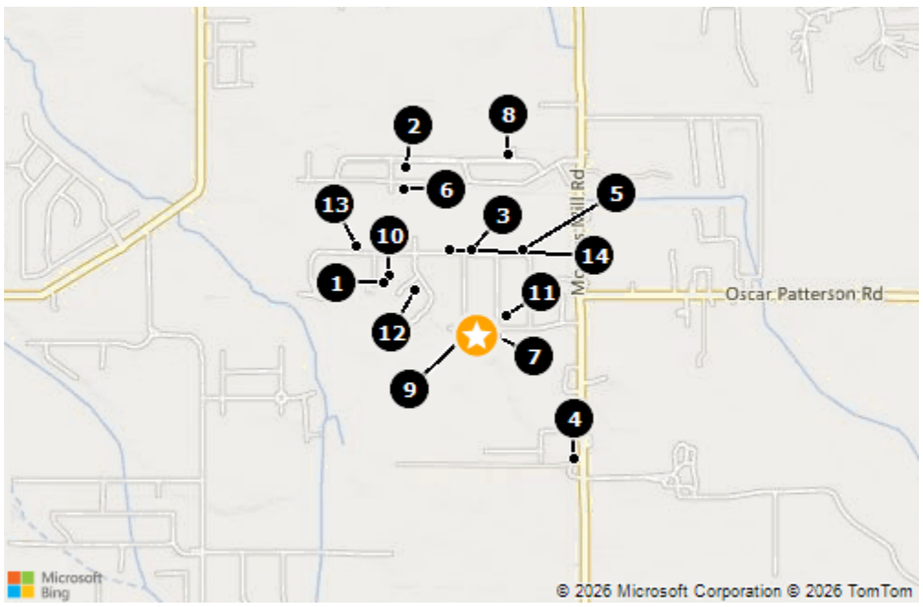
ICE SiteX Report

OrderID: 98722951

SiteX Property Information Report



Subject Property Location

130 DAVIS DOWNS RD, MERIDIANVILLE, AL 35759-1823

County:	**MADISON AL**	Census Tract:	010890107.032004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	08-02-09-0-000-008.052	Thomas Bros Pg-Grid:	

Valuation

Value:	**$398,000**	FSD:	8	Common Confidence Score:	75
Value Range:	$366,160 - $429,840	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$8,000	Market Land Value:	$80,000	Tax Year:	2026
Assd Improvement:	$29,160	Market Improvment Value:	$291,600	Total Taxable Value:	$1,303
Total Assessed Value:	$37,160	Total Assessor Market Value:	$371,600	Delinquent Year:	
				Tax Account ID:	617947
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 52 Subdivision: MULLINS BEND Sec/Twnship/Range: SEC 09 TWN 02S RNG 01E
Abbreviated Description: LOT 52 MULLINS BEND PB# 20070822000598690

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	2100 SF	Baths:	1	Fireplace:	Yes
Year Built:	2008	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:	1	Garage Type:		Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/24/2025	Sales Price:	N/A
Document #:	BK-PG 2025-11498	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/14/2025	Loan Amount:	N/A
Document #:	BK-PG 2025-193815	Loan Type:	VA
TD Due Date:	11/01/2055	Type Finance:	

Legal Description:
Lot: 52 Subdivision: MULLINS BEND

Prior Transfer

Recording Date:	01/23/2025	Sales Price:	N/A
Document #:	BK-PG DEED2025 -2417	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	01/17/2025		
Document Type:			

Legal Description:
Lot: 52 Subdivision: MULLINS BEND Map Ref: DOC NO 2007082200059

Prior Transfer

Recording Date:	01/17/2025	Sales Price:	N/A
Document #:	BK-PG 2008 -461020	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

OrderID: 98722951

Document Type:
Legal Description:
Lot: 52 Subdivision: MULLINS BEND Sec/Twnship/Range: SEC 09 TWN 02S RNG 01E
Abbreviated Description: LOT 52 MULLINS BEND PB# 20070822000598690

Prior Transfer

Recording Date:	09/26/2023	Sales Price:	$196,779
Document #:	BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/19/2023	Sales Price:	$159,050
Document #:	BK-PG DEED 2023 -36180	Type of Sale:	Full Amount on Deed
Contract Date:	09/12/2023		
Document Type:			

Legal Description:
Lot: 52 Subdivision: MULLINS BEND SUBDIVISION Map Ref: DOC20070822000598690

Prior Transfer

Recording Date:	07/24/2020	Sales Price:	$199,680
Document #:	2020-00053801 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/14/2020	Loan Amount:	N/A
Document #:	2020-00050361 BK-PG -	Loan Type:	VA
TD Due Date:	07/01/2050	Type Finance:	

Legal Description:
Lot: 52 Subdivision: MULLINS BEND

Mortgage Record

Recording Date:	09/26/2017	Loan Amount:	N/A
Document #:	20170926000561860 BK-PG -	Loan Type:	VA
TD Due Date:	10/01/2047	Type Finance:	

Legal Description:
Lot: 52 Subdivision: PLAT OF MULLINS BEND

Prior Transfer

Recording Date:	03/30/2015	Sales Price:	N/A
Document #:	20150330000158960 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/13/2015	Loan Amount:	N/A
Document #:	20150313000124610 BK-PG -	Loan Type:	New Conventional
TD Due Date:	04/01/2045	Type Finance:	

Legal Description:
Lot: 52 Subdivision: PLAT OF MULLINS BEND

Mortgage Record

Recording Date:	09/27/2010	Loan Amount:	N/A
Document #:	20100927000549210 BK-PG -	Loan Type:	New Conventional
TD Due Date:	10/01/2040	Type Finance:	

Legal Description:
Lot: 52 Subdivision: MULLINS BEND

Prior Transfer

Recording Date:	08/14/2008	Sales Price:	N/A
Document #:	20080814000526580 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/16/2008	Sales Price:	$22,000
Document #:	20080716000461020 BK-PG -	Type of Sale:	Partial Sale Amount
Contract Date:	07/16/2008		
Document Type:			

Legal Description:
Lot: 52 Subdivision: MULLINS BEND Map Ref: DOC20070822000598690

Mortgage Record

Recording Date:	10/05/2007	Loan Amount:	N/A
Document #:	20071005000706980 BK-PG -	Loan Type:	Building or Construction Loan
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 52 Subdivision: MULLINS BEND

Area Sales Analysis

Total Area Sales	$6,528,500	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	1
Median Living Area	2,128 SF	Median Year Built	2017
Price Range - 2 Yrs	$285,000 to $575,000	Age Range	4 years to 69 years
Median Value	$507,500	Median Age	9 years

ICE SiteX Report

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Comparable Sales Data

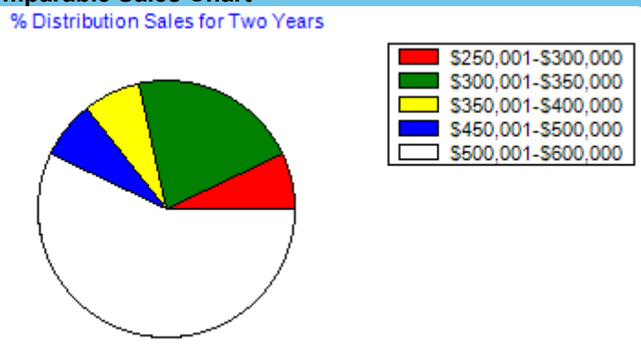
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.28Mi.	**105 ELLIS RIDGE DR** **MERIDIANVILLE, AL 35759-2293**	08/21/2026	$562,500	$253	2216	//1	2022	SF	
		APN: 08-02-09-0-000-008.150 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 33 Subdivision: MULLINS BEND Phase No: 4 MapRef: DOC 2021-000692 Abbreviated Description: Lot:33 Subdivision:MULLINS BEND Phase No:4 Map Ref:DOC 2021-000692								
2	.49Mi.	**158 LEXI LN** **MERIDIANVILLE, AL 35759-1409**	05/22/2026	$335,000	$148	2252	//1	2016	SF	
		APN: 08-02-09-0-000-003.076 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 120 Subdivision: BUCKEYE BEND Tract No: 1 Phase No: 2 MapRef: DOC20110512000245130 Sec/Twnship/ Range: S09T02SR01E Abbreviated Description: Lot:120 Subdivision:BUCKEYE BEND Tract No:1 Phase No:2 Map Ref:DOC20110512000245130Sec/Twnship/Range:S09T02SR01E								
3	.24Mi.	**141 STONYCROSSING RD** **MERIDIANVILLE, AL 35759-1825**	04/23/2026	$561,000	$255	2193	//1	2020	SF	
		APN: 08-02-09-0-000-008.069 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 27 Subdivision: MULLINS BEND Phase No: 3 MapRef: DOC 2019-00055764 Abbreviated Description: Lot:27 Subdivision:MULLINS BEND Phase No:3 Map Ref:DOC 2019-00055764								
4	.4Mi.	**8437 MOORES MILL RD** **MERIDIANVILLE, AL 35759-1811**	03/16/2026	$325,000	$232	1400	//	1957	78,408 SF	
		APN: 08-02-09-0-000-013.003 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal:								
5	.26Mi.	**127 STONYCROSSING RD** **MERIDIANVILLE, AL 35759-1825**	03/10/2026	$550,000	$331	1658	//1	2018	SF	
		APN: 08-02-09-0-000-005.009 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Subdivision: MULLINS BEND Phase No: 2 MapRef: DOC20170713000401320 Abbreviated Description: Lot:8 Subdivision:MULLINS BEND Phase No:2 Map Ref:DOC20170713000401320								
6	.44Mi.	**121 CARLEIGHFALLS DR** **MERIDIANVILLE, AL 35759-6000**	03/09/2026	$350,000	$159	2201	//1	2014	SF	
		APN: 08-02-09-0-000-003.097 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 139 Subdivision: BUCKEYE BEND Phase No: 2 MapRef: DOC20110512000245130 Sec/Twnship/Range: S09T02SR01E Abbreviated Description: Lot:139 Subdivision:BUCKEYE BEND Phase No:2 Map Ref:DOC20110512000245130Sec/Twnship/Range:S09T02SR01E								
7	.05Mi.	**124 DAVIS DOWNS RD** **MERIDIANVILLE, AL 35759-1823**	03/06/2026	$505,000	$280	1798	//1	2017	SF	
		APN: 08-02-09-0-000-008.055 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 55 Subdivision: MULLINS BEND MapRef: DOC 2007-0059869 Abbreviated Description: Lot:55 Subdivision:MULLINS BEND Map Ref:DOC 2007-0059869								
8	.49Mi.	**100 KACEY MORGAN DR** **MERIDIANVILLE, AL 35759-2600**	02/13/2026	$285,000	$151	1878	//1	2009	SF	
		APN: 08-02-09-0-000-003.010 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Subdivision: BUCKEYE BEND MapRef: DOC20080215000098930 Abbreviated Description: Lot:10 Subdivision:BUCKEYE BEND Map Ref:DOC20080215000098930								
9	.03Mi.	**134 DAVIS DOWNS RD** **MERIDIANVILLE, AL 35759-1823**	12/19/2025	$390,000	$180	2164	//1	2012	SF	
		APN: 08-02-09-0-000-008.050 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 50 Subdivision: MULLINS BEND SUBDIVISION MapRef: DOC20070822000598690 Abbreviated Description: Lot:50 Subdivision:MULLINS BEND SUBDIVISION Map Ref:DOC20070822000598690								
10	.32Mi.	**163 STONYCROSSING RD** **MERIDIANVILLE, AL 35759-1825**	11/18/2025	$560,000	$280	1998	//2	2022	1,132,564 SF	
		APN: 08-02-09-0-000-008.067 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: MULLINS BEND Phase No: 4 MapRef: DOC 2021-000692 Abbreviated Description: Lot:1 Subdivision:MULLINS BEND Phase No:4 Map Ref:DOC 2021-000692								
11	.1Mi.	**103 ALEX TRACE DR** **MERIDIANVILLE, AL 35759-1826**	10/21/2025	$475,000	$283	1676	//2	2014	SF	
		APN: 08-02-09-0-000-008.024 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 24 Subdivision: MULLINS BEND MapRef: DOC20070822000598690 Abbreviated Description: Lot:24 Subdivision:MULLINS BEND Map Ref:DOC20070822000598690								
12	.21Mi.	**102 JACKSON TRACE CT** **MERIDIANVILLE, AL 35759-1833**	10/20/2025	$510,000	$219	2321	//1	2020	SF	
		APN: 08-02-09-0-000-008.087 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 45 Subdivision: MULLINS BEND Tract No: 1 Phase No: 3 MapRef: DO NO 2019-00055764 Abbreviated Description: Lot:45 Subdivision:MULLINS BEND Tract No:1 Phase No:3 Map Ref:DO NO 2019-00055764								
13	.41Mi.	**175 STONYCROSSING RD** **MERIDIANVILLE, AL 35759-1825**	09/30/2025	$575,000	$203	2819	//1	2022	SF	
		APN: 08-02-09-0-000-008.124 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Subdivision: MULLINS BEND Tract No: A Phase No: 4 MapRef: DOC 2021-0006924 Abbreviated Description: Lot:7 Subdivision:MULLINS BEND Tract No:A Phase No:4 Map Ref:DOC 2021-0006924								
14	.25Mi.	**147 STONYCROSSING RD** **MERIDIANVILLE, AL 35759-1825**	08/26/2025	$545,000	$260	2091	//1	2020	SF	

ICE SiteX Report

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APN: 08-02-09-0-000-008.072 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 30 Subdivision: MULLINS BEND Phase No: 3 MapRef: INSTNO 2019-00055764 Abbreviated Description: Lot:30 Subdivision:MULLINS BEND Phase No:3 Map Ref:INSTNO 2019-00055764

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.	**130 DAVIS DOWNS RD**	**01/17/2025**	$371,600	$37,160	2,100	//1	2008		
.02Mi.	**128 DAVIS DOWNS RD**	**03/24/2017**	$558,700	$111,740	1,732	//2	2017		
.02Mi.	**132 DAVIS DOWNS RD**	**11/24/2010**	$488,800	$48,880	1,745	//2	2010		
.03Mi.	**126 DAVIS DOWNS RD**	**05/21/2021**	$466,300	$46,640	2,473	//1	2018		
.03Mi.	**134 DAVIS DOWNS RD**	**01/25/2012**	$421,900	$42,200	2,164	//1	2012		
.04Mi.	**131 DAVIS DOWNS RD**	**06/20/2025**	$398,700	$39,880	2,122	//1	2010		
.05Mi.	**100 ALEX TRACE DR**	**01/29/2021**	$386,700	$38,680	2,187	//1	2009		
.05Mi.	**124 DAVIS DOWNS RD**	**10/30/2020**	$517,000	$51,700	1,798	//1	2017		
.05Mi.	**136 DAVIS DOWNS RD**	**06/25/2010**	$394,100	$39,420	2,121	//1	2010		
.05Mi.	**411 MORINGA LN**	**07/25/2024**	$215,500	$21,560	1,230	//1	2024		
.06Mi.	**103 ALLEN COVE DR**	**01/25/2016**	$449,400	$44,940	2,450	//2	2015		
.06Mi.	**102 ALEX TRACE DR**	**03/01/2021**	$493,600	$49,360	2,827	//2	2014		
.07Mi.	**122 DAVIS DOWNS RD**	**10/15/2020**	$587,000	$58,700	1,833	//2	2017		
.07Mi.	**100 ALLEN COVE DR**	**11/13/2018**	$411,500	$41,160	2,407	//2	2010		
.07Mi.	**138 DAVIS DOWNS RD**	**12/07/2023**	$452,100	$90,420	2,369	//1	2009		
.08Mi.	**105 ALLEN COVE DR**	**07/07/2025**	$431,700	$43,180	2,292	//1	2012		

Rent vs. Own

Households Occupied by Renters:	5%	Households Occupied by Owners:	91%

Demographics & Income

Median Age:	40.5 years old	Households:	3,184
Median Household Income:	$94,289	Households w/Family:	75%
Household Income Per Capita:	$45,357	Households w/Family Married:	59%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	32%

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
1.79Mi.	**Moores Mill Intermediate School** Number of Students: 675 Student-Teacher Ratio: 22.5	A	Public	4 - 6
0.71Mi.	**Lynn Fanning Elementary School** Number of Students: 618 Student-Teacher Ratio: 17.17	B+	Public	KG - 3
3.05Mi.	**Meridianville Middle School** Number of Students: 1,100 Student-Teacher Ratio: 21.57	B	Public	7 - 8
4.84Mi.	**Hazel Green High School** Number of Students: 1,454 Student-Teacher Ratio: 19.65	C	Public	9 - 12

ICE SiteX Report

OrderID: 98722951

Advanced Placement: Yes

Flood Report

The Subject Property of **130 DAVIS DOWNS RD, MERIDIANVILLE, AL 35759-1823** 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	22%	SIGNIFICANTLY LOWER
BURGLARY	42%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	38%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	104%	SIMILAR
AGGRAVATED ASSAULT	41%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	105%	SIMILAR
MURDER	32%	SIGNIFICANTLY LOWER
OVERALL	41%	SIGNIFICANTLY 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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