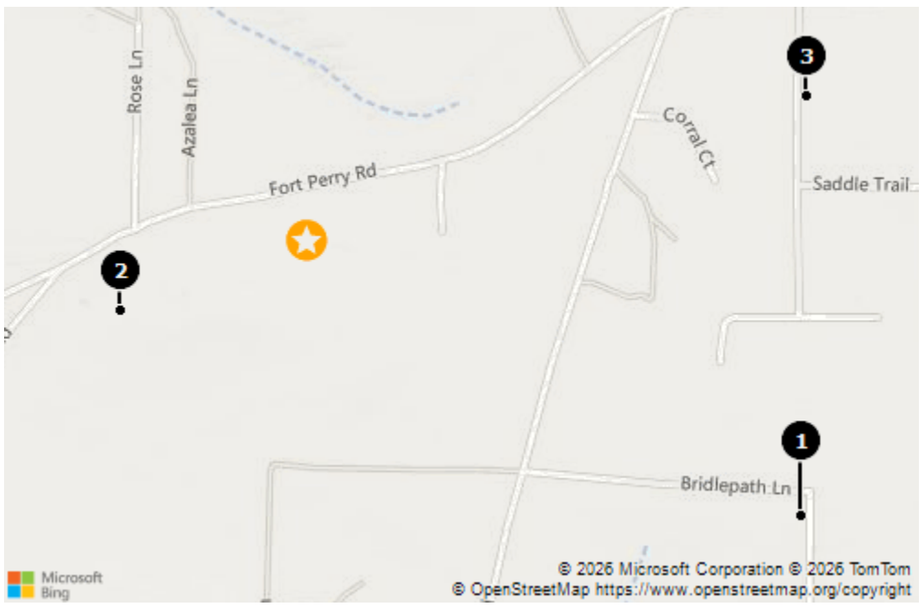
ICE SiteX Report

OrderID: 97670671

SiteX Property Information Report



Subject Property Location

2078 FORT PERRY RD, BOX SPRINGS, GA 31801-5009

County:	**MARION GA**	Census Tract:	131979201.001025
Property Use:	Single Family Residential	Zoning:	R-2
Parcel Number:	64 72A	Thomas Bros Pg-Grid:	

Valuation

Value:	**$140,000**	FSD:	7	Common Confidence Score:	81
Value Range:	$130,200 - $149,800	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1
Assd Land Value:	$1,940	Market Land Value:	$4,850	Tax Year:	2025
Assd Improvement:	$37,765	Market Improvment Value:	$94,413	Total Taxable Value:	$753
Total Assessed Value:	$39,705	Total Assessor Market Value:	$99,263	Delinquent Year:	
				Tax Account ID:	5368
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Subdivision: FORT PERRY SUB (AC) Land Lot: 179
Abbreviated Description: 1 AC. LL 179 - 11TH LD

Property Characteristics

Lot Size:	1.000 AC	Bedrooms:		Pool:	
Building Area:	1144 SF	Baths:	2	Fireplace:	
Year Built:	2005	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	2
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Piers	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/24/2025	Sales Price:	$130,591
Document #:	BK-PG 276-157	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/01/2024	Loan Amount:	N/A
Document #:	BK-PG 0000000280-0000000473	Loan Type:	FHA
TD Due Date:	01/01/2054	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	04/08/2024	Sales Price:	$102,653
Document #:	BK-PG 237-551	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/26/2024	Sales Price:	$133,000
Document #:	BK-PG 276 -154	Type of Sale:	Verified Sale Price
Contract Date:	03/25/2024		
Document Type:			

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Legal Description:
Abbreviated Description: 1 AC. LL 179 - 11TH LD; RESIDENTIAL SMALL TRACT

Prior Transfer

Recording Date:	03/25/2024	Sales Price:	$133,000
Document #:	BK-PG 276 -154	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Subdivision: FORT PERRY SUB (AC) Land Lot: 179
Abbreviated Description: 1 AC. LL 179 - 11TH LD

Mortgage Record

Recording Date:	01/22/2018	Loan Amount:	N/A
Document #:	BK-PG 237-551	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	12/14/2017	Sales Price:	$48,400
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/14/2017	Sales Price:	$48,400
Document #:	2018-000003 BK-PG 237 -549	Type of Sale:	Full Amount on Deed
Contract Date:	12/14/2017		
Document Type:			

Legal Description:
Abbreviated Description: 1 AC. LL 179 - 11TH LD

Prior Transfer

Recording Date:	02/07/2017	Sales Price:	$49,800
Document #:	2017-000091 BK-PG 232 -580	Type of Sale:	Full Amount on Deed
Contract Date:	02/07/2017		
Document Type:			

Legal Description:
Abbreviated Description: 1 AC. LL 179 - 11TH LD

Prior Transfer

Recording Date:	10/23/2012	Sales Price:	$59,000
Document #:	2012-000332 BK-PG 207 -301	Type of Sale:	Full Amount on Deed
Contract Date:	10/23/2012		
Document Type:			

Legal Description:
Abbreviated Description: 1 AC. LL 179 - 11TH LD

Prior Transfer

Recording Date:	01/18/2011	Sales Price:	N/A
Document #:	096-2011-000011 BK-PG 197 -031	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/01/2011		
Document Type:			

Legal Description:
District: 11 Land Lot: 179

Area Sales Analysis

Total Area Sales	$534,000	Median # of Bedrooms	
Median Lot Size	135,472 SF	Median # of Baths	2
Median Living Area	2,185 SF	Median Year Built	2001
Price Range - 2 Yrs	$104,000 to $220,000	Age Range	9 years to 48 years
Median Value	$210,000	Median Age	25 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.77Mi.	**656 BRIDLEPATH LN** **BOX SPRINGS, GA 31801-5304**	05/08/2026	$210,000	$96	2185	//2	2001	43,560 SF	
		APN: 64 47C Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16A Abbreviated Description: Lot:16A Abbreviated Description:1 AC. LL 197 - 11TH LD LANDLOT: 197 LANDDIST: 11; RESIDENTIAL SMALL TRACT								
2	.29Mi.	**1946 FORT PERRY RD** **BOX SPRINGS, GA 31801-5005**	04/06/2026	$104,000	$42	2430	//	2017	217,801 SF	
		APN: 64 7 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:5 AC. LL 162 - 11TH LD LANDLOT: 162 LANDDIST: 11; RESIDENTIAL SMALL TRACT								
3	.76Mi.	**65 SADDLE TRL** **BOX SPRINGS, GA 31801-3700**	03/13/2026	$220,000	$190	1152	//2	1978	135,472 SF	
		APN: 64 25 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 4 Abbreviated Description: Lot:4 Abbreviated Description:3.105 AC. LL 196 - 11TH LD LANDLOT: 196 LANDDIST: 11; RESIDENTIAL SMALL TRACT								

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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.	**2078 FORT PERRY RD**	**03/25/2024**	$99,263	$39,705	1,144	//2	2005	1 SF	
.16Mi.	**2166 FORT PERRY RD**	**07/31/2020**	$224,928	$89,971	1,912	//2	2001	9 SF	V
.21Mi.	**1964 FORT PERRY RD**	**12/14/1971**	$60,339	$24,136	1,248	//1	1900	8 SF	
.22Mi.	**1952 FORT PERRY RD**	**02/28/2013**	$30,022	$12,008	900		2014	6,971 SF	
.23Mi.	**1948 FORT PERRY RD**	**06/13/2016**	$36,381	$14,552	1,528	//1	1961	4 SF	
.28Mi.	**17 ROSE LN**	**02/25/2003**	$175,036	$70,014	2,016	//2	2003	4 SF	
.29Mi.	**1946 FORT PERRY RD**	**02/13/2015**	$122,936	$49,174	2,430		2017	5 SF	
.3Mi.	**383 BRIDLEPATH LN**	**04/07/1999**	$138,034	$55,214	1,634	//2	2003	2 SF	
.38Mi.	**1880 FORT PERRY RD**	**06/15/2018**	$75,289	$30,116	888	//1	1962	5 SF	
.38Mi.	**1891 FORT PERRY RD**	**05/08/2001**	$151,700	$60,680	1,579	//2	2001	7 SF	
.41Mi.	**124 AZALEA LN**	**06/01/2018**	$53,280	$21,312	600	//1	2007	4 SF	
.41Mi.	**144 AZALEA LN**	**07/10/2002**	$200,692	$80,277	2,592	//3	2003	2 SF	
.48Mi.	**61 CORRAL CT**	**09/21/2022**	$315,080	$126,032	2,518	//2	2007	14 SF	V
.53Mi.	**541 BRIDLEPATH LN**	**11/07/2007**	$184,282	$73,712	1,736	//2	1993	14 SF	
.57Mi.	**122 SADDLE TRL**	**01/30/2013**	$42,296	$16,918	652	//1	1990	5 SF	
.62Mi.	**1081 EDGAR JONES RD**	**04/08/2022**	$331,928	$132,771	3,438	//2	2004	7 SF	

Rent vs. Own

Households Occupied by Renters:	6%	Households Occupied by Owners:	82%

Demographics & Income

Median Age:	50.7 years old	Households:	803
Median Household Income:	$60,297	Households w/Family:	79%
Household Income Per Capita:	$30,993	Households w/Family Married:	63%
Most Common Education Level:	High School Graduate	Households w/Family Children:	22%

School District

School District Zone:	Marion County School District	Students:	1,293
Number of Schools:	2	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
14.81Mi.	**L.K. Moss Elementary School** Number of Students: 606 Student-Teacher Ratio: 15.07	C-	Public	PK - 5
9.81Mi.	**Marion County Middle/High School** Number of Students: 687 Student-Teacher Ratio: 15.58 Advanced Placement: Yes	C	Public	6 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	35%	SIGNIFICANTLY LOWER
BURGLARY	122%	HIGHER
MOTOR VEHICLE THEFT	18%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	121%	HIGHER
AGGRAVATED ASSAULT	64%	NOTABLY LOWER
FORCIBLE RAPE	131%	NOTABLY HIGHER
MURDER	85%	LOWER
OVERALL	79%	LOWER

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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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