	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	1	1	N/A	\$60,000	11/14/2024
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,250	4,792	1967	SFR	

OWNER INFORMATION			
Owner Name	Hall Christy	Tax Billing Zip	30153
Tax Billing Address	8 2nd St	Owner Occupied	Yes
Tax Billing City & State	Rockmart, GA		

COMMUNITY INSIGHTS			
Median Home Value	\$268,508	School District	POLK COUNTY
Median Home Value Rating	4 / 10	Family Friendly Score	54 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	57 / 100	Walkable Score	32 / 100
Total Incidents (1 yr)	75	Q1 Home Price Forecast	\$278,142
Standardized Test Rank	33 / 100	Last 2 Yr Home Appreciation	19%

LOCATION INFORMATION			
Subdivision	Res-Aragon Mills	Topography	High
Municipality/Township	Town Of Aragon	Flood Zone Code	X
School District Code	1304200	Flood Zone Panel	13233C0091D
Census Tract	106.00	Flood Zone Date	09/26/2008
Neighborhood Code	778	Within 250 Feet of Multiple Flood Zone	No

TAX INFORMATION			
Tax ID	A01-129	Lot No.	106
Parcel ID	A01 129	% Improved	83%
Alt APN	3709	Tax District Area	4
Block No.	129	Tax Appraisal Area	4
Legal Description	PT LT 106 ARAGON MILL S/D		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$46,721	\$23,764	\$21,486
Assessed Value - Land	\$8,000	\$440	\$440
Assessed Value - Improved	\$38,721	\$23,324	\$21,046
YOY Assessed Change (\$)	\$22,957	\$2,278	
YOY Assessed Change (%)	96.6%	10.6%	
Market Value - Total	\$116,802	\$59,409	\$53,715
Market Value - Land	\$20,000	\$1,100	\$1,100
Market Value - Improved	\$96,802	\$58,309	\$52,615
Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$192		
2023	\$15	-\$177	-92.01%
2024	\$669	\$654	4,258.24%

CHARACTERISTICS			
Land Use - Universal	SFR	Total Baths	1
Land Use - County	Residential	Full Baths	1
Lot Acres	0.11	Heat Type	Central
Lot Area	4,792	Interior Wall	Interior Wall
# of Buildings	1	Exterior	Concrete Block
Building Type	Single Family	Roof Material	Metal
Year Built	1967	Parking Type	Type Unknown
Effective Year Built	1981	Garage Type	Garage
Stories	1	Garage Sq Ft	1,100
Building Sq Ft	1,250	Porch	Open Porch
Gross Area	1,250	Porch Type	Open Porch

Above Gnd Sq Ft	1,250	Porch 1 Area	210
Total Rooms	3	Condition	Average
Bedrooms	1		

FEATURES		
Feature Type	Unit	Size/Qty
Open Porch	S	210
Garage	S	1,100
1 Story	S	1,250
Unf Util	S	1,150
Open Porch	S	210

SELL SCORE			
Rating	High	Value As Of	2025-05-04 04:35:33
Sell Score	668		

ESTIMATED VALUE			
RealAVM™	\$160,400	Confidence Score	61
RealAVM™ Range	\$135,700 - \$185,200	Forecast Standard Deviation	15
Value As Of	04/21/2025		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

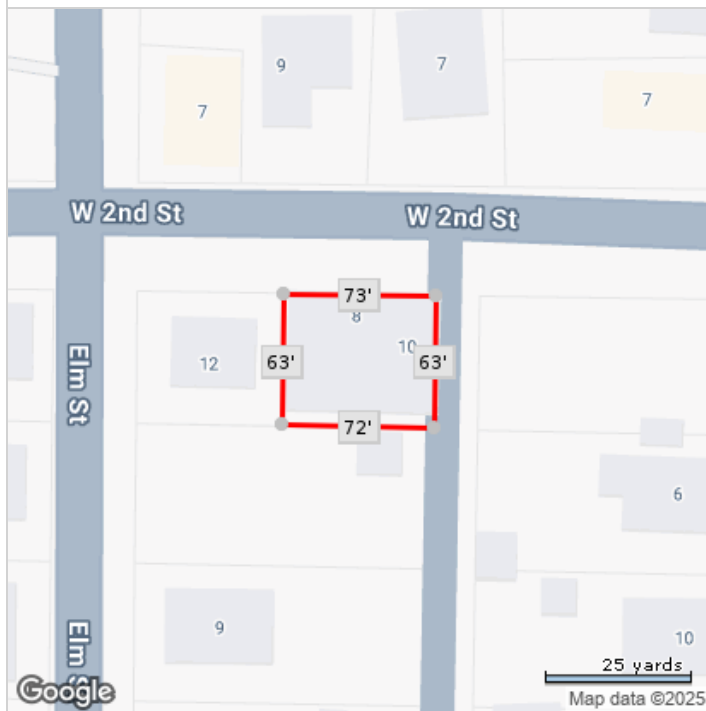
RENTAL TRENDS			
Estimated Value	1554	Cap Rate	7.5%
Estimated Value High	1958	Forecast Standard Deviation (FSD)	0.26
Estimated Value Low	1150		

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY			
Recording Date	11/20/2024	Price Per Square Feet	\$48.00
Settle Date	11/14/2024	Deed Book & Page	1901-804
Sale Price	\$60,000	Deed Type	Limited Warranty Deed
Recording Date	11/20/2024	10/04/2013	01/06/2006
Sale/Settlement Date	11/14/2024	10/01/2013	01/02/2005
Sale Price	\$60,000		
Nominal	Y	Y	
Deed Book & Page	1901-804	1483-209	1132-94
Document Type	Limited Warranty Deed	Deed (Reg)	Deed (Reg)
Buyer Name	Hall Christy	Holcombe Brenda	Holcombe Jamese A Jr
Seller Name	Holcombe Brenda	Holcombe James A Jr	Holcombe James A

PROPERTY MAP



*Lot Dimensions are Estimated

