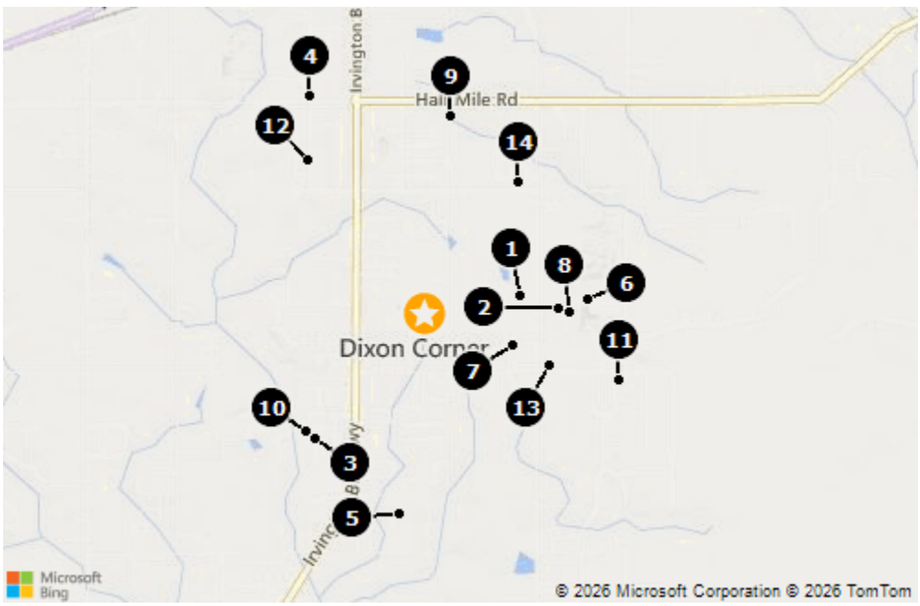
ICE SiteX Report

OrderID: 98665722

SiteX Property Information Report



Subject Property Location

10264 MAGNOLIA RD, IRVINGTON, AL 36544-3522

County:	**MOBILE AL**	Census Tract:	010970067.041013
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	37 07 36 0 000 051.01X	Thomas Bros Pg-Grid:	

Valuation

Value:	**$181,000**	FSD:	45	Common Confidence Score:	15
Value Range:	$99,550 - $262,450	ICE Confidence Score:	55		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$5,500	Market Land Value:	$55,000	Tax Year:	2025
Assd Improvement:	$11,180	Market Improvment Value:	$111,800	Total Taxable Value:	$812
Total Assessed Value:	$16,680	Total Assessor Market Value:	$166,800	Delinquent Year:	
				Tax Account ID:	1233668
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 1 Subdivision: BUNCH ESTATES Sec/Twnship/Range: SEC 36 TWN 06S RNG 06S

Abbreviated Description: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 BUNCH ESTATES MBK 84/64 THEN RUN EAST 1320 FT(S) THEN SOUTH 165 FT(S) THEN WEST

Property Characteristics

Lot Size:	5.070 AC	Bedrooms:	4	Pool:	
Building Area:	1524 SF	Baths:	2	Fireplace:	
Year Built:	1979	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Brick
Number of Units:		Garage Type:	Mixed	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	4	A/C:	Yes
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Piers	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/24/2026	Sales Price:	$39,000
Document #:	2026036583 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	07/10/2024	Loan Amount:	N/A
Document #:	2024043136 BK-PG -	Loan Type:	Reverse Mortgage
TD Due Date:	06/29/2054	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	04/08/2020	Sales Price:	N/A
Document #:	2020021284 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/18/2019	Loan Amount:	N/A
Document #:	2019008099 BK-PG -	Loan Type:	VA
TD Due Date:	03/01/2049	Type Finance:	
Legal Description:			

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Prior Transfer

Recording Date:	05/01/2007	Sales Price:	$73,500
Document #:	2007032014 BK-PG 5509-0362	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/05/2007	Sales Price:	$113,119
Document #:	2007025869 BK-PG 6160-1211	Type of Sale:	Per Assessor Transaction History
Contract Date:	03/30/2007		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/05/2007	Sales Price:	$113,238
Document #:	2007025867 BK-PG 6160-1208	Type of Sale:	Verified Sale Price
Contract Date:	03/30/2007		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/30/2007	Sales Price:	$113,119
Document #:	WD6160-1211 BK-PG 6160 -1211	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 1 Subdivision: BUNCH ESTATES Sec/Twnship/Range: SEC 36 TWN 06S RNG 06S
Abbreviated Description: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 BUNCH ESTATES MBK 84/64 THEN RUN EAST 1320 FT(S) THEN SOUTH 165 FT(S) THEN WEST

Mortgage Record

Recording Date:	12/12/2003	Loan Amount:	N/A
Document #:	2003109541 BK-PG 5509-0362	Loan Type:	Unknown
TD Due Date:	01/01/2034	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	03/19/2001	Sales Price:	N/A
Document #:	2001017478 BK-PG 4946-0526	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	03/08/2001		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/08/2001	Sales Price:	$60,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$4,218,500	Median # of Bedrooms	3
Median Lot Size	73,181 SF	Median # of Baths	2
Median Living Area	1,717 SF	Median Year Built	1987
Price Range - 2 Yrs	$37,000 to $680,000	Age Range	2 years to 63 years
Median Value	$295,000	Median Age	39 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.51Mi.	**10224 PADGETT SWITCH RD** **IRVINGTON, AL 36544-3564**	09/28/2026	$470,000	$201	2334	//2	1977	270,073 SF	Yes
		APN: 38 09 31 0 000 039.XXX Document #: 2026058653 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: A Subdivision: FULL MOON ESTATES Abbreviated Description: Lot:A Subdivision:FULL MOON ESTATES								
2	.69Mi.	**10267 PADGETT SWITCH RD** **IRVINGTON, AL 36544-3565**	08/31/2026	$680,000	$260	2613	//3	1994	341,512 SF	Yes
		APN: 38 09 31 0 000 034.XXX Document #: 2026052731 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: N2S2NW4SE4S31T06SR02W Abbreviated Description: Sec/Twnship/Range:N2S2NW4SE4S31T06SR02W								
3	.92Mi.	**10801 MEADOW LN W** **IRVINGTON, AL 36544-2913**	08/13/2026	$182,000	$149	1215	6/3/1	1987	SF	
		APN: 44 01 01 0 002 062.XXX Document #: 2026049428 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 21 Subdivision: EMERALD VALLEY ESTATES MapRef: MB 23 PG 58 Abbreviated Description: Lot:21 Subdivision:EMERALD VALLEY ESTATES Map Ref:MB 23 PG 58								
4	1.38Mi.	**9406 MATLOCK RD** **IRVINGTON, AL 36544-2894**	08/10/2026	$395,000	$166	2375	//2	2024	53,579 SF	
		APN: 37 07 25 0 000 029.004 Document #: 2026048455 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: KHAMPHOUY FAMILY SUBDIVISION MapRef: DOC 2022015319 Abbreviated Description: Lot:1 Subdivision:KHAMPHOUY FAMILY SUBDIVISION Map Ref:DOC 2022015319								
5	1.12Mi.	**11049 ATHENA LN** **IRVINGTON, AL 36544-3221**	08/07/2026	$178,000	$124	1431	4/3/2	1977	43,560 SF	
		APN: 44 01 01 0 001 059.XXX Document #: 2026048357 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 16 Subdivision: SUNSHINE ACRES MapRef: MB 22 PG 23 Abbreviated Description: Lot:16 Subdivision:SUNSHINE ACRES Map Ref:MB 22 PG 23

6	.92Mi.	**7250 INDIA WAY** **IRVINGTON, AL 36544-3818**	07/31/2026	$175,000	$175	999	5//1	1971	28,314 SF	

APN: 38 09 31 0 000 019.XXX Document #: 2026046387
Document Type: Price Code: D
Land Use: Single Family Residential
Legal:

7	.51Mi.	**7540 TWO MILE RD** **IRVINGTON, AL 36544-3200**	07/28/2026	$550,000	$137	4000	5/3/3	1976	524,464 SF	

APN: 38 09 31 0 000 049.XXX Document #: 2026045254
Document Type: Price Code: D
Land Use: Single Family Residential
Legal:

8	.81Mi.	**10299 PADGETT SWITCH RD** **IRVINGTON, AL 36544-3565**	07/21/2026	$215,000			//		130,681 SF	

APN: 38 09 31 0 000 034.002 Document #: 2026043408
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: A Subdivision: BARRY DICKS PROPERTY Abbreviated Description: Lot:A Subdivision:BARRY DICKS PROPERTY

9	1.09Mi.	**9515 MAGNOLIA RD** **IRVINGTON, AL 36544-3519**	07/21/2026	$80,000	$67	1194	5/3/2	2001	30,056 SF	

APN: 38 09 30 0 000 011.XXX Document #: 2026043402
Document Type: Price Code: D
Land Use: Single Family Residential
Legal:

10	.98Mi.	**10730 MEADOW LN W** **IRVINGTON, AL 36544-2946**	07/13/2026	$339,000	$195	1736	6/3/2	1990	221,286 SF	

APN: 44 01 01 0 002 076.009 Document #: 2026041811
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: RAY SUBDIVISION MapRef: MB 44 PG 62 Abbreviated Description: Subdivision:RAY SUBDIVISION Map Ref:MB 44 PG 62Abbreviated Description:LOT: PORTION OF LOT 2

11	1.15Mi.	**10539 MIMOSA DR E** **IRVINGTON, AL 36544-3917**	06/25/2026	$37,000	$24	1520	6/3/1	1963	15,246 SF	

APN: 43 03 06 0 000 003.XXX Document #: 2026037082
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 16 Subdivision: SUNFLOWER PARK MapRef: MB 13 PG 43 Abbreviated Description: Subdivision:SUNFLOWER PARK Map Ref:MB 13 PG 43Abbreviated Description:LOT: SOUTH HALF OF LOT 16

12	1.1Mi.	**9650 CORNELIUS RD** **IRVINGTON, AL 36544-3507**	06/08/2026	$310,000	$166	1867	6/3/2	1996	92,783 SF	

APN: 37 07 25 0 000 041.006 Document #: 2026033558
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Block: 7 Subdivision: REVISED TIMBER POINTE SUBDIVISION MapRef: MB 63 PG 93 Abbreviated Description: Lot:6 Block:7 Subdivision:REVISED TIMBER POINTE SUBDIVISION Map Ref:MB 63 PG 93

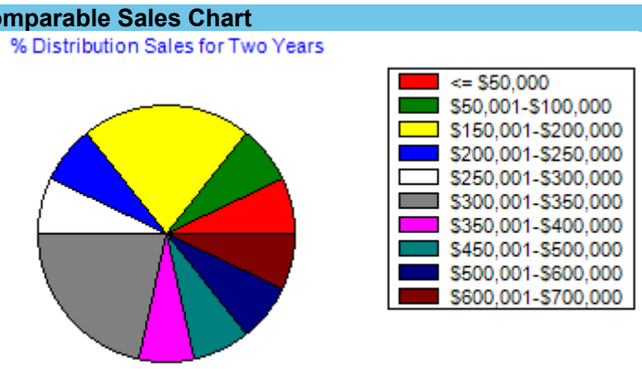
13	.81Mi.	**10475 PADGETT SWITCH RD** **IRVINGTON, AL 36544-3569**	05/28/2026	$327,500	$178	1834	6//2	1966	821,109 SF	Yes

APN: 38 09 31 0 000 061.XXX Document #: 2026031213
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: GARRETSON SUBDIVISION MapRef: DOC 2026027545 Abbreviated Description: Lot:1 Subdivision:GARRETSON SUBDIVISION Map Ref:DOC 2026027545

14	.91Mi.	**7529 CURTIS DR** **IRVINGTON, AL 36544-3836**	04/23/2026	$280,000	$164	1697	6/3/2	2007	33,977 SF	

APN: 38 09 30 0 000 009.024 Document #: 2026023117
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3,4 Subdivision: WOODRIDGE ESTATES Phase No: 2 MapRef: MB 109 PG 24 Abbreviated Description: Lot:3,4 Subdivision:WOODRIDGE ESTATES Phase No:2 Map Ref:MB 109 PG 24

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

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Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**10264 MAGNOLIA RD**	**03/30/2007**	$166,800	$16,680	1,524	8/4/2	1979	5 SF	
.06Mi.	**10244 MAGNOLIA RD**	**05/07/2025**	$160,800	$16,080	1,355	6/3/2	1995	5 SF	
.07Mi.	**10304 MAGNOLIA RD**	**06/30/1986**	$124,800	$12,480	1,400	5/3/1	1961	6 SF	
.14Mi.	**10330 MAGNOLIA RD**	**09/20/1990**	$148,900	$14,890	1,804	7/4/2	1991	2 SF	
.16Mi.	**10164 MAGNOLIA RD**	**09/17/2002**	$270,500	$27,050	2,352	6/3/3	2003	5 SF	
.18Mi.	**10325 MAGNOLIA RD**	**01/12/2022**	$164,600	$16,460	1,750	//2	1989	2 SF	
.18Mi.	**10350 MAGNOLIA RD**	**07/08/2004**	$243,800	$24,380	2,512	6/3/3	2006	2 SF	
.2Mi.	**10223 MAGNOLIA RD**	**03/01/1984**	$231,600	$23,160	1,848	5/3/2	1999	3 SF	Yes
.25Mi.	**8010 MEMAWS CT**	**07/29/2019**	$159,900	$15,990	1,539	/3/2	1996	38,333 SF	
.25Mi.	**10361 IRVINGTON BLB HWY**	**03/22/2022**	$419,400	$41,940	3,612	6/3/3	1986	8 SF	Yes
.26Mi.	**10425 TWO MILE CT**	**11/06/2013**	$165,200	$16,520	1,925	//2	1997	2 SF	
.27Mi.	**8020 MEMAWS CT**	**06/22/2004**	$230,300	$23,030	1,880	6/3/2	1997	1 SF	Yes
.27Mi.	**7810 TWO MILE RD**	**03/25/2021**	$304,400	$30,440	2,430	//3	1995	5 SF	Yes
.29Mi.	**10430 MEMAWS WAY**	**10/30/2018**	$114,700	$11,470	1,119	4/2/2	2005	41,818 SF	
.31Mi.	**8000 TWO MILE RD**	**12/30/2016**	$376,200	$37,620	3,070	9/4/3	1992	2 SF	
.34Mi.	**8040 TWO MILE RD**	**10/11/2002**	$228,100	$22,810	1,930	6/3/2	1999	2 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	74%

Demographics & Income

Median Age:	42.8 years old	Households:	4,113
Median Household Income:	$58,262	Households w/Family:	72%
Household Income Per Capita:	$24,677	Households w/Family Married:	56%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Mobile County School District	Students:	49,946
Number of Schools:	92	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.50Mi.	**St. Elmo Elementary School** Number of Students: 451 Student-Teacher Ratio: 18.22	B-	Public	KG - 5
5.75Mi.	**Alba Middle School** Number of Students: 443 Student-Teacher Ratio: 18.46	C+	Public	6 - 8
4.05Mi.	**Alma Bryant High School** Number of Students: 1,624 Student-Teacher Ratio: 18.04	D	Public	9 - 12

Flood Report

The Subject Property of **10264 MAGNOLIA RD, IRVINGTON, AL 36544-3522** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	79%	LOWER
BURGLARY	130%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	80%	LOWER
FORCIBLE ROBBERY	105%	SIMILAR
AGGRAVATED ASSAULT	62%	NOTABLY LOWER
FORCIBLE RAPE	129%	HIGHER
MURDER	77%	NOTABLY LOWER
OVERALL	82%	LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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