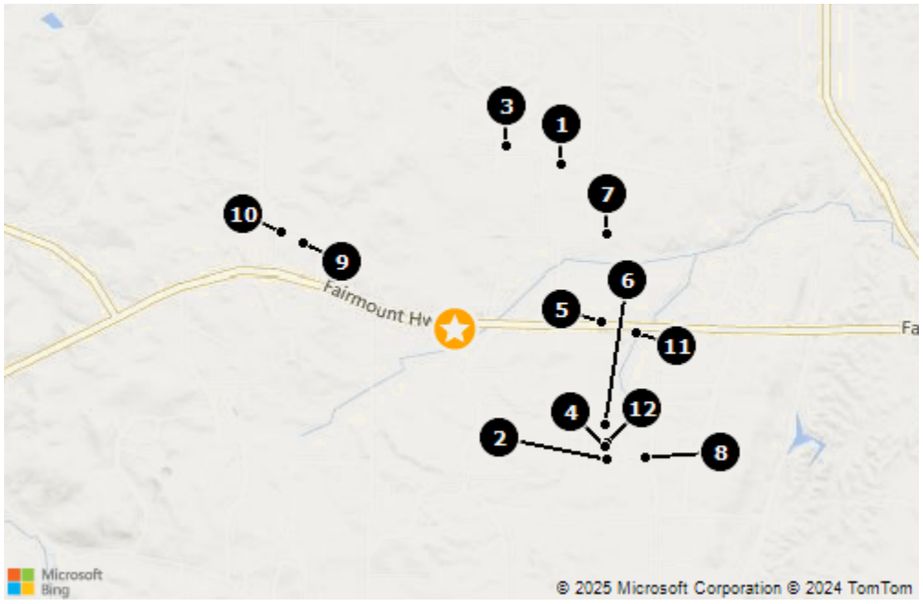
ICE SiteX Report

OrderID: 93438113

SiteX Property Information Report



Subject Property Location

6625 FAIRMOUNT HWY SE, CALHOUN, GA 30701-4017

County:	**GORDON GA**	Census Tract:	131299709.012005
Property Use:	Single Family Residential	Zoning:	A-1
Parcel Number:	068 - -060	Thomas Bros Pg-Grid:	

Valuation

Value:	**$172,000**	FSD:	7
Value Range:	$159,960 - $184,040	Confidence Score:	93

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	1
Assd Land Value:	$2,520	Market Land Value:	$6,300	Tax Year:	2024
Assd Improvement:	$55,800	Market Improvment Value:	$139,500	Total Taxable Value:	$1,482
Total Assessed Value:	$58,320	Total Assessor Market Value:	$145,800	Delinquent Year:	
				Tax Account ID:	9222
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 6/3 Land Lot: 66

Property Characteristics

Lot Size:	22,651 SF	Bedrooms:	2	Pool:	
Building Area:	1239 SF	Baths:	1	Fireplace:	
Year Built:	1940	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Rock, Stone
Number of Units:		Garage Type:	Mixed	Heating:	Central
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:		Basement:	No	Roof Cover:	Metal
		Foundation:	Masonry	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/12/2023	Sales Price:	$163,975
Document #:	BK-PG 2614-244	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/29/2022	Sales Price:	$122,735
Document #:	BK-PG 2329-125	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/26/2022	Sales Price:	$167,000
Document #:	2022-001492 BK-PG 2614 -243	Type of Sale:	Full Amount on Deed
Contract Date:	05/26/2022		
Document Type:	Warranty Deed		
Legal Description:			
Abbreviated Description: LANDLOT: 66 LANDDIST: 6/3			

Prior Transfer

Recording Date:	05/26/2022	Sales Price:	$167,000
Document #:	BK-PG 2614 -243	Type of Sale:	Per Assessor Transaction History
Document Type:			

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Legal Description:
District: 6/3 Land Lot: 66

Mortgage Record

Recording Date:	05/19/2020	Loan Amount:	N/A
Document #:	BK-PG 0000002329-0000000125	Loan Type:	FHA
TD Due Date:	01/01/2050	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	05/07/2020	Sales Price:	$125,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/07/2020	Sales Price:	$125,000
Document #:	2020-000853 BK-PG 2329 -123	Type of Sale:	Full Amount on Deed
Contract Date:	05/07/2020		
Document Type:	Warranty Deed		

Legal Description:
Abbreviated Description: LANDLOT: 66 LANDDIST: 6/3

Prior Transfer

Recording Date:	04/20/2012	Sales Price:	N/A
Document #:	2012-000792 BK-PG 1760 -319	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	04/20/2012		
Document Type:	Warranty Deed		

Legal Description:

Prior Transfer

Recording Date:	10/06/2010	Sales Price:	$53,000
Document #:	064-2010-001770 BK-PG 1673 -524	Type of Sale:	Verified Sale Price
Contract Date:	09/29/2010		
Document Type:	Deed		

Legal Description:

Area Sales Analysis

Total Area Sales	$3,032,800	Median # of Bedrooms	3
Median Lot Size	30,492 SF	Median # of Baths	2
Median Living Area	1,556 SF	Median Year Built	1999
Price Range - 2 Yrs	$72,000 to $335,000	Age Range	21 years to 72 years
Median Value	$277,450	Median Age	26 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.05Mi.	**715 BEASON RD SE CALHOUN, GA 30701-4187**	11/22/2024	$325,000	$186	1740	/3/1	1999	65,340 SF	
		APN: 078 - -014 Document #:								
		Document Type: Warranty Deed Price Code: V								
		Land Use: Single Family Residential								
		Legal: Abbreviated Description: Abbreviated Description:ON BEASON RD								
2	1.09Mi.	**154 PEACH BLOSSOM LN SE CALHOUN, GA 30701-5800**	08/30/2024	$269,900	$174	1551	/3/3	2002	35,284 SF	
		APN: 079 - -246 Document #:								
		Document Type: Warranty Deed Price Code: V								
		Land Use: Single Family Residential								
		Legal: Lot: 58 Subdivision: THE MEADOWS 079 Abbreviated Description: Lot:58 Subdivision:THE MEADOWS 079 Abbreviated Description:LOT 58 THE MEADOWS UNIT 2 LANDLOT: 99 LANDDIST: 6/3								
3	1.02Mi.	**544 BEASON RD SE CALHOUN, GA 30701-4104**	08/12/2024	$289,000	$239	1208	/3/2	2001	27,443 SF	
		APN: 077 - -445 Document #:								
		Document Type: Warranty Deed Price Code: V								
		Land Use: Single Family Residential								
		Legal: Lot: 8 Subdivision: STONE MILL SUB 077 Abbreviated Description: Lot:8 Subdivision:STONE MILL SUB 077 Abbreviated Description:LOT 8 STONE MILL SUB PHASE 1 LANDLOT: 293 LANDDIST: 7/3								
4	1.03Mi.	**122 PEACH BLOSSOM LN SE CALHOUN, GA 30701-5800**	07/31/2024	$325,000	$175	1854	/4/2	2004	30,492 SF	
		APN: 079 - -249 Document #:								
		Document Type: Warranty Deed Price Code: V								
		Land Use: Single Family Residential								
		Legal: Lot: 61 Subdivision: THE MEADOWS 079 Abbreviated Description: Lot:61 Subdivision:THE MEADOWS 079 Abbreviated Description:6/3 LT 61 THE MEADOWS UNIT 2 LANDLOT: 99 LANDDIST: 6/3								
5	.78Mi.	**7000 FAIRMOUNT HWY SE CALHOUN, GA 30701-4021**	07/31/2024	$128,000	$91	1404	/3/1	1953	39,204 SF	
		APN: 078 - -071 01 Document #:								
		Document Type: Warranty Deed Price Code: V								
		Land Use: Single Family Residential								
		Legal: Abbreviated Description: Abbreviated Description:ON FAIRMOUNT HWY LANDLOT: 97 LANDDIST: 6/3								
6	.95Mi.	**131 PIN OAK LN SE CALHOUN, GA 30701-4091**	05/23/2024	$335,000	$171	1950	/5/3	2001	24,394 SF	
		APN: 079 - -201 Document #:								
		Document Type: Warranty Deed Price Code: V								
		Land Use: Single Family Residential								
		Legal: Lot: 13 Subdivision: THE MEADOWS 079 Abbreviated Description: Lot:13 Subdivision:THE MEADOWS 079 Abbreviated Description:LT 13 THE MEADOWS UNIT 2 LANDLOT: 99 LANDDIST: 6/3								
7	.95Mi.	**704 PENDLEY RD SE CALHOUN, GA 30701-4135**	04/17/2024	$322,500	$191	1687	6/3/2	1999	120,662 SF	
		APN: 078 - -131 Document #: 2024000783								

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Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: PFW PROPERTIES FARMVILLE 078 Abbreviated Description: Lot:1 Subdivision:PFW PROPERTIES FARMVILLE 078 Abbreviated Description:LOT 1 PFW PROP FARMVILLE AREA LANDLOT: 319 LANDDIST: 7/3

8	1.23Mi.	**110 ROSEWOOD DR SE CALHOUN, GA 30701-4054**	10/13/2023	$285,000	$131	2161	/3/2	1998	25,265 SF

APN: 079 - -170 01 Document #: 2023002316
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: DEW DROP MEADOWS 079 Abbreviated Description: Lot:8 Subdivision:DEW DROP MEADOWS 079 Abbreviated Description:6/3 LOT 8 DEW DROP MEADOWS LANDLOT: 99 LANDDIST: 6/3

9	.92Mi.	**185 DIXIE DR SE CALHOUN, GA 30701-4117**	10/03/2023	$249,900	$160	1561	/3/1	1983	22,651 SF

APN: 068 - -135 Document #: 2023002294
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 15 Subdivision: EASTSIDE ESTATES 068 Abbreviated Description: Lot:15 Subdivision:EASTSIDE ESTATES 068 Abbreviated Description:LOT 15 EAST SIDE EST LANDLOT: 64 LANDDIST: 6/3

10	1.06Mi.	**1066 FOSTER LUSK RD SE CALHOUN, GA 30701-4118**	08/24/2023	$174,500	$173	1008	/3/1	1983	23,958 SF

APN: 068 - -123 Document #:
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: EASTSIDE ESTATES 068 Abbreviated Description: Lot:1 Subdivision:EASTSIDE ESTATES 068 Abbreviated Description:LOT 1 EAST SIDE EST LANDLOT: 64 LANDDIST: 6/3

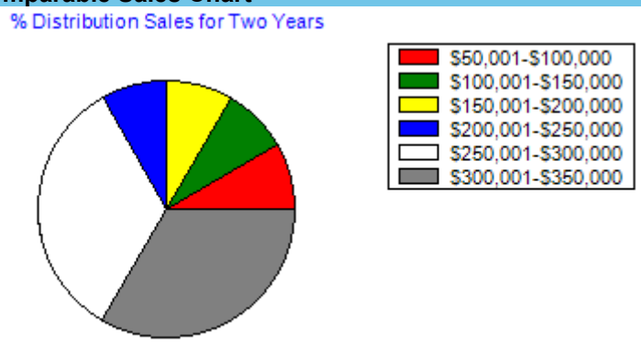
11	.96Mi.	**7097 FAIRMOUNT HWY SE CALHOUN, GA 30701-4022**	08/08/2023	$72,000	$59	1206	/3/1	1996	44,431 SF

APN: 078 - -186 Document #:
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 4 Abbreviated Description: Lot:4 Abbreviated Description:6/3 LOT 4 SURVEY FOR RON CARTER CONST LANDLOT: 98

12	1.02Mi.	**108 PEACH BLOSSOM LN SE CALHOUN, GA 30701-5800**	08/02/2023	$257,000	$170	1505	/3/2	2003	30,492 SF

APN: 079 - -250 Document #:
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 62 Subdivision: THE MEADOWS 079 Abbreviated Description: Lot:62 Subdivision:THE MEADOWS 079 Abbreviated Description:LOT 62 THE MEADOWS UNIT 2 LANDLOT: 99 LANDDIST: 6/3

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.	**6625 FAIRMOUNT HWY SE**	**05/26/2022**	$145,800	$58,320	1,239	/2/1	1940	22,651 SF	
.05Mi.	**6579 FAIRMOUNT HWY SE**	**10/11/2022**	$81,650	$32,660	1,193	/3/1	1954	1 SF	
.1Mi.	**6527 FAIRMOUNT HWY SE**	**07/30/2003**	$65,760	$26,304	1,008	/3/1	1949	1 SF	
.23Mi.	**6707 FAIRMOUNT HWY SE**	**06/22/2016**	$114,600	$45,840	1,932	/3/1	1956	21,344 SF	
.27Mi.	**248 ERWIN RD SE**	**09/10/2021**	$150,000	$60,000	1,816	/3/2	1950	3 SF	
.29Mi.	**6526 FAIRMOUNT HWY SE**	**12/20/2002**	$481,440	$192,576	1,812	/3/2	2013	19 SF	Yes
.29Mi.	**6666 FAIRMOUNT HWY SE**	**03/04/1977**	$389,800	$155,920	1,428	/2/1	1942	38 SF	
.29Mi.	**6735 FAIRMOUNT HWY SE**	**11/20/2017**	$147,190	$58,876	1,604	/3/1	1900	23 SF	
.32Mi.	**6741 FAIRMOUNT HWY SE**	**09/25/2014**	$81,700	$32,680	874	/2/1	1982	35,284 SF	
.32Mi.	**6476 FAIRMOUNT HWY SE**	**01/19/2018**	$502,400	$200,960	2,557	/3/2	2013	18 SF	
.33Mi.	**298 ERWIN RD SE**	**03/29/2004**	$224,690	$89,876	1,686	/3/2	2004	35,284 SF	Yes
.35Mi.	**6773 FAIRMOUNT HWY SE**	**03/22/1996**	$84,100	$33,640	1,564	/3/1	1954	1 SF	
.38Mi.	**6777 FAIRMOUNT HWY SE**	**05/08/2015**	$297,100	$118,840	2,504	/3/2	1995	4 SF	
.4Mi.	**6800 FAIRMOUNT HWY SE**	**10/08/2021**	$131,900	$52,760	880	/2/1	1959	21,780 SF	
.4Mi.	**6801 FAIRMOUNT HWY SE**	**12/09/2020**	$183,300	$73,320	1,596	/2/1	1956	39,640 SF	
.41Mi.	**325 ERWIN RD SE**	**01/06/2009**	$147,600	$59,040	1,716	/3/1	1963	2 SF	

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	74%

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Demographics & Income

Median Age:	40.3 years old	Households:	6,046
Median Household Income:	$63,679	Households w/Family:	76%
Household Income Per Capita:	$26,748	Households w/Family Married:	61%
Most Common Education Level:	High School Graduate	Households w/Family Children:	39%

School District

School District Zone:	Gordon County School District	Students:	6,332
Number of Schools:	10	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.48Mi.	**Sonoraville High School** Number of Students: 1,136 Student-Teacher Ratio: 16.63 Advanced Placement: Yes	B+	Public	9 - 12
1.46Mi.	**Sonoraville Elementary School** Number of Students: 605 Student-Teacher Ratio: 14.4	B	Public	PK - 5
5.58Mi.	**Red Bud Middle School** Number of Students: 877 Student-Teacher Ratio: 14.97	B	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	90%	LOWER
BURGLARY	116%	HIGHER
MOTOR VEHICLE THEFT	82%	LOWER
FORCIBLE ROBBERY	121%	HIGHER
AGGRAVATED ASSAULT	91%	LOWER
FORCIBLE RAPE	120%	HIGHER
MURDER	99%	SIMILAR
OVERALL	106%	SIMILAR

Disaster Alerts

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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