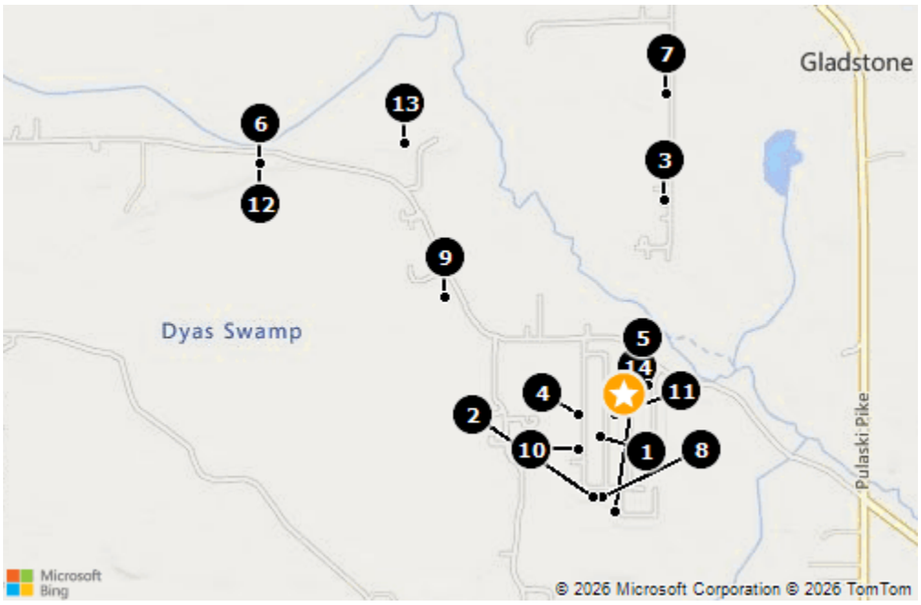
ICE SiteX Report

OrderID: 98692560

SiteX Property Information Report



Subject Property Location

108 BARN TRAIL WAY, TONEY, AL 35773-5613

County:	**MADISON AL**	Census Tract:	010890105.022001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	07-04-17-0-000-040.149	Thomas Bros Pg-Grid:	

Valuation

Value:	**$386,000**	FSD:	7	Common Confidence Score:	87
Value Range:	$358,980 - $413,020	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$6,000	Market Land Value:	$60,000	Tax Year:	2026
Assd Improvement:	$33,680	Market Improvment Value:	$336,800	Total Taxable Value:	$1,393
Total Assessed Value:	$39,680	Total Assessor Market Value:	$396,800	Delinquent Year:	
				Tax Account ID:	631187
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 122 Tract No: 1
Abbreviated Description: LOT 122 IVY HILLS PH 4 PB# 2021-28852

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	2563 SF	Baths:	2	Fireplace:	
Year Built:	2022	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/13/2024	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/01/2024	Loan Amount:	N/A
Document #:	BK-PG 2024-104660	Loan Type:	VA
TD Due Date:	07/01/2054	Type Finance:	

Legal Description:
Lot: 122 Subdivision: IVY HILLS Tract No: 1 Phase No: 4

Prior Transfer

Recording Date:	06/24/2024	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 122 Tract No: 1
Abbreviated Description: LOT 122 IVY HILLS PH 4 PB# 2021-28852

Prior Transfer

Recording Date:	04/26/2022	Sales Price:	$76,000
Document #:	BK-PG 2022 -19748	Type of Sale:	Full Amount on Deed

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Contract Date: 04/22/2022
Document Type:
Legal Description:
Lot: 122 Subdivision: IVY HILLS Tract No: 1 Phase No: 4 Map Ref: DOC 2020-00046043

Area Sales Analysis

Total Area Sales	$4,151,018	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	1
Median Living Area	1,380 SF	Median Year Built	2021
Price Range - 2 Yrs	$15,000 to $540,000	Age Range	3 years to 60 years
Median Value	$302,500	Median Age	5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**148 MORNING DEW RD** **TONEY, AL 35773-5612**	10/14/2026	$295,000	$238	1239	//1	2022	SF	
		APN: 07-04-17-0-000-040.125 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 99 Subdivision: IVY HILLS Phase No: 3 MapRef: DOCNO 2020-00046043 Abbreviated Description: Lot:99 Subdivision:IVY HILLS Phase No:3 Map Ref:DOCNO 2020-00046043								
2	.28Mi.	**172 BEAVER BROOK PL** **TONEY, AL 35773-5503**	10/05/2026	$319,725	$196	1627	//1	2023	SF	
		APN: 07-04-17-0-000-040.220 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 194 Subdivision: PLAT OF IVY HILLS Phase No: 5 MapRef: DOC2021-00028852 Abbreviated Description: Lot:194 Subdivision:PLAT OF IVY HILLS Phase No:5 Map Ref:DOC2021-00028852								
3	.52Mi.	**368 WELCOME HOME VILLAGE RD** **TONEY, AL 35773-7310**	09/04/2026	$15,000	$24	624	//1	1966	43,560 SF	
		APN: 07-04-17-0-000-009.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4NW4S17T02SR01W Abbreviated Description: Sec/Twnship/Range:NE4NW4S17T02SR01W								
4	.13Mi.	**130 BEAVER BROOK PL** **TONEY, AL 35773-5503**	08/18/2026	$280,000	$150	1860	//1	2021	SF	
		APN: 07-04-17-0-000-040.091 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 65 Subdivision: IVY HILLS Phase No: 3 MapRef: DOC 2020-0004604 Abbreviated Description: Lot:65 Subdivision:IVY HILLS Phase No:3 Map Ref:DOC 2020-0004604City/Muni/Twp:MADISON City/Muni/Twp: MADISON								
5	.07Mi.	**104 IVY VINE DR** **TONEY, AL 35773-4501**	07/10/2026	$339,000	$202	1676	//1	2021	SF	
		APN: 07-04-17-0-000-040.074 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 51 Subdivision: IVY HILLS SUBDIVISION Phase No: 2 MapRef: DOC 2018-00060920 Abbreviated Description: Lot:51 Subdivision:IVY HILLS SUBDIVISION Phase No:2 Map Ref:DOC 2018-00060920								
6	1.09Mi.	**950 BEAVER DAM RD** **TONEY, AL 35773-9225**	06/05/2026	$540,000			//		213,445 SF	
		APN: 07-04-18-0-000-021.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NW4S18T02SR01W Abbreviated Description: Sec/Twnship/Range:NW4S18T02SR01W								
7	.81Mi.	**244 WELCOME HOME VILLAGE RD** **TONEY, AL 35773-7308**	05/19/2026	$225,000	$184	1220	//1	2007	17,424 SF	
		APN: 07-03-08-0-000-060.004 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: S08T02SR01W Abbreviated Description: Sec/Twnship/Range:S08T02SR01W								
8	.28Mi.	**176 BEAVER BROOK PL** **TONEY, AL 35773-5503**	04/30/2026	$309,000	$189	1627	//1	2023	SF	
		APN: 07-04-17-0-000-040.222 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 196 Subdivision: IVY HILLS Phase No: 5 MapRef: DOC 2021-00028852 MB Abbreviated Description: Lot:196 Subdivision:IVY HILLS Phase No:5 Map Ref:DOC 2021-00028852 MB								
9	.59Mi.	**654 BEAVER DAM RD** **TONEY, AL 35773-9219**	03/02/2026	$120,000			//		212,574 SF	
		APN: 07-04-18-0-000-003.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4S18T02SR01WHUNM Abbreviated Description: Sec/Twnship/Range:NE4S18T02SR01WHUNM								
10	.19Mi.	**146 BEAVER BROOK PL** **TONEY, AL 35773-5503**	01/29/2026	$252,000	$142	1774	//1	2022	SF	
		APN: 07-04-17-0-000-040.208 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 182 Subdivision: IVY HILLS Phase No: 5 MapRef: DOC 2021-00028852 MB Abbreviated Description: Lot:182 Subdivision:IVY HILLS Phase No:5 Map Ref:DOC 2021-00028852 MB								
11	.06Mi.	**139 MORNING DEW RD** **TONEY, AL 35773-5610**	12/29/2025	$305,000	$277	1100	//1	2021	SF	
		APN: 07-04-17-0-000-040.139 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 113 Subdivision: IVY HILLS Phase No: 3 MapRef: DOC 2020-00046043 Abbreviated Description: Lot:113 Subdivision:IVY HILLS Phase No:3 Map Ref:DOC 2020-00046043								
12	1.15Mi.	**950 BEAVER DAM RD** **TONEY, AL 35773-9225**	11/26/2025	$300,000	$118	2536	//1	1987	58,371 SF	
		APN: 07-04-18-0-000-021.001 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NW4S18T02SR01W Abbreviated Description: Sec/Twnship/Range:NW4S18T02SR01W								
13	.89Mi.	**815 BEAVER DAM RD**	10/22/2025	$500,000	$328	1520	//1	1991	74,052 SF	

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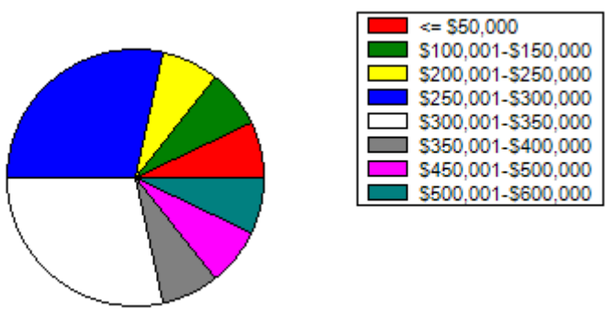
TONEY, AL 35773-9224
APN: 07-03-07-0-000-015.000 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NE4NE4S18T02SR01W Abbreviated Description: Sec/Twnship/Range:NE4NE4S18T02SR01W

14	.26Mi.	**108 COTITA DR**	10/08/2025	$351,293	//	SF

TONEY, AL 35773-5735
APN: 07-04-17-0-000-040.235 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 208 Subdivision: OF IVY HILLS Phase No: 6 MapRef: MB 2023 PG 308 Abbreviated Description: Lot:208 Subdivision:OF IVY HILLS Phase No:6 Map Ref:MB 2023 PG 308

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**108 BARN TRAIL WAY**	**06/24/2024**	$396,800	$39,680	2,563	//2	2022		
.02Mi.	**106 BARN TRAIL WAY**	**06/20/2024**	$362,800	$72,560	2,453	//2	2022		
.02Mi.	**110 BARN TRAIL WAY**	**02/28/2022**	$310,100	$62,020	2,024	//1	2021		
.03Mi.	**131 MORNING DEW RD**	**01/07/2022**	$276,200	$27,640	1,736	//1	2021		
.03Mi.	**129 MORNING DEW RD**	**08/06/2024**	$276,200	$55,240	1,736	//1	2021		
.03Mi.	**133 MORNING DEW RD**	**02/25/2022**	$273,500	$27,360	1,677	//1	2021		
.03Mi.	**104 BARN TRAIL WAY**	**08/17/2020**	$298,000	$29,820	1,433	//1	2020		
.03Mi.	**112 BARN TRAIL WAY**	**07/21/2022**	$312,500	$31,260	1,980	//1	2022		
.03Mi.	**127 MORNING DEW RD**	**09/18/2023**	$259,500	$51,900	1,570	//1	2021		
.04Mi.	**109 BARN TRAIL WAY**	**05/24/2022**	$337,600	$33,760	1,443	//1	2021		
.04Mi.	**107 BARN TRAIL WAY**	**10/24/2024**	$313,000	$31,300	2,040	//1	2021		
.04Mi.	**135 MORNING DEW RD**	**06/01/2022**	$354,800	$70,960	1,100	//1	2021		
.04Mi.	**125 MORNING DEW RD**	**04/20/2022**	$336,600	$67,320	1,232	//1	2021		
.04Mi.	**111 BARN TRAIL WAY**	**06/28/2022**	$386,100	$38,620	1,662	//1	2022		
.04Mi.	**103 BARN TRAIL WAY**	**01/25/2021**	$320,100	$32,020	1,443	//1	2020		
.05Mi.	**137 MORNING DEW RD**	**05/31/2022**	$276,200	$27,640	1,736	//1	2021		

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

ICE SiteX Report

OrderID: 98692560

Flood Report

The Subject Property of **108 BARN TRAIL WAY, TONEY, AL 35773-5613** 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	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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