

Residential - Vacant Land **RESIDENTIAL**

NICHOLS TRL
TALKING ROCK, GA 30175



3.87 ac
LOT SIZE

VALUATION

Last Sale **\$65,000 · Jan 26, 2023**

TAX & ASSESSMENT

Property Tax	\$858 (2025)
Assessed Value	\$47,362
Previous Assessed	\$24,671
Assessor Market Value	\$118,405

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Pickens
Lot (acres)	3.87
Heating	None
Pool	No

CLIMATE RISK

1 FLOOD	21 WILDFIRE	27 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 26, 2023	Resale	Warranty Deed	\$65,000		
Mar 25, 2022	Resale	Warranty Deed	\$49,000		
Nov 12, 2019	Quitclaim	Quit Claim Transfer			
Nov 12, 2019	Non-arms-length	Grant Deed	\$35,000		\$26K
Apr 19, 2017	Resale	Grant Deed	\$28,000		
Apr 21, 2015	Quitclaim	Quit Claim Transfer			
Mar 23, 2006	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hill City Elementary School	Elementary	PK–4	2.8 mi
Pickens County Junior High School	Middle	7–8	5.8 mi
Pickens County High School	High	9–12	6.5 mi

District: Pickens County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

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 NEIGHBORHOOD · ZIP 30175

105 CRIME INDEX	97 AIR POLLUTION	7,767 POPULATION	\$61K MEDIAN IN-COME	59°F AVG TEMP	61% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Absentee owner
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