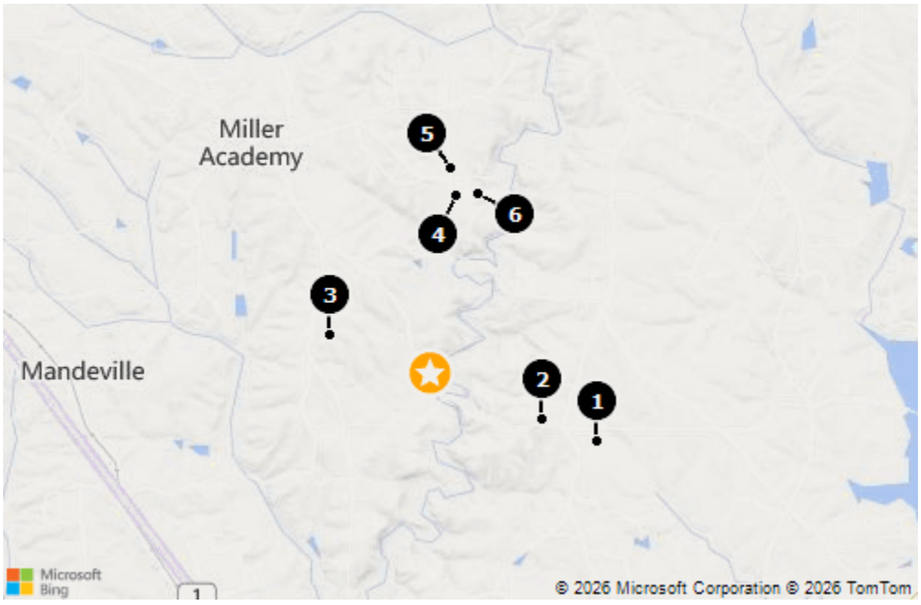
ICE SiteX Report

OrderID: 97875646

SiteX Property Information Report



Subject Property Location

504 J C DANIEL RD, CARROLLTON, GA 30117-4716

County:	**CARROLL GA**	Census Tract:	130459103.011086
Property Use:	Single Family Residential	Zoning:	A
Parcel Number:	087- -0120	Thomas Bros Pg-Grid:	

Valuation

Value:	**$188,000**	FSD:	6	Common Confidence Score:	88
Value Range:	$176,720 - $199,280	ICE Confidence Score:	94		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	2
Assd Land Value:	$7,767	Market Land Value:	$19,417	Tax Year:	2025
Assd Improvement:	$84,712	Market Improvment Value:	$211,779	Total Taxable Value:	$1,921
Total Assessed Value:	$92,479	Total Assessor Market Value:	$231,196	Delinquent Year:	
				Tax Account ID:	6845
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 7 Land Lot: 345
Abbreviated Description: HSE/1.07AC J C DANIEL RD

Property Characteristics

Lot Size:	1.070 AC	Bedrooms:	3	Pool:	
Building Area:	1494 SF	Baths:	2	Fireplace:	1
Year Built:	1986	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	2
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Masonry	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/13/2025	Sales Price:	$227,920
Document #:	BK-PG 6097-891	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/22/2022	Sales Price:	$143,256
Document #:	BK-PG 5812-582	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/11/2022	Sales Price:	$220,000
Document #:	2022-004899 BK-PG 6097 -889	Type of Sale:	Full Amount on Deed
Contract Date:	08/11/2022		
Document Type:			
Legal Description:			

Abbreviated Description: HSE/1.07AC J C DANIEL RD LANDLOT: 345 LANDDIST: 7; RESIDENTIAL SMALL TRACT

Prior Transfer

Recording Date:	08/11/2022	Sales Price:	$220,000
Document #:	BK-PG 6097 -889	Type of Sale:	Per Assessor Transaction History
Document Type:			

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Legal Description:
District: 7 Land Lot: 345
Abbreviated Description: HSE/1.07AC J C DANIEL RD

Mortgage Record

Recording Date:	06/03/2020	Loan Amount:	N/A
Document #:	BK-PG 0000005812-0000000582	Loan Type:	FHA
TD Due Date:	01/01/2050	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	06/02/2020	Sales Price:	N/A
Document #:	2020-002259 BK-PG 5812 -596	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	06/02/2020		
Document Type:			

Legal Description:
Abbreviated Description: HSE/1.07AC J C DANIEL RD LANDLOT: 345 LANDDIST: 7; RESIDENTIAL SMALL TRACT

Prior Transfer

Recording Date:	06/02/2020	Sales Price:	N/A
Document #:	2020-002258 BK-PG 5812 -581	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	06/02/2020		
Document Type:			

Legal Description:
Abbreviated Description: HSE/1.07AC J C DANIEL RD LANDLOT: 345 LANDDIST: 7; RESIDENTIAL SMALL TRACT

Prior Transfer

Recording Date:	11/03/2017	Sales Price:	$67,983
Document #:	BK-PG 4173-337	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/03/2007	Loan Amount:	N/A
Document #:	BK-PG 4173-337	Loan Type:	New Conventional
TD Due Date:	12/01/2008	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	08/16/2007	Sales Price:	$45,000
Document #:	BK-PG 4136 -131	Type of Sale:	Full Amount on Deed
Contract Date:	08/16/2007		
Document Type:			

Legal Description:
Abbreviated Description: HSE/1.07AC J C DANIEL RD |LAND

Prior Transfer

Recording Date:	04/03/2007	Sales Price:	$36,975
Document #:	BK-PG 3980 -110	Type of Sale:	Full Amount on Deed
Contract Date:	04/03/2007		
Document Type:			

Legal Description:
Abbreviated Description: HSE/1.07AC J C DANIEL RD |LAND

Area Sales Analysis

Total Area Sales	$3,722,000	Median # of Bedrooms	4
Median Lot Size	174,241 SF	Median # of Baths	3
Median Living Area	2,627 SF	Median Year Built	2017
Price Range - 2 Yrs	$252,000 to $875,000	Age Range	6 years to 98 years
Median Value	$745,000	Median Age	9 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.97Mi.	**2519 HOG LIVER RD** **CARROLLTON, GA 30117-6813**	03/16/2026	$740,000	$173	4276	8/5/4	2020	174,241 SF	
		APN: 088- -0189 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:HSE/ACC/TR3/4AC/HOG LIVER RD LANDLOT: 255 LANDDIST: 10; RESIDENTIAL SMALL TRACT								
2	.66Mi.	**2384 HOG LIVER RD** **CARROLLTON, GA 30117-9368**	01/30/2026	$252,000	$201	1248	5/3/2	1977	43,124 SF	
		APN: 087- -0065 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 5 Subdivision: MIDLAND WOODS -MAP 87 Abbreviated Description: Lot:5 Subdivision:MIDLAND WOODS -MAP 87 Abbreviated Description:HSE/ACC/PT LOT 5 MIDLAND WOODS UNIT 2 LANDLOT: 346 LANDDIST: 7; RESIDENTIAL LOT								
3	.65Mi.	**1123 MILLER ACADEMY RD** **CARROLLTON, GA 30117-9356**	12/12/2025	$275,000	$229	1200	4/2/1	1928	174,241 SF	
		APN: 071- -0076 01 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:HSE/MHPP/ACC/TR 2 (4 AC) MILLER ACADEMY RD LANDLOT: 344 LANDDIST: 7; RESIDENTIAL SMALL TRACT								
4	.97Mi.	**165 GARNETT POINT DR** **CARROLLTON, GA 30117-5452**	11/14/2025	$830,000	$306	2704	7/4/3	2017	174,241 SF	Yes
		APN: 086- -0095 Document #: Document Type: Price Code: V								

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Land Use: Single Family Residential
Legal: Lot: 18 Subdivision: BUCK CREEK MANOR -MAP 86 Abbreviated Description: Lot:18 Subdivision:BUCK CREEK MANOR -MAP 86 Abbreviated Description:HSE/POOL/LOT 18 BUCK CREEK MANOR S/D LANDLOT: 313 LANDDIST: 7; RESIDENTIAL LOT

5	1.12Mi.	**160 GARNETT POINT DR** **CARROLLTON, GA 30117-5450**	09/25/2025	$875,000	$238	3671	6/4/3	2017	174,241 SF	Pool/ Spa

APN: 086- -0107 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 30 Subdivision: BUCK CREEK MANOR -MAP 86 Abbreviated Description: Lot:30 Subdivision:BUCK CREEK MANOR -MAP 86 Abbreviated Description:HSE/ACC/LOT 30 BUCK CREEK MANOR S/D LANDLOT: 313 LANDDIST: 7; RESIDENTIAL LOT

6	1Mi.	**177 GARNETT POINT DR** **CARROLLTON, GA 30117-5452**	08/20/2025	$750,000	$294	2550	6/4/3	2019	175,112 SF	

APN: 086- -0098 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 21 Subdivision: BUCK CREEK MANOR -MAP 86 Abbreviated Description: Lot:21 Subdivision:BUCK CREEK MANOR -MAP 86 Abbreviated Description:HSE/LOT 21 BUCK CREEK MANOR S/D(4.02AC) LANDLOT: 314 LANDDIST: 7; 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.

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.	**504 J C DANIEL RD**	**08/11/2022**	$231,196	$92,479	1,494	6/3/2	1986	1 SF	
.03Mi.	**496 J C DANIEL RD**	**10/28/2003**	$236,848	$94,739	1,248	5/3/2	2005	4 SF	
.13Mi.	**439 J C DANIEL RD**	**10/08/2018**	$112,866	$45,146	960	4/3/1	1969	2 SF	
.18Mi.	**1850 HOG LIVER RD**	**05/04/2004**	$546,746	$218,699	1,280	3/2/1	1986	30 SF	
.23Mi.	**1985 HOG LIVER RD**	**12/01/2021**	$219,329	$87,732	1,504	4/2/1	1886	8 SF	
.27Mi.	**1971 HOG LIVER RD**	**04/20/2017**	$116,111	$46,445	992	5/3/1	1965	24,394 SF	
.29Mi.	**1890 HOG LIVER RD**	**07/14/2006**	$136,667	$54,666	880	4/2/1	1970	1 SF	
.33Mi.	**2153 HOG LIVER RD**	**12/26/2019**	$367,702	$147,081	2,118	7/4/2	1987	8 SF	Yes
.36Mi.	**2218 HOG LIVER RD**	**08/29/2017**	$340,335	$136,134	1,624	6/3/1	1982	5 SF	
.4Mi.	**1803 HOG LIVER RD**	**07/29/2024**	$328,876	$131,551	1,120	4/3/2	1991	28 SF	
.43Mi.	**2175 HOG LIVER RD**	**05/01/1988**	$541,113	$216,445	2,976	7/3/3	1994	19 SF	
.43Mi.	**170 KELLEY DR**	**08/11/2023**	$445,150	$178,060	1,560	3/1/1	2022	10 SF	
.43Mi.	**2238 HOG LIVER RD**	**11/26/1997**	$357,477	$142,991	1,491	5/3/2	1988	9 SF	
.44Mi.	**184 KELLEY DR**	**12/07/2016**	$423,910	$169,564	2,465	6/3/2	2003	4 SF	
.48Mi.	**1810 HOG LIVER RD**	**05/30/2024**	$466,795	$186,718	2,222	6/4/2	2024	4 SF	
.49Mi.	**893 MILLER ACADEMY RD**	**09/11/2023**	$726,309	$290,524	2,996	7/3/1	1904	31 SF	

Rent vs. Own

Households Occupied by Renters:	44%	Households Occupied by Owners:	47%

Demographics & Income

Median Age:	35.0 years old	Households:	14,397
Median Household Income:	$64,485	Households w/Family:	65%
Household Income Per Capita:	$30,935	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Carroll County School District	Students:	16,400
Number of Schools:	24	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.80Mi.	**Mount Zion Middle School**	C+	Public	6 - 8

Number of Students: 404

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Student-Teacher Ratio: 15.3

4.44Mi. **Mount Zion Elementary School** Number of Students: 640 Student-Teacher Ratio: 14.61		B	Public	PK - 5
4.71Mi. **Mount Zion High School** Number of Students: 496 Student-Teacher Ratio: 17.28 Advanced Placement: Yes		B+	Public	9 - 12

Flood Report

The Subject Property of **504 J C DANIEL RD, CARROLLTON, GA 30117-4716** 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	123%	HIGHER
BURGLARY	114%	HIGHER
MOTOR VEHICLE THEFT	121%	HIGHER
FORCIBLE ROBBERY	121%	HIGHER
AGGRAVATED ASSAULT	116%	HIGHER
FORCIBLE RAPE	115%	HIGHER
MURDER	122%	HIGHER
OVERALL	119%	HIGHER

Disaster Alerts

9/24/2024 - Hurricane Helene 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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