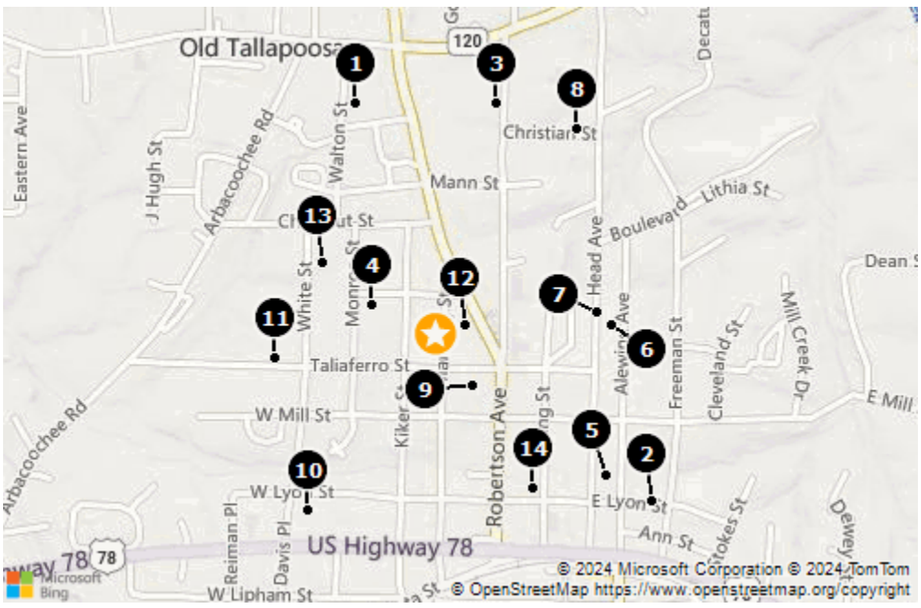
SiteX™ Report

OrderID: 92946185

SiteX Property Information Report



Subject Property Location

260 MANNING ST, TALLAPOOSA, GA 30176-1378

County:	**HARALSON GA**	Census Tract:	131430102.012032
Property Use:	Single Family Residential	Zoning:	001
Parcel Number:	TA10 -0089	Thomas Bros Pg-Grid:	

Valuation

Value:	**$228,000**	FSD:	13
Value Range:	$198,360 - $257,640	Confidence Score:	87

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	4
Assd Land Value:	$4,080	Market Land Value:	$10,200	Tax Year:	2023
Assd Improvement:	$59,746	Market Improvment Value:	$149,366	Total Taxable Value:	$2,037
Total Assessed Value:	$63,826	Total Assessor Market Value:	$159,566	Delinquent Year:	
				Tax Account ID:	8248
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 8 Land Lot: 152

Abbreviated Description:	.21 ACS & HSE (260 MANNING ST)
City/Muni/Twp:	TALLAPOOSA

Property Characteristics

Lot Size:	9,148 SF	Bedrooms:	4	Pool:	
Building Area:	2098 SF	Baths:	2	Fireplace:	
Year Built:	1890	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:		Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Masonry	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/09/2021	Sales Price:	$132,554
Document #:	BK-PG 1195-424	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/27/2021	Sales Price:	$166,000 Multiple Parcels Involved in this transaction
Document #:	2021-001425 BK-PG 1317 -206	Type of Sale:	Full Amount on Deed
Contract Date:	08/27/2021		
Document Type:	Warranty Deed		
Legal Description:			

Abbreviated Description: .21 ACS & HSE (260 MANNING ST) LANDLOT: 152 LANDDIST: 8; RESIDENTIAL LOT

Prior Transfer

Recording Date:	03/20/2018	Sales Price:	$52,250
Document #:	807 BK-PG 1105-142	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/09/2018	Loan Amount:	N/A

Document #:	000364 BK-PG 1195-424	Loan Type:	FHA
TD Due Date:	03/01/2048	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	02/07/2018	Sales Price:	$135,000
Document #:	2018-000128 BK-PG 1195 -422	Type of Sale:	Full Amount on Deed
Contract Date:	02/07/2018		
Document Type:	Warranty Deed		

Legal Description:
Abbreviated Description: .21 ACS & HSE (260 MANNING ST) LANDLOT: 152 LANDDIST: 8

Prior Transfer

Recording Date:	02/07/2018	Sales Price:	$124,200
Document #:	BK-PG 1195 -422	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 8 Land Lot: 152
Abbreviated Description: .21 ACS & HSE (260 MANNING ST)
City/Muni/Twp: TALLAPOOSA

Mortgage Record

Recording Date:	06/18/2014	Loan Amount:	N/A
Document #:	001669 BK-PG 1105-142	Loan Type:	New Conventional
TD Due Date:	07/01/2044	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	06/13/2014	Sales Price:	$55,008
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/13/2014	Sales Price:	$55,008
Document #:	2014-000645 BK-PG 1105 -140	Type of Sale:	Full Amount on Deed
Contract Date:	06/13/2014		
Document Type:	Warranty Deed		

Legal Description:
Abbreviated Description: .21 ACS & HSE (260 MANNING ST) |LANDLOT: 152 |LANDDIST: 8

Prior Transfer

Recording Date:	05/01/2014	Sales Price:	$145,051
Document #:	001086 BK-PG 1060-49	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/20/2014	Sales Price:	$143,573
Document #:	2014-000490 BK-PG 1101 -673	Type of Sale:	Full Amount on Deed
Contract Date:	03/20/2014		
Document Type:	Warranty Deed		

Legal Description:
Abbreviated Description: .21 ACS & HSE (260 MANNING ST) |LANDLOT: 152 |LANDDIST: 8

Prior Transfer

Recording Date:	01/14/2014	Sales Price:	$143,573
Document #:	2014-000489 BK-PG 1101 -667	Type of Sale:	Full Amount on Deed
Contract Date:	01/14/2014		
Document Type:	Foreclosure Sale		

Legal Description:
Abbreviated Description: .21 ACS & HSE (260 MANNING ST) |LANDLOT: 152 |LANDDIST: 8

Prior Transfer

Recording Date:	09/24/2012	Sales Price:	$159,493
Document #:	BK-PG 965-504	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/06/2012	Loan Amount:	N/A
Document #:	002855 BK-PG 1060-49	Loan Type:	FHA
TD Due Date:	09/01/2042	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	12/01/2008	Sales Price:	$125,507
Document #:	004861 BK-PG 924-160	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/30/2008	Loan Amount:	N/A
Document #:	004533 BK-PG 965-504	Loan Type:	FHA
TD Due Date:	11/01/2038	Type Finance:	

Legal Description:

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Mortgage Record

Recording Date:	10/19/2007	Loan Amount:	N/A
Document #:	BK-PG 924-160	Loan Type:	FHA
TD Due Date:	11/01/2037	Type Finance:	

Legal Description:
Abbreviated Description: Original BkPg/Doc 925-20

Prior Transfer

Recording Date:	10/17/2007	Sales Price:	N/A
Document #:	2007-001583 BK-PG 925 -20	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	10/17/2007		
Document Type:	Warranty Deed		

Legal Description:
Abbreviated Description: .21 ACS & HSE 260 MANNING ST |

Prior Transfer

Recording Date:	10/17/2007	Sales Price:	$126,500
Document #:	2007-001582 BK-PG 924 -158	Type of Sale:	Full Amount on Deed
Contract Date:	10/17/2007		
Document Type:	Warranty Deed		

Legal Description:
Abbreviated Description: .21 ACS & HSE 260 MANNING ST |

Prior Transfer

Recording Date:	04/05/2006	Sales Price:	$54,900
Document #:	BK-PG 844 -534	Type of Sale:	Full Amount on Deed
Contract Date:	04/05/2006		
Document Type:	Deed		

Legal Description:
Abbreviated Description: .21 ACS & HSE 260 MANNING ST |

Prior Transfer

Recording Date:	08/02/2005	Sales Price:	$78,753
Document #:	2005-001500 BK-PG 809 -63	Type of Sale:	Full Amount on Deed
Contract Date:	08/02/2005		
Document Type:	Foreclosure Sale		

Legal Description:
Abbreviated Description: .21 ACS & HSE 260 MANNING ST |

Area Sales Analysis

Total Area Sales	$2,829,007	Median # of Bedrooms	3
Median Lot Size	15,028 SF	Median # of Baths	1
Median Living Area	1,402 SF	Median Year Built	1942
Price Range - 2 Yrs	$105,000 to $395,000	Age Range	46 years to 124 years
Median Value	$168,750	Median Age	82 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.33Mi.	**433 WALTON ST** **TALLAPOOSA, GA 30176-1118**	08/26/2024	$175,000	$218	800	4/2/1	1940	6,534 SF	
		APN: TA09 -0085 Document #: Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 7,8 Abbreviated Description: Lot:7,8 Abbreviated Description:HSE & CITY LOTS#7,8 BLK#3 LANDLOT: 153 LANDDIST: 8; RESIDENTIAL LOT								
2	.37Mi.	**40 E LYON ST** **TALLAPOOSA, GA 30176-1228**	06/27/2024	$162,500	$133	1216	5/3/2	1962	4,356 SF	
		APN: TA14 -0012 Document #: Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:LOT & HSE LANDLOT: 129 LANDDIST: 8; RESIDENTIAL LOT								
3	.34Mi.	**428 ROBERTSON AVE** **TALLAPOOSA, GA 30176-1276**	06/18/2024	$245,000	$113	2162	7/3/2	1974	86,685 SF	
		APN: TA09 -0050 Document #: Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:1.99 ACS - HSE & BLDG LANDLOT: 153 LANDDIST: 8; RESIDENTIAL LOT								
4	.09Mi.	**277 MONROE ST** **TALLAPOOSA, GA 30176-1387**	05/02/2024	$320,000	$159	2002	6/3/2	1956	14,810 SF	
		APN: TA10 -0052 Document #: Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:LOT-HSE & BLDG LANDLOT: 152 LANDDIST: 8; RESIDENTIAL LOT								
5	.3Mi.	**155 HEAD AVE** **TALLAPOOSA, GA 30176-1260**	04/25/2024	$134,507	$94	1428	5/2/1	1930	13,068 SF	
		APN: TA10 -0187 Document #: Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:LOT & COMM BLDG (PARNELL INS AGENCY) LANDLOT: 152 LANDDIST: 8; COMMERCIAL LOT								
6	.24Mi.	**267 HEAD AVE** **TALLAPOOSA, GA 30176-1258**	04/17/2024	$105,000	$115	908	5/2/1	1978	7,405 SF	
		APN: TA10 -0178 Document #: Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:LOT & HSE LANDLOT: 152 LANDDIST: 8; RESIDENTIAL LOT								
7	.2Mi.	**270 HEAD AVE** **TALLAPOOSA, GA 30176-1256**	04/17/2024	$120,000	$87	1375	6/3/1	1930	22,651 SF	
		APN: TA10 -0173 Document #: Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential								

Legal: Abbreviated Description: Abbreviated Description:LOT-HSE & CP LANDLOT: 152 LANDDIST: 8; RESIDENTIAL LOT

8	.35Mi.	**11 CHRISTIAN ST** **TALLAPOOSA, GA 30176-1209**	04/02/2024	$357,500	$92	3864	8/4/2	1956	101,060 SF	Yes

APN: TA09 -0033 Document #:
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 13,17-22 Abbreviated Description: Lot:13,17-22 Abbreviated Description:HSE,POOL,BLDG & CP LOTS#13,17-22 LANDLOT: 153 LANDDIST: 8; RESIDENTIAL LOT

9	.09Mi.	**92 TALIAFERRO ST** **TALLAPOOSA, GA 30176-1389**	03/22/2024	$120,000	$57	2070	8/3/2	1950	16,553 SF	

APN: TA10 -0116 Document #:
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 1,2,10 Abbreviated Description: Lot:1,2,10 Abbreviated Description:HSE & PART LOTS#1,2,10 BLK#32 LANDLOT: 152 LANDDIST: 8; RESIDENTIAL LOT

10	.29Mi.	**127 WHITE ST** **TALLAPOOSA, GA 30176-1310**	01/03/2024	$185,000	$150	1230	5/3/2	1940	33,977 SF	

APN: TA11 -0063 Document #:
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:LOTS#19,20,21,PART#22-HSE & ACC BLDG LANDLOT: 152 LANDDIST: 8; RESIDENTIAL LOT

11	.21Mi.	**217 TALIAFERRO ST** **TALLAPOOSA, GA 30176-1355**	12/19/2023	$125,000	$173	720	4/2/1	1940	7,405 SF	

APN: TA10 -0015 Document #:
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 13,15,17 Abbreviated Description: Lot:13,15,17 Abbreviated Description:HSE & E 1/2 LOTS#13,15,17 BLK#24 LANDLOT: 152 LANDDIST: 8; RESIDENTIAL LOT

12	.04Mi.	**262 BOWDON ST** **TALLAPOOSA, GA 30176-1103**	12/06/2023	$395,000	$229	1724	7/3/1	1941	40,075 SF	

APN: TA10 -0120 Document #:
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:.92 ACS & HSE LANDLOT: 152 LANDDIST: 8; RESIDENTIAL LOT

13	.18Mi.	**307 WHITE ST** **TALLAPOOSA, GA 30176-1348**	10/25/2023	$162,000	$152	1065	5/2/1	1943	12,632 SF	

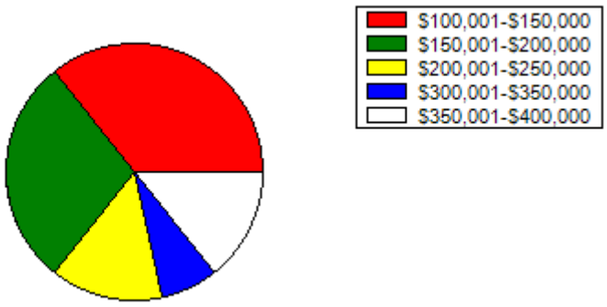
APN: TA10 -0033 Document #:
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:LOT - HSE & CP LANDLOT: 152 LANDDIST: 8; RESIDENTIAL LOT

14	.24Mi.	**140 SPRING ST** **TALLAPOOSA, GA 30176-1234**	09/28/2023	$222,500	$135	1648	7/2/1	1900	15,246 SF	

APN: TA10 -0141 Document #:
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:2 LOTS-HSE & CP LANDLOT: 152 LANDDIST: 8; 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.

SiteX™ Report

OrderID: 92946185

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.	**260 MANNING ST**	**02/07/2018**	$159,566	$63,826	2,098	7/4/2	1890	9,148 SF	
.02Mi.	**250 MANNING ST**	**07/16/2018**	$194,786	$77,914	1,736	7/4/2	1870	8,712 SF	
.02Mi.	**270 MANNING ST**	**07/29/1997**	$157,906	$63,162	2,170	8/3/2	1880	14,375 SF	
.02Mi.	**261 KIKER ST**	**01/19/2017**	$100,359	$40,144	1,008	5/2/1	2003	4,792 SF	
.03Mi.	**240 MANNING ST**	**06/30/2021**	$229,207	$91,683	1,987	5/2/2	1951	10,890 SF	
.03Mi.	**269 KIKER ST**	**12/18/2012**	$75,179	$30,072	1,598	7/3/1	1890	10,890 SF	
.04Mi.	**235 KIKER ST**	**09/20/2002**	$167,785	$67,114	2,058	4/2/2	1957	10,890 SF	
.04Mi.	**262 BOWDON ST**	**01/21/2021**	$59,810	$23,924	1,724	7/3/1	1941	40,075 SF	
.04Mi.	**275 KIKER ST**	**01/30/2019**	$98,086	$39,234	1,504	7/3/2	1900	11,761 SF	
.05Mi.	**91 TALIAFERRO ST**	**04/22/2013**	$155,181	$62,072	2,836	7/3/2	1953	30,056 SF	
.05Mi.	**270 BOWDON ST**	**11/05/2015**	$238,577	$95,431	2,847	9/6/2	1900	13,939 SF	
.06Mi.	**256 KIKER ST**	**11/12/2018**	$217,641	$87,056	1,712	6/4/2	1900	8,276 SF	Yes
.06Mi.	**250 KIKER ST**	**01/23/2017**	$82,799	$33,120	1,583	8/4/1	1900	8,276 SF	
.06Mi.	**224 MANNING ST**	**10/02/2000**	$95,403	$38,161	1,616	6/2/1	1960	11,326 SF	
.06Mi.	**264 KIKER ST**	**05/05/1997**	$88,879	$35,552	1,500	9/2/1	1906	25,700 SF	
.06Mi.	**223 KIKER ST**	**10/11/2017**	$49,492	$19,797	975	5/2/1	1900	9,148 SF	

Rent vs. Own

Households Occupied by Renters:	34%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	42.6 years old	Households:	3,074
Median Household Income:	$49,253	Households w/Family:	71%
Household Income Per Capita:	$28,633	Households w/Family Married:	54%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

School District

School District Zone:	Haralson County School District	Students:	3,275
Number of Schools:	7	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.94Mi.	**Haralson County High School**	A-	Public	9 - 12
Number of Students: 937 Student-Teacher Ratio: 14.01 Advanced Placement: Yes				
4.47Mi.	**Haralson County Middle School**	A-	Public	6 - 8
Number of Students: 757 Student-Teacher Ratio: 14.02				
1.59Mi.	**West Haralson Elementary School**	A-	Public	3 - 5
Number of Students: 363 Student-Teacher Ratio: 12.31				
1.07Mi.	**Tallapoosa Primary School**	NA	Public	PK - 2
Number of Students: 437 Student-Teacher Ratio: 12.04				

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	103%	SIMILAR
BURGLARY	132%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	94%	SIMILAR
FORCIBLE ROBBERY	120%	HIGHER
AGGRAVATED ASSAULT	132%	NOTABLY HIGHER
FORCIBLE RAPE	128%	HIGHER
MURDER	141%	NOTABLY HIGHER
OVERALL	139%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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