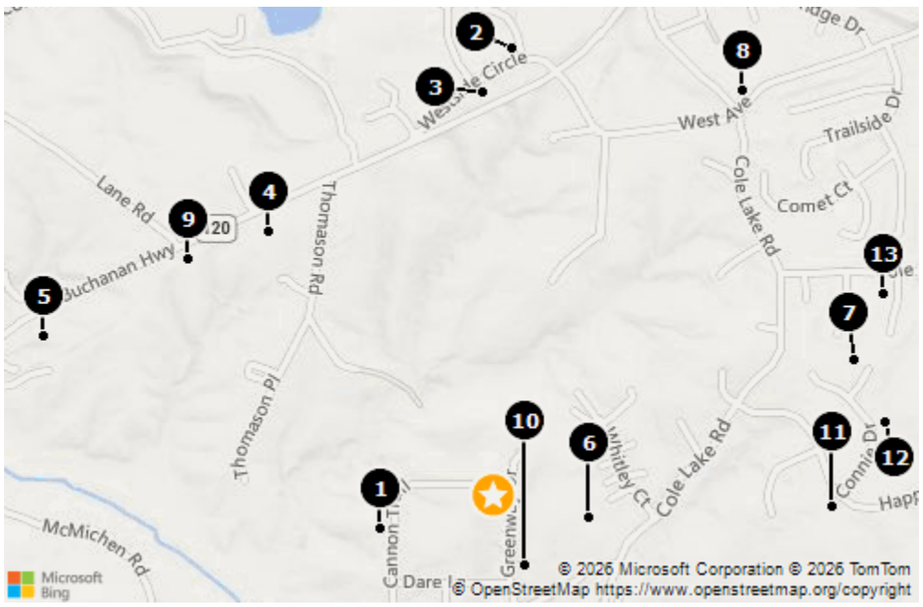
ICE SiteX Report

OrderID: 97841539

SiteX Property Information Report



Subject Property Location

21 CANNON TRL, DALLAS, GA 30157-0589

County:	**PAULDING GA**	Census Tract:	132231203.062010
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	151.2.1.017.0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$354,000**	FSD:	16	Common Confidence Score:	44
Value Range:	$297,360 - $410,640	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1
Assd Land Value:	$12,000	Market Land Value:	$30,000	Tax Year:	2025
Assd Improvement:	$121,600	Market Improvment Value:	$304,000	Total Taxable Value:	$3,241
Total Assessed Value:	$133,600	Total Assessor Market Value:	$334,000	Delinquent Year:	
				Tax Account ID:	50488
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 57 Section: 3 District: 2 Subdivision: HICKORY RIDGE PHS 1 Phase No: 1 Land Lot: 496
Abbreviated Description: DIST: 2 SEC: 3 LOT: 496 SUBD: HICKORY RIDGE PHS 1 SUBDLOT: 57

Property Characteristics

Lot Size:	22,651 SF	Bedrooms:	3	Pool:	Yes
Building Area:	1811 SF	Baths:	2	Fireplace:	1
Year Built:	2002	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	4
Number of Units:		Garage Type:	Garage	Heating:	Heat Pump
Number of Stories:	1+B	Number of Cars:		A/C:	Yes
Style:		Basement:	Unfinished	Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/17/2025	Sales Price:	$36,000
Document #:	BK-PG 5010-7	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/22/2024	Sales Price:	$268,620
Document #:	BK-PG 4666-54	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/01/2023	Loan Amount:	N/A
Document #:	BK-PG 0000005010-0000000007	Loan Type:	Stand Alone Second
TD Due Date:	01/01/2053	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	12/02/2021	Loan Amount:	N/A
Document #:	BK-PG 0000004666-0000000054	Loan Type:	FHA
TD Due Date:	01/01/2051	Type Finance:	
Legal Description:			

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Prior Transfer

Recording Date:	11/24/2021	Sales Price:	N/A
Document #:	BK-PG 3828-457	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/07/2018	Loan Amount:	N/A
Document #:	BK-PG 3828-457	Loan Type:	FHA
TD Due Date:	02/01/2048	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	10/14/2015	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 57 Section: 3 District: 2 Subdivision: HICKORY RIDGE PHS 1 Phase No: 1 Land Lot: 496
Abbreviated Description: DIST: 2 SEC: 3 LOT: 496 SUBD: HICKORY RIDGE PHS 1 SUBDLOT: 57

Prior Transfer

Recording Date:	04/09/2007	Sales Price:	$160,200
Document #:	BK-PG 1814-901	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/23/2007	Sales Price:	$160,200
Document #:	BK-PG 1814-901	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/02/2005	Loan Amount:	N/A
Document #:	BK-PG 1814-901	Loan Type:	Stand Alone Second
TD Due Date:	01/18/2035	Type Finance:	ADJ

Legal Description:
Lot: 57 District: 2 Subdivision: HICKORY RIDGE Land Lot: 441

Prior Transfer

Recording Date:	05/20/2002	Sales Price:	$139,900
Document #:	BK-PG 1128-183	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/04/2002		
Document Type:			

Legal Description:
Lot: 57 Section: 0003 District: 2 Subdivision: HICKORY RIDGE Land Lot: 441

Area Sales Analysis

Total Area Sales	$3,372,987	Median # of Bedrooms	3
Median Lot Size	23,958 SF	Median # of Baths	2
Median Living Area	1,346 SF	Median Year Built	1999
Price Range - 2 Yrs	$124,000 to $399,000	Age Range	6 years to 85 years
Median Value	$265,000	Median Age	27 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**218 CANNON TRL DALLAS, GA 30157-0592**	03/17/2026	$360,000	$252	1427	9/4/3	2002	23,958 SF	

APN: 151.2.1.010.0000 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 21 Subdivision: HICKORY RIDGE PHS 2 Abbreviated Description: Lot:21 Subdivision:HICKORY RIDGE PHS 2 Abbreviated Description:REAL PROPERTY LANDLOT: 496 LANDDIST: 2; RESIDENTIAL LOT

2	.61Mi.	**60 WESTSIDE CIR DALLAS, GA 30157-7757**	03/13/2026	$193,000	$136	1418	2/2/1	1986	21,780 SF	

APN: 136.3.1.013.0000 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: GEO NEIGHBORHOOD-04 Abbreviated Description: Subdivision:GEO NEIGHBORHOOD-04 Abbreviated Description:REAL PROPERTY LANDLOT: 369 LANDDIST: 2; RESIDENTIAL LOT

3	.54Mi.	**350 BUCHANAN HWY DALLAS, GA 30157-4533**	03/12/2026	$295,000	$192	1536	2/2/1	1954	21,780 SF	

APN: 136.3.1.004.0000 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: GEO NEIGHBORHOOD-04 Abbreviated Description: Subdivision:GEO NEIGHBORHOOD-04 Abbreviated Description:REAL PROPERTY LANDLOT: 369 LANDDIST: 2; RESIDENTIAL LOT

4	.46Mi.	**655 BUCHANAN HWY DALLAS, GA 30157-4541**	03/04/2026	$165,827	$122	1352	/3/1	1967	39,640 SF	

APN: 136.4.3.017.0000 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: GEO NEIGHBORHOOD-04 Abbreviated Description: Subdivision:GEO NEIGHBORHOOD-04 Abbreviated Description:REAL PROPERTY LANDLOT: 425 LANDDIST: 2; RESIDENTIAL LOT

5	.64Mi.	**1059 BUCHANAN HWY DALLAS, GA 30157-4557**	11/20/2025	$161,160	$119	1346	6/2/2	1968	23,087 SF	

APN: 136.4.4.006.0000 Document #:
Document Type: Price Code: V

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Land Use: Single Family Residential
Legal: Subdivision: GEO NEIGHBORHOOD-04 Abbreviated Description: Subdivision:GEO NEIGHBORHOOD-04 Abbreviated Description:REAL PROPERTY LANDLOT: 426 LANDDIST: 2; RESIDENTIAL LOT

6	.13Mi.	**47 WHITLEY CT** **DALLAS, GA 30157-0973**	11/12/2025	$399,000	$173	2294	/4/2	2020	119,790 SF

APN: 151.2.2.027.0000 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: WHITLEY PLACE Abbreviated Description: Lot:1 Subdivision:WHITLEY PLACE Abbreviated Description:REAL PROPERTY LANDLOT: 442 LANDDIST: 2; RESIDENTIAL SMALL TRACT

7	.52Mi.	**47 MARCI LN** **DALLAS, GA 30157-0564**	09/29/2025	$230,000	$188	1220	5/3/2	2000	20,038 SF

APN: 150.1.1.048.0000 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 19 Subdivision: HAPPY VALLEY PHS 3 Abbreviated Description: Lot:19 Subdivision:HAPPY VALLEY PHS 3 Abbreviated Description:REAL PROPERTY LANDLOT: 443 LANDDIST: 2; RESIDENTIAL LOT

8	.66Mi.	**219 COLE LAKE RD** **DALLAS, GA 30157-5314**	09/05/2025	$200,000	$202	990	2/2/1	1941	108,029 SF

APN: 136.3.2.021.0000 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Subdivision: GEO NEIGHBORHOOD-04 Abbreviated Description: Subdivision:GEO NEIGHBORHOOD-04 Abbreviated Description:REAL PROPERTY LANDLOT: 370 LANDDIST: 2; RESIDENTIAL SMALL TRACT

9	.49Mi.	**789 BUCHANAN HWY** **DALLAS, GA 30157-4543**	09/05/2025	$124,000	$135	916	4/2/1	1947	66,647 SF

APN: 136.4.3.014.0000 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Subdivision: GEO NEIGHBORHOOD-04 Abbreviated Description: Subdivision:GEO NEIGHBORHOOD-04 Abbreviated Description:REAL PROPERTY LANDLOT: 426 LANDDIST: 2; RESIDENTIAL LOT

10	.11Mi.	**58 GREENWAY DR** **DALLAS, GA 30157-0583**	09/04/2025	$360,000	$285	1259	5/3/2	2003	20,038 SF

APN: 151.2.4.003.0000 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 41 Subdivision: HICKORY RIDGE PHS 1 Abbreviated Description: Lot:41 Subdivision:HICKORY RIDGE PHS 1 Abbreviated Description:REAL PROPERTY LANDLOT: 496 LANDDIST: 2; RESIDENTIAL LOT

11	.46Mi.	**230 HAPPY VALLEY CHURCH RD** **DALLAS, GA 30157-0551**	08/29/2025	$265,000	$228	1162	5/3/2	1999	37,026 SF

APN: 150.1.1.003.0000 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 34 Subdivision: HAPPY VALLEY PHS 1 Abbreviated Description: Lot:34 Subdivision:HAPPY VALLEY PHS 1 Abbreviated Description:REAL PROPERTY LANDLOT: 443 LANDDIST: 2; RESIDENTIAL LOT

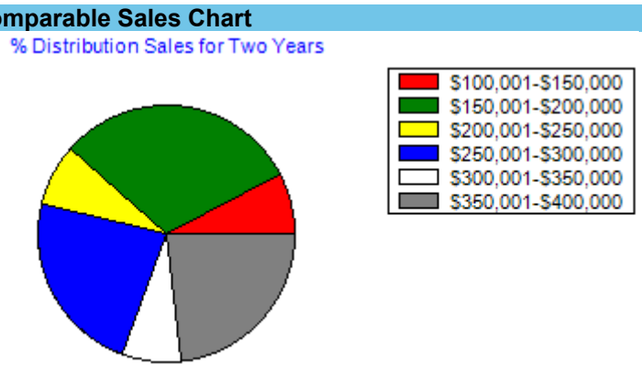
12	.56Mi.	**114 CONNIE DR** **DALLAS, GA 30157-0565**	08/25/2025	$285,000	$241	1182	5/3/2	2000	70,567 SF

APN: 150.1.1.032.0000 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: HAPPY VALLEY PHS 3 Abbreviated Description: Lot:23 Subdivision:HAPPY VALLEY PHS 3 Abbreviated Description:REAL PROPERTY LANDLOT: 443 LANDDIST: 2; RESIDENTIAL LOT

13	.59Mi.	**102 AUTUMN BROOKE TRL** **DALLAS, GA 30157-8647**	07/22/2025	$335,000	$197	1694	7/3/2	2008	12,632 SF

APN: 137.4.4.097.0000 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 79 Subdivision: COLE CREEK PHS 1 Abbreviated Description: Lot:79 Subdivision:COLE CREEK PHS 1 Abbreviated Description:REAL PROPERTY LANDLOT: 422 LANDDIST: 2; RESIDENTIAL LOT

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.	**21 CANNON TRL**	**10/14/2015**	$334,000	$133,600	1,811	5/3/2	2002	22,651 SF	Yes
.02Mi.	**137 GREENWAY DR**	**10/14/2015**	$279,430	$111,772	1,331	5/3/2	2002	21,344 SF	
.03Mi.	**51 CANNON TRL**	**06/03/2019**	$289,700	$115,880	1,386	5/3/2	2002	20,473 SF	Yes
.04Mi.	**14 CANNON TRL**	**12/15/2021**	$268,850	$107,540	1,250	5/3/2	2002	23,522 SF	
.04Mi.	**119 GREENWAY DR**	**10/27/2021**	$300,390	$120,156	1,568	5/3/2	2002	25,700 SF	
.05Mi.	**38 CANNON TRL**	**07/06/2021**	$284,850	$113,940	1,385	5/3/2	2002	23,958 SF	
.05Mi.	**160 GREENWAY DR**	**12/18/2020**	$287,330	$114,932	1,420	5/3/2	2002	20,038 SF	
.05Mi.	**136 GREENWAY DR**	**10/19/2018**	$261,310	$104,524	1,182	5/3/2	2002	20,038 SF	
.05Mi.	**180 GREENWAY DR**	**08/01/2023**	$283,020	$113,208	1,363	5/3/2	2002	20,038 SF	
.05Mi.	**79 CANNON TRL**	**07/01/2002**	$285,440	$114,176	1,418	5/3/2	2002	23,522 SF	
.06Mi.	**99 GREENWAY DR**	**10/14/2015**	$278,860	$111,544	1,259	5/4/3	2002	27,878 SF	
.06Mi.	**56 CANNON TRL**	**07/21/2020**	$293,030	$117,212	1,338	5/3/3	2002	30,056 SF	
.06Mi.	**120 GREENWAY DR**	**03/15/2019**	$289,830	$115,932	1,392	5/3/2	2002	20,038 SF	
.07Mi.	**206 GREENWAY DR**	**05/09/2017**	$315,890	$126,356	1,550	5/3/3	2002	24,394 SF	
.07Mi.	**221 GREENWAY DR**	**08/18/2022**	$278,170	$111,268	1,330	5/3/2	2002	24,394 SF	
.07Mi.	**76 CANNON TRL**	**09/23/2005**	$273,660	$109,464	1,279	5/3/2	2002	30,056 SF	

Rent vs. Own

Households Occupied by Renters:	14%	Households Occupied by Owners:	83%

Demographics & Income

Median Age:	37.5 years old	Households:	19,354
Median Household Income:	$92,014	Households w/Family:	81%
Household Income Per Capita:	$37,562	Households w/Family Married:	65%
Most Common Education Level:	High School Graduate	Households w/Family Children:	44%

School District

School District Zone:	Paulding County School District	Students:	31,426
Number of Schools:	34	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.94Mi.	**South Paulding Middle School** Number of Students: 507 Student-Teacher Ratio: 13.34	C	Public	6 - 8
1.77Mi.	**Paulding County High School** Number of Students: 2,099 Student-Teacher Ratio: 17.48 Advanced Placement: Yes	C+	Public	9 - 12
3.94Mi.	**Poole Elementary School** Number of Students: 460 Student-Teacher Ratio: 11.5	C	Public	KG - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	102%	SIMILAR
BURGLARY	101%	SIMILAR
MOTOR VEHICLE THEFT	103%	SIMILAR
FORCIBLE ROBBERY	102%	SIMILAR
AGGRAVATED ASSAULT	91%	LOWER
FORCIBLE RAPE	89%	LOWER
MURDER	84%	LOWER
OVERALL	94%	SIMILAR

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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