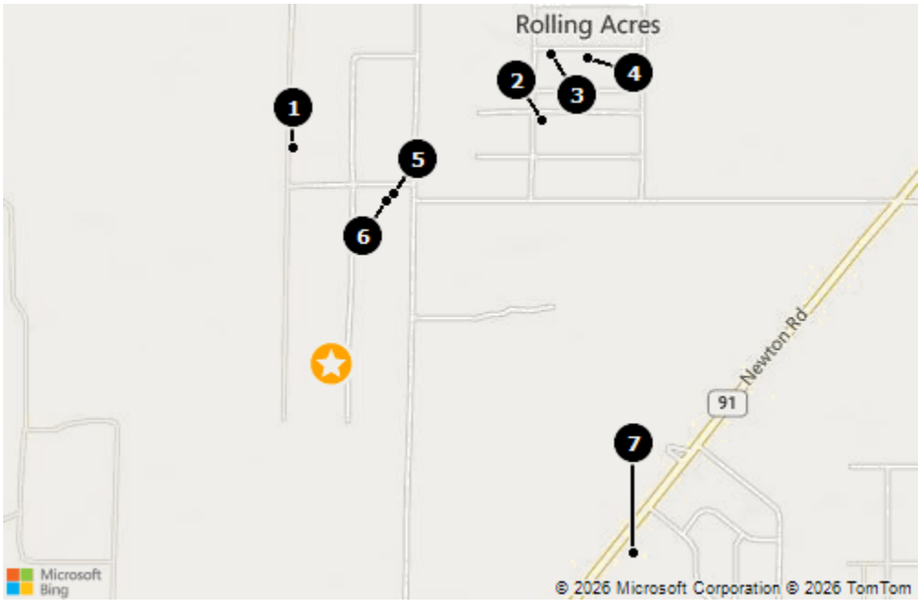
ICE SiteX Report

OrderID: 98722690

SiteX Property Information Report



Subject Property Location

3913 SLADE AVE, ALBANY, GA 31721-8608

County:	**DOUGHERTY GA**	Census Tract:	130950104.031086
Property Use:	Single Family Residential	Zoning:	R-2
Parcel Number:	00322/00001/020	Thomas Bros Pg-Grid:	

Valuation

Value:	**$150,000**	FSD:	34	Common Confidence Score:	20
Value Range:	$99,000 - $201,000	ICE Confidence Score:	66		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	2
Assd Land Value:	$6,880	Market Land Value:	$17,200	Tax Year:	2025
Assd Improvement:	$22,800	Market Improvment Value:	$57,000	Total Taxable Value:	$1,459
Total Assessed Value:	$29,680	Total Assessor Market Value:	$74,200	Delinquent Year:	
				Tax Account ID:	25022
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 45 Subdivision: VANDERBILT DR
Abbreviated Description: ZONE 3 LOT 45 SW GA PECAN CO

Property Characteristics

Lot Size:	4.680 AC	Bedrooms:	3	Pool:	
Building Area:	1532 SF	Baths:	2	Fireplace:	1
Year Built:	1961	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	2
Number of Units:		Garage Type:	Carport	Heating:	Central
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Masonry	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/26/2020	Sales Price:	$73,150
Document #:	3669 BK-PG 4314-208	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	05/04/2016	Loan Amount:	N/A
Document #:	002607 BK-PG 4314-208	Loan Type:	FHA
TD Due Date:	05/01/2046	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	04/26/2016	Sales Price:	N/A
Document #:	2016-001158 BK-PG 4327 -181	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	04/26/2016		
Document Type:			
Legal Description:			

Lot: 45
Abbreviated Description: ZONE 3 LOT 45 SW GA PECAN CO

Prior Transfer

Recording Date:	04/26/2016	Sales Price:	N/A
Document #:	BK-PG 4327 -181	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

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Document Type:
Legal Description:
Lot: 45 Subdivision: VANDERBILT DR
Abbreviated Description: ZONE 3 LOT 45 SW GA PECAN CO

Prior Transfer

Recording Date:	04/25/2016	Sales Price:	$74,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/25/2016	Sales Price:	$74,500
Document #:	2016-000761 BK-PG 4314 -206	Type of Sale:	Full Amount on Deed
Contract Date:	04/25/2016		
Document Type:			
Legal Description:			
Lot: 45			
Abbreviated Description: ZONE 3 LOT 45 SW GA PECAN CO			

Prior Transfer

Recording Date:	06/12/2015	Sales Price:	N/A
Document #:	2015-001186 BK-PG 4228 -224	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	06/12/2015		
Document Type:			
Legal Description:			
Lot: 45			
Abbreviated Description: ZONE 3 LOT 45 SW GA PECAN CO			

Area Sales Analysis

Total Area Sales	$905,750	Median # of Bedrooms	3
Median Lot Size	49,659 SF	Median # of Baths	1
Median Living Area	1,474 SF	Median Year Built	1966
Price Range - 2 Yrs	$39,352 to $206,000	Age Range	26 years to 65 years
Median Value	$173,000	Median Age	60 years

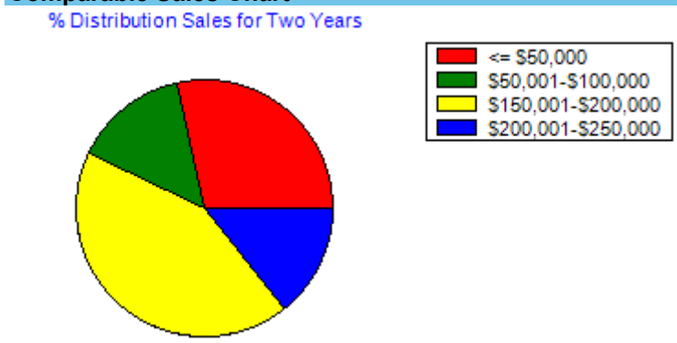
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.59Mi.	**3710 COAKLEY AVE** **ALBANY, GA 31721-9431**	06/29/2026	$173,000	$126	1372	/3/1	1971	74,488 SF	Yes
		APN: 00322/00001/34C Document #: D2026-003787 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: VANDERBILT DR Abbreviated Description: Subdivision:VANDERBILT DR Abbreviated Description:ZONE 2 PLAT 1-30 LL 277, 2ND D								
2	.89Mi.	**3700 HAMILTON DR** **ALBANY, GA 31721-5662**	01/27/2026	$50,000	$37	1323	5/3/2	1961	49,659 SF	
		APN: 00311/00001/058 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 91 Subdivision: ROLLING ACRES EXTEN Abbreviated Description: Lot:91 Subdivision:ROLLING ACRES EXTEN Abbreviated Description:ZONE 3 LOT 91 ROLLING AC								
3	1.04Mi.	**2916 THRASHER AVE** **ALBANY, GA 31721-5668**	10/02/2025	$189,000	$99	1902	/4/2	1962	45,738 SF	
		APN: 00311/00001/036 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 56 Subdivision: VANDERBILT DR Abbreviated Description: Lot:56 Subdivision:VANDERBILT DR Abbreviated Description:LOT 56 ROLLING AC.								
4	1.09Mi.	**2910 THRASHER AVE** **ALBANY, GA 31721-5668**	08/27/2025	$39,352	$23	1676	/3/1	1967	40,511 SF	Yes
		APN: 00311/00001/033 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 60 Subdivision: VANDERBILT DR Abbreviated Description: Lot:60 Subdivision:VANDERBILT DR Abbreviated Description:LOT 60 ROLLING ACRES								
5	.48Mi.	**3104 LEGGETT DR** **ALBANY, GA 31721-9444**	07/18/2025	$178,398	$135	1321	/2/1	1966	47,481 SF	
		APN: 00322/00001/10A Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 14 Subdivision: VANDERBILT DR Abbreviated Description: Lot:14 Subdivision:VANDERBILT DR Abbreviated Description:W 1/2 OF LOT 14 S W GA PECAN								
6	.47Mi.	**3106 LEGGETT DR** **ALBANY, GA 31721-9444**	06/16/2025	$206,000	$139	1474	/3/2	2000	54,450 SF	
		APN: 00322/00001/10B Document #: D2025-003301 Document Type: Price Code: V Land Use: Single Family Residential Legal: Subdivision: VANDERBILT DR Abbreviated Description: Subdivision:VANDERBILT DR Abbreviated Description:LL 284 2ND LAND DISTRICT 1.249								
7	.99Mi.	**6606 NEWTON RD** **ALBANY, GA 31721-5631**	06/12/2025	$70,000	$36	1932	/3/1	1963	87,120 SF	
		APN: 00314/00001/01A Document #: D2025-003223 Document Type: Price Code: V Land Use: Single Family Residential Legal: Subdivision: ROUTE 91 SOUTH Abbreviated Description: Subdivision:ROUTE 91 SOUTH Abbreviated Description:PT LL 318,319 1ST DIST ZONE 3								

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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.

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.	**3913 SLADE AVE**	**04/26/2016**	$74,200	$29,680	1,532	/3/2	1961	5 SF	
.08Mi.	**3912 COAKLEY AVE**	**10/01/2024**	$109,800	$43,920	2,133	/3/1	1968	1 SF	
.09Mi.	**3908 COAKLEY AVE**	**08/30/1975**	$73,300	$29,320	1,104	/3/1	1972	1 SF	
.09Mi.	**3835 SLADE AVE**	**01/09/1998**	$116,000	$46,400	2,106	/3/2	1967	5 SF	
.09Mi.	**3914 COAKLEY AVE**	**01/24/2018**	$62,120	$24,848	972	/3/1	1966	1 SF	Yes
.12Mi.	**3900 COAKLEY AVE**	**02/28/2023**	$207,500	$83,000	2,892	/3/3	1984	5 SF	Yes
.14Mi.	**3924 SLADE AVE**	**02/01/1982**	$64,000	$25,600	1,664	/3/2	1966	39,204 SF	
.15Mi.	**3911 VANDERBILT DR**	**08/01/1976**	$126,600	$50,640	1,942	/3/2	1966	5 SF	
.18Mi.	**3829 SLADE AVE**	**08/10/2022**	$106,900	$42,760	1,392	/3/2	1959	5 SF	
.18Mi.	**3907 VANDERBILT DR**	**11/20/1970**	$117,980	$47,192	1,776	/3/2	1970	2 SF	Yes
.19Mi.	**3828 COAKLEY AVE**	**08/25/2023**	$94,000	$37,600	1,926	/2/2	1961	5 SF	
.2Mi.	**3905 VANDERBILT DR**	**12/18/2007**	$287,122	$114,849	5,253	/5/4	1991	4 SF	Yes
.23Mi.	**3925 VANDERBILT DR**	**11/17/2022**	$79,400	$31,760	1,746	/3/2	1966	2 SF	
.23Mi.	**3828 SLADE AVE**	**11/24/2014**	$131,110	$52,444	2,193	/3/2	1986	1 SF	
.24Mi.	**3827 VANDERBILT DR**	**07/01/2002**	$76,800	$30,720	1,440	/3/2	1966	3 SF	
.24Mi.	**3825 SLADE AVE**	**05/10/2017**	$134,600	$53,840	1,718	/3/2	1974	2 SF	

Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	42.0 years old	Households:	7,596
Median Household Income:	$79,460	Households w/Family:	69%
Household Income Per Capita:	$42,215	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Dougherty School District	Students:	12,910
Number of Schools:	21	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
6.59Mi.	**Monroe Comprehensive High School** Number of Students: 1,189 Student-Teacher Ratio: 17.8 Advanced Placement: Yes	D-	Public	9 - 12
5.40Mi.	**Alice Coachman Elementary School** Number of Students: 448 Student-Teacher Ratio: 14.93	F	Public	PK - 5
7.27Mi.	**Radium Springs Middle School** Number of Students: 747 Student-Teacher Ratio: 13.99	F	Public	6 - 8

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Flood Report

The Subject Property of **3913 SLADE AVE, ALBANY, GA 31721-8608** 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	80%	LOWER
BURGLARY	74%	NOTABLY LOWER
MOTOR VEHICLE THEFT	90%	LOWER
FORCIBLE ROBBERY	149%	NOTABLY HIGHER
AGGRAVATED ASSAULT	68%	NOTABLY LOWER
FORCIBLE RAPE	129%	HIGHER
MURDER	72%	NOTABLY LOWER
OVERALL	50%	SIGNIFICANTLY LOWER

Disaster Alerts

10/8/2026 - Hurricane Isaias

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