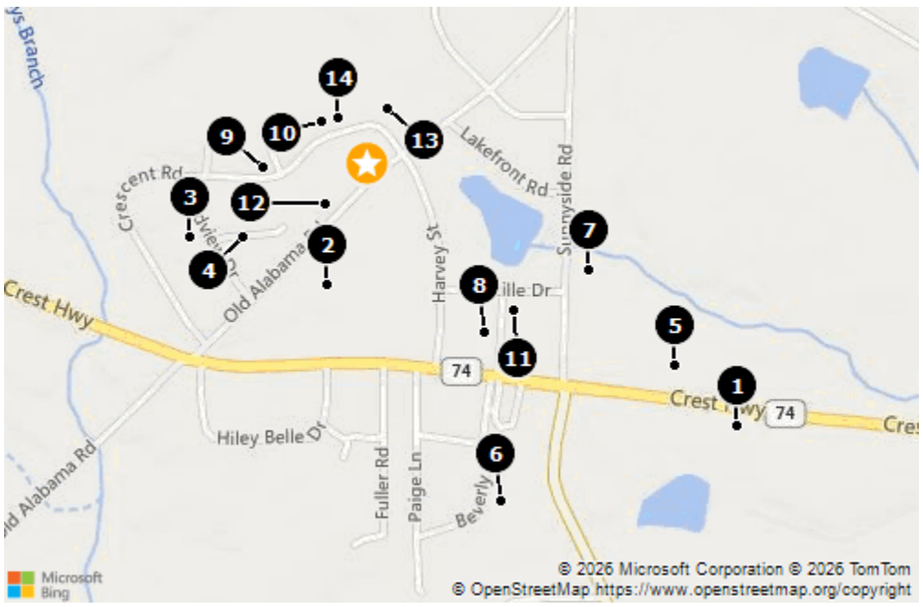
ICE SiteX Report

OrderID: 97971136

SiteX Property Information Report



Subject Property Location

2548 OLD ALABAMA RD, THOMASTON, GA 30286-2696

County:	**UPSON GA**	Census Tract:	132930103.001013
Property Use:	Single Family Residential	Zoning:	R2
Parcel Number:	023C-059	Thomas Bros Pg-Grid:	

Valuation

Value:	**$199,000**	FSD:	12	Common Confidence Score:	56
Value Range:	$175,120 - $222,880	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1
Assd Land Value:	$14,000	Market Land Value:	$35,000	Tax Year:	2025
Assd Improvement:	$35,505	Market Improvment Value:	$88,762	Total Taxable Value:	$1,274
Total Assessed Value:	$49,505	Total Assessor Market Value:	$123,762	Delinquent Year:	
				Tax Account ID:	1202
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 Block: J District: 15 Subdivision: SUNSET VILLAGE Land Lot: 96
Abbreviated Description: LOT 2 BLK J SUNSET VILLAGE PB 7/141

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1075 SF	Baths:	1	Fireplace:	
Year Built:	1979	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Masonry
Number of Units:		Garage Type:	Detached	Heating:	None
Number of Stories:		Number of Cars:	2	A/C:	
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/16/2025	Sales Price:	$209,954
Document #:	BK-PG 1947-306	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/21/2025	Sales Price:	$205,500
Document #:	BK-PG 1947 -304	Type of Sale:	Full Amount on Deed
Contract Date:	01/03/2025		
Document Type:			
Legal Description:			

Lot: 2 Block: J Subdivision: SUNSET VILLAGE
Abbreviated Description: LOT 2 BLK J SUNSET VILLAGE PB 7/141 LANDLOT: 96 LANDDIST: 15; RESIDENTIAL LOT

Mortgage Record

Recording Date:	03/25/2024	Loan Amount:	N/A
Document #:	BK-PG 0000001901-0000000061	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:	01/01/2027	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	06/01/2023	Sales Price:	$80,000
Document #:	2023-000573 BK-PG 1856 -76	Type of Sale:	Full Amount on Deed

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Contract Date: 06/01/2023
Document Type:
Legal Description:
Lot: 2 Block: J Subdivision: SUNSET VILLAGE
Abbreviated Description: LOT 2 BLK J SUNSET VILLAGE PB 7/141 LANDLOT: 96 LANDDIST: 15; RESIDENTIAL LOT

Prior Transfer

Recording Date:	06/01/2023	Sales Price:	$80,000
Document #:	BK-PG 1856 -76	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2 Block: J District: 15 Subdivision: SUNSET VILLAGE Land Lot: 96
Abbreviated Description: LOT 2 BLK J SUNSET VILLAGE PB 7/141

Mortgage Record

Recording Date:	05/23/2014	Loan Amount:	N/A
Document #:	777480020 BK-PG 1375-70	Loan Type:	New Conventional
TD Due Date:	05/01/2019	Type Finance:	

Legal Description:

Area Sales Analysis

Total Area Sales	$3,263,350	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,522 SF	Median Year Built	1984
Price Range - 2 Yrs	$105,500 to $337,900	Age Range	2 years to 76 years
Median Value	$234,950	Median Age	42 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.62Mi.	**2971 CREST HWY** **THOMASTON, GA 30286-2631**	04/17/2026	$299,900	$171	1748	6/3/2	1973	74,052 SF	
		APN: 023-082 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:CREST HWY LANDLOT: 74 LANDDIST: 15; RESIDENTIAL LOT								
2	.17Mi.	**2621 OLD ALABAMA RD** **THOMASTON, GA 30286-7411**	04/09/2026	$223,000	$164	1352	5/3/2	2007	43,560 SF	
		APN: 023C-087F Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Subdivision: SINGER OLD ALABAMA Abbreviated Description: Subdivision:SINGER OLD ALABAMA Abbreviated Description:OLD ALABAMA RD TRACT C PB 26/116 LANDLOT: 97 LANDDIST: 15; RESIDENTIAL LOT								
3	.26Mi.	**30 GRANDVIEW DR** **THOMASTON, GA 30286-2671**	02/06/2026	$205,000	$142	1440	6/3/2	1999	SF	
		APN: 023C-074 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 17 Block: I Subdivision: SUNSET VILLAGE Abbreviated Description: Lot:17 Block:I Abbreviated Description:LOT 17 BLK I SUNSET VILLAGE PB 13/106 LANDLOT: 97 LANDDIST: 15; RESIDENTIAL LOT								
4	.19Mi.	**105 ALEXANDRIA WAY** **THOMASTON, GA 30286-2601**	01/22/2026	$246,900	$178	1380	6/3/2	2024	SF	
		APN: 023C-084 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: K Subdivision: SUNSET VILLAGE Abbreviated Description: Lot:6 Block:K Abbreviated Description:LOT 6 BLK K SUNSET VILLAGE S/D PB 13-106 LANDLOT: 97 LANDDIST: 15; RESIDENTIAL LOT								
5	.47Mi.	**3020 CREST HWY** **THOMASTON, GA 30286-2619**	12/05/2025	$252,150	$134	1880	6/2/2	1950	387,685 SF	
		APN: 023-092 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:3020 CREST HWY LANDLOT: 74 LANDDIST: 15; RESIDENTIAL SMALL TRACT								
6	.49Mi.	**85 BEVERLY LN** **THOMASTON, GA 30286-2649**	12/02/2025	$337,900	$182	1856	8/4/3	1972	SF	
		APN: 023D-013 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 25 Block: C Subdivision: PINEWOOD SUBDIVISION Abbreviated Description: Lot:25 Block:C Subdivision:PINEWOOD SUBDIVISION Abbreviated Description:LOT 25 & 26 BLK C PINEWOOD SD LANDLOT: 74 LANDDIST: 15; RESIDENTIAL LOT								
7	.34Mi.	**195 SUNNYSIDE RD** **THOMASTON, GA 30286-7441**	10/28/2025	$219,000	$157	1389	6/2/2	1968	SF	
		APN: 023C-120 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15, Block: A Subdivision: SUNSET VILLAGE Abbreviated Description: Lot:15, Block:A Subdivision:SUNSET VILLAGE Abbreviated Description:PART LOT 15, LOT 16 BLK A OF PB 2/41 LANDLOT: 74 LANDDIST: 15; RESIDENTIAL LOT								
8	.28Mi.	**29 W LAKE DR** **THOMASTON, GA 30286-2681**	07/16/2025	$150,000	$86	1732	6/3/2	1964	SF	
		APN: 023C-105 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 6 Block: F Subdivision: SUNSET VILLAGE Abbreviated Description: Lot:6 Block:F Subdivision:SUNSET VILLAGE Abbreviated Description:LOT 6 BLK F PB 17/7 LANDLOT: 74 LANDDIST: 15; RESIDENTIAL LOT								
9	.14Mi.	**139 CRESCENT RD** **THOMASTON, GA 30286-7456**	06/03/2025	$105,500	$73	1444	6/3/2	1994	SF	
		APN: 023C-025 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 10 Block: H Subdivision: SUNSET VILLAGE Abbreviated Description: Lot:10 Block:H Abbreviated Description:LOT 10 BLK H SUNSET VILLAGE PB 13/106 LANDLOT: 96 LANDDIST: 15; RESIDENTIAL LOT								
10	.08Mi.	**145 CRESCENT RD** **THOMASTON, GA 30286-2660**	05/29/2025	$325,000	$172	1879	6/3/2	1992	21,806 SF	Yes

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APN: 023C-018 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 3 Block: H Subdivision: SUNSET VILLAGE Abbreviated Description: Lot:3 Block:H Subdivision:SUNSET VILLAGE Abbreviated Description:LOT 3 BLOCK H 0.5006 AC PB 16/65 LANDLOT: 96 LANDDIST: 15; RESIDENTIAL LOT

11	.29Mi.	**93 LUCILLE DR** **THOMASTON, GA 30286-2685**	05/27/2025	$130,000	$81	1594	5/3/1	1965	SF

APN: 023C-110 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 1 Block: D Subdivision: SUNSET VILLAGE Abbreviated Description: Lot:1 Block:D Subdivision:SUNSET VILLAGE Abbreviated Description:LOT 1 BLK D OF PB 2/90 LANDLOT: 74 LANDDIST: 15; RESIDENTIAL LOT

12	.08Mi.	**2588 OLD ALABAMA RD** **THOMASTON, GA 30286-2696**	05/14/2025	$200,000	$138	1449	5/3/1	1979	SF

APN: 023C-063 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 6 Block: J Subdivision: SUNSET VILLAGE Abbreviated Description: Lot:6 Block:J Abbreviated Description:LT 6 BLK J SUNSET VILLAGE S/D PB 7-141 LANDLOT: 96 LANDDIST: 15; RESIDENTIAL LOT

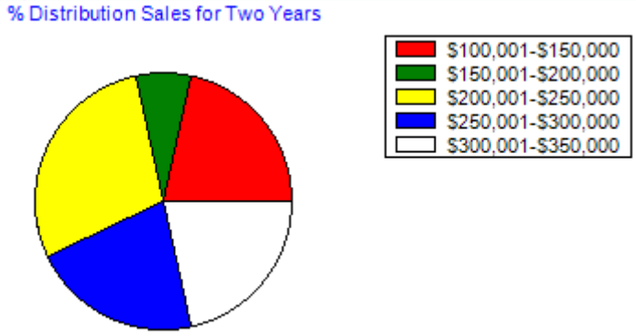
13	.08Mi.	**153 CRESCENT RD** **THOMASTON, GA 30286-2660**	04/25/2025	$259,000	$187	1380	7/3/2	2024	SF

APN: 023C-014 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Subdivision: SUNSET VILLAGE Abbreviated Description: Subdivision:SUNSET VILLAGE Abbreviated Description:LL 96 LD 15TH PB 4/75 LANDLOT: 96 LANDDIST: 15; RESIDENTIAL LOT

14	.07Mi.	**147 CRESCENT RD** **THOMASTON, GA 30286-2660**	04/15/2025	$310,000	$122	2526	6/3/2	1990	SF

APN: 023C-017 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 2 Block: H Subdivision: SUNSET VILLAGE Abbreviated Description: Lot:2 Block:H Abbreviated Description:LOT 2 BLK H SUNSET VILLAGE PB 13/106 LANDLOT: 96 LANDDIST: 15; 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.

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.	**2548 OLD ALABAMA RD**	**06/01/2023**	$123,762	$49,505	1,075	5/3/1	1979		
.02Mi.	**2560 OLD ALABAMA RD**	**12/19/2024**	$198,366	$79,346	1,150	5/3/1	1979		
.03Mi.	**2532 OLD ALABAMA RD**	**05/05/2023**	$152,172	$60,869	1,332	5/3/2	1976		
.03Mi.	**146 CRESCENT RD**	**01/14/2002**	$185,000	$74,000	1,804	6/3/2	1990	40,946 SF	Yes
.04Mi.	**2568 OLD ALABAMA RD**	**01/25/2010**	$130,288	$52,115	1,125	5/3/1	1979		
.04Mi.	**2547 OLD ALABAMA RD**	**06/06/2003**	$150,809	$60,324	1,315	5/3/1	1965		
.04Mi.	**144 CRESCENT RD**	**06/18/2020**	$215,775	$86,310	1,504	6/3/2	1995		
.06Mi.	**142 CRESCENT RD**	**07/06/2021**	$256,378	$102,551	2,050	6/3/2	1992		
.06Mi.	**2576 OLD ALABAMA RD**	**10/19/2007**	$135,420	$54,168	1,125	5/3/1	1979		
.06Mi.	**2512 OLD ALABAMA RD**	**02/15/2024**	$217,101	$86,840	1,564	6/2/2	1966		
.06Mi.	**293 HARVEY ST**	**05/11/2012**	$215,151	$86,060	1,947	6/3/2	1966		
.07Mi.	**140 CRESCENT RD**	**04/22/2020**	$236,673	$94,669	1,796	6/3/2	1995		
.07Mi.	**147 CRESCENT RD**	**11/27/2001**	$272,177	$108,871	2,526	6/3/2	1990		
.08Mi.	**153 CRESCENT RD**	**07/13/2023**	$208,604	$83,442	1,380	7/3/2	2024		
.08Mi.	**2588 OLD ALABAMA RD**	**07/29/2021**	$191,141	$76,456	1,449	5/3/1	1979		
.08Mi.	**2502 OLD ALABAMA RD**	**09/14/2016**	$177,524	$71,010	1,459	5/2/2	1996	20,038 SF	

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	55%

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Demographics & Income

Median Age:	40.2 years old	Households:	9,790
Median Household Income:	$54,173	Households w/Family:	67%
Household Income Per Capita:	$29,625	Households w/Family Married:	45%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Upson County School District	Students:	3,996
Number of Schools:	4	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
6.44Mi.	**Upson-Lee Primary School** Number of Students: 993 Student-Teacher Ratio: 13.2	NA	Public	PK - 2
5.61Mi.	**Upson-Lee Middle School** Number of Students: 894 Student-Teacher Ratio: 13.63	C+	Public	6 - 8
6.30Mi.	**Upson-Lee Elementary School** Number of Students: 932 Student-Teacher Ratio: 15.03	B	Public	3 - 5
6.68Mi.	**Upson-Lee High School** Number of Students: 1,177 Student-Teacher Ratio: 14.64 Advanced Placement: Yes	C-	Public	9 - 12

Flood Report

The Subject Property of **2548 OLD ALABAMA RD, THOMASTON, GA 30286-2696** 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	120%	HIGHER
BURGLARY	123%	HIGHER
MOTOR VEHICLE THEFT	122%	HIGHER
FORCIBLE ROBBERY	121%	HIGHER
AGGRAVATED ASSAULT	120%	HIGHER
FORCIBLE RAPE	127%	HIGHER
MURDER	128%	HIGHER
OVERALL	123%	HIGHER

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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