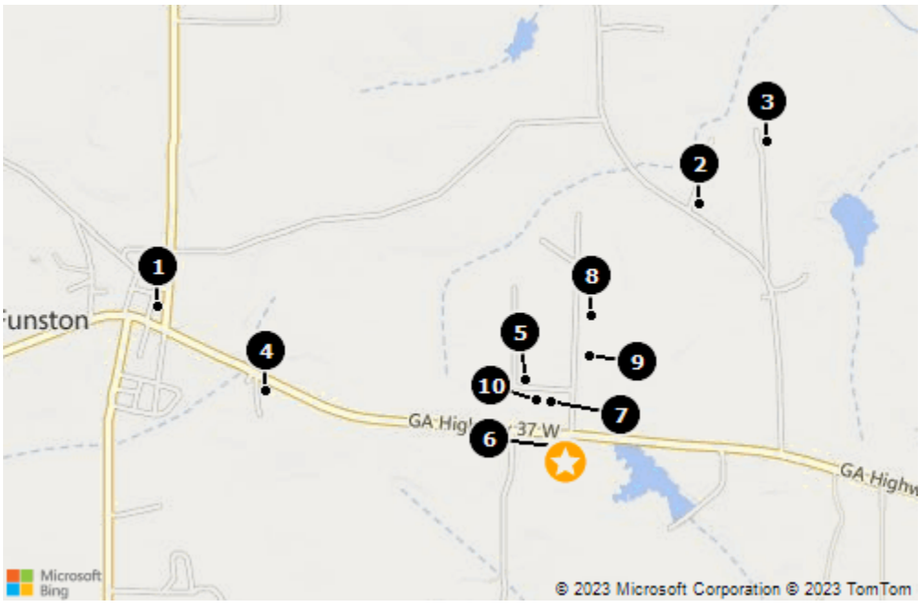
BLACK KNIGHT™

SiteX™ Report

OrderID: 90079568

SiteX Property Information Report



Subject Property Location

2975 GA HIGHWAY 37 W, MOULTRIE, GA 31768-2516

County:	**COLQUITT GA**	Census Tract:	130719709.021003
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	C029 044	Thomas Bros Pg-Grid:	

Valuation

Value:	**$205,000**	FSD:	10
Value Range:	$184,500 - $225,500	Confidence Score:	90

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	1-COUNTY
Assd Land Value:	$3,196	Market Land Value:	$7,991	Tax Year:	2022
Assd Improvement:	$38,260	Market Improvment Value:	$95,650	Total Taxable Value:	$875
Total Assessed Value:	$41,456	Total Assessor Market Value:	$103,641	Delinquent Year:	
				Tax Account ID:	3389
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 8 Land Lot: 267 Map Ref: 23 188
Abbreviated Description: LL 267 8TH LD

Property Characteristics

Lot Size:	37,897 SF	Bedrooms:		Pool:	
Building Area:	1583 SF	Baths:	1	Fireplace:	
Year Built:	1970	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Concrete
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Metal
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	09/01/2021	Loan Amount:	N/A
Document #:	BK-PG 0000001468-0000000116	Loan Type:	FHA
TD Due Date:	01/01/2051	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	08/30/2021	Sales Price:	$161,000
Document #:	2021-001422 BK-PG 1468 -115	Type of Sale:	Full Amount on Deed
Contract Date:	08/30/2021		
Document Type:	Warranty Deed		
Legal Description:			

Abbreviated Description: LL 267 8TH LD LANDLOT: 267 LANDDIST: 8

Prior Transfer

Recording Date:	08/19/2014	Sales Price:	$20,160
Document #:	2014-001104 BK-PG 1215 -394	Type of Sale:	Full Amount on Deed
Contract Date:	08/19/2014		
Document Type:	Warranty Deed		
Legal Description:			

Abbreviated Description: LL 267 8TH LD

Prior Transfer

Recording Date:	01/08/2008	Sales Price:	$101,000

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Document #:	2008-000026 BK-PG 989 -411	Type of Sale:	Full Amount on Deed
Contract Date:	12/20/2007		
Document Type:	Deed		
Legal Description:			
Abbreviated Description: LL 267 8TH LD .87A			

Mortgage Record

Recording Date:	01/07/2008	Loan Amount:	N/A
Document #:	BK-PG 989-419	Loan Type:	New Conventional
TD Due Date:	01/01/2022	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	01/07/2008	Loan Amount:	N/A
Document #:	BK-PG 989-412	Loan Type:	New Conventional
TD Due Date:	01/01/2040	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	09/07/2005	Loan Amount:	N/A
Document #:	BK-PG 881-457	Loan Type:	New Conventional
TD Due Date:		Type Finance:	
Legal Description:			

Area Sales Analysis

Total Area Sales	$2,157,299	Median # of Bedrooms	
Median Lot Size	45,520 SF	Median # of Baths	2
Median Living Area	2,094 SF	Median Year Built	1999
Price Range - 2 Yrs	$3,500 to $390,000	Age Range	9 years to 63 years
Median Value	$237,500	Median Age	24 years

Comparable Sales Data

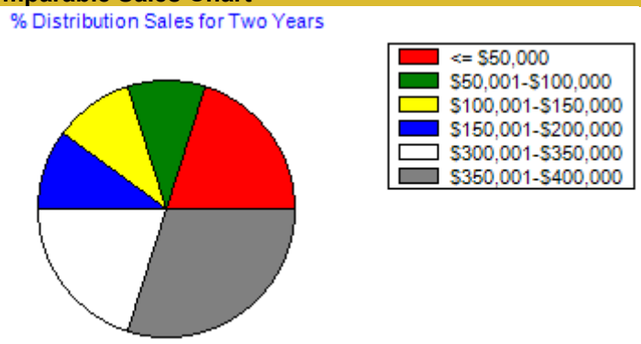
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.21Mi.	**116 ACADEMY ST NW** **MOULTRIE, GA 31768-8597**	06/12/2023	$3,500	$2	1290	//1	1992	11,761 SF	
		APN: F001 047 Document #: 2023-000737 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 40 Abbreviated Description: Lot:40 Abbreviated Description:LL 239 8TH LD LOT 40 FUNSTON LANDLOT: 239 LANDDIST: 8								
2	.8Mi.	**494 ROSSMAN DAIRY RD** **MOULTRIE, GA 31768-2557**	06/05/2023	$67,000	$49	1344	//1	1970	46,609 SF	
		APN: C029 022 Document #: 2023-000707 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:LL 241 8TH LD LANDLOT: 241 LANDDIST: 8								
3	1.05Mi.	**292 TUCKER LN** **MOULTRIE, GA 31768-2554**	03/25/2023	$31,799	$23	1376	//1	1960	21,780 SF	
		APN: C029 020 Document #: 2023-000438 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:LL 241 8TH LD LANDLOT: 241 LANDDIST: 8								
4	.85Mi.	**237 E MULBERRY ST** **MOULTRIE, GA 31768-2520**	09/20/2022	$115,000	$99	1154	//1	1987	48,352 SF	
		APN: F001 147 Document #: 2022-001439 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:LL 239 8TH LD LANDLOT: 239 LANDDIST: 8								
5	.25Mi.	**184 FOX TROT DR** **MOULTRIE, GA 31768-8581**	08/30/2022	$315,000	$113	2781	//2	2006	52,272 SF	
		APN: C029A 032 Document #: 2022-001304 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 48 Subdivision: WESTWOODS Abbreviated Description: Lot:48 Abbreviated Description:LOT 48 WESTWOODS S/D PHASE 1 LANDLOT: 240 LANDDIST: 8								
6	.04Mi.	**2971 GA HIGHWAY 37 W** **MOULTRIE, GA 31768-2516**	07/06/2022	$160,000	$48	3290	//2	1975	41,818 SF	
		APN: C029 043 Document #: 2022-001038 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:LL 267 8TH LD LANDLOT: 267 LANDDIST: 8								
7	.17Mi.	**131 FOX TROT DR** **MOULTRIE, GA 31768-8581**	06/22/2022	$340,000	$174	1948	//2	2006	46,174 SF	
		APN: C029A 027 Document #: 2022-000970 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 61 Subdivision: WESTWOODS Abbreviated Description: Lot:61 Abbreviated Description:LOT 61 WESTWOODS S/D PHASE 1 LANDLOT: 240 LANDDIST: 8								
8	.41Mi.	**270 WESTWOODS DR** **MOULTRIE, GA 31768-8582**	06/22/2022	$370,000	$165	2240	//2	2014	44,867 SF	
		APN: C029A 077 Document #: 2022-001032 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Subdivision: WESTWOODS Abbreviated Description: Lot:12 Abbreviated Description:LOT 12 WESTWOODS S/D PHASE 2 LANDLOT: 240 LANDDIST: 8								
9	.3Mi.	**210 WESTWOODS DR** **MOULTRIE, GA 31768-8582**	06/17/2022	$365,000	$127	2864	//2	2006	44,867 SF	
		APN: C029A 020 Document #: 2022-000953 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Subdivision: WESTWOODS Abbreviated Description: Lot:8 Subdivision:WESTWOODS Abbreviated Description:LL 240 & 241 8TH LD								
10	.19Mi.	**153 FOX TROT DR**	06/14/2022	$390,000	$139	2792	//3	2007	53,579 SF	Yes

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MOULTRIE, GA 31768-8581
APN: C029A 028 Document #: 2022-000928
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 59 Subdivision: WESTWOODS Abbreviated Description: Lot:59 Abbreviated Description:LOT 59 WESTWOODS S/D PHASE 1 LANDLOT: 240 LANDDIST: 8

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.	**2975 GA HIGHWAY 37 W**	**08/30/2021**	$103,641	$41,456	1,583	//1	1970	37,897 SF	
.04Mi.	**2971 GA HIGHWAY 37 W**	**07/12/1993**	$152,154	$60,862	3,290	//2	1975	41,818 SF	
.12Mi.	**233 BOBBY GRINER RD**	**06/22/1994**	$521,552	$208,621	3,969	//2	2001	44 SF	Yes
.12Mi.	**145 BOBBY GRINER RD**	**12/27/2007**	$186,498	$74,599	1,556	//2	2006	2 SF	
.14Mi.	**3022 GA HIGHWAY 37 W**		$146,901	$58,761	2,394	//2	1990	1 SF	V
.17Mi.	**125 FOX TROT DR**	**05/21/2015**	$438,865	$175,546	3,263	/3/3	2015	1 SF	
.17Mi.	**131 FOX TROT DR**	**03/22/2018**	$307,475	$122,990	1,948	//2	2006	1 SF	
.19Mi.	**153 FOX TROT DR**	**08/07/2019**	$390,000	$156,000	2,792	//3	2007	1 SF	Yes
.19Mi.	**156 WESTWOODS DR**	**12/05/2005**	$277,349	$110,940	1,885	//2	2006	1 SF	
.22Mi.	**164 WESTWOODS DR**	**06/08/2018**	$296,980	$118,792	2,041	//3	2006	1 SF	
.24Mi.	**180 WESTWOODS DR**	**10/02/2006**	$447,917	$179,167	3,162	//3	2007	1 SF	
.25Mi.	**176 FOX TROT DR**	**05/25/2017**	$346,952	$138,781	3,197	//3	2007	1 SF	
.25Mi.	**146 BOBBY GRINER RD**	**10/15/2003**	$182,925	$73,170	2,560	//2	2000	2 SF	
.25Mi.	**184 FOX TROT DR**	**06/19/2009**	$315,000	$126,000	2,781	//2	2006	1 SF	
.27Mi.	**198 WESTWOODS DR**	**03/02/2007**	$340,273	$136,109	2,130	//3	2006	1 SF	
.28Mi.	**197 WESTWOODS DR**	**07/28/2021**	$420,413	$168,165	2,817	//3	2006	1 SF	Yes

Rent vs. Own

Households Occupied by Renters:	38%	Households Occupied by Owners:	51%

Demographics & Income

Median Age:	38.7 years old	Households:	8,168
Median Household Income:	$44,594	Households w/Family:	62%
Household Income Per Capita:	$23,439	Households w/Family Married:	36%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Colquitt County School District	Students:	9,073
Number of Schools:	13	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.27Mi.	**Funston Elementary School**	C-	Public	PK - 5
	Number of Students: 410			
	Student-Teacher Ratio: 12.89			
3.21Mi.	**C. A. Gray Junior High School**	B	Public	8 - 9
	Number of Students: 1,379			
	Student-Teacher Ratio: 14.96			
3.86Mi.	**Willie J. Williams Middle School**	C+	Public	6 - 7
	Number of Students: 1,447			
	Student-Teacher Ratio: 12.95			
5.63Mi.	**Colquitt County High School**	C+	Public	9 - 12
	Number of Students: 1,809			

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Student-Teacher Ratio: 14.15

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	125%	HIGHER
BURGLARY	115%	HIGHER
MOTOR VEHICLE THEFT	125%	HIGHER
FORCIBLE ROBBERY	112%	HIGHER
AGGRAVATED ASSAULT	127%	HIGHER
FORCIBLE RAPE	130%	NOTABLY HIGHER
MURDER	118%	HIGHER
OVERALL	118%	HIGHER

Disaster Alerts

No alerts noted

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