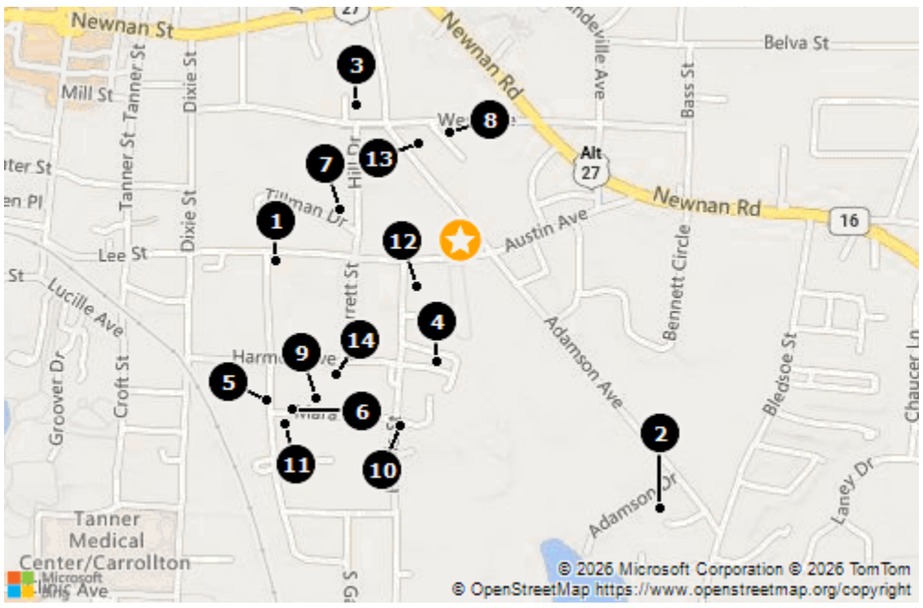
ICE SiteX Report

OrderID: 98722539

SiteX Property Information Report



Subject Property Location

209 ADAMSON AVE, CARROLLTON, GA 30117-3403

County:	**CARROLL GA**	Census Tract:	130459110.021004
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	C05-020-0013	Thomas Bros Pg-Grid:	

Valuation

Value:	**$191,000**	FSD:	33	Common Confidence Score:	21
Value Range:	$127,970 - $254,030	ICE Confidence Score:	67		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1
Assd Land Value:	$12,545	Market Land Value:	$31,363	Tax Year:	2026
Assd Improvement:	$36,936	Market Improvment Value:	$92,341	Total Taxable Value:	$1,319
Total Assessed Value:	$49,481	Total Assessor Market Value:	$123,704	Delinquent Year:	
				Tax Account ID:	34234
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 209 District: 5 Subdivision: ADAMSON AVE AREA Land Lot: 249
Abbreviated Description: HSE/CARPORT/LT 209 ADAMSON AVE C73

Property Characteristics

Lot Size:	16,553 SF	Bedrooms:	3	Pool:	
Building Area:	1104 SF	Baths:	1	Fireplace:	
Year Built:	1950	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	4
Number of Units:		Garage Type:	Carport	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Masonry	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/22/2026	Sales Price:	$198,341
Document #:	BK-PG 6167-331	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/17/2025	Loan Amount:	N/A
Document #:	BK-PG 0000006374-0000000521	Loan Type:	Unknown
TD Due Date:	01/01/2054	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	09/23/2024	Loan Amount:	N/A
Document #:	BK-PG 0000006275-0000000851	Loan Type:	New Conventional
TD Due Date:	01/01/2054	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	09/23/2024	Loan Amount:	N/A
Document #:	BK-PG 0000006275-0000000843	Loan Type:	New Conventional
TD Due Date:	01/01/2054	Type Finance:	
Legal Description:			

ICE SiteX Report

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Prior Transfer

Recording Date:	05/31/2023	Sales Price:	$202,000
Document #:	2023-002435 BK-PG 6167 -329	Type of Sale:	Full Amount on Deed
Contract Date:	05/31/2023		
Document Type:			

Legal Description:
Lot: 209
Abbreviated Description: HSE/CARPORT/LT 209 ADAMSON AVE C73 LANDLOT: 249 LANDDIST: 5; RESIDENTIAL LOT

Prior Transfer

Recording Date:	05/31/2023	Sales Price:	$202,000
Document #:	BK-PG 6167 -329	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 209 District: 5 Subdivision: ADAMSON AVE AREA Land Lot: 249
Abbreviated Description: HSE/CARPORT/LT 209 ADAMSON AVE C73

Prior Transfer

Recording Date:	11/17/2022	Sales Price:	$58,600
Document #:	BK-PG 3096-38	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/28/2022	Sales Price:	$100,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/28/2022	Sales Price:	$100,000
Document #:	2022-006386 BK-PG 6118 -946	Type of Sale:	Full Amount on Deed
Contract Date:	10/28/2022		
Document Type:			

Legal Description:
Lot: 209
Abbreviated Description: HSE/CARPORT/LT 209 ADAMSON AVE C73 LANDLOT: 249 LANDDIST: 5; RESIDENTIAL LOT

Prior Transfer

Recording Date:	10/20/2022	Sales Price:	N/A
Document #:	2022-006232 BK-PG 6116 -976	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	10/20/2022		
Document Type:			

Legal Description:
Lot: 209
Abbreviated Description: HSE/CARPORT/LT 209 ADAMSON AVE C73 LANDLOT: 249 LANDDIST: 5; RESIDENTIAL LOT

Mortgage Record

Recording Date:	04/29/2005	Loan Amount:	N/A
Document #:	BK-PG 3096-038	Loan Type:	New Conventional
TD Due Date:	10/01/2034	Type Finance:	

Legal Description:

Area Sales Analysis

Total Area Sales	$3,033,300	Median # of Bedrooms	3
Median Lot Size	12,633 SF	Median # of Baths	1
Median Living Area	1,032 SF	Median Year Built	1949
Price Range - 2 Yrs	$60,000 to $375,000	Age Range	29 years to 119 years
Median Value	$220,950	Median Age	77 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.25Mi.	**201 AUSTIN AVE** **CARROLLTON, GA 30117-3905**	10/07/2026	$189,000	$107	1764	5/3/2	1910	10,019 SF	
		APN: C06-002-0002 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:HSE/LOT AUSTIN AVE C73 LANDLOT: 249 LANDDIST: 10; RESIDENTIAL LOT								
2	.45Mi.	**120 ADAMSON DR** **CARROLLTON, GA 30117-4008**	09/23/2026	$224,900	$182	1235	5/3/1	1952	SF	
		APN: C06-021-0005 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: CARROLLTON AREA 1 Abbreviated Description: Subdivision:CARROLLTON AREA 1 Abbreviated Description:HSE/ACC/LT 120 ADAMSON DR C82 LANDLOT: 231 LANDDIST: 5; RESIDENTIAL LOT								
3	.24Mi.	**230 WEST AVE** **CARROLLTON, GA 30117-3347**	07/23/2026	$289,900	$161	1800	5/3/2	1986	1,742 SF	
		APN: C05-006-0031 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:UNIT 5 .04AC/ WEST AVE C73 LANDLOT: 249 LANDDIST: 5; RESIDENTIAL LOT								
4	.17Mi.	**406 HARMON AVE** **CARROLLTON, GA 30117-3937**	07/02/2026	$230,000	$228	1008	5/3/2	1997	11,761 SF	
		APN: C06-014-0008 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: C Abbreviated Description: Lot:C Abbreviated Description:HSE/LOT C HARMON AVE C81 LANDLOT: 250 LANDDIST: 5; RESIDENTIAL LOT								
5	.35Mi.	**215 CLIFTON TER**	05/18/2026	$60,000	$53	1120	5/3/1	1917	14,810 SF	

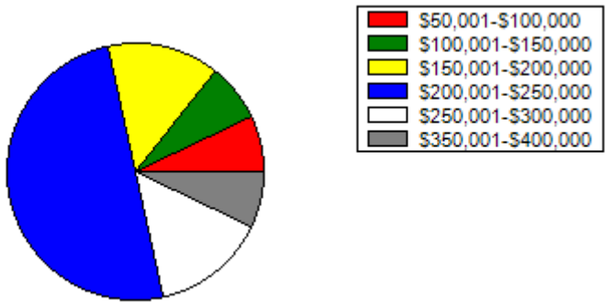
ICE SiteX Report

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		CARROLLTON, GA 30117-3913							
	APN: C06-004-0026 Document #:								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: Abbreviated Description:HSE/LOT CLIFTON TERR C81 LANDLOT: 250 LANDDIST: 5; RESIDENTIAL LOT								
6	.31Mi.	**106 MARA ST**	05/06/2026	$225,000	$267	840	6/3/1	1952	9,148 SF
		CARROLLTON, GA 30117-3945							
	APN: C06-003-0006 Document #:								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: MARA Abbreviated Description: Lot:MARA Abbreviated Description:HSE/LOT MARA ST C81 LANDLOT: 250 LANDDIST: 5; RESIDENTIAL LOT								
7	.17Mi.	**209 HILL DR**	04/27/2026	$280,000	$140	1988	7/3/2	1954	27,007 SF
		CARROLLTON, GA 30117-3312							
	APN: C05-021-0018 Document #:								
	Document Type: Price Code: V								
	Land Use: Single Family Residential								
	Legal: Lot: 209 Abbreviated Description: Lot:209 Abbreviated Description:HSE/ACC/LOT 209 HILL DR C73 LANDLOT: 249 LANDDIST: 5; RESIDENTIAL LOT								
8	.15Mi.	**405 WEST AVE**	03/30/2026	$217,000	$243	892	4/2/1	1927	13,504 SF
		CARROLLTON, GA 30117-3423							
	APN: C05-017-0001 Document #:								
	Document Type: Price Code: V								
	Land Use: Single Family Residential								
	Legal: Lot: 405 Abbreviated Description: Lot:405 Abbreviated Description:HSE/ACC(.31AC) 405 WEST AVE C73 LANDLOT: 249 LANDDIST: 5; RESIDENTIAL LOT								
9	.29Mi.	**116 MARA ST**	01/13/2026	$135,000	$132	1020	5/3/1	1941	13,068 SF
		CARROLLTON, GA 30117-3945							
	APN: C06-003-0004 Document #:								
	Document Type: Price Code: V								
	Land Use: Single Family Residential								
	Legal: Lot: MARA Abbreviated Description: Lot:MARA Abbreviated Description:HSE/LOT MARA ST C81 LANDLOT: 250 LANDDIST: 5; RESIDENTIAL LOT								
10	.29Mi.	**623 FERTILLA ST**	01/12/2026	$375,000	$365	1027	4/2/1	1907	29,621 SF
		CARROLLTON, GA 30117-3938							
	APN: C06-016-0003 Document #:								
	Document Type: Price Code: V								
	Land Use: Single Family Residential								
	Legal: Lot: 623 Abbreviated Description: Lot:623 Abbreviated Description:3 HSES/ACC/LT 623 FERTILLA ST LANDLOT: 250 LANDDIST: 5; RESIDENTIAL LOT								
11	.34Mi.	**105 MARA ST**	12/15/2025	$153,000	$147	1036	5/3/1	1947	13,939 SF
		CARROLLTON, GA 30117-3944							
	APN: C06-009-0001 Document #:								
	Document Type: Price Code: V								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: Abbreviated Description:HSE/LT 105 MARA ST C81 LANDLOT: 250 LANDDIST: 5; RESIDENTIAL LOT								
12	.09Mi.	**810 FERTILLA ST**	10/24/2025	$228,000	$226	1008	5/3/1	1993	19,602 SF
		CARROLLTON, GA 30117-3962							
	APN: C06-013-0011 Document #:								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: 810 Abbreviated Description: Lot:810 Abbreviated Description:HSE/LT 810 FERTILLA ST C81 LANDLOT: 250 LANDDIST: 5; RESIDENTIAL LOT								
13	.14Mi.	**114 ADAMSON AVE**	10/13/2025	$216,000	$150	1436	6/3/2	1939	12,197 SF
		CARROLLTON, GA 30117-3402							
	APN: C05-018-0002 Document #:								
	Document Type: Price Code: V								
	Land Use: Single Family Residential								
	Legal: Lot: 114 Abbreviated Description: Lot:114 Abbreviated Description:HSE/ACC/LOT 114 ADAMSON AVE LANDLOT: 249 LANDDIST: 5; RESIDENTIAL LOT								
14	.25Mi.	**217 HARMON AVE**	10/08/2025	$210,500	$208	1008	5/3/1	1971	12,197 SF
		CARROLLTON, GA 30117-3933							
	APN: C06-003-0014 Document #:								
	Document Type: Price Code: V								
	Land Use: Single Family Residential								
	Legal: Lot: 217 Abbreviated Description: Lot:217 Abbreviated Description:HSE/LOT 217 HARMON AVE C81 LANDLOT: 250 LANDDIST: 5; RESIDENTIAL LOT								

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.

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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.	**209 ADAMSON AVE**	**05/31/2023**	$123,704	$49,481	1,104	5/3/1	1950	16,553 SF	
.02Mi.	**205 ADAMSON AVE**	**06/03/2022**	$229,618	$91,847	1,726	6/3/2	1877	23,087 SF	
.02Mi.	**215 ADAMSON AVE**	**11/30/2005**	$214,685	$85,874	1,707	5/3/2	1927	16,988 SF	
.05Mi.	**143 ADAMSON AVE**	**03/01/1999**	$152,422	$60,969	1,338	5/3/2	1945	12,197 SF	
.05Mi.	**406 AUSTIN AVE**	**11/04/2024**	$147,280	$58,912	1,152	6/3/1	1945	6,534 SF	
.05Mi.	**210 ADAMSON AVE**	**01/25/2024**	$298,143	$119,257	1,396	4/2/2	1870	24,394 SF	
.05Mi.	**204 ADAMSON AVE**	**06/04/2008**	$138,733	$55,493	1,280	5/3/1	1917	36,155 SF	
.06Mi.	**139 ADAMSON AVE**	**03/03/2016**	$243,333	$97,333	1,668	8/4/2	1945	11,326 SF	
.06Mi.	**402 AUSTIN AVE**	**07/17/2013**	$45,390	$18,156	812	4/2/1	1930	6,534 SF	
.07Mi.	**142 ADAMSON AVE**	**02/04/2010**	$193,951	$77,581	1,980	6/3/2	1936	21,780 SF	
.07Mi.	**135 ADAMSON AVE**	**06/04/2021**	$156,650	$62,660	1,180	4/2/1	1906	13,504 SF	
.08Mi.	**131 ADAMSON AVE**	**09/17/2021**	$95,671	$38,268	1,130	5/3/1	1945	10,890 SF	
.08Mi.	**138 ADAMSON AVE**	**10/02/2020**	$218,483	$87,394	1,746	6/3/1	1941	13,068 SF	
.08Mi.	**312 AUSTIN AVE**	**03/09/2020**	$158,557	$63,423	1,566	5/2/1	1940	8,712 SF	
.09Mi.	**810 FERTILLA ST**	**10/13/1994**	$128,534	$51,413	1,008	5/3/1	1993	19,602 SF	
.09Mi.	**134 ADAMSON AVE**	**10/26/2006**	$150,405	$60,162	1,408	7/3/1	1928	15,682 SF	

Rent vs. Own

Households Occupied by Renters:	44%	Households Occupied by Owners:	47%

Demographics & Income

Median Age:	35.0 years old	Households:	14,397
Median Household Income:	$64,485	Households w/Family:	65%
Household Income Per Capita:	$30,935	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Carrollton City School District	Students:	5,850
Number of Schools:	4	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.47Mi.	**Carrollton Elementary School** Number of Students: 1,894 Student-Teacher Ratio: 14.8	B	Public	PK - 3
1.10Mi.	**Carrollton High School** Number of Students: 1,859 Student-Teacher Ratio: 16.9 Advanced Placement: Yes	B-	Public	9 - 12
1.54Mi.	**Carrollton Jr. High School** Number of Students: 1,280 Student-Teacher Ratio: 16.8	B	Public	7 - 8
1.45Mi.	**Carrollton Upper Elementary School** Number of Students: 817 Student-Teacher Ratio: 14.64	B	Public	4 - 6

Flood Report

The Subject Property of **209 ADAMSON AVE, CARROLLTON, GA 30117-3403** 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	123%	HIGHER
BURGLARY	114%	HIGHER
MOTOR VEHICLE THEFT	121%	HIGHER
FORCIBLE ROBBERY	121%	HIGHER
AGGRAVATED ASSAULT	116%	HIGHER
FORCIBLE RAPE	115%	HIGHER
MURDER	122%	HIGHER
OVERALL	119%	HIGHER

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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ICE SiteX Report

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