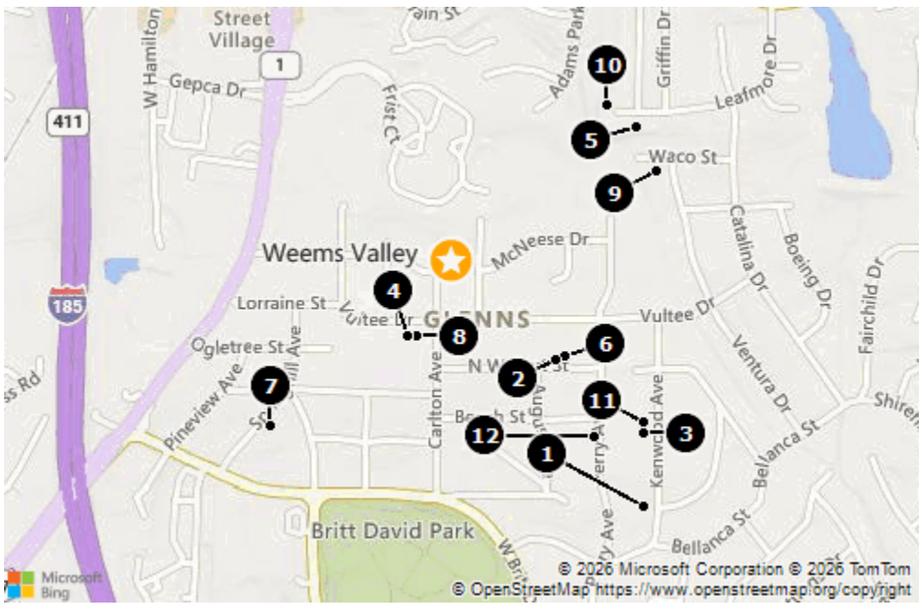
ICE SiteX Report

OrderID: 98722648

SiteX Property Information Report



Subject Property Location

6206 CARLTON AVE, COLUMBUS, GA 31909-3510

County:	**MUSCOGEE GA**	Census Tract:	132150104.013001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	071 017 014	Thomas Bros Pg-Grid:	

Valuation

Value:	**$186,000**	FSD:	8	Common Confidence Score:	71
Value Range:	$171,120 - $200,880	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$8,436	Market Land Value:	$21,090	Tax Year:	2026
Assd Improvement:	$35,800	Market Improvment Value:	$89,500	Total Taxable Value:	$1,732
Total Assessed Value:	$44,236	Total Assessor Market Value:	$110,590	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 16 Block: B Subdivision: WEEMS VALLEY
Abbreviated Description: LT 16 BK B WEEMS VALLEY

Property Characteristics

Lot Size:	12,197 SF	Bedrooms:	3	Pool:	
Building Area:	1326 SF	Baths:	1	Fireplace:	1
Year Built:	1972	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:	Provencial	Basement:		Roof Cover:	Asphalt
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	08/25/2009	Loan Amount:	N/A
Document #:	2009029737 BK-PG 9797-305	Loan Type:	FHA
TD Due Date:	08/01/2039	Type Finance:	

Legal Description:
Lot: 16 Block: B Subdivision: SECTION ONE WEEMS VALLEY

Prior Transfer

Recording Date:	08/18/2009	Sales Price:	N/A
Document #:	2009028673 BK-PG 9747-235	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/30/2009	Loan Amount:	N/A
Document #:	2009023771 BK-PG 9747-235	Loan Type:	Unknown
TD Due Date:	06/01/2019	Type Finance:	

Legal Description:
Lot: 16 Block: B Subdivision: SECTION ONE WEEMS VALLEY

Prior Transfer

Recording Date:	12/16/2008	Sales Price:	N/A
Document #:	BK-PG 8947-336	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

ICE SiteX Report

OrderID: 98722648

Legal Description:

Prior Transfer

Recording Date:	11/06/2008	Sales Price:	$116,000
Document #:	2008039019 BK-PG 9526 -170	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	10/31/2008		
Document Type:			

Legal Description:
Lot: 16 Block: B Subdivision: SECTION ONE WEEMS VALLEY Map Ref: MB48 PG101-A

Prior Transfer

Recording Date:	10/31/2008	Sales Price:	$116,000
Document #:	BK-PG 9526 -170	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 16 Block: B Subdivision: WEEMS VALLEY
Abbreviated Description: LT 16 BK B WEEMS VALLEY

Mortgage Record

Recording Date:	05/25/2007	Loan Amount:	N/A
Document #:	20070014125 BK-PG 8947-336	Loan Type:	Balloon
TD Due Date:	04/16/2010	Type Finance:	

Legal Description:
Lot: 16 Block: B Subdivision: SECTION ONE WEEMS VALLEY

Prior Transfer

Recording Date:	05/04/2007	Sales Price:	N/A
Document #:	20070012149 BK-PG 8918 -172	Type of Sale:	Non-Arms Length Transfer
Contract Date:	05/04/2007		
Document Type:			

Legal Description:
Lot: 16 Block: B Subdivision: SECTION ONE WEEMS VALLEY Map Ref: MB48 PG101-A

Prior Transfer

Recording Date:	05/04/2007	Sales Price:	N/A
Document #:	20070012148 BK-PG 8918 -170	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/01/2003		
Document Type:			

Legal Description:
Lot: 16 Block: B Subdivision: SECTION ONE WEEMS VALLEY Map Ref: MB48 PG101-A

Area Sales Analysis

Total Area Sales	$1,893,250	Median # of Bedrooms	3
Median Lot Size	11,326 SF	Median # of Baths	1.5
Median Living Area	1,249 SF	Median Year Built	1965
Price Range - 2 Yrs	$40,000 to $229,000	Age Range	30 years to 83 years
Median Value	$173,500	Median Age	61 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.43Mi.	**5623 KENWOOD AVE** **COLUMBUS, GA 31909-4606**	09/02/2026	$146,000	$111	1305	/4/2	1956	11,326 SF	
		APN: 071 044 004 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Block: H Subdivision: LINCOLN HILLS Abbreviated Description: Lot:13 Block:H Abbreviated Description:LT 13 BK H LINCOLN HILLS								
2	.19Mi.	**2905 N WALNUT ST** **COLUMBUS, GA 31909-4635**	08/27/2026	$172,000	$166	1032	/3/2	1988	10,019 SF	
		APN: 071 037 027 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 2 Block: H Subdivision: OGLETREE PLACE ANNEX Abbreviated Description: Lot:2 Block:H Subdivision:OGLETREE PLACE ANNEX Abbreviated Description:LT 2 BK H OGLETREE PL ANNEX								
3	.35Mi.	**5739 KENWOOD AVE** **COLUMBUS, GA 31909-4608**	08/11/2026	$40,000	$37	1064	/3/1	1958	11,326 SF	
		APN: 071 044 011 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: H Subdivision: LINCOLN HILLS Abbreviated Description: Lot:6 Block:H Abbreviated Description:LT 6 BK H LINCOLN HILLS								
4	.12Mi.	**2736 VULTEE DR** **COLUMBUS, GA 31909-3519**	08/07/2026	$180,000	$150	1200	/3/1	1972	8,712 SF	
		APN: 071 038 003 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: H Subdivision: WEEMS VALLEY Abbreviated Description: Lot:9 Block:H Abbreviated Description:LT 9 BK H WEEMS VALLEY								
5	.31Mi.	**2996 BLANCHARD PL** **COLUMBUS, GA 31909-3677**	07/14/2026	$224,900	$147	1527	/3/2	1995	8,276 SF	
		APN: 071 012 020 Document #: 20260013278 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 39 Subdivision: BLANCHARD PLACE Abbreviated Description: Lot:39 Abbreviated Description:LOT 39 BLANCHARD PLACE								
6	.2Mi.	**2909 N WALNUT ST** **COLUMBUS, GA 31909-4635**	07/10/2026	$191,600	$147	1297	/3/2	1996	10,019 SF	
		APN: 071 037 028 Document #: 20260013156 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 3 Block: H Subdivision: OGLETREE PLACE ANNEX Abbreviated Description: Lot:3 Block:H Subdivision:OGLETREE PLACE ANNEX Abbreviated Description:LT 3 BK H OGLETREE PLA ANNEX								
7	.34Mi.	**5740 SPRINGHILL AVE**	07/07/2026	$175,000	$177	984	/3/1	1943	14,375 SF	

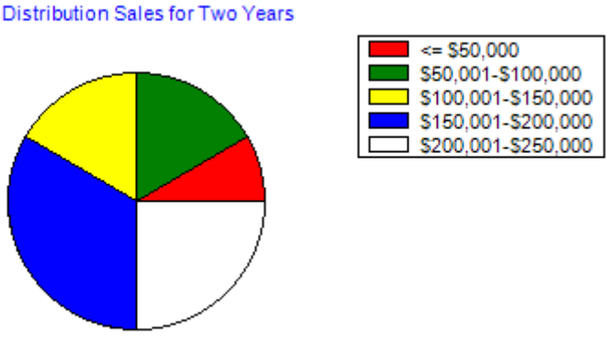
ICE SiteX Report

OrderID: 98722648

		COLUMBUS, GA 31909-4650							
	APN: 071 056 005 Document #: 20260012862 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 13 Block: 5 Subdivision: OGLETREE PLACE Abbreviated Description: Lot:13 Block:5 Subdivision:OGLETREE PLACE Abbreviated Description:LTS 13 14 BK 5 OGLETREE PL								
8	.11Mi.	**2742 VULTEE DR**	05/29/2026	$145,000	$134	1080	/3/1	1972	8,712 SF
		COLUMBUS, GA 31909-3519							
	APN: 071 038 002 Document #: 20260010289 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: H Subdivision: WEEMS VALLEY Abbreviated Description: Lot:10 Block:H Abbreviated Description:LT 10 BK H WEEMS VALLEY								
9	.31Mi.	**6021 VENTURA DR**	04/28/2026	$100,000	$68	1463	/3/2	1955	16,117 SF
		COLUMBUS, GA 31909-3546							
	APN: 071 021 028 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 19 Block: Q Subdivision: LINCOLN HILLS Abbreviated Description: Lot:19 Block:Q Abbreviated Description:LT 19 BK Q LINCOLN HILLS								
10	.3Mi.	**2977 BLANCHARD PL**	04/23/2026	$229,000	$169	1349	/3/2	1996	11,761 SF
		COLUMBUS, GA 31909-3676							
	APN: 071 001 047 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 34 Subdivision: BLANCHARD PLACE Abbreviated Description: Lot:34 Abbreviated Description:LOT 34 BLANCHARD PLACE								
11	.34Mi.	**5741 KENWOOD AVE**	04/22/2026	$206,000	$151	1360	/3/1	1954	11,326 SF
		COLUMBUS, GA 31909-4608							
	APN: 071 044 012 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 5 Block: H Subdivision: LINCOLN HILLS Abbreviated Description: Lot:5 Block:H Abbreviated Description:LT 5 BK H LINCOLN HILLS								
12	.31Mi.	**2924 BEECH ST**	03/18/2026	$83,750	$96	864	/2/1	1952	11,326 SF
		COLUMBUS, GA 31909-4621							
	APN: 071 050 009 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 11 Block: K Subdivision: OGLETREE PLACE ANNEX Abbreviated Description: Lot:11 Block:K Subdivision:OGLETREE PLACE ANNEX Abbreviated Description:LT 11 BK K OGLETREE PL ANNEX								

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**6206 CARLTON AVE**	**10/31/2008**	$110,590	$44,236	1,326	/3/1	1972	12,197 SF	
.02Mi.	**6200 CARLTON AVE**	**08/14/2013**	$126,540	$50,616	1,300	/3/1	1972	8,276 SF	
.02Mi.	**6212 CARLTON AVE**	**11/06/2020**	$127,100	$50,840	1,080	/3/1	1972	8,712 SF	
.02Mi.	**6207 ADAMS PARK DR**	**11/15/2016**	$154,190	$61,676	1,599	/3/2	1979	10,019 SF	
.03Mi.	**6125 ADAMS PARK DR**	**08/28/1997**	$139,500	$55,800	2,084	/4/2	1972	10,890 SF	
.03Mi.	**6122 CARLTON AVE**	**07/28/2006**	$120,180	$48,072	1,040	/3/1	1972	8,276 SF	
.03Mi.	**6209 ADAMS PARK DR**	**06/25/2019**	$141,350	$56,540	1,432	/3/2	1989	12,632 SF	
.03Mi.	**2743 DESMOND DR**	**08/17/2017**	$116,650	$46,660	1,350	/3/1	1971	16,988 SF	
.03Mi.	**6220 CARLTON AVE**	**05/25/2023**	$163,000	$65,200	1,350	/3/1	1971	18,295 SF	
.04Mi.	**6117 ADAMS PARK DR**	**05/03/2024**	$147,380	$58,952	1,702	/3/2	1978	10,890 SF	Yes
.04Mi.	**6116 CARLTON AVE**	**05/07/2008**	$85,530	$34,212	1,053	/3/1	1971	8,276 SF	
.04Mi.	**6215 ADAMS PARK DR**	**05/10/2018**	$107,100	$42,840	1,449	/3/2	1971	9,148 SF	
.05Mi.	**6224 CARLTON AVE**	**12/21/2017**	$164,850	$65,940	1,963	/4/2	1971	14,375 SF	Yes
.05Mi.	**6119 CARLTON AVE**	**02/01/2024**	$136,230	$54,492	1,053	/3/1	1971	13,504 SF	
.05Mi.	**6215 CARLTON AVE**	**08/04/1997**	$115,010	$46,004	1,280	/3/1	1972	16,553 SF	
.05Mi.	**6221 ADAMS PARK DR**	**09/17/2007**	$134,400	$53,760	1,449	/3/2	1973	9,148 SF	

Rent vs. Own

Households Occupied by Renters:	42%	Households Occupied by Owners:	54%

ICE SiteX Report

OrderID: 98722648

Demographics & Income

Median Age:	35.2 years old	Households:	15,067
Median Household Income:	$73,681	Households w/Family:	66%
Household Income Per Capita:	$36,204	Households w/Family Married:	42%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	34%

School District

School District Zone:	Muscogee County School District	Students:	29,362
Number of Schools:	52	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.43Mi.	**River Road Elementary School** Number of Students: 454 Student-Teacher Ratio: 13.76	D-	Public	PK - 5
1.47Mi.	**Arnold Magnet Academy** Number of Students: 582 Student-Teacher Ratio: 15.65	D-	Public	6 - 8
1.38Mi.	**Allen Elementary School** Number of Students: 436 Student-Teacher Ratio: 14.06	D	Public	PK - 5
2.87Mi.	**Jordan High School** Number of Students: 1,040 Student-Teacher Ratio: 12.62	D-	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	113%	HIGHER
BURGLARY	108%	SIMILAR
MOTOR VEHICLE THEFT	110%	HIGHER
FORCIBLE ROBBERY	108%	SIMILAR
AGGRAVATED ASSAULT	75%	NOTABLY LOWER
FORCIBLE RAPE	86%	LOWER
MURDER	99%	SIMILAR
OVERALL	73%	NOTABLY LOWER

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.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.