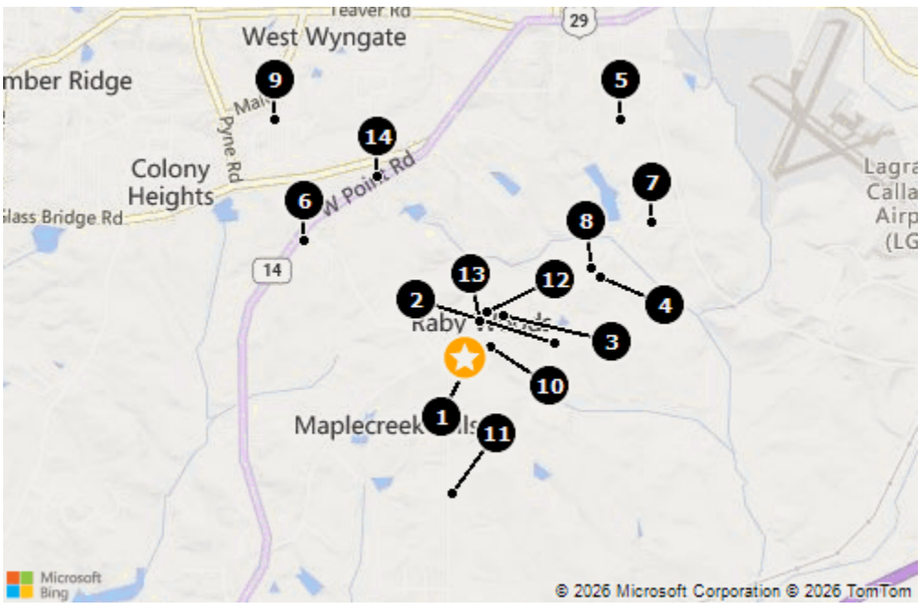
ICE SiteX Report

OrderID: 98722786

SiteX Property Information Report



Subject Property Location

6003 OLD WEST POINT RD, LAGRANGE, GA 30240-9258

County:	**TROUP GA**	Census Tract:	132859609.041075
Property Use:	Single Family Residential	Zoning:	01-SU-R
Parcel Number:	0722 000082	Thomas Bros Pg-Grid:	

Valuation

Value:	**$214,000**	FSD:	18	Common Confidence Score:	42
Value Range:	$175,480 - $252,520	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1
Assd Land Value:	$15,400	Market Land Value:	$38,500	Tax Year:	2025
Assd Improvement:	$65,892	Market Improvment Value:	$164,730	Total Taxable Value:	
Total Assessed Value:	$81,292	Total Assessor Market Value:	$203,230	Delinquent Year:	
				Tax Account ID:	19286
				Homeowner's Exemption:	
				Tax Exemptions:	DBV

Assessment Legal Description

District: 5 Subdivision: CLARENCE SMITH Land Lot: 93
Abbreviated Description: 6003 OLD WEST POINT RD/LL 93 PB7-PG33

Property Characteristics

Lot Size:	1.700 AC	Bedrooms:	3	Pool:	
Building Area:	1781 SF	Baths:	1	Fireplace:	
Year Built:	1957	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Masonry
Number of Units:		Garage Type:	Carport	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:	09/22/2026	Sales Price:	$114,530
Document #:	BK-PG 2087-567	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/28/2022	Sales Price:	N/A
Document #:	BK-PG 2180 -271	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

District: 5 Subdivision: CLARENCE SMITH Land Lot: 93
Abbreviated Description: 6003 OLD WEST POINT RD/LL 93 PB7-PG33

Mortgage Record

Recording Date:	03/19/2021	Loan Amount:	N/A
Document #:	BK-PG 0000002087-0000000567	Loan Type:	VA
TD Due Date:	01/01/2051	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	09/18/2019	Loan Amount:	N/A
Document #:	BK-PG 0000001993-0000000749	Loan Type:	VA
TD Due Date:	01/01/2049	Type Finance:	

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Legal Description:

Prior Transfer

Recording Date:	09/16/2019	Sales Price:	$120,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/16/2019	Sales Price:	$120,000
Document #:	2019-001855 BK-PG 1993 -746	Type of Sale:	Full Amount on Deed
Contract Date:	09/16/2019		
Document Type:			

Legal Description:

Abbreviated Description: 6003 OLD WEST POINT RD/LL 93 PB7-PG33

Prior Transfer

Recording Date:	04/30/2014	Sales Price:	N/A
Document #:	2014-000629 BK-PG 1744 -367	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	04/30/2014		
Document Type:			

Legal Description:

Abbreviated Description: 6003 OLD WEST POINT RD/LL93 PB7-PG33

Prior Transfer

Recording Date:	04/30/2014	Sales Price:	N/A
Document #:	2014-000625 BK-PG 1744 -365	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	04/30/2014		
Document Type:			

Legal Description:

Abbreviated Description: 6003 OLD WEST POINT RD/LL 93 PB7-PG33

Area Sales Analysis

Total Area Sales	$3,111,200	Median # of Bedrooms	3
Median Lot Size	36,590 SF	Median # of Baths	2
Median Living Area	1,363 SF	Median Year Built	1978
Price Range - 2 Yrs	$90,000 to $347,000	Age Range	25 years to 86 years
Median Value	$223,000	Median Age	48 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.04Mi.	**5043 OLD WEST POINT RD** **LAGRANGE, GA 30240-9256**	08/12/2026	$200,000	$159	1256	5/3/1	1960	87,992 SF	
		APN: 0722 000083 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:5043 OLD WEST POINT RD/LL 93 PB9-PG110 PB 54 LANDLOT: 93 LANDDIST: 5								
2	.51Mi.	**100 COLORADO CT** **LAGRANGE, GA 30240-9523**	07/20/2026	$265,000	$195	1357	6/3/2	1996	43,560 SF	
		APN: 0722 000096 01 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 26 Subdivision: WEST WOOD I-III Abbreviated Description: Lot:26 Subdivision:WEST WOOD I-III Abbreviated Description:100 COLORADO CT/100 COLORADO COURT LOT 26 SEC								
3	.3Mi.	**131 ROB ROY RD** **LAGRANGE, GA 30240-9229**	07/07/2026	$242,500	$177	1368	5/3/3	1984	36,590 SF	
		APN: 0722 000052 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 63 Subdivision: RABY WOODS I-VI Abbreviated Description: Lot:63 Subdivision:RABY WOODS I-VI Abbreviated Description:131 ROB ROY RD/ RABY WOODS S/D PB20-PG38 LANDLOT: 92 LANDDIST: 5								
4	.85Mi.	**3009 OLD WEST POINT RD** **LAGRANGE, GA 30240-9252**	05/11/2026	$222,000	$171	1296	5/3/2	1976	35,719 SF	Yes
		APN: 0722 000129 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 21 Subdivision: RABY WOODS I-VI Abbreviated Description: Lot:21 Subdivision:RABY WOODS I-VI Abbreviated Description:3009 OLD WEST POINT RD/ LOT 21 SEC 2 LANDLOT: 69 LANDDIST: 5								
5	1.52Mi.	**288 BRADFIELD DR** **LAGRANGE, GA 30240-3992**	04/28/2026	$269,500	$190	1416	5/3/2	1955	154,639 SF	
		APN: 0713A000050 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: BRADFIELD JL Abbreviated Description: Subdivision:BRADFIELD JL Abbreviated Description:288 BRADFIELD DR/ LL 70-71 LANDLOT: 70 LANDDIST: 5								
6	1.1Mi.	**3835 W POINT RD** **LAGRANGE, GA 30240-8652**	03/03/2026	$190,000	$149	1275	5/3/1	1940	19,166 SF	
		APN: 0791 000006 01 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:3835 WEST POINT RD/LL 153 PB16-PG168 LANDLOT: 153 LANDDIST: 5								
7	1.26Mi.	**61 FREEMAN RD** **LAGRANGE, GA 30240-3966**	12/04/2025	$224,000	$143	1564	6/3/2	2001	SF	
		APN: 0714 000016 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Subdivision: QUAIL HOLLOW I-II Abbreviated Description: Lot:7 Subdivision:QUAIL HOLLOW I-II Abbreviated Description:61 FREEMAN RD/ QUAIL HOLLOW SEC II LOT 7								
8	.84Mi.	**3010 OLD WEST POINT RD** **LAGRANGE, GA 30240-9227**	11/12/2025	$185,000	$153	1208	5/3/2	1976	36,590 SF	

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APN: 0722 000011 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: RABY WOODS I-VI Abbreviated Description: Lot:6 Subdivision:RABY WOODS I-VI Abbreviated Description:3010 OLD WEST POINT RD/ LOT 6 SEC 2 LANDLOT: 69 LANDDIST: 5

9	1.65Mi.	**333 WOODFIELD CIR** **LAGRANGE, GA 30240-9249**	10/22/2025	$347,000	$130	2659	8/4/2	1979	SF

APN: 0804 002018 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: WOODFIELD I-III Abbreviated Description: Lot:14 Subdivision:WOODFIELD I-III Abbreviated Description:333 WOODFIELD CIR/ LOT-14 SEC-2 WOODFIELD S/D LANDLOT: 152 LANDDIST: 5

10	.13Mi.	**5035 OLD WEST POINT RD** **LAGRANGE, GA 30240-9256**	09/23/2025	$90,000	$68	1306	5/3/1	1960	133,294 SF

APN: 0722 000087 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:5035 OLD WEST POINT RD LANDLOT: 93 LANDDIST: 5

11	.73Mi.	**1570 CANNONVILLE RD** **LAGRANGE, GA 30240-8506**	07/31/2025	$269,900	$189	1421	5/3/2	1990	43,560 SF

APN: 0723 000002 01 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: CANNON CROSSING Abbreviated Description: Lot:1 Subdivision:CANNON CROSSING Abbreviated Description:1570 CANNONVILLE RD/LOT 1/PB20B-PG239 LANDLOT: 94 LANDDIST: 5

12	.28Mi.	**136 ROB ROY RD** **LAGRANGE, GA 30240-9229**	07/28/2025	$186,500	$127	1465	6/3/3	1986	33,541 SF

APN: 0722 000056 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 59 Subdivision: RABY WOODS I-VI Abbreviated Description: Lot:59 Subdivision:RABY WOODS I-VI Abbreviated Description:136 ROB ROY RD/ RABY WOODS S/D PB20-PG38 LANDLOT: 92 LANDDIST: 5

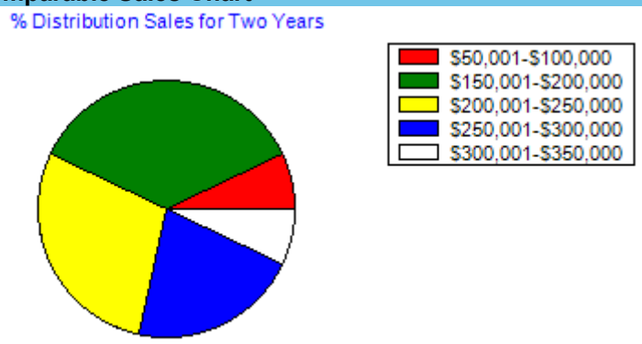
13	.21Mi.	**141 ROB ROY RD** **LAGRANGE, GA 30240-9229**	07/01/2025	$194,900	$115	1690	5/3/2	1978	32,670 SF

APN: 0722 000047 01 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 68 Subdivision: RABY WOODS I-VI Abbreviated Description: Lot:68 Subdivision:RABY WOODS I-VI Abbreviated Description:141 ROB ROY RD/ RABY WOODS S/D PB20 PG-38 LANDDIST: 5

14	1.09Mi.	**3550 W POINT RD** **LAGRANGE, GA 30240-7513**	06/26/2025	$224,900	$184	1218	5/3/2	1998	64,033 SF

APN: 0804 006019A Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: TR-2 Abbreviated Description: Lot:TR-2 Abbreviated Description:3550 WEST POINT RD/LOT TR-2 PB 52 PG 244 LANDLOT: 134 LANDDIST: 5

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.

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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.	**6003 OLD WEST POINT RD**	**06/28/2022**	$203,230	$81,292	1,781	6/3/1	1957	2 SF	
.03Mi.	**6015 OLD WEST POINT RD**	**06/28/2022**	$194,600	$77,840	1,751	6/3/2	1976	1 SF	
.04Mi.	**5043 OLD WEST POINT RD**	**12/20/2018**	$156,400	$62,560	1,256	5/3/1	1960	2 SF	
.06Mi.	**6035 OLD WEST POINT RD**	**10/11/2017**	$161,050	$64,420	1,784	7/3/2	1962	1 SF	
.07Mi.	**1922 CANNONVILLE RD**	**06/30/1989**	$179,370	$71,748	1,476	5/3/2	1991	1 SF	
.08Mi.	**1900 CANNONVILLE RD**	**06/11/1996**	$78,780	$31,512	922	3/1/1	1945	2 SF	
.08Mi.	**6002 OLD WEST POINT RD**	**11/30/2018**	$181,710	$72,684	1,364	6/3/2	1985	36,155 SF	
.08Mi.	**5041 OLD WEST POINT RD**	**11/08/2018**	$133,230	$53,292	1,188	5/3/1	1968	2 SF	
.08Mi.	**6000 OLD WEST POINT RD**	**05/31/2017**	$188,200	$75,280	1,448	6/3/2	1977	33,541 SF	
.09Mi.	**6004 OLD WEST POINT RD**	**08/10/1992**	$212,390	$84,956	2,015	7/3/2	1992	38,333 SF	Yes
.1Mi.	**5042 OLD WEST POINT RD**	**03/10/2017**	$168,350	$67,340	1,476	5/3/2	1978	36,155 SF	
.1Mi.	**6006 OLD WEST POINT RD**	**08/31/2022**	$172,200	$68,880	1,500	5/3/2	2001	1 SF	
.12Mi.	**5040 OLD WEST POINT RD**	**10/24/2018**	$206,900	$82,760	1,553	6/4/2	1978	32,670 SF	Yes
.12Mi.	**1941 CANNONVILLE RD**	**09/19/1983**	$164,000	$65,600	1,148	5/3/1	1982	40,075 SF	
.12Mi.	**1925 CANNONVILLE RD**	**09/01/2015**	$160,800	$64,320	1,148	5/3/1	1982	35,719 SF	
.13Mi.	**6010 OLD WEST POINT RD**	**11/19/2021**	$195,120	$78,048	1,277	5/3/2	1990	2 SF	Yes

Rent vs. Own

Households Occupied by Renters:	34%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	41.0 years old	Households:	11,909
Median Household Income:	$67,560	Households w/Family:	64%
Household Income Per Capita:	$33,348	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Troup County School District	Students:	12,262
Number of Schools:	19	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.25Mi.	**Troup County High School** Number of Students: 1,272 Student-Teacher Ratio: 17.77 Advanced Placement: Yes	C-	Public	9 - 12
2.54Mi.	**Long Cane Elementary School** Number of Students: 605 Student-Teacher Ratio: 15.59	A-	Public	PK - 5
2.48Mi.	**Long Cane Middle School** Number of Students: 988 Student-Teacher Ratio: 14.62	B	Public	6 - 8

Flood Report

The Subject Property of **6003 OLD WEST POINT RD, LAGRANGE, GA 30240-9258** 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	104%	SIMILAR
BURGLARY	110%	HIGHER
MOTOR VEHICLE THEFT	101%	SIMILAR
FORCIBLE ROBBERY	95%	SIMILAR
AGGRAVATED ASSAULT	110%	HIGHER
FORCIBLE RAPE	108%	SIMILAR
MURDER	98%	SIMILAR
OVERALL	100%	SIMILAR

Disaster Alerts

1/22/2026 - Severe Winter Storm 10/8/2026 - Hurricane Isaias

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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