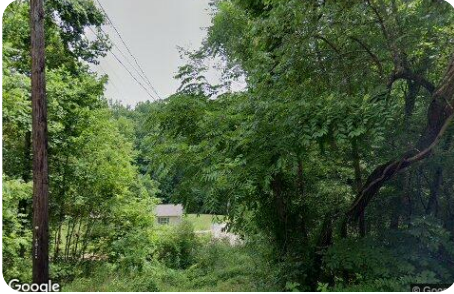


Mobile Home

RESIDENTIAL

4458 TALKING ROCK RD

TALKING ROCK, GA 30175



3

BEDS

2

BATHS

1,352 ft²

LIVING AREA

3 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

VALUATION

Last Sale

\$275,000 · Jun 16, 2023

TAX & ASSESSMENT

Property Tax	\$1,910 (2025)
Assessed Value	\$139,320
Previous Assessed	\$109,762
Assessor Market Value	\$348,301

PROPERTY FACTS

Property Type	Mobile Home
Style	Mobile/Manufactured
County	Pickens
Lot (acres)	3.00
Foundation	Masonry (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 16 ft²

Patio · 16 ft²

CLIMATE RISK

98 FLOOD	22 WILDFIRE	81 HEAT	96 STORM	27 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 16, 2023	Resale	Warranty Deed	\$275,000	\$203	\$270K
Jun 16, 2023	Resale	Warranty Deed	\$10,000	\$7	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hill City Elementary School	Elementary	PK–4	2.9 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.

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.

OWNERSHIP

Occupancy	Owner occupied
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