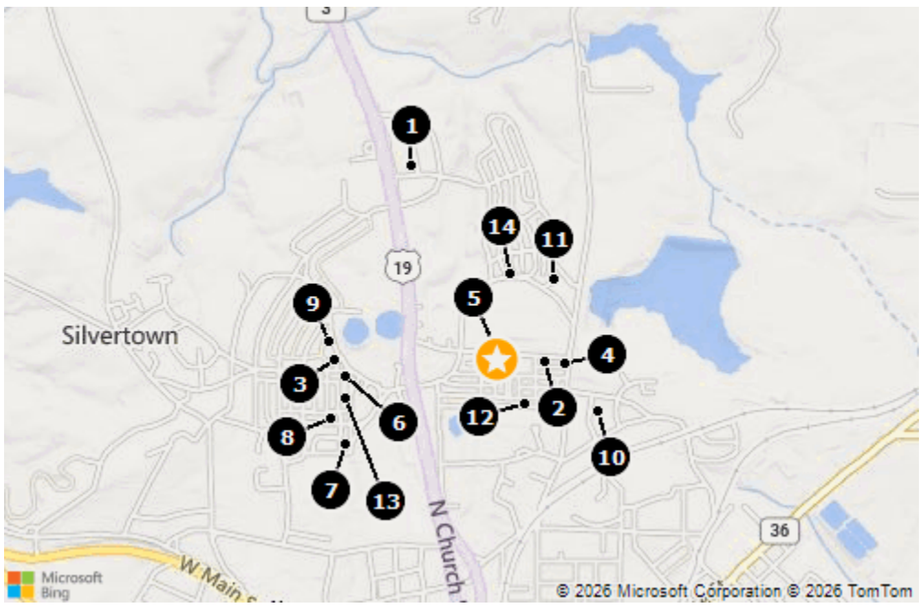
ICE SiteX Report

OrderID: 96808473

SiteX Property Information Report



Subject Property Location

309 6TH AVE, THOMASTON, GA 30286-3099

County:	**UPSON GA**	Census Tract:	132930105.002011
Property Use:	Single Family Residential	Zoning:	R2
Parcel Number:	T19-084	Thomas Bros Pg-Grid:	

Valuation

Value:	**$135,000**	FSD:	33	Common Confidence Score:	21
Value Range:	$90,450 - $179,550	ICE Confidence Score:	67		

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	2
Assd Land Value:	$7,200	Market Land Value:	$18,000	Tax Year:	2025
Assd Improvement:	$32,378	Market Improvment Value:	$80,946	Total Taxable Value:	$1,081
Total Assessed Value:	$39,578	Total Assessor Market Value:	$98,946	Delinquent Year:	
				Tax Account ID:	8822
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 654 District: 10 Subdivision: SILVERTOWN S/D Land Lot: 215
Abbreviated Description: LOT 654 SILVERTOWN S/D OF PB 20/46

Property Characteristics

Lot Size:	8,276 SF	Bedrooms:		Pool:	
Building Area:	1347 SF	Baths:	1	Fireplace:	2
Year Built:	1926	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	4	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Carport	Heating:	None
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:	Masonry	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/13/2025	Sales Price:	N/A
Document #:	BK-PG 1205-182	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/22/2009	Loan Amount:	N/A
Document #:	BK-PG 1205-182	Loan Type:	FHA
TD Due Date:	10/16/2039	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	11/20/1995	Sales Price:	$43,000
Document #:	BK-PG 519 -1	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 654 District: 10 Subdivision: SILVERTOWN S/D Land Lot: 215
Abbreviated Description: LOT 654 SILVERTOWN S/D OF PB 20/46

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Area Sales Analysis

Total Area Sales	$1,399,826	Median # of Bedrooms	2
Median Lot Size	8,494 SF	Median # of Baths	1
Median Living Area	1,214 SF	Median Year Built	1929
Price Range - 2 Yrs	$2,126 to $234,000	Age Range	97 years to 126 years
Median Value	$106,000	Median Age	97 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.58Mi.	**406 G ST** **THOMASTON, GA 30286-3018**	01/23/2026	$3,800	$3	1024	4/2/1	1929	8,276 SF	
		APN: T18-076 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 397 Subdivision: SILVERTOWN Abbreviated Description: Lot:397 Abbreviated Description:LOT 397 SILVERTOWN S/D OF PB 2/230 LANDLOT: 229 LANDDIST: 10; RESIDENTIAL LOT								
2	.13Mi.	**505 6TH AVE** **THOMASTON, GA 30286-3037**	01/20/2026	$82,000	$75	1091	4/2/1	1926	6,970 SF	
		APN: T30-044 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 661 Subdivision: SILVERTOWN Abbreviated Description: Lot:661 Abbreviated Description:LOT 661 SILVERTOWN S/D OF PB 2/230,232 LANDLOT: 215 LANDDIST: 10; RESIDENTIAL LOT								
3	.45Mi.	**106 L ST NW** **THOMASTON, GA 30286-2917**	01/15/2026	$132,500	$94	1404	5/2/1	1929	10,890 SF	
		APN: T19-048 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 306 Subdivision: SILVERTOWN Abbreviated Description: Lot:306 Abbreviated Description:LOT 306 SILVERTOWN S/D LANDLOT: 228 LANDDIST: 10; RESIDENTIAL LOT								
4	.19Mi.	**525 6TH AVE** **THOMASTON, GA 30286-3037**	01/07/2026	$89,900	$116	770	3/1/1	1926	5,663 SF	
		APN: T30-049 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 666 Subdivision: SILVERTOWN Abbreviated Description: Lot:666 Abbreviated Description:LOT 666 SILVERTOWN S/D LANDLOT: 215 LANDDIST: 10; RESIDENTIAL LOT								
5	.02Mi.	**109 C ST SE** **THOMASTON, GA 30286-6416**	12/30/2025	$125,000	$106	1177	5/2/1	1926	7,405 SF	
		APN: T20-157 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 680 Subdivision: SILVERTOWN Abbreviated Description: Lot:680 Abbreviated Description:LOT 680 SILVERTOWN S/D LANDLOT: 215 LANDDIST: 10; RESIDENTIAL LOT								
6	.42Mi.	**101 L ST SW** **THOMASTON, GA 30286-2949**	12/16/2025	$102,000	$78	1304	6/3/1	1929	10,890 SF	
		APN: T20-068 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 55 Subdivision: SILVERTOWN Abbreviated Description: Lot:55 Abbreviated Description:LOT 55 SILVERTOWN S/D LANDLOT: 228 LANDDIST: 10; RESIDENTIAL LOT								
7	.48Mi.	**213 L ST SW** **THOMASTON, GA 30286-2951**	10/27/2025	$2,126	$1	1580	5/3/1	1929	9,471 SF	
		APN: T20-080 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 39 Subdivision: SILVERTOWN Abbreviated Description: Lot:39 Abbreviated Description:LOT 39 SILVERTOWN S/D OF PB 10/211 LANDLOT: 227 LANDDIST: 10; RESIDENTIAL LOT								
8	.48Mi.	**419 4TH AVE SW** **THOMASTON, GA 30286-2925**	08/29/2025	$178,500	$177	1008	4/2/1	1929	8,712 SF	
		APN: T20-035 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 67 Subdivision: SILVERTOWN Abbreviated Description: Lot:67 Abbreviated Description:LOT 67 SILVERTOWN S/D OF PB 2/230 LANDLOT: 228 LANDDIST: 10; RESIDENTIAL LOT								
9	.46Mi.	**118 L ST NW** **THOMASTON, GA 30286-2917**	07/29/2025	$234,000	$123	1894	5/2/2	1929	11,761 SF	
		APN: T19-045 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 309 Subdivision: SILVERTOWN Abbreviated Description: Lot:309 Abbreviated Description:LOT 309 SILVERTOWN S/D LANDLOT: 228 LANDDIST: 10; RESIDENTIAL LOT								
10	.31Mi.	**605 3RD AVE SE** **THOMASTON, GA 30286-3131**	07/15/2025	$113,000	$68	1646	5/3/1	1900	11,505 SF	
		APN: T30-112 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 6 Block: C Subdivision: THOMASTON COTTON MILL Abbreviated Description: Lot:6 Block:C Subdivision:THOMASTON COTTON MILL Abbreviated Description:LOT 6 BLK C SECTION 4 OF PB 5/154 LANDLOT: 215 LANDDIST: 10; RESIDENTIAL LOT								
11	.06Mi.	**201 C ST NE** **THOMASTON, GA 30286-**	07/12/2025	$115,000	$91	1251	4/2/1	1926	8,276 SF	
		APN: T20-156 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 699 Subdivision: SILVERTOWN Abbreviated Description: Lot:699 Abbreviated Description:LOT 699 SILVERTOWN S/D LANDLOT: 215 LANDDIST: 10; RESIDENTIAL LOT								
12	.14Mi.	**417 4TH AVE SE** **THOMASTON, GA 30286-3082**	05/30/2025	$110,000	$104	1049	4//1	1926	7,405 SF	
		APN: T30-003 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 751 Subdivision: SILVERTOWN Abbreviated Description: Lot:751 Abbreviated Description:LOT 751 SILVERTOWN S/D OF PB 2/230,232 LANDLOT: 215 LANDDIST: 10; RESIDENTIAL LOT								
13	.43Mi.	**117 L ST SW**	05/08/2025	$65,000	$50	1292	4/2/1	1929	11,703 SF	

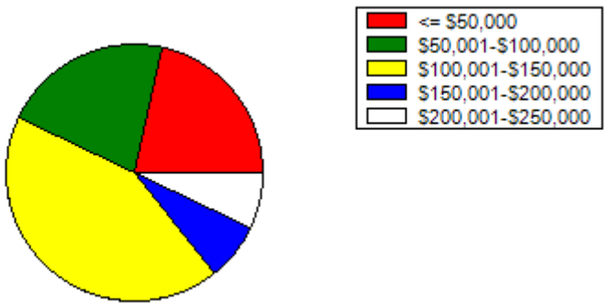
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		THOMASTON, GA 30286-2949 APN: T20-072 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 51 Subdivision: SILVERTOWN Abbreviated Description: Lot:51 Abbreviated Description:LOT 51 SILVERTOWN S/D OF PB 2/230,232 LANDLOT: 228 LANDDIST: 10; RESIDENTIAL LOT								
14	.24Mi.	**106 E ST** **THOMASTON, GA 30286-6409** APN: T29-001 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 20 Block: O Subdivision: THOMASTON COTTON MILL Abbreviated Description: Lot:20 Block:O Subdivision:THOMASTON COTTON MILL Abbreviated Description:LOT 20 BLOCK O SECTION TWO OF PB 5/147 LANDLOT: 193 LANDDIST: 10; RESIDENTIAL LOT	04/24/2025	$47,000	$59	795	3/2/1	1929	8,276 SF	

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.	**309 6TH AVE**	**11/20/1995**	$98,946	$39,578	1,347	4//1	1926	8,276 SF	
.01Mi.	**305 6TH AVE**	**10/08/2021**	$128,370	$51,348	1,601	6/2/1	1926	8,712 SF	
.02Mi.	**313 6TH AVE**	**05/19/2003**	$87,506	$35,002	1,177	5//1	1926	7,405 SF	
.02Mi.	**109 C ST SE**	**02/19/2021**	$91,574	$36,630	1,177	5/2/1	1926	7,405 SF	
.03Mi.	**301 6TH AVE**	**01/04/1991**	$182,102	$72,841	3,004	11/4/2	1926	10,019 SF	
.03Mi.	**308 5TH AVE**	**11/02/2017**	$111,897	$44,759	1,380	6/3/1	1926	8,712 SF	
.03Mi.	**304 5TH AVE**	**02/09/1984**	$45,000	$18,000	1,072	3/2/1	1926	8,276 SF	
.04Mi.	**115 C ST SE**	**08/01/1999**	$90,702	$36,281	1,185	5/2/1	1926	9,148 SF	
.04Mi.	**300 5TH AVE**	**03/11/2000**	$73,304	$29,322	926	4/1/1	1926	7,841 SF	
.05Mi.	**213 6TH AVE**	**04/06/2023**	$110,000	$44,000	1,043	4//1	1926	6,098 SF	
.05Mi.	**401 6TH AVE**	**04/21/2009**	$80,923	$32,369	1,274	5/2/1	1926	7,841 SF	
.05Mi.	**220 5TH AVE**	**07/28/1998**	$87,775	$35,110	1,049	5/3/2	1926	8,712 SF	
.06Mi.	**108 C ST SE**	**10/17/2002**	$87,064	$34,826	1,177	5//1	1926	7,841 SF	
.06Mi.	**209 6TH AVE**	**12/02/1976**	$128,148	$51,259	1,450	6/3/2	1926	7,405 SF	
.06Mi.	**309 5TH AVE**	**01/03/2019**	$121,807	$48,723	1,309	6/3/2	1926	5,227 SF	
.06Mi.	**305 5TH AVE**	**09/26/2022**	$104,022	$41,609	872	3/1/1	1926	7,405 SF	

Rent vs. Own

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

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:	4,044
Number of Schools:	4	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.36Mi.	**Upson-Lee Middle School** Number of Students: 933 Student-Teacher Ratio: 14.14	C+	Public	6 - 8
1.52Mi.	**Upson-Lee Elementary School** Number of Students: 900 Student-Teacher Ratio: 15.2	A-	Public	3 - 5

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1.89Mi. **Upson-Lee High School** Number of Students: 1,185 Student-Teacher Ratio: 15.39 Advanced Placement: Yes		C+	Public	9 - 12
1.72Mi. **Upson-Lee Primary School** Number of Students: 1,026 Student-Teacher Ratio: 16.23		NA	Public	PK - 2

Flood Report

The Subject Property of **309 6TH AVE, THOMASTON, GA 30286-3099** 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

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