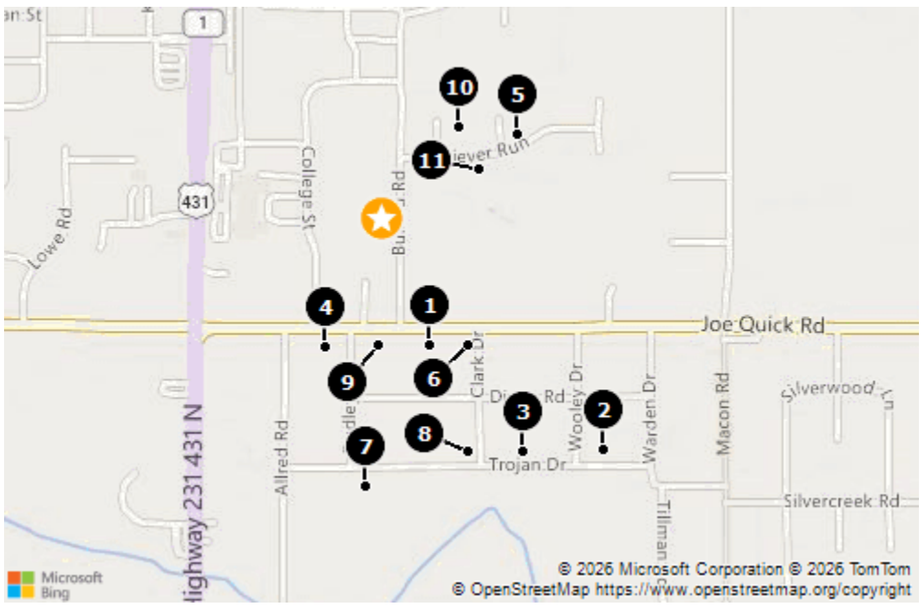
ICE SiteX Report

OrderID: 98738675

SiteX Property Information Report



Subject Property Location

114 BULLARD RD, HAZEL GREEN, AL 35750-9538

County:	**MADISON AL**	Census Tract:	010890103.041013
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	03-04-19-0-000-022.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$243,000**	FSD:	11	Common Confidence Score:	60
Value Range:	$216,270 - $269,730	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$5,000	Market Land Value:	$25,000	Tax Year:	2026
Assd Improvement:	$26,200	Market Improvment Value:	$131,000	Total Taxable Value:	$1,176
Total Assessed Value:	$31,200	Total Assessor Market Value:	$156,000	Delinquent Year:	
				Tax Account ID:	571511
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 5 Subdivision: LANCEWOOD ESTATES Sec/Twnship/Range: SEC 19 TWN 01S RNG 01E
Abbreviated Description: LOT 5 LANCEWOOD ESTS PB 15 PG 56

Property Characteristics

Lot Size:	24,453 SF	Bedrooms:		Pool:	
Building Area:	1256 SF	Baths:	1	Fireplace:	Yes
Year Built:	1986	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:	1	Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	1	A/C:	Yes
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/04/2024	Sales Price:	$132,554
Document #:	BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/05/2023	Loan Amount:	N/A
Document #:	BK-PG MTG 2023-89872	Loan Type:	FHA
TD Due Date:	06/01/2063	Type Finance:	

Legal Description:
Lot: 5 Subdivision: LANCEWOOD ESTATES
City/Muni/Twp: HAZEL GREEN

Mortgage Record

Recording Date:	12/09/2022	Loan Amount:	N/A
Document #:	BK-PG 2022-276030	Loan Type:	FHA
TD Due Date:	01/01/2053	Type Finance:	

Legal Description:
Lot: 5 Subdivision: LANCEWOOD ESTATES
City/Muni/Twp: HAZEL GREEN

Prior Transfer

Recording Date:	07/12/2021	Sales Price:	$162,000

ICE SiteX Report

OrderID: 98738675

Document #:	2021-00056634 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/18/2021	Sales Price:	$135,000
Document #:	2021-00050569 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/14/2021		
Document Type:			
Legal Description:			

Lot: 5 Subdivision: LANEWOOD ESTATES Map Ref: MB 15 PG 56
City/Muni/Twp: HAZEL GREEN

Prior Transfer

Recording Date:	06/14/2021	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 5 Subdivision: LANCEWOOD ESTATES Sec/Twnship/Range: SEC 19 TWN 01S RNG 01E
Abbreviated Description: LOT 5 LANCEWOOD ESTS PB 15 PG 56

Mortgage Record

Recording Date:	05/31/2017	Loan Amount:	N/A
Document #:	20170531000301680 BK-PG -	Loan Type:	Reverse Mortgage
TD Due Date:		Type Finance:	ADJ
Legal Description:			

Lot: 5 Subdivision: LANCEWOOD ESTATES
City/Muni/Twp: HAZEL GREEN

Prior Transfer

Recording Date:	09/29/2016	Sales Price:	$71,000
Document #:	20160929000558490 BK-PG -	Type of Sale:	Price Unconfirmed
Contract Date:	09/27/2016		
Document Type:			
Legal Description:			

Lot: 5 Subdivision: LANCEWOOD ESTATES Map Ref: MB 15 PG 56

Prior Transfer

Recording Date:	09/29/2016	Sales Price:	N/A
Document #:	20160929000558480 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	09/27/2016		
Document Type:			
Legal Description:			

Lot: 5 Subdivision: LANCEWOOD ESTATES Map Ref: MB 15 PG 56
City/Muni/Twp: HAZEL GREEN

Area Sales Analysis

Total Area Sales	$2,363,000	Median # of Bedrooms	
Median Lot Size	19,350 SF	Median # of Baths	1
Median Living Area	1,216 SF	Median Year Built	1971
Price Range - 2 Yrs	$90,000 to $440,000	Age Range	8 years to 56 years
Median Value	$200,000	Median Age	55 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.18Mi.	**224 JOE QUICK RD** **HAZEL GREEN, AL 35750-9122**	10/02/2026	$100,000	$100	1000	//1	1970	19,350 SF	
		APN: 03-09-30-2-001-010.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Section: 1 Subdivision: HAZEL GREEN VILLAGE MapRef: MB 7 PG 17 Abbreviated Description: Lot:8 Section:1 Subdivision:HAZEL GREEN VILLAGE Map Ref:MB 7 PG 17City/Muni/Twp:HAZEL GREEN City/Muni/Twp: HAZEL GREEN								
2	.42Mi.	**275 TROJAN DR** **HAZEL GREEN, AL 35750-9652**	09/15/2026	$200,000	$164	1216	//1	1971	18,275 SF	
		APN: 03-09-30-1-002-017.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Section: 3 Subdivision: HAZEL GREEN VILLAGE MapRef: MB 7 PG 51 Abbreviated Description: Lot:19 Section:3 Subdivision:HAZEL GREEN VILLAGE Map Ref:MB 7 PG 51								
3	.36Mi.	**231 TROJAN DR** **HAZEL GREEN, AL 35750-9654**	08/03/2026	$90,000	$90	1000	//1	1978	21,500 SF	
		APN: 03-09-30-2-001-083.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 47 Subdivision: HAZEL GREEN VILLAGE MapRef: MB 7 PG 63 Abbreviated Description: Lot:47 Subdivision:HAZEL GREEN VILLAGE Map Ref:MB 7 PG 63City/Muni/Twp:HAZEL GREEN City/Muni/Twp: HAZEL GREEN								
4	.19Mi.	**174 JOE QUICK RD** **HAZEL GREEN, AL 35750-9154**	05/08/2026	$135,000	$103	1300	//1	1970	19,350 SF	
		APN: 03-09-30-2-001-017.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: HAZEL GREEN VILLAGE MapRef: MB 7 PG 17 Abbreviated Description: Lot:1 Subdivision:HAZEL GREEN VILLAGE Map Ref:MB 7 PG 17								
5	.21Mi.	**113 RETRIEVER RUN** **HAZEL GREEN, AL 35750-8897**	03/27/2026	$290,000	$162	1783	//1	1997	SF	
		APN: 03-04-19-0-000-035.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98738675

Legal: Lot: 12 Block: 2 Subdivision: BULLARD ESTATES MapRef: MB 32 PG 57 Abbreviated Description: Lot:12 Block:2 Subdivision:BULLARD ESTATES Map Ref:MB 32 PG 57

6	.21Mi.	**246 JOE QUICK RD** **HAZEL GREEN, AL 35750-9122**	03/03/2026	$183,000	$183	1000	//1	1970	23,005 SF

APN: 03-09-30-2-001-007.000 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: HAZEL GREEN VILLAGEM MapRef: MB 7 PG 17 Abbreviated Description: Lot:11 Subdivision:HAZEL GREEN VILLAGEM Map Ref:MB 7 PG 17City/Muni/Twp:HAZEL GREEN City/Muni/Twp: HAZEL GREEN

7	.35Mi.	**144 TROJAN DR** **HAZEL GREEN, AL 35750-9668**	02/27/2026	$205,000	$182	1123	//1	1999	19,166 SF

APN: 03-09-30-2-001-091.000 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NW4S30T01SR01EHUNM Abbreviated Description: Sec/Twnship/Range:NW4S30T01SR01EHUNM

8	.33Mi.	**201 TROJAN DR** **HAZEL GREEN, AL 35750-7924**	01/20/2026	$195,000	$195	1000	//1	1971	22,790 SF

APN: 03-09-30-2-001-080.000 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 44 Subdivision: HAZEL GREEN VILLAGE MapRef: MB 7 PG 63 Abbreviated Description: Lot:44 Subdivision:HAZEL GREEN VILLAGE Map Ref:MB 7 PG 63City/Muni/Twp:HAZEL GREEN City/Muni/Twp: HAZEL GREEN

9	.17Mi.	**196 JOE QUICK RD** **HAZEL GREEN, AL 35750-9120**	10/28/2025	$215,000	$162	1325	//1	1970	19,350 SF

APN: 03-09-30-2-001-014.000 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: HAZEL GREEN VILLAGE MapRef: MB 7 PG 17 Abbreviated Description: Lot:4 Subdivision:HAZEL GREEN VILLAGE Map Ref:MB 7 PG 17

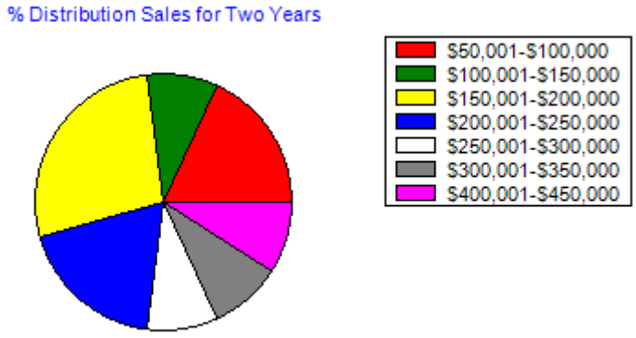
10	.16Mi.	**103 COVEY LN** **HAZEL GREEN, AL 35750-4807**	08/04/2025	$440,000	$302	1454	//2	1999	SF V

APN: 03-04-19-0-000-034.027 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Block: 2 Subdivision: BULLARD ESTATES MapRef: MB 32 PG 57 Abbreviated Description: Lot:5 Block:2 Subdivision:BULLARD ESTATES Map Ref:MB 32 PG 57

11	.14Mi.	**108 RETRIEVER RUN** **HAZEL GREEN, AL 35750-8896**	08/04/2025	$310,000	$187	1651	//1	2018	18,585 SF

APN: 03-04-19-0-000-034.005 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Block: 1 Subdivision: BULLARD ESTATES MapRef: MB 32 PG 57 Abbreviated Description: Lot:5 Block:1 Subdivision:BULLARD ESTATES Map Ref:MB 32 PG 57

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.

ICE SiteX Report

OrderID: 98738675

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.	**114 BULLARD RD**	**06/14/2021**	$156,000	$31,200	1,256	//1	1986	24,453 SF	
.02Mi.	**116 BULLARD RD**	**12/18/2020**	$224,800	$22,480	1,798	//1	2006	24,453 SF	
.02Mi.	**112 BULLARD RD**	**06/26/2025**	$210,800	$21,080	1,637	//1	2006	24,453 SF	
.04Mi.	**118 BULLARD RD**	**06/29/2021**	$208,500	$41,700	1,623	//1	2006	24,453 SF	
.04Mi.	**110 BULLARD RD**	**06/30/2022**	$237,700	$47,540	1,603	//1	2006	24,453 SF	
.07Mi.	**120 BULLARD RD**	**07/07/2016**	$201,100	$20,120	1,456	//1	2006	24,453 SF	
.07Mi.	**108 BULLARD RD**	**10/12/2011**	$192,500	$19,260	1,499	//1	2006	24,453 SF	
.08Mi.	**100 RETRIEVER RUN**	**09/13/2023**	$245,000	$24,520	1,849	//1	2005	20,800 SF	
.09Mi.	**124 SUMMER ST**	**04/20/2006**	$75,700	$15,140	1,075	//1	1960	7,013 SF	
.09Mi.	**106 BULLARD RD**	**05/03/2023**	$133,100	$13,320	1,200	//1	1987	24,453 SF	
.09Mi.	**102 RETRIEVER RUN**	**02/09/2024**	$246,800	$49,360	1,864	//1	2005	18,375 SF	
.1Mi.	**118 SUMMER ST**	**04/16/2015**	$151,500	$30,300	1,768	//1	1944	7,013 SF	
.11Mi.	**104 RETRIEVER RUN**	**06/10/2015**	$239,500	$23,960	1,821	//1	2003	18,375 SF	
.11Mi.	**124 BULLARD RD**	**06/17/2011**	$145,200	$14,520	1,303	//1	1986	24,453 SF	
.11Mi.	**100 COVEY LN**	**12/31/2001**	$225,900	$22,600	1,574	//1	2002		
.12Mi.	**106 RETRIEVER RUN**	**09/24/2003**	$232,300	$23,240	1,777	//1	2001	18,375 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	41.8 years old	Households:	6,277
Median Household Income:	$68,507	Households w/Family:	78%
Household Income Per Capita:	$34,199	Households w/Family Married:	60%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

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
3.10Mi.	**Moores Mill Intermediate School** Number of Students: 675 Student-Teacher Ratio: 22.5	A	Public	4 - 6
0.19Mi.	**Hazel Green Elementary School** Number of Students: 963 Student-Teacher Ratio: 19.07	A-	Public	PK - 4
2.92Mi.	**Meridianville Middle School** Number of Students: 1,100 Student-Teacher Ratio: 21.57	B	Public	7 - 8
0.28Mi.	**Hazel Green High School** Number of Students: 1,454 Student-Teacher Ratio: 19.65 Advanced Placement: Yes	C	Public	9 - 12

Flood Report

The Subject Property of **114 BULLARD RD, HAZEL GREEN, AL 35750-9538** 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	40%	SIGNIFICANTLY LOWER
BURGLARY	110%	HIGHER
MOTOR VEHICLE THEFT	37%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	107%	SIMILAR
AGGRAVATED ASSAULT	53%	NOTABLY LOWER
FORCIBLE RAPE	97%	SIMILAR
MURDER	57%	NOTABLY LOWER
OVERALL	65%	NOTABLY LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

ICE SiteX Report

OrderID: 98738675

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.

Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.