2023

Dalton, GA
Market Analysis

Ernie Anaya, MBA

Bull Realty, Inc.

4/4/2023

MARKET ANALYSIS METHODOLOGY

This market demand analysis using a defined methodology is being conducted to examine a potential disposition of a 25-unit a licensed personal care home facility, Pleasant valley PCH in the Dalton, GA PMA (5-mile radius). Our analysis will show demand estimates for Assisted Living in the current year for the subject property, and five years from the current year.

DEFINITION OF TARGET GROUPS

The demand estimates will be based upon the quantity of four potential "target groups" who are likely users of senior housing. Analysis of these four target groups will provide four separate indications of demand for senior housing. We will then consider the indications from each of the four demand indications in deriving our demand conclusions. The target groups are as follows:

TARGET GROUP 1

Although most persons entering senior housing are over the age of 80, some persons between the ages of 65 and 80 do elect to live in senior housing. Therefore, the broadest potential target group for senior housing is persons aged 65 and over. The number of persons 65+ is often considered in bed need methodologies adopted by various state health care planning agencies.

TARGET GROUP 2

The next potential "target group" typically examined in evaluating demand for senior housing is the number of households headed by a "householder" age 75 and over. Much of senior housing residents fall into the 75+ age range.

TARGET GROUP 3

The next target group consists of the "age qualified" population that has adequate income to live in elderly housing. Many research firms are now considering $50,000 to be the minimum "qualifying" income. Although research has shown that many seniors with lesser income levels can afford to reside in seniors housing due to having income from other sources or assets to spend down, $50,000 is widely considered a benchmark for the private pay market. Thus, Target Group 3 consists of the number of households with income of $50,000+ headed by a householder age 75+.

Target group 4 consists of a group referred to in the industry as "adult children". Children and/or other relatives of seniors generally play a significant role in the placement of a senior in a senior housing facility. Market areas where there are large concentrations of persons in the 50-64 age group can often support significantly larger supply of senior housing than would be indicated through analysis of seniors already residing in the area. This is because in-migration of seniors into markets with large adult child populations is common. This phenomenon is largely since while many elderly parents of the residents do not currently live near their children, they will be encouraged to do so as they age in place and require greater care. When frailty and dependence occur on the part of an aging parent, the adult children frequently elect to move their loved one closer to them so that they can help attend to their needs more frequently. Thus, Target Group 4 is the number of persons in the age 50-64 age bracket.

DISCUSSION OF ACHIEVABLE PENETRATION RATES

There are no industry standard definitions for penetration or capture rates. For this type of analysis, a penetration rate is the number of units or units of a specific type that should be demanded at market equilibrium within a given market area, divided by the number of persons or households of a specific type in the same market area. For example, if 100 units of assisted living should be demanded, and there are 1,000 persons aged 65+ that reside in the PMA, the indicated penetration rate is 10%.

In order to determine the appropriate penetration rates, we have relied upon the National Demand Estimates provided in *The Case for Investing in Seniors Housing and Long-Term Care Properties With Updated Projections*. Using the updated demand estimates in this study, national penetration rates are calculated in the table below. These penetration rates, derived from the most complete and authoritative study of national demand in existence, will be used as the basis for estimating demand in the subject's market area. It should be noted that these estimates are for private-pay demand only. Demand for private and public pay accommodations are much higher. Thus, in some markets, higher penetration rates may be achievable. This will depend upon the availability of public funding.

DEMAND ASSUMPTIONS

To determine the potential need for a Senior Living program in each market, we will make four assumptions:

1. As indicated earlier, the probable extent of the Dalton PMA is assumed to be a 5-mile radius in and around the property site in Dalton, Georgia.

2. In addition to the prospects, we will expect to derive from the primary market itself, we will expect an achievable penetration by Target Group as follows:

    *   2.02% Achievable Penetration for Target Group 1 – Age 65+
    *   6.63% Achievable Penetration for Target Group 2 – Age 75+
    *   21.60% Achievable Penetration for Target Group 3 – Age 75+ earning above $50,000 per year.
    *   1.14% Achievable Penetration for Target Group 4 – Age 50 to 64

    We then take an average of the four Target Groups we arrive at a projected demand for Senior Living units today, and 2027.

3. The Dalton facility is stabilized as of 2023, we will make population projections for determining whether there will be enough demand for the number of units to be utilized.

4. For estimating the need for additional Senior living units in the Dalton, GA PMA, we must deduct all the existing units operating within the same market as well as units under development that will be operating currently.

    We will rely on these numbers in calculating the size of the prospect pool for Senior living care, in the enclosed spreadsheet.

DEMAND CALCULATION

The enclosed spreadsheet, Senior Living Unmet Demand, incorporates all the assumptions presented above to estimate the probable need for Senior Living units in the Dalton market, for both current and 2027. The spreadsheet first starts by estimating demand for Senior living in the Dalton PMA using our methodology described above and *ESRI Demographics*.

After deducting the existing inventory provided by the *Georgia Department of Community Health* for 20+ bed facilities, we are left with the Unmet Demand for additional units.

The total demand is **186** competitive Personal Care Home (PCH) units today growing to **221** in 2027 in the PMA, an 18.8% increase. There is a total of **156** Assisted Living competitive units (including subject property) within the 5-mile PMA with **0** units under construction.

As the model indicates, the Unmet Demand for Assisted Living units in the Dalton PMA totals **30** units growing to **65** units in 2027, an 116.6 % increase.

There are 5 competitive properties within the 5-mile PMA.

MARKET RENTS

- According to Caring.com, Seniors in Dalton pay an average monthly cost of $2,864 for assisted living, which is a little cheaper than the national average but higher than the state average.

PMA DEMOGRAPHICS – 5 MILE RADIUS

	55 to 64	65 to 74	75+
Average HHI	$90,314	$80,654	$62,090
Average Net Worth	$1,092,563	$1,434,398	$1,088,741

Average home values: $233,433

Reference: ESRI

DISABILITY STATISTICS AGE 75+ IN DALTON, GA

- Cognitive Difficulty (e.g., Alzheimer's): **6.7**%
- Ambulatory Difficulty: **34.44**%
- Self-Care: **11.4**%
- Independent Living Difficulty: **28.5**%

Reference: US Census American Community Survey

DISCLAIMER: *While the information is deemed reliable, no warranty is expressed or implied. Any information important to you or another party should be independently confirmed within an applicable due diligence period.*

Assisted Living Demand

PMA: 5 mile

2023 Income-Qualified Households   MKT PENETRATION***   4.04%

Age	Achievable Penetration	Senior Qualified Hholds *	#Draw from Qualified AL
65+	2.020%	9,037	183
75+	6.630%	3,860	256
75+ | $50K+	21.600%	863	186
55 - 64	1.140%	10,408	119
		Mean	**186**

2027

Age	Achievable Penetration	Senior Qualified Hholds *	#Draw from Qualified AL
65+	2.020%	9,650	195
75+	6.630%	4,383	291
75+ | $50K+	21.600%	1,307	282
55-64	1.140%	10,115	115
		Mean	**221**

		2023	2027	% Inc.
1.	Assisted Living Calculated Market Potential	186	221	18.78%
2.	Identified Competitive Units in Market Area **	156	156	0.00%
3.	Identified Units under Construction in Market Area **	0	0	
4.	UNMET Assisted Living DEMAND [Line 1 - Line 2]	30	65	116.81%

References:

* ESRI Demographics Data | ** GA DCH

*** Penetration calculated according to NIC # current units/75+ Age population

DISCLAIMER: While the information is deemed reliable, no warranty is expressed or implied. Any information important to you or another party should be independently confirmed within an applicable due diligence period.

Name	Facility Type	Address	City	State	Zip	County	Bed Capacity	Effective Date of License
AUTUMN ESTATE, LLC	PERSONAL CARE HOME	1240 DAWNVILLE ROAD	DALTON	GA	30721	WHITFIELD	13	09/13/2019
GARDENS AT ROYAL OAKS, THE	PERSONAL CARE HOME	1218 BROADRICK DRIVE	DALTON	GA	30720	WHITFIELD	48	06/09/2004
GRO SHADY OAKS PCH	PERSONAL CARE HOME	310 CHESTNUT STREET	DALTON	GA	30721	WHITFIELD	20	03/21/2008
ORCHARD RIDGE RESIDENCES	PERSONAL CARE HOME	986 ORCHARD WAY	DALTON	GA	30721	WHITFIELD	40	10/08/2020
PLEASANT VALLEY PERSONAL CARE	PERSONAL CARE HOME	510 REED ROAD	DALTON	GA	30720	WHITFIELD	24	09/09/2003
SOUTHERN HAVEN	PERSONAL CARE HOME	279 HAIG MILL ROAD	DALTON	GA	30721	WHITFIELD	13	08/01/2018
THE GROVE AT ORCHARD RIDGE RESIDENCES	PERSONAL CARE HOME	494 GROVE PARKWAY	DALTON	GA	30721	WHITFIELD	24	10/30/2020
WALNUT CREEK	PERSONAL CARE HOME	1115 WEST WALNUT AVENUE	DALTON	GA	30721	WHITFIELD	16	01/20/2022
						Competitive 20+ beds	156	

Age 50+ Profile

510 Reed Rd, Dalton, Georgia, 30720
Ring: 1 mile radius

Prepared by Esri
Latitude: 34.80652
Longitude: -84.97339

Demographic Summary	Census 2010	2022	2027	2022-2027 Change	2022-2027 Annual Rate
Total Population	2,040	2,021	2,021	0	0.00%
Population 50+	730	691	721	30	0.85%
Median Age	38.6	38.2	39.3	1.1	0.57%
Households	826	825	833	8	0.19%
% Householders 55+	46.6%	46.2%	47.4%	1.2	0.51%
Total Owner-Occupied Housing Units	644	649	660	11	0.34%
Total Renter-Occupied Housing Units	182	177	172	-5	-0.57%
Owner/Renter Ratio (per 100 renters)	354	367	384	17.0	0.91%
Median Home Value	-	$166,855	$193,005	$26,150	2.95%
Average Home Value	-	$190,062	$228,290	$38,228	3.73%
Median Household Income	-	$62,754	$71,650	$8,896	2.69%
Median Household Income for Householder 55+	-	$52,013	$63,480	$11,467	4.07%

Population by Age and Sex

	Census 2010		2022		2027	
Male Population	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	294	100.0%	303	100.0%	328	100.0%
50-54	54	18.4%	56	18.5%	69	21.0%
55-59	46	15.6%	52	17.2%	54	16.5%
60-64	57	19.4%	47	15.5%	50	15.2%
65-69	44	15.0%	41	13.5%	44	13.4%
70-74	34	11.6%	42	13.9%	37	11.3%
75-79	25	8.5%	31	10.2%	34	10.4%
80-84	16	5.4%	18	5.9%	23	7.0%
85+	18	6.1%	16	5.3%	17	5.2%

	Census 2010		2022		2027	
Female Population	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	437	100.0%	389	100.0%	393	100.0%
50-54	74	16.9%	63	16.2%	59	15.0%
55-59	58	13.3%	57	14.7%	61	15.5%
60-64	71	16.2%	62	15.9%	55	14.0%
65-69	68	15.6%	47	12.1%	59	15.0%
70-74	46	10.5%	54	13.9%	44	11.2%
75-79	49	11.2%	47	12.1%	46	11.7%
80-84	46	10.5%	28	7.2%	38	9.7%
85+	25	5.7%	31	8.0%	31	7.9%

	Census 2010		2022		2027	
Total Population	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total(50+)	730	35.7%	691	34.2%	721	35.7%
50-54	128	6.3%	119	5.9%	128	6.3%
55-59	104	5.1%	109	5.4%	115	5.7%
60-64	128	6.3%	109	5.4%	105	5.2%
65-69	111	5.4%	88	4.3%	103	5.1%
70-74	80	3.9%	95	4.7%	81	4.0%
75-79	74	3.6%	78	3.9%	80	4.0%
80-84	62	3.0%	46	2.3%	61	3.0%
85+	43	2.1%	47	2.3%	48	2.4%
65+	370	18.1%	354	17.5%	373	18.5%
75+	179	8.8%	171	8.5%	189	9.4%

Data Note - A "-" indicates that the variable was not collected in the 2010 Census.
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

April 03, 2023

Age 50+ Profile

510 Reed Rd, Dalton, Georgia, 30720
Ring: 1 mile radius

Prepared by Esri
Latitude: 34.80652
Longitude: -84.97339

2022 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	131	100%	119	100%	131	100%	381	100%
<$15,000	13	9.9%	8	6.7%	13	9.9%	34	8.9%
$15,000-$24,999	7	5.3%	8	6.7%	13	9.9%	28	7.3%
$25,000-$34,999	13	9.9%	14	11.8%	25	19.1%	52	13.6%
$35,000-$49,999	16	12.2%	19	16.0%	32	24.4%	67	17.6%
$50,000-$74,999	25	19.1%	31	26.1%	26	19.8%	82	21.5%
$75,000-$99,999	21	16.0%	15	12.6%	16	12.2%	52	13.6%
$100,000-$149,999	12	9.2%	6	5.0%	3	2.3%	21	5.5%
$150,000-$199,999	6	4.6%	5	4.2%	1	0.8%	12	3.1%
$200,000+	19	14.5%	12	10.1%	3	2.3%	34	8.9%
Median HH Income	$64,800		$55,615		$40,475		$52,013	
Average HH Income	$109,332		$91,697		$56,919		$85,578	

2027 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	132	100%	118	100%	144	100%	394	100%
<$15,000	8	6.1%	5	4.2%	9	6.2%	22	5.6%
$15,000-$24,999	4	3.0%	5	4.2%	10	6.9%	19	4.8%
$25,000-$34,999	8	6.1%	7	5.9%	13	9.0%	28	7.1%
$35,000-$49,999	7	5.3%	7	5.9%	18	12.5%	32	8.1%
$50,000-$74,999	37	28.0%	49	41.5%	57	39.6%	143	36.3%
$75,000-$99,999	22	16.7%	16	13.6%	25	17.4%	63	16.0%
$100,000-$149,999	15	11.4%	8	6.8%	5	3.5%	28	7.1%
$150,000-$199,999	11	8.3%	7	5.9%	1	0.7%	19	4.8%
$200,000+	21	15.9%	13	11.0%	5	3.5%	39	9.9%
Median HH Income	$77,103		$64,275		$55,943		$63,480	
Average HH Income	$128,501		$108,508		$73,589		$102,705	

Data Note: 2022 household income represents an estimate of annual income as of July 1, 2022.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

April 03, 2023

Census 2010 Households and Age of Householder	Number	Percent	% Total HHs
Total	385	100.0%	46.6%
Family Households	196	50.9%	23.7%
Householder Age 55-64	81	21.0%	9.8%
Householder Age 65-74	65	16.9%	7.9%
Householder Age 75-84	37	9.6%	4.5%
Householder Age 85+	13	3.4%	1.6%
Nonfamily Households	189	49.1%	22.9%
Householder Age 55-64	53	13.8%	6.4%
Householder Age 65-74	57	14.8%	6.9%
Householder Age 75-84	61	15.8%	7.4%
Householder Age 85+	18	4.7%	2.2%

Census 2010 Occupied Housing Units by Age of Householder	Number	Percent	% Total HHs
Total	386	100.0%	46.7%
Owner Occupied Housing Units	338	87.6%	40.9%
Householder Age 55-64	115	29.8%	13.9%
Householder Age 65-74	108	28.0%	13.1%
Householder Age 75-84	90	23.3%	10.9%
Householder Age 85+	25	6.5%	3.0%
Renter Occupied Housing Units	48	12.4%	5.8%
Householder Age 55-64	20	5.2%	2.4%
Householder Age 65-74	11	2.8%	1.3%
Householder Age 75-84	11	2.8%	1.3%
Householder Age 85+	6	1.6%	0.7%

Data Note: A family is defined as a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption. Nonfamily households consist of people living alone and households that do not contain any members who are related to the householder. The base for "% Pop" is specific to the row. A Nonrelative is not related to the householder by birth, marriage, or adoption.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

April 03, 2023

510 Reed Rd, Dalton, Georgia, 30720
Ring: 3 mile radius

Prepared by Esri
Latitude: 34.80652
Longitude: -84.97339

Demographic Summary	Census 2010	2022	2027	2022-2027 Change	2022-2027 Annual Rate
Total Population	33,997	34,183	34,251	68	0.04%
Population 50+	8,592	9,761	9,903	142	0.29%
Median Age	31.5	33.1	33.7	0.6	0.36%
Households	11,602	12,074	12,146	72	0.12%
% Householders 55+	35.6%	39.6%	40.8%	1.2	0.60%
Total Owner-Occupied Housing Units	6,087	7,104	7,232	128	0.36%
Total Renter-Occupied Housing Units	5,514	4,970	4,914	-56	-0.23%
Owner/Renter Ratio (per 100 renters)	110	143	147	4.0	0.55%
Median Home Value	-	$186,320	$235,248	$48,928	4.77%
Average Home Value	-	$225,757	$267,869	$42,112	3.48%
Median Household Income	-	$52,196	$60,203	$8,007	2.90%
Median Household Income for Householder 55+	-	$47,025	$57,336	$10,311	4.04%

Population by Age and Sex

	Census 2010		2022		2027	
Male Population	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	3,791	100.0%	4,459	100.0%	4,564	100.0%
50-54	899	23.7%	949	21.3%	901	19.7%
55-59	762	20.1%	839	18.8%	864	18.9%
60-64	659	17.4%	723	16.2%	748	16.4%
65-69	519	13.7%	648	14.5%	624	13.7%
70-74	352	9.3%	524	11.8%	541	11.9%
75-79	281	7.4%	360	8.1%	406	8.9%
80-84	184	4.9%	217	4.9%	269	5.9%
85+	135	3.6%	199	4.5%	211	4.6%

	Census 2010		2022		2027	
Female Population	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	4,801	100.0%	5,302	100.0%	5,338	100.0%
50-54	939	19.6%	960	18.1%	879	16.5%
55-59	817	17.0%	879	16.6%	900	16.9%
60-64	732	15.2%	814	15.4%	789	14.8%
65-69	578	12.0%	700	13.2%	721	13.5%
70-74	489	10.2%	621	11.7%	606	11.4%
75-79	440	9.2%	473	8.9%	527	9.9%
80-84	379	7.9%	367	6.9%	422	7.9%
85+	427	8.9%	488	9.2%	494	9.3%

	Census 2010		2022		2027	
Total Population	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total(50+)	8,592	25.3%	9,761	28.6%	9,903	28.9%
50-54	1,837	5.4%	1,909	5.6%	1,780	5.2%
55-59	1,579	4.6%	1,718	5.0%	1,765	5.2%
60-64	1,392	4.1%	1,537	4.5%	1,537	4.5%
65-69	1,097	3.2%	1,349	3.9%	1,345	3.9%
70-74	840	2.5%	1,145	3.3%	1,147	3.3%
75-79	722	2.1%	832	2.4%	933	2.7%
80-84	563	1.7%	584	1.7%	691	2.0%
85+	562	1.7%	687	2.0%	705	2.1%
65+	3,784	11.1%	4,597	13.4%	4,821	14.1%
75+	1,847	5.4%	2,103	6.2%	2,329	6.8%

Data Note - A "-" indicates that the variable was not collected in the 2010 Census.
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

April 03, 2023

Age 50+ Profile

510 Reed Rd, Dalton, Georgia, 30720
Ring: 3 mile radius

Prepared by Esri
Latitude: 34.80652
Longitude: -84.97339

2022 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	1,889	100%	1,556	100%	1,336	100%	4,781	100%
<$15,000	197	10.4%	183	11.8%	209	15.6%	589	12.3%
$15,000-$24,999	140	7.4%	171	11.0%	227	17.0%	538	11.3%
$25,000-$34,999	200	10.6%	214	13.8%	253	18.9%	667	14.0%
$35,000-$49,999	285	15.1%	239	15.4%	180	13.5%	704	14.7%
$50,000-$74,999	340	18.0%	248	15.9%	174	13.0%	762	15.9%
$75,000-$99,999	279	14.8%	202	13.0%	135	10.1%	616	12.9%
$100,000-$149,999	219	11.6%	132	8.5%	69	5.2%	420	8.8%
$150,000-$199,999	73	3.9%	46	3.0%	24	1.8%	143	3.0%
$200,000+	155	8.2%	121	7.8%	65	4.9%	341	7.1%
Median HH Income	$56,845		$47,613		$33,879		$47,025	
Average HH Income	$88,463		$80,556		$61,871		$78,475	

2027 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	1,916	100%	1,552	100%	1,486	100%	4,954	100%
<$15,000	139	7.3%	140	9.0%	196	13.2%	475	9.6%
$15,000-$24,999	94	4.9%	122	7.9%	179	12.0%	395	8.0%
$25,000-$34,999	179	9.3%	180	11.6%	229	15.4%	588	11.9%
$35,000-$49,999	266	13.9%	218	14.0%	182	12.2%	666	13.4%
$50,000-$74,999	384	20.0%	283	18.2%	258	17.4%	925	18.7%
$75,000-$99,999	301	15.7%	225	14.5%	182	12.2%	708	14.3%
$100,000-$149,999	269	14.0%	170	11.0%	113	7.6%	552	11.1%
$150,000-$199,999	106	5.5%	65	4.2%	42	2.8%	213	4.3%
$200,000+	178	9.3%	149	9.6%	107	7.2%	434	8.8%
Median HH Income	$66,155		$57,976		$45,701		$57,336	
Average HH Income	$102,237		$96,608		$79,874		$93,728	

Data Note: 2022 household income represents an estimate of annual income as of July 1, 2022.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

Age 50+ Profile

510 Reed Rd, Dalton, Georgia, 30720
Ring: 3 mile radius

Prepared by Esri

Latitude: 34.80652
Longitude: -84.97339

Census 2010 Households and Age of Householder	Number	Percent	% Total HHs
Total	4,128	100.0%	35.6%
Family Households	2,303	55.8%	19.9%
Householder Age 55-64	1,104	26.7%	9.5%
Householder Age 65-74	687	16.6%	5.9%
Householder Age 75-84	406	9.8%	3.5%
Householder Age 85+	106	2.6%	0.9%
Nonfamily Households	1,825	44.2%	15.7%
Householder Age 55-64	638	15.5%	5.5%
Householder Age 65-74	511	12.4%	4.4%
Householder Age 75-84	440	10.7%	3.8%
Householder Age 85+	236	5.7%	2.0%

Census 2010 Occupied Housing Units by Age of Householder	Number	Percent	% Total HHs
Total	4,125	100.0%	35.6%
Owner Occupied Housing Units	2,797	67.8%	24.1%
Householder Age 55-64	1,133	27.5%	9.8%
Householder Age 65-74	839	20.3%	7.2%
Householder Age 75-84	627	15.2%	5.4%
Householder Age 85+	198	4.8%	1.7%
Renter Occupied Housing Units	1,328	32.2%	11.4%
Householder Age 55-64	608	14.7%	5.2%
Householder Age 65-74	358	8.7%	3.1%
Householder Age 75-84	218	5.3%	1.9%
Householder Age 85+	144	3.5%	1.2%

Data Note: A family is defined as a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption. Nonfamily households consist of people living alone and households that do not contain any members who are related to the householder. The base for "% Pop" is specific to the row. A Nonrelative is not related to the householder by birth, marriage, or adoption.
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

April 03, 2023

510 Reed Rd, Dalton, Georgia, 30720
Ring: 5 mile radius

Prepared by Esri
Latitude: 34.80652
Longitude: -84.97339

Demographic Summary	Census 2010	2022	2027	2022-2027 Change	2022-2027 Annual Rate
Total Population	64,005	64,398	64,408	10	0.00%
Population 50+	16,931	19,445	19,765	320	0.33%
Median Age	32.6	34.3	35.2	0.9	0.52%
Households	21,754	22,543	22,635	92	0.08%
% Householders 55+	37.1%	41.7%	43.1%	1.4	0.66%
Total Owner-Occupied Housing Units	13,024	14,895	15,053	158	0.21%
Total Renter-Occupied Housing Units	8,730	7,649	7,582	-67	-0.18%
Owner/Renter Ratio (per 100 renters)	149	195	199	4.0	0.41%
Median Home Value	-	$193,524	$251,815	$58,291	5.41%
Average Home Value	-	$233,433	$283,249	$49,816	3.94%
Median Household Income	-	$53,586	$62,737	$9,151	3.20%
Median Household Income for Householder 55+	-	$48,360	$58,960	$10,600	4.04%

Population by Age and Sex

Male Population	Census 2010 Number	% of 50+	2022 Number	% of 50+	2027 Number	% of 50+
Total (50+)	7,711	100.0%	9,087	100.0%	9,325	100.0%
50-54	1,848	24.0%	1,843	20.3%	1,764	18.9%
55-59	1,573	20.4%	1,718	18.9%	1,700	18.2%
60-64	1,352	17.5%	1,533	16.9%	1,565	16.8%
65-69	1,074	13.9%	1,372	15.1%	1,358	14.6%
70-74	741	9.6%	1,090	12.0%	1,159	12.4%
75-79	544	7.1%	754	8.3%	844	9.1%
80-84	355	4.6%	431	4.7%	549	5.9%
85+	224	2.9%	346	3.8%	386	4.1%

Female Population	Census 2010 Number	% of 50+	2022 Number	% of 50+	2027 Number	% of 50+
Total (50+)	9,221	100.0%	10,357	100.0%	10,440	100.0%
50-54	1,883	20.4%	1,903	18.4%	1,690	16.2%
55-59	1,657	18.0%	1,741	16.8%	1,809	17.3%
60-64	1,499	16.3%	1,669	16.1%	1,587	15.2%
65-69	1,152	12.5%	1,442	13.9%	1,489	14.3%
70-74	955	10.4%	1,272	12.3%	1,261	12.1%
75-79	811	8.8%	922	8.9%	1,065	10.2%
80-84	621	6.7%	660	6.4%	762	7.3%
85+	643	7.0%	748	7.2%	777	7.4%

Total Population	Census 2010 Number	% of Total Pop	2022 Number	% of Total Pop	2027 Number	% of Total Pop
Total(50+)	16,931	26.5%	19,445	30.2%	19,765	30.7%
50-54	3,731	5.8%	3,747	5.8%	3,454	5.4%
55-59	3,231	5.0%	3,459	5.4%	3,509	5.4%
60-64	2,850	4.5%	3,202	5.0%	3,152	4.9%
65-69	2,226	3.5%	2,814	4.4%	2,847	4.4%
70-74	1,697	2.7%	2,363	3.7%	2,420	3.8%
75-79	1,354	2.1%	1,676	2.6%	1,909	3.0%
80-84	975	1.5%	1,091	1.7%	1,311	2.0%
85+	867	1.4%	1,093	1.7%	1,163	1.8%
65+	7,119	11.1%	9,037	14.0%	9,650	15.0%
75+	3,196	5.0%	3,860	6.0%	4,383	6.8%

Data Note - A "-" indicates that the variable was not collected in the 2010 Census.
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

April 03, 2023

510 Reed Rd, Dalton, Georgia, 30720   Prepared by Esri
Ring: 5 mile radius   Latitude: 34.80652
Longitude: -84.97339

2022 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	3,741	100%	3,167	100%	2,486	100%	9,394	100%
<$15,000	355	9.5%	336	10.6%	335	13.5%	1,026	10.9%
$15,000-$24,999	267	7.1%	318	10.0%	450	18.1%	1,035	11.0%
$25,000-$34,999	381	10.2%	455	14.4%	480	19.3%	1,316	14.0%
$35,000-$49,999	549	14.7%	531	16.8%	359	14.4%	1,439	15.3%
$50,000-$74,999	671	17.9%	499	15.8%	319	12.8%	1,489	15.9%
$75,000-$99,999	547	14.6%	387	12.2%	232	9.3%	1,166	12.4%
$100,000-$149,999	501	13.4%	300	9.5%	143	5.8%	944	10.0%
$150,000-$199,999	173	4.6%	110	3.5%	54	2.2%	337	3.6%
$200,000+	297	7.9%	231	7.3%	115	4.6%	643	6.8%
Median HH Income	$59,513		$47,875		$34,386		$48,360	
Average HH Income	$90,314		$80,654		$62,090		$79,580	

2027 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	3,733	100%	3,209	100%	2,819	100%	9,761	100%
<$15,000	246	6.6%	246	7.7%	320	11.4%	812	8.3%
$15,000-$24,999	191	5.1%	251	7.8%	381	13.5%	823	8.4%
$25,000-$34,999	324	8.7%	374	11.7%	451	16.0%	1,149	11.8%
$35,000-$49,999	459	12.3%	459	14.3%	359	12.7%	1,277	13.1%
$50,000-$74,999	724	19.4%	600	18.7%	485	17.2%	1,809	18.5%
$75,000-$99,999	592	15.9%	449	14.0%	330	11.7%	1,371	14.0%
$100,000-$149,999	607	16.3%	380	11.8%	217	7.7%	1,204	12.3%
$150,000-$199,999	251	6.7%	160	5.0%	91	3.2%	502	5.1%
$200,000+	340	9.1%	290	9.0%	184	6.5%	814	8.3%
Median HH Income	$71,322		$59,056		$44,772		$58,960	
Average HH Income	$105,352		$96,850		$78,215		$94,720	

Data Note: 2022 household income represents an estimate of annual income as of July 1, 2022.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

April 03, 2023

Age 50+ Profile

510 Reed Rd, Dalton, Georgia, 30720
Ring: 5 mile radius

Prepared by Esri

Latitude: 34.80652
Longitude: -84.97339

Census 2010 Households and Age of Householder	Number	Percent	% Total HHs
Total	8,066	100.0%	37.1%
Family Households	4,927	61.1%	22.6%
Householder Age 55-64	2,394	29.7%	11.0%
Householder Age 65-74	1,545	19.2%	7.1%
Householder Age 75-84	790	9.8%	3.6%
Householder Age 85+	198	2.5%	0.9%
Nonfamily Households	3,139	38.9%	14.4%
Householder Age 55-64	1,104	13.7%	5.1%
Householder Age 65-74	890	11.0%	4.1%
Householder Age 75-84	778	9.6%	3.6%
Householder Age 85+	367	4.5%	1.7%

Census 2010 Occupied Housing Units by Age of Householder	Number	Percent	% Total HHs
Total	8,065	100.0%	37.1%
Owner Occupied Housing Units	6,059	75.1%	27.9%
Householder Age 55-64	2,557	31.7%	11.8%
Householder Age 65-74	1,888	23.4%	8.7%
Householder Age 75-84	1,244	15.4%	5.7%
Householder Age 85+	370	4.6%	1.7%
Renter Occupied Housing Units	2,006	24.9%	9.2%
Householder Age 55-64	942	11.7%	4.3%
Householder Age 65-74	546	6.8%	2.5%
Householder Age 75-84	324	4.0%	1.5%
Householder Age 85+	194	2.4%	0.9%

Data Note: A family is defined as a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption. Nonfamily households consist of people living alone and households that do not contain any members who are related to the householder. The base for "% Pop" is specific to the row. A Nonrelative is not related to the householder by birth, marriage, or adoption.
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

April 03, 2023

Net Worth Profile

510 Reed Rd, Dalton, Georgia, 30720

Ring: 1 mile radius

Prepared by Esri

Latitude: 34.80652

Longitude: -84.97339

Summary	Census 2010	2022	2027	2022-2027 Change	2022-2027 Annual Rate
Population	2,040	2,021	2,021	0	0.00%
Median Age	38.6	38.2	39.3	1.1	0.57%
Households	826	825	833	8	0.19%
Average Household Size	2.47	2.44	2.41	-0.03	-0.25%

2022 Households by Net Worth	Number	Percent
Total	825	100.0%
<$15,000	156	18.9%
$15,000-$34,999	40	4.8%
$35,000-$49,999	15	1.8%
$50,000-$74,999	40	4.8%
$75,000-$99,999	38	4.6%
$100,000-$149,999	56	6.8%
$150,000-$249,999	123	14.9%
$250,000-$499,999	149	18.1%
$500,000-$999,999	87	10.5%
$1,000,000-$1,499,999	23	2.8%
$1,500,000-$1,999,999	13	1.6%
$2,000,000+	84	10.2%
Median Net Worth	$194,415	
Average Net Worth	$1,243,751	
Wealth Index	114	

2022 Net Worth by Age of Householder	Number of Households						
	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	25	115	153	151	131	119	131
<$15,000	9	47	36	19	22	13	10
$15,000-$34,999	5	10	9	6	5	5	1
$35,000-$49,999	2	4	2	2	3	2	1
$50,000-$74,999	2	15	5	5	6	3	4
$75,000-$99,999	3	11	7	6	5	2	3
$100,000-$149,999	1	12	10	13	10	5	5
$150,000-$249,999	2	8	29	27	19	14	24
$250,000-$499,999	0	6	15	31	25	31	41
$500,000-$999,999	0	3	14	11	11	19	29
$1000000+	0	0	26	29	27	26	14
Median Net Worth	$23,911	$38,176	$167,914	$231,642	$225,130	$341,762	$320,890
Average Net Worth	$59,367	$90,755	$1,564,255	$1,516,205	$1,609,968	$1,942,212	$792,875

Data Note: Net Worth is total household wealth minus debt, secured and unsecured. Net worth includes home equity, equity in pension plans, net equity in vehicles, IRAs and Keogh accounts, business equity, interest-earning assets and mutual fund shares, stocks, etc. Examples of secured debt include home mortgages and vehicle loans; examples of unsecured debt include credit card debt, certain bank loans, and other outstanding bills. Forecasts of net worth are based on the Survey of Consumer Finances, Federal Reserve Board.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

Net Worth Profile

510 Reed Rd, Dalton, Georgia, 30720
Ring: 3 mile radius

Prepared by Esri
Latitude: 34.80652
Longitude: -84.97339

Summary	Census 2010	2022	2027	2022-2027 Change	2022-2027 Annual Rate
Population	33,997	34,183	34,251	68	0.04%
Median Age	31.5	33.1	33.7	0.6	0.36%
Households	11,602	12,074	12,146	72	0.12%
Average Household Size	2.85	2.75	2.74	-0.01	-0.07%

2022 Households by Net Worth	Number	Percent
Total	12,074	100.0%
<$15,000	4,067	33.7%
$15,000-$34,999	929	7.7%
$35,000-$49,999	356	2.9%
$50,000-$74,999	661	5.5%
$75,000-$99,999	617	5.1%
$100,000-$149,999	868	7.2%
$150,000-$249,999	1,546	12.8%
$250,000-$499,999	1,308	10.8%
$500,000-$999,999	754	6.2%
$1,000,000-$1,499,999	212	1.8%
$1,500,000-$1,999,999	119	1.0%
$2,000,000+	637	5.3%
Median Net Worth	$75,802	
Average Net Worth	$661,765	
Wealth Index	72	

2022 Net Worth by Age of Householder	Number of Households						
	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	629	2,198	2,311	2,155	1,889	1,556	1,336
<$15,000	387	1,267	969	505	411	343	185
$15,000-$34,999	89	227	221	171	97	107	19
$35,000-$49,999	26	62	61	55	83	50	20
$50,000-$74,999	28	162	105	138	114	61	53
$75,000-$99,999	50	149	137	107	94	37	43
$100,000-$149,999	28	148	152	202	162	69	106
$150,000-$249,999	12	105	317	382	246	198	286
$250,000-$499,999	7	46	161	314	293	240	247
$500,000-$999,999	2	22	84	122	157	198	168
$1000000+	0	9	105	158	233	253	210
Median Net Worth	$12,190	$13,005	$30,407	$121,314	$143,676	$196,573	$228,204
Average Net Worth	$35,296	$58,962	$444,449	$648,820	$1,002,786	$1,385,532	$1,020,115

Data Note: Net Worth is total household wealth minus debt, secured and unsecured. Net worth includes home equity, equity in pension plans, net equity in vehicles, IRAs and Keogh accounts, business equity, interest-earning assets and mutual fund shares, stocks, etc. Examples of secured debt include home mortgages and vehicle loans; examples of unsecured debt include credit card debt, certain bank loans, and other outstanding bills. Forecasts of net worth are based on the Survey of Consumer Finances, Federal Reserve Board.
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

Net Worth Profile

510 Reed Rd, Dalton, Georgia, 30720
Ring: 5 mile radius

Prepared by Esri
Latitude: 34.80652
Longitude: -84.97339

Summary	Census 2010	2022	2027	2022-2027 Change	2022-2027 Annual Rate
Population	64,005	64,398	64,408	10	0.00%
Median Age	32.6	34.3	35.2	0.9	0.52%
Households	21,754	22,543	22,635	92	0.08%
Average Household Size	2.90	2.81	2.80	-0.01	-0.07%

2022 Households by Net Worth	Number	Percent
Total	22,543	100.0%
<$15,000	6,656	29.5%
$15,000-$34,999	1,552	6.9%
$35,000-$49,999	620	2.8%
$50,000-$74,999	1,200	5.3%
$75,000-$99,999	1,164	5.2%
$100,000-$149,999	1,685	7.5%
$150,000-$249,999	3,128	13.9%
$250,000-$499,999	2,817	12.5%
$500,000-$999,999	1,683	7.5%
$1,000,000-$1,499,999	495	2.2%
$1,500,000-$1,999,999	265	1.2%
$2,000,000+	1,279	5.7%
Median Net Worth	$101,801	
Average Net Worth	$743,793	
Wealth Index	78	

2022 Net Worth by Age of Householder	Number of Households						
	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	1,017	3,893	4,222	4,017	3,741	3,167	2,486
<$15,000	586	2,119	1,610	822	690	572	257
$15,000-$34,999	145	372	367	292	168	182	25
$35,000-$49,999	48	116	102	90	139	95	30
$50,000-$74,999	51	310	187	239	198	122	93
$75,000-$99,999	95	296	250	196	175	73	79
$100,000-$149,999	56	299	288	389	320	142	190
$150,000-$249,999	25	214	627	730	535	439	557
$250,000-$499,999	10	96	374	639	641	557	500
$500,000-$999,999	2	52	198	292	376	433	329
$1000000+	0	17	218	328	498	551	426
Median Net Worth	$13,029	$13,772	$53,398	$146,715	$175,189	$236,669	$253,298
Average Net Worth	$38,116	$67,244	$511,529	$739,476	$1,092,563	$1,434,398	$1,088,741

Data Note: Net Worth is total household wealth minus debt, secured and unsecured. Net worth includes home equity, equity in pension plans, net equity in vehicles, IRAs and Keogh accounts, business equity, interest-earning assets and mutual fund shares, stocks, etc. Examples of secured debt include home mortgages and vehicle loans; examples of unsecured debt include credit card debt, certain bank loans, and other outstanding bills. Forecasts of net worth are based on the Survey of Consumer Finances, Federal Reserve Board.
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

DISABILITY CHARACTERISTICS

United States® Census Bureau

Note: The table shown may have been modified by user selections. Some information may be missing.

DATA NOTES	
TABLE ID:	S1810
SURVEY/PROGRAM:	American Community Survey
VINTAGE:	2021
DATASET:	ACSST5Y2021
PRODUCT:	ACS 5-Year Estimates Subject Tables
UNIVERSE:	None
FTP URL:	None
API URL:	https://api.census.gov/data/2021/acs/acs5/subject

USER SELECTIONS	
GEOS	Dalton city, Georgia
TABLES	S1810
TOPICS	Disability

EXCLUDED COLUMNS	None

APPLIED FILTERS	None

APPLIED SORTS	None

PIVOT & GROUPING	
PIVOT COLUMNS	None
PIVOT MODE	Off
ROW GROUPS	None
VALUE COLUMNS	None

WEB ADDRESS	https://data.census.gov/table?q=Dalton+city,+Georgia+s1810+Disability&tid=ACSST5Y2021.S1810

| Label | Dalton city, Georgia | | | | | |
| | Total | | With a disability | | Percent with a disability | |
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total civilian noninstitutionalized population	33,469	±259	3,330	±483	9.9%	±1.4
SEX						
Male	16,422	±596	1,711	±365	10.4%	±2.2
Female	17,047	±575	1,619	±309	9.5%	±1.8
DISABILITY TYPE BY DETAILED AGE						
With a cognitive difficulty	(X)	(X)	1,002	±293	3.2%	±0.9
Population 65 years and over	3,807	±431	205	±97	5.4%	±2.5
Population 65 to 74 years	1,978	±307	82	±49	4.1%	±2.4
Population 75 years and over	1,829	±303	123	±84	6.7%	±4.6
With an ambulatory difficulty	(X)	(X)	1,708	±273	5.5%	±0.9
Population 65 years and over	3,807	±431	889	±202	23.4%	±4.8
Population 65 to 74 years	1,978	±307	259	±134	13.1%	±6.5
Population 75 years and over	1,829	±303	630	±169	34.4%	±7.4
With a self-care difficulty	(X)	(X)	674	±187	2.2%	±0.6
Population 65 years and over	3,807	±431	307	±149	8.1%	±3.9
Population 65 to 74 years	1,978	±307	98	±109	5.0%	±5.5
Population 75 years and over	1,829	±303	209	±105	11.4%	±5.8
With an independent living difficulty	(X)	(X)	1,244	±275	5.1%	±1.1
Population 65 years and over	3,807	±431	699	±207	18.4%	±5.3
Population 65 to 74 years	1,978	±307	177	±136	8.9%	±6.8
Population 75 years and over	1,829	±303	522	±152	28.5%	±7.7

510 Reed Rd, Dalton, GA 30720

Presented by

Ernie Anaya, MBA | REALTOR®

Georgia Real Estate License: 356482

BULL REALTY
Asset & Occupancy Solutions

Mobile: (678) 283-0136 | Work: (800) 804-2855 x130 | Fax: (404) 876-7073

Main: eanaya@bullrealty.com
Office: https://www.nationalseniorhousinggroup.com

Bull Realty, Inc.
50 Glenlake Pkwy NE
Atlanta, GA 30328

4/3/2023

510 Reed Rd, Dalton, GA 30720

■ Off Market

* *Sold Date: 6/1/1997*
* *Public Record*

Last Sold Price

$355,000

Closed Date: 6/1/1997

Property Facts

	Public Facts	Listing Facts
Property Type	**Special Purpose**	–
Property Subtype	**Homes (retired; handicap**	–
Number of Buildings	**2**	–
Number of Units	**0**	–
Building Area (sq ft)	**12,213**	–
Lot Size	**2.15 acres**	–
Lot Dimensions	**2.150 AC**	–
Year Built	**1989**	–
Roofing	**Composition Shingle**	–
Heating	**Heat Pump**	–
Fireplaces	**1**	–
Garage (spaces)	**0**	–
Foundation	**Slab**	–
Exterior Walls	**Wood**	–

Extended Property Facts

Interior Details

Interior Walls	Gypsum Board/Drywall/Sheetrock/Wallbo ard
Floor Cover	Carpet

Exterior Details

Lot Size - Square Feet	93654 sq ft
Lot Size - Acres	2.150 ac

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

Tenant Data – Total Tenants Found: 1

Tenant / Contact	Suite/ Unit	Move-in Date	Type of Business	Business Start Date
HARDWICK - LYNN INC TRACEY LYNN REEVES,CEO	–	5/20/1998	Personal services (barbers, salons, spas, gyms)	5/20/1998

4/3/2023

Public Facts

Owner Information

Owner Name	Hardwick Lynn Inc
Mailing Address	510 Reed Rd Dalton GA 30720-6200
Vesting	Company/Corporation

Legal Description

APN:	**Tax ID:**	**Zoning:**	**Census Tract:**	**Abbreviated Description:**	**City/Municipality/Township:**
12-123-15-000	12926	–	133130005.011007	SEC:9 SUBD:COMM LND 2.15A LL123 12 I	Dalton, GA 30720

Assessed Values

Date	Improvements	Land	Total	Tax
2022	–	–	–	$12,085
2021	$381,764	$27,993	$409,757	$12,090
2020	$381,764	$27,993	$409,757	$12,500
2019	$381,764	$27,993	$409,757	$12,705
2018	$381,764	$27,993	$409,757	$12,910
2017	$381,764	$27,993	$409,757	–
2016	$381,764	$27,993	$409,757	$12,423
2015	–	–	–	$11,419
2014	$381,764	$27,993	$409,757	$11,029
2013	$379,054	$27,993	$407,047	–
2012	–	–	–	–
2011	–	–	–	$8,168
2010	–	–	–	–
2009	–	–	–	–
2008	–	–	–	–

Mortgage Records

Recording Date	**12/28/2020**	**2/17/2020**	**2/6/2017**	**1/26/2017**
Lender Name	FIRST BANK	FIRST BANK	FIRST BANK	FIRST BANK
Lender Type	–	–	Bank	Bank
Loan Amount	$100,000	$905,190	$791,750	$100,000
Document Number	–	–	001035	000710
Loan Type	New Conventional	Commercial	Commercial	Commercial
Contract Date	12/23/2020	2/14/2020	1/18/2017	1/18/2017
Due Date	1/1/2021	1/1/2035	2/1/2024	2/1/2018

Maps
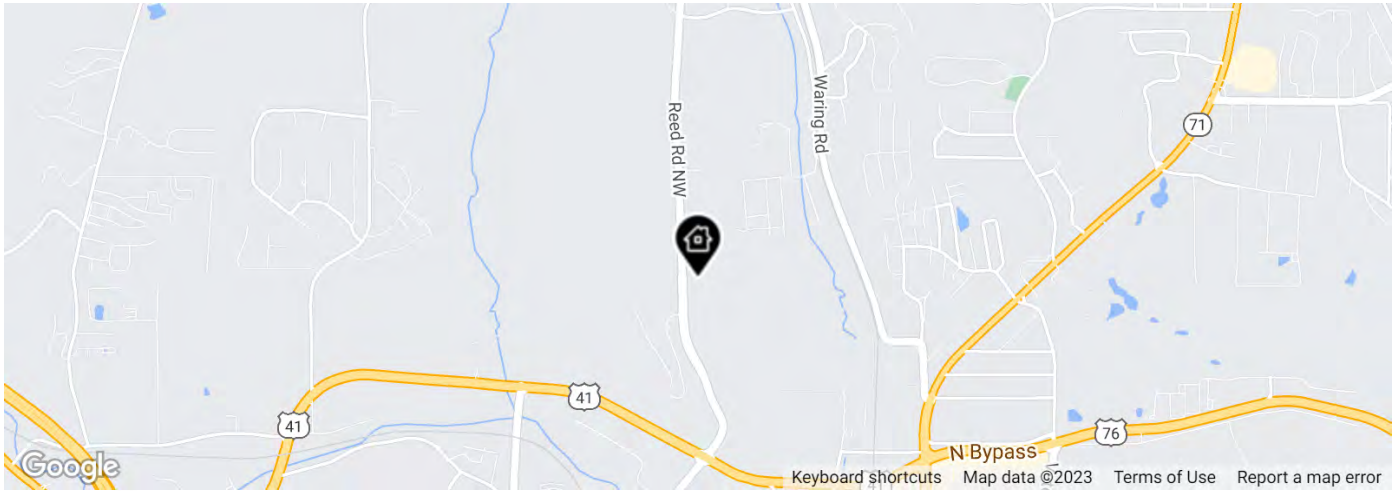
Legend: Subject Property
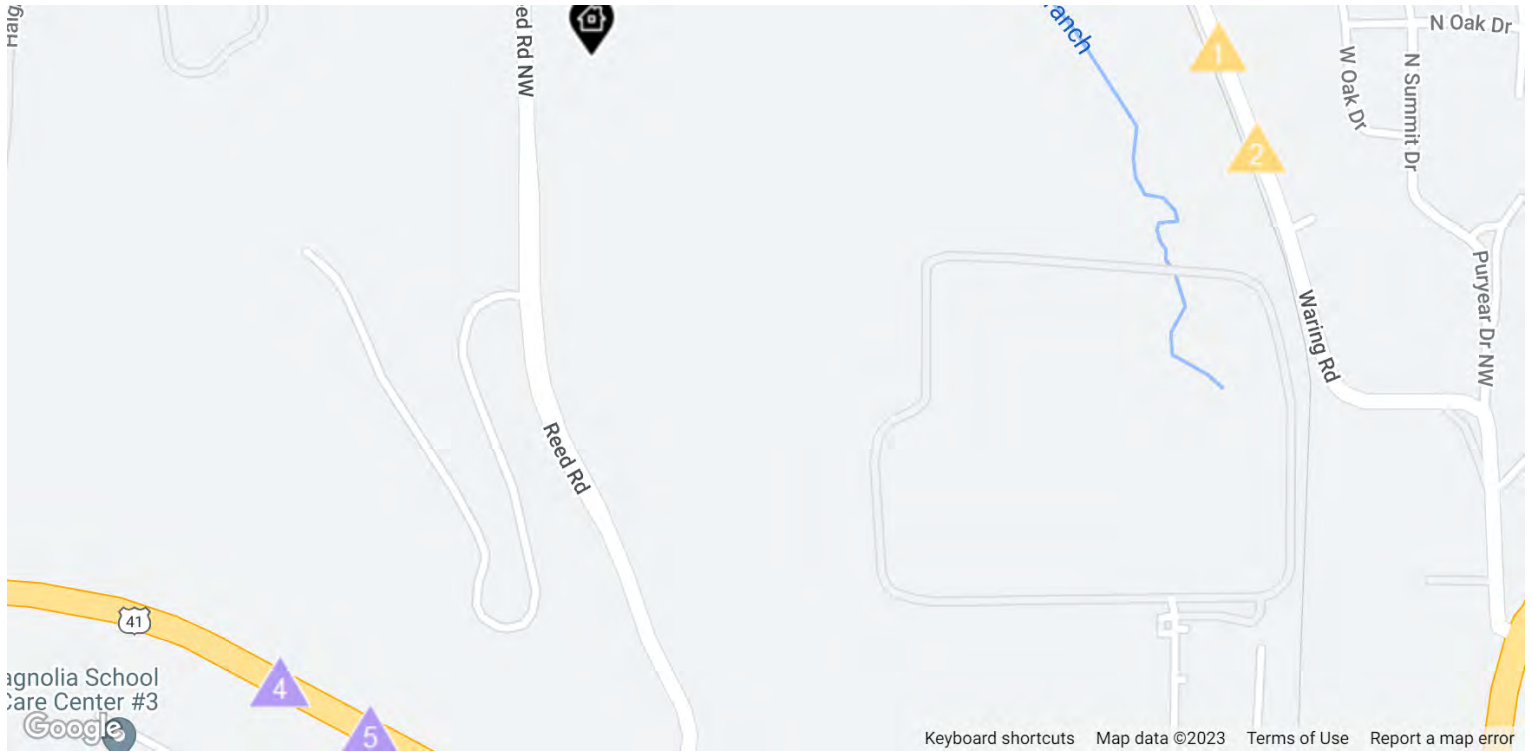

Legend: Subject Property

Legend: Subject Property

Traffic Counts

Daily Traffic Counts: ▲ 6,001 – 15,000   ▲ 15,001 – 30,000   ▲ 30,001 – 50,000   ▲ 50,001 – 100,000   ▲ Over 100,000 / day
▲ Up 6,000 / day

① 3,945
2022 Est. daily traffic counts

Street: **Waring Rd NW**
Cross: **Puryear Dr NW**
Cross Dir: **SE**
Dist: **0.33 miles**

Historical counts

Year	Count	Type

② 3,950
2019 Est. daily traffic counts

Street: **Waring Road Northwest**
Cross: **Puryear Dr NW**
Cross Dir: **SE**
Dist: **0.33 miles**

Historical counts

Year	Count	Type
2018	▲ 3,920	AADT
2016	▲ 3,870	AADT
2012	▲ 3,700	AADT

③ 32,611
2022 Est. daily traffic counts

Street: **North Bypass**
Cross: **N Byp**
Cross Dir: **W**
Dist: **0.27 miles**

Historical counts

Year	Count	Type
2018	▲ 32,300	AADT

④ 32,276
2022 Est. daily traffic counts

Street: **North Byp**
Cross: **N Byp**
Cross Dir: **W**
Dist: **0.27 miles**

Historical counts

Year	Count	Type
2016	▲ 32,400	AADT
2011	▲ 31,020	AADT
2010	▲ 28,520	AADT
2008	▲ 28,690	AADT
2007	▲ 36,490	AADT

⑤ 32,835
2022 Est. daily traffic counts

Street: **North Bypass**
Cross: **Chattanooga Ave Exn**
Cross Dir: **SE**
Dist: **0.2 miles**

Historical counts

Year	Count	Type
2019	▲ 32,600	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.

- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.

- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.

- This report has been provided to you by a member of the NAR.

About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.

- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.

- **Market conditions and forecasts** based on listing and public records data.

- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.

- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.

- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.

- **School data and reviews** from Niche.

- **Specialty data sets** such as walkability scores, traffic counts and flood zones.

Update Frequency

- Listings and public records data are updated on a continuous basis.

- Charts and statistics calculated from listing and public records data are refreshed monthly.

- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: https://blog.narrpr.com

WHITFIELD COUNTY BOARD OF ASSESSORS

Assessment Notice

2022 Revised Assessment Notice (PDF)

2022 Assessment Notice (PDF)

Summary

Parcel Number	12-123-15-000
Account/Realkey	12926
Location Address	510 NW REED RD
Legal Description	2.15A LL123 12 I
	(Note: Not to be used on legal documents)
Class	C3-Commercial
	(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	County (District 06)
Millage Rate	31.506
Acres	2.15
Neighborhood	N/A
Homestead Exemption	No (S0)
Landlot/District	123 / 12
ACC/DES	2 / C
GMD	080

Map
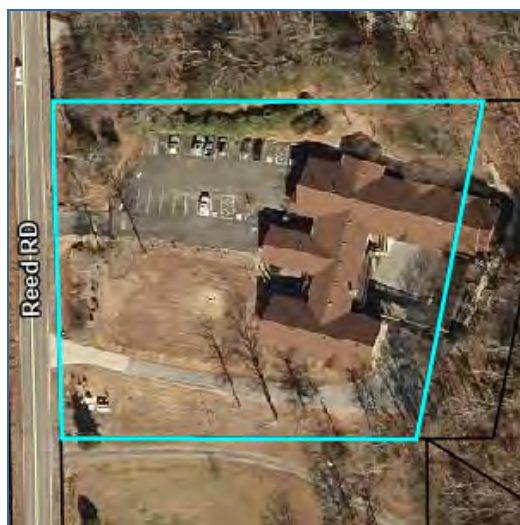
Owner

HARDWICK-LYNN INC
510 REED RD
DALTON, GA 30720

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	COMM LND 31000/AC	Acres	93,654	0	0	2.15	0

Commercial Improvement Information

Description	11Homes for Elderly-D
Value	$357,343
Actual Year Built	2006
Effective Year Built	2006
Square Feet	3176
Wall Height	8
Wall Frames	
Exterior Wall	
Roof Cover	
Interior Walls	
Floor Construction	
Floor Finish	
Ceiling Finish	
Lighting	
Heating	
Number of Buildings	1

Description	11Homes for Elderly-D
Value	$597,068
Actual Year Built	1989
Effective Year Built	
Square Feet	9037
Wall Height	8
Wall Frames	Wood
Exterior Wall	Wood
Roof Cover	Composition
Interior Walls	Sheetrock/Paneling
Floor Construction	Wood Joists & Subfloor
Floor Finish	Carpet/Vinyl Tile
Ceiling Finish	Sheetrock
Lighting	Incandescent Fix.
Heating	Heat Pump System
Number of Buildings	1

Permits

Permit Date	Permit Number	Type	Description
08/31/2005	50764	APARTMENT	
11/05/2001	2001-508	ACCESSORY BUILDING	COMMERICAL.

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/1/1997	2997 312		$355,000	FAIR MARKET IMPROVED SALE		HARDWICK-LYNN INC

Recent Sales in Area

Sale date range:

From: 04/03/2021   To: 04/03/2023

Sales by Parcel Group

1500 | Feet ▼ | Sales by Distance

Valuation

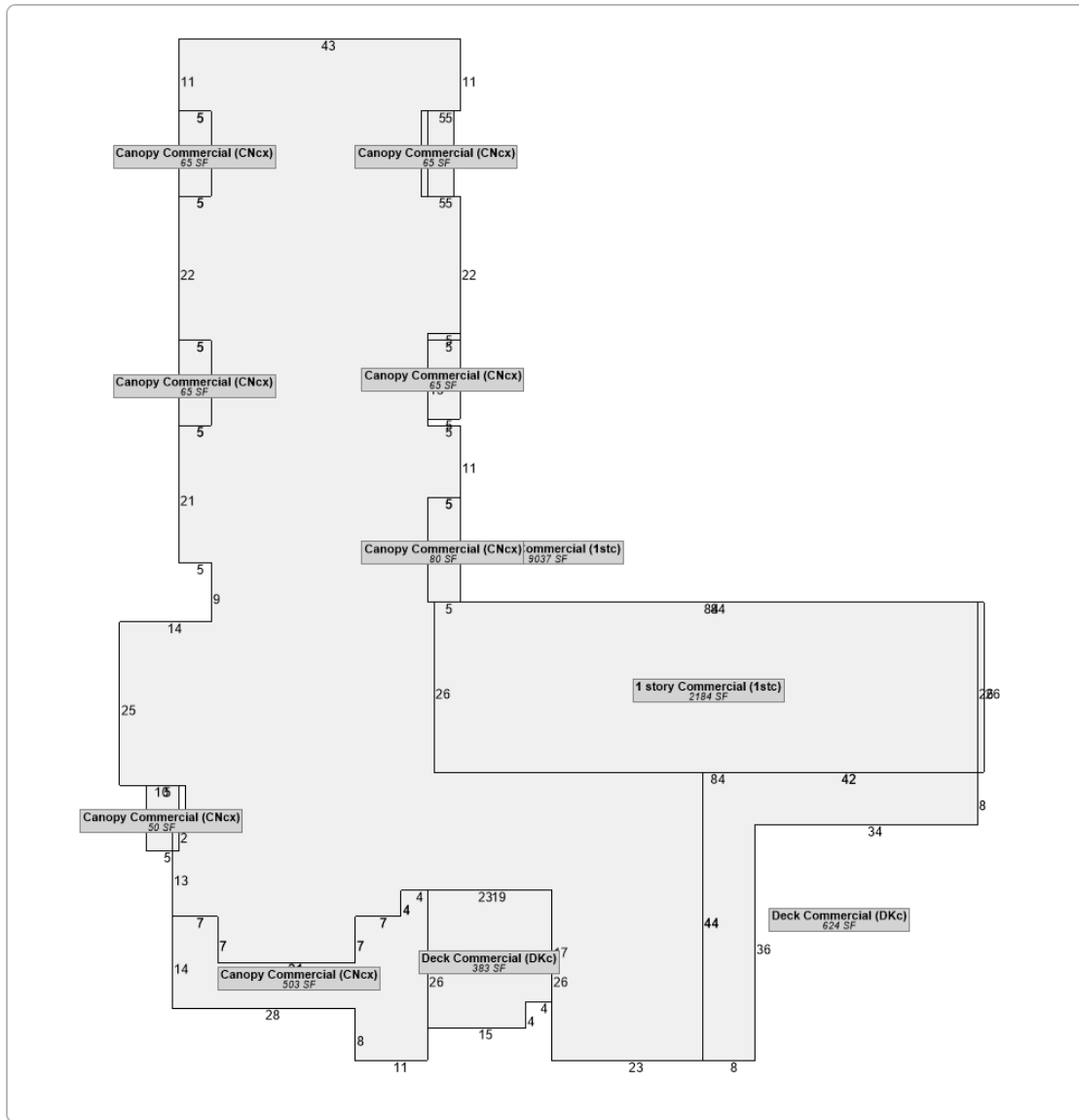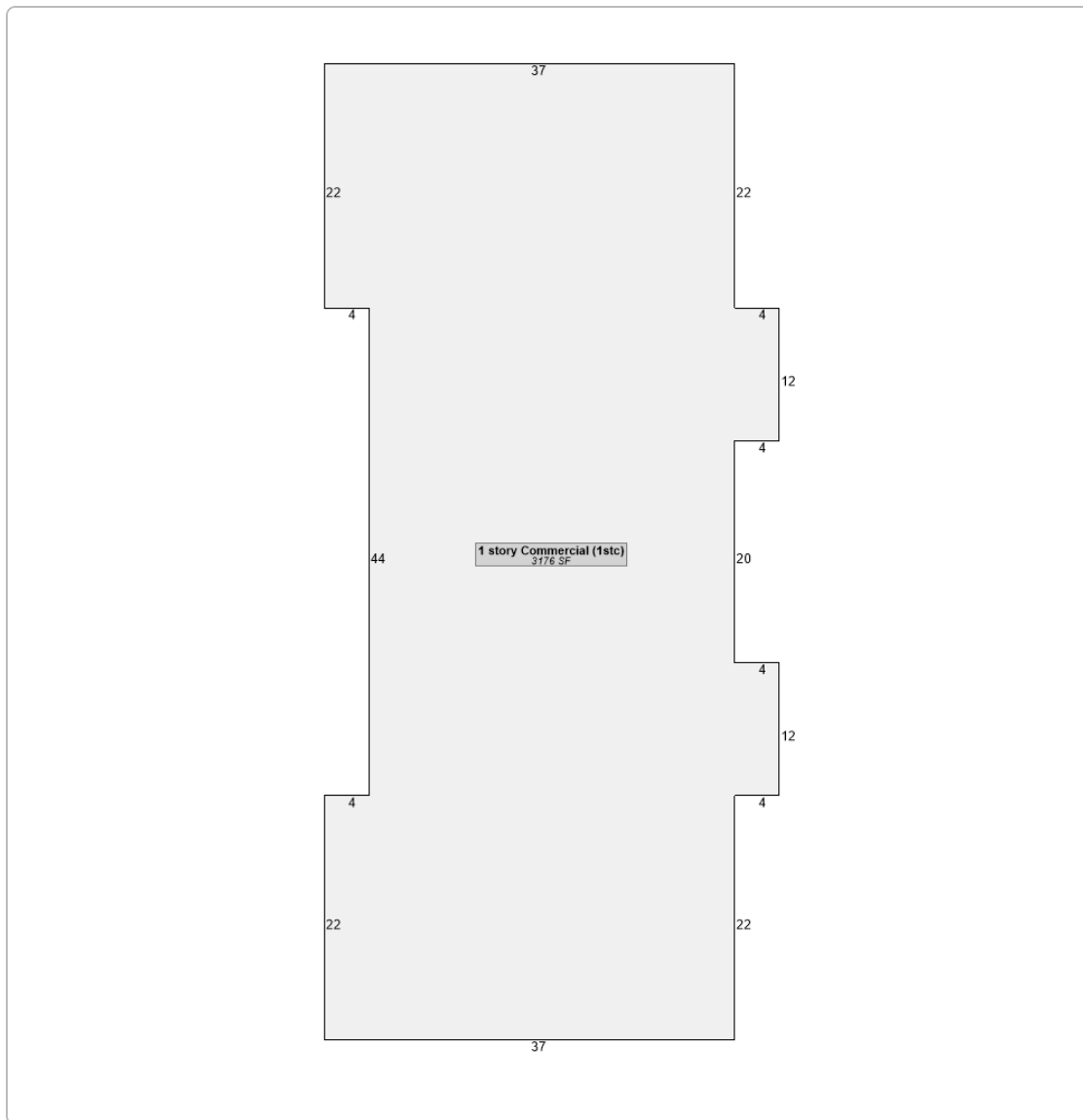|		2022	2021	2020	2019	2018
	Previous Value	$1,024,394	$1,024,394	$1,024,394	$1,024,394	$1,024,394
	Land Value	$69,983	$69,983	$69,983	$69,983	$69,983
+	Improvement Value	$954,411	$954,411	$954,411	$954,411	$954,411
+	Accessory Value	$0	$0	$0	$0	$0
=	Current Value	**$1,024,394**	**$1,024,394**	**$1,024,394**	**$1,024,394**	**$1,024,394**

Tax Commissioner

Click here to view Tax Commissioner Bills

Photos

Sketches

No data available for the following modules: Assessment Appeals Process, Rural Land, Conservation Use Rural Land, Residential Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes.
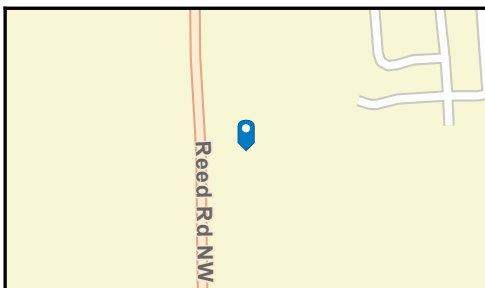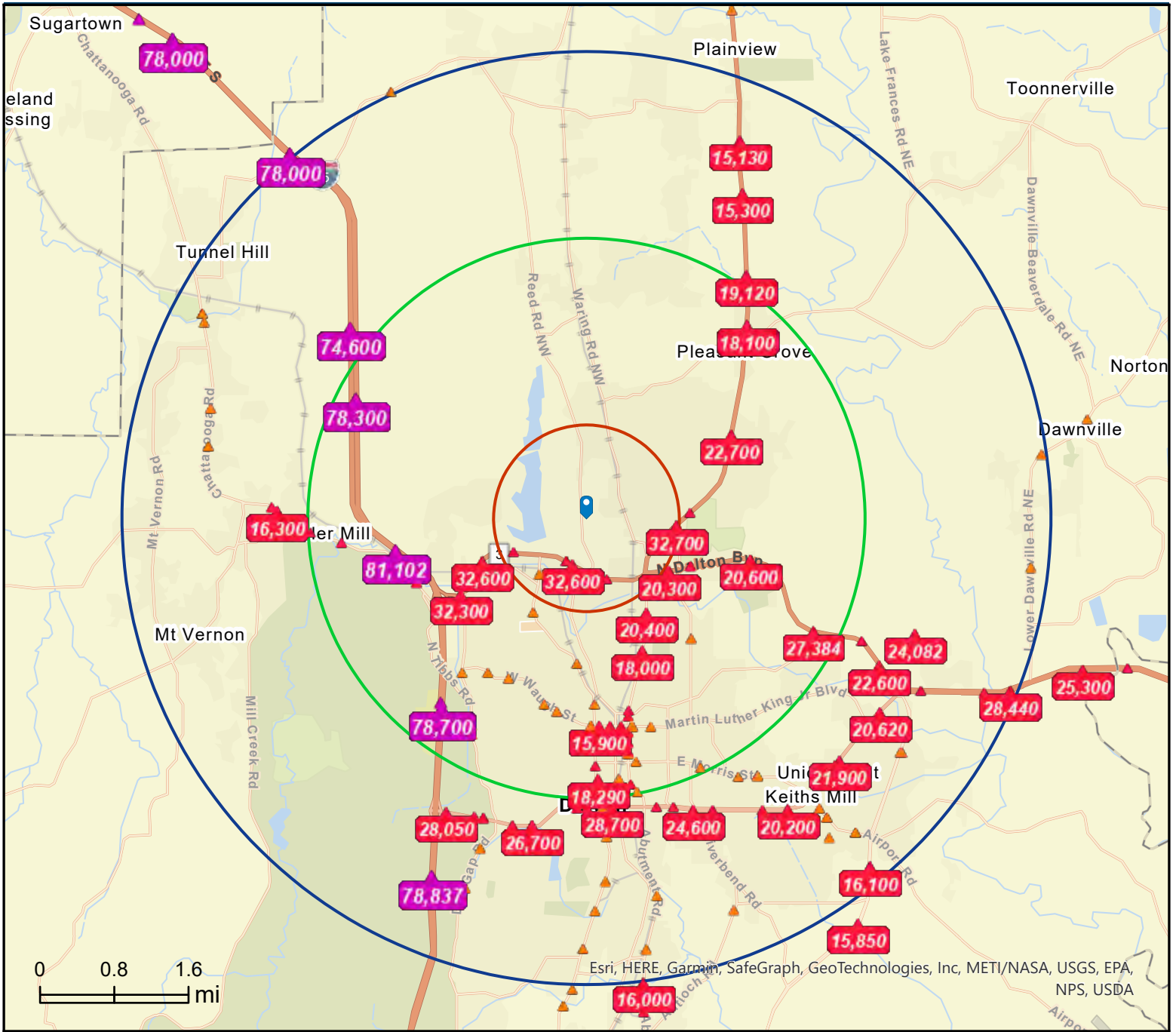
Developed by

Schneider
GEOSPATIAL

Last Data Upload: 4/3/2023, 7:00:54 AM   Version 2.3.254

Traffic Count Map

510 Reed Rd, Dalton, Georgia, 30720
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.80652
Longitude: -84.97339

Sugartown

78,000

eland ssing

Plainview

Toonnerville

78,000

Chattanooga Rd S

Tunnel Hill

15,130

15,300

74,600

19,120

18,100

Pleasant Grove

Norton

78,300

Dawnville

Reed Rd NW

Waring Rd NW

22,700

Chattanooga Rd

Mt Vernon Rd

16,300 ler Mill

32,700

Lower Dawnville Rd NE

Dawnville-Beaverdale Rd NE

Lake Frances Rd NE

81,102

32,600

32,600

N Dalton Byp

20,300

20,600

32,300

20,400

27,384

24,082

Mt Vernon

18,000

22,600

25,300

Mill Creek Rd

N Tibbs Rd

N Waugh St

Martin Luther King Jr Blvd

20,620

28,440

78,700

15,900

E Morris St

21,900

Union nt
Keiths Mill

D

18,290

28,700

24,600

20,200

Airport Rd

28,050

26,700

Abutments Rd

verbend Rd

16,100

0   0.8   1.6

78,837

15,850

mi

Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA

16,000

Average Daily Traffic Volume

- Up to 6,000 vehicles per day
- 6,001 - 15,000
- 15,001 - 30,000
- 30,001 - 50,000
- 50,001 - 100,000
- More than 100,000 per day

71

Dalton
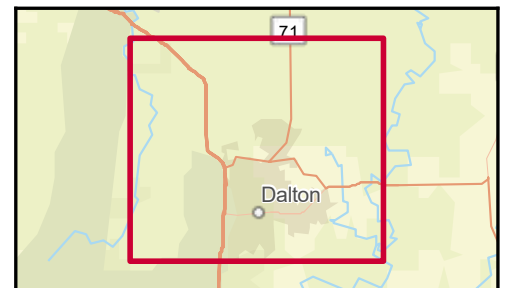
Source: ©2022 Kalibrate Technologies (Q3 2022).

April 03, 2023

©2023 Esri

Page 1 of 1