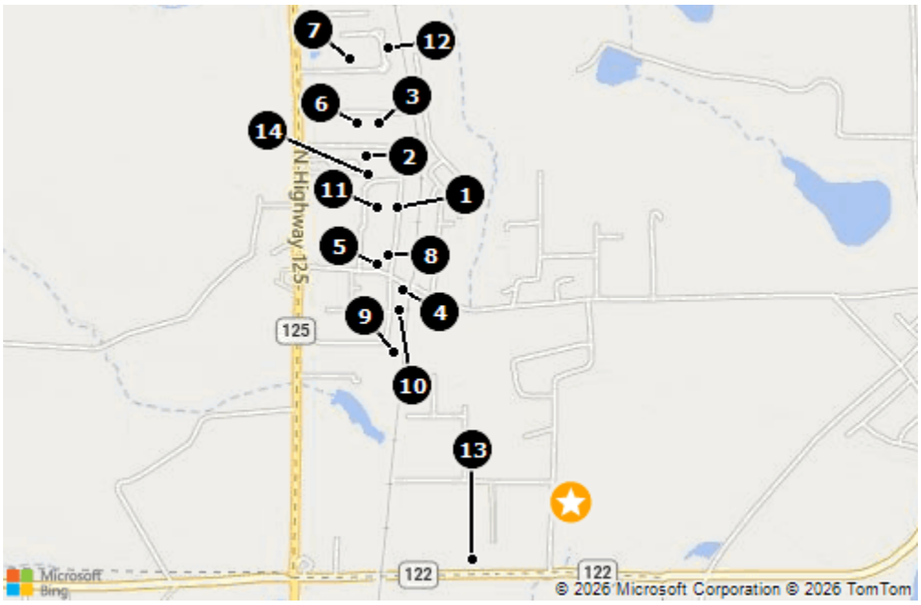
ICE SiteX Report

OrderID: 97573688

SiteX Property Information Report



Subject Property Location

50 BARBER RD, RAY CITY, GA 31645-3811

County:	**LANIER GA**	Census Tract:	131739502.022018
Property Use:	Single Family Residential	Zoning:	008
Parcel Number:	001B3004	Thomas Bros Pg-Grid:	

Valuation

Value:	**$164,000**	FSD:	32	Common Confidence Score:	21
Value Range:	$111,520 - $216,480	ICE Confidence Score:	68		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1
Assd Land Value:	$13,560	Market Land Value:	$33,900	Tax Year:	2025
Assd Improvement:	$64,400	Market Improvment Value:	$161,000	Total Taxable Value:	$2,112
Total Assessed Value:	$77,960	Total Assessor Market Value:	$194,900	Delinquent Year:	
				Tax Account ID:	1860
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 10 Tract No: LL Land Lot: 515
Abbreviated Description: MELVALENE TRACT LL 515 LD 10

Property Characteristics

Lot Size:	4.580 AC	Bedrooms:	3	Pool:	
Building Area:	1472 SF	Baths:	2	Fireplace:	
Year Built:	1996	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	2
Number of Units:		Garage Type:	Pole	Heating:	Central
Number of Stories:		Number of Cars:		A/C:	Central
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:	Piers	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/29/2025	Sales Price:	$149,190
Document #:	BK-PG 382-154	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/12/2024	Sales Price:	$22,800
Document #:	BK-PG 376-13	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/28/2024	Loan Amount:	N/A
Document #:	BK-PG 0000000382-0000000154	Loan Type:	FHA
TD Due Date:	01/01/2049	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	07/21/2023	Loan Amount:	N/A
Document #:	BK-PG 0000000376-0000000013	Loan Type:	Unknown
TD Due Date:	01/01/2038	Type Finance:	
Legal Description:			

ICE SiteX Report

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Prior Transfer

Recording Date:	02/21/2023	Sales Price:	$96,750
Document #:	BK-PG 357-367	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/31/2023	Loan Amount:	N/A
Document #:	BK-PG 0000000370-0000000133	Loan Type:	New Conventional
TD Due Date:	01/01/2038	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	03/17/2022	Sales Price:	$79,797
Document #:	BK-PG 308-319	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/11/2022	Loan Amount:	N/A
Document #:	BK-PG 0000000357-0000000367	Loan Type:	New Conventional
TD Due Date:	01/01/2037	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	06/25/2018	Sales Price:	$75,000
Document #:	BK-PG 308 -318	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

District: 10 Tract No: LL Land Lot: 515
Abbreviated Description: MELVALENE TRACT LL 515 LD 10

Mortgage Record

Recording Date:	06/25/2018	Loan Amount:	N/A
Document #:	BK-PG 308-319	Loan Type:	New Conventional
TD Due Date:	07/01/2048	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	06/20/2018	Sales Price:	$75,000
Document #:	2018-000239 BK-PG 308 -318	Type of Sale:	Full Amount on Deed
Contract Date:	06/20/2018		
Document Type:			

Legal Description:

Abbreviated Description: MELVALENE TRACT LL 515 LD 10 LANDLOT: 515 LANDDIST: 10

Prior Transfer

Recording Date:	07/06/2006	Sales Price:	$97,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/06/2006	Sales Price:	$97,500
Document #:	2006-000335 BK-PG 165 -353	Type of Sale:	Full Amount on Deed
Contract Date:	07/06/2006		
Document Type:			

Legal Description:

Abbreviated Description: MELVALENE TRACT LL 515 LD 10

Area Sales Analysis

Total Area Sales	$3,790,100	Median # of Bedrooms	3
Median Lot Size	23,087 SF	Median # of Baths	2
Median Living Area	1,694 SF	Median Year Built	2009
Price Range - 2 Yrs	$220,000 to $373,000	Age Range	4 years to 28 years
Median Value	$262,950	Median Age	17 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.96Mi.	**37 N MOODY DR** **RAY CITY, GA 31645-3742**	04/24/2026	$300,000	$128	2328	6/4/2	2010	21,780 SF	
		APN: 001B1048042 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 42 Subdivision: NORTH MOODY Abbreviated Description: Lot:42 Abbreviated Description:LOT 42 NORTH MOODY SUBDIVISION LANDLOT: 498 LANDDIST: 10								
2	1.12Mi.	**87 N MOODY DR** **RAY CITY, GA 31645-3742**	04/03/2026	$270,000	$166	1626	6/4/2	2020	23,087 SF	
		APN: 001B1003030B Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 30B Subdivision: NORTH MOODY Abbreviated Description: Lot:30B Abbreviated Description:LOT 30B NORTH MOODY SUBDIVISION LANDLOT: 498 LANDDIST: 10								
3	1.18Mi.	**44 LANCER LN** **RAY CITY, GA 31645-2137**	03/11/2026	$302,000	$175	1724	6/4/2	2022	23,087 SF	
		APN: 001B0001B007 Document #: Document Type: Price Code: V								

ICE SiteX Report

OrderID: 97573688

Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: THE LANDING Abbreviated Description: Lot:7 Subdivision:THE LANDING Abbreviated Description:LOT 7 NORTH MOODY LANDING LANDLOT: 498 LANDDIST: 10

4	.75Mi.	**299 SMITH DAIRY RD** **RAY CITY, GA 31645-3774**	01/08/2026	$252,000	$138	1824	5/3/2	2005	21,780 SF	

APN: 001B1017001 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: RAINTREE Abbreviated Description: Subdivision:RAINTREE Abbreviated Description:DB 140 PP 250 PLAT A-122 LANDLOT: 515 LANDDIST: 10

5	.85Mi.	**316 SMITH DAIRY RD** **RAY CITY, GA 31645-3775**	10/23/2025	$255,900	$150	1702	//2	2006	24,394 SF	

APN: 001B1047002 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 27 Subdivision: RAINTREE Abbreviated Description: Lot:27 Subdivision:RAINTREE Abbreviated Description:DB 139 PP 121 PLAT A -126 LANDLOT: 498 LANDDIST: 10

6	1.21Mi.	**32 LANCER LN** **RAY CITY, GA 31645-2137**	10/10/2025	$299,900	$177	1685	6/4/2	2022	23,087 SF	

APN: 001B0001B004 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: THE LANDING Abbreviated Description: Lot:4 Subdivision:THE LANDING Abbreviated Description:LOT 4 NORTH MOODY LANDING LANDLOT: 498 LANDDIST: 10

7	1.37Mi.	**27 ELEANOR PL** **RAY CITY, GA 31645-3722**	09/29/2025	$234,000	$162	1442	6/3/2	2008	24,829 SF	

APN: 001B0002009 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: OAK HILL Abbreviated Description: Lot:9 Abbreviated Description:LOT 9 OAK HILL LANDLOT: 498 LANDDIST: 10

8	.86Mi.	**11 N MOODY DR** **RAY CITY, GA 31645-3742**	09/16/2025	$220,000	$172	1272	5/3/2	2012	22,651 SF	

APN: 001B1048049 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 49 Subdivision: NORTH MOODY Abbreviated Description: Lot:49 Abbreviated Description:LOT 49 NORTH MOODY SUBDIVISION LANDLOT: 498 LANDDIST: 10

9	.65Mi.	**33 ARD RD** **RAY CITY, GA 31645-3700**	09/11/2025	$254,000	$147	1726	5/3/2	2005	25,265 SF	

APN: 001B1027 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: RAINTREE Abbreviated Description: Abbreviated Description:LANIER RAINTREE, 622 ARD ROAD LANDLOT: 515 LANDDIST: 10

10	.71Mi.	**17 ARD RD** **RAY CITY, GA 31645-3700**	08/25/2025	$230,000	$158	1450	5/3/2	2005	21,780 SF	

APN: 001B1031 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Subdivision: RAINTREE Abbreviated Description: Subdivision:RAINTREE Abbreviated Description:LL 515 LD 10 LANDLOT: 515 LANDDIST: 10

11	.98Mi.	**31 W STANLEY RD** **RAY CITY, GA 31645-8700**	06/26/2025	$275,000	$166	1652	6/4/2	2015	21,780 SF	

APN: 001B1048053 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 53 Subdivision: NORTH MOODY Abbreviated Description: Lot:53 Abbreviated Description:LOT 53 NORTH MOODY SUBDIVISION LANDLOT: 498 LANDDIST: 10

12	1.36Mi.	**62 ELEANOR PL** **RAY CITY, GA 31645-3723**	06/17/2025	$227,500	$178	1272	6/3/2	2007	21,780 SF	

APN: 001B0002029 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: OAK HILL Abbreviated Description: Lot:29 Abbreviated Description:LOT 29 OAK HILL LANDLOT: 498 LANDDIST: 10

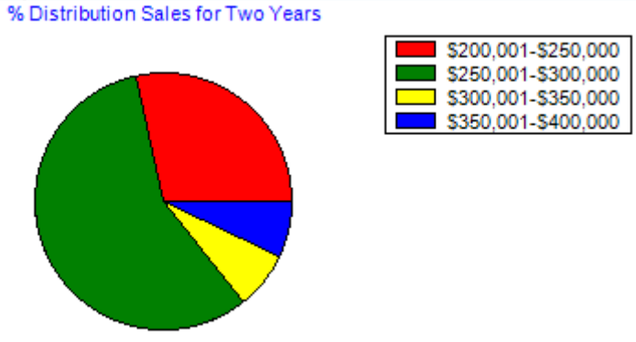
13	.32Mi.	**1514 HIGHWAY 122 W** **RAY CITY, GA 31645-2404**	06/03/2025	$373,000	$159	2336	6/3/2	1998	129,374 SF	Yes

APN: 001B3063 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:LL 515 LD 10 LANDLOT: 515 LANDDIST: 10

14	1.07Mi.	**16 W STANLEY RD** **RAY CITY, GA 31645-8701**	05/14/2025	$296,800	$149	1988	7/5/2	2015	30,492 SF	

APN: 001B1003038 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 38 Subdivision: NORTH MOODY Abbreviated Description: Lot:38 Abbreviated Description:LOT 38 NORTH MOODY SUBDIVISION LANDLOT: 498 LANDDIST: 10

Comparable Sales Chart



ICE SiteX Report

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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.	**50 BARBER RD**	**06/25/2018**	$194,900	$77,960	1,472	6/3/2	1996	5 SF	
.09Mi.	**52 BARBER RD**	**12/24/2014**	$265,700	$106,280	2,006	/3/2	2003	10 SF	
.1Mi.	**47 BARBER RD**	**04/25/1996**	$132,700	$53,080	1,456	//1	2006	3 SF	
.13Mi.	**15 REBECCA LN**	**03/03/2015**	$276,300	$110,520	1,834	5/3/2	2015	6 SF	
.18Mi.	**9 REBECCA LN**	**02/20/2020**	$85,000	$34,000	792	4/2/1	1998	3 SF	
.19Mi.	**1434 W HIGHWAY 122**	**08/09/2012**	$272,800	$109,120	1,788	5/3/2	2012	3 SF	
.23Mi.	**35 KNOWLES RD**	**12/09/2016**	$180,300	$72,120	1,564	6/3/2	2007	1 SF	
.31Mi.	**51 KNOWLES RD**	**01/31/2020**	$188,500	$75,400	1,800	//2	1990	1 SF	
.32Mi.	**1514 HIGHWAY 122 W**	**08/24/2021**	$453,100	$181,240	2,336	6/3/2	1998	3 SF	Yes
.33Mi.	**50 KNOWLES RD**	**02/19/2016**	$203,400	$81,360	2,129	//2	1991	1 SF	
.33Mi.	**784 BOYETTE RD**	**10/06/2020**	$401,000	$160,400	2,886	7/3/2	2012	8 SF	
.33Mi.	**110 BARBER RD**	**05/02/2018**	$165,000	$66,000	1,152	5/3/2	2015	4 SF	
.34Mi.	**55 KNOWLES RD**	**09/01/2020**	$205,200	$82,080	2,096	//2	1992	1 SF	
.35Mi.	**56 KNOWLES RD**	**12/04/2012**	$154,600	$61,840	1,456	6/3/2	1995	19,166 SF	
.37Mi.	**1522 HIGHWAY 122 W**	**01/01/1978**	$181,800	$72,720	1,510	//2	1979	1 SF	
.37Mi.	**63 KNOWLES RD**	**07/24/2018**	$196,400	$78,560	1,830	//2	1991	40,511 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	33.8 years old	Households:	1,685
Median Household Income:	$59,342	Households w/Family:	75%
Household Income Per Capita:	$30,647	Households w/Family Married:	59%
Most Common Education Level:	High School Graduate	Households w/Family Children:	42%

School District

School District Zone:	Lanier County School District	Students:	1,652
Number of Schools:	3	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
6.31Mi.	**Lanier County Middle School** Number of Students: 324 Student-Teacher Ratio: 16.45	B-	Public	6 - 8
6.48Mi.	**Lanier County Primary School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	PK - 2
6.31Mi.	**Lanier County High School** Number of Students: 478 Student-Teacher Ratio: 14.27	B-	Public	9 - 12
6.54Mi.	**Lanier County Elementary School** Number of Students: 850 Student-Teacher Ratio: 14.71	B	Public	3 - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	70%	NOTABLY LOWER
BURGLARY	146%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	90%	LOWER
FORCIBLE ROBBERY	133%	NOTABLY HIGHER
AGGRAVATED ASSAULT	94%	SIMILAR
FORCIBLE RAPE	103%	SIMILAR
MURDER	118%	HIGHER
OVERALL	85%	LOWER

Disaster Alerts

8/4/2024 - Hurricane Debby 8/4/2024 - Tropical Storm Debby 9/24/2024 - Hurricane Helene

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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