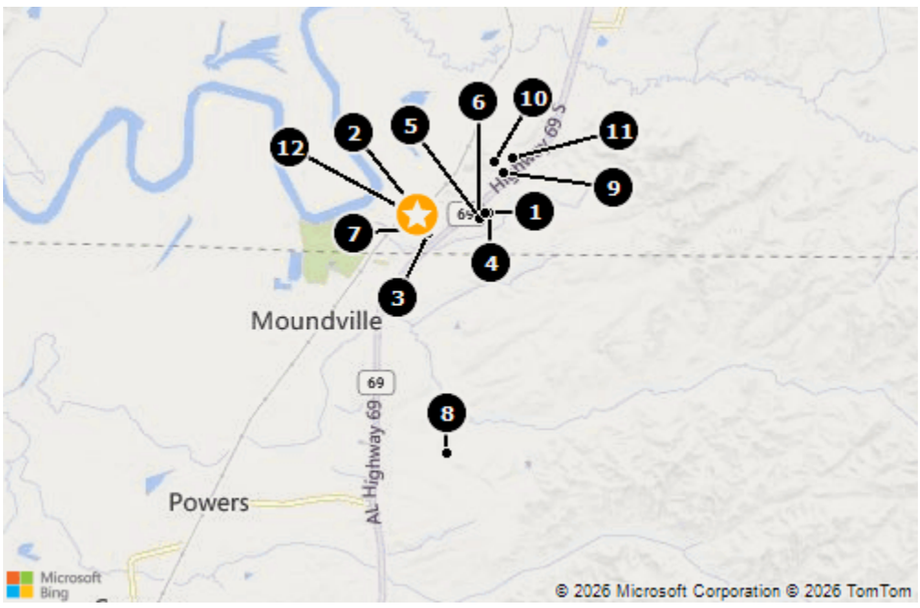
ICE SiteX Report

OrderID: 97709235

SiteX Property Information Report



Subject Property Location

12335 FLINT DR, MOUNDVILLE, AL 35474-6233

County:	**TUSCALOOSA AL**	Census Tract:	011250107.052037
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	43-09-31-0-001-009.130	Thomas Bros Pg-Grid:	

Valuation

Value:	**$326,000**	FSD:	14	Common Confidence Score:	54
Value Range:	$280,360 - $371,640	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	6
Assd Land Value:	$8,000	Market Land Value:	$40,000	Tax Year:	2025
Assd Improvement:	$62,740	Market Improvment Value:	$313,700	Total Taxable Value:	$1,051
Total Assessed Value:	$70,740	Total Assessor Market Value:	$353,700	Delinquent Year:	
				Tax Account ID:	101931
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 12 District: 6 Subdivision: CHEROKEE BEND 2 Map Ref: BK 2004 PG 257 Sec/Twnship/Range: SEC 31 TWN 24N RNG 05E

Abbreviated Description:	LOT 12 CHEROKEE BEND SECTION 2
City/Muni/Twp:	MOUNDVILLE

Property Characteristics

Lot Size:		Bedrooms:	4	Pool:	
Building Area:	2467 SF	Baths:	1	Fireplace:	1
Year Built:	2007	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Brick
Number of Units:		Garage Type:	Z	Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/28/2025	Sales Price:	$290,496
Document #:	1958165 BK-PG 2024-11140	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	03/06/2024	Loan Amount:	N/A
Document #:	1870876 BK-PG 0000002024-0000011140	Loan Type:	FHA
TD Due Date:	01/01/2054	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	12/16/2022	Sales Price:	$225,071
Document #:	BK-PG 2016-24481	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/20/2022	Sales Price:	$280,000
Document #:	BK-PG 2022 -27027	Type of Sale:	Full Amount on Deed
Contract Date:	10/14/2022		
Document Type:			

ICE SiteX Report

OrderID: 97709235

Legal Description:
Lot: 12 Subdivision: CHEROKEE BEND 2
Abbreviated Description: LOT 12 CHEROKEE BEND SECTION 2; SINGLE FAMILY

Prior Transfer

Recording Date:	10/14/2022	Sales Price:	N/A
Document #:	1806308 BK-PG 2022 -27027	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 12 District: 6 Subdivision: CHEROKEE BEND 2 Map Ref: BK 2004 PG 257 Sec/Twnship/Range: SEC 31 TWN 24N RNG 05E
Abbreviated Description: LOT 12 CHEROKEE BEND SECTION 2
City/Muni/Twp: MOUNDVILLE

Mortgage Record

Recording Date:	05/06/2016	Loan Amount:	N/A
Document #:	BK-PG 2016-24481	Loan Type:	New Conventional
TD Due Date:	01/24/2046	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	02/23/2016	Sales Price:	$228,225
Document #:	BK-PG 2014-9535	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/04/2014	Loan Amount:	N/A
Document #:	BK-PG 2014-9535	Loan Type:	FHA
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	08/04/2009	Sales Price:	$242,361
Document #:	BK-PG 2009 -11552	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 12 Subdivision: CHEROKEE BEND 2

Mortgage Record

Recording Date:	08/04/2009	Loan Amount:	N/A
Document #:	BK-PG 2009-60635	Loan Type:	
TD Due Date:	07/30/2039	Type Finance:	FIX

Legal Description:

Prior Transfer

Recording Date:	07/30/2009	Sales Price:	$235,600
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/09/2008	Sales Price:	$224,000
Document #:	BK-PG 2008 -7846	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 12 Subdivision: CHEROKEE BEND 2

Prior Transfer

Recording Date:	04/09/2008	Sales Price:	$24,500
Document #:	BK-PG 2008 -7844	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 12 Subdivision: CHEROKEE BEND 2

Mortgage Record

Recording Date:	04/09/2008	Loan Amount:	N/A
Document #:	BK-PG 2008-29601	Loan Type:	
TD Due Date:		Type Finance:	FIX

Legal Description:

Prior Transfer

Recording Date:	11/17/2006	Sales Price:	$30,000 Multiple Parcels Involved in this transaction
Document #:	BK-PG 2006 -26120	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/02/2006	Sales Price:	N/A
Document #:	BK-PG 2006 -26120	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	11/02/2006		
Document Type:			

Legal Description:
Lot: 12 Section: 2 Subdivision: CHEROKEE BEND 2
Abbreviated Description: LOT 12 CHEROKEE BEND SECTION 2

ICE SiteX Report

OrderID: 97709235

Area Sales Analysis

Total Area Sales	$3,103,283	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	1
Median Living Area	1,762 SF	Median Year Built	2003
Price Range - 2 Yrs	$152,700 to $340,000	Age Range	15 years to 36 years
Median Value	$268,750	Median Age	23 years

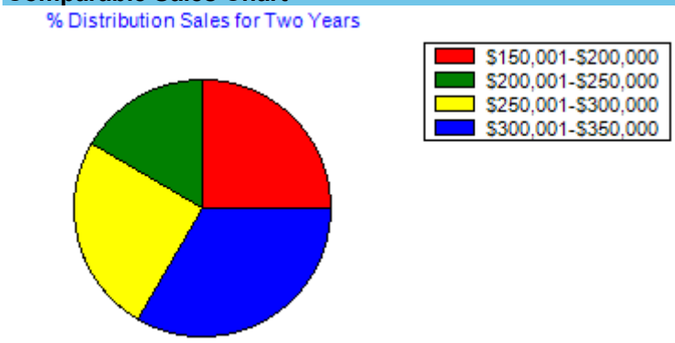
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.74Mi.	**16275 SUMNER BROOK DR** **MOUNDVILLE, AL 35474-6079**	02/13/2026	$302,000	$138	2187	7/4/1	2003	SF	
		APN: 43-09-32-0-001-010.019 Document #: 1975166 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Subdivision: SAND CREEK Abbreviated Description: Lot:19 Abbreviated Description:LOT 19 SAND CREEK; SINGLE FAMILY								
2	.08Mi.	**16384 CHEROKEE BEND PKWY** **MOUNDVILLE, AL 35474-6248**	01/30/2026	$249,900	$144	1731	6/3/1	2007	SF	
		APN: 43-09-31-0-001-009.121 Document #: 1973069 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 115 Subdivision: CHEROKEE BEND 2 Abbreviated Description: Lot:115 Subdivision:CHEROKEE BEND 2 Abbreviated Description:LOT 115 CHEROKEE BEND SECTION 2; SINGLE FAMILY								
3	.24Mi.	**16428 CHEROKEE BEND PKWY** **MOUNDVILLE, AL 35474-6235**	01/28/2026	$185,000	$84	2199	4/2/1	2007	SF	
		APN: 43-09-31-0-001-009.111 Document #: 1972522 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 105 Subdivision: CHEROKEE BEND 2 Abbreviated Description: Lot:105 Subdivision:CHEROKEE BEND 2 Abbreviated Description:LOT 105 CHEROKEE BEND SECTION 2; SINGLE FAMILY								
4	.78Mi.	**16276 SUMNER BROOK DR** **MOUNDVILLE, AL 35474-6071**	01/07/2026	$340,000	$142	2394	6/3/1	2002	SF	
		APN: 43-09-32-0-001-010.006 Document #: 1969342 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Subdivision: SAND CREEK Abbreviated Description: Lot:6 Abbreviated Description:LOT 6 SAND CREEK; SINGLE FAMILY								
5	.67Mi.	**16275 SAND CRK** **MOUNDVILLE, AL 35474-6067**	01/05/2026	$249,000	$153	1618	7/3/1	2004	SF	
		APN: 43-09-32-0-001-010.033 Document #: 1968724 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 33 Subdivision: SAND CREEK Abbreviated Description: Lot:33 Abbreviated Description:LOT 33 SAND CREEK; SINGLE FAMILY								
6	.67Mi.	**16283 SAND CRK** **MOUNDVILLE, AL 35474-6067**	01/05/2026	$270,000	$157	1716	5/3/1	2001	SF	
		APN: 43-09-32-0-001-010.032 Document #: 1968102 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 32 Subdivision: SAND CREEK Abbreviated Description: Lot:32 Abbreviated Description:LOT 32 SAND CREEK; SINGLE FAMILY								
7	.16Mi.	**16408 CHEROKEE BEND PKWY** **MOUNDVILLE, AL 35474-6235**	12/08/2025	$310,000	$127	2434	7/3/1	2011	SF	
		APN: 43-09-31-0-001-009.116 Document #: 1963946 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 110 Subdivision: CHEROKEE BEND 2 Abbreviated Description: Lot:110 Subdivision:CHEROKEE BEND 2 Abbreviated Description:LOT 110 CHEROKEE BEND SECTION 2; SINGLE FAMILY								
8	.18Mi.	**16412 CHEROKEE BEND PKWY** **MOUNDVILLE, AL 35474-6235**	11/04/2025	$282,783	$157	1792	6/3/1	2010	SF	
		APN: 43-09-31-0-001-009.115 Document #: 1958857 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 109 Subdivision: CHEROKEE BEND 2 Abbreviated Description: Lot:109 Subdivision:CHEROKEE BEND 2 Abbreviated Description:LOT 109 CHEROKEE BEND SECTION 2; SINGLE FAMILY								
9	1.03Mi.	**16239 WYATT LN** **MOUNDVILLE, AL 35474-6225**	09/11/2025	$267,500	$164	1630	6/3/1	1998	32,670 SF	
		APN: 43-09-32-0-001-004.019 Document #: 1950928 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:COM NE COR NW/4-NW/4 S32 T24N R5E; NE 80; SE 858 TO POB; SE 200; NE 170; NW 200; SW 170 TO POB; SING								
10	1.01Mi.	**16207 WYATT LN** **MOUNDVILLE, AL 35474-6225**	06/23/2025	$152,700	$103	1480	5/3/	1995	70,132 SF	
		APN: 43-09-32-0-001-004.010 Document #: 1937214 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:PART OF S32 T24N R5E DESC AS: COM NW COR S32; E 1348(S); NE 78(S) TO POB; NE 201(S); SE 1292(S); SW								
11	1.19Mi.	**15974 ROCKWOOD DR** **MOUNDVILLE, AL 35474-6407**	04/11/2025	$163,000	$163	1000	5/3/1	1990	21,384 SF	
		APN: 43-09-29-0-000-002.006 Document #: 1926880 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 22 Subdivision: MEADOW WOOD RES Abbreviated Description: Lot:22 Subdivision:MEADOW WOOD RES Abbreviated Description:LOT 22 OF RESURVEY OF MEADOW WOOD S/D; SINGLE FAMILY								
12	.03Mi.	**16371 CHEROKEE BEND PKWY** **MOUNDVILLE, AL 35474-6245**	03/06/2025	$331,400	$138	2395	6/3/1	2008	SF	
		APN: 43-09-31-0-001-009.128 Document #: 1921311 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 84 Subdivision: CHEROKEE BEND 2 Abbreviated Description: Lot:84 Subdivision:CHEROKEE BEND 2 Abbreviated Description:LOT 84 CHEROKEE BEND SECTION 2; SINGLE FAMILY								

ICE SiteX Report

OrderID: 97709235

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.	**12335 FLINT DR**	**10/14/2022**	$353,700	$70,740	2,467	7/4/1	2007		
.02Mi.	**12331 FLINT DR**	**04/22/2009**	$377,100	$75,420	2,250	7/3/2	2008		
.02Mi.	**12339 FLINT DR**	**10/31/2011**	$397,600	$79,520	2,423	7/3/2	2009		
.03Mi.	**16371 CHEROKEE BEND PKWY**	**01/14/2015**	$362,900	$72,580	2,395	6/3/1	2008		
.04Mi.	**16372 CHEROKEE BEND PKWY**	**06/30/2014**	$349,300	$69,860	2,410	7/4/1	2007		
.04Mi.	**12343 FLINT DR**	**02/23/2018**	$380,500	$76,100	2,373	7/4/1	2010		
.05Mi.	**16330 CHEROKEE BEND LN**	**11/25/2014**	$315,700	$63,140	2,026	6/3/1	2007		
.05Mi.	**16376 CHEROKEE BEND PKWY**	**03/26/2013**	$287,400	$57,480	1,987	6/4/1	2007		
.05Mi.	**16377 CHEROKEE BEND PKWY**	**01/29/2018**	$262,100	$52,420	1,606	5/3/1	2006		
.06Mi.	**16332 CHEROKEE BEND LN**	**06/27/2006**	$365,800	$73,160	2,427	7/4/1	2006		
.06Mi.	**16380 CHEROKEE BEND PKWY**	**09/04/2018**	$264,400	$52,880	1,720	6/3/1	2007		
.06Mi.	**16383 CHEROKEE BEND PKWY**	**06/11/2018**	$289,500	$57,900	1,848	7/4/1	2007		
.08Mi.	**12350 FLINT DR**	**05/18/2007**	$337,400	$67,480	2,526	6/4/1	2006		
.08Mi.	**16384 CHEROKEE BEND PKWY**	**04/11/2019**	$265,000	$53,000	1,731	6/3/1	2007		
.08Mi.	**16336 CHEROKEE BEND LN**	**04/12/2024**	$352,700	$70,540	2,288	7/4/1	2007		
.08Mi.	**16387 CHEROKEE BEND PKWY**	**06/15/2012**	$355,500	$71,100	2,311	6/4/1	2007		

Rent vs. Own

Households Occupied by Renters:	12%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	39.7 years old	Households:	3,527
Median Household Income:	$88,266	Households w/Family:	74%
Household Income Per Capita:	$41,235	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	39%

School District

School District Zone:	Tuscaloosa County School District	Students:	19,278
Number of Schools:	36	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
9.40Mi.	**Hillcrest High School** Number of Students: 1,434 Student-Teacher Ratio: 18.15 Advanced Placement: Yes	C+	Public	9 - 12
20.66Mi.	**Northport Elementary School** Number of Students: 558 Student-Teacher Ratio: 14.68	A+	Public	PK - 2
16.06Mi.	**Flatwoods Elementary School** Number of Students: 459 Student-Teacher Ratio: 14.39	A-	Public	PK - 5
9.71Mi.	**Duncanville Middle School**	B+	Public	6 - 8

ICE SiteX Report

OrderID: 97709235

Number of Students: 460 Student-Teacher Ratio: 21.9				
33.86Mi. **Lake View Elementary School** Number of Students: 744 Student-Teacher Ratio: 17.95		C	Public	PK - 5
3.36Mi. **Big Sandy Elementary School** Number of Students: 522 Student-Teacher Ratio: 17.85		C-	Public	KG - 5
15.42Mi. **Crestmont Elementary School** Number of Students: 268 Student-Teacher Ratio: 13.4		C	Public	PK - 5

Flood Report

The Subject Property of **12335 FLINT DR, MOUNDVILLE, AL 35474-6233** 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	92%	SIMILAR
BURGLARY	152%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	90%	LOWER
FORCIBLE ROBBERY	125%	HIGHER
AGGRAVATED ASSAULT	57%	NOTABLY LOWER
FORCIBLE RAPE	122%	HIGHER
MURDER	73%	NOTABLY LOWER
OVERALL	58%	NOTABLY LOWER

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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