	/4/2	1974	47,045 SF	
		APN: C32A - -076 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: CAMELOT SUB CG32A Abbreviated Description: Lot:2 Subdivision:CAMELOT SUB CG32A Abbreviated Description:14/3 LOT 2 CAMELOT SUB LANDLOT: 154 LANDDIST: 143								
8	1.14Mi.	**588 CAMELOT CIR NW** **CALHOUN, GA 30701-9401**	02/09/2026	$239,000	$122	1948	/4/2	1970	25,265 SF	

ICE SiteX Report

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APN: C32A - -083 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 34 Subdivision: CAMELOT SUB CG32A Abbreviated Description: Lot:34 Subdivision:CAMELOT SUB CG32A Abbreviated Description:LANDLOT: 154 LANDDIST: 14

9	.47Mi.	**400 HALL MEMORIAL RD NW CALHOUN, GA 30701-8309**	12/01/2025	$265,000	$177	1492	/3/1	1979	217,801 SF

APN: 031 - -032 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:14/3 TRACT 3 LANDLOT: 117 LANDDIST: 143

10	1.22Mi.	**112 DENALI DR CALHOUN, GA 30701-5409**	11/04/2025	$230,000	$179	1280	/3/2	2021	12,632 SF

APN: C43A - -168 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: RIVERSIDE SUB PHASE I CG43A Abbreviated Description: Lot:29 Subdivision:RIVERSIDE SUB PHASE I CG43A Abbreviated Description:LOT 29 RIVERSIDE SUB #1 LANDLOT: 135 LANDDIST: 14

11	.12Mi.	**166 HALL MEMORIAL RD NW CALHOUN, GA 30701-8351**	10/27/2025	$289,900	$216	1342	/3/2	1976	98,010 SF

APN: 031 - -021 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:14/3 LANDLOT: 117

12	.76Mi.	**759 RIVERSIDE DR NW CALHOUN, GA 30701-5408**	10/02/2025	$245,000	$141	1732	/3/3	2019	9,583 SF

APN: C43A - -380 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 363 Subdivision: RIVERSIDE SUB PHASE I CG43A Abbreviated Description: Lot:363 Subdivision:RIVERSIDE SUB PHASE I CG43A Abbreviated Description:LOT 363 RIVERSIDE SUB PH 2 LANDLOT: 134+ LANDDIST: 14

13	.8Mi.	**749 RIVERSIDE DR NW CALHOUN, GA 30701-5408**	09/15/2025	$230,000	$163	1404	/3/2	2007	7,841 SF

APN: C43A - -385 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 368 Subdivision: RIVERSIDE SUB PHASE I CG43A Abbreviated Description: Lot:368 Subdivision:RIVERSIDE SUB PHASE I CG43A Abbreviated Description:LOT 368 RIVERSIDE SUB PH 2 LANDLOT: 134+ LANDDIST: 14

14	.75Mi.	**761 RIVERSIDE DR NW CALHOUN, GA 30701-5408**	08/21/2025	$252,500	$127	1980	/3/2	2019	9,583 SF

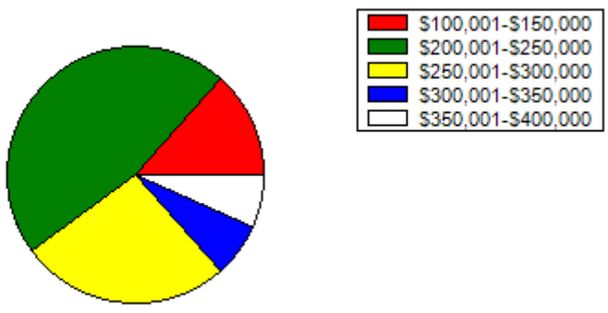
APN: C43A - -379 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 362 Subdivision: RIVERSIDE SUB PHASE I CG43A Abbreviated Description: Lot:362 Subdivision:RIVERSIDE SUB PHASE I CG43A Abbreviated Description:LOT 362 RIVERSIDE SUB PH 2 LANDLOT: 134+ LANDDIST: 14

15	1.25Mi.	**605 RIVERSIDE DR NW CALHOUN, GA 30701-5405**	08/04/2025	$270,000	$176	1532	/3/2	2004	9,583 SF

APN: C43A - -190 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 51 Subdivision: RIVERSIDE SUB PHASE I CG43A Abbreviated Description: Lot:51 Subdivision:RIVERSIDE SUB PHASE I CG43A Abbreviated Description:LOT 51 RIVERSIDE SUB #1 LANDLOT: 135 LANDDIST: 14

Comparable Sales Chart

% Distribution Sales for Two Years



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.

ICE SiteX Report

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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.	**1572 SUGAR VALLEY RD NW**	**07/07/2022**	$208,000	$83,200	1,313	/3/1	1960	1 SF	
.04Mi.	**1546 SUGAR VALLEY RD NW**	**04/22/2013**	$86,600	$34,640	1,512	/2/1	1960	14,810 SF	
.04Mi.	**145 COGGINS LOOP NW**	**07/16/1992**	$223,300	$89,320	1,865	/3/1	1971	1 SF	
.04Mi.	**1579 SUGAR VALLEY RD NW**	**12/20/2021**	$175,000	$70,000	1,096	/2/1	1960	25,700 SF	
.05Mi.	**1593 SUGAR VALLEY RD NW**	**05/22/2020**	$149,630	$59,852	1,120	/2/1	1960	25,700 SF	
.06Mi.	**155 COGGINS LOOP NW**	**05/03/2019**	$173,400	$69,360	1,566	/3/2	1980	34,412 SF	
.06Mi.	**1616 SUGAR VALLEY RD NW**	**11/24/1992**	$152,680	$61,072	1,311	/3/1	1956	34,848 SF	
.07Mi.	**122 COGGINS LOOP NW**	**02/01/1993**	$136,100	$54,440	1,650	/2/1	1949	21,780 SF	
.07Mi.	**132 COGGINS LOOP NW**	**11/27/2024**	$310,300	$124,120	2,256	/3/3	1979	30,928 SF	
.08Mi.	**1617 SUGAR VALLEY RD NW**	**06/15/2022**	$175,820	$70,328	1,218	/3/1	1958	37,026 SF	
.08Mi.	**173 COGGINS LOOP NW**	**06/23/2023**	$203,300	$81,320	1,484	/3/1	1971	24,829 SF	
.09Mi.	**166 COGGINS LOOP NW**	**11/07/2023**	$230,200	$92,080	1,248	/3/2	1971	1 SF	
.11Mi.	**1524 SUGAR VALLEY RD NW**	**12/11/2020**	$374,900	$149,960	2,235	/3/2	1971	3 SF	
.11Mi.	**1642 SUGAR VALLEY RD NW**	**12/05/2006**	$73,819	$29,528	936	/2/1	1960	21,780 SF	
.12Mi.	**166 HALL MEMORIAL RD NW**	**05/10/2021**	$217,160	$86,864	1,342	/3/2	1976	2 SF	
.14Mi.	**184 HALL MEMORIAL RD NW**	**08/09/2022**	$172,300	$68,920	1,305	/3/1	1968	20,038 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	38.6 years old	Households:	15,332
Median Household Income:	$60,597	Households w/Family:	77%
Household Income Per Capita:	$30,082	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	39%

School District

School District Zone:	Gordon County School District	Students:	6,259
Number of Schools:	10	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.48Mi.	**Gordon Central High School** Number of Students: 875 Student-Teacher Ratio: 15.97 Advanced Placement: Yes	C	Public	9 - 12
2.39Mi.	**Tolbert Elementary School** Number of Students: 528 Student-Teacher Ratio: 13.89	B-	Public	PK - 5
3.29Mi.	**Ashworth Middle School** Number of Students: 578 Student-Teacher Ratio: 13.93	B-	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	121%	HIGHER
BURGLARY	98%	SIMILAR
MOTOR VEHICLE THEFT	123%	HIGHER
FORCIBLE ROBBERY	107%	SIMILAR
AGGRAVATED ASSAULT	107%	SIMILAR
FORCIBLE RAPE	114%	HIGHER
MURDER	104%	SIMILAR
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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