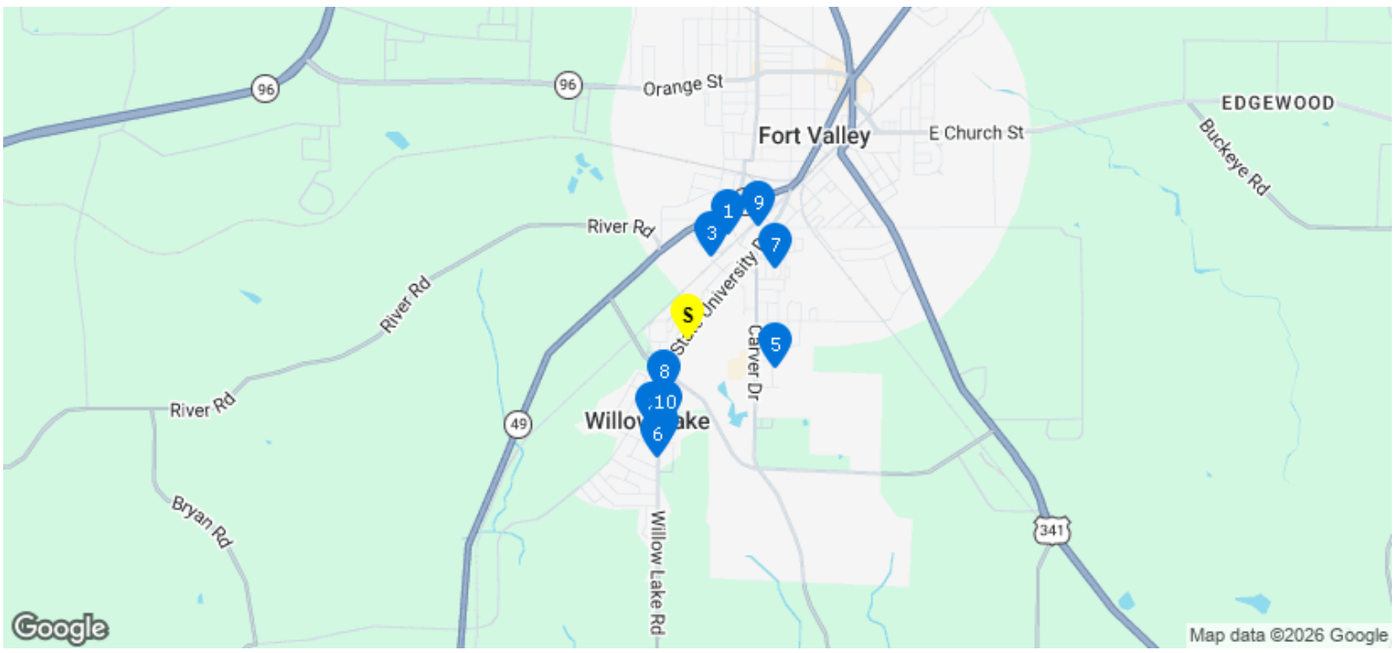
ICE SiteX Report

OrderID: 98757894

SiteX Property Information Report



Subject Property Location

47 KING ST, FORT VALLEY, GA 31030-4703

County:	**PEACH GA**	Census Tract:	0404.00
Property Use:	Single Family Residential	Zoning:	R-3
Parcel Number:	F01D 080	Thomas Bros Pg-Grid:	

Valuation

Value:	**$149,000**	FSD:	20	Common Confidence Score:	39
Value Range:	$119,200 - $178,800	ICE Confidence Score:	80		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1
Assd Land Value:	$2,000	Market Land Value:	$5,000	Tax Year:	2025
Assd Improvement:	$21,560	Market Improvment Value:	$53,900	Total Taxable Value:	$814
Total Assessed Value:	$23,560	Total Assessor Market Value:	$58,900	Delinquent Year:	
				Tax Account ID:	1636
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 9 Subdivision: FORT VALLEY 121 Land Lot: 215

Abbreviated Description:	47 KING ST
City/Muni/Twp:	FORT VALLEY

Property Characteristics

Lot Size:	6,098 SF	Bedrooms:	3	Pool:	
Building Area:	952 SF	Baths:	1	Fireplace:	
Year Built:	1950	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick veneer
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Composition Shingle
		Foundation:	Masonry	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/05/2025	Sales Price:	$161,616
Document #:	BK-PG 722-362	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	05/08/2024	Loan Amount:	N/A
Document #:	722/362 BK-PG -	Loan Type:	Conventional
Contract Date:	04/15/2024		
TD Due Date:	01/01/2054	Type Finance:	

Legal Description:

Subdivision: FORT VALLEY 121

Abbreviated Description: 47 KING ST LANDLOT: 215 LANDDIST: 9; RESIDENTIAL LOT

Prior Transfer

Recording Date:	05/08/2024	Sales Price:	$160,000
Document #:	BK-PG 722-360	Type of Sale:	Non Residential Transfer
Contract Date:	04/15/2024		
Document Type:	Deed		

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Legal Description:
Subdivision: FORT VALLEY 121
Abbreviated Description: 47 KING ST LANDLOT: 215 LANDDIST: 9; RESIDENTIAL LOT

Prior Transfer

Recording Date:	12/15/2023	Sales Price:	$20,000
Document #:	2023001366 BK-PG 713-765	Type of Sale:	Arms-Length Transfer
Contract Date:	11/02/2023		
Document Type:	Deed		

Legal Description:
Subdivision: FORT VALLEY 121
Abbreviated Description: 47 KING ST LANDLOT: 215 LANDDIST: 9; RESIDENTIAL LOT

Prior Transfer

Recording Date:	07/18/2023	Sales Price:	N/A
Document #:	BK-PG 704-491	Type of Sale:	Non Arms-Length Transfer
Contract Date:	06/30/2023		
Document Type:	Deed		

Legal Description:
Subdivision: FORT VALLEY 121
Abbreviated Description: 47 KING ST LANDLOT: 215 LANDDIST: 9; RESIDENTIAL LOT

Mortgage Record

Recording Date:	05/11/2006	Loan Amount:	N/A
Document #:	BK-PG 352-764	Loan Type:	Conventional
Contract Date:	05/08/2006		
TD Due Date:	06/01/2006	Type Finance:	

Legal Description:
Map Ref: 0

Prior Transfer

Recording Date:	05/08/2006	Sales Price:	$15,000
Document #:	2006-000558 BK-PG 352-763	Type of Sale:	Arms-Length Transfer
Contract Date:	05/08/2006		
Document Type:	Deed		

Legal Description:
Abbreviated Description: 47 KING ST|LAND LOT: 215|LAND DIST: 9

Prior Transfer

Recording Date:	04/11/2006	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
District: 9 Subdivision: FORT VALLEY 121 Land Lot: 215
Abbreviated Description: 47 KING ST
City/Muni/Twp: FORT VALLEY

Prior Transfer

Recording Date:	01/31/2006	Sales Price:	N/A
Document #:	2006-000410 BK-PG 350-387	Type of Sale:	Non Arms-Length Transfer
Contract Date:	01/31/2006		
Document Type:	Deed		

Legal Description:
Abbreviated Description: 47 KING ST|LAND LOT: 215|LAND DIST: 9

Area Sales Analysis

Total Area Sales	$1,301,900	Median # of Bedrooms	3
Median Lot Size	11,979 SF	Median # of Baths	1
Median Living Area	1,425 SF	Median Year Built	1962
Price Range - 2 Yrs	$75,000 to $170,000	Age Range	38 years to 94 years
Median Value	$133,250	Median Age	64.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.34Mi.	**1771 GA HIGHWAY 49** **FORT VALLEY, GA 31030-6803**	07/13/2026	$325,000	$117	2789	9/4/3	1966	169,884 SF	
		APN: F01B 014 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Subdivision: FF 70.00 Abbreviated Description: Subdivision:FF 70.00 Abbreviated Description:MARSHALLVILLE RD LL 235 LD 9 LANDLOT: 235 LANDDIST: 9; RESIDENTIAL LOT								
2	.35Mi.	**177 S JONES ST** **FORT VALLEY, GA 31030-4619**	12/03/2025	$170,000	$93	1833	7/4/2	1960	11,326 SF	
		APN: F01F 054 Document #: Document Type: Limited Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: B Subdivision: FORT VALLEY 109 Abbreviated Description: Lot:8 Block:B Subdivision:FORT VALLEY 109 Abbreviated Description:L 8 BLK B BEVERLY HILLS S/D LANDDIST: 9; RESIDENTIAL LOT								
3	.51Mi.	**108 HARTLEY ST** **FORT VALLEY, GA 31030-4478**	06/29/2026	$119,900	$90	1332	6/3/1	1988	10,890 SF	
		APN: F01B 034 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1 Block: C Subdivision: FORT VALLEY 120 Abbreviated Description: Lot:1 Block:C Subdivision:FORT VALLEY 120 Abbreviated Description:LOT 1 BLK C HARTLEY STREET S/D LANDLOT: 214 LANDDIST: 9; RESIDENTIAL LOT								
4	.54Mi.	**603 CARVER DR** **FORT VALLEY, GA 31030-4433**	08/24/2026	$43,000	$33	1288	5/3/1	1939	7,841 SF	
		APN: F04C 113 Document #: Document Type: Warranty Deed Price Code: A								

ICE SiteX Report

OrderID: 98757894

Land Use: Single Family Residential
Legal: Lot: 3 Block: E Subdivision: FORT VALLEY 118 Abbreviated Description: Lot:3 Block:E Subdivision:FORT VALLEY 118 Abbreviated Description:LOT 3 BLK E \ ALVA TABOR S/D; RESIDENTIAL LOT

5	.55Mi.	**905 CARVER DR** **FORT VALLEY, GA 31030-4475**	08/06/2026	$168,000	$111	1517	7/4/1	1951	12,632 SF

APN: F04C 046 Document #:
Document Type: Limited Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Subdivision: FORT VALLEY 119 Abbreviated Description: Subdivision:FORT VALLEY 119 Abbreviated Description:905 CARVER DRIVE LANDDIST: 9; RESIDENTIAL LOT

6	.57Mi.	**105 PEARSON MILL ST** **FORT VALLEY, GA 31030-4482**	10/23/2025	$24,000	$10	2437	4/2/1	1929	11,326 SF

APN: F04A 184 Document #:
Document Type: Limited Warranty Deed Price Code: A
Land Use: Duplex (2 units, any combination)
Legal: Subdivision: FORT VALLEY 118 Abbreviated Description: Subdivision:FORT VALLEY 118 Abbreviated Description:105 PEARSON MILL STREET LANDDIST: 9; RESIDENTIAL LOT

7	.59Mi.	**407 LAMAR ST** **FORT VALLEY, GA 31030-2510**	08/17/2026	$32,000	$27	1193	5/3/1	1953	7,405 SF

APN: F04C 098 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 6 Block: G Subdivision: FORT VALLEY 119 Abbreviated Description: Lot:6 Block:G Subdivision:FORT VALLEY 119 Abbreviated Description:LOT 6 BLK G A TABOR S/D; RESIDENTIAL LOT

8	.61Mi.	**718 GREEN ST** **FORT VALLEY, GA 31030-4332**	04/10/2026	$1,850,000	$133	13956	//	2010	98,446 SF

APN: F04A 009 A Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Apartments (generic)
Legal: Lot: 2 Subdivision: FV COMMERCIAL 227 Abbreviated Description: Lot:2 Subdivision:FV COMMERCIAL 227 Abbreviated Description:TRACT 2 \ 2.257 AC; COMMERCIAL LOT

9	.65Mi.	**205 GEORGIA AVE** **FORT VALLEY, GA 31030-2542**	02/25/2026	$48,000	$80	598	4/2/1	1957	3,920 SF

APN: F04C 124 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: B Subdivision: FORT VALLEY 118 Abbreviated Description: Lot:6 Block:B Subdivision:FORT VALLEY 118 Abbreviated Description:L 6 BLK B A TABOR SD; RESIDENTIAL LOT

10	.66Mi.	**92 MATHEWS ST** **FORT VALLEY, GA 31030-4576**	05/22/2026	$146,500	$127	1150	5/3/1	1970	15,246 SF

APN: 012D 100 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: E Subdivision: FORT VALLEY 110 Abbreviated Description: Lot:4 Block:E Subdivision:FORT VALLEY 110 Abbreviated Description:L 4 BLK E ALLEN S/D; RESIDENTIAL LOT

11	.66Mi.	**611 S CAMELLIA BLVD** **FORT VALLEY, GA 31030-4337**	11/21/2025	$75,000	$62	1203	4/2/1	1940	56,192 SF

APN: F05E 098 Document #:
Document Type: Limited Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Subdivision: FV COMMERCIAL 226 Abbreviated Description: Subdivision:FV COMMERCIAL 226 Abbreviated Description:S SIDE HWY 49; RESIDENTIAL LOT

12	.67Mi.	**207 CARVER DR** **FORT VALLEY, GA 31030-4469**	10/30/2025	$96,500	$62	1548	5/3/1	1932	9,148 SF

APN: F04A 120 A Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal:

13	.69Mi.	**218 HUNT ST** **FORT VALLEY, GA 31030-2518**	09/28/2026	$100,000	$57	1767	7/4/2	1970	14,810 SF

APN: F04C 156 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 5-6 Block: H Subdivision: FORT VALLEY 119 Abbreviated Description: Lot:5-6 Block:H Subdivision:FORT VALLEY 119 Abbreviated Description:LOT 5-6 BLK H A TABOR SD; RESIDENTIAL LOT

14	.72Mi.	**300 DELORIS DR** **FORT VALLEY, GA 31030-4569**	10/01/2025	$165,000	$137	1205	5/3/1	1971	16,988 SF

APN: 012D 073 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 12 Block: A Subdivision: FORT VALLEY 110 Abbreviated Description: Lot:12 Block:A Subdivision:FORT VALLEY 110 Abbreviated Description:LOT 12 BLK A WILLOW LAKE S/D; RESIDENTIAL LOT

15	.83Mi.	**503 COURTLAND AVE** **FORT VALLEY, GA 31030-3874**	01/06/2026	$68,000	$42	1600	6/3/2	1945	13,504 SF

APN: F05E 080 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Subdivision: FORT VALLEY 114 Abbreviated Description: Subdivision:FORT VALLEY 114 Abbreviated Description:503 COURTLAND AVE; RESIDENTIAL LOT

16	.83Mi.	**STATE UNIVERSITY DR** **FORT VALLEY, GA 31030-**	09/30/2025	$99,675			//		1,736,737 SF

APN: 012D 152 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Agricultural / Rural (General)
Legal: Subdivision: N504 Abbreviated Description: Subdivision:N504 Abbreviated Description:39.868 AC LL216 LD9 LANDLOT: 216 LANDDIST: 9; AGRICULTURAL LARGE TRACT

17	.86Mi.	**712 COURTLAND AVE** **FORT VALLEY, GA 31030-3853**	12/02/2025	$50,000	$62	800	4/2/1	1955	12,632 SF

APN: F05E 021 Document #:
Document Type: Limited Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 4 Block: B Subdivision: FORT VALLEY 114 Abbreviated Description: Lot:4 Block:B Subdivision:FORT VALLEY 114 Abbreviated Description:LOT 4 BLK B SUNSET PARK S/D; RESIDENTIAL LOT

18	.9Mi.	**500 GREEN ST** **FORT VALLEY, GA 31030-3875**	03/10/2026	$459,000	$360	1276	6/3/1	1922	17,424 SF

APN: F05E 053 Document #:
Document Type: Warranty Deed Price Code:

ICE SiteX Report

OrderID: 98757894

Land Use: Single Family Residential
Legal: Lot: 8-11 Block: 4 Subdivision: FORT VALLEY 114 Abbreviated Description: Lot:8-11 Block:4 Subdivision:FORT VALLEY 114 Abbreviated Description:LOT 8-11 BLK 4 SUNSET PARK S/D; RESIDENTIAL LOT

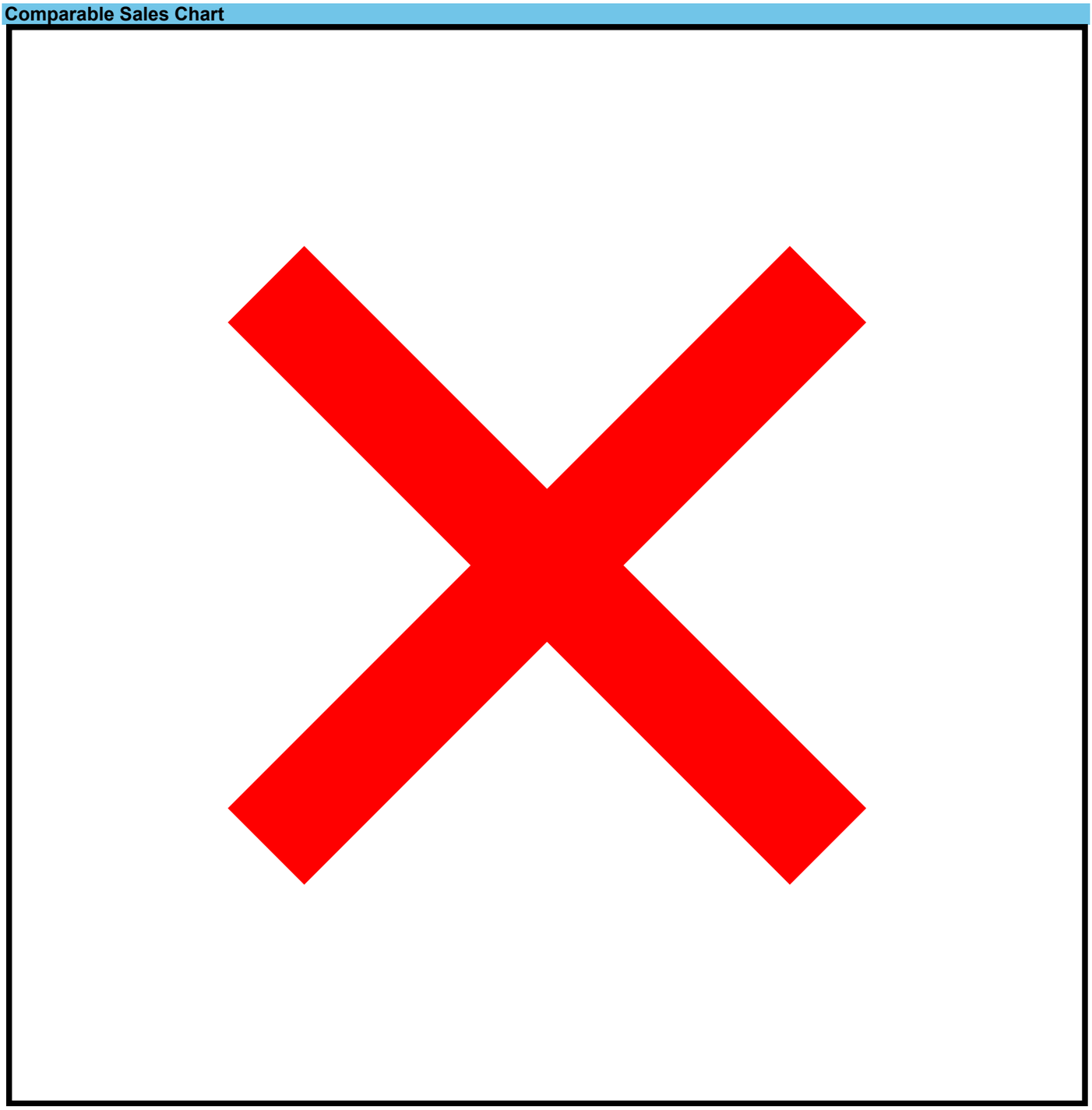
19	.92Mi.	**408 BOULEVARD ST** **FORT VALLEY, GA 31030-3887**	05/15/2026	$110,000	$69	1590	4/2/2	1922	9,583 SF

APN: F05E 040 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Duplex (2 units, any combination)
Legal: Subdivision: FORT VALLEY 114 Abbreviated Description: Subdivision:FORT VALLEY 114 Abbreviated Description:408 BLVD STREET; RESIDENTIAL LOT

20	.93Mi.	**302 OAKLAWN ST** **FORT VALLEY, GA 31030-3859**	10/06/2026	$1,000,000	$1,042	960	5/3/1	1957	12,632 SF

APN: F05E 009 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 2 Block: 9 Subdivision: FORT VALLEY 114 Abbreviated Description: Lot:2 Block:9 Subdivision:FORT VALLEY 114 Abbreviated Description:LOT 2 BLK 9 SUNSET PARK; RESIDENTIAL LOT

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.

ICE SiteX Report

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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.	**47 KING ST**	**05/08/2006**	$58,900	$23,560	952	6/3/1	1950	6,098 SF	
.01Mi.	**43 KING ST**	**07/07/2019**	$64,120	$25,648	1,719	6/3/2	1965	6,098 SF	
.02Mi.	**29 KING ST**	**04/01/2019**	$52,000	$20,800	1,220	6/3/2	1968	5,663 SF	
.02Mi.	**46 KING ST**	**04/04/2023**	$51,700	$20,680	972	5/3/1	1960	6,098 SF	
.03Mi.	**32 KING ST**	**04/24/2014**	$95,320	$38,128	1,971	7/4/1	1960	12,197 SF	
.03Mi.	**68 KING ST**	**08/03/2021**	$18,500	$7,400	943	5/3/1	1955	6,098 SF	
.04Mi.	**58 KING ST**		$97,940	$39,176	1,889	8/4/2	1950	12,197 SF	
.04Mi.	**145 FRIENDSHIP CIR**	**01/08/2013**	$59,200	$23,680	1,428	5/3/2	1960	10,454 SF	
.04Mi.	**12 KING ST**	**08/28/2015**	$49,400	$19,760	1,120	4/3/2	1950	5,663 SF	
.04Mi.	**80 KING ST**	**08/02/2016**	$55,300	$22,120	1,177	5/3/1	1960	6,098 SF	
.05Mi.	**199 FRIENDSHIP CIR**	**07/29/2016**	$42,100	$16,840	950	4/2/1	1950	5,663 SF	
.05Mi.	**146 WHITE ST**	**07/07/2020**	$50,000	$20,000	800	6/3/1	1950	6,098 SF	
.05Mi.	**110 N JONES ST**		$106,900	$42,760	2,205	7/4/2	1940	14,810 SF	
.05Mi.	**94 KING ST**	**04/04/2023**	$7,400	$2,960	520	4/2/1	1950	6,098 SF	
.06Mi.	**126 WHITE ST**	**07/07/2020**	$55,600	$22,240	1,218	5/3/1	1969	6,098 SF	
.06Mi.	**211 FRIENDSHIP CIR**	**03/01/2021**	$122,400	$48,960	1,189	6/3/1	1940	10,890 SF	

Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	35.8 years old	Households:	7,701
Median Household Income:	$57,885	Households w/Family:	65%
Household Income Per Capita:	$33,856	Households w/Family Married:	41%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Peach County School District	Students:	3,980
Number of Schools:	7	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.54Mi.	**Hunt Elementary School** Number of Students: 654 Student-Teacher Ratio: 14.6	D-	Public	PK - 5
2.31Mi.	**Fort Valley Middle School** Number of Students: 434 Student-Teacher Ratio: 13.07	D+	Public	6 - 8
5.20Mi.	**Peach County High School** Number of Students: 1,162 Student-Teacher Ratio: 16.12 Advanced Placement: Yes	D	Public	9 - 12

Flood Report

The Subject Property of **47 KING ST, FORT VALLEY, GA 31030-4703** 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	95%	SIMILAR
BURGLARY	109%	SIMILAR
MOTOR VEHICLE THEFT	106%	SIMILAR
FORCIBLE ROBBERY	99%	SIMILAR
AGGRAVATED ASSAULT	112%	HIGHER
FORCIBLE RAPE	129%	HIGHER
MURDER	104%	SIMILAR
OVERALL	111%	HIGHER

Disaster Alerts

1/22/2026 - Severe Winter Storm

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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ICE SiteX Report

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