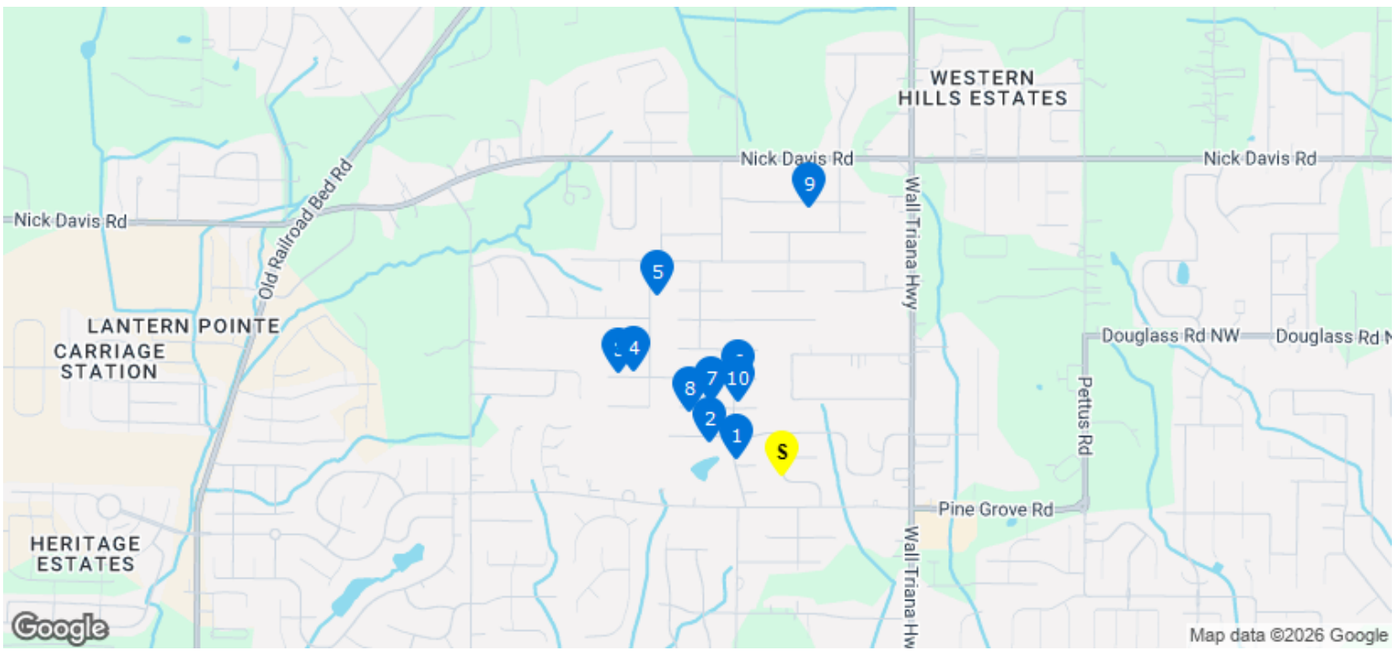
ICE SiteX Report

OrderID: 98761823

SiteX Property Information Report



Subject Property Location

109 SHORT GAIT CIR, HARVEST, AL 35749-8225

County:	**MADISON AL**	Census Tract:	0106.29
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	15-03-08-0-003-051.003	Thomas Bros Pg-Grid:	

Valuation

Value:	**$362,000**	FSD:	10	Common Confidence Score:	64
Value Range:	$325,800 - $398,200	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$5,000	Market Land Value:	$50,000	Tax Year:	2026
Assd Improvement:	$32,480	Market Improvment Value:	$324,700	Total Taxable Value:	$1,305
Total Assessed Value:	$37,480	Total Assessor Market Value:	$374,700	Delinquent Year:	
				Tax Account ID:	585240
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 3 Block: 1 Subdivision: RACHELS PLACE Sec/Twnship/Range: SEC 08 TWN 03S RNG 02W
Abbreviated Description: LOT 3 BLK 1 RACHELS PLACE PB 29 PG 10

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	2038 SF	Baths:	1	Fireplace:	Yes
Year Built:	1996	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:	1	Garage Type:		Heating:	Forced air unit
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Brick	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	12/07/2023	Loan Amount:	N/A
Document #:	BK-PG MTG 2023-197270	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	11/14/2023		
TD Due Date:	01/01/2052	Type Finance:	

Legal Description:
Block: 1 Subdivision: RACHELS PLACE SUBDIVISION Map Ref: 0

Prior Transfer

Recording Date:	12/21/2021	Sales Price:	$300,000
Document #:	BK-PG DEED 2021-8218	Type of Sale:	Arms-Length Transfer
Contract Date:	12/13/2021		
Document Type:	Deed		

Legal Description:
Block: 1 Subdivision: RACHELS PLACE SUBDIVISION Map Ref: MB 29 PG 10

Prior Transfer

Recording Date:	12/13/2021	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 1 Subdivision: RACHELS PLACE Sec/Twnship/Range: SEC 08 TWN 03S RNG 02W
Abbreviated Description: LOT 3 BLK 1 RACHELS PLACE PB 29 PG 10

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Mortgage Record

Recording Date:	05/10/2006	Loan Amount:	N/A
Document #:	20060510000305310 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	05/09/2006		
TD Due Date:	06/01/2036	Type Finance:	

Legal Description:
Block: 1 Subdivision: RACHELS PLACE SUBDIVISION Map Ref: MB 29 PG 10

Prior Transfer

Recording Date:	05/10/2006	Sales Price:	$2,000
Document #:	20060510000305300 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	05/09/2006		
Document Type:	Deed		

Legal Description:
Block: 1 Subdivision: RACHELS PLACE SUBDIVISION Map Ref: MB 29 PG 10

Area Sales Analysis

Total Area Sales	$2,801,500	Median # of Bedrooms	
Median Lot Size	19,190 SF	Median # of Baths	1
Median Living Area	1,746 SF	Median Year Built	1998
Price Range - 2 Yrs	$208,000 to $365,000	Age Range	26 years to 31 years
Median Value	$270,000	Median Age	28.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**184 WINTER RIDGE DR** **MADISON, AL 35757-8017**	10/22/2026	$216,000	$142	1521	//1	1987	16,200 SF	
		APN: 15-03-08-0-002-038.000 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4S08T03SR02WHUNM Abbreviated Description: Sec/Twnship/Range:NE4S08T03SR02WHUNM								
2	.13Mi.	**148 WINTER RIDGE DR** **MADISON, AL 35757-8017**	07/13/2026	$310,000	$162	1914	//1	1987	15,700 SF	
		APN: 15-03-08-0-002-044.000 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: A Subdivision: WINTER RIDGE Sec/Twnship/Range: NE4S08T03SR02WHUNM Abbreviated Description: Lot:10 Block:A Subdivision:WINTER RIDGE Sec/Twnship/Range:NE4S08T03SR02WHUNM								
3	.16Mi.	**132 DEXTER CIR** **MADISON, AL 35757-8005**	05/29/2026	$225,000	$184	1225	//1	1979	30,000 SF	
		APN: 15-03-08-0-001-063.000 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 17 Block: 1 Subdivision: HUNTS WEST SUBDIVISION MapRef: MB 10 PG 46 Abbreviated Description: Lot:17 Block:1 Subdivision:HUNTS WEST SUBDIVISION Map Ref:MB 10 PG 46								
4	.21Mi.	**124 DEXTER CIR** **MADISON, AL 35757-**	01/05/2026	$304,486			//		38,125 SF	
		APN: 15-03-08-0-001-068.000 Document #: Document Type: Warranty Deed Price Code: Land Use: Vacant Land (General) Legal: Lot: 14D Subdivision: HUNTS WEST RESUBDIVISION MapRef: MB 2022 PG 336 Abbreviated Description: Lot:14D Subdivision:HUNTS WEST RESUBDIVISION Map Ref:MB 2022 PG 336								
5	.22Mi.	**249 USHER RD** **MADISON, AL 35757-8010**	11/19/2025	$225,000	$173	1303	//1	1987	SF	
		APN: 15-03-08-0-002-074.000 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Tract No: B-33 Sec/Twnship/Range: NE4S08T03SR02WHUNM Abbreviated Description: Tract No:B-33 Sec/Twnship/Range:NE4S08T03SR02WHUNM								
6	.25Mi.	**234 USHER RD** **MADISON, AL 35757-8009**	09/14/2026	$310,000	$197	1575	//1	1988	15,600 SF	
		APN: 15-03-08-0-002-020.000 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 14 Block: BI-C Subdivision: WINTER RIDGE Sec/Twnship/Range: NE4S08T03SR02WHUNM Abbreviated Description: Lot:14 Block:BI-C Subdivision:WINTER RIDGE Sec/Twnship/Range:NE4S08T03SR02WHUNM								
7	.27Mi.	**123 DEXTER CIR** **MADISON, AL 35757-8005**	06/05/2026	$229,000	$175	1311	//1	1981	30,000 SF	
		APN: 15-03-08-0-001-053.000 Document #: Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 14 Block: 2 Subdivision: HUNTS WEST SUBDIVISION MapRef: MB 10 PG 46 Abbreviated Description: Lot:14 Block:2 Subdivision:HUNTS WEST SUBDIVISION Map Ref:MB 10 PG 46								
8	.29Mi.	**215 SADDLE ROCK CT** **HARVEST, AL 35749-8249**	08/28/2026	$225,000	$180	1253	//1	1997	19,190 SF	
		APN: 15-03-08-0-003-001.090 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 19 Block: 1 Subdivision: CARRIAGE CROSSING SUBDIVISION MapRef: MB 32 PG 77 Abbreviated Description: Lot:19 Block:1 Subdivision:CARRIAGE CROSSING SUBDIVISION Map Ref:MB 32 PG 77								
9	.3Mi.	**109 SCARLET OAK CIR** **HARVEST, AL 35749-9317**	10/30/2026	$220,000	$160	1373	//2	1998	22,880 SF	
		APN: 15-03-08-0-004-039.000 Document #: Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 19 Block: 4 Subdivision: ANGELA ACRES Sec/Twnship/Range: SW4S08T03SR02WHUNM Abbreviated Description: Lot:19 Block:4 Subdivision:ANGELA ACRES Sec/Twnship/Range:SW4S08T03SR02WHUNM								
10	.3Mi.	**222 SADDLE ROCK CT** **HARVEST, AL 35749-8248**	01/26/2026	$208,000	$166	1253	//1	1997	19,190 SF	
		APN: 15-03-08-0-003-001.077 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential								

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Legal: Lot: 6 Block: 1 Subdivision: CARRIAGE CROSSING SUBDIVISION MapRef: MB 32 PG 77 Abbreviated Description: Lot:6 Block:1 Subdivision:CARRIAGE CROSSING SUBDIVISION Map Ref:MB 32 PG 77

11	.31Mi.	**112 DEXTER CIR** **MADISON, AL 35757-8005**	03/11/2026	$242,500	$200	1215	//1	1983	30,000 SF	

APN: 15-03-08-0-001-073.000 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: 1 Subdivision: HUNTS WEST SUBDIVISION MapRef: MB 10 PG 46 Abbreviated Description: Lot:9 Block:1 Subdivision:HUNTS WEST SUBDIVISION Map Ref:MB 10 PG 46

12	.31Mi.	**155 DEXTER CIR** **MADISON, AL 35757-8005**	01/29/2026	$240,000	$209	1150	//1	1992	28,800 SF	

APN: 15-03-08-0-001-025.000 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 22 Block: 2 Subdivision: SURVEY OF HUNTS WEST SUBDIVISION SECOND ADDITION MapRef: MB 11 PG 23 Abbreviated Description: Lot:22 Block:2 Subdivision:SURVEY OF HUNTS WEST SUBDIVISION SECOND ADDITION Map Ref:MB 11 PG 23

13	.32Mi.	**388 PINE GROVE RD** **MADISON, AL 35757-8025**	05/12/2026	$197,500	$114	1728	//1	1992	30,492 SF	

APN: 15-03-08-0-005-001.001 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NE4SE4S08T03SR02W Abbreviated Description: Sec/Twnship/Range:NE4SE4S08T03SR02W

14	.32Mi.	**158 USHER RD** **MADISON, AL 35757-8007**	11/26/2025	$305,000	$205	1485	//1	1989	SF	

APN: 15-03-08-0-002-014.000 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 12 Block: 2 Subdivision: COUNTRY CHARM MEADOWS MapRef: MB 20 PG 39 Abbreviated Description: Lot:12 Block:2 Subdivision:COUNTRY CHARM MEADOWS Map Ref:MB 20 PG 39

15	.34Mi.	**108 DEXTER CIR** **MADISON, AL 35757-8005**	05/11/2026	$209,000	$149	1403	//1	1979	30,000 SF	

APN: 15-03-08-0-001-075.000 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: 1 Subdivision: HUNTS WEST SUBDIVISION MapRef: MB 10 PG 16 Abbreviated Description: Lot:7 Block:1 Subdivision:HUNTS WEST SUBDIVISION Map Ref:MB 10 PG 16City/Muni/Twp:MADISON City/Muni/Twp: MADISON

16	.35Mi.	**205 PERENNIAL WAY** **MADISON, AL 35757-8315**	04/27/2026	$313,300	$187	1674	//1	1997	SF	

APN: 15-03-08-0-003-001.012 Document #:
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: 6 Subdivision: BEVERLYS PLACE SUBDIVISION Phase No: 4 MapRef: MB 29 PG 9 Abbreviated Description: Lot:8 Block:6 Subdivision:BEVERLYS PLACE SUBDIVISION Phase No:4 Map Ref:MB 29 PG 9

17	.38Mi.	**217 PERENNIAL WAY** **MADISON, AL 35757-8316**	06/09/2026	$316,000	$182	1734	//1	1997	19,493 SF	

APN: 15-03-08-0-003-001.006 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Block: 6 Subdivision: BEVERLYS PLACE SUBDIVISION Phase No: 4 MapRef: MB 29 PG 9 Abbreviated Description: Lot:14 Block:6 Subdivision:BEVERLYS PLACE SUBDIVISION Phase No:4 Map Ref:MB 29 PG 9City/Muni/Twp:MADISON City/Muni/Twp: MADISON

18	.39Mi.	**194 NEWBERRY CT** **MADISON, AL 35757-8340**	04/01/2026	$340,000	$152	2244	//1	2004	18,270 SF	V

APN: 15-03-05-0-001-094.022 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 22 Subdivision: WYNWOOD AT BEVERLYS PLACE MapRef: MB 47 PG 24 Abbreviated Description: Lot:22 Subdivision:WYNWOOD AT BEVERLYS PLACE Map Ref:MB 47 PG 24

19	.41Mi.	**120 WATER OAK CT** **HARVEST, AL 35749-9306**	09/09/2026	$265,000	$184	1437	//1	1986	24,640 SF	

APN: 15-03-08-0-004-032.000 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SW4S08T03SR02WHUNM Abbreviated Description: Sec/Twnship/Range:SW4S08T03SR02WHUNM

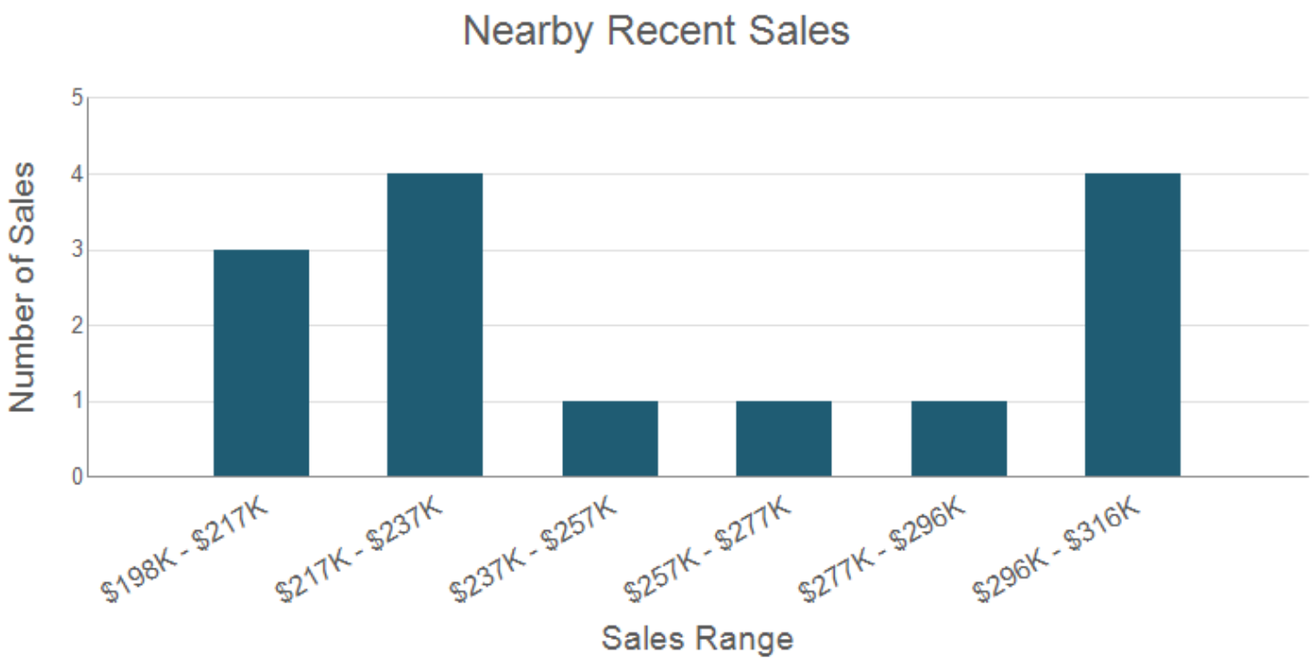
20	.41Mi.	**182 BARNSTABLE CT** **HARVEST, AL 35749-8261**	03/05/2026	$100,000	$76	1318	//1	1998	20,000 SF	

APN: 15-03-08-0-003-001.133 Document #:
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: CARRIAGE CROSSING Phase No: 3 MapRef: MB 35 PG 6 Abbreviated Description: Lot:2 Subdivision:CARRIAGE CROSSING Phase No:3 Map Ref:MB 35 PG 6

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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.	**109 SHORT GAIT CIR**	**12/13/2021**	$374,700	$37,480	2,038	//1	1996		
.02Mi.	**107 SHORT GAIT CIR**	**01/12/2023**	$280,200	$56,040	1,698	//1	1994		
.03Mi.	**192 WINTER RIDGE DR**	**07/07/2025**	$206,000	$20,600	1,482	//1	1987	15,800 SF	
.03Mi.	**184 WINTER RIDGE DR**	**05/05/2014**	$204,400	$40,880	1,521	//1	1987	16,200 SF	
.03Mi.	**108 SHORT GAIT CIR**	**07/27/2007**	$274,400	$27,440	1,595	//1	1994		
.04Mi.	**200 WINTER RIDGE DR**	**04/19/2012**	$193,500	$19,360	1,519	//1	1987	21,584 SF	
.04Mi.	**105 SHORT GAIT CIR**	**09/21/1995**	$252,800	$25,280	1,704	//1	1995		
.04Mi.	**176 WINTER RIDGE DR**	**07/11/2023**	$212,000	$21,220	1,472	//1	1987	16,932 SF	V
.05Mi.	**206 WINTER RIDGE DR**	**12/04/2006**	$201,600	$20,160	1,447	//1	1987	15,100 SF	
.05Mi.	**359 USHER RD**	**05/01/2017**	$293,100	$29,320	1,849	//1	1994		
.05Mi.	**351 USHER RD**	**07/19/2002**	$345,700	$34,580	1,748	//1	1994		V
.06Mi.	**103 SHORT GAIT CIR**	**11/23/2021**	$308,600	$30,860	1,641	//1	1994	18,620 SF	
.06Mi.	**369 USHER RD**	**05/01/1995**	$274,300	$27,440	1,685	//1	1995		
.06Mi.	**100 SHORT GAIT CIR**	**07/27/2007**	$379,500	$37,960	1,942	//1	1996		V
.06Mi.	**170 WINTER RIDGE DR**	**11/26/1997**	$204,900	$40,980	1,531	//1	1987	24,102 SF	
.06Mi.	**103 LARSON CIR**	**09/28/2020**	$197,700	$39,540	1,664	//1	1989		

Rent vs. Own

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

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:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.67Mi.	**Sparkman Ninth Grade School**	NA	Public	9 - 9
Number of Students: 621 Student-Teacher Ratio: 17.9 Advanced Placement: Yes				
1.59Mi.	**Endeavor Elementary School**	A	Public	KG - 5
Number of Students: 760				

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Student-Teacher Ratio: 18.31			
2.39Mi. **Monrovia Middle School** Number of Students: 988 Student-Teacher Ratio: 21.02	A-	Public	6 - 8
3.53Mi. **Sparkman High School** Number of Students: 1,770 Student-Teacher Ratio: 20.13 Advanced Placement: Yes	C+	Public	10 - 12

Flood Report

The Subject Property of **109 SHORT GAIT CIR, HARVEST, AL 35749-8225** 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

No alerts noted

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