

PROPERTY REPORT

172 Avery Landing Way, Canton, GA 30115



Presented by

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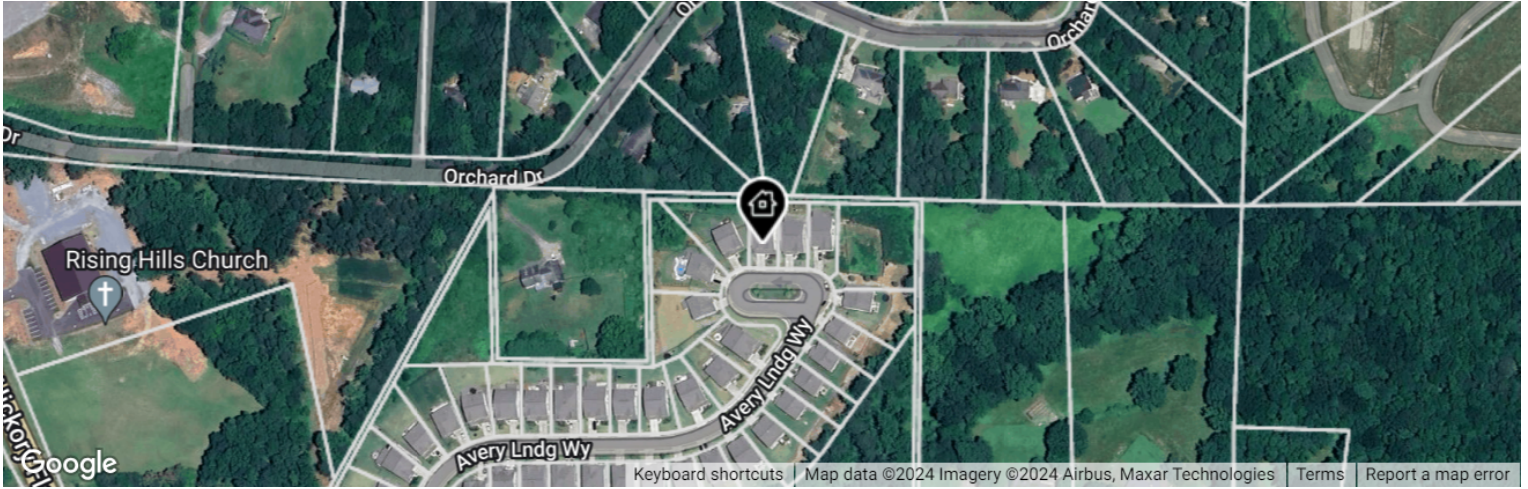
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Atlanta Communities Real Estate Brokerage

9860 Highway 92
Woodstock, GA 30188

172 Avery Landing Way, Canton, GA 30115



Legend: Subject Property

● Active • New, Active: 9/6/2024

List Price

\$650,000

Active Date: 9/6/2024
Listing ID: 7451980

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Home Facts

Public Remarks

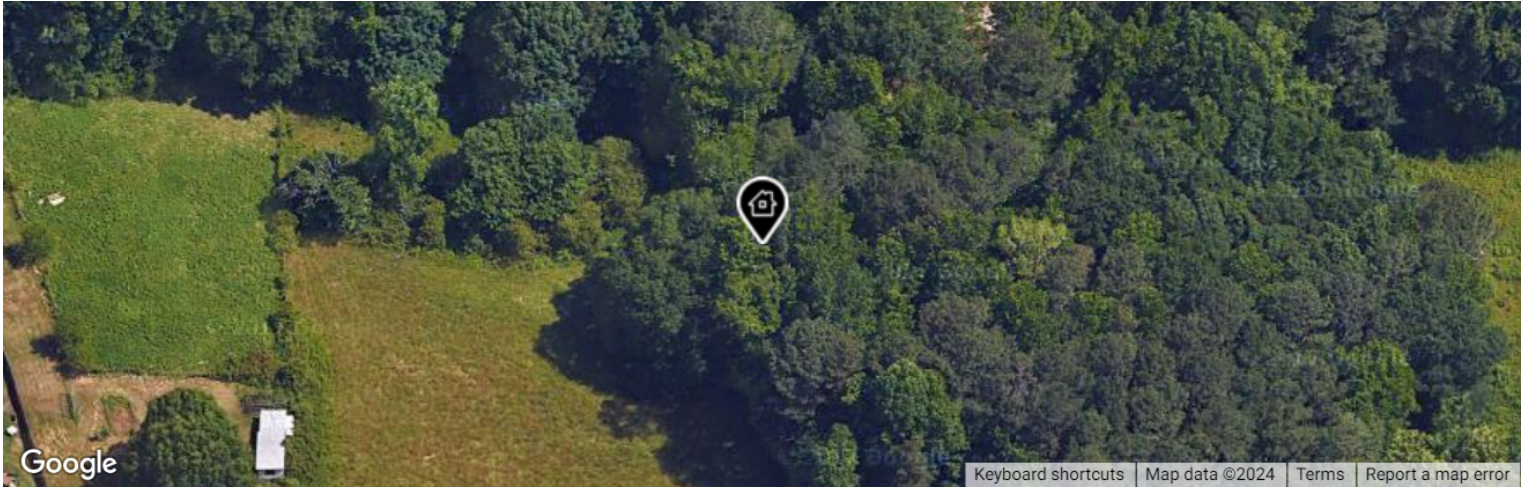
Welcome home! This stunning home, located in the award winning Sequoyah High School district, is conveniently located to shopping, dining and I-575. This home really has it all from the gourmet white kitchen, LVP flooring throughout the first level, walk in closets, a large unfinished basement, an ensuite bedroom on the main level with a full bath, beautifully crafted accent walls and an oversized loft with endless possibilities. The backyard offers a private and wooded view with a manageable yet spacious back yard and the cul-de-sac offers additional space for parking and activities. This one will go quick, schedule your showing today!

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family	Single Family	-
Property Subtype	Single Family Residential	Single Family Residence	-
Bedrooms	5	5	-
Total Baths	3	3	-
Full Baths	3	3	-
Partial Baths	-	-	-
Living Area (sq ft)	3,140	3,054	-
Building Area (sq ft)	3,140	3,054	-
Lot Size	6,970 sq ft	6,969 sq ft	-
Lot Dimensions	6970 SF	x	-
Garage	Yes	-	-
Garage (spaces)	0	2	-
Pool	-	None	-
Year Built	2020	2020	-
Style	Ranch\Rambler	-	-
Roofing	Composition Shingle	Composition	-
Heating	Forced Air Unit	Central	-
Cooling	Central	Ceiling Fans, Central Air	-
Fireplaces	1	1	-
Basement	Unfinished Basement	Bath Stubbed, Exterior Access, Interior Entrance, Unfinished	-
Foundation	Footing	Concrete Perimeter, Slab	-
Construction	-	Brick Front	-
Exterior Walls	Brick Veneer	-	-
Number of Units	0	-	-
Number of Stories	2 story with Basement	Three Or More	-

Homeowner Facts

Owner Name (Public)	Ogle Caroline
Mailing Address	172 Avery Landing Way Canton GA 30115-1121
Owner Occupied	Yes

Extended Home Facts



Legend:  Subject Property

Interior Features

Appliance	Gas Cooktop, Refrigerator, Electric Water Heater, Double Oven, Disposal, Dishwasher, Microwave
Basement	Interior Entrance, Unfinished, Bath Stubbed, Exterior Access
Cooling	Ceiling Fans, Central Air
Fireplace	Gas Log, Gas Starter, Family Room
Floor	Carpet, Ceramic
Heating	Central
Laundry	Upper Level, Laundry Room
General	Low Flow Plumbing Fixtures, Double Vanity, Walk-In Closet, Entrance-Foyer, 9 Foot Ceilings , Tray Ceiling
Window	Insulated Windows
Room Details	Loft

Interior Details

Basement Unfinished	1329 sq ft
Floor Cover	Hardwood, Carpet
Garage Finished	630 sq ft
Interior Walls	Decorative/Custom
Porch - Open	108 sq ft

Exterior Features

Construction	Brick Front
Fence	Back Yard
Foundation	Slab, Concrete Perimeter
Horse Property	None
Patio	Covered, Deck, Patio
Roof	Composition
Security	Fire Alarm, Carbon Monoxide Detector(S), Smoke Detector
Pool	None
Road	Asphalt
Water Front	None
Parking	Driveway, Garage
Sewer	Public Sewer
Levels	Three Or More

Exterior Details

Lot Size - Square Feet	6970 sq ft
Lot Size - Acres	0.160 ac
Neighborhood Code	15010
Roof Type	Gable

Utilities	Sewer Available, Phone Available, Underground Utilities, Natural Gas Available, Cable Available, Electric - Available, Water Available
General	None
Lot Size Dimensions	x

Location Details

Directions to Property	GPS friendly. Exit 16 on 575 to 140E. Across from Harmony on the lakes on 140.
Subdivision	Avery Landing
Zoning	PDR
Location Features	Cul-De-Sac, Back Yard

Other Details

Building Condition	Average
Patio	120
Wood Deck	120
Paving (only used when Asphalt or Concrete not specified)	504

Homeowners Association Info

Association	Yes
Dues	\$900
Payments per Year	1

Miscellaneous Details

Homebuyer Down Payment Resources	http://www.workforce-resource.com/eligibility/listing?metro_a=rea=FMLS&listing_id=7451980&show_results=true&skip_sso=true
Other Equipment	None
Other Structures	None

Schools (based on location)

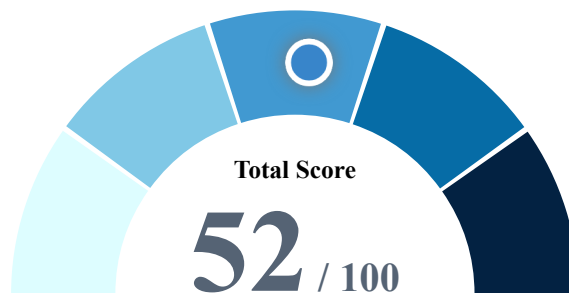
Elementary School	Indian Knoll Elementary School
Middle School	Dean Rusk Middle School
High School	Sequoyah High School
School District	Cherokee County School District

AARP Livability™ Index for 30115

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](#)

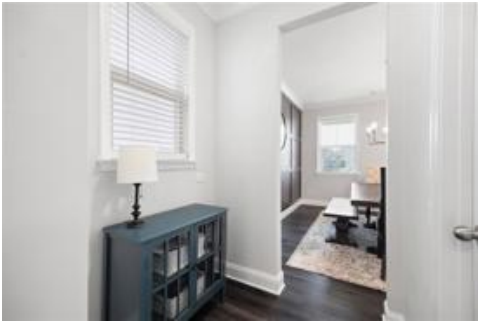
Update Frequency: Annual



Housing Affordability & Access	45
Neighborhood Access to Life, Work & Play	46
Transportation Safe & Convenient Options	36
Environment Clean Air & Water	59
Health Prevention, Access & Quality	64
Engagement Civic & Social Involvement	50
Opportunity Inclusion & Possibilities	65

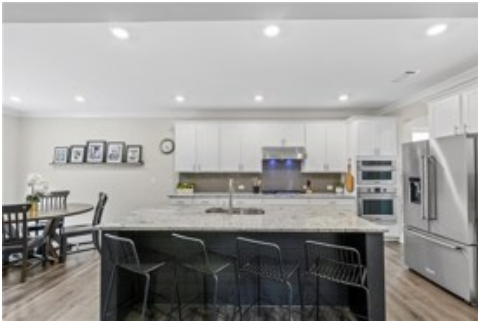
Property Photos



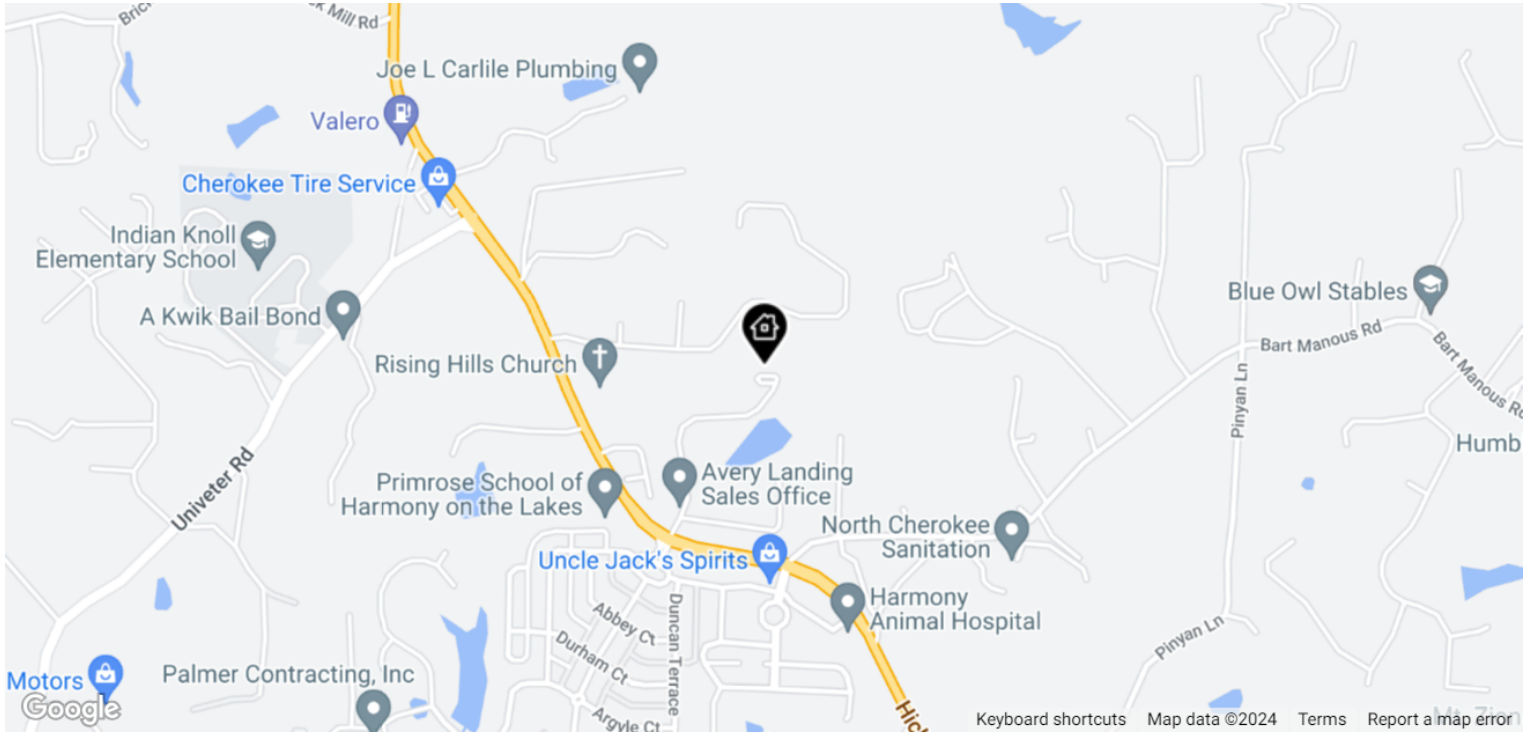


Historical Photos





Comps and Adjustments



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

This Property



Active

172 Avery Landing Way
Canton, GA 30115

Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built
-	6 days	-	-	\$213	3,054 sq ft	6,969 sq ft	5	3	2020

No comps have been selected for this property.

Property History

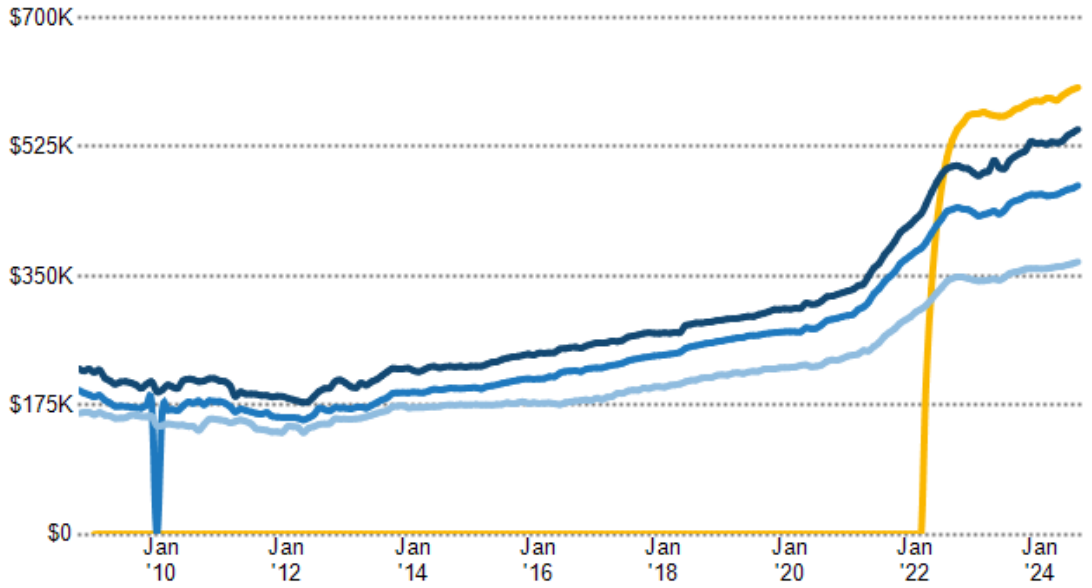
Median Estimated Home Value

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
- Canton
- Cherokee County
- Georgia



Sales History

Sales Date	Sales Amount	Price per sq. ft.
6/14/2021	\$460,000	\$150
9/16/2020	\$375,245	\$122

Assessed Values

Date	Improvements	Land	Total	Tax
2023	\$185,120	\$39,600	\$224,720	\$6,769
2022	\$122,600	\$31,200	\$153,800	\$5,043
2021	\$121,440	\$25,400	\$146,840	\$3,623
2020	-	\$24,000	\$24,000	\$603
2019	-	\$24,000	\$24,000	\$604
2018	-	\$22,000	\$22,000	\$557

Legal Description

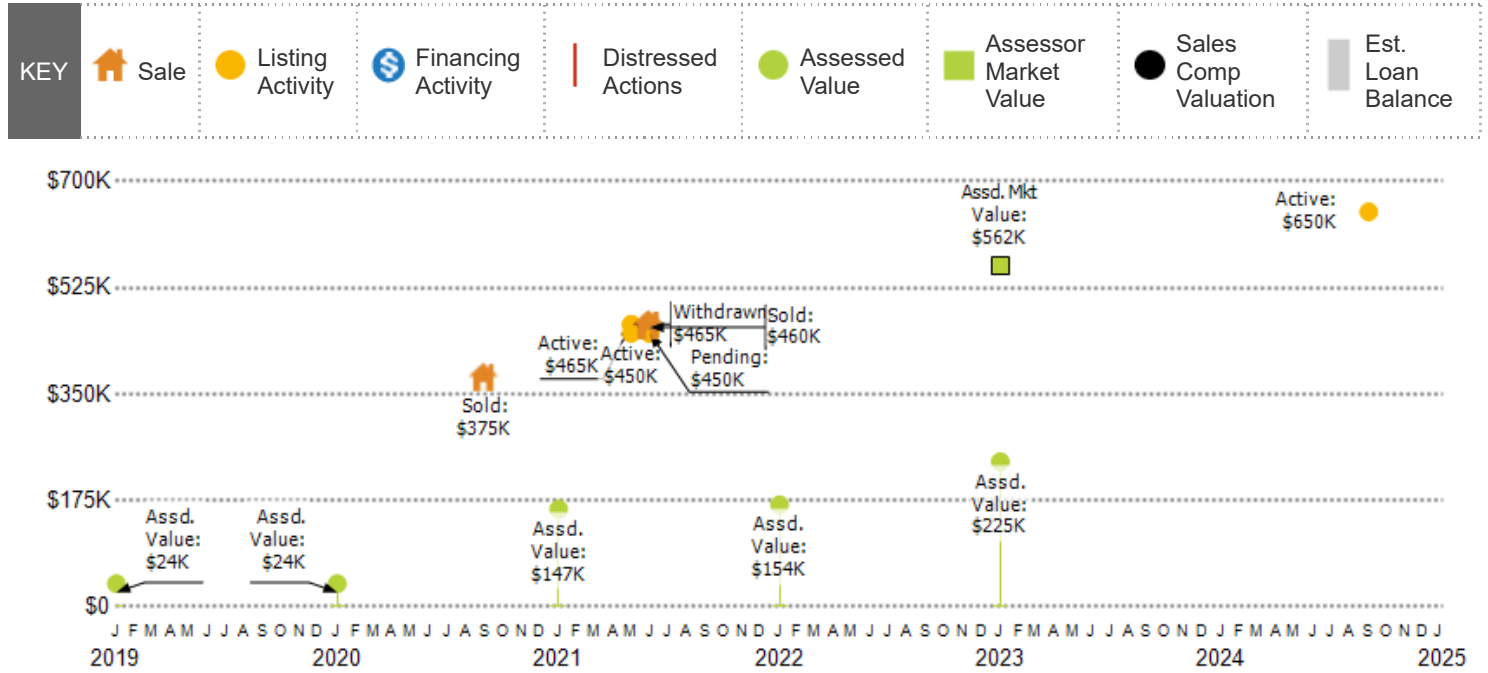
APN	15N25E 069
Tax ID	753833
Zoning	PDR
Census Tract	130570906.031007
Abbreviated Description	DIST:4 CITY/MUNI/TWP:HOLLY SPRING LOT 69 AVERY LANDING
City/Municipality/Township	Canton, GA 30115

Deed Records

Recording Date	6/14/2021
Document Type	Warranty Deed
Sales Price	\$460,000
Sales Price Code	Full amount stated on Document
Buyer Name	CAROLINE OGLE
Buyer ID	Individual(s)
Seller Name	LOUIS NICHOLAS GORDON
Seller ID	Individual(s)
Document #	2021-007529
Book #	14661
Page #	2214
Contract Date	6/14/2021

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

Price Change History

Change Date	Description	New List Price	% Change
9/6/2024	Active	\$650,000	-

Neighborhood: Housing Stats and Charts

	30115	Cherokee County	Georgia	USA
Median Estimated Home Value	\$541K	\$467K	\$365K	\$366K
Estimated Home Value 12-Month Change	+9%	+6.4%	+4.9%	+5.8%
Median List Price	\$679K	\$570K	\$395K	–
List Price 1-Month Change	-0.1%	-0.7%	+5.1%	–
List Price 12-Month Change	-0.3%	+1.4%	+6.8%	–
Median Home Age	24	26	36	43
Own	84%	77%	65%	65%
Rent	16%	23%	35%	35%
\$ Value of All Buildings for which Permits Were Issued	–	\$923M	\$14.7B	\$365B
% Change in Permits for All Buildings	–	-13%	-6%	-6%
% Change in \$ Value for All Buildings	–	+8%	-8%	-5%

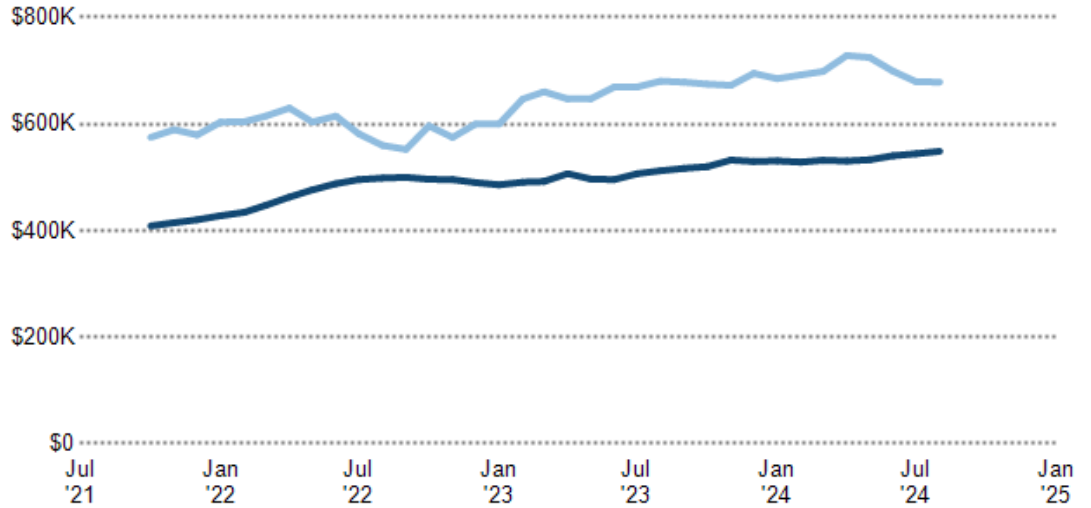
Median Estimated Home Value vs. Median Listing Price

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

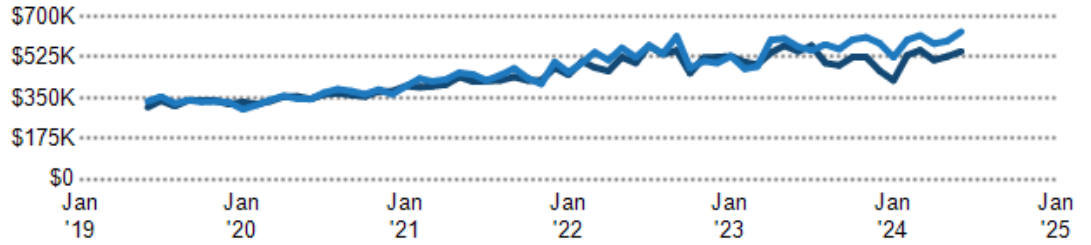
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

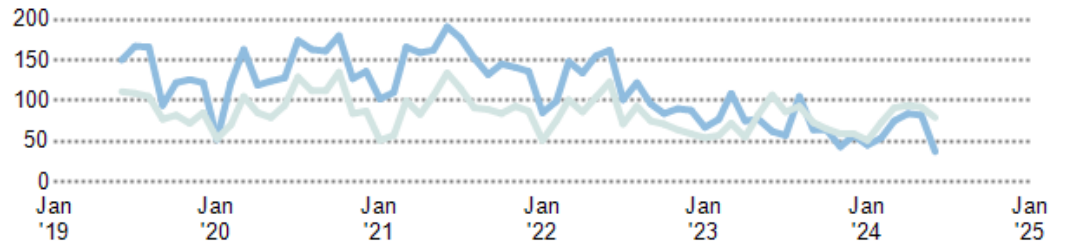
Update Frequency: Monthly

- 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

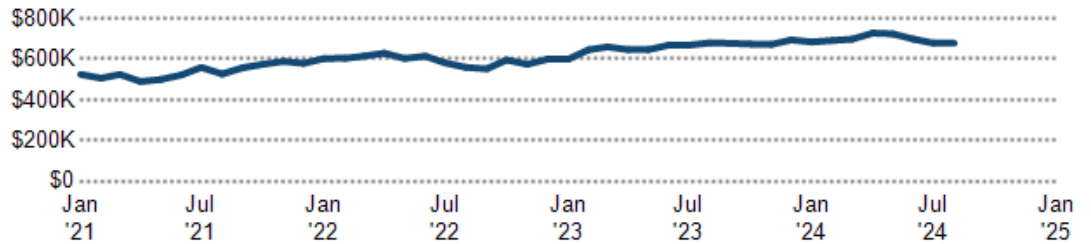
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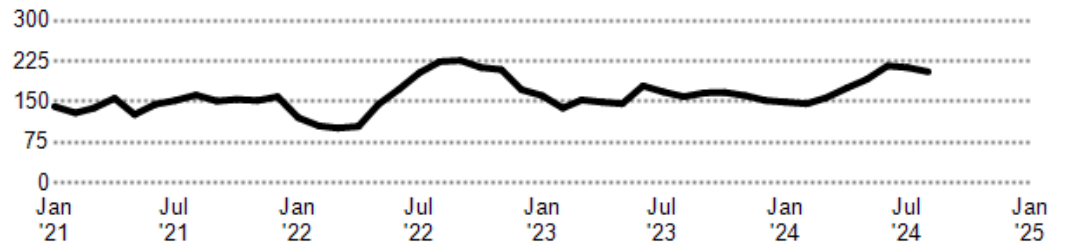
Update Frequency: Monthly

- 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

Single Family	501
Condo/Townhouse/Apt.	10
Mobile/Manufactured	3
Multifamily/Multiplex	2
Lot/Land	169

Inventory of Distressed Listings

 Foreclosure **1**

This chart shows the count of distressed properties (all stages of foreclosure) that are for sale in a ZIP code.

Data Source: MLS data where licensed

Update Frequency: Daily

■ Inventory of Distressed Listings

Median Sales Price by Square Footage

> 2,400 sq. ft.	\$602,333
2,200 - 2,400 sq. ft.	\$525,000

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

■ Comps

Price per Bedroom of Comps Sold

\$150K - \$175K	1
\$125K - \$150K	1
\$100K - \$125K	6

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

■ Comps

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

■ Comps

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

■ 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



Comps



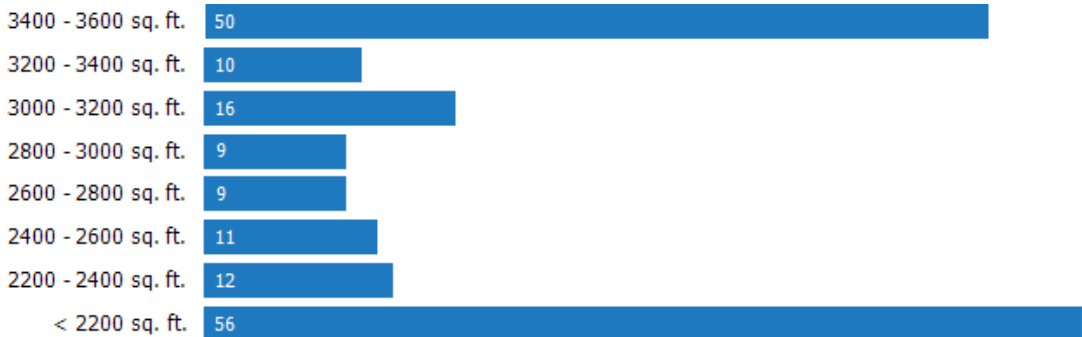
Size of Homes Sold

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

	30115	Cherokee County	Georgia	USA
Population	56K	269K	10.7M	331M
Population Density per Sq Mi	756	638	186	93.6
Population Change since 2020	+9%	+7.5%	+3%	+1.8%
Median Age	38	40	37	39
Male / Female Ratio	51%	50%	49%	50%

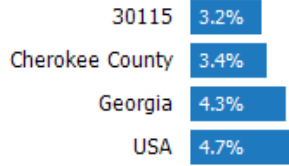
Education Levels of Population

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

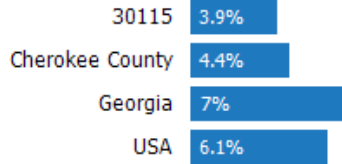
Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

Less Than 9th Grade



9-12th Grade/No Diploma



High School Graduate



Associate Degree



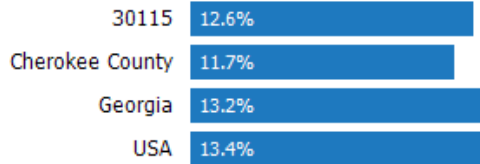
Bachelor's Degree



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

30115

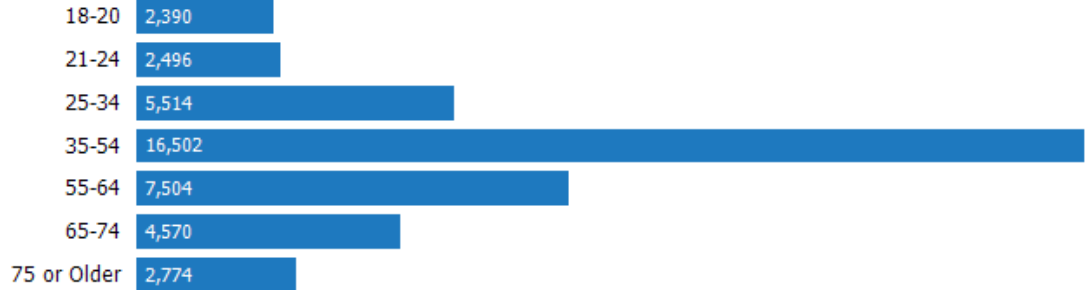


Population of Adults by Age Group

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

30115



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

30115

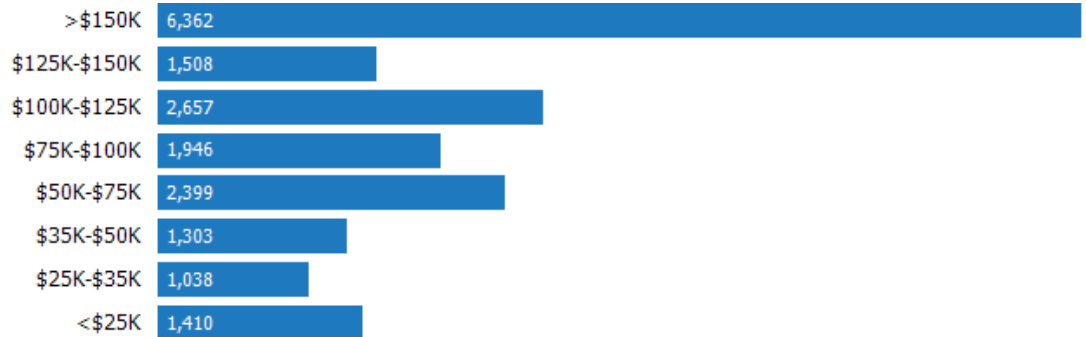


Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census
Update Frequency: Annually

30115



Presidential Voting Pattern

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

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially



Cherokee County

Neighborhood: Economic Stats and Charts

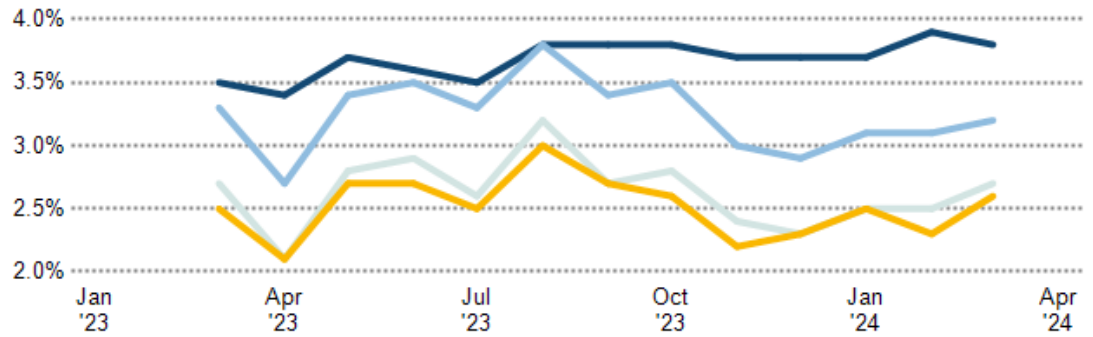
	30115	Cherokee County	Georgia	USA
Income Per Capita	\$44,310	\$45,334	\$37,836	\$41,261
Median Household Income	\$111,437	\$100,824	\$71,355	\$75,149
Unemployment Rate	–	2.7%	3.2%	3.8%
Unemployment Number	–	3.97K	173K	6.43M
Employment Number	–	144K	5.23M	161M
Labor Force Number	–	148K	5.4M	168M

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

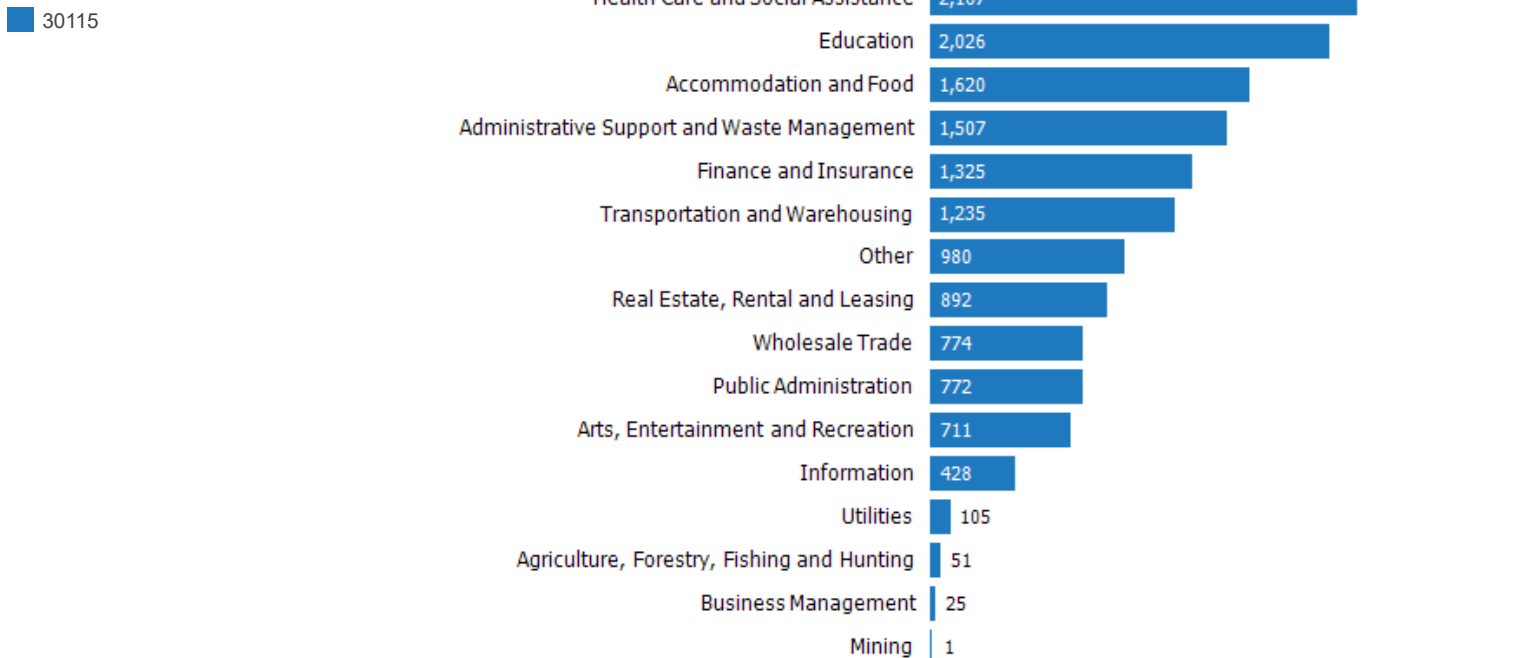


Occupational Categories

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 30115

	30115	Cherokee County	Georgia	USA
Elevation (in feet)	1,054	1,068	497	–
Annual Rainfall (in inches)	60	60	52.95	–
Annual Snowfall (in inches)	1.55	1.57	1.63	–
Days of Full Sun (per year)	113	112	109	–
Travel Time to Work (in minutes)	–	33	28	27
Water Quality - Health Violations	–	–	–	–
Water Quality - Monitoring and Report Violations	–	–	–	–
Superfund Sites	0	0	27	2,438
Brownfield Sites	No	No	Yes	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



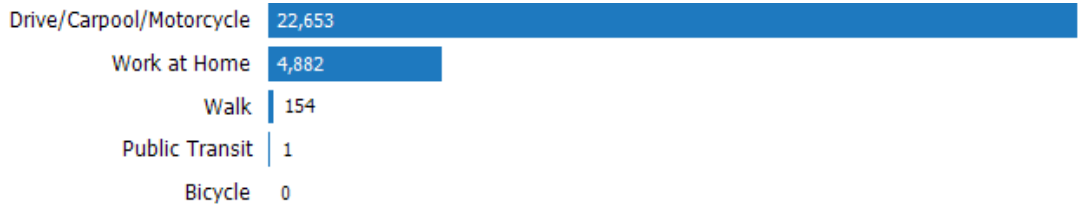
30115

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



30115

Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually



30115

School: Indian Knoll Elementary School

School Details

Name
Indian Knoll Elementary School

Level
Elementary

Type
Public

Grades Served
PK, K-5

School District
Cherokee County Schools

Address
3635 Univeter Rd,
Canton, GA 30115

Phone
(770) 721-6600

School Facts

Indian Knoll Elementary School

Cherokee County Schools

Overall Grade

A-

A-

Total Enrollment

874

42,049

Students per Teacher

15:1

17:1

Students in Free Lunch Program

9%

30%

Academic Grade

A-

A-

Average GPA

-

3.53 (out of 7523 responses)

Math Proficiency

58%

46%

Reading Proficiency

51%

48%

Gifted Students

10%

-

AP Enrollments

-

-

Graduation Rate

-

90%

Average ACT Score

-

26 (out of 1776 responses)

Average SAT Score

-

1,200 (out of 2419 responses)

Teacher Grade

A-

A-

Average Teacher Salary

\$59,292

\$65,215

Teachers in 1st or 2nd Year

3%

6%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others. Source: Niche Update Frequency: Quarterly

Community Reviews for this School

Posted: 3/19/2022 by Parent

Great teachers who show that they truly care for there students.The teachers have a lot of patience and are always communicating with the patents.They are very organized.

School: Dean Rusk Middle School

School Details

Name
Dean Rusk Middle School

Level
Middle

Type
Public

Grades Served
6-8

School District
Cherokee County
Schools

Address
2761 E Cherokee Dr,
Canton, GA 30115

Phone
(770) 704-1135

School Facts

Dean Rusk Middle School

Cherokee County Schools

Overall Grade




Total Enrollment

1,497

42,049

Students per Teacher

15:1

17:1

Students in Free Lunch Program

8%

30%

Academic Grade




Average GPA

–

3.53 (out of 7523 responses)

Math Proficiency

47%

46%

Reading Proficiency

56%

48%

Gifted Students

19%

–

AP Enrollments

–

–

Graduation Rate

–

90%

Average ACT Score

–

26 (out of 1776 responses)

Average SAT Score

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Teachers in 1st or 2nd Year

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Community Reviews for this School

Posted: 7/20/2023 by Other

I've been there to see my granddaughter in concert several times over the years. She showed me around, I thought it was beautiful

Posted: 5/1/2020 by Middle School Student

I love Dean Rusk middle!! There sports and arts programs are amazing. The people there are so nice and the teachers work really hard to provide a good education and proved extra time to those who struggle/ need it! They are supper understanding when it comes to other things to.

School: Sequoyah High School

School Details

Name
Sequoyah High School

Level
High

Type
Public

Grades Served
9-12

School District
Cherokee County Schools

Address
4485 Hickory Rd, Canton, GA 30115

Phone
(770) 721-3200

School Facts

Overall Grade



Total Enrollment

2,087

Students per Teacher

17:1

Students in Free Lunch Program

5%

Academic Grade



Average GPA

3.52 (out of 1153 responses)

Math Proficiency

26%

Reading Proficiency

40%

Gifted Students

17%

AP Enrollments

–

Graduation Rate

91%

Average ACT Score

27 (out of 275 responses)

Average SAT Score

1,210 (out of 424 responses)

Teacher Grade



Average Teacher Salary

\$59,292

Teachers in 1st or 2nd Year

5%

Cherokee County Schools


42,049
17:1
30%

3.53 (out of 7523 responses)
46%
48%
–
–
90%
26 (out of 1776 responses)
1,200 (out of 2419 responses)

\$65,215
6%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.

Source: Niche Update Frequency: Quarterly

Community Reviews for this School

Posted: 2/13/2024 by Freshman

If you're in good classes, then you're going to get pretty much good teachers. If you are rude to teachers and don't try they are going to treat you the same. I really believe what you put into your experience is what you get out.

Posted: 2/12/2024 by Junior

Worst part is the campus set up is divided between two buildings far from each-other so, the walk is outdoors and it's hard to be on time, theres not enough walking space, making it insufferable in bad weather. Sceond, the preparation for college is limited. What I would love to see changed is the cleanliness ,renovations, more parking spots, and access to resources for specified careers paths. But aside all that what I like about it is that they really care about sports and most teachers are very passionate about their subject, which helps motivate students. Another thing I like is the sense of community involvement within the students with clubs like Beta Club and NHS.

Posted: 1/8/2024 by Senior

Sequoyah has given me life long friendships that I can always rely on. I also was given studying skills I can take into college. Through high school I learned time management and how to organize my work to get it all done. However, Sequoyah could have prepared me for college more when filling out applications. I wish they would dedicate more time to helping students with college and scholarship applications.

Posted: 1/4/2024 by Alum

Average school, the teachers were nice but the overall education wasn't that great. Did not prepare me for college and it lacked diversity.

Posted: 12/28/2023 by Senior

Overall Sequoyah is a good school. The school is divided into 2 buildings and might need to transfer between periods. One thing we are low on is the school spirit, only very few individuals participate in spirit week.

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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:

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- **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.

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