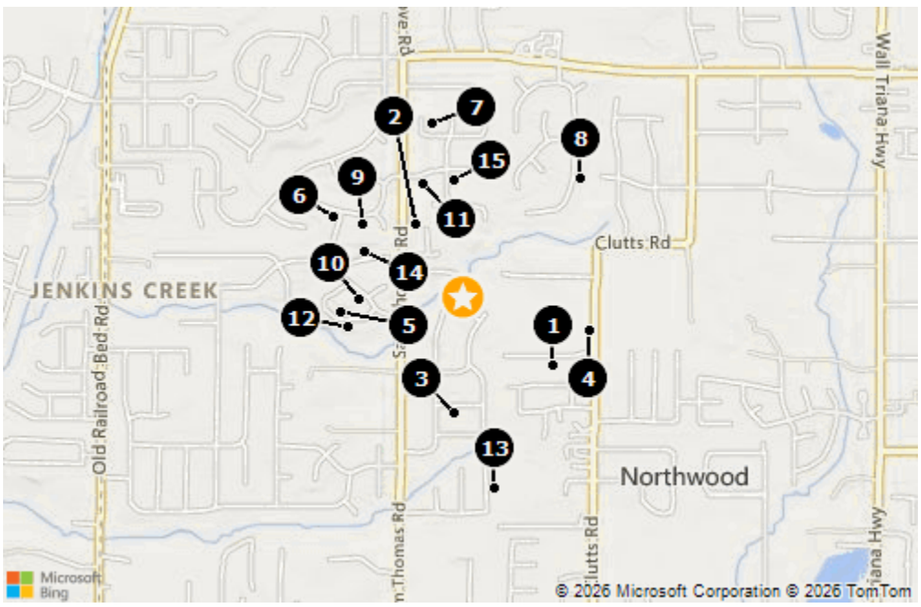
ICE SiteX Report

OrderID: 97687979

SiteX Property Information Report



Subject Property Location

103 MEMORY LN, HARVEST, AL 35749-9083

County:	**MADISON AL**	Census Tract:	010890106.291011
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	15-04-18-1-000-047.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$418,000**	FSD:	16	Common Confidence Score:	41
Value Range:	$351,120 - $484,880	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$2,760	Market Land Value:	$27,500	Tax Year:	2025
Assd Improvement:	$27,240	Market Improvment Value:	$272,200	Total Taxable Value:	$1,039
Total Assessed Value:	$30,000	Total Assessor Market Value:	$299,700	Delinquent Year:	
				Tax Account ID:	624102
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Sec/Twnship/Range: SEC 18 TWN 03S RNG 02W
Abbreviated Description: SEC 18 T3S R2W COM SE COR SEC 18 TH W 1381.9 FT TH N 3616.03 FT TH E 247.8 FT TH N 643.64 FT TH E 218 FT TO W MAR MEMORY LN T

Property Characteristics

Lot Size:	1.100 AC	Bedrooms:		Pool:	V
Building Area:	2388 SF	Baths:	1	Fireplace:	Yes
Year Built:	1992	Partial Baths:	1	Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:	1	Garage Type:		Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	I	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/03/2026	Sales Price:	$286,935
Document #:	BK-PG MTG 2023-79432	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/23/2025	Loan Amount:	N/A
Document #:	BK-PG 2025-200889	Loan Type:	FHA
TD Due Date:	09/01/2054	Type Finance:	
Legal Description:			
Sec/Twnship/Range: NE4S18T03SR02W			

Prior Transfer

Recording Date:	05/05/2025	Sales Price:	N/A
Document #:	BK-PG DEED2025 -17207	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	04/30/2025		
Document Type:			
Legal Description:			
Sec/Twnship/Range: NE4S18T03SR02WHUNM			

Prior Transfer

Recording Date:	04/30/2025	Sales Price:	N/A

ICE SiteX Report

OrderID: 97687979

Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Sec/Twnship/Range: SEC 18 TWN 03S RNG 02W
Abbreviated Description: SEC 18 T3S R2W COM SE COR SEC 18 TH W 1381.9 FT TH N 3616.03 FT TH E 247.8 FT TH N 643.64 FT TH E 218 FT TO W MAR MEMORY LN T

Mortgage Record

Recording Date:	09/12/2024	Loan Amount:	N/A
Document #:	BK-PG 2024-151887	Loan Type:	FHA
TD Due Date:		Type Finance:	

Legal Description:
Sec/Twnship/Range: NE4S18T03SR02WHUNM

Prior Transfer

Recording Date:	02/09/2024	Sales Price:	$280,700
Document #:	BK-PG DEED 2024 -3890	Type of Sale:	Full Amount on Deed
Contract Date:	02/08/2024		
Document Type:			

Legal Description:
Sec/Twnship/Range: NE4S18T03SR02WHUNM

Prior Transfer

Recording Date:	05/31/2023	Sales Price:	$201,904
Document #:	BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/19/2023	Loan Amount:	N/A
Document #:	BK-PG MTG 2023-79432	Loan Type:	FHA
TD Due Date:	06/01/2048	Type Finance:	

Legal Description:
Sec/Twnship/Range: NE4 S18T03SR02W HM

Prior Transfer

Recording Date:	04/10/2019	Sales Price:	$201,904
Document #:	20190410000020919 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/12/2015	Sales Price:	$201,904
Document #:	20150312000122340 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/03/2013	Sales Price:	N/A
Document #:	20130703000436300 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	07/01/2013		
Document Type:			

Legal Description:
Sec/Twnship/Range: NE4 S18T03SR02W

Prior Transfer

Recording Date:	06/17/2013	Sales Price:	N/A
Document #:	20130617000396350 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/30/2013	Loan Amount:	N/A
Document #:	20130530000354580 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2043	Type Finance:	ADJ

Legal Description:
Sec/Twnship/Range: NE4 S18T03SR02W

Prior Transfer

Recording Date:	02/09/2012	Sales Price:	N/A
Document #:	20120209000081790 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/31/2012	Loan Amount:	N/A
Document #:	20120131000061230 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2027	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	04/14/2011	Sales Price:	N/A
Document #:	20110414000202290 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Mortgage Record

Recording Date:	04/08/2011	Loan Amount:	N/A
Document #:	20110408000192720 BK-PG -	Loan Type:	FHA
TD Due Date:	05/01/2028	Type Finance:	

Legal Description:
Sec/Twnship/Range: NE4 S18T03SR02W HVILLE MER

Prior Transfer

Recording Date:	12/22/2006	Sales Price:	$213,000
Document #:	20061222000867410 BK-PG -	Type of Sale:	Per Assessor Transaction History
Contract Date:	12/20/2006		
Document Type:			

Legal Description:
Sec/Twnship/Range: NE4 S18T03SR02W HVILLE MER

Area Sales Analysis

Total Area Sales	$4,705,250	Median # of Bedrooms	
Median Lot Size	17,460 SF	Median # of Baths	1
Median Living Area	1,870 SF	Median Year Built	1997
Price Range - 2 Yrs	$25,000 to $525,000	Age Range	13 years to 61 years
Median Value	$310,000	Median Age	29 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.29Mi.	**146 LARK LN** **HARVEST, AL 35749-5700**	06/02/2026	$255,000	$162	1574	//1	1977	52,272 SF	
		APN: 15-04-17-0-002-014.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NW4S17T03SR02W Abbreviated Description: Sec/Twnship/Range:NW4S17T03SR02W								
2	.24Mi.	**599 SAM THOMAS RD** **HARVEST, AL 35749-9076**	05/08/2026	$165,000			//		39,204 SF	
		APN: 15-03-07-4-003-087.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: SE4SE4S07T03SR02W Abbreviated Description: Sec/Twnship/Range:SE4SE4S07T03SR02W								
3	.31Mi.	**102 REAL RD** **HARVEST, AL 35749-9091**	04/30/2026	$499,000	$417	1194	//1	1988	30,405 SF	
		APN: 15-04-18-1-000-071.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4S18T03SR02WHUNM Abbreviated Description: Sec/Twnship/Range:NE4S18T03SR02WHUNM								
4	.34Mi.	**444 CLUTTS RD** **HARVEST, AL 35749-9708**	04/27/2026	$25,000	$17	1456	//1	1965	23,522 SF	
		APN: 15-04-17-0-001-033.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: W2NW4S17T03SR02WHUNM Abbreviated Description: Sec/Twnship/Range:W2NW4S17T03SR02WHUNM								
5	.33Mi.	**111 FAITH LOOP** **HARVEST, AL 35749-8255**	02/26/2026	$335,000	$162	2062	//1	1997	SF	
		APN: 15-04-18-1-001-039.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 3 Subdivision: FOXWOOD TRACE Phase No: 7 MapRef: MB 33 PG 71 Abbreviated Description: Lot:5 Block:3 Subdivision:FOXWOOD TRACE Phase No:7 Map Ref:MB 33 PG 71								
6	.41Mi.	**122 WYETH DR** **HARVEST, AL 35749-8283**	12/15/2025	$275,000	$151	1820	//1	2002	SF	
		APN: 15-03-07-4-003-042.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Block: 2 Subdivision: MAGNOLIA SPRINGS Phase No: 2 MapRef: MB 39 PG 66 Abbreviated Description: Lot:13 Block:2 Subdivision:MAGNOLIA SPRINGS Phase No:2 Map Ref:MB 39 PG 66								
7	.48Mi.	**205 BENT OAK CIR** **HARVEST, AL 35749-9333**	12/02/2025	$338,000	$184	1834	//1	1993	19,800 SF	
		APN: 15-03-07-4-001-034.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Subdivision: TAMMYS PLACE SECOND ADDITION MapRef: MB 26 PG 69 Abbreviated Description: Lot:12 Subdivision:TAMMYS PLACE SECOND ADDITION Map Ref:MB 26 PG 69								
8	.46Mi.	**254 VINE CLIFF DR** **HARVEST, AL 35749-5816**	11/24/2025	$475,000	$215	2204	//2	2004	SF	
		APN: 15-03-08-0-004-095.045 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Subdivision: ARBOR SPRINGS Phase No: 2 MapRef: MB 40 PG 67 Abbreviated Description: Lot:10 Subdivision:ARBOR SPRINGS Phase No:2 Map Ref:MB 40 PG 67								
9	.33Mi.	**114 WYETH DR** **HARVEST, AL 35749-8296**	11/05/2025	$174,450	$66	2639	//2	2003	SF	
		APN: 15-03-07-4-003-052.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Subdivision: MAGNOLIA SPRINGS Phase No: 1 MapRef: MB 36 PG 79 Abbreviated Description: Lot:10 Subdivision:MAGNOLIA SPRINGS Phase No:1 Map Ref:MB 36 PG 79								
10	.28Mi.	**110 WILDER DR** **HARVEST, AL 35749-8251**	10/10/2025	$289,900	$155	1866	//1	1997	SF	
		APN: 15-04-18-1-001-044.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: 3 Subdivision: FOXWOOD TRACE Phase No: 6 MapRef: MB 32 PG 87 Abbreviated Description: Lot:10 Block:3 Subdivision:FOXWOOD TRACE Phase No:6 Map Ref:MB 32 PG 87								
11	.33Mi.	**102 LAURELMILL DR** **HARVEST, AL 35749-9348**	09/26/2025	$299,000	$140	2128	//1	1991	19,166 SF	

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APN: 15-03-07-4-001-074.000 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Block: 3 Subdivision: LAUREL WOODS Phase No: 1 MapRef: MB 22 PG 60 Abbreviated Description: Lot:2 Block:3 Subdivision:LAUREL WOODS Phase No:1 Map Ref:MB 22 PG 60

12	.32Mi.	**108 FAITH LOOP** **HARVEST, AL 35749-8254**	09/23/2025	$359,900	$179	2007	//1	1997	SF

APN: 15-04-18-1-001-028.000 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Block: 1 Subdivision: FOXWOOD TRACE Phase No: 6 MapRef: MB 32 PG 87 Abbreviated Description: Lot:7 Block:1 Subdivision:FOXWOOD TRACE Phase No:6 Map Ref:MB 32 PG 87

13	.51Mi.	**136 BILTON DR** **HARVEST, AL 35749-9664**	09/11/2025	$525,000	$159	3285	//3	2013	SF

APN: 15-04-18-4-000-010.048 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 47 Subdivision: BILTMORE STATION Phase No: 2 MapRef: DOC20060821000562550 Abbreviated Description: Lot:47 Subdivision:BILTMORE STATION Phase No:2 Map Ref:DOC20060821000562550

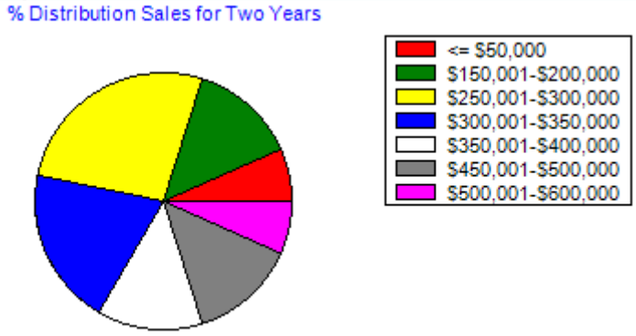
14	.29Mi.	**107 WANDERING LN** **HARVEST, AL 35749-8266**	08/21/2025	$310,000	$126	2443	//1	1999	17,460 SF

APN: 15-04-18-1-001-005.000 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 22 Block: 2 Subdivision: FOXWOOD TRACT Phase No: 8 MapRef: MB 33 PG 100 Abbreviated Description: Lot:22 Block:2 Subdivision:FOXWOOD TRACT Phase No:8 Map Ref:MB 33 PG 100

15	.32Mi.	**197 LAURINDA DR** **HARVEST, AL 35749-9310**	08/15/2025	$380,000	$203	1870	//1	1996	31,363 SF

APN: 15-03-07-4-001-071.000 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Block: 4 Subdivision: LAUREL WOODS MapRef: MB 22 PG 60 Abbreviated Description: Lot:1 Block:4 Subdivision:LAUREL WOODS Map Ref:MB 22 PG 60City/Muni/Twp:HUNTSVILLE City/Muni/Twp: HUNTSVILLE

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.

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.	**103 MEMORY LN**	**04/30/2025**	$299,700	$30,000	2,388	//1	1992	1 SF	V
.04Mi.	**117 MERGE AVE**	**05/25/2011**	$323,600	$32,380	2,823	//1	1991	1 SF	
.04Mi.	**112 BERRYCREEK DR**	**06/21/2016**	$457,800	$45,780	1,910	//2	1999		
.05Mi.	**114 BERRYCREEK DR**	**10/29/2021**	$456,000	$45,600	2,650	//2	2001		
.05Mi.	**105 MEMORY LN**	**11/01/1993**	$337,300	$33,740	2,573	//1	1994	1 SF	
.05Mi.	**104 MEMORY LN**	**08/10/2023**	$319,200	$31,940	1,264	//1	1987		
.06Mi.	**110 BERRYCREEK DR**	**12/12/2003**	$522,800	$52,280	2,003	//2	2001		
.06Mi.	**119 MERGE AVE**	**07/11/2003**	$331,900	$33,200	2,463	//2	1999	1 SF	
.07Mi.	**102 MEMORY LN**	**07/31/2009**	$384,600	$38,460	2,521	//1	2003	37,287 SF	
.08Mi.	**108 BERRYCREEK DR**	**09/12/2008**	$501,300	$50,140	2,447	//3	2003		
.08Mi.	**108 MEMORY LN**	**05/06/2005**	$317,200	$31,740	1,912	//1	1999	1 SF	
.09Mi.	**115 BERRYCREEK DR**	**06/01/1998**	$452,200	$45,220	1,930	//1	1998		
.09Mi.	**106 BERRYCREEK DR**	**09/09/2021**	$661,000	$66,100	3,088	//3	2004		
.09Mi.	**107 MEMORY LN**	**06/17/2020**	$367,400	$36,760	1,727	//2	2001	1 SF	
.09Mi.	**113 BERRYCREEK DR**	**06/11/2013**	$493,000	$49,300	2,640	//2	2001		
.1Mi.	**111 BERRYCREEK DR**	**10/30/2012**	$480,800	$48,080	2,148	//2	1999		

Rent vs. Own

Households Occupied by Renters:	11%	Households Occupied by Owners:	85%

ICE SiteX Report

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Demographics & Income

Median Age:	38.6 years old	Households:	11,340
Median Household Income:	$114,217	Households w/Family:	76%
Household Income Per Capita:	$49,785	Households w/Family Married:	59%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Madison County School District	Students:	20,691
Number of Schools:	30	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.09Mi.	**Monrovia Middle School** Number of Students: 988 Student-Teacher Ratio: 21.02	A+	Public	6 - 8
4.54Mi.	**Sparkman High School** Number of Students: 1,770 Student-Teacher Ratio: 20.13 Advanced Placement: Yes	B	Public	10 - 12
4.68Mi.	**Sparkman Ninth Grade School** Number of Students: 621 Student-Teacher Ratio: 17.9 Advanced Placement: Yes	D-	Public	9 - 9
0.90Mi.	**Endeavor Elementary School** Number of Students: 760 Student-Teacher Ratio: 18.31	A	Public	KG - 5

Flood Report

The Subject Property of **103 MEMORY LN, HARVEST, AL 35749-9083** 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	57%	NOTABLY LOWER
BURGLARY	72%	NOTABLY LOWER
MOTOR VEHICLE THEFT	73%	NOTABLY LOWER
FORCIBLE ROBBERY	106%	SIMILAR
AGGRAVATED ASSAULT	37%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	104%	SIMILAR
MURDER	59%	NOTABLY LOWER
OVERALL	46%	SIGNIFICANTLY LOWER

Disaster Alerts

9/22/2024 - Hurricane Helene

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