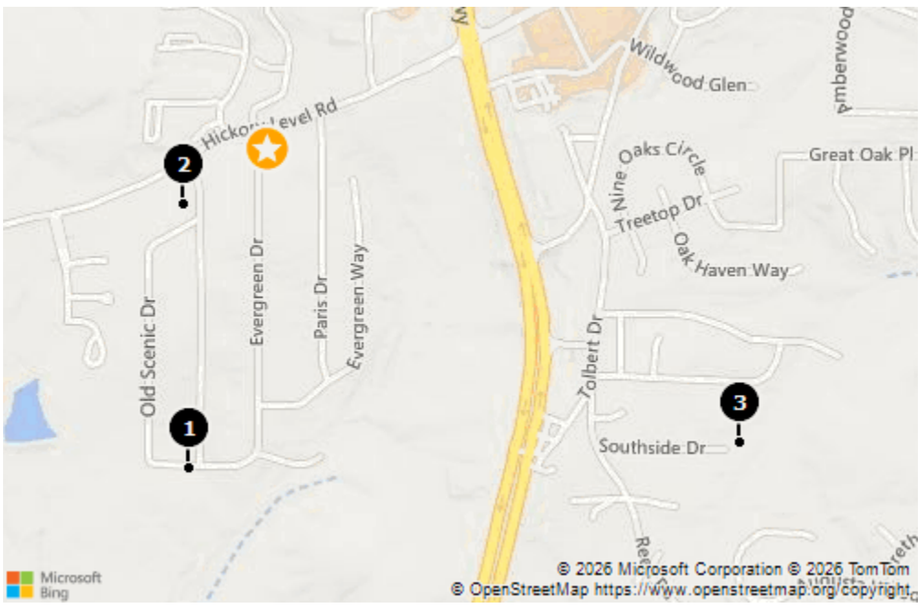
ICE SiteX Report

OrderID: 98444596

SiteX Property Information Report



Subject Property Location

766 HICKORY LEVEL RD, VILLA RICA, GA 30180-4950

County:	**CARROLL GA**	Census Tract:	130459101.032035
Property Use:	Mobile/Manufactured Home (regardless of ownership)	Zoning:	MHS
Parcel Number:	168- -0193	Thomas Bros Pg-Grid:	

Valuation

Value:	**$208,000**	FSD:	17	Common Confidence Score:	49
Value Range:	$172,640 - $243,360	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	2
Assd Land Value:	$10,000	Market Land Value:	$25,000	Tax Year:	2025
Assd Improvement:	$15,241	Market Improvment Value:	$38,102	Total Taxable Value:	$565
Total Assessed Value:	$25,241	Total Assessor Market Value:	$63,102	Delinquent Year:	
				Tax Account ID:	19965
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 District: 6 Subdivision: RIDGESIDE MHSD -M168 Phase No: 003 Land Lot: 131
Abbreviated Description: MH/ACC/LOT 2 RIDGESIDE S/D 168-3

Property Characteristics

Lot Size:	20,473 SF	Bedrooms:	3	Pool:	
Building Area:	1920 SF	Baths:	2	Fireplace:	1
Year Built:	1994	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	4
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	
Style:	4	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Piers	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	04/28/2025	Loan Amount:	N/A
Document #:	BK-PG 0000006328-0000000420	Loan Type:	Unknown
TD Due Date:	01/01/2053	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	08/30/2023	Loan Amount:	N/A
Document #:	BK-PG 0000006186-0000000265	Loan Type:	FHA
TD Due Date:	01/01/2053	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	04/19/2023	Sales Price:	$198,341
Document #:	BK-PG 6128-591	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/09/2022	Sales Price:	$202,000
Document #:	2022-007154 BK-PG 6128 -589	Type of Sale:	Full Amount on Deed
Contract Date:	12/09/2022		
Document Type:			

ICE SiteX Report

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Legal Description:
Lot: 2 Subdivision: RIDGESIDE MHSD -M168
Abbreviated Description: MH/ACC/LOT 2 RIDGESIDE S/D 168-3 LANDLOT: 131 LANDDIST: 6; RESIDENTIAL LOT

Prior Transfer

Recording Date:	12/09/2022	Sales Price:	$202,000
Document #:	BK-PG 6128 -589	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2 District: 6 Subdivision: RIDGESIDE MHSD -M168 Phase No: 003 Land Lot: 131
Abbreviated Description: MH/ACC/LOT 2 RIDGESIDE S/D 168-3

Prior Transfer

Recording Date:	10/13/2022	Sales Price:	N/A
Document #:	BK-PG 5716-469	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/12/2019	Loan Amount:	N/A
Document #:	BK-PG 0000005716-0000000469	Loan Type:	Unknown
TD Due Date:	01/01/2026	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	03/11/2011	Sales Price:	$15,900
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/11/2011	Sales Price:	$15,900
Document #:	BK-PG 4899 -15	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 2

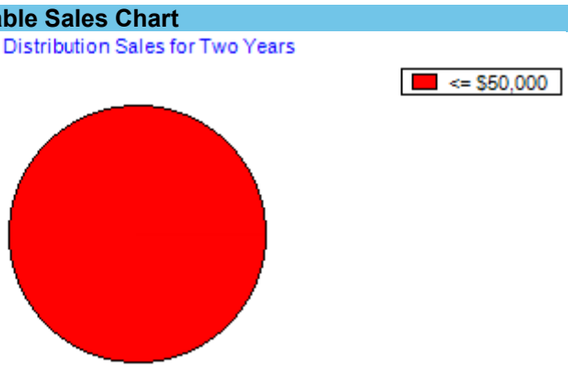
Area Sales Analysis

Total Area Sales	$502,500	Median # of Bedrooms	3
Median Lot Size	22,651 SF	Median # of Baths	2
Median Living Area	1,456 SF	Median Year Built	1991
Price Range - 2 Yrs	$30,000 to $292,500	Age Range	21 years to 51 years
Median Value	$180,000	Median Age	35 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.46Mi.	**2255 OLD SCENIC DR** **VILLA RICA, GA 30180-4946**	12/12/2025	$180,000	$123	1456	/3/2	2005	22,651 SF	
		APN: 168- -0176 Document #: Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 36 Subdivision: RIDGESIDE MHSD -M168 Abbreviated Description: Lot:36 Subdivision:RIDGESIDE MHSD -M168 Abbreviated Description:MH/ LOTS 36A,PT 37A (.52AC)RIDGESIDE SD 168-2 LANDLOT: 131 LANDDIST: 6; RESIDENTIAL LOT								
2	.13Mi.	**2001 RIDGESIDE DR** **VILLA RICA, GA 30180-4931**	09/03/2025	$30,000	$38	780	//	1975	SF	
		APN: 168- -0173 Document #: Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 7A Subdivision: RIDGESIDE MHSD -M168 Abbreviated Description: Lot:7A Subdivision:RIDGESIDE MHSD -M168 Abbreviated Description:MH/ ACC/LOT 7A RIDGESIDE S/D 168-3 LANDLOT: 131 LANDDIST: 6; RESIDENTIAL LOT								
3	.75Mi.	**116 SOUTHSIDE DR** **VILLA RICA, GA 30180-5231**	08/13/2025	$292,500	$174	1680	/3/2	1991	44,431 SF	
		APN: 168- -0267 Document #: Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 12 Subdivision: SOUTHSIDE MHP -M168 Abbreviated Description: Lot:12 Subdivision:SOUTHSIDE MHP -M168 Abbreviated Description:MH/ LOT 12 SOUTHSIDE MHSD LANDLOT: 126 LANDDIST: 6; RESIDENTIAL LOT								

Comparable Sales Chart



ICE SiteX Report

OrderID: 98444596

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.	**766 HICKORY LEVEL RD**	**12/09/2022**	$63,102	$25,241	1,920	/3/2	1994	20,473 SF	
.02Mi.	**756 HICKORY LEVEL RD**	**08/05/1987**	$67,846	$27,138	1,680	/3/2	1986	22,651 SF	
.03Mi.	**782 HICKORY LEVEL RD**	**08/12/2016**	$61,452	$24,581	1,440	/3/2	1986	23,522 SF	
.03Mi.	**26 EVERGREEN DR**	**07/27/2004**	$34,841	$13,936	924	/3/1	1980	20,038 SF	
.05Mi.	**792 HICKORY LEVEL RD**	**09/05/2019**	$61,298	$24,519	1,568	/3/2	2000	18,295 SF	
.05Mi.	**36 EVERGREEN DR**	**04/25/2022**	$46,170	$18,468	1,216	/3/2	1994	20,038 SF	
.05Mi.	**29 EVERGREEN DR**	**08/02/1995**	$43,913	$17,565	1,716	/3/1	1984	20,038 SF	
.06Mi.	**139 PARIS DR**	**12/29/2009**	$27,512	$11,005	1,568	/3/2	1995	20,038 SF	
.07Mi.	**46 EVERGREEN DR**	**10/13/1993**	$46,005	$18,402	1,248	/3/2	1997	20,038 SF	
.07Mi.	**39 EVERGREEN DR**	**09/04/2001**	$36,352	$14,541	1,440	/3/2	1978	20,038 SF	
.09Mi.	**56 EVERGREEN DR**	**03/10/2008**	$58,630	$23,452	1,152	/3/2	1988	20,038 SF	
.09Mi.	**49 EVERGREEN DR**	**04/17/2021**	$37,918	$15,167	980	/3/1	1980	20,038 SF	
.09Mi.	**149 PARIS DR**	**11/13/2019**	$38,690	$15,476	1,680	/3/2	1978	20,038 SF	
.1Mi.	**210 RIDGESIDE DR**		$6,362	$2,545	1,248		1994		
.11Mi.	**66 EVERGREEN DR**	**11/14/2017**	$49,159	$19,664	924	/2/1	1994	20,038 SF	
.11Mi.	**153 PARIS DR**	**01/21/2014**	$82,378	$32,951	2,128	//3	2002	20,038 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	70%

Demographics & Income

Median Age:	37.2 years old	Households:	15,186
Median Household Income:	$85,717	Households w/Family:	76%
Household Income Per Capita:	$36,380	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	42%

School District

School District Zone:	Carroll County School District	Students:	16,400
Number of Schools:	24	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.61Mi.	**Ithica Elementary School** Number of Students: 809 Student-Teacher Ratio: 15.71	A-	Public	PK - 5
1.68Mi.	**Bay Springs Middle School** Number of Students: 723 Student-Teacher Ratio: 12.71	B+	Public	6 - 8
0.82Mi.	**Villa Rica High School** Number of Students: 1,681 Student-Teacher Ratio: 20.06 Advanced Placement: Yes	C+	Public	9 - 12

Flood Report

The Subject Property of **766 HICKORY LEVEL RD, VILLA RICA, GA 30180-4950** 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	110%	HIGHER
BURGLARY	103%	SIMILAR
MOTOR VEHICLE THEFT	104%	SIMILAR
FORCIBLE ROBBERY	98%	SIMILAR
AGGRAVATED ASSAULT	79%	LOWER
FORCIBLE RAPE	88%	LOWER
MURDER	90%	LOWER
OVERALL	87%	LOWER

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Disaster Alerts

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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