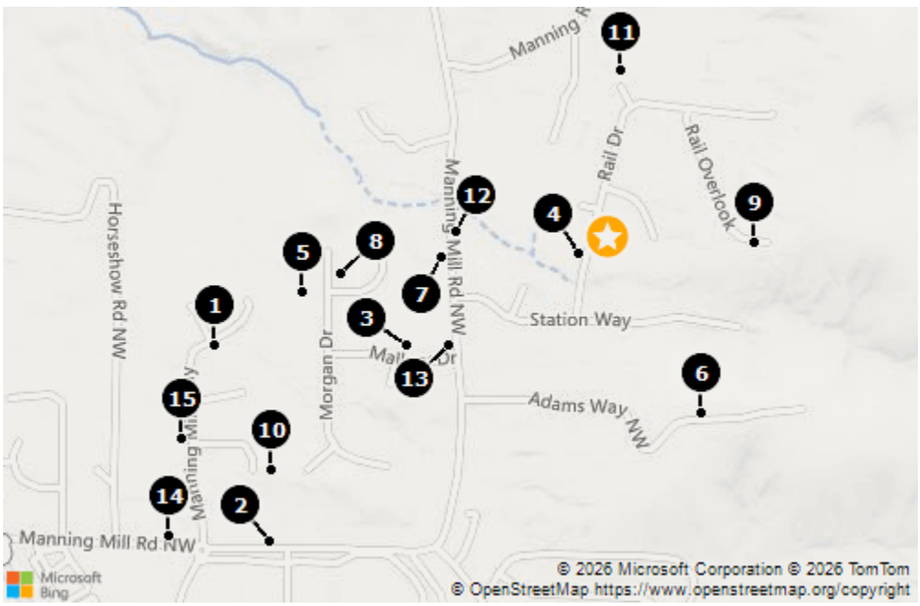
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

306 RAIL DR, ADAIRSVILLE, GA 30103-6344

County:	**BARTOW GA**	Census Tract:	130159602.012000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	A016-0002-014	Thomas Bros Pg-Grid:	

Valuation

Value:	**$309,000**	FSD:	11	Common Confidence Score:	58
Value Range:	$275,010 - $342,990	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	2
Assd Land Value:	$20,000	Market Land Value:	$50,000	Tax Year:	2025
Assd Improvement:	$98,549	Market Improvment Value:	$246,372	Total Taxable Value:	$2,757
Total Assessed Value:	$118,549	Total Assessor Market Value:	$296,372	Delinquent Year:	
				Tax Account ID:	31107
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 82 Subdivision: HIGHLAND STATION-LT
Abbreviated Description: LL15 LD6 HIGHLAND STATION LOT 82
City/Muni/Twp: ADAIRSVILLE

Property Characteristics

Lot Size:	23,087 SF	Bedrooms:	3	Pool:	
Building Area:	1834 SF	Baths:	2	Fireplace:	1
Year Built:	1999	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	S/F	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/09/2026	Sales Price:	$210,000
Document #:	2026-013032 BK-PG 3529-957	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/28/2026	Sales Price:	$210,000
Document #:	2026-012450 BK-PG 3529-957	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/10/2023	Loan Amount:	N/A
Document #:	BK-PG 0000003529-0000000957	Loan Type:	VA
TD Due Date:	01/01/2053	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	02/07/2023	Sales Price:	$129,083
Document #:	2023001263 BK-PG 2905-200	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Prior Transfer

Recording Date:	05/15/2017	Sales Price:	$124,623
Document #:	5894 BK-PG 2757-597	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/15/2017	Loan Amount:	N/A
Document #:	BK-PG 2905-200	Loan Type:	VA
TD Due Date:	04/01/2042	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	05/11/2015	Sales Price:	$105,125
Document #:	4827 BK-PG 2481-1011	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/01/2015	Loan Amount:	N/A
Document #:	004482 BK-PG 2757-597	Loan Type:	VA
TD Due Date:	05/01/2045	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	04/24/2015	Sales Price:	$122,000
Document #:	2015-001412 BK-PG 2757 -596	Type of Sale:	Full Amount on Deed
Contract Date:	04/24/2015		
Document Type:			

Legal Description:
Lot: 82
Abbreviated Description: LL15 LD6 HIGHLAND STATION LOT 82|LAND LOT: 15|LAND DIST: 6

Prior Transfer

Recording Date:	04/24/2015	Sales Price:	$122,000
Document #:	BK-PG 2757 -596	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 82 Subdivision: HIGHLAND STATION-LT
Abbreviated Description: LL15 LD6 HIGHLAND STATION LOT 82
City/Muni/Twp: ADAIRSVILLE

Mortgage Record

Recording Date:	06/30/2011	Loan Amount:	N/A
Document #:	BK-PG 2481-1011	Loan Type:	New Conventional
TD Due Date:	06/22/2041	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	04/01/1999	Sales Price:	$106,100
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$4,127,900	Median # of Bedrooms	3
Median Lot Size	30,056 SF	Median # of Baths	2
Median Living Area	1,274 SF	Median Year Built	1998
Price Range - 2 Yrs	$181,000 to $330,000	Age Range	25 years to 29 years
Median Value	$280,000	Median Age	28 years

Comparable Sales Data

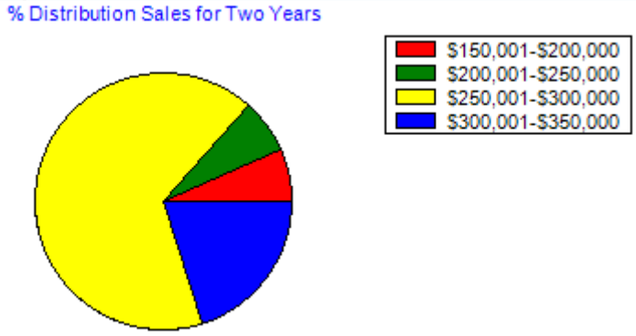
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.54Mi.	**36 MANNING MILL WAY** **ADAIRSVILLE, GA 30103-6301**	09/16/2026	$285,000	$242	1175	/3/2	1998	30,056 SF	
		APN: 0040-0225-022 Document #: D2026-012094 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 49 Subdivision: MANNING MILL Abbreviated Description: Lot:49 Abbreviated Description:LT 49 MANNING MILL II LL 225 LD 15 LANDLOT: 225 LANDDIST: 15								
2	.59Mi.	**170 MANNING MILL RD NW** **ADAIRSVILLE, GA 30103-5317**	09/16/2026	$280,000	$162	1728	/3/2	1997	26,136 SF	
		APN: 0040-0017-051 Document #: D2026-012097 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 24 Subdivision: MANNING MILL Abbreviated Description: Lot:24 Abbreviated Description:LL 17 LD 15 LT 24 MANNING MILL								
3	.31Mi.	**2 MALLORY DR** **ADAIRSVILLE, GA 30103-6354**	06/18/2026	$294,000	$230	1274	/3/2	2000	25,265 SF	
		APN: A014-0003-001 Document #: D2026-007938 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 79 Subdivision: PARK PLACE Abbreviated Description: Lot:79 Subdivision:PARK PLACE Abbreviated Description:LT 79 PARK PL PH II LL225 LD15 LANDLOT: 225 LANDDIST: 15								
4	.06Mi.	**305 RAIL DR** **ADAIRSVILLE, GA 30103-6346**	05/14/2026	$274,900	$218	1260	/3/2	1999	26,136 SF	
		APN: A016-0001-014 Document #: D2026-006133 Document Type: Price Code: D								

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	Land Use: Single Family Residential Legal: Lot: 14 Abbreviated Description: Lot:14 Abbreviated Description:LL15 LD6 HIGHLAND STATION LOT 14								
5	.4Mi.	**92 MORGAN DR** **ADAIRSVILLE, GA 30103-6339**	04/14/2026	$330,000	$169	1950	/3/2	2000	32,234 SF
	APN: A014-0003-021 01 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 59 Abbreviated Description: Lot:59 Abbreviated Description:LT 59 PARK PL PH II LL225 LD15								
6	.24Mi.	**39 ADAMS WAY NW** **ADAIRSVILLE, GA 30103-5385**	03/27/2026	$225,000	$91	2454	/3/2	1997	35,719 SF
	APN: A015-0001-030 Document #: 2026003763 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 38 Subdivision: DEERPOINT ESTATES Abbreviated Description: Lot:38 Subdivision:DEERPOINT ESTATES Abbreviated Description:LT 38 DEERPOINT II								
7	.24Mi.	**118 MANNING MILL RD NW** **ADAIRSVILLE, GA 30103-6313**	03/25/2026	$255,000	$220	1158	/3/2	1999	28,750 SF
	APN: A014-0001-025 Document #: 2026003513 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 25 Subdivision: PARK PLACE Abbreviated Description: Lot:25 Abbreviated Description:LL 225 15 LD 15 LOT 25 PARK PLACE I LANDLOT: 225 LANDDIST: 15								
8	.36Mi.	**31 KRISTEN CT** **ADAIRSVILLE, GA 30103-6349**	03/05/2026	$318,000	$239	1326	/3/2	2000	33,541 SF
	APN: A014-0003-014 Document #: 2026002687 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 66 Abbreviated Description: Lot:66 Abbreviated Description:LT 66 PARK PL PH II LL225 LD15								
9	.21Mi.	**419 RAIL OVERLOOK** **ADAIRSVILLE, GA 30103-2724**	03/03/2026	$272,500	$201	1352	/3/2	2001	39,640 SF
	APN: A016-0004-016 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 52 Subdivision: HIGHLAND STATION Abbreviated Description: Lot:52 Subdivision:HIGHLAND STATION Abbreviated Description:LT 52 HIGHLAND ST PH III LL 15 D 6 LANDLOT: 15 LANDDIST: 6								
10	.55Mi.	**19 MILLERS WAY** **ADAIRSVILLE, GA 30103-6304**	10/06/2025	$280,000	$238	1175	/3/2	1998	32,670 SF
	APN: 0040-0017-059 Document #: D2025-012837 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 61 Subdivision: MANNING MILL Abbreviated Description: Lot:61 Abbreviated Description:LT 61 MANNING MILL II LL 17 LD 15 LANDLOT: 17 LANDDIST: 15								
11	.23Mi.	**14 STATION CT** **ADAIRSVILLE, GA 30103-2726**	09/26/2025	$181,000	$146	1237	/3/2	2000	23,522 SF
	APN: A016-0001-027 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 27 Abbreviated Description: Lot:27 Abbreviated Description:LT 27 HIGHLAND ST PH III LL 15 D 6								
12	.19Mi.	**113 MANNING MILL RD NW** **ADAIRSVILLE, GA 30103-6320**	09/19/2025	$280,000	$236	1186	/3/2	1998	44,431 SF
	APN: A016-0001-001 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: HIGHLAND STATION Abbreviated Description: Lot:1 Abbreviated Description:LL15 D15 HIGHLAND STATION LOT 1 LANDLOT: 15 LANDDIST: 115								
13	.28Mi.	**130 MANNING MILL RD NW** **ADAIRSVILLE, GA 30103-6313**	08/13/2025	$265,000	$211	1254	/3/2	1998	35,719 SF
	APN: A014-0001-019 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Subdivision: PARK PLACE Abbreviated Description: Lot:19 Abbreviated Description:LL 225 15 LD 15 LOT 19 PARK PLACE I LANDLOT: 225 LANDDIST: 15								
14	.7Mi.	**194 MANNING MILL RD NW** **ADAIRSVILLE, GA 30103-5320**	08/12/2025	$277,500	$160	1728	/4/2	1997	27,000 SF
	APN: 0040-0017-045 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Subdivision: MANNING MILL Abbreviated Description: Lot:18 Abbreviated Description:LT 18 MANNING MILL LANDLOT: 17 LANDDIST: 115								
15	.64Mi.	**21 MANNING MILL WAY** **ADAIRSVILLE, GA 30103-6302**	06/26/2025	$310,000	$178	1732	/3/2	1997	SF
	APN: 0040-0225-042 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 29 Subdivision: MANNING MILL Abbreviated Description: Lot:29 Abbreviated Description:LT 29 MANNING MILL II LL 225 LD 15								

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.

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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.	**306 RAIL DR**	**04/24/2015**	$296,372	$118,549	1,834	/3/2	1999	23,087 SF	
.02Mi.	**304 RAIL DR**	**04/14/2021**	$243,368	$97,347	1,264	/3/2	1999	28,314 SF	
.03Mi.	**408 CROSS TIE CT**	**01/22/2016**	$263,696	$105,478	1,324	/3/2	1999	27,007 SF	
.04Mi.	**406 CROSS TIE CT**	**06/22/2022**	$246,056	$98,422	1,283	/3/2	2000	23,087 SF	
.04Mi.	**400 CROSS TIE CT**	**01/26/2024**	$242,900	$97,160	1,893	/3/2	1999	33,106 SF	
.04Mi.	**302 RAIL DR**	**10/04/2019**	$247,904	$99,162	1,327	/3/2	2000	35,284 SF	
.05Mi.	**309 RAIL DR**	**04/14/2020**	$247,232	$98,893	1,192	/3/2	1999	27,878 SF	
.05Mi.	**307 RAIL DR**	**05/09/2016**	$239,168	$95,667	1,248	/3/2	1999	24,394 SF	
.06Mi.	**410 CROSS TIE CT**	**06/18/2021**	$247,568	$99,027	1,310	/3/2	2000	30,492 SF	
.06Mi.	**311 RAIL DR**	**09/09/2024**	$329,692	$131,877	1,848	/3/3	1999	24,829 SF	
.06Mi.	**305 RAIL DR**	**05/13/2014**	$239,588	$95,835	1,260	/3/2	1999	26,136 SF	
.07Mi.	**313 RAIL DR**	**04/16/2010**	$258,824	$103,530	1,334	/3/2	1999	26,572 SF	
.07Mi.	**303 RAIL DR**	**02/07/2022**	$263,360	$105,344	1,328	/4/3	2000	31,363 SF	
.08Mi.	**407 CROSS TIE CT**	**07/06/2022**	$315,335	$126,134	1,484	/3/2	2015	25,700 SF	
.08Mi.	**409 CROSS TIE CT**	**09/01/1999**	$240,512	$96,205	1,232	/3/2	1999	29,185 SF	
.08Mi.	**315 RAIL DR**	**03/16/2023**	$301,328	$120,531	1,902	/3/2	2000	24,394 SF	

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	39.8 years old	Households:	6,294
Median Household Income:	$73,363	Households w/Family:	79%
Household Income Per Capita:	$29,103	Households w/Family Married:	63%
Most Common Education Level:	High School Graduate	Households w/Family Children:	38%

School District

School District Zone:	Bartow County School District	Students:	14,019
Number of Schools:	19	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.70Mi.	**Clear Creek Elementary School** Number of Students: 614 Student-Teacher Ratio: 13.09	C+	Public	PK - 5
1.41Mi.	**Adairsville High School** Number of Students: 1,206 Student-Teacher Ratio: 16.77 Advanced Placement: Yes	B-	Public	9 - 12
1.63Mi.	**Adairsville Middle School** Number of Students: 862 Student-Teacher Ratio: 16.26	B	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	83%	LOWER
BURGLARY	103%	SIMILAR
MOTOR VEHICLE THEFT	64%	NOTABLY LOWER
FORCIBLE ROBBERY	97%	SIMILAR
AGGRAVATED ASSAULT	80%	LOWER
FORCIBLE RAPE	103%	SIMILAR
MURDER	86%	LOWER
OVERALL	95%	SIMILAR

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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