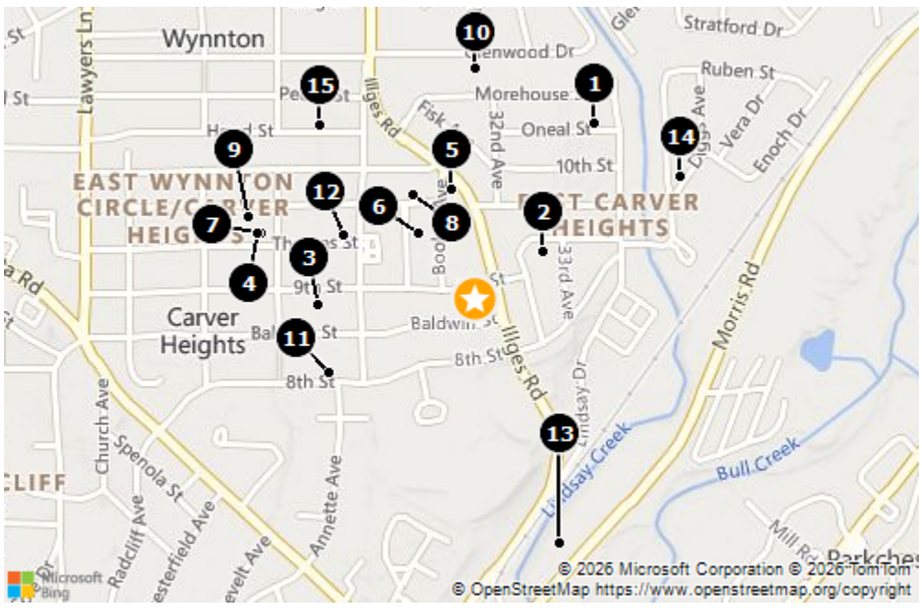
ICE SiteX Report

OrderID: 98730162

SiteX Property Information Report



Subject Property Location

3116 9TH ST, COLUMBUS, GA 31906-3307

County:	**MUSCOGEE GA**	Census Tract:	132150028.001000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	050 032 024	Thomas Bros Pg-Grid:	

Valuation

Value:	**$116,000**	FSD:	18	Common Confidence Score:	38
Value Range:	$95,120 - $136,880	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$3,580	Market Land Value:	$8,950	Tax Year:	2026
Assd Improvement:	$39,400	Market Improvment Value:	$98,500	Total Taxable Value:	
Total Assessed Value:	$42,980	Total Assessor Market Value:	$107,450	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Block: P Subdivision: CARVER HEIGHTS
Abbreviated Description: 19 BK P CARVER HTS

Property Characteristics

Lot Size:	5,663 SF	Bedrooms:	3	Pool:	
Building Area:	1064 SF	Baths:	1	Fireplace:	
Year Built:	1951	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	1	A/C:	Yes
Style:	Provencial	Basement:		Roof Cover:	Asphalt
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/16/2022	Sales Price:	$104,000
Document #:	2022-008146 BK-PG 14044 -1	Type of Sale:	Full Amount on Deed
Contract Date:	12/16/2022		
Document Type:			

Legal Description:
Block: P Subdivision: CARVER HEIGHTS
Abbreviated Description: 19 BK P CARVER HTS

Prior Transfer

Recording Date:	12/16/2022	Sales Price:	$104,000
Document #:	BK-PG 14044 -1	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: P Subdivision: CARVER HEIGHTS
Abbreviated Description: 19 BK P CARVER HTS

Prior Transfer

Recording Date:	07/27/2022	Sales Price:	$45,000
Document #:	2022-004929 BK-PG 13915 -327	Type of Sale:	Full Amount on Deed
Contract Date:	07/27/2022		
Document Type:			

Legal Description:
Block: P Subdivision: CARVER HEIGHTS
Abbreviated Description: 19 BK P CARVER HTS

ICE SiteX Report

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Prior Transfer

Recording Date:	03/17/2022	Sales Price:	N/A
Document #:	2022-002233 BK-PG 13803 -296	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	03/17/2022		
Document Type:			

Legal Description:
Block: P Subdivision: CARVER HEIGHTS
Abbreviated Description: 19 BK P CARVER HTS

Prior Transfer

Recording Date:	03/13/2013	Sales Price:	N/A
Document #:	2013-001823 BK-PG 10871 -26	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	03/13/2013		
Document Type:			

Legal Description:
Block: P Subdivision: BK P CARVER HTS
Abbreviated Description: 19 BK P CARVER HTS

Area Sales Analysis

Total Area Sales	$879,900	Median # of Bedrooms	3
Median Lot Size	6,534 SF	Median # of Baths	1
Median Living Area	1,064 SF	Median Year Built	1952
Price Range - 2 Yrs	$11,000 to $185,000	Age Range	24 years to 103 years
Median Value	$41,000	Median Age	74 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.29Mi.	**3321 ONEAL ST** **COLUMBUS, GA 31906-3443**	09/04/2026	$32,500	$32	1010	/3/1	1954	6,534 SF	
		APN: 052 001 007 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Block: H Subdivision: CARVER HEIGHTS Abbreviated Description: Block:H Subdivision:CARVER HEIGHTS Abbreviated Description:19 BK H CARVER HTS								
2	.11Mi.	**3212 DECATUR ST** **COLUMBUS, GA 31906-3422**	08/17/2026	$47,500	$44	1064	/3/1	1956	6,970 SF	
		APN: 053 009 012 Document #: 20260020418 Document Type: Price Code: D Land Use: Single Family Residential Legal: Block: T Subdivision: CARVER HEIGHTS Abbreviated Description: Block:T Subdivision:CARVER HEIGHTS Abbreviated Description:2 BK T CARVER HTS								
3	.22Mi.	**2918 9TH ST** **COLUMBUS, GA 31906-3208**	07/08/2026	$30,000	$16	1855	/3/1	1943	6,534 SF	
		APN: 050 031 029 Document #: 20260012979 Document Type: Price Code: V Land Use: Single Family Residential Legal: Block: O Subdivision: BROOKSVILLE Abbreviated Description: Block:O Abbreviated Description:10 11 BK O BROOKSVILLE								
4	.31Mi.	**2829 THOMAS ST** **COLUMBUS, GA 31906-3243**	06/30/2026	$45,000	$71	630	/2/1	1941	3,485 SF	
		APN: 050 017 012 Document #: 20260012500 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: BROOKSVILLE Abbreviated Description: Abbreviated Description:I-15 BROOKSVILLE								
5	.15Mi.	**961 ILLGES RD** **COLUMBUS, GA 31906-3327**	06/29/2026	$62,000	$58	1064	/3/1	1949	8,276 SF	
		APN: 050 021 001 Document #: 20260012415 Document Type: Price Code: D Land Use: Single Family Residential Legal: Block: B Subdivision: CARVER HEIGHTS Abbreviated Description: Block:B Subdivision:CARVER HEIGHTS Abbreviated Description:1 BK B CARVER HTS								
6	.12Mi.	**930 CHARLESTON AVE** **COLUMBUS, GA 31906-3317**	06/18/2026	$37,000	$34	1064	/3/1	1952	4,792 SF	
		APN: 050 020 003 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Block: N Subdivision: CARVER HEIGHTS Abbreviated Description: Block:N Subdivision:CARVER HEIGHTS Abbreviated Description:21 BK N CARVER HTS								
7	.31Mi.	**2831 THOMAS ST** **COLUMBUS, GA 31906-3243**	06/18/2026	$59,500	$101	588	/1/1	1923	3,485 SF	
		APN: 050 017 024 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: BROOKSVILLE Abbreviated Description: Abbreviated Description:I-16 BROOKSVILLE								
8	.17Mi.	**3027 COLORADO ST** **COLUMBUS, GA 31906-3318**	06/09/2026	$11,000	$13	831	/2/1	1951	4,792 SF	
		APN: 050 010 008 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Block: M Subdivision: CARVER HEIGHTS Abbreviated Description: Block:M Subdivision:CARVER HEIGHTS Abbreviated Description:14 BK M CARVER HTS								
9	.33Mi.	**2822 COLORADO ST** **COLUMBUS, GA 31906-3231**	05/20/2026	$41,000	$36	1120	/2/2	1933	3,049 SF	
		APN: 050 017 016 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Subdivision: WASHINGTON HEIGHTS Abbreviated Description: Subdivision:WASHINGTON HEIGHTS Abbreviated Description:33 WASHINGTON HTS								
10	.31Mi.	**3122 GLENWOOD DR** **COLUMBUS, GA 31906-2604**	05/05/2026	$159,900	$104	1523	/4/2	1955	12,197 SF	
		APN: 051 004 006 Document #: Document Type: Price Code: V Land Use: Single Family Residential								

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Legal: Block: C Subdivision: LINDSEY CREEK PARK Abbreviated Description: Block:C Subdivision:LINDSEY CREEK PARK Abbreviated Description:6 BK C LINDSEY CREEK PK

11 .22Mi. **2927 8TH ST** 05/05/2026 $185,000 $121 1525 /3/2 2002 7,405 SF
COLUMBUS, GA 31906-3931
APN: 050 035 008 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 25 Block: P Subdivision: BROOKSVILLE Abbreviated Description: Lot:25 Block:P Abbreviated Description:LOT 28A REP OF LOTS 25 THRU 46 BLK P BROOKSVILLE

12 .2Mi. **2937 THOMAS ST** 04/23/2026 $36,500 $26 1396 /4/2 1962 6,534 SF
COLUMBUS, GA 31906-3245
APN: 050 018 015 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Block: M Subdivision: BROOKSVILLE Abbreviated Description: Block:M Abbreviated Description:18 19 BK M BROOKSVILLE

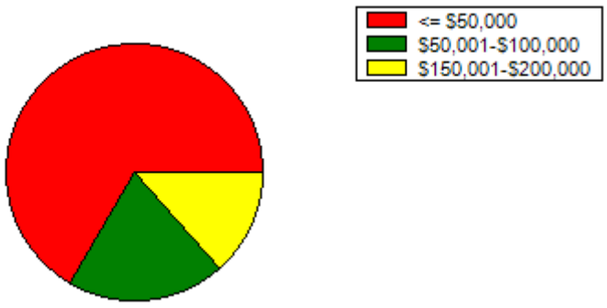
13 .35Mi. **609 MORRIS RD** 04/16/2026 $38,000 $32 1177 /3/1 1946 19,166 SF
COLUMBUS, GA 31906-4232
APN: 065 001 004 Document #: 20260007303
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Subdivision: TILLINGHURST SUBDIVISION Abbreviated Description: Subdivision:TILLINGHURST SUBDIVISION Abbreviated Description:5 TILLINGHURST SUB

14 .33Mi. **937 DIGGS AVE** 04/07/2026 $30,000 $35 840 /2/1 1959 5,227 SF
COLUMBUS, GA 31906-3428
APN: 053 005 003 Document #: 20260006615
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Block: B Subdivision: CARVER HEIGHTS EAST Abbreviated Description: Block:B Subdivision:CARVER HEIGHTS EAST Abbreviated Description:1 BK B CARVER HTS EAST

15 .32Mi. **2921 HOOD ST** 04/06/2026 $65,000 $48 1350 /4/2 1959 6,534 SF
COLUMBUS, GA 31906-3255
APN: 051 005 016 Document #: 20260006559
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Block: A Subdivision: WASHINGTON HEIGHTS ADDITION Abbreviated Description: Block:A Subdivision:WASHINGTON HEIGHTS ADDITION Abbreviated Description:1 BK A WASHINGTON HTS ADD

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.	**3116 9TH ST**	**12/16/2022**	$107,450	$42,980	1,064	/3/1	1951	5,663 SF	
.01Mi.	**3112 9TH ST**	**10/21/2024**	$62,760	$25,104	1,064	/3/1	1952	6,098 SF	
.02Mi.	**851 ILLGES RD**	**01/31/2018**	$58,110	$23,244	988	/3/1	1952	5,663 SF	
.02Mi.	**849 ILLGES RD**	**03/29/2024**	$123,000	$49,200	988	/3/1	1952	5,663 SF	
.02Mi.	**3121 BALDWIN ST**	**09/06/2005**	$58,440	$23,376	1,064	/3/1	1952	4,792 SF	
.02Mi.	**3115 BALDWIN ST**	**03/17/2004**	$62,560	$25,024	1,160	/3/1	1952	4,792 SF	
.02Mi.	**847 ILLGES RD**	**02/26/2014**	$57,910	$23,164	988	/3/1	1952	5,663 SF	
.02Mi.	**3108 9TH ST**	**09/18/2017**	$66,120	$26,448	1,246	/3/1	1952	4,792 SF	
.02Mi.	**3111 BALDWIN ST**	**06/23/2005**	$65,460	$26,184	1,154	/3/1	1952	4,792 SF	
.03Mi.	**823 ILLGES RD**	**02/09/2022**	$73,120	$29,248	795	/2/1	2005	5,663 SF	
.03Mi.	**3119 9TH ST**	**09/25/2017**	$84,750	$33,900	1,421	/3/2	1950	6,534 SF	
.03Mi.	**3115 9TH ST**	**09/12/2007**	$80,820	$32,328	1,279	/3/2	1951	5,227 SF	
.03Mi.	**3107 BALDWIN ST**	**02/01/2012**	$63,660	$25,464	1,064	/3/1	1952	4,792 SF	
.03Mi.	**3104 9TH ST**	**01/22/2008**	$76,380	$30,552	1,328	/3/1	1952	4,792 SF	
.03Mi.	**3111 9TH ST**	**03/07/2012**	$41,840	$16,736	938	/2/1	1951	5,663 SF	
.04Mi.	**3105 BALDWIN ST**	**04/05/2010**	$64,290	$25,716	1,064	/3/1	1952	4,792 SF	

Rent vs. Own

Households Occupied by Renters: 43% Households Occupied by Owners: 43%

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Demographics & Income

Median Age:	38.3 years old	Households:	9,254
Median Household Income:	$46,708	Households w/Family:	55%
Household Income Per Capita:	$29,262	Households w/Family Married:	28%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Muscogee County School District	Students:	29,362
Number of Schools:	52	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.65Mi.	**Rothschild Leadership Academy** Number of Students: 498 Student-Teacher Ratio: 13.99	F	Public	6 - 8
0.51Mi.	**Brewer Elementary School** Number of Students: 367 Student-Teacher Ratio: 10.22	F	Public	PK - 2
0.20Mi.	**Carver High School** Number of Students: 887 Student-Teacher Ratio: 14.42 Advanced Placement: Yes	D-	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	130%	NOTABLY HIGHER
BURGLARY	120%	HIGHER
MOTOR VEHICLE THEFT	138%	NOTABLY HIGHER
FORCIBLE ROBBERY	118%	HIGHER
AGGRAVATED ASSAULT	146%	NOTABLY HIGHER
FORCIBLE RAPE	109%	SIMILAR
MURDER	131%	NOTABLY HIGHER
OVERALL	144%	NOTABLY HIGHER

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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