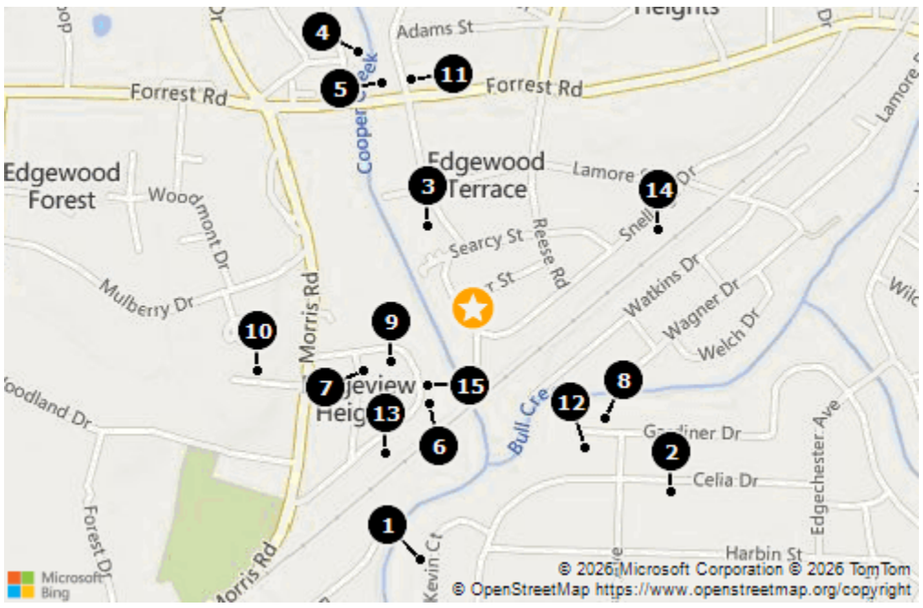
ICE SiteX Report

OrderID: 98012702

SiteX Property Information Report



Subject Property Location

1916 AVALON RD, COLUMBUS, GA 31907-3355

County:	**MUSCOGEE GA**	Census Tract:	132150021.002021
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	086 020 007	Thomas Bros Pg-Grid:	

Valuation

Value:	**$114,000**	FSD:	36	Common Confidence Score:	18
Value Range:	$72,960 - $155,040	ICE Confidence Score:	64		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$9,408	Market Land Value:	$23,520	Tax Year:	2025
Assd Improvement:	$28,012	Market Improvment Value:	$70,030	Total Taxable Value:	$225
Total Assessed Value:	$37,420	Total Assessor Market Value:	$93,550	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Block: G Subdivision: EDGEWOOD TERRACE
Abbreviated Description: 3 BK G EDGEWOOD TERRACE

Property Characteristics

Lot Size:	9,583 SF	Bedrooms:	3	Pool:	
Building Area:	1014 SF	Baths:	1	Fireplace:	
Year Built:	1955	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	1	A/C:	Yes
Style:	Provencial	Basement:		Roof Cover:	Asphalt
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/01/2003	Sales Price:	$56,175
Document #:	BK-PG 7196 -126	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: G Subdivision: EDGEWOOD TERRACE
Abbreviated Description: 3 BK G EDGEWOOD TERRACE

Area Sales Analysis

Total Area Sales	$1,541,096	Median # of Bedrooms	3
Median Lot Size	12,197 SF	Median # of Baths	1
Median Living Area	1,160 SF	Median Year Built	1955
Price Range - 2 Yrs	$31,000 to $160,000	Age Range	56 years to 78 years
Median Value	$122,246	Median Age	71 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi.	**1433 KEVIN CT COLUMBUS, GA 31907-3949**	06/23/2026	$135,000	$101	1325	/3/1	1964	10,019 SF	

APN: 086 056 066 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Block: M Subdivision: EDGECHESTER SUB Abbreviated Description: Block:M Abbreviated Description:24 BK M EDGECHESTER SUB

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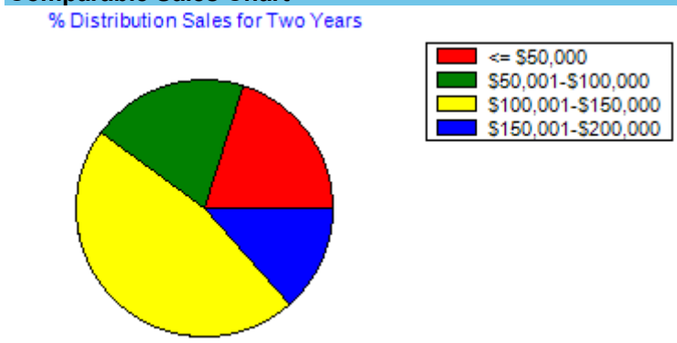
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2	.38Mi.	**1728 CELIA DR** **COLUMBUS, GA 31907-3449**	05/28/2026	$31,000	$37	816	/3/1	1956	29,185 SF
		APN: 086 059 009 Document #: 20260010215 Document Type: Price Code: D Land Use: Single Family Residential Legal:							
3	.14Mi.	**2017 AVALON RD** **COLUMBUS, GA 31907-3304**	05/05/2026	$132,200	$105	1255	/3/1	1952	29,185 SF
		APN: 086 024 070 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Block: E Subdivision: EAST EDGEWOOD Abbreviated Description: Block:E Abbreviated Description:3 BK E EAST EDGEWOOD							
4	.39Mi.	**2212 JAPONICA DR** **COLUMBUS, GA 31907-2621**	05/01/2026	$160,000	$120	1332	/3/1	1955	20,038 SF
		APN: 086 005 006 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Subdivision: EDGEWOOD ADDITION Abbreviated Description: Subdivision:EDGEWOOD ADDITION Abbreviated Description:OF TAYLOR DR							
5	.33Mi.	**4135 FORREST RD** **COLUMBUS, GA 31907-**	04/21/2026	$120,000	$131	912	/3/2	1970	9,148 SF
		APN: 086 005 014 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 23 Block: B Subdivision: AVALON IN HILLS Abbreviated Description: Lot:23 Block:B Abbreviated Description:LT 23 BK B AVALON IN HILLS							
6	.14Mi.	**1658 FORESTSIDE DR** **COLUMBUS, GA 31907-3343**	04/16/2026	$54,000	$61	872	/2/1	1948	14,810 SF
		APN: 086 024 036 Document #: 20260007337 Document Type: Price Code: V Land Use: Single Family Residential Legal: Block: A Subdivision: FORESTSIDE COURT Abbreviated Description: Block:A Abbreviated Description:16 BK A FORESTSIDE COURT							
7	.16Mi.	**1650 BERKLEY AVE** **COLUMBUS, GA 31907-3332**	04/07/2026	$37,650	$48	784	/2/1	1948	11,326 SF
		APN: 086 025 002 Document #: 20260006669 Document Type: Price Code: V Land Use: Single Family Residential Legal: Block: B Subdivision: FORESTSIDE COURT Abbreviated Description: Block:B Abbreviated Description:17 BK B FORESTSIDE COURT							
8	.23Mi.	**4513 GARDINER DR** **COLUMBUS, GA 31907-3438**	04/07/2026	$63,000	$54	1160	/3/1	1961	9,148 SF
		APN: 086 056 032 Document #: 20260006638 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 32 Block: K Subdivision: EGDECHESTER Abbreviated Description: Lot:32 Block:K Subdivision:EGDECHESTER Abbreviated Description:LT 32 BK K EDGECHESTER							
9	.13Mi.	**3946 FORESTSIDE DR** **COLUMBUS, GA 31907-3368**	04/06/2026	$127,000	$102	1235	/2/1	1948	12,632 SF
		APN: 086 025 017 Document #: 20260006555 Document Type: Price Code: V Land Use: Single Family Residential Legal: Block: B Subdivision: FORESTSIDE COURT Abbreviated Description: Block:B Abbreviated Description:2 BK B FORESTSIDE COURT							
10	.31Mi.	**4 CLAUSEN DR** **COLUMBUS, GA 31907-3313**	04/03/2026	$152,000	$119	1274	/3/1	1968	10,454 SF
		APN: 086 027 052 Document #: 20260006477 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 10 Subdivision: RIDGEVIEW HEIGHTS Abbreviated Description: Lot:10 Subdivision:RIDGEVIEW HEIGHTS Abbreviated Description:LT 10 RIDGEVIEW HGTS							
11	.33Mi.	**4201 FORREST RD** **COLUMBUS, GA 31907-2650**	03/31/2026	$135,000	$101	1332	/3/2	1949	13,068 SF
		APN: 086 007 018 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Block: A Subdivision: AVALON IN HILLS Abbreviated Description: Block:A Abbreviated Description:18 BK A AVALON IN HILLS							
12	.24Mi.	**4418 GARDINER DR** **COLUMBUS, GA 31907-3437**	03/31/2026	$80,000	$68	1160	/3/1	1961	7,841 SF
		APN: 086 056 039 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 39 Block: K Subdivision: EGDECHESTER Abbreviated Description: Lot:39 Block:K Subdivision:EGDECHESTER Abbreviated Description:LT 39 BK K EDGECHESTER							
13	.23Mi.	**1618 FORESTSIDE DR** **COLUMBUS, GA 31907-3343**	03/17/2026	$145,000	$150	966	/2/1	1948	12,197 SF
		APN: 086 024 043 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Block: A Subdivision: FORESTSIDE COURT Abbreviated Description: Block:A Abbreviated Description:23 BK A FORESTSIDE COURT							
14	.27Mi.	**4364 SNELLINGS DR** **COLUMBUS, GA 31907-3466**	03/05/2026	$47,000	$50	936	/3/1	1963	9,583 SF
		APN: 086 019 006 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 23 Block: H Subdivision: EDGEWOOD TERRACE Abbreviated Description: Lot:23 Block:H Abbreviated Description:LT 23 BK H EDGEWOOD TERRACE							
15	.11Mi.	**1668 FORESTSIDE DR** **COLUMBUS, GA 31907-3343**	02/27/2026	$122,246	$73	1652	/3/2	1948	13,939 SF
		APN: 086 024 034 Document #: 20260004095 Document Type: Price Code: V Land Use: Single Family Residential Legal: Block: A Subdivision: FORESTSIDE COURT Abbreviated Description: Block:A Abbreviated Description:14 BK A FORESTSIDE COURT							

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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.

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.	**1916 AVALON RD**	**12/01/2003**	$93,550	$37,420	1,014	/3/1	1955	9,583 SF	
.01Mi.	**1908 AVALON RD**	**06/04/2024**	$135,290	$54,116	1,053	/3/1	1955	9,583 SF	
.02Mi.	**4212 BARR ST**	**09/26/2023**	$84,200	$33,680	1,235	/4/1	1962	9,583 SF	
.03Mi.	**1928 AVALON RD**	**01/08/2024**	$91,860	$36,744	1,053	/3/1	1955	10,019 SF	
.03Mi.	**1900 AVALON RD**	**01/09/2012**	$109,230	$43,692	1,374	/3/1	1956	9,583 SF	
.03Mi.	**4218 BARR ST**	**02/09/2022**	$105,420	$42,168	960	/3/1	1962	9,148 SF	
.04Mi.	**4203 BARR ST**		$77,130	$30,852	1,121	/3/1	1960	10,890 SF	Yes
.04Mi.	**1934 AVALON RD**	**11/04/2016**	$132,360	$52,944	1,633	/4/2	1951	9,583 SF	
.04Mi.	**4209 SNELLINGS DR**	**07/09/2003**	$94,640	$37,856	1,224	/2/1	1960	10,019 SF	
.05Mi.	**4213 BARR ST**	**05/16/2021**	$129,190	$51,676	1,150	/3/1	1962	9,583 SF	Yes
.05Mi.	**1915 AVALON RD**	**12/23/2017**	$62,700	$25,080	950	/2/1	1955	16,117 SF	
.05Mi.	**1921 AVALON RD**	**12/01/2009**	$93,810	$37,524	1,053	/2/1	1956	15,246 SF	
.05Mi.	**4224 BARR ST**	**10/09/2017**	$31,750	$12,700	900	/2/1	1965	9,583 SF	
.05Mi.	**1909 AVALON RD**	**10/05/2018**	$87,360	$34,944	996	/3/1	1955	17,860 SF	
.05Mi.	**1925 AVALON RD**	**02/27/2018**	$104,000	$41,600	1,053	/2/1	1955	15,682 SF	
.05Mi.	**4213 SNELLINGS DR**	**06/30/2017**	$75,000	$30,000	1,242	/3/1	1960	11,326 SF	

Rent vs. Own

Households Occupied by Renters:	40%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	37.3 years old	Households:	22,564
Median Household Income:	$57,088	Households w/Family:	64%
Household Income Per Capita:	$29,484	Households w/Family Married:	33%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Muscogee County School District	Students:	29,362
Number of Schools:	52	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.78Mi.	**Richards Middle School** Number of Students: 799 Student-Teacher Ratio: 17.22	A-	Public	6 - 8
2.05Mi.	**Hardaway High School** Number of Students: 1,067 Student-Teacher Ratio: 13.34 Advanced Placement: Yes	C	Public	9 - 12
2.34Mi.	**Brewer Elementary School** Number of Students: 367 Student-Teacher Ratio: 10.22	NA	Public	PK - 2

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	111%	HIGHER
BURGLARY	107%	SIMILAR
MOTOR VEHICLE THEFT	111%	HIGHER
FORCIBLE ROBBERY	115%	HIGHER
AGGRAVATED ASSAULT	80%	LOWER
FORCIBLE RAPE	103%	SIMILAR
MURDER	91%	LOWER
OVERALL	82%	LOWER

Disaster Alerts

9/24/2024 - Hurricane Helene 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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