

Residential - Vacant Land

RESIDENTIAL

# CRAYFISH PL

TALKING ROCK, GA 30175

**3.82 ac**

LOT SIZE

## VALUATION

Last Sale

**\$45,900 · Feb 11, 2022**

## TAX & ASSESSMENT

|                       |                     |
|-----------------------|---------------------|
| Property Tax          | <b>\$354 (2025)</b> |
| Assessed Value        | <b>\$22,920</b>     |
| Previous Assessed     | <b>\$21,840</b>     |
| Assessor Market Value | <b>\$57,300</b>     |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | <b>Residential - Vacant Land</b> |
| County        | <b>Gilmer</b>                    |
| Lot (acres)   | <b>3.82</b>                      |

## CLIMATE RISK

**1**

FLOOD

**24**

WILDFIRE

**85**

HEAT

**97**

STORM

**27**

DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED                  | PRICE    | \$/FT <sup>2</sup> | LOAN |
|--------------|--------|-----------------------|----------|--------------------|------|
| Feb 11, 2022 | Resale | Limited Warranty Deed | \$45,900 |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Clear Creek Middle School       | Middle     | 6–8    | 9.6 mi   |
| Gilmer High School              | High       | 9–12   | 10.0 mi  |
| Mountain View Elementary School | Elementary | PK–5   | 10.1 mi  |

District: Gilmer 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

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>105</b><br>CRIME INDEX | <b>97</b><br>AIR POLLUTION | <b>7,767</b><br>POPULATION | <b>\$61K</b><br>MEDIAN IN-COME | <b>59°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|