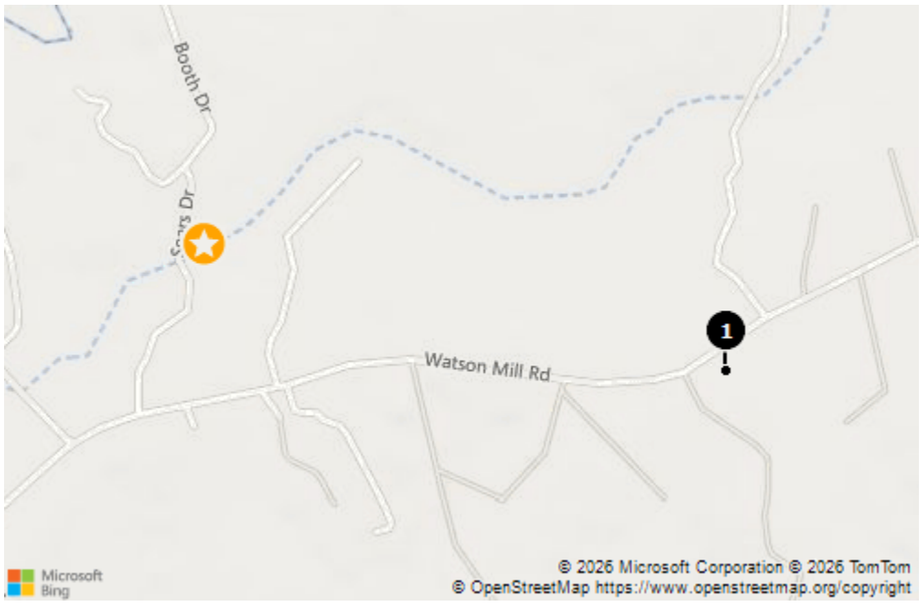
ICE SiteX Report

OrderID: 97523328

SiteX Property Information Report



Subject Property Location

60 SEARS DR, COMER, GA 30629-6162

County:	**OGLETHORPE GA**	Census Tract:	132219602.052002
Property Use:	Single Family Residential	Zoning:	AR
Parcel Number:	087 093A	Thomas Bros Pg-Grid:	

Valuation

Value:	**$307,000**	FSD:	68	Common Confidence Score:	10
Value Range:	$98,240 - $515,760	ICE Confidence Score:	32		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1
Assd Land Value:	$11,280	Market Land Value:	$28,200	Tax Year:	2025
Assd Improvement:	$77,800	Market Improvment Value:	$194,500	Total Taxable Value:	$2,043
Total Assessed Value:	$89,080	Total Assessor Market Value:	$222,700	Delinquent Year:	
				Tax Account ID:	8578
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Abbreviated Description: HOUSE/3.15 ACRES

Property Characteristics

Lot Size:	3.150 AC	Bedrooms:	3	Pool:	
Building Area:	1440 SF	Baths:	2	Fireplace:	1
Year Built:	2006	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	4
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/14/2016	Sales Price:	N/A
Document #:	BK-PG 19U-357	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/21/2015	Loan Amount:	N/A
Document #:	000555 BK-PG 41-166	Loan Type:	FHA
TD Due Date:	03/01/2044	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	07/18/2008	Sales Price:	$128,250
Document #:	1717 BK-PG 17X-571	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	07/07/2008	Loan Amount:	N/A
Document #:	BK-PG 19U-357	Loan Type:	FHA
TD Due Date:	07/01/2038	Type Finance:	
Legal Description:			

ICE SiteX Report

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Prior Transfer

Recording Date:	06/13/2006	Sales Price:	N/A
Document #:	1947 BK-PG 17T-319	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/22/2006	Sales Price:	$91,310
Document #:	1684 BK-PG 17T-313	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	05/18/2006	Loan Amount:	N/A
Document #:	BK-PG 17X-571	Loan Type:	New Conventional
TD Due Date:	06/01/2046	Type Finance:	ADJ
Legal Description:			

Mortgage Record

Recording Date:	03/24/2006	Loan Amount:	N/A
Document #:	BK-PG 17T-319	Loan Type:	New Conventional
TD Due Date:	04/01/2006	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	03/24/2006	Loan Amount:	N/A
Document #:	BK-PG 17T-313	Loan Type:	New Conventional
TD Due Date:	04/01/2006	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	03/24/2006	Sales Price:	N/A
Document #:	BK-PG 17 -T	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Abbreviated Description: HOUSE/3.15 ACRES

Area Sales Analysis

Total Area Sales	$130,000	Median # of Bedrooms	3
Median Lot Size	865,541 SF	Median # of Baths	1
Median Living Area	1,287 SF	Median Year Built	1920
Price Range - 2 Yrs	$130,000 to $130,000	Age Range	106 years to 106 years
Median Value	$130,000	Median Age	106 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.9Mi.	**504 WATSON MILL RD COMER, GA 30629-6131**	04/11/2025	$130,000	$101	1287	5/3/1	1920	865,541 SF	

APN: 087 081 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Abbreviated Description: Abbreviated Description:HOUSE/19.87 ACRES

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.	**60 SEARS DR**	**03/24/2006**	$222,700	$89,080	1,440	6/3/2	2006	3 SF	
.13Mi.	**91 SEARS DR**	**12/07/2005**	$137,100	$54,840	996	4/2/1	1985	17 SF	
.25Mi.	**360 WATSON MILL RD**	**01/31/2006**	$315,840	$126,336	1,920	6/3/2	2006	3 SF	
.26Mi.	**335 WATSON MILL RD**	**06/18/2014**	$111,300	$44,520	1,356	5/3/1	1968	1 SF	
.27Mi.	**116 SEARS DR**	**06/20/2013**	$262,100	$104,840	1,870	7/3/1	1983	9 SF	
.33Mi.	**25 BACKWOODS TRL**	**10/18/2023**	$125,950	$50,380	1,176	6/3/1	1991	2 SF	
.39Mi.	**64 BOOTH DR**	**10/18/2019**	$134,800	$53,920	1,248	4/2/1	1991	2 SF	
.42Mi.	**320 WATSON MILL RD**	**06/19/2015**	$281,310	$112,524	874	2/1/1	1999	45 SF	
.43Mi.	**304 WATSON MILL RD**		$287,090	$114,836	1,800	6/3/2	1982	8 SF	
.51Mi.	**301 WATSON MILL RD**	**08/10/1994**	$405,910	$162,364	1,317	6/3/1	1960	66 SF	
.64Mi.	**268 WATSON MILL RD**	**11/16/2010**	$245,500	$98,200	1,788	6/3/2	2006	3 SF	
.66Mi.	**517 WATSON MILL RD**		$681,910	$272,764	1,518	5/3/2	1975	142 SF	Yes
.66Mi.	**83 CATFISH LN**	**04/06/2022**	$227,300	$90,920	3,057	//1	1994	3 SF	
.7Mi.	**250 WATSON MILL RD**	**08/04/2006**	$102,990	$41,196	1,472	5/3/1	1900	3 SF	
.71Mi.	**235 WATSON MILL RD**	**02/21/2014**	$123,060	$49,224	3,097	6/3/3	1957	7 SF	Yes
.72Mi.	**498 WATSON MILL RD**	**11/24/1997**	$377,200	$150,880	2,462	6/3/2	1998	18 SF	

ICE SiteX Report

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Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	40.3 years old	Households:	2,027
Median Household Income:	$60,041	Households w/Family:	67%
Household Income Per Capita:	$29,356	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Oglethorpe County School District	Students:	2,293
Number of Schools:	4	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
8.73Mi.	**Oglethorpe County Middle School** Number of Students: 523 Student-Teacher Ratio: 12.76	A	Public	6 - 8
8.81Mi.	**Oglethorpe County Primary School** Number of Students: 559 Student-Teacher Ratio: 10.67	NA	Public	PK - 2
9.61Mi.	**Oglethorpe County High School** Number of Students: 690 Student-Teacher Ratio: 16.16 Advanced Placement: Yes	C	Public	9 - 12
8.99Mi.	**Oglethorpe County Elementary School** Number of Students: 521 Student-Teacher Ratio: 12.38	B	Public	3 - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	103%	SIMILAR
BURGLARY	165%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	125%	HIGHER
FORCIBLE ROBBERY	155%	NOTABLY HIGHER
AGGRAVATED ASSAULT	151%	NOTABLY HIGHER
FORCIBLE RAPE	152%	NOTABLY HIGHER
MURDER	160%	NOTABLY HIGHER
OVERALL	155%	NOTABLY 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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