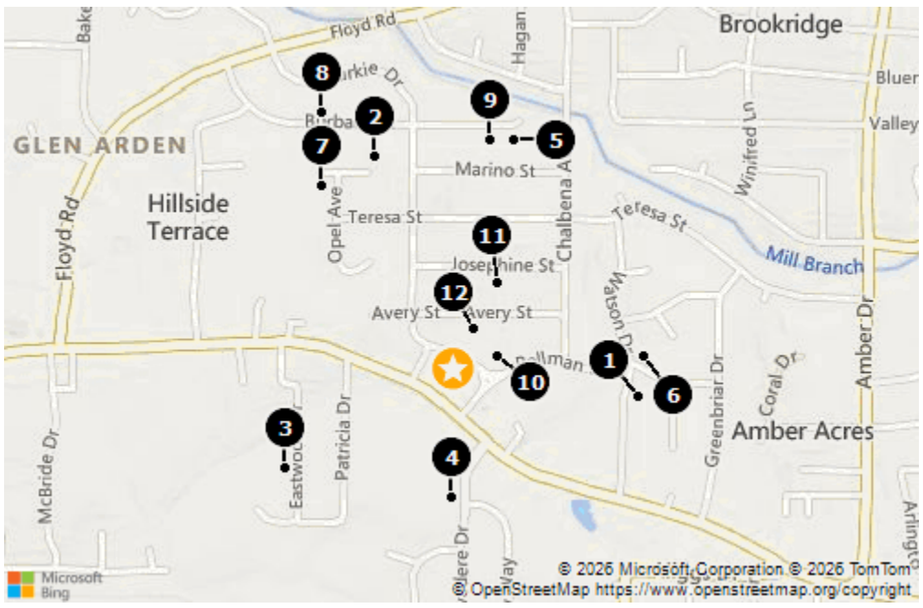
ICE SiteX Report

OrderID: 97573995

SiteX Property Information Report



Subject Property Location

4714 POLLMAN ST, COLUMBUS, GA 31907-4085

County:	**MUSCOGEE GA**	Census Tract:	132150106.072020
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	095 009 002	Thomas Bros Pg-Grid:	

Valuation

Value:	**$125,000**	FSD:	15	Common Confidence Score:	44
Value Range:	$106,250 - $143,750	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$5,712	Market Land Value:	$14,280	Tax Year:	2025
Assd Improvement:	$33,856	Market Improvment Value:	$84,640	Total Taxable Value:	$1,549
Total Assessed Value:	$39,568	Total Assessor Market Value:	$98,920	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 Block: B Subdivision: VISTA TERRACE
Abbreviated Description: LT 2 BK B VISTA TERRACE

Property Characteristics

Lot Size:	13,504 SF	Bedrooms:	3	Pool:	
Building Area:	912 SF	Baths:	1	Fireplace:	
Year Built:	1959	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood Siding
Number of Units:		Garage Type:	Garage	Heating:	Floor/Wall
Number of Stories:	1	Number of Cars:	1	A/C:	Yes
Style:	Provencial	Basement:		Roof Cover:	Asphalt
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/05/2023	Sales Price:	$120,000
Document #:	2023-002393 BK-PG 14132 -262	Type of Sale:	Full Amount on Deed
Contract Date:	05/05/2023		
Document Type:			

Legal Description:
Lot: 2 Block: B Subdivision: VISTA TERRACE
Abbreviated Description: LT 2 BK B VISTA TERRACE

Prior Transfer

Recording Date:	05/05/2023	Sales Price:	$120,000
Document #:	BK-PG 14132 -262	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2 Block: B Subdivision: VISTA TERRACE
Abbreviated Description: LT 2 BK B VISTA TERRACE

Prior Transfer

Recording Date:	09/02/2022	Sales Price:	N/A
Document #:	20220023127 BK-PG 8209-9	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

ICE SiteX Report

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Prior Transfer

Recording Date:	08/22/2022	Sales Price:	$47,000
Document #:	2022-005723 BK-PG 13943 -107	Type of Sale:	Full Amount on Deed
Contract Date:	08/22/2022		
Document Type:			

Legal Description:
Lot: 2 Block: B Subdivision: VISTA TERRACE
Abbreviated Description: LT 2 BK B VISTA TERRACE

Prior Transfer

Recording Date:	03/14/2012	Sales Price:	N/A
Document #:	20120008977 BK-PG 8209-9	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/09/2005	Loan Amount:	N/A
Document #:	20050050531 BK-PG 8209-009	Loan Type:	FHA
TD Due Date:	12/01/2035	Type Finance:	

Legal Description:
Lot: 2 Block: B Subdivision: VISTA TERRACE
City/Muni/Twp: COLUMBUS

Area Sales Analysis

Total Area Sales	$1,017,500	Median # of Bedrooms	3
Median Lot Size	11,108 SF	Median # of Baths	1
Median Living Area	1,273 SF	Median Year Built	1965
Price Range - 2 Yrs	$43,000 to $146,000	Age Range	56 years to 73 years
Median Value	$76,250	Median Age	61 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**1014 WATSON DR** **COLUMBUS, GA 31907-4148**	03/26/2026	$140,000	$108	1296	/3/1	1965	10,454 SF	
		APN: 095 011 025 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 25 Block: B Subdivision: GREENBRIAR Abbreviated Description: Lot:25 Block:B Abbreviated Description:LT 25 BK B GREENBRIAR								
2	.31Mi.	**5217 DANA DR** **COLUMBUS, GA 31907-4069**	03/24/2026	$43,000	$36	1192	/3/1	1965	14,375 SF	
		APN: 095 002 073 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 11 Block: B Subdivision: HILLSIDE TERRACE Abbreviated Description: Lot:11 Block:B Abbreviated Description:LT 11 BK B HILLSIDE TERRACE								
3	.27Mi.	**931 EASTWOOD DR** **COLUMBUS, GA 31907-5113**	03/16/2026	$80,000	$47	1693	/4/2	1953	10,890 SF	
		APN: 095 045 041 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Block: A Subdivision: EASTWOOD HEIGHTS ADD Abbreviated Description: Block:A Subdivision:EASTWOOD HEIGHTS ADD Abbreviated Description:7 BK A EASTWOOD HGTS ADDN								
4	.18Mi.	**931 BELVEDERE DR** **COLUMBUS, GA 31907-5135**	03/16/2026	$55,000	$30	1816	/3/1	1964	9,148 SF	Yes
		APN: 095 045 010 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 9 Block: C Subdivision: BELVEDERE PARK Abbreviated Description: Lot:9 Block:C Subdivision:BELVEDERE PARK Abbreviated Description:LT 9 BK C BELVEDERE PK								
5	.32Mi.	**5348 BURBANK ST** **COLUMBUS, GA 31907-4021**	01/26/2026	$72,000	$55	1300	/2/1	1970	10,454 SF	Yes
		APN: 095 004 012 Document #: 20260001453 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 9 Block: K Subdivision: WESLEY WOODS Abbreviated Description: Lot:9 Block:K Subdivision:WESLEY WOODS Abbreviated Description:LT 9 BK K WESLEY WDS								
6	.26Mi.	**5529 POLLMAN ST** **COLUMBUS, GA 31907-4174**	01/16/2026	$146,000	$116	1250	/4/2	1965	11,326 SF	
		APN: 095 012 007 Document #: 20260000923 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 7 Block: E Subdivision: GREENBRIAR Abbreviated Description: Lot:7 Block:E Abbreviated Description:LT 7 BK E GREENBRIAR								
7	.31Mi.	**1225 OPEL AVE** **COLUMBUS, GA 31907-4073**	12/26/2025	$55,500	$61	900	/3/1	1964	12,632 SF	
		APN: 095 002 067 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 24 Block: A Subdivision: HILLSIDE TERRACE Abbreviated Description: Lot:24 Block:A Abbreviated Description:LT 24 BK A HILLSIDE TERRACE								
8	.39Mi.	**5137 BURBANK ST** **COLUMBUS, GA 31907-4016**	11/20/2025	$81,000	$67	1198	/3/1	1966	10,019 SF	
		APN: 095 003 006 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 10 Block: G Subdivision: WESLEY WOODS Abbreviated Description: Lot:10 Block:G Abbreviated Description:LT 10 BK G WESLEY WOODS								
9	.32Mi.	**5336 BURBANK ST** **COLUMBUS, GA 31907-4021**	10/23/2025	$132,500	$96	1375	/3/1	1968	10,454 SF	Yes
		APN: 095 004 014 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 7 Block: K Subdivision: WESLEY WOODS Abbreviated Description: Lot:7 Block:K Abbreviated Description:LT 7 BK K WESLEY WOODS								
10	.06Mi.	**4801 POLLMAN ST**	10/23/2025	$95,000	$59	1590	/3/2	1955	18,295 SF	

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COLUMBUS, GA 31907-4111
APN: 095 008 006 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Block: D Subdivision: VISTA TERRACE Abbreviated Description: Block:D Abbreviated Description:6 BK D VISTA TERRACE

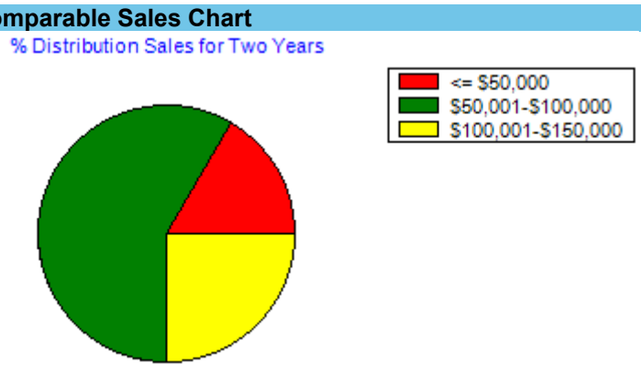
11	.13Mi.	**4802 JOSEPHINE ST**	10/07/2025	$72,500	$83	864	/3/1	1966	11,326 SF	

COLUMBUS, GA 31907-4106
APN: 095 007 019 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 19 Block: F Subdivision: VISTA TERRACE Abbreviated Description: Lot:19 Block:F Abbreviated Description:LT 19 BK F VISTA TERRACE

12	.06Mi.	**4734 AVERY ST**	08/26/2025	$45,000	$55	816	/3/1	1963	15,246 SF	

COLUMBUS, GA 31907-4002
APN: 095 008 019 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 19 Block: D Subdivision: VISTA TERRACE Abbreviated Description: Lot:19 Block:D Abbreviated Description:LT 19 BK D VISTA TERRACE

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.	**4714 POLLMAN ST**	**05/05/2023**	$98,920	$39,568	912	/3/1	1959	13,504 SF	
.02Mi.	**4722 POLLMAN ST**	**05/30/1997**	$63,800	$25,520	912	/3/1	1956	15,246 SF	
.02Mi.	**5245 BUENA VISTA RD**	**09/28/2011**	$104,060	$41,624	1,972	/3/2	1903	27,443 SF	
.03Mi.	**4711 POLLMAN ST**	**10/04/2024**	$153,200	$61,280	912	/3/2	1957	12,632 SF	
.04Mi.	**4730 POLLMAN ST**	**02/26/1999**	$61,750	$24,700	912	/2/1	1955	11,761 SF	
.04Mi.	**4723 POLLMAN ST**	**11/02/2021**	$83,420	$33,368	912	/3/1	1957	13,068 SF	
.04Mi.	**4701 POLLMAN ST**	**04/07/1992**	$109,350	$43,740	1,440	/1/1	1956	12,632 SF	
.05Mi.	**4731 POLLMAN ST**	**01/27/1984**	$53,770	$21,508	912	/3/1	1957	16,553 SF	
.06Mi.	**4724 AVERY ST**	**05/19/2006**	$66,260	$26,504	912	/3/1	1959	11,761 SF	
.06Mi.	**4714 AVERY ST**	**03/06/2024**	$45,340	$18,136	816	/3/1	1959	13,068 SF	
.06Mi.	**1121 STURKIE AVE**	**08/23/2022**	$73,150	$29,260	912	/3/1	1958	13,068 SF	
.06Mi.	**4734 AVERY ST**	**10/25/2000**	$52,720	$21,088	816	/3/1	1963	15,246 SF	
.06Mi.	**4801 POLLMAN ST**	**01/29/2018**	$115,530	$46,212	1,590	/3/2	1955	18,295 SF	
.06Mi.	**5231 BUENA VISTA RD**	**02/18/2021**	$73,180	$29,272	975	/2/1	1955	11,021 SF	
.07Mi.	**1126 STURKIE AVE**	**07/15/2020**	$31,660	$12,664	912	/3/1	1955	12,632 SF	
.07Mi.	**1110 THYER AVE**	**05/25/2000**	$54,000	$21,600	912	/3/1	1955	9,583 SF	

Rent vs. Own

Households Occupied by Renters:	40%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	37.3 years old	Households:	22,564
Median Household Income:	$57,088	Households w/Family:	64%
Household Income Per Capita:	$29,484	Households w/Family Married:	33%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.83Mi.	**Kendrick High School**	D-	Public	9 - 12

Number of Students: 840
Student-Teacher Ratio: 14.95

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Advanced Placement: Yes

1.01Mi. **East Columbus Magnet Academy** Number of Students: 395 Student-Teacher Ratio: 12.58		C-	Public	6 - 8
0.83Mi. **Georgetown Elementary School** Number of Students: 394 Student-Teacher Ratio: 14.33		D-	Public	PK - 5
0.93Mi. **Lonnie Jackson Academy** Number of Students: 395 Student-Teacher Ratio: 14.91		B-	Public	PK - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	111%	HIGHER
BURGLARY	107%	SIMILAR
MOTOR VEHICLE THEFT	111%	HIGHER
FORCIBLE ROBBERY	115%	HIGHER
AGGRAVATED ASSAULT	80%	LOWER
FORCIBLE RAPE	103%	SIMILAR
MURDER	91%	LOWER
OVERALL	82%	LOWER

Disaster Alerts

9/24/2024 - Hurricane Helene 1/22/2026 - Severe Winter Storm

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