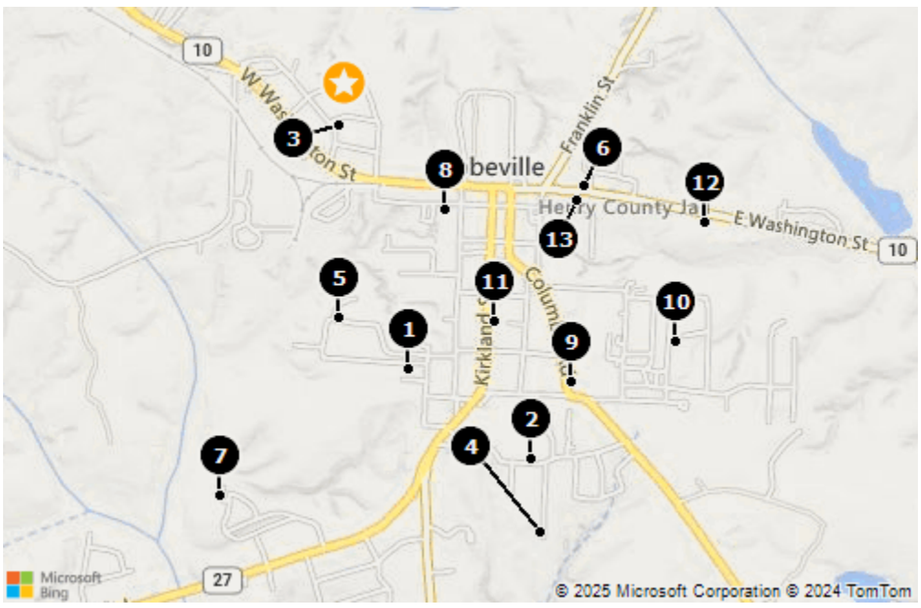
ICE SiteX Report

OrderID: 93649346

SiteX Property Information Report



Subject Property Location

104 MARIANNA DR, ABBEVILLE, AL 36310-2014

County:	**HENRY AL**	Census Tract:	010670302.001031
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	37-10-04-17-3-001-001.002	Thomas Bros Pg-Grid:	

Valuation

Value:	**$184,000**	FSD:	18
Value Range:	$150,880 - $217,120	Confidence Score:	82

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	2
Assd Land Value:	$1,800	Market Land Value:	$9,000	Tax Year:	2024
Assd Improvement:	$25,831	Market Improvment Value:	$129,155	Total Taxable Value:	$545
Total Assessed Value:	$27,631	Total Assessor Market Value:	$138,155	Delinquent Year:	
				Tax Account ID:	17085
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Sec/Twnship/Range: SEC 17 TWN 07N RNG 28E

Abbreviated Description: COM INT OF W R/W OF LIGHTFOOT RD IF EXTENDED & N R/W OFMARIANNA DR; TH SW ALG N R/W 216.39' TO POB; TH NW 210';SW 193.61'; SE

City/Muni/Twp: ABBEVILLE

Property Characteristics

Lot Size:	42,000 SF	Bedrooms:		Pool:	
Building Area:	1809 SF	Baths:	1	Fireplace:	Yes
Year Built:		Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Carport	Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/03/2023	Sales Price:	N/A
Document #:	0683-0232 BK-PG 656-423	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/01/2020	Sales Price:	N/A
Document #:	0656-0884 BK-PG 573-134	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/22/2020	Sales Price:	$109,000
Document #:	BK-PG 237 -797	Type of Sale:	Verified Sale Price
Contract Date:	09/17/2020		
Document Type:	Warranty Deed		
Legal Description:			

Prior Transfer

Recording Date:	09/17/2020	Sales Price:	$109,000
Document #:	BK-PG 237 -797	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

OrderID: 93649346

Document Type:
Legal Description:
Sec/Twnship/Range: SEC 17 TWN 07N RNG 28E
Abbreviated Description: COM INT OF W R/W OF LIGHTFOOT RD IF EXTENDED & N R/W OFMARIANNA DR; TH SW ALG N R/W 216.39' TO POB; TH NW 210';SW 193.61'; SE
City/Muni/Twp: ABBEVILLE

Prior Transfer

Recording Date:	09/25/2019	Sales Price:	N/A
Document #:	0645-0680 BK-PG 534-391	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/26/2017	Sales Price:	$4,000
Document #:	BK-PG 223 -653	Type of Sale:	Verified Sale Price
Contract Date:	01/25/2017		
Document Type:	Quit Claim Deed		

Legal Description:
Section: 32
Abbreviated Description: NE4 NW4 S32 T7N R28E

Mortgage Record

Recording Date:	06/14/2011	Loan Amount:	N/A
Document #:	200027358 BK-PG 573-134	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:	05/26/2013	Type Finance:	

Legal Description:
City/Muni/Twp: ABBEVILLE

Prior Transfer

Recording Date:	06/14/2011	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	200027357 BK-PG 202 -656	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	05/24/2011		
Document Type:	Warranty Deed		

Legal Description:
City/Muni/Twp: ABBEVILLE

Mortgage Record

Recording Date:	11/15/2007	Loan Amount:	N/A
Document #:	243763 BK-PG 534-391	Loan Type:	
TD Due Date:	10/26/2010	Type Finance:	

Legal Description:
Subdivision: THREE PARCELS OF LAND

Area Sales Analysis

Total Area Sales	$1,267,886	Median # of Bedrooms	
Median Lot Size	15,440 SF	Median # of Baths	1
Median Living Area	1,655 SF	Median Year Built	1935
Price Range - 2 Yrs	$20,000 to $280,000	Age Range	54 years to 125 years
Median Value	$100,000	Median Age	90 years

Comparable Sales Data

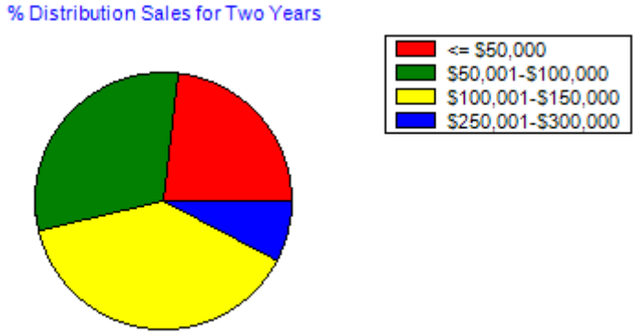
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.81Mi.	**309 ROCKHILL CIR** **ABBEVILLE, AL 36310-**	12/31/2024	$20,000	$18	1085	//1	1935	15,372 SF	
		APN: 37-10-04-20-3-002-018.000 Document #: Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: MapRef: MB 137 PG 74-77 Abbreviated Description: Map Ref:MB 137 PG 74-77								
2	1.21Mi.	**203 ASH DR** **ABBEVILLE, AL 36310-2709**	12/16/2024	$105,386	$51	2030	//1	1968	21,406 SF	
		APN: 37-10-04-20-4-003-037.000 Document #: Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: C Section: 20 Sec/Twnship/Range: SW4 SE4 S20 T7N R28E Abbreviated Description: Lot:1 Block:C Section:20 Sec/Twnship/Range:SW4 SE4 S20 T7N R28E								
3	.12Mi.	**109 ALBERTA DR** **ABBEVILLE, AL 36310-2001**	11/25/2024	$36,000	$27	1308	//1	1960	15,367 SF	
		APN: 37-10-04-17-3-001-023.000 Document #: Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: D Subdivision: STEGALL HEIGHTS SUB MapRef: MB 1 PG 30 Abbreviated Description: Lot:1 Block:D Subdivision:STEGALL HEIGHTS SUB Map Ref:MB 1 PG 30								
4	1.35Mi.	**114 WEEPING WILLOW RD** **ABBEVILLE, AL 36310-2731**	08/29/2024	$110,000	$93	1175	//1		25,500 SF	
		APN: 37-10-04-20-4-002-046.000 Document #: Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 6 Block: D Subdivision: MAR CAR ESTATES SUB MapRef: MB 1 PG 212 Abbreviated Description: Lot:6 Block:D Subdivision:MAR CAR ESTATES SUB Map Ref:MB 1 PG 212								
5	.65Mi.	**158 ROCKHILL CIR** **ABBEVILLE, AL 36310-2314**	08/28/2024	$85,000	$89	950	//1		24,852 SF	
		APN: 37-10-04-20-2-002-048.000 Document #: Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal:								
6	.72Mi.	**205 E WASHINGTON ST** **ABBEVILLE, AL 36310-2210**	08/19/2024	$115,000	$71	1616	//1	1930	23,125 SF	

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		APN: 37-10-04-17-4-001-056.000 Document #:								
		Document Type: Warranty Deed Price Code: V								
		Land Use: Single Family Residential								
		Legal: Section: 17 Sec/Twnship/Range: SE4 S17 T7N R28E Abbreviated Description: Section:17 Sec/Twnship/Range:SE4 S17 T7N R28E								
7	1.18Mi.	**311 OAK DR**	07/23/2024	$142,500	$76	1857	//1	1971	23,210 SF	
		ABBEVILLE, AL 36310-2606								
		APN: 37-10-04-19-4-001-003.000 Document #:								
		Document Type: Warranty Deed Price Code: V								
		Land Use: Single Family Residential								
		Legal: Lot: 1 Block: A Section: 19 Subdivision: CLOVERDALE SUB MapRef: MB 1 PG 29 Sec/Twnship/Range: SE4 SW4 S19 T7N R28E Abbreviated Description: Lot:1 Block:A Section:19 Subdivision:CLOVERDALE SUB Map Ref:MB 1 PG 29Sec/Twnship/Range:SE4 SW4 S19 T7N R28E								
8	.44Mi.	**203 W WILLIAMS ST**	05/08/2024	$60,000	$53	1115	//1	1930	15,252 SF	
		ABBEVILLE, AL 36310-2318								
		APN: 37-10-04-20-2-001-046.000 Document #:								
		Document Type: Special Warranty Deed Price Code: D								
		Land Use: Single Family Residential								
		Legal:								
9	1.04Mi.	**307 COLUMBIA RD**	02/20/2024	$59,000	$32	1788	//1		10,360 SF	
		ABBEVILLE, AL 36310-2430								
		APN: 37-10-04-20-4-001-035.000 Document #:								
		Document Type: Warranty Deed Price Code: V								
		Land Use: Single Family Residential								
		Legal: Lot: 1-2 Block: A Subdivision: BLACKLIDGE SUB MapRef: MB 1 PG 13 Abbreviated Description: Lot:1-2 Block:A Subdivision:BLACKLIDGE SUB Map Ref:MB 1 PG 13								
10	1.16Mi.	**115 CLARK ST**	10/31/2023	$30,000	$11	2612	//1	1900	14,625 SF	
		ABBEVILLE, AL 36310-2507								
		APN: 37-10-05-21-2-002-017.000 Document #:								
		Document Type: Warranty Deed Price Code: V								
		Land Use: Single Family Residential								
		Legal:								
11	.78Mi.	**307 KIRKLAND ST**	09/29/2023	$280,000	$101	2770	//2		15,440 SF	Yes
		ABBEVILLE, AL 36310-2418								
		APN: 37-10-04-20-1-002-042.000 Document #:								
		Document Type: Warranty Deed Price Code: D								
		Land Use: Single Family Residential								
		Legal: MapRef: DB 121 PG 816-817 Abbreviated Description: Map Ref:DB 121 PG 816-817								
12	1.07Mi.	**248 E WASHINGTON ST**	09/27/2023	$125,000	$73	1699	//1	1945	30,000 SF	
		ABBEVILLE, AL 36310-2211								
		APN: 37-10-05-21-2-001-068.000 Document #:								
		Document Type: Warranty Deed Price Code: D								
		Land Use: Single Family Residential								
		Legal: Section: 21 Sec/Twnship/Range: S21 T7 R28 Abbreviated Description: Section:21 Sec/Twnship/Range:S21 T7 R28								
13	.72Mi.	**210 E WASHINGTON ST**	09/11/2023	$100,000	$60	1655	//1	1928	15,225 SF	
		ABBEVILLE, AL 36310-2211								
		APN: 37-10-04-20-1-001-008.000 Document #:								
		Document Type: Warranty Deed Price Code: D								
		Land Use: Single Family Residential								
		Legal: Lot: 32 Abbreviated Description: Lot:32								

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.	**104 MARIANNA DR**	**09/17/2020**	$138,155	$27,631	1,809	//1		42,000 SF	
.02Mi.	**102 MARIANNA DR**	**05/20/2022**	$308,778	$61,756	3,516	//1	1995	2 SF	Yes
.04Mi.	**105 MARIANNA DR**	**03/02/2020**	$117,193	$23,439	2,232	//1	1968	19,500 SF	
.05Mi.	**103 MARIANNA DR**	**03/17/2021**	$74,455	$14,891	975	//1	1967	19,500 SF	
.06Mi.	**101 MARIANNA DR**	**07/20/2016**	$134,706	$26,941	1,844	//1	1971	26,221 SF	
.08Mi.	**106 ALBERTA DR**	**04/19/2022**	$88,761	$17,752	1,075	//1	1965	17,680 SF	
.09Mi.	**208 CATHERINE DR**	**07/21/2008**	$82,171	$16,434	984	//1	1965	19,122 SF	
.09Mi.	**204 CATHERINE DR**	**09/09/2019**	$101,350	$20,270	1,275	//1	1974	19,200 SF	
.09Mi.	**104 ALBERTA DR**	**02/03/2020**	$63,959	$12,792	1,299	//1	1965	16,900 SF	
.1Mi.	**110 ALBERTA DR**	**03/15/2013**	$155,774	$31,155	1,438	//1	1998	23,010 SF	
.11Mi.	**107 ALBERTA DR**	**07/28/2020**	$104,364	$20,873	1,342	//1	1960	13,442 SF	
.12Mi.	**100 ALBERTA DR**	**07/20/2009**	$125,704	$25,141	1,701	//1	1959	16,632 SF	
.12Mi.	**109 ALBERTA DR**	**09/27/2007**	$69,822	$13,964	1,308	//1	1960	15,367 SF	
.12Mi.	**209 CATHERINE DR**	**05/03/2019**	$95,152	$19,030	1,161	//1	1960	23,880 SF	
.12Mi.	**105 ALBERTA DR**	**03/21/2023**	$102,626	$20,525	975	//1	1970	17,500 SF	
.13Mi.	**302 LIGHTFOOT RD**	**11/14/2021**	$76,060	$15,212	1,274	//1	1960	20,000 SF	

Rent vs. Own

Households Occupied by Renters:	15%	Households Occupied by Owners:	52%

Demographics & Income

Median Age:	51.7 years old	Households:	2,615
Median Household Income:	$45,984	Households w/Family:	65%
Household Income Per Capita:	$26,322	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	18%

School District

School District Zone:	Henry County School District	Students:	2,472
Number of Schools:	6	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.78Mi.	**Abbeville Elementary School**	D-	Public	PK - 6
Number of Students: 386				
Student-Teacher Ratio: 13.63				
1.31Mi.	**Abbeville High School**	D-	Public	7 - 12
Number of Students: 321				
Student-Teacher Ratio: 13.96				

Flood Report

The Subject Property of **104 MARIANNA DR, ABBEVILLE, AL 36310-2014** 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	50%	SIGNIFICANTLY LOWER
BURGLARY	141%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	100%	SIMILAR
FORCIBLE ROBBERY	114%	HIGHER
AGGRAVATED ASSAULT	161%	NOTABLY HIGHER
FORCIBLE RAPE	164%	NOTABLY HIGHER
MURDER	143%	NOTABLY HIGHER
OVERALL	154%	NOTABLY HIGHER

Disaster Alerts

9/22/2024 - Hurricane Helene

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

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