ICE SiteX Report

OrderID: 98444857

SiteX Property Information Report



Subject Property Location

180 S VILLA RD, VILLA RICA, GA 30180-4693

County:	**CARROLL GA**	Census Tract:	130459101.061027
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	HDDR
Parcel Number:	147- -0032	Thomas Bros Pg-Grid:	

Valuation

Value:	**$99,000**	FSD:	48	Common Confidence Score:	14
Value Range:	$51,480 - $146,520	ICE Confidence Score:	52		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	2
Assd Land Value:	$4,000	Market Land Value:	$10,000	Tax Year:	2025
Assd Improvement:	$7,494	Market Improvment Value:	$18,736	Total Taxable Value:	$141
Total Assessed Value:	$11,494	Total Assessor Market Value:	$28,736	Delinquent Year:	
				Tax Account ID:	14801
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 87 District: 6 Subdivision: WEST VILLA MHS -M147 Land Lot: 187
Abbreviated Description: MH/LOT 87 W VILLA MHP

Property Characteristics

Lot Size:	21,780 SF	Bedrooms:	3	Pool:	
Building Area:	1296 SF	Baths:	2	Fireplace:	1
Year Built:	1991	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	4
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:	4	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Piers	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/25/2019	Sales Price:	N/A
Document #:	BK-PG 5728 -276	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 87 District: 6 Subdivision: WEST VILLA MHS -M147 Land Lot: 187
Abbreviated Description: MH/LOT 87 W VILLA MHP

Mortgage Record

Recording Date:	07/25/2019	Loan Amount:	N/A
Document #:	BK-PG 0000005728-0000000284	Loan Type:	FHA
TD Due Date:	01/01/2049	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	07/03/2019	Sales Price:	$69,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/03/2019	Sales Price:	$69,000
Document #:	2019-002995 BK-PG 5728 -282	Type of Sale:	Full Amount on Deed

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Contract Date: 07/03/2019
Document Type:
Legal Description:
Lot: 87 Subdivision: WEST VILLA MHS -M147
Abbreviated Description: MH/LOT 87 W VILLA MHP LANDLOT: 187 LANDDIST: 6; RESIDENTIAL LOT

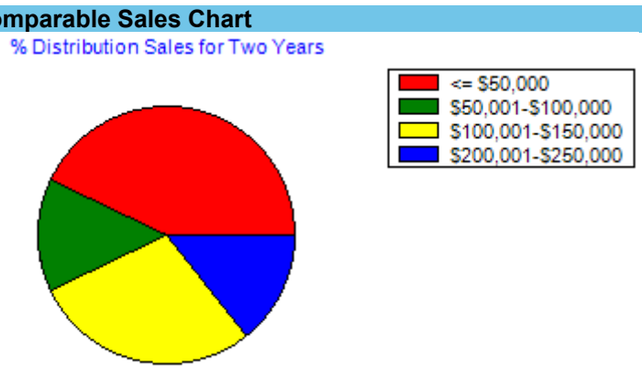
Area Sales Analysis

Total Area Sales	$617,000	Median # of Bedrooms	3
Median Lot Size	43,560 SF	Median # of Baths	2
Median Living Area	1,064 SF	Median Year Built	1985
Price Range - 2 Yrs	$17,000 to $225,000	Age Range	29 years to 63 years
Median Value	$80,000	Median Age	41 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.32Mi.	**10 S VILLA RD** **VILLA RICA, GA 30180-4694**	08/12/2026	$17,000	$53	320	/2/1	1963	SF	
		APN: 147- -0015 Document #: Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 108 Subdivision: WEST VILLA MHS -M147 Abbreviated Description: Lot:108 Subdivision:WEST VILLA MHS -M147 Abbreviated Description:MH/ACC/LOT 108 W VILLA MHP LANDLOT: 187 LANDDIST: 6; RESIDENTIAL LOT								
2	1.37Mi.	**1860 POPE RD** **VILLA RICA, GA 30180-4745**	03/31/2026	$125,000	$118	1056	/3/2	1985	784,083 SF	
		APN: 148- -0170 Document #: Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Abbreviated Description: Abbreviated Description:MH/ACC/20.0 AC POPE RD LANDLOT: 135 LANDDIST: 6; RESIDENTIAL SMALL TRACT								
3	.52Mi.	**3150 OLD VAN WERT RD** **VILLA RICA, GA 30180-4681**	01/06/2026	$80,000	$69	1152	/3/2	1985	87,120 SF	
		APN: 146- -0619 Document #: Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Abbreviated Description: Abbreviated Description:MH/ACC/2.0 AC TR 108 FARMETTES M-146 LANDLOT: 198 LANDDIST: 6; RESIDENTIAL SMALL TRACT								
4	1.07Mi.	**901 N VAN WERT RD** **VILLA RICA, GA 30180-4676**	10/22/2025	$225,000	$185	1216	/2/2	1997	255,698 SF	
		APN: 146- -0063 01 Document #: Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 90 Subdivision: FARMETTES A & B Abbreviated Description: Lot:90 Subdivision:FARMETTES A & B Abbreviated Description:MH/ACC/5.87AC LOT 90 FARMETTES M-146-1 LANDLOT: 219 LANDDIST: 6; RESIDENTIAL SMALL TRACT								
5	.19Mi.	**150 N VILLA RD** **VILLA RICA, GA 30180-4686**	10/08/2025	$30,000	$22	1344	/3/2	1983	SF	
		APN: 147- -0070 Document #: Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 44 Subdivision: WEST VILLA MHS -M147 Abbreviated Description: Lot:44 Subdivision:WEST VILLA MHS -M147 Abbreviated Description:MH/LOT 44 W VILLA MHP LANDLOT: 187 LANDDIST: 6; RESIDENTIAL LOT								
6	.09Mi.	**130 S VILLA RD** **VILLA RICA, GA 30180-4693**	08/15/2025	$20,000	$20	960	/3/2	1979	31,799 SF	
		APN: 147- -0026 Document #: Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 93 Subdivision: WEST VILLA MHS -M147 Abbreviated Description: Lot:93 Subdivision:WEST VILLA MHS -M147 Abbreviated Description:MH/LT 93 W VILLA S/D LANDLOT: 187 LANDDIST: 6; RESIDENTIAL LOT								
7	1.39Mi.	**2780 POPE RD** **VILLA RICA, GA 30180-4758**	08/14/2025	$120,000	$112	1064	/3/2	1990	43,560 SF	
		APN: 148- -0005 Document #: Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Abbreviated Description: Abbreviated Description:MH/1AC POPE RD LANDLOT: 135 LANDDIST: 6; RESIDENTIAL SMALL TRACT								

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.	**180 S VILLA RD**	**07/25/2019**	$28,736	$11,494	1,296	/3/2	1991	21,780 SF	
.02Mi.	**186 S VILLA RD**	**09/06/2022**	$15,241	$6,096	896	/2/1	1982		
.03Mi.	**192 S VILLA RD**		$79,495	$31,798	1,280	/3/2	2021		
.03Mi.	**192 S VILLA RD**	**02/18/2022**	$28,127	$11,251	1,080	/3/2	1986		
.03Mi.	**160 S VILLA RD**	**10/06/2020**	$14,186	$5,674	768	/2/2	1970	21,780 SF	
.04Mi.	**181 S VILLA RD**	**05/29/2019**	$28,206	$11,282	780	/3/2	1973	12,197 SF	
.05Mi.	**150 S VILLA RD**	**05/05/2023**	$18,735	$7,494	720		1970		
.05Mi.	**202 S VILLA RD**	**12/10/2024**	$20,489	$8,196	980	/3/2	1981		
.05Mi.	**173 S VILLA RD**		$3,591	$1,436	784		1979		
.05Mi.	**163 S VILLA RD**	**11/28/2006**	$17,653	$7,061	728	/2/2	1980		
.05Mi.	**183 S VILLA RD**	**10/14/1997**	$18,700	$7,480	672		1977		
.07Mi.	**238 N VILLA RD**	**08/16/2018**	$24,981	$9,992	1,040	/3/2	1997	21,780 SF	
.07Mi.	**143 S VILLA RD**	**06/20/2018**	$18,755	$7,502	840	/2/1	1978		
.08Mi.	**224 N VILLA RD**	**04/28/2022**	$29,518	$11,807	1,456	/3/2	2001		
.08Mi.	**138 S VILLA RD**		$7,612	$3,045	1,200	/3/2	1973		
.09Mi.	**133 S VILLA RD**		$5,129	$2,052	980		1994		

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	70%

Demographics & Income

Median Age:	37.2 years old	Households:	15,186
Median Household Income:	$85,717	Households w/Family:	76%
Household Income Per Capita:	$36,380	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	42%

School District

School District Zone:	Carroll County School District	Students:	16,400
Number of Schools:	24	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.25Mi.	**Temple High School** Number of Students: 868 Student-Teacher Ratio: 20 Advanced Placement: Yes	C+	Public	9 - 12
3.36Mi.	**Temple Middle School** Number of Students: 682 Student-Teacher Ratio: 16.32	B-	Public	6 - 8
3.95Mi.	**Temple Elementary School** Number of Students: 666 Student-Teacher Ratio: 15.86	B	Public	PK - 5

Flood Report

The Subject Property of **180 S VILLA RD, VILLA RICA, GA 30180-4693** 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	110%	HIGHER
BURGLARY	103%	SIMILAR
MOTOR VEHICLE THEFT	104%	SIMILAR
FORCIBLE ROBBERY	98%	SIMILAR
AGGRAVATED ASSAULT	79%	LOWER
FORCIBLE RAPE	88%	LOWER
MURDER	90%	LOWER
OVERALL	87%	LOWER

Disaster Alerts

1/22/2026 - Severe Winter Storm

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