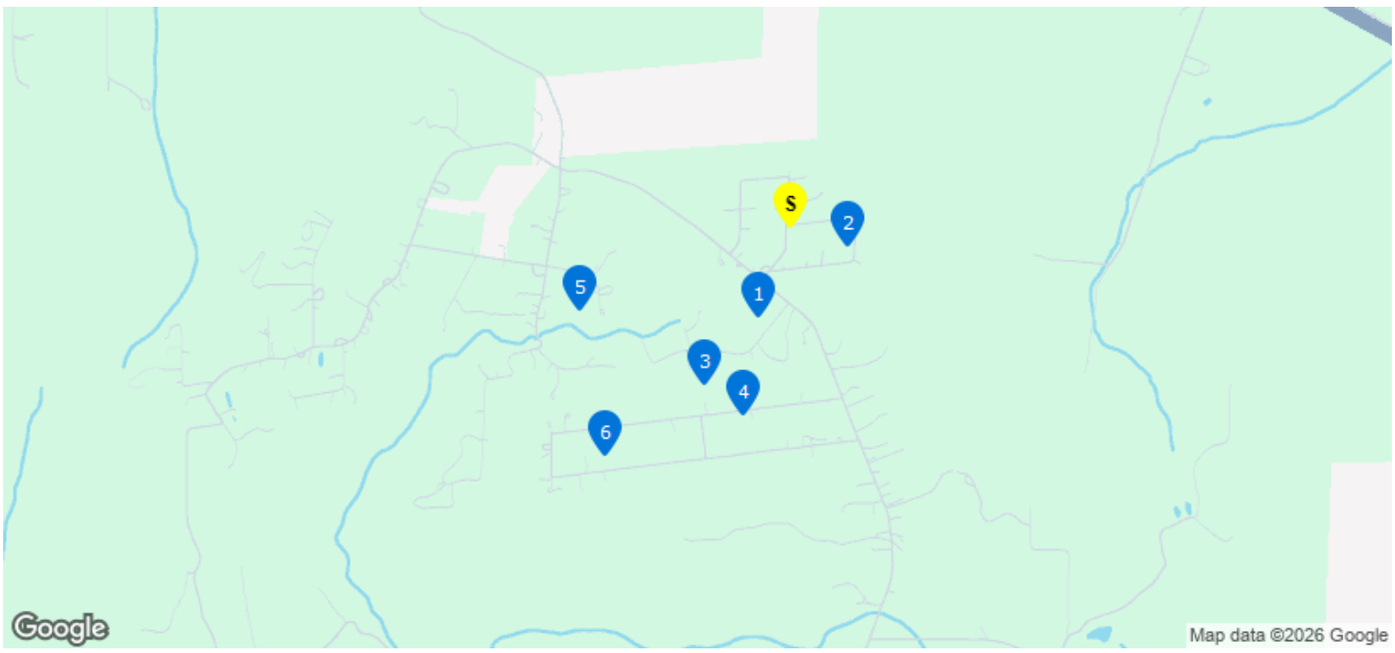
ICE SiteX Report

OrderID: 98761735

SiteX Property Information Report



Subject Property Location

125 HIGH BLUFF DR, GURLEY, AL 35748-9119

County:	**MADISON AL**	Census Tract:	0109.02
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	19-06-24-0-000-069.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$515,000**	FSD:	35	Common Confidence Score:	21
Value Range:	$334,750 - $695,250	ICE Confidence Score:	65		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$3,000	Market Land Value:	$30,000	Tax Year:	2026
Assd Improvement:	$37,140	Market Improvment Value:	$371,700	Total Taxable Value:	$1,410
Total Assessed Value:	$40,140	Total Assessor Market Value:	$401,700	Delinquent Year:	
				Tax Account ID:	270397
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 8 Block: 3 Subdivision: KEEL MOUNTAIN ESTS PT A E X Sec/Twnship/Range: SEC 24 TWN 04S RNG 02E
Abbreviated Description: LOT 8 BLK 3 RE S/D OF KEEL MTN ESTS PART A EX LOTS 1 3 & 4 BLK 3 PB 15 PG 45

Property Characteristics

Lot Size:	1.200 AC	Bedrooms:		Pool:	
Building Area:	2751 SF	Baths:	2	Fireplace:	
Year Built:	1990	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Vinyl siding
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

Prior Transfer

Recording Date:	10/10/2024	Sales Price:	N/A
Document #:	BK-PG 2022-140796	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	02/02/2024	Sales Price:	$225,895
Document #:	BK-PG 2024-14492	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	05/31/2022	Loan Amount:	N/A
Document #:	BK-PG 2022-140796	Loan Type:	Credit Line (Revolving)
Contract Date:	05/21/2022		
TD Due Date:	05/21/2052	Type Finance:	VAR

Legal Description:
Block: 3 Subdivision: KEEL MOUNTAIN ESTATES Map Ref: 0
Abbreviated Description: PART A
City/Muni/Twp: GURLEY

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Mortgage Record

Recording Date:	08/22/2013	Loan Amount:	N/A
Document #:	20130822000555990 BK-PG -	Loan Type:	Conventional
Contract Date:	08/05/2013		
TD Due Date:	09/01/2028	Type Finance:	

Legal Description:
Block: 3 Subdivision: KEEL MOUNTAIN ESTATES Map Ref: 0

Prior Transfer

Recording Date:	08/19/2013	Sales Price:	N/A
Document #:	20130819000547450 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	05/10/2007	Loan Amount:	N/A
Document #:	20070510000332280 BK-PG -	Loan Type:	Conventional
TD Due Date:	04/01/2037	Type Finance:	

Legal Description:
Block: 3 Subdivision: KEEL MOUNTAIN ESTATES PART A Map Ref: 0

Prior Transfer

Recording Date:	04/10/2007	Sales Price:	$239,600
Document #:	20070410000252630 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	09/28/2006	Loan Amount:	N/A
Document #:	20060928000662680 BK-PG -	Loan Type:	Conventional
Contract Date:	09/15/2006		
TD Due Date:	10/01/2036	Type Finance:	

Legal Description:
Block: 3 Subdivision: KEEL MOUNTAIN ESTATES PART A Map Ref: MB 15 PG 45

Prior Transfer

Recording Date:	09/28/2006	Sales Price:	$59,500
Document #:	20060928000662670 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	09/15/2006		
Document Type:	Deed		

Legal Description:
Block: 3 Subdivision: KEEL MOUNTAIN ESTATES PART A Map Ref: MB 15 PG 45

Prior Transfer

Recording Date:	09/15/2006	Sales Price:	N/A
Document #:	BK-PG 2006-662670	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 3 Subdivision: KEEL MOUNTAIN ESTS PT A E X Sec/Twnship/Range: SEC 24 TWN 04S RNG 02E
Abbreviated Description: LOT 8 BLK 3 RE S/D OF KEEL MTN ESTS PART A EX LOTS 1 3 & 4 BLK 3 PB 15 PG 45

Area Sales Analysis

Total Area Sales	$2,130,000	Median # of Bedrooms	
Median Lot Size	3 SF	Median # of Baths	1
Median Living Area	1,730 SF	Median Year Built	2013
Price Range - 2 Yrs	$265,000 to $530,000	Age Range	5 years to 35 years
Median Value	$320,000	Median Age	13.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	2.06Mi.	**2115 KEEL MOUNTAIN RD GURLEY, AL 35748-9151**	10/21/2026	$203,293	$53	3818	//	2000	653,400 SF	
		APN: 19-07-36-0-000-095.001 Document #:								
		Document Type: Warranty Deed Price Code:								
		Land Use: Wildlife (Refuge)								
		Legal: Sec/Twnship/Range: S36T04SR02E Abbreviated Description: Sec/Twnship/Range:S36T04SR02E								
2	2.54Mi.	**ROCK CUT RD , AL 35748-**	10/30/2026	$390,000			//		871,200 SF	
		APN: 19-02-10-0-000-010.000 Document #:								
		Document Type: Warranty Deed Price Code:								
		Land Use: Vacant Land (General)								
		Legal: Sec/Twnship/Range: SE4S10T04SR02EHUNM Abbreviated Description: Sec/Twnship/Range:SE4S10T04SR02EHUNM								
3	3.81Mi.	**35 BELLE RIVER WAY SE GURLEY, AL 35748-2702**	10/22/2026	$849,000			//		SF	
		APN: 19-02-09-0-000-002.085 Document #:								
		Document Type: Deed Price Code:								
		Land Use: Residential - Vacant Land								
		Legal: Lot: 31 Subdivision: ABBY GLEN Phase No: 5 MapRef: MB 2024 PG 233 Abbreviated Description: Lot:31 Subdivision:ABBY GLEN Phase No:5 Map Ref:MB 2024 PG 233								
4	4.43Mi.	**2905 OLD BARN CIR SE OWENS CROSS ROADS, AL 35763-0136**	10/23/2026	$480,000	$211	2280	//1	2010	SF	V
		APN: 19-04-17-0-000-019.055 Document #:								
		Document Type: Warranty Deed Price Code:								
		Land Use: Single Family Residential								
		Legal: Lot: 35 Subdivision: MAGNOLIA PARK SUBDIVISION Phase No: 1 Abbreviated Description: Lot:35 Subdivision:MAGNOLIA PARK SUBDIVISION Phase No:1								
5	5.06Mi.	**1719 GURLEY PIKE GURLEY, AL 35748-9625**	10/21/2026	$249,300	$93	2693	//2	2023	222,156 SF	

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APN: 12-07-25-0-000-025.001 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: 13 Subdivision: LENDON Phase No: 2 MapRef: MB 2025 PG 276 & 277 Abbreviated Description: Lot:8 Block:13 Subdivision:LENDON Phase No:2 Map Ref:MB 2025 PG 276 & 277City/Muni/Twp:HUNTSVILLE City/Muni/Twp: HUNTSVILLE

6	5.42Mi.	**1452 CAVE SPRING RD** **OWENS CROSS ROADS, AL 35763-9649**	10/28/2026	$165,000	$104	1587	//1	1973	21,780 SF	

APN: 22-05-15-4-002-068.000 Document #:
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: S15T05R02E Abbreviated Description: Sec/Twnship/Range:S15T05R02E

7	5.65Mi.	**347 RIPPLE LN** **OWENS CROSS ROADS, AL 35763-8405**	10/30/2026	$2,325,000	$693	3354	//3	1999	435,600 SF	P

APN: 19-03-07-0-000-010.000 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 2,1A Subdivision: COVE MapRef: MB 23 PG 40 Abbreviated Description: Lot:2,1A Subdivision:COVE Map Ref:MB 23 PG 40Abbreviated Description:LOT: PORTION OF LOT 1A

8	5.68Mi.	**1226 CAVE SPRING RD** **OWENS CROSS ROADS, AL 35763-9471**	10/27/2026	$275,000	$213	1293	//1	1968	26,136 SF	

APN: 22-05-15-3-002-056.000 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SW4S15T05SR02EHUNM Abbreviated Description: Sec/Twnship/Range:SW4S15T05SR02EHUNM

9	6.32Mi.	**3013 PEEVEY CREEK LN** **OWENS CROSS ROADS, AL 35763-3801**	10/23/2026	$440,000	$207	2122	//1	2020	SF	

APN: 18-06-24-3-000-008.250 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 213 Subdivision: NATURES COVE Phase No: 5 Abbreviated Description: Lot:213 Subdivision:NATURES COVE Phase No:5

10	6.49Mi.	**2715 NATURES TRL SE** **OWENS CROSS ROADS, AL 35763-5204**	10/20/2026	$665,000	$213	3120	//1	2015	SF	

APN: 18-06-24-3-000-008.010 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: OF NATURES COVE Phase No: 1 MapRef: DOC20141002000523650 Abbreviated Description: Lot:8 Subdivision:OF NATURES COVE Phase No:1 Map Ref:DOC20141002000523650

11	7.16Mi.	**6714 ZACH LN SE** **OWENS CROSS ROADS, AL 35763-8004**	10/29/2026	$395,000	$181	2183	//1	2006	11,892 SF	

APN: 18-07-35-0-000-064.028 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 98 Subdivision: HAMPTON STATION MapRef: DOC20040623000173080 Abbreviated Description: Lot:98 Subdivision:HAMPTON STATION Map Ref:DOC20040623000173080

12	7.24Mi.	**175 RIDGE TRL** **GURLEY, AL 35748-9691**	10/26/2026	$375,000	$214	1750	//1	1991	265,716 SF	

APN: 11-04-18-3-001-042.000 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal:

13	7.32Mi.	**487 WILSON MANN RD** **OWENS CROSS ROADS, AL 35763-8513**	10/20/2026	$260,000	$153	1698	//1	2003	9,810 SF	

APN: 22-04-20-0-000-022.002 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 1 Subdivision: DEER PATH Phase No: 1 MapRef: MB 45 PG 21 Sec/Twnship/Range: S20T05SR02E Abbreviated Description: Lot:2 Block:1 Subdivision:DEER PATH Phase No:1 Map Ref:MB 45 PG 21Sec/Twnship/Range:S20T05SR02E City/Muni/Twp:TOWN OF OWENS CROSS ROADS City/Muni/Twp: TOWN OF OWENS CROSS ROADS

14	7.61Mi.	**1239 DUG HILL RD** **BROWNSBORO, AL 35741-9227**	10/27/2026	$75,000	$125	600	//1	1955	152,460 SF	

APN: 18-01-02-0-000-024.000 Document #:
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Subdivision: MARAS ACRES SUBDIVISION MapRef: MB 19 PG 97 Sec/Twnship/Range: S02T04SR01EHUNM Abbreviated Description: Subdivision:MARAS ACRES SUBDIVISION Map Ref:MB 19 PG 97Sec/Twnship/Range:S02T04SR01EHUNM

15	7.63Mi.	**7440 FLINT CROSSING CIR SE** **OWENS CROSS ROADS, AL 35763-8956**	10/29/2026	$600,000	$261	2303	//2	2020	422,532 SF	

APN: 23-01-12-0-000-001.000 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 45 Subdivision: FLINT CROSSING Phase No: 1 MapRef: FILE 2020-00024534 Abbreviated Description: Lot:45 Subdivision:FLINT CROSSING Phase No:1 Map Ref:FILE 2020-00024534

16	7.97Mi.	**215 CHUBBS LN** **OWENS CROSS ROADS, AL 35763-4514**	10/23/2026	$269,990	$151	1785	//1	2023	SF	

APN: 22-09-29-0-002-009.048 Document #:
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 48 Subdivision: QUAIL HOLLOW SUBDIVISION MapRef: MB 2022 PG 469 Abbreviated Description: Lot:48 Subdivision:QUAIL HOLLOW SUBDIVISION Map Ref:MB 2022 PG 469

17	8.19Mi.	**4737 AUTUMN DUSK DR SE** **OWENS CROSS ROADS, AL 35763-2006**	10/23/2026	$530,000	$182	2919	//2	2013	SF	

APN: 23-06-13-0-000-009.154 Document #:
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 147 Subdivision: RIVER RIDGE Phase No: 4 MapRef: DOC20120430000261870 Abbreviated Description: Lot:147 Subdivision:RIVER RIDGE Phase No:4 Map Ref:DOC20120430000261870City/Muni/Twp:CITY OF HUNTSVILLE City/Muni/Twp: CITY OF HUNTSVILLE

18	8.89Mi.	**258 MORNING STAR DR** **HUNTSVILLE, AL 35811-7828**	10/23/2026	$340,000	$182	1866	//1	2002	SF	

APN: 12-04-18-3-003-049.000 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Block: 4 Subdivision: CENTRAL ESTATES THIRD ADDITION MapRef: MB 41 PG 96 Abbreviated Description: Lot:11 Block:4 Subdivision:CENTRAL ESTATES THIRD ADDITION Map Ref:MB 41 PG 96

19	8.98Mi.	**138 DOLF LEAF LN** **HUNTSVILLE, AL 35811-7703**	10/19/2026	$460,990			//		SF	

APN: 13-06-23-0-002-041.007 Document #:
Document Type: Warranty Deed Price Code:

ICE SiteX Report

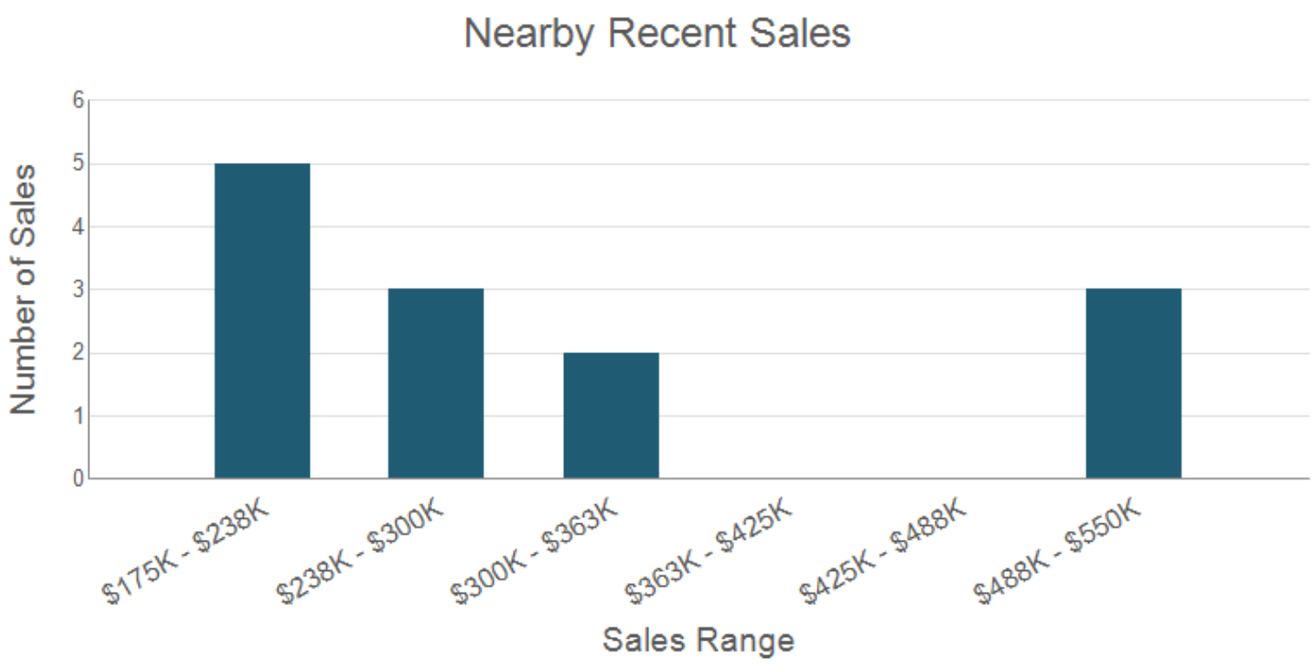
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Land Use: Residential - Vacant Land
Legal: Lot: 48 Subdivision: CEDAR GAP ESTATES Phase No: 2 MapRef: MB 2023 PG 416 Abbreviated Description: Lot:48 Subdivision:CEDAR GAP ESTATES Phase No:2 Map Ref:MB 2023 PG 416

20	9.04Mi.	**495 ALBERT MANN RD** **NEW HOPE, AL 35760-9605**	10/30/2026	$30,000	$30	1008	//1	1962	21,780 SF

APN: 29-01-01-0-001-063.001 Document #:
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: W2S2NE4SE4S01T06SR02EHUNM Abbreviated Description: Sec/Twnship/Range:W2S2NE4SE4S01T06SR02EHUNM

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.	**125 HIGH BLUFF DR**	**09/15/2006**	$401,700	$40,140	2,751	//2	1990	1 SF	
.06Mi.	**109 HIGH BLUFF DR**	**10/14/1996**	$275,900	$27,600	1,197	//1	2000	2 SF	
.06Mi.	**107 HIGH BLUFF DR**	**09/20/2006**	$399,800	$39,960	2,516	//1	2007	1 SF	
.08Mi.	**105 HIGH BLUFF DR**	**07/21/2004**	$265,500	$26,560	2,471	//1	2000	1 SF	
.08Mi.	**121 HIGH BLUFF DR**	**08/21/2023**	$310,300	$31,000	1,287	//1	1996	34,848 SF	
.12Mi.	**134 HIGH BLUFF DR**	**07/31/2020**	$267,400	$26,760	1,922	//1	1988	4 SF	V
.12Mi.	**1191 KEEL MOUNTAIN RD**	**04/05/2005**	$165,700	$16,600	1,152	//1	1984	4 SF	
.14Mi.	**104 HIGH BLUFF DR**	**05/15/2025**	$333,700	$33,380	2,112	//2	1998	1 SF	
.14Mi.	**1225 KEEL MOUNTAIN RD**	**03/10/2014**	$69,600	$13,920				21,780 SF	
.16Mi.	**100 HIGH BLUFF DR**	**07/26/2006**	$327,200	$32,740	2,084	//1	2001	2 SF	
.16Mi.	**1225 KEEL MOUNTAIN RD**	**03/10/2014**	$151,100	$15,120	1,803	//1	1982	1 SF	V
.16Mi.	**1217 KEEL MOUNTAIN RD**	**12/28/2018**	$186,200	$18,620	1,536	//1	1994	21,780 SF	
.18Mi.	**126 MOUNTAIN OAKS DR**	**01/29/2007**	$315,200	$31,540	2,453	//1	1986	1 SF	
.18Mi.	**120 HIGH BLUFF DR**	**07/07/2023**	$248,100	$24,820	1,759	//1	1992	3 SF	
.18Mi.	**116 HIGH BLUFF DR**	**10/23/2013**	$508,500	$50,860	3,683	//1	2015	5 SF	
.18Mi.	**108 HIGH BLUFF DR**	**08/22/2013**	$496,900	$49,700	2,871	//2	1998	5 SF	

Rent vs. Own

Households Occupied by Renters:	10%	Households Occupied by Owners:	83%

Demographics & Income

Median Age:	47.3 years old	Households:	3,271
Median Household Income:	$108,279	Households w/Family:	75%
Household Income Per Capita:	$48,689	Households w/Family Married:	65%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

School District

School District Zone:	Madison County School District	Students:	20,691
Number of Schools:	30	Rating:	A-

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.99Mi.	**Madison County Elementary School** Number of Students: 421 Student-Teacher Ratio: 15.64	B	Public	PK - 8
5.75Mi.	**Madison County High School** Number of Students: 451 Student-Teacher Ratio: 17.35 Advanced Placement: Yes	B	Public	9 - 12

Flood Report

The Subject Property of **125 HIGH BLUFF DR, GURLEY, AL 35748-9119** 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	100%	SIMILAR
MOTOR VEHICLE THEFT	44%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	99%	SIMILAR
AGGRAVATED ASSAULT	72%	NOTABLY LOWER
FORCIBLE RAPE	94%	SIMILAR
MURDER	60%	NOTABLY LOWER
OVERALL	71%	NOTABLY LOWER

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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