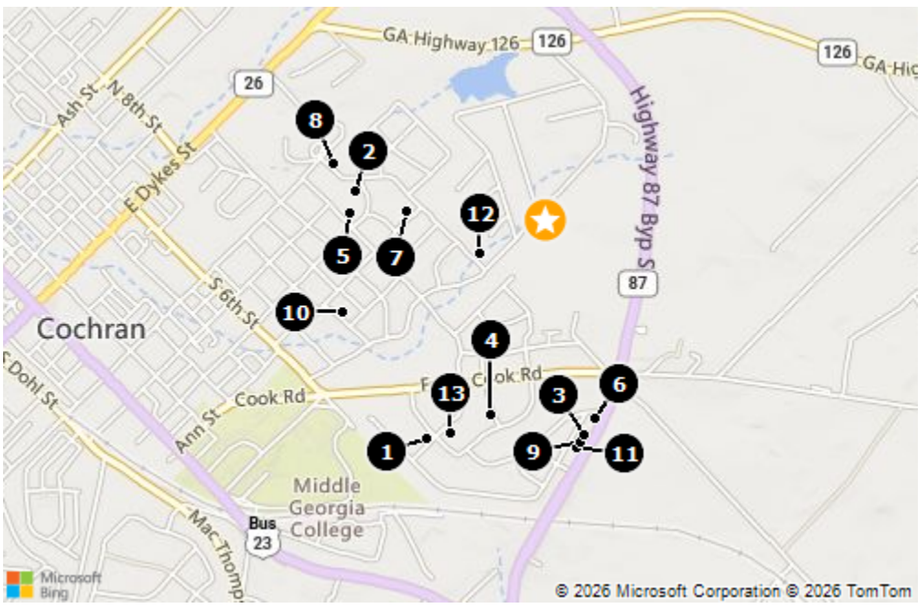
ICE SiteX Report

OrderID: 97574141

SiteX Property Information Report



Subject Property Location

256 CREST DR, COCHRAN, GA 31014-7914

County:	**BLECKLEY GA**	Census Tract:	130237903.013051
Property Use:	Single Family Residential	Zoning:	RESIDENTIAL
Parcel Number:	B38B 112	Thomas Bros Pg-Grid:	

Valuation

Value:	**$155,000**	FSD:	12	Common Confidence Score:	51
Value Range:	$136,400 - $173,600	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1
Assd Land Value:	$1,960	Market Land Value:	$4,900	Tax Year:	2025
Assd Improvement:	$43,640	Market Improvment Value:	$109,100	Total Taxable Value:	$1,704
Total Assessed Value:	$45,600	Total Assessor Market Value:	$114,000	Delinquent Year:	
				Tax Account ID:	3773
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 33 Block: A District: 21 Subdivision: LAKE TY NEZ Land Lot: 127
Abbreviated Description: 256 CREST DR

Property Characteristics

Lot Size:	21,344 SF	Bedrooms:	3	Pool:	
Building Area:	1135 SF	Baths:	1	Fireplace:	
Year Built:	1979	Partial Baths:	1	Type Const:	Brick
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick
Number of Units:		Garage Type:	Carport	Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/16/2024	Sales Price:	$95,959
Document #:	BK-PG 447-459	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/23/2020	Sales Price:	$90,808
Document #:	BK-PG 434-632	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/30/2020	Sales Price:	$95,000
Document #:	2020-000460 BK-PG 447 -457	Type of Sale:	Full Amount on Deed
Contract Date:	10/30/2020		
Document Type:			
Legal Description:			

Lot: 33 Block: A Subdivision: LAKE TY NEZ
Abbreviated Description: 256 CREST DR; RESIDENTIAL LOT

Prior Transfer

Recording Date:	10/30/2020	Sales Price:	$95,000
Document #:	BK-PG 447 -457	Type of Sale:	Per Assessor Transaction History

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Document Type:
Legal Description:
Lot: 33 Block: A District: 21 Subdivision: LAKE TY NEZ Land Lot: 127
Abbreviated Description: 256 CREST DR

Mortgage Record

Recording Date:	10/30/2020	Loan Amount:	N/A
Document #:	BK-PG 0000000447-0000000459	Loan Type:	New Conventional
TD Due Date:	01/01/2050	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	08/21/2019	Loan Amount:	N/A
Document #:	BK-PG 0000000434-0000000632	Loan Type:	New Conventional
TD Due Date:	01/01/2049	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	08/17/2019	Sales Price:	$89,900
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/17/2019	Sales Price:	$89,900
Document #:	2019-000316 BK-PG 434 -630	Type of Sale:	Full Amount on Deed
Contract Date:	08/17/2019		
Document Type:			

Legal Description:
Lot: 33 Block: A Subdivision: LAKE TY NEZ
Abbreviated Description: 256 CREST DR; RESIDENTIAL LOT

Prior Transfer

Recording Date:	02/05/2018	Sales Price:	$62,000
Document #:	BK-PG 382-788	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/01/2017	Sales Price:	N/A
Document #:	2017-000344 BK-PG 418 -82	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	08/01/2017		
Document Type:			

Legal Description:
Lot: 33 Block: A Subdivision: LAKE TY NEZ
Abbreviated Description: 256 CREST DR LANDLOT: 127 LANDDIST: 21

Mortgage Record

Recording Date:	06/03/2016	Loan Amount:	N/A
Document #:	BK-PG 407-24	Loan Type:	New Conventional
TD Due Date:	06/01/2031	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	04/06/2016	Loan Amount:	N/A
Document #:	BK-PG 405-577	Loan Type:	New Conventional
TD Due Date:	05/01/2021	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	03/04/2013	Sales Price:	$77,250
Document #:	BK-PG 337-213	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/21/2013	Loan Amount:	N/A
Document #:	BK-PG 382-788	Loan Type:	New Conventional
TD Due Date:	03/01/2023	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	01/28/2008	Sales Price:	N/A
Document #:	BK-PG 315-228	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/15/2008	Loan Amount:	N/A
Document #:	BK-PG 337-213	Loan Type:	New Conventional
TD Due Date:	02/01/2023	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	01/09/2008	Sales Price:	$77,250
Document #:	2008-000019 BK-PG 337 -212	Type of Sale:	Full Amount on Deed

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Contract Date:	01/09/2008
Document Type:	
Legal Description:	

Mortgage Record

Recording Date:	05/18/2006	Loan Amount:	N/A
Document #:	BK-PG 315-228	Loan Type:	New Conventional
TD Due Date:	06/01/2036	Type Finance:	ADJ
Legal Description:			

Area Sales Analysis

Total Area Sales	$3,624,200	Median # of Bedrooms	3
Median Lot Size	22,216 SF	Median # of Baths	2
Median Living Area	1,873 SF	Median Year Built	2001
Price Range - 2 Yrs	$135,000 to $460,000	Age Range	3 years to 59 years
Median Value	$277,200	Median Age	25 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.68Mi.	**124 PINE HILL DR** **COCHRAN, GA 31014-8217**	12/22/2025	$438,000	$167	2610	7/4/3	2001	60,984 SF	
		APN: B38D 002 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 28 Subdivision: WOOD OAK Abbreviated Description: Lot:28 Subdivision:WOOD OAK Abbreviated Description:124 PINE HILL DR LANDLOT: 145 LANDDIST: 21; RESIDENTIAL LOT								
2	.53Mi.	**120 S 12TH ST** **COCHRAN, GA 31014-7829**	10/29/2025	$267,900	$154	1738	7/3/2	1975	57,499 SF	
		APN: A21 093 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 6,7,8 Subdivision: MCVAY HEIGHTS Abbreviated Description: Lot:6,7,8 Subdivision:MCVAY HEIGHTS Abbreviated Description:120 S TWELFTH ST LANDLOT: 144 LANDDIST: 21; RESIDENTIAL LOT								
3	.59Mi.	**236 WOOD OAK CIR** **COCHRAN, GA 31014-8252**	09/15/2025	$277,200	$147	1873	/3/2	2023	22,216 SF	
		APN: B38D 017 178 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 178 Subdivision: WOOD OAK Abbreviated Description: Lot:178 Subdivision:WOOD OAK Abbreviated Description:0.51 AC LOT 178 PB E151/88 LANDLOT: 145 LANDDIST: 21; RESIDENTIAL LOT								
4	.57Mi.	**126 LIVE OAK DR** **COCHRAN, GA 31014-8214**	08/29/2025	$350,000	$177	1968	6/3/2	2007	21,780 SF	Yes
		APN: B38D 176 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 65 Subdivision: WOOD OAK Abbreviated Description: Lot:65 Subdivision:WOOD OAK Abbreviated Description:126 LIVE OAK DR LANDLOT: 145 LANDDIST: 21; RESIDENTIAL LOT								
5	.54Mi.	**129 10TH ST** **COCHRAN, GA 31014-7807**	08/11/2025	$209,000	$148	1406	7/3/1	1973	19,166 SF	
		APN: A21 096 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: MCVAY HEIGHTS Abbreviated Description: Subdivision:MCVAY HEIGHTS Abbreviated Description:129 TENTH ST; RESIDENTIAL LOT								
6	.56Mi.	**240 WOOD OAK CIR** **COCHRAN, GA 31014-8252**	07/02/2025	$325,000	$132	2454	//2	2023	29,185 SF	
		APN: B38D 017 180 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 180 Subdivision: WOOD OAK Abbreviated Description: Lot:180 Subdivision:WOOD OAK Abbreviated Description:0.67 AC LOT 180 PB E151/88 LANDLOT: 145 LANDDIST: 21; RESIDENTIAL LOT								
7	.38Mi.	**279 ANN ST** **COCHRAN, GA 31014-7955**	06/27/2025	$185,000	$106	1732	6/3/2	1973	23,522 SF	
		APN: B38B 011 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Subdivision: MCVAY HEIGHTS Abbreviated Description: Subdivision:MCVAY HEIGHTS Abbreviated Description:279 ANN ST; RESIDENTIAL LOT								
8	.6Mi.	**103 S 12TH ST** **COCHRAN, GA 31014-7830**	06/20/2025	$229,000	$131	1740	7/3/2	1999	38,333 SF	
		APN: A21 089 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 12 Subdivision: MCVAY HEIGHTS Abbreviated Description: Lot:12 Subdivision:MCVAY HEIGHTS Abbreviated Description:103 S TWELFTH ST LANDLOT: 144 LANDDIST: 21; RESIDENTIAL LOT								
9	.61Mi.	**234 WOOD OAK CIR** **COCHRAN, GA 31014-8252**	06/11/2025	$285,000	$141	2012	//2	2023	21,344 SF	
		APN: B38D 017 177 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 177 Subdivision: WOOD OAK Abbreviated Description: Lot:177 Subdivision:WOOD OAK Abbreviated Description:0.49 AC LOT 177 PB E151/88 LANDLOT: 145 LANDDIST: 21; RESIDENTIAL LOT								
10	.61Mi.	**161 S 8TH ST** **COCHRAN, GA 31014-8036**	06/03/2025	$175,000	$123	1419	7/3/2	1967	17,860 SF	
		APN: A20 121 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Subdivision: MCVAY HEIGHTS Abbreviated Description: Subdivision:MCVAY HEIGHTS Abbreviated Description:161 S EIGHTH ST LANDLOT: 144 LANDDIST: 21; RESIDENTIAL LOT								
11	.63Mi.	**232 WOOD OAK CIR** **COCHRAN, GA 31014-8252**	05/30/2025	$288,100	$140	2046	/3/2	2023	20,038 SF	
		APN: B38D 017 176 Document #: Document Type: Price Code: V Land Use: Single Family Residential								

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	Legal:								
12	.2Mi.	**203 S 12TH ST** **COCHRAN, GA 31014-7945**	04/25/2025	$135,000	$114	1177	6/3/1	1987	18,295 SF

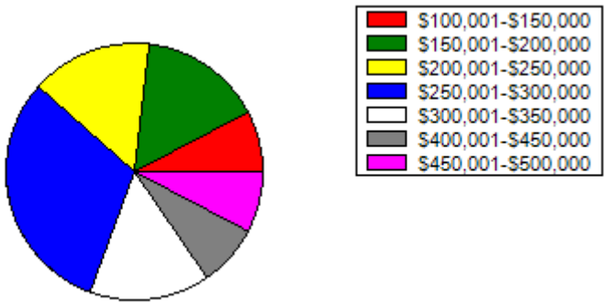
APN: B38D 094 01 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: MCVAY HEIGHTS Abbreviated Description: Subdivision:MCVAY HEIGHTS Abbreviated Description:203 S TWELFTH ST LANDLOT: 144 LANDDIST: 21; RESIDENTIAL LOT

13	.65Mi.	**133 PINE HILL DR** **COCHRAN, GA 31014-8218**	03/27/2025	$460,000	$166	2763	7/4/2	2014	47,481 SF

APN: B38D 013 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 48,49 Subdivision: WOOD OAK Abbreviated Description: Lot:48,49 Abbreviated Description:LOTS 48 & 39 WOOD OAK S/D LANDLOT: 145 LANDDIST: 21; 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.

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.	**256 CREST DR**	**10/30/2020**	$114,000	$45,600	1,135	6/3/1	1979	21,344 SF	
.02Mi.	**262 CREST DR**	**03/12/1993**	$106,300	$42,520	1,066	5/2/1	1980	21,780 SF	
.04Mi.	**264 CREST DR**	**09/20/2018**	$101,200	$40,480	1,096	5/2/1	1980	22,216 SF	
.04Mi.	**248 CREST DR**	**07/21/1993**	$92,100	$36,840	1,058	6/3/1	1975	19,166 SF	
.06Mi.	**244 CREST DR**	**01/18/2002**	$97,400	$38,960	1,118	6/3/1	1979	18,295 SF	
.06Mi.	**268 CREST DR**	**04/18/2008**	$130,410	$52,164	1,092	5/2/1	1981	22,651 SF	
.07Mi.	**114 MILES RD**	**09/30/2021**	$170,090	$68,036	1,610	6/3/2	1978	2 SF	
.09Mi.	**240 CREST DR**	**04/17/2009**	$90,000	$36,000	1,091	6/3/1	1981	16,553 SF	
.1Mi.	**236 CREST DR**	**09/23/2015**	$112,700	$45,080	1,296	6/3/2	1979	15,682 SF	
.11Mi.	**122 MILES RD**	**05/08/2024**	$135,000	$54,000	1,260	6/3/1	1997	1 SF	
.14Mi.	**228 CREST DR**	**08/20/1998**	$100,000	$40,000	1,157	6/3/1	1979	35,719 SF	
.17Mi.	**127 DUSTY DR**	**09/24/1993**	$149,430	$59,772	1,516	6/3/2	1986	1 SF	
.17Mi.	**123 CREST DR**	**08/10/2021**	$99,950	$39,980	1,138	6/3/1	1986	15,246 SF	
.2Mi.	**207 S 12TH ST**	**07/10/2021**	$90,940	$36,376	1,404	6/3/1	1975	21,780 SF	
.2Mi.	**303 CREST DR**	**03/24/2023**	$285,100	$114,040	1,589	7/4/2	1977	22 SF	Yes
.2Mi.	**216 CREST DR**	**06/17/2008**	$166,000	$66,400	1,444	6/3/2	2007	27,007 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	70%

Demographics & Income

Median Age:	39.6 years old	Households:	5,175
Median Household Income:	$61,456	Households w/Family:	75%
Household Income Per Capita:	$33,996	Households w/Family Married:	52%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

School District Zone:	Bleckley County School District	Students:	2,581
Number of Schools:	5	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.53Mi.	**Bleckley County Middle School**	B-	Public	6 - 8

Number of Students: 550
Student-Teacher Ratio: 13

0.74Mi.	**Bleckley County High School**	A-	Public	9 - 12

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Number of Students: 680
Student-Teacher Ratio: 15.25
Advanced Placement: Yes

0.81Mi.	**Bleckley County Primary School** Number of Students: 689 Student-Teacher Ratio: 16.25	NA	Public	PK - 2
1.01Mi.	**Bleckley County Elementary School** Number of Students: 579 Student-Teacher Ratio: 14.19	B+	Public	3 - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	107%	SIMILAR
BURGLARY	121%	HIGHER
MOTOR VEHICLE THEFT	114%	HIGHER
FORCIBLE ROBBERY	112%	HIGHER
AGGRAVATED ASSAULT	120%	HIGHER
FORCIBLE RAPE	132%	NOTABLY HIGHER
MURDER	118%	HIGHER
OVERALL	114%	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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