

Single Family Residence **RESIDENTIAL**

# 106 CORNWELL RD

AMERICUS, GA 31709

**\$72,597** TopHap Estimate · \$70 / ft<sup>2</sup> · confidence 83 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**1,036 ft<sup>2</sup>**

LIVING AREA

**0.48 ac**

LOT SIZE

**1950**

YEAR BUILT

**1**

STORIES

**4**

ROOMS

## VALUATION

**\$73K**

\$60K low

\$85K high

Est. Owner Equity

**\$72,597**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$571 (2024) |
| Assessed Value        | \$3,400      |
| Previous Assessed     | \$3,400      |
| Assessor Market Value | \$8,500      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Sumter                  |
| Lot (acres)   | 0.48                    |
| Foundation    | Pier/Post & Beam        |
| Roof          | Metal                   |
| Heating       | None                    |
| Cooling       | None                    |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

|             |                |               |
|-------------|----------------|---------------|
| 57<br>FLOOD | 17<br>WILDFIRE | 27<br>DROUGHT |
|-------------|----------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED          | PRICE | \$/FT <sup>2</sup> | LOAN |
|-------------|-----------|---------------|-------|--------------------|------|
| Oct 7, 2022 | Financing | Warranty Deed |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Sumter County Primary School | Elementary | PK–1   | 11.4 mi  |
| Sumter County Middle School  | Middle     | 7–8    | 11.6 mi  |
| Sumter County High School    | High       | 9–12   | 12.5 mi  |

District: Sumter 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.

## NEIGHBORHOOD · ZIP 31709

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>107</b><br>CRIME INDEX | <b>74</b><br>AIR POLLUTION | <b>16,024</b><br>POPULATION | <b>\$43K</b><br>MEDIAN IN-COME | <b>65°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|