

PROPERTY REPORT

18 Elm St, Aragon, GA 30104

The Georgia Grapevine



Presented by

James Beaver | Realtor



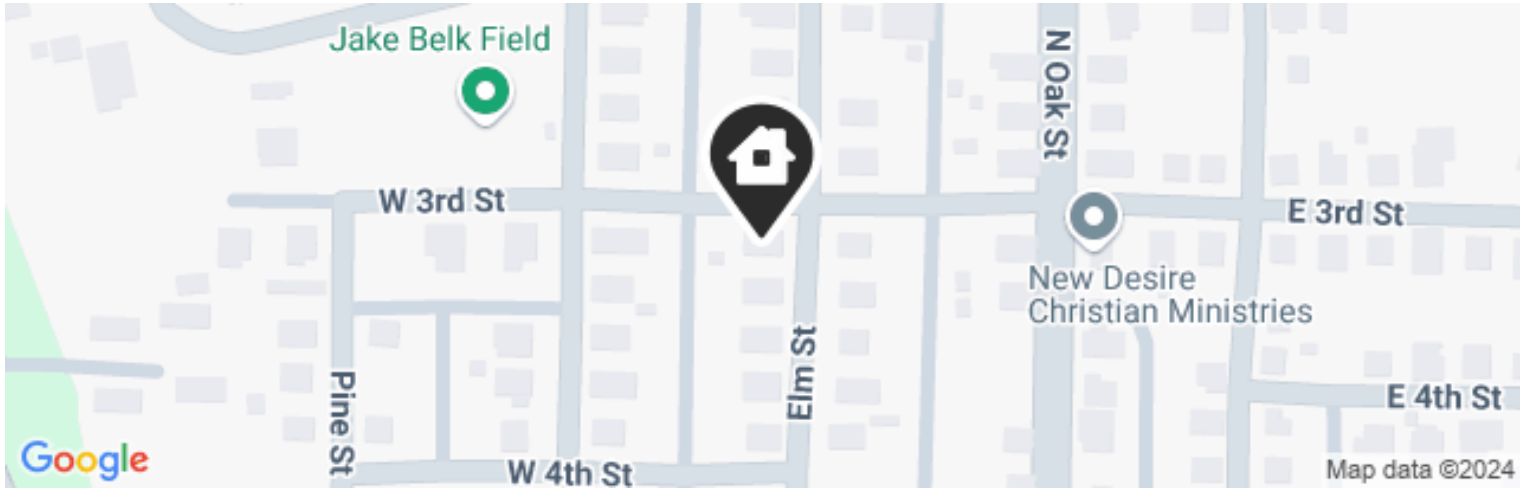
Mobile: (404) 939-0797 | Fax: (770) 573-6395

Main: james@jamesbeaverteam.com

Agent: www.jamesbeaverteam.com

ALERT Properties
866 N. Main Street NW
Conyers, GA 30012

18 Elm St, Aragon, GA 30104



Legend:  Subject Property

■ Off Market • Sold Date: 8/28/2018, Public Record

Current Estimated Value

\$186,000

Last AVM Update: 12/14/2024

AVM Est. Range: \$138K – \$234K

AVM Confidence: ★☆☆☆☆

↑ AVM Change - Last 1 Month: \$2,000

↑ AVM Change - Last 12 Months: 18.47%

Your Comp Analysis

\$242,307

Last Edited: 12/27/2024

\$160 Price per Sq. Ft.

Your Comp Analysis Range

\$130K – \$273K

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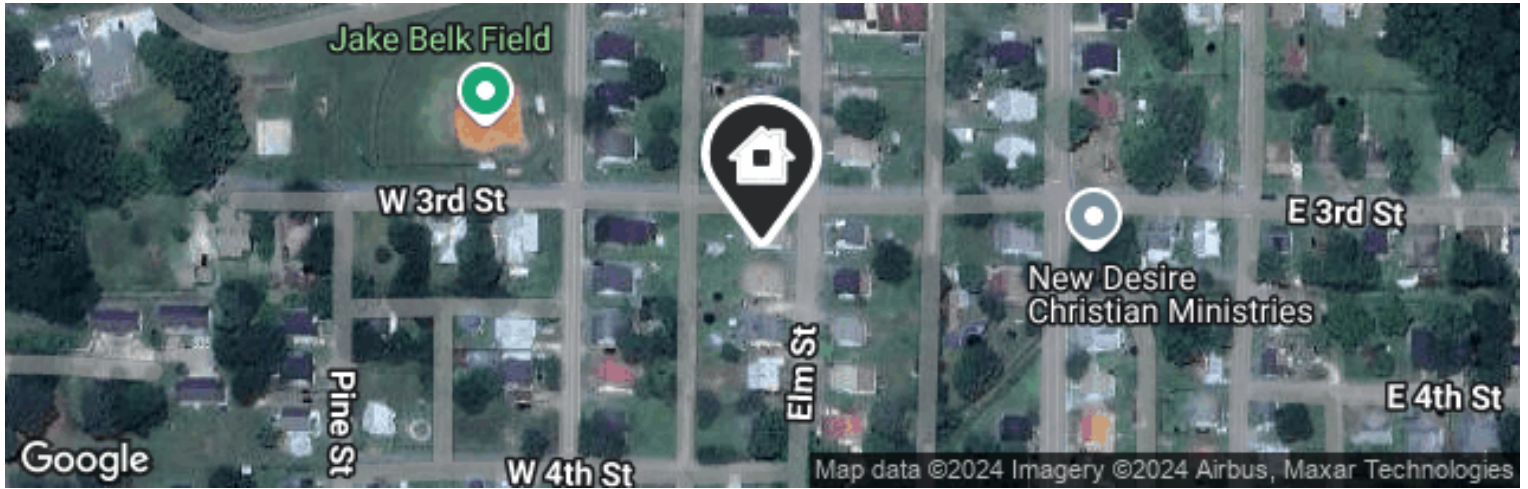
Home Facts

| Home Facts | Public Facts | Listing Facts | Realtor Refinements |
|-----------------------|---------------------------|---------------|---------------------|
| Property Type | Single Family | - | - |
| Property Subtype | Single Family Residential | - | - |
| Bedrooms | 3 | - | - |
| Total Baths | 1 | - | - |
| Full Baths | 1 | - | - |
| Partial Baths | - | - | - |
| Living Area (sq ft) | 1,516 | - | - |
| Building Area (sq ft) | 1,516 | - | - |
| Lot Size | 9,148 sq ft | - | - |
| Lot Dimensions | 9148 SF | - | - |
| Garage (spaces) | 0 | - | - |
| Year Built | 1900 | - | - |
| Total Rooms | 6 | - | - |
| Roofing | Metal | - | - |
| Heating | None | - | - |
| Cooling | Central | - | - |
| Foundation | Crawl/Raised | - | - |
| Exterior Walls | Vinyl siding | - | - |
| Number of Units | 0 | - | - |
| Number of Stories | 1 | - | - |

Homeowner Facts

| | |
|---------------------|--------------------------------|
| Owner Name (Public) | Stocks Andrea |
| Mailing Address | 18 Elm St Aragon GA 30104-2249 |
| Phone Number | 4042421253 |
| Owner Occupied | Yes |

Extended Home Facts



Legend: Subject Property

Interior Details

| | |
|-----------------------|------------------|
| 1st Floor | 1516 sq ft |
| Floor Cover | Finished Wood |
| Interior Walls | Finished/Painted |
| Porch/Stoop | 196 sq ft |

Exterior Details

| | |
|-------------------------------|--------------|
| Lot Size - Square Feet | 9,148 sq ft |
| Lot Size - Acres | 0.21 acres |
| Neighborhood Code | 778 |
| Roof Type | Gable or Hip |

Other Details

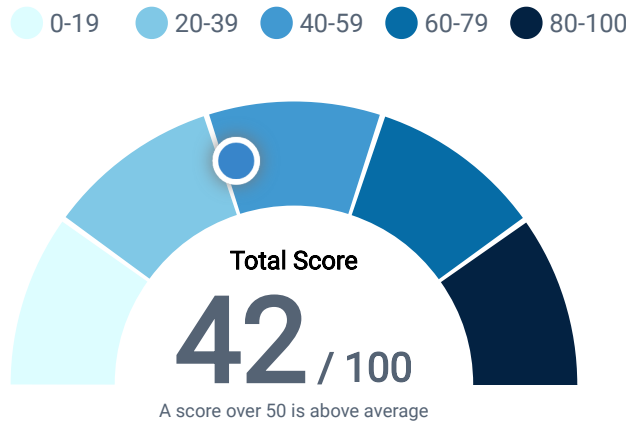
| | |
|-----------------------------|---------|
| Effective Year Built | 1988 |
| Building Condition | Average |
| Storage Bldg. | 216 |

AARP Livability™ Index for 30104

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

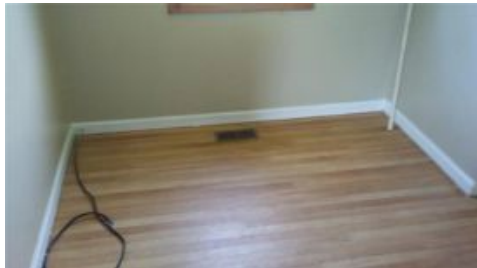
Data Source: [AARP](#)

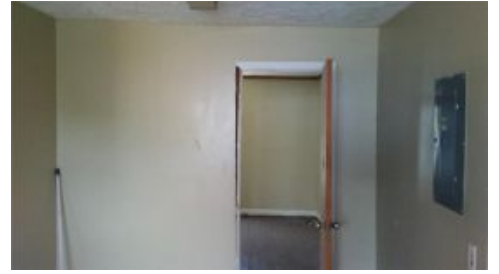
Update Frequency: Annual



| | |
|------------------------------|-----------|
| Housing | 51 |
| Affordability & Access | |
| Neighborhood | 30 |
| Access to Life, Work & Play | |
| Transportation | 40 |
| Safe & Convenient Options | |
| Environment | 66 |
| Clean Air & Water | |
| Health | 32 |
| Prevention, Access & Quality | |
| Engagement | 30 |
| Civic & Social Involvement | |
| Opportunity | 44 |
| Inclusion & Possibilities | |

Historical Photos





Comparative Analysis

1 Confirm the Property Facts

Your realtor confirmed the property facts for this property so they could be used in selecting homes.



2 Average of Comps

Comps form the foundation of this analysis. Your agent has selected key comps for you to review.

\$242,307

Range: \$130K – \$273K
(or \$160 per sq. ft.)

3 Adjustments

Your agent has some insight into how your home relates to these comps that have adjusted the result.



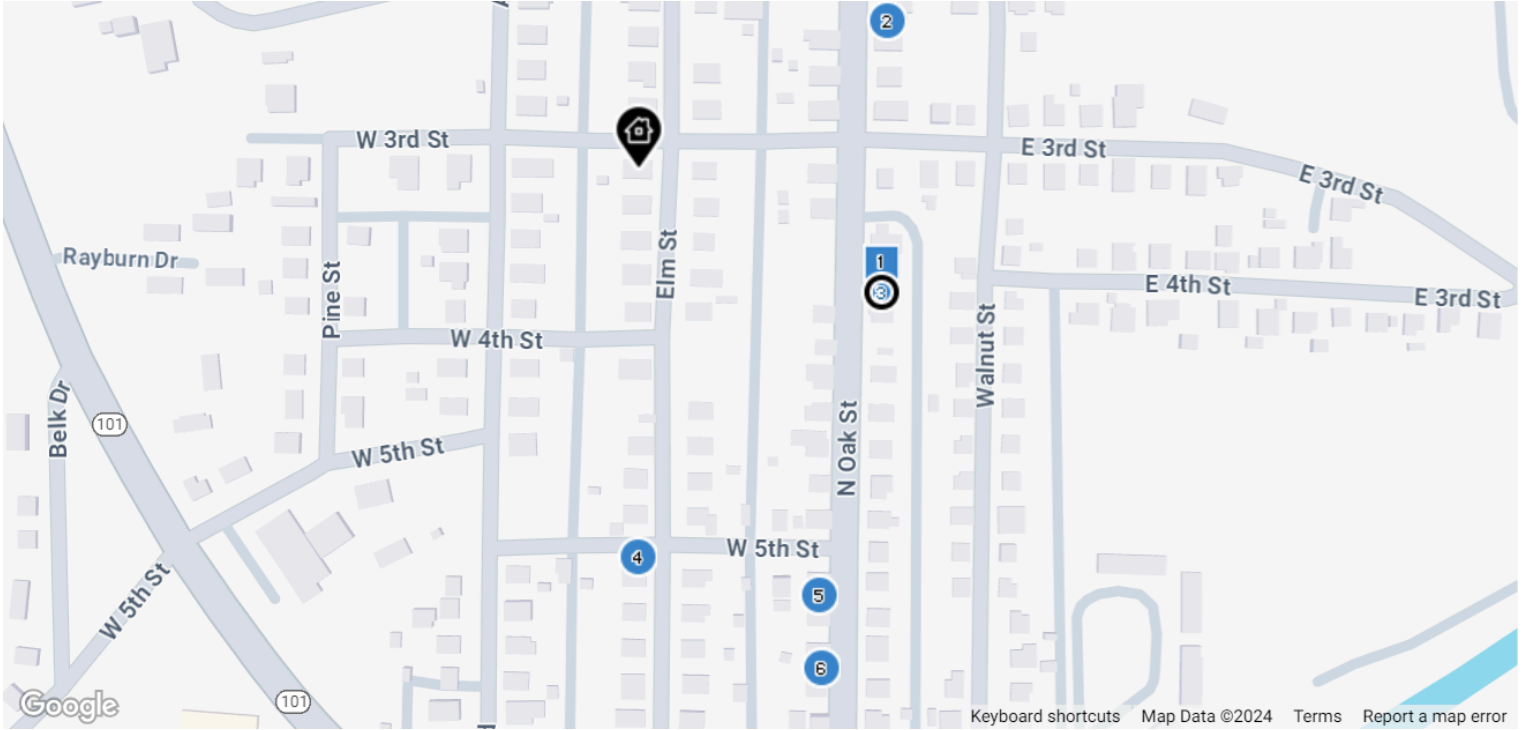
4 Adjusted Value

\$242,307

Range: \$130K – \$273K
(or \$160 per sq. ft.)

Last Updated: 12/27/2024

Comps and Adjustments



LEGEND: Subject Property Pending For Sale or For Lease Distressed Recent Sale Off Market

This Property








Closed


18 Elm St
Aragon, GA 30104

| Proxim. | Days in RPR | Date | Amount | \$/sq ft | Living Area | Lot Size | Beds | Baths | Built |
|---------|-------------|------|--------|----------|-------------|-------------|------|-------|-------|
| - | - | - | - | \$123 | 1,516 sq ft | 9,148 sq ft | 3 | 1 | 1900 |

Listings

| | Address | Proxim. | Days in RPR | Date | Amount | \$/sq ft | Living Area | Lot Size | Beds | Baths | Built | Comp vs Subject |
|---|---|------------|-------------|-------------------------|-------------------------|----------|-------------|-------------|------|-------|-------|-----------------|
|  | Active 5 Oak St Aragon, GA 30104 | .1 Mi. NE | 64 days | 10/24/2024 List Date | \$274,000 List Price | \$180 | 1,523 sq ft | 6,969 sq ft | 3 | 2 | 1900 | Same → |
|  | Pending 25 Oak St Aragon, GA 30104 | .1 Mi. SE | 74 days | 10/14/2024 List Date | \$139,900 List Price | \$86 | 1,620 sq ft | 9,583 sq ft | 3 | 1 | 1900 | Same → |
|  | Active 54 Elm St Aragon, GA 30104 | .14 Mi. S | 56 days | 11/1/2024 List Date | \$199,900 List Price | \$172 | 1,164 sq ft | 9,583 sq ft | 2 | 1 | 1900 | Same → |
|  | Active 54 Oak St Aragon, GA 30104 | .17 Mi. SE | 55 days | 11/2/2024 List Date | \$189,900 List Price | \$166 | 1,143 sq ft | 9,147 sq ft | 2 | 1 | 1900 | Same → |
|  | Active 62 Oak St Aragon, GA 30104 | .19 Mi. SE | 46 days | 11/11/2024 List Date | \$214,999 List Price | \$177 | 1,216 sq ft | 9,583 sq ft | 2 | 2 | 1900 | Same → |

Recently Sold

| | Address | Proxim. | Days in RPR | Date | Amount | \$/sq ft | Living Area | Lot Size | Beds | Baths | Built | Comp vs Subject |
|--|--|-----------|-------------|---------------------------|---------------------------|----------|-------------|-------------|------|-------|-------|-----------------|
|  | Closed 21 Oak St Aragon, GA 30104 | .09 Mi. E | 46 days | 10/25/2024 Closed Date | \$238,200 Closed Price | \$178 | 1,339 sq ft | 7,405 sq ft | 3 | 2 | 1900 | Same → |

Property History

Median Estimated Home Value

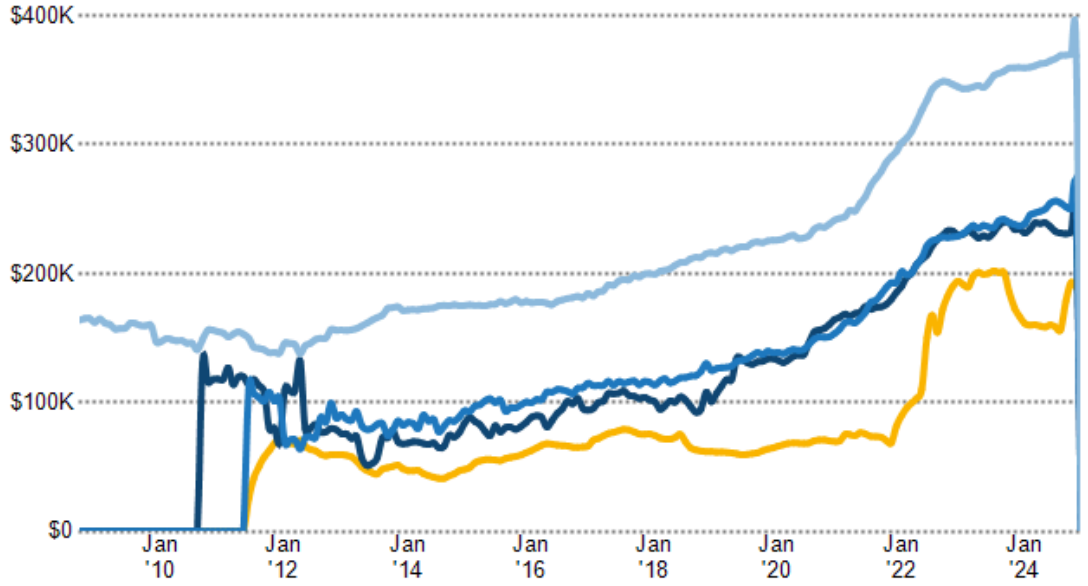
This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Data Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

- This Property
- Aragon
- Polk County
- Georgia

Estimated Value:
\$186,000



Sales History

| Sales Date | Sales Amount | Price per sq. ft. |
|------------|--------------|-------------------|
| 8/28/2018 | \$62,500 | \$41 |
| 4/30/2008 | \$50,000 | \$32 |
| 12/4/2007 | \$89,684 | \$59 |
| 3/29/2006 | \$86,500 | \$57 |

Assessed Values

| Date | Improvements | Land | Total | Tax |
|------|--------------|---------|----------|---------|
| 2024 | \$58,466 | \$8,000 | \$66,466 | \$1,906 |
| 2023 | \$29,320 | \$840 | \$30,160 | \$985 |
| 2022 | \$24,424 | \$840 | \$25,264 | \$822 |
| 2021 | \$24,424 | \$840 | \$25,264 | \$607 |
| 2020 | \$24,424 | \$840 | \$25,264 | \$609 |
| 2019 | \$22,066 | \$1,831 | \$23,897 | \$642 |
| 2018 | \$21,289 | \$1,831 | \$23,120 | \$637 |
| 2017 | \$21,289 | \$1,831 | \$23,120 | \$629 |
| 2016 | \$21,289 | \$1,831 | \$23,120 | \$629 |
| 2015 | \$21,637 | \$1,831 | \$23,468 | \$641 |
| 2014 | \$21,637 | \$1,747 | \$23,384 | \$643 |
| 2013 | \$21,637 | \$1,747 | \$23,384 | \$542 |
| 2012 | - | - | - | - |
| 2011 | - | - | - | \$867 |
| 2010 | - | - | - | - |

Legal Description

| | |
|-------------------------|---|
| Parcel Number | A01-097- |
| Tax ID | 3083 |
| County | Polk County |
| Census Tract | 132330101.002042 |
| Carrier Route | R002 |
| Abbreviated Description | SUBD:ARAGON MILLS LT 92 ARAGON MILL S/D |
| Current Use | Single Family Residential |

Mortgage Records

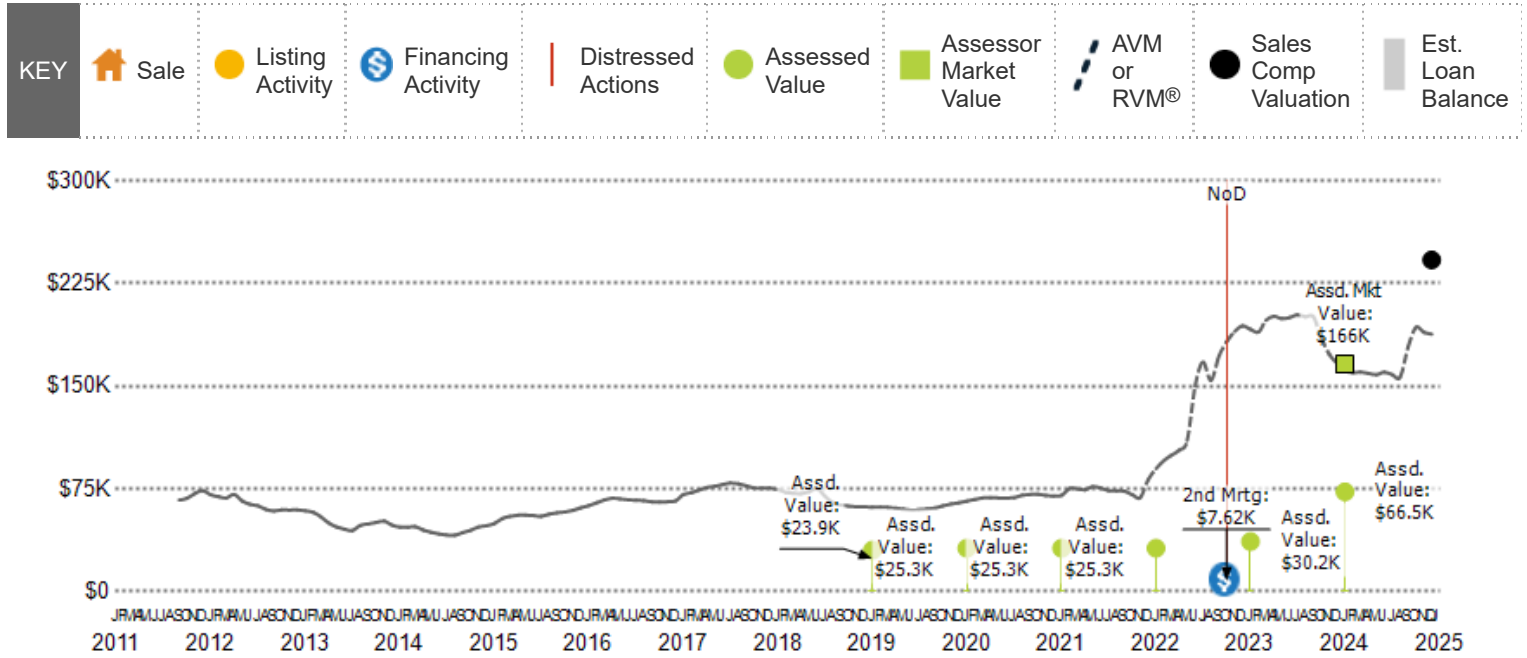
| | | | |
|------------------------|--|--------------------|---------------------|
| Recording Date | 12/21/2022 | 9/4/2018 | 4/6/2006 |
| Borrower Name | ANDREA STOCKS | – | NANCY G SEARCY |
| Lender Name | US DEPARTMENT OF HOUSING AND URBAN DEVEL | HOMESTAR FINANCIAL | IRWIN MORTGAGE CORP |
| Lender Type | – | – | Mortgage company |
| Loan Amount | \$7,619 | \$61,367 | \$85,163 |
| Document Number | 004472 | 003656 | – |
| Loan Type | Conventional | FHA | Conventional |
| Contract Date | 10/24/2022 | 8/28/2018 | 3/29/2006 |
| Due Date | 1/1/2048 | 1/1/2048 | 4/1/2036 |

Deed Records

| | |
|-------------------------|--------------------------------|
| Recording Date | 8/28/2018 |
| Document Type | Warranty Deed |
| Sales Price | \$62,500 |
| Sales Price Code | Full amount stated on Document |
| Buyer Name | ANDREA STOCKS |
| Buyer ID | Individual(s) |
| Seller Name | MICHAEL R ROGERS |
| Seller ID | Individual(s) |
| Document # | 2018-001463 |
| Book # | 1681 |
| Page # | 420 |
| Contract Date | 8/28/2018 |

Sales and Financing Activity

This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.



Data Source: Public Record and Listing data

Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

Distressed Activity

| | |
|----------------------------|---|
| Recording Date | 10/12/2022 |
| Auction City | CEDARTOWN |
| Auction Date | 11/1/2022 |
| Auction Location | 100 PRIOR ST #106 |
| Document Type Code | Notice of Foreclosure Sale |
| Trustee Name | BARRETT DAFFIN FRAPPIER TURNER AND ENGEL |
| Trustee Address | 4004 BELT LINE ROAD SUITE 100, ADDISON, TX 75001 |
| Trustee Telephone # | 972-341-5398 |
| Trustor Borrower 1 | ANDREA STOCKS |
| Loan Recording Date | 8/28/2018 |
| Loan Book # | 1681 |
| Loan Page # | 421 |
| Current Beneficiary | PENNYMAC LOAN SERVICES LLC |
| Source | S |

Neighborhood: Housing Stats and Charts

| | 30104 | Polk County | Georgia | USA |
|---|--------|-------------|---------|--------|
| Median Estimated Home Value | \$238K | \$254K | \$369K | \$369K |
| Estimated Home Value 12-Month Change | +1.4% | +6.8% | +2.7% | +2.7% |
| Median List Price | \$260K | \$280K | \$389K | – |
| List Price 1-Month Change | +3.9% | -0.7% | +0.1% | – |
| List Price 12-Month Change | -8.8% | -6.6% | +6.6% | – |
| Median Home Age | 54 | 60 | 36 | 43 |
| Own | 57% | 65% | 65% | 65% |
| Rent | 43% | 35% | 35% | 35% |
| \$ Value of All Buildings for which Permits Were Issued | – | \$29.7M | \$14.7B | \$365B |
| % Change in Permits for All Buildings | – | -59% | -6% | -6% |
| % Change in \$ Value for All Buildings | – | -38% | -8% | -5% |

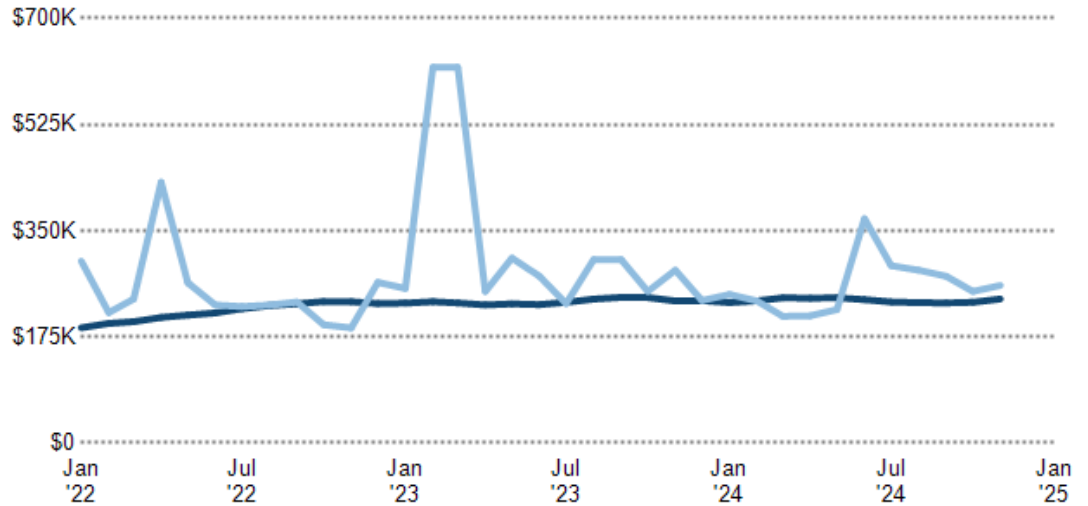
Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with the median listing price of Active listings. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public Record and Listing data

Update Frequency: Monthly

■ Median Estimated Value
■ Median List Price



Median Sales Price vs. Sales Volume

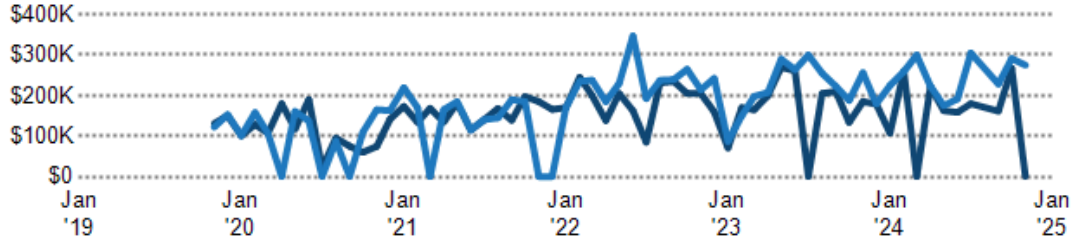
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

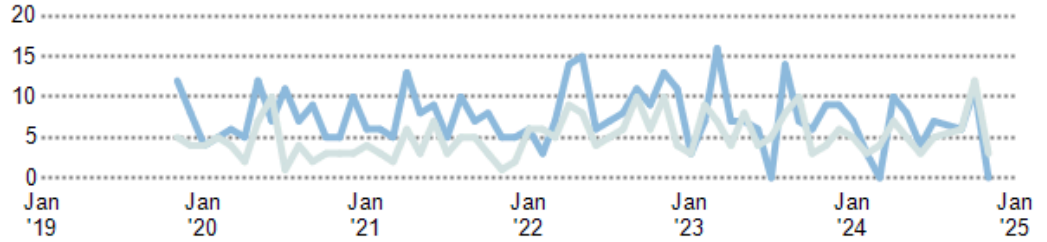
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

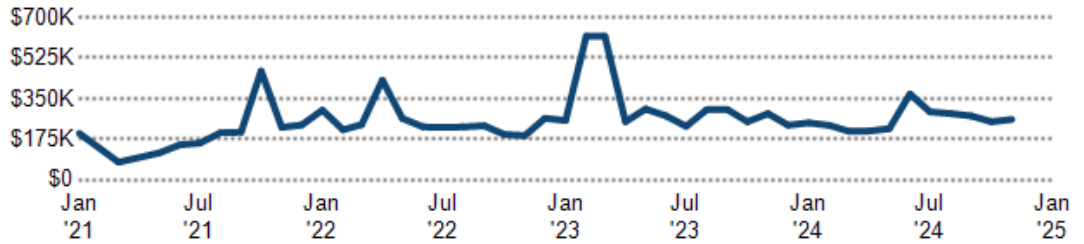
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

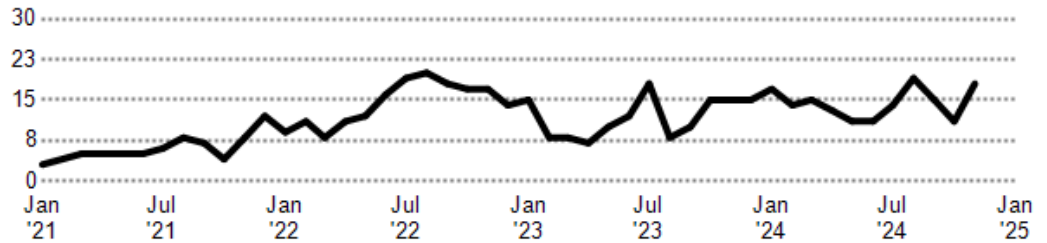
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



Listing Inventory

This chart shows the number of For Sale listings in a ZIP code by Property Type.

Data Source: On- and off-market listings sources

Update Frequency: Daily

- ZIP Count Listings by PropertyType



Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ This Property
■ Comps

This Property

1,516 sq. ft. \$186,000

Comps

1,600 - 1,800 sq. ft. \$139,900

1,400 - 1,600 sq. ft. \$274,000

1,200 - 1,400 sq. ft. \$239,100

1,000 - 1,200 sq. ft. \$189,900

Price per Bedroom of Comps Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ This Property
■ Comps

This Property

\$62K 1

Comps

\$110K - \$120K 1

\$100K - \$110K 1

\$90K - \$100K 3

\$80K - \$90K 1

< \$60K 1

Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Data Source: Public records data

Update Frequency: Daily

■ This Property
■ Comps

This Property

\$122 1

Comps

\$175 - \$200 3

\$150 - \$175 1

< \$100 1

Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Daily

■ This Property
■ Comps

This Property

\$186K 1

Comps



Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Daily

■ This Property
■ Comps

This Property

124 yrs 1

Comps



Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count By Living Area



Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count by Bedroom



Neighborhood: People Stats and Charts

| | 30104 | Polk County | Georgia | USA |
|------------------------------|-------|-------------|---------|-------|
| Population | 2.72K | 43K | 10.7M | 331M |
| Population Density per Sq Mi | 143 | 139 | 186 | 93.6 |
| Population Change since 2020 | -0.5% | +1.7% | +3% | +1.8% |
| Median Age | 29 | 38 | 37 | 39 |
| Male / Female Ratio | 43% | 49% | 49% | 50% |

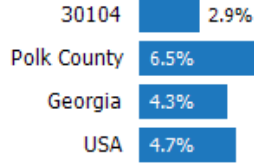
Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

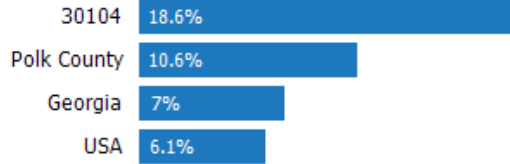
Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

Less Than 9th Grade



9-12th Grade/No Diploma



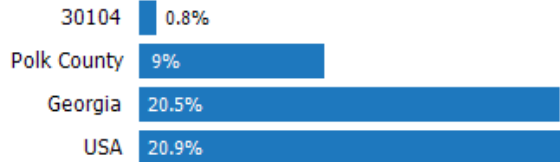
High School Graduate



Associate Degree



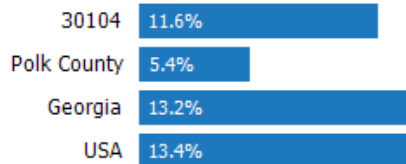
Bachelor's Degree



At Least a College Education



Grad/Professional Degree



Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 30104



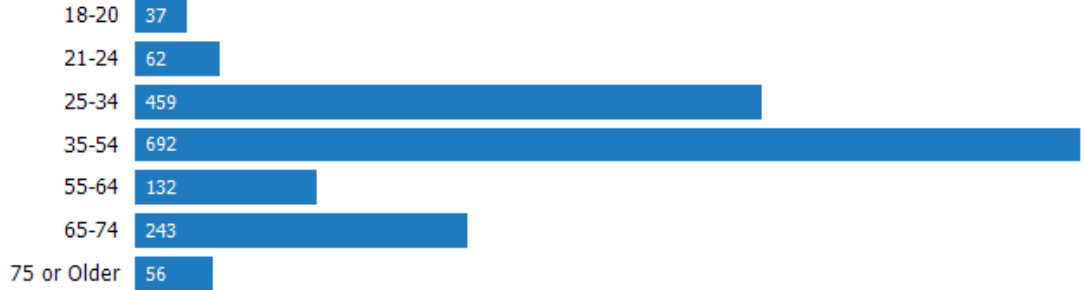
Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 30104



Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 30104



Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ 30104



Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially



■ Polk County

Neighborhood: Economic Stats and Charts

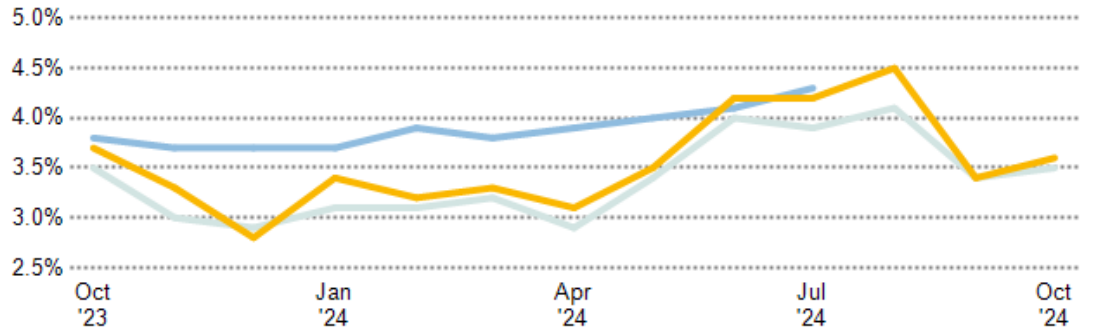
| | 30104 | Polk County | Georgia | USA |
|--------------------------------|----------|-------------|----------|----------|
| Income Per Capita | \$22,408 | \$26,843 | \$37,836 | \$41,261 |
| Median Household Income | \$46,667 | \$51,956 | \$71,355 | \$75,149 |
| Unemployment Rate | – | 3.6% | 3.5% | 4.3% |
| Unemployment Number | – | 704 | 191K | 7.16M |
| Employment Number | – | 18.7K | 5.22M | – |
| Labor Force Number | – | 19.4K | 5.41M | – |

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

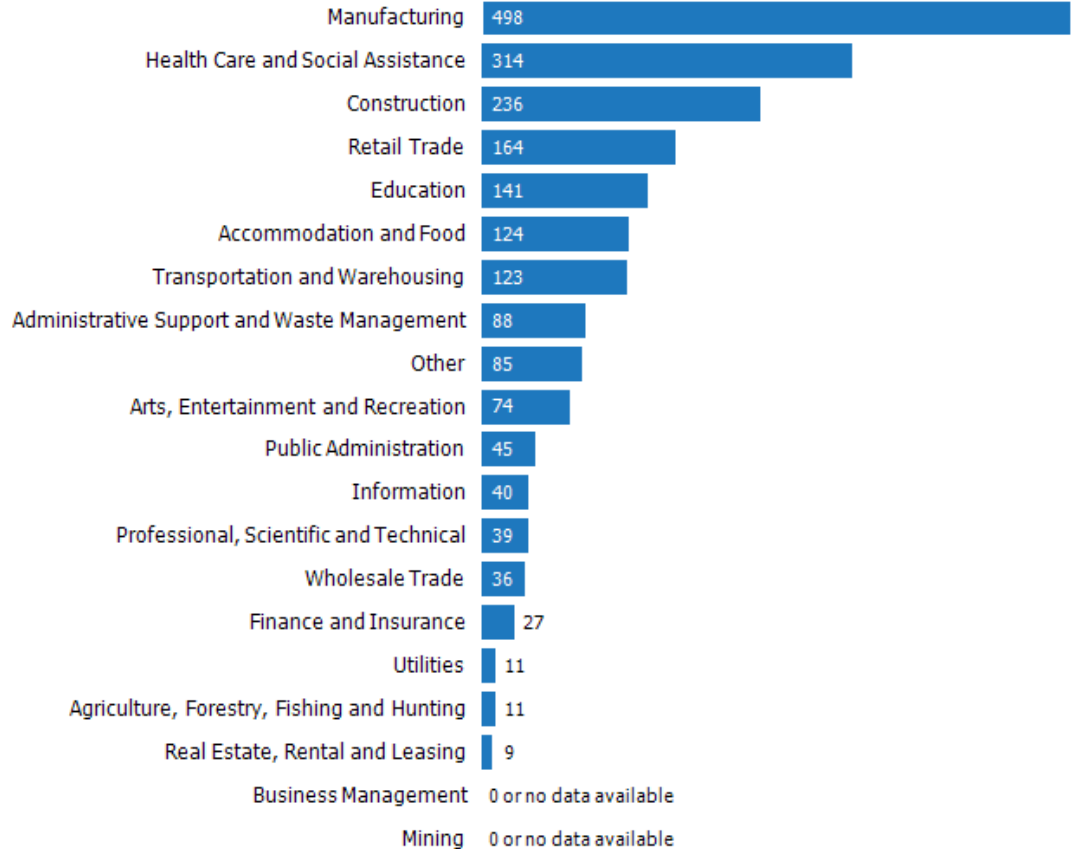


Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually



Neighborhood: Quality of Life Stats and Charts

Quality of Life in 30104

| | 30104 | Polk County | Georgia | USA |
|--|-------|-------------|---------|-------|
| Elevation (in feet) | 807 | 931 | 497 | – |
| Annual Rainfall (in inches) | 60 | 60 | 52.95 | – |
| Annual Snowfall (in inches) | 1.55 | 1.56 | 1.63 | – |
| Days of Full Sun (per year) | 98 | 98 | 109 | – |
| Travel Time to Work (in minutes) | 34 | 30 | 28 | 27 |
| Water Quality - Health Violations | – | 0 | – | – |
| Water Quality - Monitoring and Report Violations | – | 2 | – | – |
| Superfund Sites | 0 | 3 | 27 | 2,466 |
| Brownfield Sites | No | No | Yes | – |

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually



30104

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually



30104

Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually



30104

About RPR (Realtors Property Resource)

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- 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>

