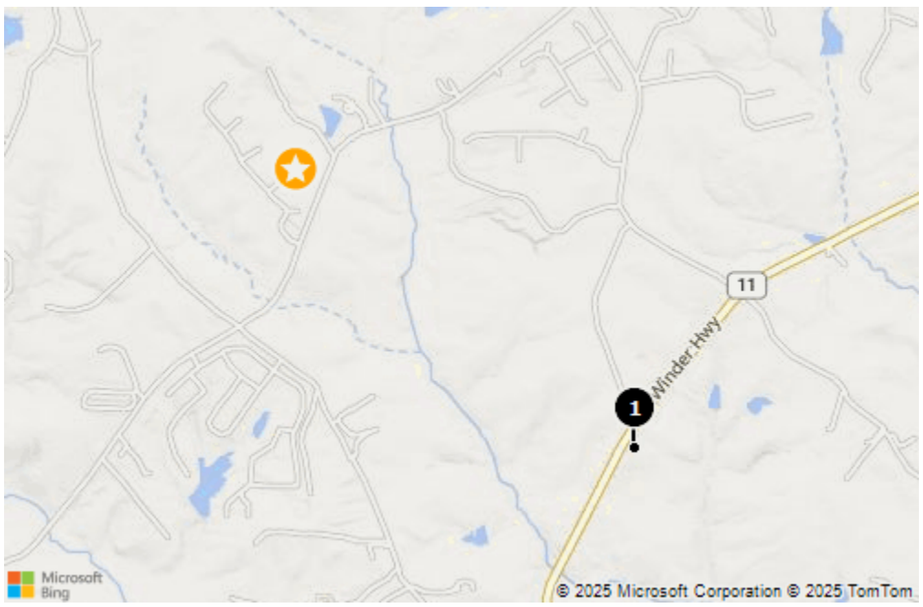
# ICE SiteX Report

**OrderID: 95797733**

## SiteX Property Information Report




## Subject Property Location

### 4204 JACKSON TRAIL RD, JEFFERSON, GA 30549-6202

| | | | |
|---|---|---|---|
| County: | **JACKSON GA** | Census Tract: | 131570101.052010 |
| Property Use: | Rural/Agricultural Residence | Zoning: | 004 |
| Parcel Number: | 106 009D | Thomas Bros Pg-Grid: | |

## Valuation

| | | | |
|---|---|---|---|
| Value: | **$363,000** | FSD: | 32 |
| Value Range: | $246,840 - $479,160 | Confidence Score: | 68 |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2024 | Market Value Year: | 2024 | Tax Rate Code Area: | 13 |
| Assd Land Value: | $41,040 | Market Land Value: | $102,600 | Tax Year: | 2024 |
| Assd Improvement: | $7,280 | Market Improvment Value: | $18,200 | Total Taxable Value: | $1,252 |
| Total Assessed Value: | $48,320 | Total Assessor Market Value: | $120,800 | Delinquent Year: | |
| | | | | Tax Account ID: | 18100 |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Abbreviated Description: 1.50 ACRES PLAT BK 41 PG 18

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 1.500 AC | Bedrooms: | 3 | Pool: | |
| Building Area: | 1632 SF | Baths: | 2 | Fireplace: | |
| Year Built: | 1993 | Partial Baths: | | Type Const: | |
| Number of Buildings: | | Number of Rooms: | | Ext Walls: | 4 |
| Number of Units: | | Garage Type: | | Heating: | Central |
| Number of Stories: | 1 | Number of Cars: | | A/C: | Central |
| Style: | | Basement: | | Roof Cover: | Comp Shingle |
| | | Foundation: | Masonry | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/19/2025 | Sales Price: | $152,625 |
| Document #: | BK-PG 107D-452 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/14/2023 | Sales Price: | N/A |
| Document #: | BK-PG 107D -472 | Type of Sale: | Price as "0", "None", "No Consideration" |
| Contract Date: | 06/14/2023 | | |
| Document Type: | Warranty Deed | | |
| **Legal Description:** | | | |

Abbreviated Description: 1.50 ACRES PLAT BOOK 41 PAGE 18; AGRICULTURAL LOT

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/14/2023 | Sales Price: | N/A |
| Document #: | BK-PG 107D -471 | Type of Sale: | Price as "0", "None", "No Consideration" |
| Contract Date: | 06/14/2023 | | |
| Document Type: | Warranty Deed | | |
| **Legal Description:** | | | |

Abbreviated Description: 1.50 ACRES PLAT BOOK 41 PAGE 18; AGRICULTURAL LOT

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/14/2023 | Sales Price: | $200,000 |
| Document #: | BK-PG 107D -451 | Type of Sale: | Per Assessor Transaction History |

# ICE SiteX Report

**OrderID: 95797733**

Document Type:
**Legal Description:**
Abbreviated Description: 1.50 ACRES PLAT BK 41 PG 18

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/14/2023 | Sales Price: | N/A |
| Document #: | BK-PG 107D -451 | Type of Sale: | Price as "0", "None", "No Consideration" |
| Contract Date: | 06/14/2023 | | |
| Document Type: | Warranty Deed | | |

**Legal Description:**
Abbreviated Description: 1.50 ACRES PLAT BOOK 41 PAGE 18; AGRICULTURAL LOT

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/18/2013 | Sales Price: | $16,500 |
| Document #: | BK-PG 43D-393 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/13/2009 | Sales Price: | N/A |
| Document #: | BK-PG 54S -425 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | Deed | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 03/23/2006 | Loan Amount: | N/A |
| Document #: | BK-PG 43D-393 | Loan Type: | New Conventional |
| TD Due Date: | 04/01/2016 | Type Finance: | |

**Legal Description:**

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $529,000 | Median # of Bedrooms | |
| Median Lot Size | 74,923 SF | Median # of Baths | 3 |
| Median Living Area | 3,057 SF | Median Year Built | 2023 |
| Price Range - 2 Yrs | $529,000 to $529,000 | Age Range | 2 years to 2 years |
| Median Value | $529,000 | Median Age | 2 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 1.17Mi. | **6119 WINDER HWY JEFFERSON, GA 30549-4763** | 08/16/2024 | $529,000 | $173 | 3057 | //3 | 2023 | 74,923 SF | |

APN: 096 003C Document #:
Document Type: Warranty Deed Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Abbreviated Description: Abbreviated Description:TRACT 2 PLAT BK 71 PG 001; AGRICULTURAL LOT

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. | **4204 JACKSON TRAIL RD** | **06/14/2023** | $120,800 | $48,320 | 1,632 | /3/2 | 1993 | 2 SF | |
| .24Mi. | **3984 JACKSON TRAIL RD** | **06/11/2020** | $518,900 | $207,560 | 1,541 | //1 | 1966 | 21 SF | |
| .42Mi. | **485 BELL WOOD RD** | **04/19/2019** | $182,800 | $73,120 | 1,440 | /3/2 | 1990 | 7 SF | |
| .43Mi. | **3936 JACKSON TRAIL RD** | **09/30/2021** | $88,540 | $35,416 | 1,680 | /3/2 | 1992 | 2 SF | |
| .58Mi. | **317 BELL WOOD RD** | **08/20/2021** | $502,000 | $200,800 | 1,920 | //2 | 2022 | 4 SF | |
| .63Mi. | **2321 GUM SPRINGS CHURCH RD** | **10/20/1995** | $1,102,900 | $441,160 | 2,053 | //3 | 1999 | 43 SF | |
| .65Mi. | **255 BELL WOOD RD** | **08/20/2021** | $474,900 | $189,960 | 1,920 | //2 | 2022 | 4 SF | |
| .76Mi. | **2230 GUM SPRINGS CHURCH RD** | **07/13/2021** | $453,240 | $181,296 | 1,896 | 6/2/2 | 1970 | 5 SF | |
| .79Mi. | **2094 GUM SPRINGS CHURCH RD** | **12/11/2020** | $893,560 | $357,424 | 896 | 6/2/1 | 1940 | 62 SF | |
| .81Mi. | **3408 JACKSON TRAIL RD** | **09/22/1989** | $481,400 | $192,560 | 1,214 | //2 | 1950 | 6 SF | |
| 1.12Mi. | **406 DOSTER RD** | **12/22/2023** | $299,750 | $119,900 | 1,264 | //2 | 1975 | 1 SF | |
| 1.15Mi. | **378 DOSTER RD** | **03/10/2009** | $108,300 | $43,320 | 1,904 | /3/2 | 2003 | 1 SF | |
| 1.16Mi. | **5293 JACKSON TRAIL RD** | | $378,600 | $151,440 | 1,568 | //2 | 1999 | 21 SF | |
| 1.17Mi. | **6119 WINDER HWY** | **06/14/2023** | $495,200 | $198,080 | 3,057 | //3 | 2023 | 2 SF | |
| 1.41Mi. | **6465 WINDER HWY** | | $304,600 | $121,840 | 1,674 | //2 | 1977 | 5 SF | |
| 7.94Mi. | **895 DUNSON LN** | **08/10/2022** | $810,500 | $324,200 | 2,705 | //2 | 2022 | 6 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 15% | Households Occupied by Owners: | 81% |

# ICE SiteX Report

**OrderID: 95797733**

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 38.7 years old | Households: | 12,321 |
| Median Household Income: | $91,730 | Households w/Family: | 85% |
| Household Income Per Capita: | $38,923 | Households w/Family Married: | 71% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 41% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Jackson County School System | Students: | 8,512 |
| Number of Schools: | 10 | Rating: | B |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 4.69Mi. | **Jackson County High School**<br>Number of Students: 1,474<br>Student-Teacher Ratio: 17.63<br>Advanced Placement: Yes | B+ | Public | 9 - 12 |
| 1.14Mi. | **Gum Springs Elementary School**<br>Number of Students: 925<br>Student-Teacher Ratio: 14.68 | B- | Public | PK - 5 |
| 1.34Mi. | **West Jackson Middle School**<br>Number of Students: 1,199<br>Student-Teacher Ratio: 16.18 | B | Public | 6 - 8 |

## Crime Risk

| Type | Risk Index Score | Compared to National Average (=100%) |
|---|---|---|
| **LARCENY** | 91% | LOWER |
| **BURGLARY** | 72% | NOTABLY LOWER |
| **MOTOR VEHICLE THEFT** | 97% | SIMILAR |
| **FORCIBLE ROBBERY** | 91% | LOWER |
| **AGGRAVATED ASSAULT** | 78% | LOWER |
| **FORCIBLE RAPE** | 109% | SIMILAR |
| **MURDER** | 79% | LOWER |
| **OVERALL** | 84% | LOWER |

## Disaster Alerts

9/24/2024 - Hurricane Helene

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