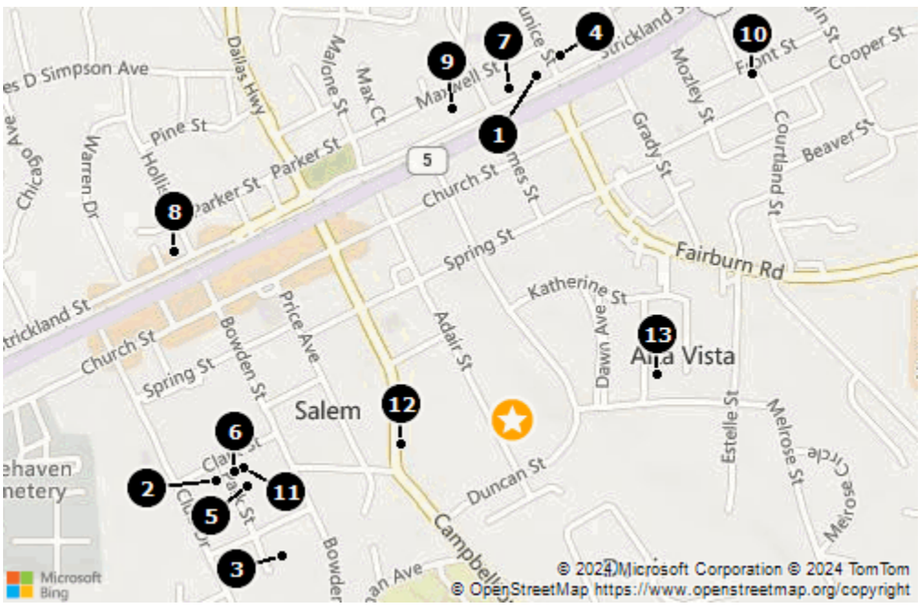
SiteX™ Report

OrderID: 92663253

SiteX Property Information Report



Subject Property Location

8562 ADAIR ST, DOUGLASVILLE, GA 30134-1816

County:	**DOUGLAS GA**	Census Tract:	130970803.042009
Property Use:	Single Family Residential	Zoning:	2
Parcel Number:	0021-01-5-B-00033	Thomas Bros Pg-Grid:	

Valuation

Value:	**$245,000**	FSD:	12
Value Range:	$215,600 - $274,400	Confidence Score:	88

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	03
Assd Land Value:	$25,600	Market Land Value:	$64,000	Tax Year:	2023
Assd Improvement:	$49,600	Market Improvment Value:	$124,000	Total Taxable Value:	$1,756
Total Assessed Value:	$75,200	Total Assessor Market Value:	$188,000	Delinquent Year:	
				Tax Account ID:	13038
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 22 District: 15 Subdivision: QUILLIAN ESTATES Land Lot: 21
Abbreviated Description: HSE/0.3 AC, PT OF LOT #22, QUILLIAN ESTATES

Property Characteristics

Lot Size:	13,068 SF	Bedrooms:	3	Pool:	
Building Area:	1008 SF	Baths:	1	Fireplace:	1
Year Built:	1941	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Shingle
		Foundation:	Masonry	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/29/2024	Sales Price:	$230,743
Document #:	BK-PG 4101-411	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/10/2022	Loan Amount:	N/A
Document #:	BK-PG 0000004101-0000000411	Loan Type:	FHA
TD Due Date:	01/01/2052	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	02/09/2022	Sales Price:	$235,000
Document #:	2022-000802 BK-PG 4101-409	Type of Sale:	Full Amount on Deed
Contract Date:	02/09/2022		
Document Type:	Warranty Deed		
Legal Description:			

Lot: 22 Subdivision: BOMAR PROPERTIES
Abbreviated Description: HSE/0.3 AC, PT OF LOT #22, QUILLIAN ESTATES LANDLOT: 21 LANDDIST: 15; RESIDENTIAL LOT

Prior Transfer

Recording Date:	05/24/2018	Sales Price:	N/A
Document #:	2018-002200 BK-PG 3594-97	Type of Sale:	Price as "0", "None", "No Consideration"

Contract Date: 05/24/2018
Document Type: Warranty Deed
Legal Description:
Lot: 22 Subdivision: BOMAR PROPERTIES
Abbreviated Description: HSE/0.3 AC, PT OF LOT #22, QUILLIAN ESTATES LANDLOT: 21 LANDDIST: 15

Prior Transfer

Recording Date: 12/30/2017 | Sales Price: N/A
Document #: DEED: 4101-409 BK-PG 3594 -97 | Type of Sale: Per Assessor Transaction History
Document Type:
Legal Description:
Lot: 22 District: 15 Subdivision: QUILLIAN ESTATES Land Lot: 21
Abbreviated Description: HSE/0.3 AC, PT OF LOT #22, QUILLIAN ESTATES

Prior Transfer

Recording Date: 05/10/2013 | Sales Price: $21,000
Document #: | Type of Sale: Per Assessor Transaction History
Document Type:
Legal Description:

Prior Transfer

Recording Date: 05/10/2013 | Sales Price: $13,000
Document #: 2013-002375 BK-PG 3131-2 | Type of Sale: Full Amount on Deed
Contract Date: 05/10/2013
Document Type: Warranty Deed
Legal Description:
Lot: 22 Subdivision: BOMAR PROPERTIES
Abbreviated Description: HSE/PART OF LOT #22, QUILLIAN

Prior Transfer

Recording Date: 05/10/2013 | Sales Price: $21,000
Document #: 2013-002374 BK-PG 3131-3 | Type of Sale: Full Amount on Deed
Contract Date: 05/10/2013
Document Type: Warranty Deed
Legal Description:
Lot: 22 Subdivision: BOMAR PROPERTIES
Abbreviated Description: HSE/PART OF LOT #22, QUILLIAN

Prior Transfer

Recording Date: 07/26/2011 | Sales Price: $5,000
Document #: 2011-004103 BK-PG 2955-348 | Type of Sale: Full Amount on Deed
Contract Date: 07/26/2011
Document Type: Warranty Deed
Legal Description:
Lot: 22
Abbreviated Description: HSE/PART OF LOT #22, QUILLIAN

Mortgage Record

Recording Date: 05/05/2010 | Loan Amount: N/A
Document #: BK-PG 2863-716 | Loan Type: Stand Alone Second
TD Due Date: | Type Finance:
Legal Description:
Lot: 22 Block: B

Mortgage Record

Recording Date: 02/06/2009 | Loan Amount: N/A
Document #: BK-PG 2763-271 | Loan Type:
TD Due Date: 02/02/2010 | Type Finance: UNK
Legal Description:
Lot: 22 Block: B

Area Sales Analysis

Total Area Sales	$3,188,800	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,612 SF	Median Year Built	1936
Price Range - 2 Yrs	$100,000 to $390,000	Age Range	64 years to 125 years
Median Value	$232,000	Median Age	88 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.47Mi.	**6467 STRICKLAND ST DOUGLASVILLE, GA 30134-1256**	07/26/2024	$318,000	$185	1712	/3/1	1899	SF	
		APN: 0020-01-5- -00134 Document #: Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Subdivision: ANNA BELLA ESTATES Abbreviated Description: Subdivision:ANNA BELLA ESTATES Abbreviated Description:HSE/LOT, STRICKLAND STREET LANDLOT: 20 LANDDIST: 15; RESIDENTIAL LOT								
2	.4Mi.	**6728 CLARK ST DOUGLASVILLE, GA 30134-1796**	07/25/2024	$200,000	$159	1254	/3/2	1936	SF	
		APN: 0016-01-5-E-00027 Document #: Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Subdivision: BOMAR PROPERTIES Abbreviated Description: Subdivision:BOMAR PROPERTIES Abbreviated Description:HSE/LOT, CLARK STREET LANDLOT: 16 LANDDIST: 15; RESIDENTIAL LOT								
3	.36Mi.	**8680 PARK ST DOUGLASVILLE, GA 30134-4511**	07/15/2024	$333,900	$157	2115	/3/2	1948	79,715 SF	
		APN: 0016-01-5-E-00034 Document #: Document Type: Warranty Deed Price Code: D								

Land Use: Single Family Residential
Legal: Subdivision: BOMAR PROPERTIES Abbreviated Description: Subdivision:BOMAR PROPERTIES Abbreviated Description:HSE/1.83 ACRES +, PARK & HAYNES ST LANDLOT: 16 LANDDIST: 15; RESIDENTIAL LOT

4	.49Mi.	**6445 STRICKLAND ST** **DOUGLASVILLE, GA 30134-1263**	06/17/2024	$345,000	$157	2189	/3/1	1902	SF

APN: 0020-01-5- -00136 Document #:
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Subdivision: ANNA BELLA ESTATES Abbreviated Description: Subdivision:ANNA BELLA ESTATES Abbreviated Description:HSE/LOT, EAST STRICKLAND STREET LANDLOT: 20 LANDDIST: 15; RESIDENTIAL LOT

5	.37Mi.	**8620 PARK ST** **DOUGLASVILLE, GA 30134-1750**	06/13/2024	$226,000	$222	1018	/2/1	1950	SF

APN: 0016-01-5-E-00031 Document #:
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Subdivision: BOMAR PROPERTIES Abbreviated Description: Subdivision:BOMAR PROPERTIES Abbreviated Description:HSE/LOT, PARK STREET LANDLOT: 16 LANDDIST: 15; RESIDENTIAL LOT

6	.38Mi.	**8604 PARK ST** **DOUGLASVILLE, GA 30134-1750**	06/07/2024	$232,000	$138	1680	/4/2	1945	SF

APN: 0016-01-5-E-00030 Document #:
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Subdivision: BOMAR PROPERTIES Abbreviated Description: Subdivision:BOMAR PROPERTIES Abbreviated Description:HSE/LOT, CLARK STREET LANDLOT: 16 LANDDIST: 15; RESIDENTIAL LOT

7	.45Mi.	**6485 STRICKLAND ST** **DOUGLASVILLE, GA 30134-1256**	05/02/2024	$110,000	$87	1260	/2/1	1900	SF

APN: 0020-01-5- -00131 Document #:
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Subdivision: ANNA BELLA ESTATES Abbreviated Description: Subdivision:ANNA BELLA ESTATES Abbreviated Description:HSE/LOT, E. STRICKLAND ST. LANDLOT: 20 LANDDIST: 15; RESIDENTIAL LOT

8	.51Mi.	**6753 STRICKLAND ST** **DOUGLASVILLE, GA 30134-1169**	04/18/2024	$240,000	$148	1612	/4/2	1899	10,280 SF

APN: 0017-01-5-A-00007 Document #:
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Subdivision: BAGBY PARK @ CHAPEL HILLS Abbreviated Description: Subdivision:BAGBY PARK @ CHAPEL HILLS Abbreviated Description:HSE/0.236 ACRE, STRICKLAND STREET LANDLOT: 17 LANDDIST: 15; RESIDENTIAL LOT

9	.43Mi.	**6525 STRICKLAND ST** **DOUGLASVILLE, GA 30134-1265**	04/01/2024	$369,900	$144	2560	/5/2	1941	SF

APN: 0020-01-5- -00127 Document #:
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Subdivision: ASPEN WOODS S/D Abbreviated Description: Subdivision:ASPEN WOODS S/D Abbreviated Description:HSE/LOT, EAST STRICKLAND STREET LANDLOT: 20 LANDDIST: 15; RESIDENTIAL LOT

10	.56Mi.	**6302 FRONT ST** **DOUGLASVILLE, GA 30134-1936**	01/19/2024	$149,000	$128	1156	/3/2	1936	SF

APN: 0020-01-5- -00218 Document #:
Document Type: Limited Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 7 Block: M, Subdivision: BEARDEN PLACE Abbreviated Description: Subdivision:BEARDEN PLACE Abbreviated Description:HSE/LOT #7, BLK M, COMER S/D LANDLOT: 20 LANDDIST: 15; RESIDENTIAL LOT

11	.37Mi.	**6706 CLARK ST** **DOUGLASVILLE, GA 30134-1740**	12/05/2023	$100,000	$83	1196	/2/2	1926	SF

APN: 0016-01-5-E-00029 Document #:
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Subdivision: BOMAR PROPERTIES Abbreviated Description: Subdivision:BOMAR PROPERTIES Abbreviated Description:HSE/LOT, CLARK STREET LANDLOT: 16 LANDDIST: 15; RESIDENTIAL LOT

12	.14Mi.	**8580 CAMPBELLTON ST** **DOUGLASVILLE, GA 30134-1821**	11/30/2023	$390,000	$184	2113	/4/3	1960	23,958 SF

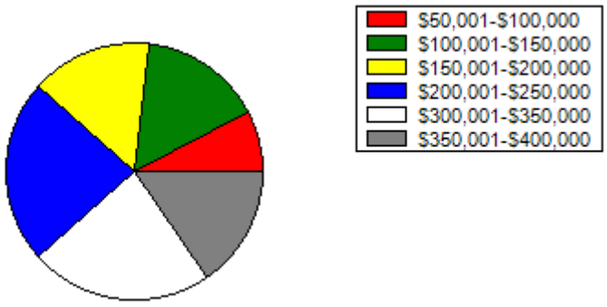
APN: 0021-01-5-B-00009 Document #:
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Subdivision: BOMAR PROPERTIES Abbreviated Description: Subdivision:BOMAR PROPERTIES Abbreviated Description:HSE/LOT, CAMPBELLTON STREET LANDLOT: 21 LANDDIST: 15; RESIDENTIAL LOT

13	.21Mi.	**8506 FAIRVIEW DR** **DOUGLASVILLE, GA 30134-1847**	11/28/2023	$175,000	$153	1139	/3/2	1954	SF

APN: 0021-01-5-C-00071 Document #:
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 8 Block: 2 Subdivision: BEARDEN PLACE Abbreviated Description: Subdivision:BEARDEN PLACE Abbreviated Description:HSE/LOT #8, BLK 2, ALTA VISTA S/D LANDLOT: 21 LANDDIST: 15; RESIDENTIAL LOT

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.

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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.	**8562 ADAIR ST**	**12/30/2017**	$188,000	$75,200	1,008	/3/1	1941	13,068 SF	
.05Mi.	**8569 ADAIR ST**	**11/15/2021**	$174,700	$69,880	1,012	/3/1	1899	15,246 SF	
.05Mi.	**8541 ADAIR ST**		$154,500	$61,800	1,383	/3/1	1976	26,136 SF	
.06Mi.	**8588 ADAIR ST**	**01/05/2000**	$139,800	$55,920	1,056	/3/1	1977	20,909 SF	
.06Mi.	**8523 DUNCAN ST**	**07/15/2021**	$145,880	$58,352	1,444	/3/2	1955		
.07Mi.	**8539 ADAIR ST**	**08/08/2018**	$133,900	$53,560	1,196	/3/2	1985		
.07Mi.	**8515 DUNCAN ST**	**10/07/2009**	$126,300	$50,520	1,126	/2/1	1948		
.08Mi.	**8540 ADAIR ST**	**10/12/2020**	$142,900	$57,160	1,512	/3/1	1941		
.08Mi.	**8546 ADAIR ST**	**02/14/2007**	$157,100	$62,840	1,236	/3/1	1971	1 SF	
.08Mi.	**8535 ADAIR ST**		$133,100	$53,240	1,056	/3/1	1977		
.08Mi.	**8505 DUNCAN ST**	**11/04/2019**	$112,800	$45,120	830	/2/1	1949		
.09Mi.	**8497 DUNCAN ST**	**11/01/2021**	$182,800	$73,120	1,106	/2/1	1957		
.09Mi.	**8519 ADAIR ST**	**01/08/2007**	$119,400	$47,760	1,350	/3/1	1950	10,019 SF	
.09Mi.	**8588 DUNCAN ST**	**08/19/2016**	$171,800	$68,720	1,735	/3/1	1969	17,424 SF	
.1Mi.	**8520 DUNCAN ST**	**03/03/1999**	$115,500	$46,200	856	/2/1	1956		
.11Mi.	**8516 DUNCAN ST**	**10/06/2016**	$99,100	$39,640	936	/2/1	1956		

Rent vs. Own

Households Occupied by Renters:	34%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	35.5 years old	Households:	16,991
Median Household Income:	$72,868	Households w/Family:	74%
Household Income Per Capita:	$29,515	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	39%

School District

School District Zone:	Douglas County School District	Students:	25,884
Number of Schools:	35	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.93Mi.	**Burnett Elementary School** Number of Students: 396 Student-Teacher Ratio: 12.38	B-	Public	KG - 5
0.31Mi.	**Douglas County High School** Number of Students: 1,995 Student-Teacher Ratio: 17.97 Advanced Placement: Yes	C+	Public	9 - 12
2.88Mi.	**Chestnut Log Middle School** Number of Students: 780 Student-Teacher Ratio: 16.6	D+	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	118%	HIGHER
BURGLARY	100%	SIMILAR
MOTOR VEHICLE THEFT	124%	HIGHER
FORCIBLE ROBBERY	97%	SIMILAR
AGGRAVATED ASSAULT	98%	SIMILAR
FORCIBLE RAPE	109%	SIMILAR
MURDER	106%	SIMILAR
OVERALL	108%	SIMILAR

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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SiteX™ Report

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